PROFORMA INVOICE Invoice No. Dated Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, PG-503/23-24 10-May-23 Central Road, MIDC, Andheri (E). **Delivery Note** Mode/Terms of Payment Mumbai - 400 093 AGAINST REPORT GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) **COSMOS BANK - DADAR WEST** Dispatch Doc No. **Delivery Note Date** DADAR BRANCH 31208 / 2300507 Horizon Bidg., 1st Floor, Ranade Road & Gokhale Road, Dispatched through Destination Dadar (West), Mumbai - 400 028 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code: 27 Terms of Delivery **Particulars GST** SI HSN/SAC Amount Rate No. 1 997224 18 % **VALUATION FEE** 4,000.00 (Technical Inspection and Certification Services) CGST 360.00 SGST 360.00 Total ₹ 4,720.00 E. & O.E Amount Chargeable (in words) Indian Rupee Four Thousand Seven Hundred Twenty Only

| HSN/SAC | T   | axable   | Cen  | tral Tax | Sta  | te Tax | Total      |
|---------|-----|----------|------|----------|------|--------|------------|
|         |     | Value    | Rate | Amount   | Rate | Amount | Tax Amount |
| 997224  |     | 4,000.00 | 9%   | 360.00   | 9%   | 360.00 | 720.00     |
| To      | tal | 4,000.00 |      | 360.00   |      | 360.00 | 720.00     |

Tax Amount (in words): Indian Rupee Seven Hundred Twenty Only

Company's Bank Details

Bank Name

: The Cosmos Co-Operative Bank Ltd

A/c No.

0171001022668

Branch & IFS Code: Vileparle & COSB0000017

Remarks:

Mrs. Davaben Ranchodbhai Patel & Mr. Ranchodbhai Rupshibhai Patel - Residential Flat No. 501, 5th Floor, Building No. 6B, " New Dindoshi Girishikhar Co-Op. Hsg. Soc. Ltd.," New Dindoshi MAHADA Complex, Near NNP 1 & 2, Goregaon (East), Mumbai - 400 065, State Maharashtra, Country – India

Company's PAN

: AADCV4303R

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE. MSME Registration No. - 27222201137

UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

sed Signatory

This is a Computer Generated Invoice



Vastukala Consultants (1) Pvt. Ltd. An ISO 9001:2015 Certified Company

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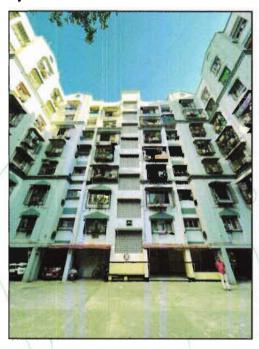


CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: Mrs. Dayaben Ranchodbhai Patel & Mr. Ranchodbhai Rupshibhai Patel

Residential Flat No. 501, 5th Floor, Building No. 6B, "New Dindoshi Girishikhar Co-Op. Hsg. Soc. Ltd.," New Dindoshi MAHADA Complex, Near NNP 1 & 2, Goregaon (East), Mumbai – 400 065

State – Maharashtra, Country – India.

Latitude Longitude - 19°10'27.7"N 72°52'56.9"E

### Valuation Done for: Cosmos Bank

#### **Dadar Branch**

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



| Our Pan         | India Prese       | nce at :       |                  |  |
|-----------------|-------------------|----------------|------------------|--|
| Mumbai<br>Thane | Aurangabad Nanded | Pune<br>Indore | Rajkot<br>Rajpur |  |
| Delhi NCR       | ♥ Nashik          | ♥ Ahmedahad    | V Raipor         |  |

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

amumbai@vastukala.org

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





Valuation Report Prepared For: Cosmos Bank / Dadar Branch / Mrs. Dayaben Ranchodbhai Patel (31208/2300507)

Page 2 of 16

Vastu/Mumbai/05/2023/31208/2300507 10/07-128-VS

Date: 10.05.2023

### **VALUATION OPINION REPORT**

The property bearing Residential Flat No. 501, 5th Floor, Building No. 6B, "New Dindoshi Girishikhar Co-Op. Hsg. Soc. Ltd.," New Dindoshi MAHADA Complex, Near NNP 1 & 2, Goregaon (East), Mumbai – 400 065, State – Maharashtra, Country – India belongs to Mrs. Dayaben Ranchodbhai Patel & Mr. Ranchodbhai Rupshibhai Patel.

Boundaries of the property.

North : Garden

South : Building No. 7

East : Building No. 6 – A

West Building No. 6 – C

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 banking purpose for ₹ 1,24,52,800.00 (Rupees One Crore Twenty Four Lakh Fifty Two Thousand Eight 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 y Takh, sepanding MANOL SAREBROC CANALDRANA.

2. million provides the Condition Canal Canada Canada

Auth. Sign



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report





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

🔯 mumbai@vastukala.org

# Valuation Report of Residential Flat No. 501, 5th Floor, Building No. 6B, "New Dindoshi Girishikhar Co-Op. Hsg. Soc. Ltd.," New Dindoshi MAHADA Complex, Near NNP 1 & 2, Goregaon (East), Mumbai – 400 065, 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**:

|    | A   |   |
|----|---|---|
| 1  | Purpose for which the valuation is made   | To assess the Fair Market Value as on 10.05.2023 for Bank Loan Purpose  |
| 2  | Date of inspection  | 02.05.2023  |
| 3  | Name of the owner/ owners   | Mrs. Dayaben Ranchodbhai Patel & Mr. Ranchodbhai Rupshibhai Patel   |
| 4  | If the property is under joint ownership / co-<br>ownership, share of each such owner. Are the<br>shares undivided? | Joint Ownership Details of ownership share is not available   |
| 5  | Brief description of the property   | Address: Residential Flat No. 501, 5th Floor, Building No. 6B, "New Dindoshi Girishikhar Co-Op. Hsg. Soc. Ltd.," New Dindoshi MAHADA Complex, Near NNP 1 & 2, Goregaon (East), Mumbai – 400 065, State – Maharashtra, Country – India.  Contact Person: Mr. Ranchodbhai Patel (Owner) |
|    | Landing stood word or   | Contact No.: 9819843314   |
| 6  | Location, street, ward no   | New Dindoshi MAHADA Complex   |
|    | Survey/ Plot no. of land  | C.T.S. No. 827/E Village – Malad (E), Taluka –<br>Borivali  |
| 8  | Is the property situated in residential/<br>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,<br>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.  | Carpet Area in Sq. Ft. = 581.00   |
|    | Shape, dimension and physical features  | (Area as per actual site measurement)   |
|    |   | Built Up Area in Sq. Ft. = 860.00<br>(Area as per Agreement)  |
| 13 | Roads, Streets or lanes on which the land is abutting   | Village – Malad (E), Taluka – Borivali  |
| 14 | If freehold or leasehold land   | Free Hold   |
|    |   | <u>-</u>  |



| 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 | N. A.  |
|----|---|--|
|    | (iii) Unearned increased payable to the<br>Lessor in the event of sale or transfer  |  |
| 16 | Is there any restriction covenant in regard to use of land? If so, attach a copy of the   | As per documents   |
| 17 | covenant.  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?   | Owner Occupied   |
|    | 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   | N.A.   |
|    | (ii) Portions in their occupation   | N.A.   |
|    | (iii) Monthly or annual rent /compensation/license fee, etc. paid by each   | ₹ 25,500.00 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?  | 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.  |
|    | 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  COST OF CONSTRUCTION   | N. A.  |
| 41 | Year of commencement of construction and year of completion   | Year of Completion – 2007 (As per Occupancy Certificate)   |
| 42 |   | IN A. Create   |
| 43 | For items of work done on contract, produce copies of agreements  | N. A.  |
|    | For items of work done by engaging Labour   | N. A.  |
| 44 | directly, give basic rates of materials and Labour supported by documentary proof.  Remark:   |  |



#### **PART II- VALUATION**

#### **GENERAL**:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 10.05.2023 for Residential Flat No. 501, 5th Floor, Building No. 6B, "New Dindoshi Girishikhar Co-Op. Hsg. Soc. Ltd.," New Dindoshi MAHADA Complex, Near NNP 1 & 2, Goregaon (East), Mumbai – 400 065, State – Maharashtra, Country – India belongs to Mrs. Dayaben Ranchodbhai Patel & Mr. Ranchodbhai Rupshibhai Patel.

#### We are in receipt of the following documents:

| 1 | Copy of Agreement for Sale dated 09.06.2020   |
|---|---|
| 2 | Copy of Occupancy Certificate vide No. CHE / 210 / BP (WS) / Govt / AP dated 05.06.2007 issued by |
|   | Municipal Corporation of Greater Mumbai.  |
| 3 | Copy of Possession Letter Cum Possession Receipt vide No. DIR / MKT / 197 / 6B / 501 dated        |
|   | 17.02.2007 issued by MHADA  |

#### LOCATION:

The said building is located at C.T.S. No. 827/E Village – Malad (E), Taluka – Borivali of Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at a walkable distance 4.5 Km. from Goregaon railway station.

#### **BUILDING:**

The building under reference is having Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is good. The building is used for residential purpose. 5th Floor is having 4 Residential Flat. The building is having 1 Lift.

#### Residential Flat:

The residential flat under reference is situated on the 5th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + WC + Bath + Passage (i.e., 2 BHK with 2 WC + Bath). The residential flat is finished with vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.







#### Valuation as on 10th May 2023

| The Built Up Area of the Residential Flat | : | 860.00 Sq. Ft. |   |  |
|---|---|----------------|---|--|
|   |   |                | • |  |

#### **Deduct Depreciation:**

| Prevailing market rate                            | 1  | ₹ 15,200.00 per Sq. Ft.                                  |
|---|----|--|
| Guideline rate (After depreciation)               |    | ₹ 1,15,382.00 per Sq. M.<br>i.e. ₹ 10,719.00 per Sq. Ft. |
| Reckoner for new property                         |    | i.e. ₹ 11,854.00 per Sq. Ft.                             |
| Guideline rate obtained from the Stamp Duty Ready | :  | ₹ 1,27,596.00 per Sq. M.                                 |
| Amount of depreciation                            | ;  | ₹ 6,19,200.00  |
| Depreciation {(100-10) X 16 / 60}                 |    | 24%  |
| Cost of Construction                              | :  | 860.00 X 3,000.00 = ₹ 25,80,000.00                       |
| Age of the building as on 2023                    | 3  | 16 Years   |
| Expected total life of building                   | i. | 60 Years   |
| Year of Construction of the building              | :  | 2007 (As per Occupancy Certificate)                      |

(Area of property x market rate of developed land & Residential premises as on 2023 – 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

| /:  | ₹ 1,30,72,000.00 (-) ₹ 6,19,200.00<br>= ₹ 1,24,52,800.00 |
|-----|--|
|     | ₹ 1,24,52,800.00   |
| :   | ₹ 1,12,07,520.00   |
| 1./ | ₹ 99,62,240.00   |
| 1   | ₹ 25,80,000.00   |
|     | ₹ 92,18,340.00   |
|     | /:<br>   |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 501, 5<sup>th</sup> Floor, Building No. 6B, "New Dindoshi Girishikhar Co-Op. Hsg. Soc. Ltd.," New Dindoshi MAHADA Complex, Near NNP 1 & 2, Goregaon (East), Mumbai – 400 065, State – Maharashtra, Country – India for this particular purpose at ₹ 1,24,52,800.00 (Rupees One Crore Twenty Four Lakh Fifty Two Thousand Eight Hundred Only) as on 10<sup>th</sup> May 2023.



#### **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 10th May 2023 is ₹ 1,24,52,800.00 (Rupees One Crore Twenty Four Lakh Fifty Two Thousand Eight 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 . Innovate . Cr Main Building

| 1. | No. of floors and height of each floor                          | Stilt + 7 Upper Floors   |
|----|---|--|
| 2. | Plinth area floor wise as per IS 3361-1966                      | N.A. as the said property is a Residential Flat situated on 5th Floor            |
| 3  | Year of construction  | 2007 (As per Occupancy Certificate)  |
| 4  | Estimated future life   | 44 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.                |



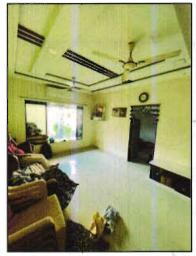


| 8  | Partitio          | ns  | 6" thick brick wall  |
|----|-------------------|---|--|
| 9  | Doors a           | and Windows                                     | Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows |
| 10 | Flooring          | 3   | Vitrified tiles flooring   |
| 11 | Finishir          | ng  | Cement plastering  |
| 12 | Roofing           | and terracing                                   | R.C.C. Slab  |
| 13 | Special any       | architectural or decorative features, if        | POP false ceiling  |
| 14 | (i)               | Internal wiring – surface or conduit            | Concealed electrification  |
|    | (ii)              | Class of fittings: Superior/ Ordinary/<br>Poor. | Concealed plumbing   |
| 15 | Sanitar           | y installations                                 |  |
|    | (i)               | No. of water closets                            | As per Requirement   |
|    | (ii)              | No. of lavatory basins                          | Λ.   |
|    | (iii)             | No. of urinals                                  |  |
|    | (iv)              | No. of sink                                     |  |
| 16 | Class c           | fittings: Superior colored / superior           | Ordinary   |
|    | white/o           | rdinary.  |  |
| 17 | Compo             | und wall  | Not Provided   |
|    | Height            | and length                                      | 1 / /  |
|    | Type of           | f construction                                  | 121  |
| 18 | No. of I          | ifts and capacity                               | 1 Lift   |
| 19 | Underg<br>constru | round sump – capacity and type of ction         | R.C.C tank   |
| 20 | Over-he           | ead tank  | R.C.C tank on terrace  |
|    | Locatio           | n, capacity                                     | vate.Create  |
|    | Type of           | f construction                                  | 7,010,010,010  |
| 21 | Pumps             | - no. and their horse power                     | May be provided as per requirement   |
| 22 | Roads             | and paving within the compound                  | Cement concrete in open spaces, etc.   |
|    | approxi           | imate area and type of paving                   |  |
| 23 | Sewage            | e disposal – whereas connected to               | Connected to Municipal Sewerage System   |
|    | public s          | sewers, if septic tanks provided, no. and       |  |
|    | capacit           | у   |  |
|    | '                 | <del>.</del>                                    |  |





## **Actual site photographs**























# Route Map of the property Site u/r





#### Latitude Longitude - 19°10'27.7"N 72°52'56.9"E

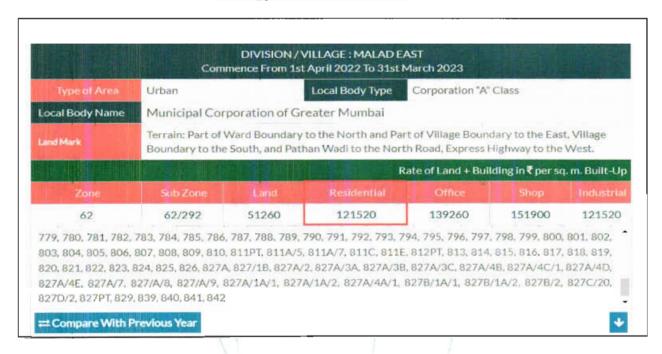
**Note:** The Blue line shows the route to site from nearest railway station (Goregaon – 4.5 Km.)







## **Ready Reckoner Rate**



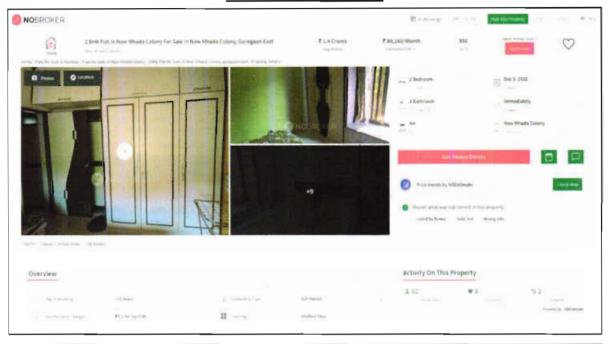


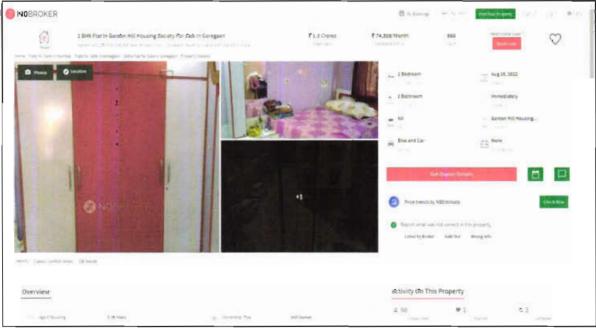
Think.Innovate.Create





# **Price Indicators**







# **Sale Instance**

| 1269324  | सूची क्र. २   | दुष्यम निबंधक सह दू.नि. बोरीवली 1   |  |
|--|---|---|--|
| 09-05-2023   | त्या भर . र   | दस्तरीवज क्रमांक: 1269/2023   |  |
| Note:-Generated Through eSearch  |   | दस्तर्वज क्रमाक:1209/2023<br>नॉटजी:   |  |
| Module,For original report please<br>contact concern SRO office.   |   | Regn:63m  |  |
|  | -   |   |  |
| _  | गावः मालाड  |   |  |
| (1)दस्तऐवज प्रकार  | करारनामा  |   |  |
| (2)मोबदता  | 11900000  |   |  |
| (३)बाजरभाव (भाडेपह्याच्या<br>बाबतीतपड्कार आकारणी देतो कि<br>पट्टेदार ते नमूद करावे )   | 9699726.4   |   |  |
| (4) भूमापन ,पोटहिस्सा व घरकमांक<br>(असल्यास)   | . इतर माहिती: फ्लॅट नं 203, 2 रा मजला, बिल्डिंग नं 6,सी विंग,न्यू दिडोशी<br>गिरिशिखर कॉ ऑप हाऊसिंग सोसायटी लिमिटेड,न्यू म्हाडा कॉम्प्लेक्स,एन एन पी<br>जवळ, गोरेगाव पूर्व मुंबई 400065 PUI: PN0612776130000 Mumbai Ma.na.pa |   |  |
| (5)क्षेत्रफळ   | 79.82चौ.मीटर  |   |  |
| (६)आकारणी किंवा जुडी देण्यात असेल<br>तेव्हा  |   |   |  |
| (7)दस्तऐवज करून देणाऱ्या / तिहून<br>तेवणाऱ्या पश्चकारांचे नाव किंवा दिवाणी   | नं ६, इमारतीचे नाव: न्यू दिलोशी गिरिशिखर  | : नं: फ्लॅंट नं २०३, सी विंग, माळा नं: 2 रा मजता,बिल्डिंग<br>को ऑप हरऊसिंग सोसायटी तिमिटेड, ब्लॉक नं: गोरेगाव<br>न पी जवक , महाराष्ट्र, मुम्बई: 400097 AARPS8494B |  |
| न्यायातपाचा हुकूमनामा किंवा आदेश<br>असल्यास प्रतिवादीचे नाट व पत्ता  | 2-3-0-3-1-3-1-3-1-3-1-3-1-3-1-3-1-3-1-3-1   |   |  |
|  |   | ाळा नं: इम्मरतीचे नाव: आयतेचा बिल्डिंग,, ब्लॉक नं   |  |
| असल्यास प्रतिवादीचे नाट व पत्ता<br>(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे<br>नाव किंदा दिवाजी न्यायातयाचा<br>हुकुमनामा किंदा आदेश असल्यास                            | 1) गौरव सिद्धार्थ ववार 32 प्तॉर्ट मं: ४/सी , म<br>फाँट मंथ-१, नियर आय टी पार्क गौरेगाव पूर्व  | ाळा नं: इम्मरतीचे नाव: आयतेचा बिल्डिंग,, ब्लॉक नं   |  |
| असल्यास प्रतिवादीचे नाव व पत्ता<br>(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे<br>नाव किंदा दिवाणी न्यायातपाचा<br>हुकुमनामा किंदा आदेश असल्यास<br>प्रतिवादीचे नाव व पत्ता | 1) गौरव सिद्धार्थ वकार १२ फ्वॉट नं: ४/सी , म<br>फ्वॉट नं५.१, नियर आय टी पार्क गौरेगाव पूर्व<br>MUMBAI. 400065 AXUPP1627L  | ाळा नं: इम्मरतीचे नाव: आयतेचा बिल्डिंग,, ब्लॉक नं   |  |

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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 10th May 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 knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

- Buyer and seller are motivated by self-interest.
- 2. Buyer and seller are well informed and are acting prudently.
- 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 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 ₹ 1,24,52,800.00 (Rupees One Crore Twenty Four Lakh Fifty Two Thousand Eight Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

Director

Deputis agreed by MANEL MANDRAC CHARADON 18 c. org. www.SELBAL ACCIDICATE SE PERVATE LIMITED structured by the Commission of the Commission of the Commission 12 http://www.selbalcommission.com/deputision.com/de

Auth. Sign.

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

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