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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Narendra Ragho Angane & Mrs. Neha Narendra Ragho**

Residential Flat No. A-202, 2nd Floor, Wing - A, "Charkop Anupam Co-Op. Hsg. Soc. Ltd. ", Plot No. 25, RSC - 22, Village - Charkop, Kandivali (West), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 067, State - Maharashtra, Country - India.

Latitude Longitude : 19°13'0.8"N 72°49'20.7"E

Intended User:

Cosmos Bank
Gorai Branch

Bungalow No 120-125, RDP -1, Opp Saibaba Mandir Gorai 1 Borivali West Mumbai
400081

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-202, 2nd Floor, Wing - A, "Charkop Anupam Co-Op. Hsg. Soc. Ltd. ", Plot No. 25, RSC - 22, Village - Charkop, Kandivali (West), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 067, State - Maharashtra, Country - India belongs to **Mr. Narendra Ragho Angane & Mrs. Neha Narendra Ragho** .

Boundaries	:	Building	Flat
North	:	Swami samarth Mandir Road	Marginal Space
South	:	Torna CHSL	Flat No. 201
East	:	Open Plot	Lobby
West	:	Shiv Veer Building	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,13,29,776.00 (Rupees One Crore Thirteen Lakhs Twenty Nine Thousands Seven Hundred And Seventy Six Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report

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Residential Flat No. A-202, 2nd Floor, Wing - A, "Charkop Anupam Co-Op. Hsg. Soc. Ltd. ", Plot No. 25, RSC - 22, Village - Charkop, Kandivali (West), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 067, State - Maharashtra, Country - India

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS,
PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess Fair Market Value as on 24.07.2024 for Housing Loan Purpose.
1	Date of inspection	22.07.2024
3	Name of the owner / owners	Mr. Narendra Ragho Angane & Mrs. Neha Narendra Ragho
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. A-202, 2 nd Floor, Wing - A, "Charkop Anupam Co-Op. Hsg. Soc. Ltd. ", Plot No. 25, RSC - 22, Village - Charkop, Kandivali (West), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 067, State - Maharashtra, Country - India. Contact Person : Mr. Narendra Ragho Angan (Owner) Contact No. 9930861740
6	Location, Street, ward no	Village - Charkop, Kandivali (West) District - Mumbai Suburban
7	Survey / Plot No. of land	Village - Charkop, Plot No - 25, RSC - 22 New Survey No - 41(Part)
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private Cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 633.13 (Area as per Site measurement) Built Up Area in Sq. Ft. = 656.00 (Area As Per Agreement for sale)

13	Roads, Streets or lanes on which the land is abutting	Village - Charkop, Kandivali (West) Taluka - Borivali , District - Mumbai Suburban , Pin - PIN - 400 067
14	If freehold or leasehold land	Free Hold.
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N.A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Narendra Ragho Angan & Mrs. Neha Narendra Ragho
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	RENTS	
(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Narendra Ragho Angan & Mrs. Neha Narendra Ragho
(ii)	Portions in their occupation	Fully Owner Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	24,000.00 (Expected rental income per month)
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26		SALES	
37		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2006 (As per site information)

42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
Remark:		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Gorai Branch Branch to assess Fair Market Value as on 24.07.2024 for Residential Flat No. A-202, 2nd Floor, Wing - A, "**Charkop Anupam Co-Op. Hsg. Soc. Ltd.** ", Plot No. 25, RSC - 22, Village - Charkop, Kandivali (West), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 067, State - Maharashtra, Country - India belongs to **Mr. Narendra Ragho Angan & Mrs. Neha Narendra Ragho.**

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.5107 / 2005 Dated 10.09.2005 between M/s. Drashti Corporation (The Developers) And Mr. Narendra Ragho Angane & Mrs. Neha Narendra Ragho (The Purchasers).
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Location

The said building is located at bearing Plot No - 25, RSC - 22 inVillage - Charkop, Kandivali (West), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 067. The property falls in Residential Zone. It is at a traveling distance 2.5 Km. from Kandivali Metro Station.

Building

The building under reference is having Stilt + 8 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Good. The building is used for Residential purpose. 2nd Floor is having 5 Residential Flat. The building is having 2 lifts.

Residential Flat:

The Residential Flat under reference is situated on the 2nd Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows with M. S. Grills, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 24th July 2024

The Built Up Area of the Residential Flat	:	656.00 Sq. Ft.
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Deduct Depreciation:



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Year of Construction of the building	:	2006 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	18 Years
Cost of Construction	:	656.00 Sq. Ft. X ₹ 2,700.00 = ₹ 17,71,200.00
Depreciation $\{(100 - 10) \times (18 / 60)\}$:	27.00%
Amount of depreciation	:	₹ 4,78,224.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,38,620/- per Sq. M. i.e. ₹ 12,878/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,24,344/- per Sq. M. i.e. ₹ 11,552/- per Sq. Ft.
Value of property as on 24th July 2024	:	656.00 Sq. Ft. X ₹ 18,000 = ₹1,18,08,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 24th July 2024	:	₹ 1,18,08,000.00 - ₹ 4,78,224.00 = ₹ 1,13,29,776.00
Total Value of the property	:	₹ ₹ 1,13,29,776.00
The realizable value of the property	:	₹1,01,96,798.00
Distress value of the property	:	₹90,63,821.00
Insurable value of the property (656.00 X 2,700.00)	:	₹17,71,200.00
Guideline value of the property (656.00 X 11552.00)	:	₹75,78,112.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. A-202, 2nd Floor, Wing - A, "Charkop Anupam Co-Op. Hsg. Soc. Ltd. ", Plot No. 25, RSC - 22, Village - Charkop, Kandivali (West), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 067, State - Maharashtra, Country - India for this particular purpose at **₹ 1,13,29,776.00 (Rupees One Crore Thirteen Lakhs Twenty Nine Thousands Seven Hundred And Seventy Six Only)** as on 24th July 2024

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **24th July 2024** is **₹ 1,13,29,776.00 (Rupees One Crore Thirteen Lakhs Twenty Nine Thousands Seven Hundred And Seventy Six Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.



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PART III- VALUATION

I, hereby declare that

- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

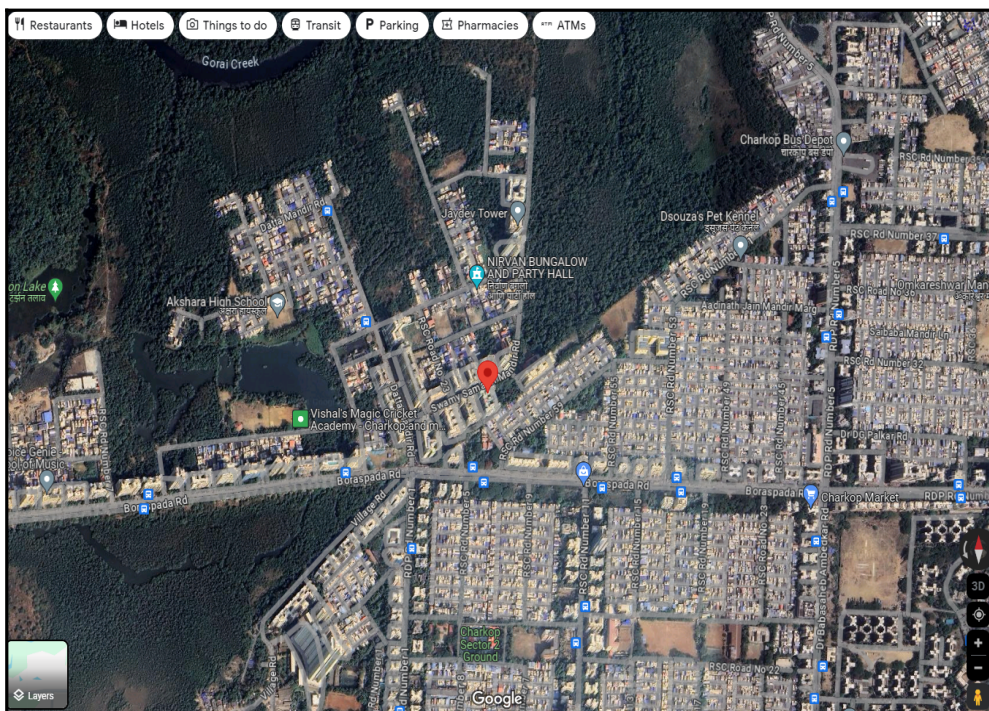
Technical details		Main Building				
1	No. of floors and height of each floor	: Stilt + 8 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 2 nd Floor				
3	Year of construction	: 2006 (As per site information)				
4	Estimated future life	: 42 Years Subject to proper, preventive periodic maintenance & structural repairs				
5	Type of construction- load bearing walls/RCC frame/ steel frame	: R.C.C. Framed Structure				
6	Type of foundations	: R.C.C. Foundation				
7	Walls	: All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.				
8	Partitions	: 6" Thk. Brick Masonery.				
9	Doors and Windows	: Teak Wood Door frame with Solid flush door, Powder coated Aluminum sliding windows with M. S. Grills, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering + POP Finish.				
12	Roofing and terracing	: R. C. C. Slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Superior Colored
17	Compound wall Height and length Type of construction	: 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	: 2 Lifts
19	Underground sump – capacity and type of construction	: Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction	: Connected to Municipal Sewerage System
21	Pumps- no. and their horse power	: May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	: Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	: Connected to Municipal Sewerage System

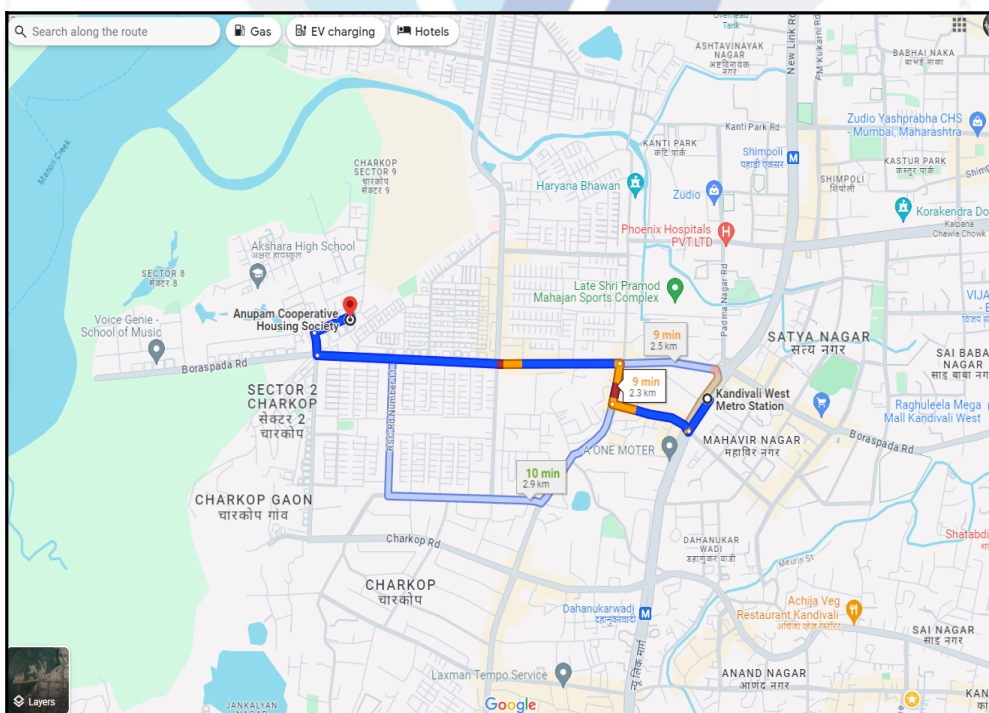
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°13'0.8"N 72°49'20.7"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Kandivali - 2.5 Km.).




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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)
[Valuation Guidelines | User Manual](#)

Year Language

Selected District

Select Village

Search By Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
<u>SurveyNo</u>	80/357-भुभाग: चारकोप गावातील संपूर्ण मिळकती.	59310	138620	159410	174000	138620	चौ. मीटर
<u>SurveyNo</u>	80/357A - भुभाग- CRZ-I क्षेत्रातील समाविष्ट मिळकती.	24520	0	0	0	0	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	138620			
Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,38,620.00	Sq. Mtr.	12,878.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	59310			
The difference between land rate and building rate(A-B=C)	79,310.00			
Percentage after Depreciation as per table(D)	18%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,24,344.00	Sq. Mtr.	11,552.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation
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	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



Price Indicators

Property	Pooja Enclave, Charkop Kandivali West		
Source	https://www.99acres.com/		
Floor	8th		
	Carpet	Built Up	Saleable
Area	500.00	600.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹22,000.00	₹18,333.00	-

99acres
Buy ▾ | Enter Local Sell/Rent Property FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Kandivali > Flats in Kandivali West > 1 BHK Flats in Kandivali West > 30 to 35 Lakh
Posted on Apr 25

₹1.1 Cr

@ 22,000 per sq.ft.

Estimated EMI ₹87,857

1BHK 2Baths

Flat/Apartment for Sale

in pooja enclave, Kandivali West, Mumbai

Contact Owner FREE

❤ Shortlist

RERA STATUS 📌 NOT AVAILABLE | Website: https://maharera.mahaonline.gov.in/

Overview
Owner Details
Price Trends
Registry Record
Explore Locality
Recommen...

Property (12)

Photos (1/12)

Area

Built Up area: 640 sq.ft. ▾
(59.46 sq.m.)

Carpet area: 500 sq.ft. (46.45 sq.m.)

Configuration

1 Bedroom , 2 Bathrooms,

Price

₹ 1.1 Crore+ Govt Charges & Tax

@ 22,000 per sq.ft. (All inclusive, Negotiable)

Address

pooja enclave
Kandivali West, Mumbai

Floor Number

8th of 10 Floors

Facing

East

Overlooking

Main Road

Property Age

5 to 10 Year Old

Places nearby

Kandivali West, Mumbai

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Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
UJ 120 MH2010 PTC237379

Property	Anupam CHSL., Charkop		
Source	square yards		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	708.33	850.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹19,765.00	₹16,471.00	-

square yards Mumbai Buy Rent Projects Agents Services Reso Seller Rent Property Intelligence Login

Anupam CHS Kandivali
2 Bedroom 850 Sq.Ft. Apartment in Kandivali West Mumbai
 Listing ID #7173945
₹ 1.4 Cr.

- 2 Bedrooms
- Unfurnished
- 2 Bathroom
- 850 Sq.Ft. (Built-up Area)
- Road View
- 1st Floor out of 8 Floors

Recent Registered Sale ● Oct 2022 **₹ 1.11 Cr** 656 Sq.ft

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Sale Instances

Property	Charkop Anupam CHSL., Kandivali West		
Source	Index no.2		
Floor	6th		
	Carpet	Built Up	Saleable
Area	359.17	431.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹23,526.00	₹19,606.00	-

23/07/2024, 13:17

igr_8918

8918451

07-01-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

दस्त क्रमांक : 8918/2023

नोंदणी :

Regn:63m

गावाचे नाव : चारकोण

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	8450000.00
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5762364.09
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: प्लॉट न.बी-602, माळा नं: 6 वा मजला, इमारतीचे नाव: चारकोप अनुपम सी एच एस लिमिटेड, ब्लॉक नं: प्लॉट न.25 रोड न.आरएससी-22 सेक्टर-8, रोड : चारकोप कांदिवली प मुंबई 400067((Survey Number : 41 ;))
(5) क्षेत्रफळ	39.59 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अंकुर कुमार संगल वय:-41 पत्ता:-प्लॉट नं: प्लॉट न.बी-602, माळा नं: 6 वा मजला , इमारतीचे नाव: चारकोप अनुपम सी एच एस लिमिटेड , ब्लॉक नं: प्लॉट न.25 रोड न.आरएससी-22 सेक्टर-8, रोड नं: चारकोप कांदिवली प मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-BXDPS3358C 2): नाव:-श्रुती अंकुर संगल वय:-37 पत्ता:-प्लॉट नं: प्लॉट न.बी-602, माळा नं: 6 वा मजला , इमारतीचे नाव: चारकोप अनुपम सी एच एस लिमिटेड , ब्लॉक नं: प्लॉट न.25 रोड न.आरएससी-22 सेक्टर-8, रोड नं: चारकोप कांदिवली प मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-CTSPS0536A
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रवी राजेंद्र सारसार वय:-41; पत्ता:-प्लॉट नं: डी-10, माळा नं: -, इमारतीचे नाव: योगी नगर , ब्लॉक नं: एम जी रोड डहाणूकर वाडी, रोड नं: कांदिवली प मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-CGGPS8508B 2): नाव:-अनिता रवी सारसार वय:-40; पत्ता:-प्लॉट नं: डी-10, माळा नं: -, इमारतीचे नाव: योगी नगर , ब्लॉक नं: एम जी रोड डहाणूकर वाडी, रोड नं: कांदिवली प मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-CGGPS8510M
(9) दस्तऐवज करून दिल्याचा दिनांक	12/06/2023
(10)दस्त नोंदणी केल्याचा दिनांक	12/06/2023
(11)अनुक्रमांक,खंड व पृष्ठ	8918/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	507000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24th July 2024**

The term Value is defined as:

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
4. There is no direct/ indirect interest in the property valued.
5. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,13,29,776.00 (Rupees One Crore Thirteen Lakhs Twenty Nine Thousands Seven Hundred And Seventy Six Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20



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