

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. C. N. Balakrishnan**

Residential Flat No. 11, 5th Floor, Wing - B, "Nav Indraprastha Co-op. Hsg. Soc. Ltd.", Hutatma Chaphekar Bandhu Marg, Mulund (East), Mumbai, PIN Code – 400 081, State – Maharashtra, Country – India.

Latitude Longitude - 19°09'59.4"N 72°57'18.1"E

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Valuation Prepared for:

Cosmos Bank

Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai – 400 028,
State – Maharashtra, Country – India.



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Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 11, 5th Floor, Wing - B, "Nav Indraprastha Co-op. Hsg. Soc. Ltd.", Hutatma Chaphekar Bandhu Marg, Mulund (East), Mumbai, PIN Code – 400 081, State – Maharashtra, Country – India belongs to **Mr. C. N. Balakrishnan**.

Boundaries of the property.

North	:	Sajjan Wadi
South	:	Hutatma Chaphekar Bandhu Marg
East	:	Wing - A & Rakrishna Apartment
West	:	Deeprekha Building

Considering various parameters recorded, 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 SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 78,12,200.00 (Rupees Seventy Eight Lakh Twelve Thousand Two Hundred 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl.: Valuation report

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=MANOJ@VASTUKALA.COM, c=INDIA

Auth. Sign.



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Valuation Report of Residential Flat No. 11, 5th Floor, Wing - B, "Nav Indraprastha Co-op. Hsg. Soc. Ltd."
Hutatma Chaphekar Bandhu Marg, Mulund (East), Mumbai, PIN Code – 400 081,
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	As per the request from Cosmos Bank, Dadar Branch to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
2	Date of inspection	22.02.2023
3	Name of the owner/ owners	Mr. C. N. Balakrishnan
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 11, 5 th Floor, Wing - B, "Nav Indraprastha Co-op. Hsg. Soc. Ltd.", Hutatma Chaphekar Bandhu Marg, Mulund (East), Mumbai, PIN Code – 400 081, State – Maharashtra, Country – India. Contact Person: Mr. Anant Pawar (Banker) Contact No.: 7709571679
6	Location, street, ward no	Hutatma Chaphekar Bandhu Marg
	Survey/ Plot no. of land	CTS No. 1102 / 1A of Village - Mulund East, Taluka - Kurla, Mumbai Suburban District
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, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 398.00 (Area as per actual site measurement) Super Built Up Area in Sq. Ft. = 530.00 (Area as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	Hutatma Chaphekar Bandhu Marg
14	If freehold or leasehold land	Freehold
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
21	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?	Vacant And Bank Possession
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
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	Vacant And Bank Possession
(ii)	Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 16,500.00 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?	N.A.
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.
		SALES	
38		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
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of completion – 1993 (As per Agreement)



V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 14,000.00 to ₹ 17,000.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 16,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 13,200.00 per Sq. Ft.
4	Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,39,997.00 per Sq. M. i.e. ₹ 13,006.00 per Sq. Ft.
	Guideline rate obtained after depreciation	:	₹ 1,18,254.00 per Sq. M. i.e. ₹ 10,986.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v) (3)i)	:	₹ 2,800.00 per Sq. Ft.
	Age of the building	:	30 Year's
	Life of the building estimated	:	30 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	45.00%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,540.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 13,200.00 per Sq. Ft.
	Total Composite Rate	:	₹ 14,740.00 per Sq. Ft.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	530.00 Sq. Ft.	14,740.00	78,12,200.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
Total Fair Market Value of the property				78,12,200.00
The realizable value of the property				70,30,980.00
Distress value of the property				62,49,760.00
Insurable value of the property				14,84,000.00
Guideline value of the property				58,22,580.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 11, 5th Floor, Wing - B, "Nav Indraprastha Co-op. Hsg. Soc. Ltd.", Hutatma Chaphekar Bandhu Marg, Mulund (East), Mumbai, PIN Code – 400 081, State – Maharashtra, Country – India this particular purpose at **₹ 78,12,200.00 (Rupees Seventy Eight Lakh Twelve Thousand Two Hundred Only)** as on 27th February 2023.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 27th February 2023 is **₹ 78,12,200.00 (Rupees Seventy Eight Lakh Twelve Thousand Two Hundred 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.

PART III- DECLARATION

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:

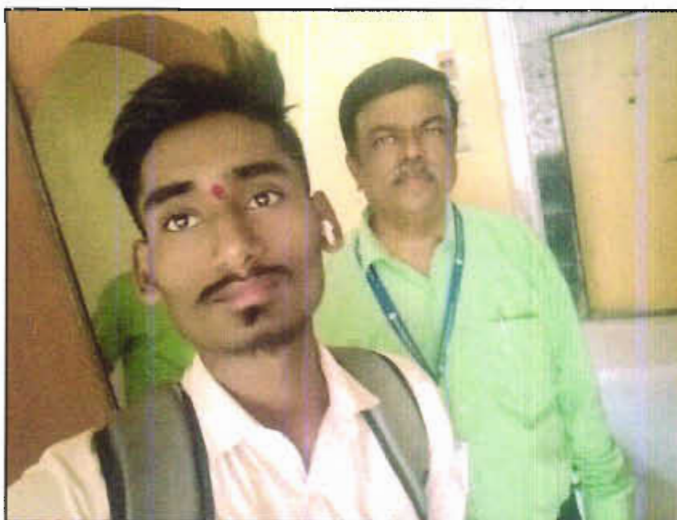
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 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 5 th Floor
3.	Year of construction	1993 (As per Agreement)
4.	Estimated future life	30 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" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush door
10.	Flooring	Mosaic Tiles flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Casing Capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	

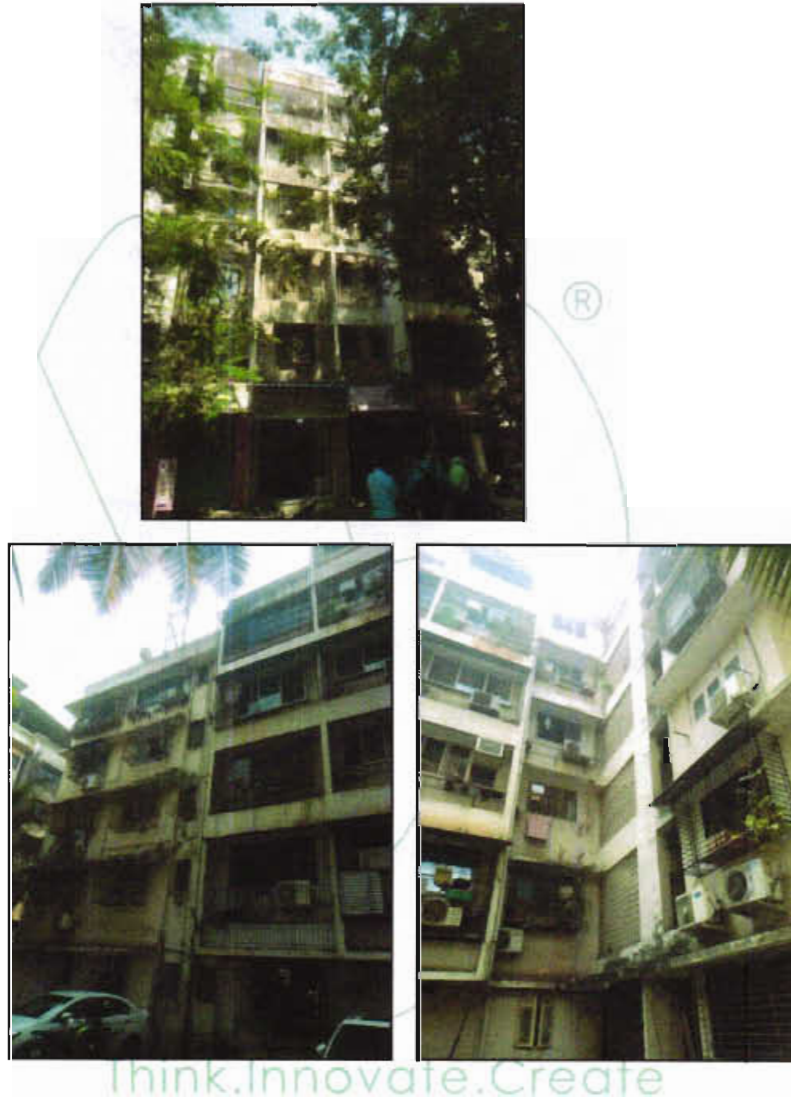
	(iv)	No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.		Ordinary
17	Compound wall Height and length Type of construction		6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity		1 Lift
19	Underground sump – capacity and type of construction		R.C.C tank
20	Over-head tank Location, capacity Type of construction		R.C.C tank on terrace
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		Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		Connected to Municipal Sewerage System

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Actual site photographs



Actual site photographs



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Route Map of the property

Site,u/r



Latitude Longitude - 19°09'59.4"N 72°57'18.1"E

Note: The Blue line shows the route distance to site from nearest railway station (Mulund – 900 Mt.)

Ready Reckoner Rate

DIVISION / VILLAGE : MULUND EAST Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: All the Property between the Railway Line and the East bounded to the Express Highway.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
124	124/570	67520	133330	153220	224800	139250
1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,33,330.00			
Increase by 5% on Flat Located on 5th Floor	6,667.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,39,997.00	Sq. Mtr.	13,006.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	67,520.00			
The difference between land rate and building rate (A – B = C)	72,477.00			
Depreciation Percentage as per table (D)	70%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,18,254.00	Sq. Mtr.	10,986.00	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

magicbricks Buy Rent Sell Home Loans Login Post Property

Home / Property for Sale in Mumbai / Flats for Sale in Mumbai / Flats for Sale in Salviwadi / 1 BHK Flats for Sale in Salviwadi / 600 Sq-ft

Posted on: Feb 23, 23 Property ID: 6467324

₹98.0 Lac Get ₹29,400 cashback on Home Loan

1 BHK 600 Sq-ft Flat For Sale in **Salviwadi, Mumbai**

1 Bed 1 Bath Semi-Furnished

Carpet Area 436 sqft ₹22477/sqft	Floor Ground [Out of 3 Floors]	Transaction Type Resale
Status Ready to Move	Facing North	Lift NaN
Furnished Status Semi-Furnished	Car Parking 1 Open	Type Of Ownership Freehold

Near Khandoba Temple and Mulund (N)

Contact Agent: **Ragini Bhabai** - 97-8400000099

Get Contact Details

HOUSING.COM Buy in Mumbai Mulund East

1 BHK Apartment

₹1.1 Cr EMI starts at ₹54,614

600 sq.ft Build up Area

₹18.33 K/sq.ft Avg. Price

9 Year Old Age of property

Ready to move Possession status

Middle of 7 floors

East facing Facing

Semi-Furnished Furnishing



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Price Indicator

HOUSING.COM Buy in Mumbai

Mumbai East

1 BHK Apartment

₹95.0 L (EMI starts at ₹4710 p.m)

By REPUTED DEVELOPER

Nax Indraprastha CHS, Mumbai East, Mumbai

600 sq.ft Built Up Area

₹15.83 K/sq.ft Avg. Price

25 Year Old Age of property

Ready to move Possession status

Middle of 7 floors

South-East facing Facing

Semi Furnished Furnishing

12 more

HOUSING.COM Buy in Mumbai

Mumbai East

Overview FURNISHINGS AMENITIES PROJECT Q&A LOCALITY RATINGS AND REVIEWS DEVELOPER CALCULATOR

View more on Maps

Great choice! Better priced property in this area.

Contact Seller

Prachi Mishra
+9199676...

Please share your contact

Overview

Project Name: Shreejiath Apartments

Price: ₹95.0 L

Built-up Area: 450 sq.ft

Age of Property: 25

Ready to Move: Yes

Facing: South-East

Address: More than a month ago.

About this property

Fully furnished flat for sale in prime location in Mumbai East with open parking. 24 hours watch available. More About This Property Check out this 1 BHK Apartment for sale in Mumbai East, Mumbai. This 1 BHK Apartment is perfect for a modern. [Read More](#)

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Sale Instances

सूची क्र.2		दस्तावेजांक: सहा दू. नि. क्रमांक 1 वस्त क्रमांक: 2872/2023 शेअरही: Sajpridan
2872/18 27/02/2023 Note - Generated Through eSaan Module For original report please contact concern BRD office		
घासावे नाव: मुंबई		
(1) विक्रीव्यय प्रकार	करारनामा	
(2) मूल्य	850000	
(3) बाळागणेश एंटीट्रस्टच्या वहाकरीदारांना अडकवणी देतो की घटनेतून ते मुक्त करावे	7434480.8	
(4) दू. माला कोटेशन व घडामोडी(अवस्थेत)	1) पालिकेचे नाव Mumbai Ma.aa ga इतर सर्वाने संपत्तिकेत नोंद घेतले नसून 102, बाळागे. 1 बा.माला, इतरांनीचे नाव रामकृष्ण अर्वादिदून को.ओ.ही.सी.लि., को.म.न. साठवणी बाडी तुलासा कॉफेकर बंधू चार्ज, रोड - मीटलार कॉलेज रोड, मुंबई पूर्व मुंबई - 400081, इतर माहिती: रामकृष्ण अर्वादिदून को.ओ.ही.सी.लि., मौजे - मुंबई पूर्व, सी.टी.एस. नं.1101, संपत्तिकेचे क्षेत्रफळ - 800 चौ.फुट बिल.अ. (C.T.S Number : 1102.)	
(5) क्षेत्रफळ	55.76 चौ.मीटर	
(6) अडकवणी किंवा दुसरी दिव्यात अडकवणी		
(7) दस्तऐवज बनवणे वेळ, यादिकुल वेळ, या घडामोडीचे नाव किंवा विक्रीची न्यायव्यय व हकूमनाम किंवा अडकवणी अडकवणी प्रकरणाचे नाव व पत्ता	1): ना. अर्वादिदून अडकवणी वेळ - 11 मार्च, 2012 नं. 102, बाळागे. 1 बा.माला, इतरांनीचे नाव रामकृष्ण अर्वादिदून को.ओ.ही.सी.लि., को.म.न. साठवणी बाडी, तुलासा कॉफेकर चार्ज, रोड - मीटलार कॉलेज रोड मुंबई पूर्व, मुंबई, महाराष्ट्र. MC386/12. वि.नं.ओ.स. 400081 वि.नं. अ.2872/2012	
(8) दस्तऐवज बनवणे वेळ, या घडामोडीचे नाव किंवा विक्रीची न्यायव्यय व हकूमनाम किंवा अडकवणी अडकवणी प्रकरणाचे नाव व पत्ता	1): ना. अर्वादिदून अडकवणी वेळ - 11 मार्च, 2012 नं. 102, बाळागे. 1 बा.माला, इतरांनीचे नाव रामकृष्ण अर्वादिदून को.ओ.ही.सी.लि., को.म.न. साठवणी बाडी, तुलासा कॉफेकर चार्ज, रोड - मीटलार कॉलेज रोड मुंबई पूर्व, मुंबई, महाराष्ट्र. A.B.P/11219/2	
(9) दस्तऐवज बनवणे दिव्यात	09/02/2023	
(10) दस्तऐवज बनवणे दिव्यात	09/02/2023	
(11) अनुमत्यपत्र खंड व चूक	2872/2023	
(12) बाळागणेश एंटीट्रस्टचे मुक्त मुक्त	510000	
(13) बाळागणेश एंटीट्रस्टचे शेअरही मुक्त	30000	
(14) टीप		
घुमकावणी किंवा घटनेतून मुक्त करावे .		
मुक्त मुक्त अडकवणी घटनेतून मुक्त करावे .	(i) within the limits of any Mortgage/ Corporation, or any Commission area secured to it	



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **27th February 2023**.

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 the property is free of liens and encumbrances.
4. 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.
5. There is no direct/ indirect interest in the property valued.
6. 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, 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 SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 78,12,200.00 (Rupees Seventy Eight Lakh Twelve Thousand Two Hundred Only)**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD.,
c=IN, email=manoj.chalikwar@vastukala.com, postalCode=400002, st=Maharashtra,
serialNumber=21, uri=urn:uuid:1a1a1a1a-1a1a-1a1a-1a1a-1a1a1a1a1a1a
Date: 2025.03.11 11:28:45 +05'30'


Auth. Sign.

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