

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-221/23-24	Dated 22-Apr-23
Buyer (Bill to) Cosmos Bank MULUND (EAST) Pornima Darshan Housing Socitey, 90 Feet DP Road Mulund East, MUMBAI - 400081 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31022 / 2300224	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				₹ 4,720.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	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



UPI Virtual ID : Vastukala@icici

Remarks:

Mr. Yogesh Uttam Patil & Mrs. Bharati Yogesh Patil -
 Residential Flat No. 705, 7th Floor, "Kartik Villa Co-op.
 Hsg. Soc. Ltd.", Near Devkindan Bus Stop, Pakhadi
 Road, Kharegaon, Kalwa (West), Thane - 400 605,
 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

for Vastukala Consultants (I) Pvt Ltd

Rated
 Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Yogesh Uttam Patil & Mrs. Bharati Yogesh Patil**

Residential Flat No. 705, 7th Floor, "**Kartik Villa Co-op. Hsg. Soc. Ltd.**", Near Devkindan Bus Stop, Pakhadi Road, Kharegaon, Kalwa (West), Thane – 400 605, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'22.0"N 72°59'56.6"E

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Valuation Prepared for:

Cosmos Bank

Mulund (East) Branch

Pornima Darshan Housing Society, 90 Feet DP Road, Mulund (East), Mumbai – 400 081,
State – Maharashtra, Country – India.



Our Pan India Presence at :

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

- 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 Report Prepared For: Cosmos Bank / Mulund (East) Branch / Mr. Yogesh Uttam Patil (31022 / 2300224) Page 2 of 17

Vastu/Mumbai/04/2023/31022/2300224

22/07-219-SBV

Date: 22.04.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 705, 7th Floor, "Kartik Villa Co-op. Hsg. Soc. Ltd.", Near Devkindan Bus Stop, Pakhadi Road, Kharegaon, Kalwa (West), Thane – 400 605, State – Maharashtra, Country – India belongs to **Mr. Yogesh Uttam Patil & Mrs. Bharati Yogesh Patil.**

Boundaries of the property.

North	:	Glenmark Society
South	:	Sai Bhushan CHSL
East	:	Chahu Bhiva Marg
West	:	Open Plot

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 **₹ 88,66,000.00 (Rupees Eighty Eight Lakh Sixty Six Thousand 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.**

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMO, email=cmo@vastukala.org, c=IN
Date: 2023.04.22 14:57:06 +05'30'

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

Encl. Valuation Report

Auth. Sign.



Our Pan India Presence at :

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

- 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 Report of Residential Flat No. 705, 7th Floor, "Kartik Villa Co-op. Hsg. Soc. Ltd.", Near Devkindan Bus Stop, Pakhadi Road, Kharegaon, Kalwa (West), Thane – 400 605, 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 the Fair Market Value as on 22.04.2023 for Bank Loan Purpose
2	Date of inspection	20.04.2023
3	Name of the owner/ owners	Mr. Yogesh Uttam Patil & Mrs. Bharati Yogesh Patil
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. 705, 7 th Floor, "Kartik Villa Co-op. Hsg. Soc. Ltd.", Near Devkindan Bus Stop, Pakhadi Road, Kharegaon, Kalwa (West), Thane – 400 605, State – Maharashtra, Country – India. Contact Person: Mr. Yogesh Patil (Owner) Contact No. 8369554143
6	Location, street, ward no	Near Devkindan Bus Stop, Pakhadi Road, Kharegaon, Kalwa (West), Thane
7	Survey/ Plot no. of land	Survey No. 66, Hissa No. 2 of Village – Kharegaon
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. = 705.00 Balcony Area in Sq. Ft. = 117.00 Total Carpet Area in Sq. Ft. = 822.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 1,100.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is	Near Devkindan Bus Stop, Pakhadi Road,

	abutting	Kharegaon, Kalwa (West), Thane – 400 605.
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
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 TMC 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	₹ 18,500.00 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	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Completion - 2008 (As per site

	year of completion	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, Mulund (East) Branch to assess fair market value as on 22.04.2023 for Residential Flat No. 705, 7th Floor, "**Kartik Villa Co-op. Hsg. Soc. Ltd.**", Near Devkindan Bus Stop, Pakhadi Road, Kharegaon, Kalwa (West), Thane – 400 605, State – Maharashtra, Country – India belongs to **Mr. Yogesh Uttam Patil & Mrs. Bharati Yogesh Patil.**

We are in receipt of the following documents:

1	Copy of Sale Deed dated 29.01.2013 Between Mr. Devendra Keshavrao Khadase (the Vendor) and Mr. Yogesh Uttam Patil & Mrs. Bharati Yogesh Patil (the Purchasers).
2	Copy of Commencement Certificate V. P. No. 2006 / 748 / TMC / TDD / 907 dated 19.02.2006 issued by Thane Municipal Corporation.
3	Copy of Society Share Certificate No. 048 in the name of Mr. Yogesh Uttam Patil & Mrs. Bharati Yogesh Patil issued by Charming Apartment Co-op. Hsg. Soc. Ltd..
4	Copy of Electricity Bill Consumer No. 000020487283 dated 21.04.2023 in the name of Yogesh Uttam Patil issued by MSEDCL.

LOCATION:

The said building is located at Survey No. 66, Hissa No. 2 of Village – Kharegaon, Kalwa (West), Thane. The property falls in Residential Zone. It is at a travelling distance 2.1 Km. from Kalwa railway station.

BUILDING:

The building under reference is having Ground + 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 is used for residential purpose. 7th Floor is having 6 Residential Flat. The building having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 7th Floor. It consists of 3 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Balcony (**i.e., 3BHK with 2 Toilets**). 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 etc.

Valuation as on 22nd April 2023

The Built Up Area of the Residential Flat	:	1,100.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2008 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	15 Years
Cost of Construction	:	1,100.00 X 2,400.00 = ₹ 26,40,000.00
Depreciation $\{(100-10) \times 15 / 60\}$:	22.50%
Amount of depreciation	:	₹ 5,94,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 64,365.00 per Sq. M. i.e. ₹ 5,980.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 56,795.00 per Sq. M. i.e. ₹ 5,276.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,600.00 per Sq. Ft.
Value of property as on 22.04.2023	:	1,100.00 Sq. Ft. X ₹ 8,600.00 = ₹ 94,60,000.00

(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)

Depreciated fair value of the property as on 22.04.2023	:	₹ 94,60,000.00 - ₹ 5,94,000.00 = ₹ 88,66,000.00
Total Value of the property	:	₹ 88,66,000.00
The realizable value of the property	:	₹ 79,79,400.00
Distress value of the property	:	₹ 70,92,800.00
Insurable value of the property (1,100 X 2,400.00)	:	₹ 26,40,000.00
Guideline value of the property (1,100 X 5,276.00)	:	₹ 58,03,600.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 705, 7th Floor, "Kartik Villa Co-op. Hsg. Soc. Ltd.", Near Devkindan Bus Stop, Pakhadi Road, Kharegaon, Kalwa (West), Thane – 400 605, State – Maharashtra, Country – India for this particular purpose at **₹ 88,66,000.00 (Rupees Eighty Eight Lakh Sixty Six Thousand Only)** as on **22nd April 2023**.

NOTES

1. I, Sharadkumar 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 **22nd April 2023 is ₹ 88,66,000.00 (Rupees Eighty Eight Lakh Sixty Six Thousand 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:

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 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 7 th Floor
3	Year of construction	2008 (As per site information)
4	Estimated future life	45 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 shutters, Powder Coated Aluminum sliding windows
10	Flooring	Vitrified 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	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
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	Not Provided
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

Actual site photographs

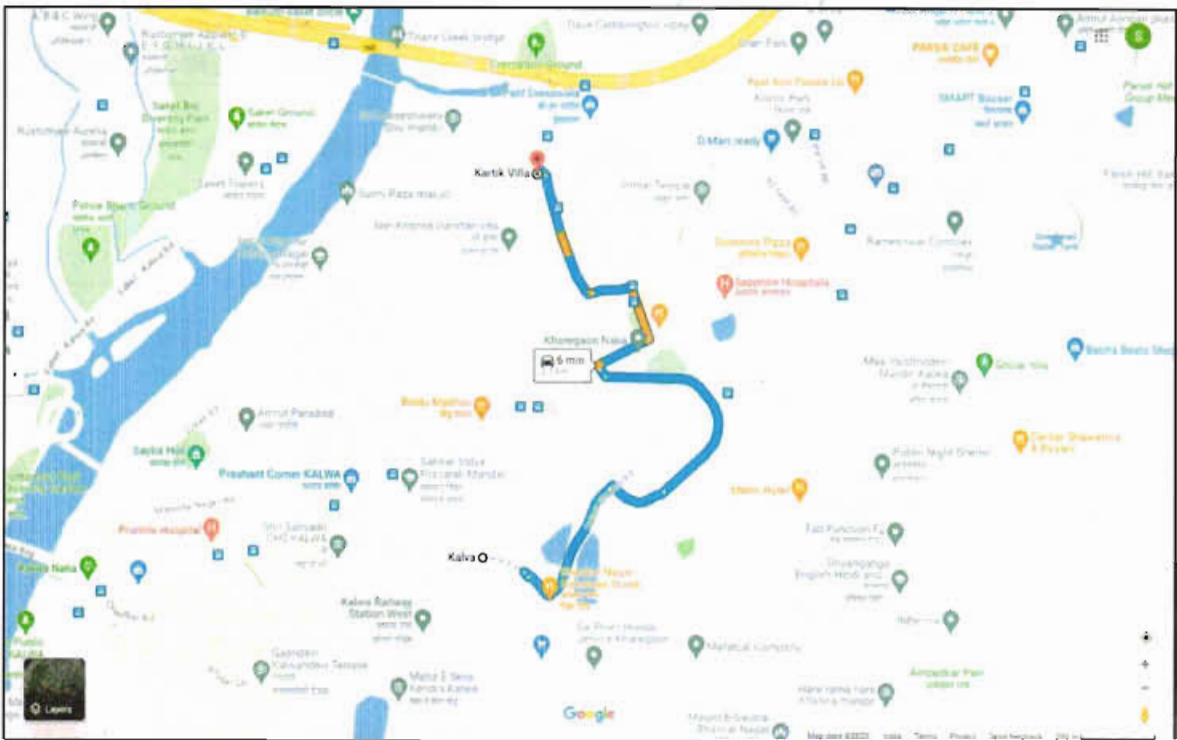


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°12'22.0"N 72°59'56.6"E

Note: The Blue line shows the route to site from nearest railway station (Kalwa – 2.1 Km.)

Ready Reckoner Rate

वर्ष	Annual Statement of Rates					भाषा
20232024						English
Selected District	ठाणे					
Select Taluka	ठाणे					
Select Village	मावाचे गाव : खारीगाव					
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location					
Enter Survey No	66					Search
वर्ष	सूची क्रमांक	विभागीय दर	शेडीय	पुकाचे	शेडीय	एकक (Rs.)
15/61-10(ब)	उर्बेरीय मिळकती मावडा	13900	61300	61900	78800	61900

Stamp Duty Ready Reckoner Market Value Rate for Flat	61,300.00			
Increase by 5% on Flat Located on 7 th Floor	3,065.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	64,365.00	Sq. Mtr.	5,980.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	13,900.00			
The difference between land rate and building rate (A – B = C)	50,465.00			
Depreciation Percentage as per table (D) [100% - 15%] (Age of the Building – 15 Years)	45%			
Rate to be adopted after considering depreciation [B + (C x D)]	56,795.00	Sq. Mtr.	5,276.00	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

Table – D: 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

43 Lac @ 10,574 per sq. ft. **1BHK 1Bath**
 Estimated EMI: ₹ 24,344
 READY TO MOVE FOR SALE
 Kharegaon, Mumbai Beyond Thane, Mumbai

Area
 Built Up area: 435 sq. ft.
 Carpet area: 350 sq. ft.

Price
 ₹ 43 Lac + Govt Charges & Tax @ 10,574 per sq. ft.

Floor Number
 3rd of 7 Floors

Property Age
 10+ Year Old

Address
 Kartik Villa
 Kharegaon, Mumbai Beyond Thane

45.0 Lac Get ₹ 15,500 cashback on Home Loan ONLY ON MAGICBRICKS

1BHK Flat For Sale in Kartik Villa, Kalyan, Thane

1Bed 1Bath Unfurnished

Carpet Area
 350 sqft = 1287sqft

Project
 Kartik Villa

Floor
 3 (Out of 7 Floors)

Transaction Type
 Resale

Status
 Ready to Move

Facing
 South-West

Furnished Status
 Unfurnished

Type Of Ownership
 Co-operative Society

Age Of Construction
 10 to 15 years

Contact Owner
 Arnoel +91-9800009771

Your Name
 Email
 (IND) +91 Mobile Number
 I Agree to MagicBricks Terms of Use

Get Contact Details

Contact Owner **Get Phone No.**


Price Indicators

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Kharegaon > 2 BHK Flats for Sale in Kharegaon > 850 Sq-ft
Get priority access & benefits with **MB Prime**
Unlock exclusively Reserved Owner Properties
Join Prime @ 50% OFF


80.0 Lac [Get ₹ 24,000 cashback on Home Loan](#) ONLY ON MAGICBRICKS

2 BHK Flat For Sale in Anand Vihar - [Kharegaon, Thane](#)



2 Beds
2 Baths
2 Covered Parking
Semi-Furnished

Carpet Area 791 sqft ~ ±10114sqft	Project Anand Vihar	Floor Ground (Out of 7 Floors)
Transaction Type Resale	Status Ready to Move	Facing North - East
Lift 1	Furnished Status Semi-Furnished	Car Parking 2 Covered



-18 Photos

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Kaiwa > 2 BHK Flats for Sale in Kaiwa > 650 Sq-ft
Save Time & Money with **MB Prime**
Find the right Property by calling Upto 35 Owners directly
Join Prime @ 50% OFF

55.0 Lac [Get ₹ 16,500 cashback on Home Loan](#) ONLY ON MAGICBRICKS

650 Sq-ft 2 BHK Flat For Sale in [Kaiwa, Thane](#)



2 Beds
1 Bath
1 Balcony
Semi-Furnished

Super Built-Up Area 650 sqft ~ ± 8463sqft	Floor 5 (Out of 7 Floors)	Transaction Type Resale
Status Ready to Move	Furnished Status Semi-Furnished	Age Of Construction 5 to 10 years

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **22nd April 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:

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 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 ₹ 88,66,000.00 (Rupees Eighty Eight Lakh Sixty Six Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Director

Sharadkumar B. Chalikwar

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