



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Smt. Rekha Motiram Matlani & Mr. Vinay Motiram Matlani**

Residential Flat No. 101, 1st Floor, "**Royal Galaxy**", Near Post Office, Plot No. 158 & 159 of Block No. A-27, Village - Ulhasnagar -1, Taluka - Ulhasnagar, District - Thane, PIN Code – 421 002, State - Maharashtra, India.

Latitude Longitude : 19°14'15.8"N 73°9'28.9"E

Intended User:

Cosmos Bank

Kalyan Khadakpada Branch

Ground floor, Shiv Villa Apt. Opp. gagangiri Soc. Sai Chowk, Khadakpada Kalyan
West 421301

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

📍 Nanded 📍 Thane 📍 Ahmedabad 📍 Delhi NCR
📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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**

🌐 **www.vastukala.co.in**



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 101, 1st Floor, "Royal Galaxy", Near Post Office, Plot No. 158 & 159 of Block No. A-27, Village - Ulhasnagar -1, Taluka - Ulhasnagar, District - Thane, PIN Code – 421 002, State - Maharashtra, India belongs to **Smt. Rekha Motiram Matlani & Mr. Vinay Motiram Matlani**.

Boundaries of the property

North : Krishn Vatika Garden
South : Internal Road
East : Krishna Kanhaiya Cottage
West : Kalika Palace

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 **₹ 68,88,136.00 (Rupees Sixty Eight Lakhs Eighty Eight Thousands One Hundred And Thirty 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



Residential Flat No. 101, 1st Floor, "Royal Galaxy", Near Post Office, Plot No. 158 & 159 of Block No. A-27, Village - Ulhasnagar -1, Taluka - Ulhasnagar, District - Thane, PIN Code – 421 002, State - Maharashtra, 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 22.10.2024 for Bank Loan Purpose.
1	Date of inspection	17.10.2024
3	Name of the owner / owners	Smt. Rekha Motiram Matlani & Mr. Vinay Motiram Matlani
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. 101, 1 st Floor, "Royal Galaxy", Near Post Office, Plot No. 158 & 159 of Block No. A-27, Village - Ulhasnagar -1, Taluka - Ulhasnagar, District - Thane, PIN Code – 421 002, State - Maharashtra, India. Contact Person : Mr. Vinay Motiram Matlani (Owner) Contact No. 9011997761
6	Location, Street, ward no	Village - Ulhasnagar -1, District - Thane
7	Survey / Plot No. of land	Village - Ulhasnagar -1, Plot No - 158 & 159 of Block No. A-27
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. = 659.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 724.00 (Area As Per Any Other Document)
13	Roads, Streets or lanes on which the land is abutting	Village - Ulhasnagar -1, Taluka - Ulhasnagar, District - Thane, Pin - PIN Code – 421 002



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 - Smt. Rekha Motiram Matlani & Mr. Vinay Motiram Matlani
	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 UMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Smt. Rekha Motiram Matlani & Mr. Vinay Motiram Matlani
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	15,100.00 (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 – 2012 (Building Completion Certificate)
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, Kalyan Khadakpada Branch Branch to assess Fair Market Value as on 22.10.2024 for Residential Flat No. 101, 1st Floor, "**Royal Galaxy**", Near Post Office, Plot No. 158 & 159 of Block No. A-27, Village - Ulhasnagar -1, Taluka - Ulhasnagar, District - Thane, PIN Code – 421 002, State - Maharashtra, India belongs to **Smt. Rekha Motiram Matlani & Mr. Vinay Motiram Matlani**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.2104 / 2012 Dated 21.09.2012 between Kohinoor Associates(The Vendor) And Smt. Rekha Motiram Matlani & Mr. Vinay Motiram Matlani(The purchaser).
2)	Copy of Commencement Certificate No.Not visible Dated 23.12.2010 issued by Ulhasnagar Municipal Corporation.
3)	Copy of Building Completion Certificate No.N.A.issued by Avinash B. Kumavat (Architect & Civil Engineer)..
4)	Copy of Possession Letter Dated 05.10.2012 in the name of Smt. Rekha M. Matlani & Mr. Vinay M. Matlani & Mr. Vinay M. Matlani issued by M/s. Kohinoor Associates.

Location

The said building is located at bearing Plot No - 158 & 159 of Block No. A-27 inVillage - Ulhasnagar -1, Taluka - Ulhasnagar, District - Thane, PIN Code – 421 002. The property falls in Residential Zone. It is at a traveling distance 2.5 Km from Ulhasnagar Railway Station.

Building

The building under reference is having Stilt + 5 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 1st Floor is having 2 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 1st Floor The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Concealed Electrical wiringetc.

Valuation as on 22nd October 2024

The Built Up Area of the Residential Flat	:	724.00 Sq. Ft.
---	---	----------------



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Deduct Depreciation:

Year of Construction of the building	: 2012 (Building Completion Certificate)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 12 Years
Cost of Construction	: 724.00 Sq. Ft. X ₹ 2,700.00 = ₹ 19,54,800.00
Depreciation $\{(100 - 10) \times (12 / 60)\}$: 18.00%
Amount of depreciation	: ₹ 3,51,864.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 55,400/- per Sq. M. i.e. ₹ 5,147/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 50,972/- per Sq. M. i.e. ₹ 4,735/- per Sq. Ft.
Value of property as on 22nd October 2024	: 724.00 Sq. Ft. X ₹ 10,000 = ₹72,40,000.00

(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 22nd October 2024	: ₹ 72,40,000.00 - ₹ 3,51,864.00 = ₹ 68,88,136.00
Total Value of the property	: ₹ ₹ 68,88,136.00
The realizable value of the property	: ₹61,99,322.00
Distress value of the property	: ₹55,10,509.00
Insurable value of the property (724.00 X 2,700.00)	: ₹19,54,800.00
Guideline value of the property (724.00 X 4735.00)	: ₹34,28,140.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 101, 1st Floor, "Royal Galaxy", Near Post Office, Plot No. 158 & 159 of Block No. A-27, Village - Ulhasnagar -1, Taluka - Ulhasnagar, District - Thane, PIN Code – 421 002, State - Maharashtra, India for this particular purpose at **₹ 68,88,136.00 (Rupees Sixty Eight Lakhs Eighty Eight Thousands One Hundred And Thirty Six Only)** as on 22nd October 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 **22nd October 2024** is **₹ 68,88,136.00 (Rupees Sixty Eight Lakhs Eighty Eight Thousands One Hundred And Thirty 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 + 5 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 1 st Floor				
3	Year of construction	: 2012 (Building Completion Certificate)				
4	Estimated future life	: 48 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 door with safety door, Powder coated Aluminum sliding windows, .				
10	Flooring	: Vitrified Tile Flooring.				
11	Finishing	: Cement Plastering with POP false Ceiling.				
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. Concealed Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building	
15	Sanitary installations	:	As per Requirement
	(i) No. of water closets		
	(ii) No. of lavatory basins		
	(iii) No. of urinals		
	(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	:	Ordinary
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	:	1Lift
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



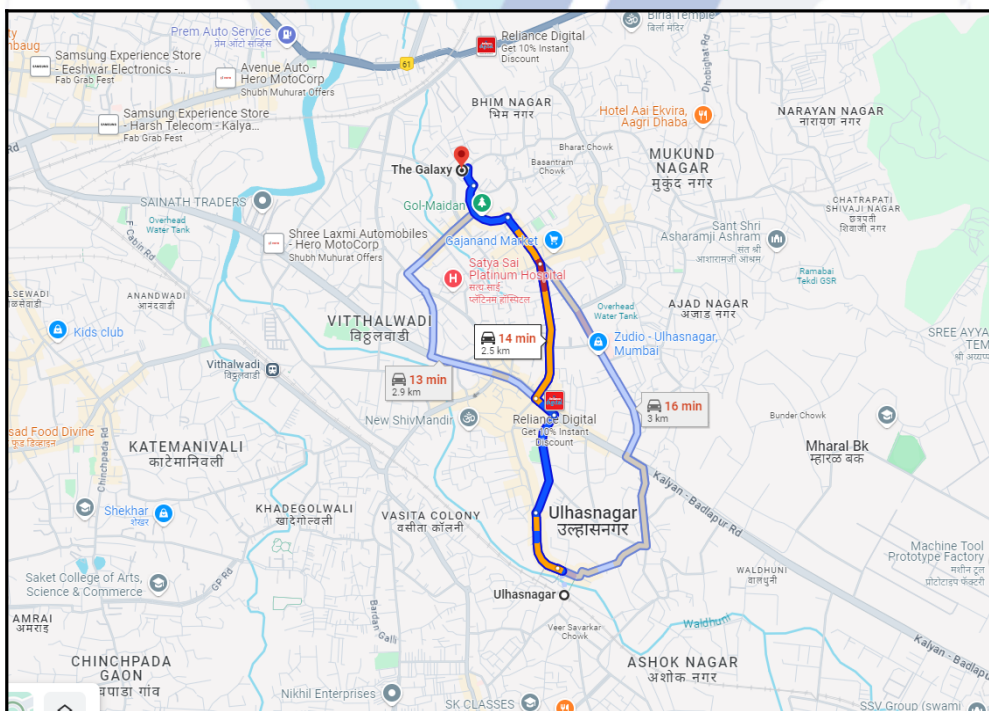
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°14'15.8"N 73°9'28.9"E

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

Ready Reckoner Rate

Valuation		Home	Rate Guideline	LOGOUT		
Department of Registration & Stamps Government Of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन				
<h3 style="margin: 0;">Valuation For Influence Area</h3> <p style="margin: 0; color: red;">*** Welcome to Valuation of Properties in Maharashtra ***</p>						
Location Details						
Select Type <input type="radio"/> Development Agreement <input type="radio"/> Tenant Occupied <input checked="" type="radio"/> Other		Division Name Kokan		Help on Division		
District Name	ठाणे	Taluka Name	उल्हासनगर	Village/Zone Name	[₹] कम 1,2,3	
Attribute	सि.टी.एस. नंबर	1976		SubZone Name	1/5-[₹]कम 1,2,3:- शुवि	
Mahapalika Area	Ulhasnagar Municipal					
	Open Land	Residence	Office	Shop	Industry	Unit
	18500	55400	74900	90800	74900	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	55400			
Flat Located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	55,400.00	Sq. Mtr.	5,147.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	18500			
The difference between land rate and building rate(A-B=C)	36,900.00			
Percentage after Depreciation as per table(D)	12%			
Rate to be adopted after considering depreciation [B + (C X D)]	50,972.00	Sq. Mtr.	4,735.00	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	
	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	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	661.00	793.20	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,616.00	₹11,346.00	-



99acres

[Buy](#) |

[Post property](#) FREE

Home > Flats in Thane Outskirts > Flats in Ulhasnagar > Flats in Shahad > 2 BHK Flats in Shahad

Posted on Sep 16, 2024 | Under Construction

₹90 Lac

@ 13,615 per sq.ft.

Estimated EMI ₹71,883

2BHK 2Baths

Flat/Apartment for Sale

in Birla Vanya, Shahad, Ulhasnagar, Thane


Contact Owner FREE

Shortlist

RERA STATUS
REGISTERED
Registration No: P51700019178
Website: https://maharera.maharashtra.gov.in/

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews

Property (8)
Society (19)



Photos (1/8)

Area

Carpet area: 661 sq.ft.

(61.41 sq.m.)

Price

₹90 Lac

@ 13,615 per sq.ft.

Floor Number

2nd of 6 Floors

Overlooking

Main Road

Configuration

2 Bedrooms, 2 Bathrooms, 1 Balcony

Address

Birla Vanya
Shahad, Ulhasnagar, Thane

Facing

North

Possession in

Within 3 months

[View Construction Status](#)

Places nearby

P602, Shahad, Ulhasnagar, Thane

[View All \(15\)](#)

Kalyan Railway
 Mateshwar Super Market
 Metro Junction
 Barbeque Square, Bhoir Wadi
 Shahad Railway

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	603.00	724.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹8,126.00	₹6,768.00	-



347577

28-01-2024

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

सूची क्र.2

दुय्यम निबंधक : दु.नि. उल्हासनगर 1

दस्त क्रमांक : 3475/2023

नोंदणी :

Regn:63m

गावाचे नाव : उल्हासनगर कॅम्प क्र.1

(1)विलेखाचा प्रकार	गहाणखत
(2)मोबदला	4900000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:उल्हासनगर म.न.पाइतर वर्णन ; इतर माहिती: फ्लॉट न. 101,1 ला मजला,रॉयल गॅलेक्सी,पोस्ट ऑफिस रोड,उलासनगर -1,क्षेत्र- 724 चौ.फुट बांधीव ब्लॉक नं.ए-27 चे रुम नं.158 व 159,सिटी सर्वे न. 1976,उल्हासनगर -1((C.T.S. Number : 1976 ;))
(5) क्षेत्रफळ	724 चौ.फूट
(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:-विनय मोतीराम मटलानी . वय:-36 पत्ता:-फ्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: फ्लॉट न. १०१, १ ला मजला, रॉयल गॅलेक्सी, पोस्ट ऑफिस रोड, उलासनगर -१, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-ATSPM2297A 2): नाव:-आलीय मोतीराम मटलानी . वय:-31 पत्ता:-फ्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: फ्लॉट न. १०१, १ ला मजला, रॉयल गॅलेक्सी, पोस्ट ऑफिस रोड, उलासनगर -१, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-AOMPH0255G 3): नाव:-रेखा मोतीराम मटलानी. . वय:-66 पत्ता:-फ्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: फ्लॉट न. १०१, १ ला मजला, रॉयल गॅलेक्सी, पोस्ट ऑफिस रोड, उलासनगर -१, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-AHIPM5479N
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दी कॉसमॉस को-ऑप. बँक ली. तर्फे ऑर्थोराईज ऑफिसर रितेश अशोक मोहिते . वय:-38; पत्ता:-फ्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: कॉसमॉस टॉवर, फ्लॉट न. ०६, आयसीएस कॉलनी, गणेशखिंड पुणे ४११००७ (कल्याण ब्रांच), महाराष्ट्र, . पिन कोड:-411007 पॅन नं:-AAAAT0742K
(9) दस्तऐवज करून दिल्याचा दिनांक	31/08/2023
(10)दस्त नोंदणी केल्याचा दिनांक	31/08/2023
(11)अनुक्रमांक,खंड व पृष्ठ	3475/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	14700
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	15000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **22nd October 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 **₹ 68,88,136.00 (Rupees Sixty Eight Lakhs Eighty Eight Thousands One Hundred And Thirty 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

