

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-514/23-24</b>	Dated <b>10-May-23</b>
Buyer (Bill to) <b>Cosmos Bank</b> MULUND (EAST) Pornima Darshan Housing Socitey, 90 Feet DP Road Mulund East, MUMBAI - 400081 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. Dispatched through Terms of Delivery	Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination

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

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
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

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

**Remarks:**

Mrs. Rajeshree Anirudha Utekar & Mr. Anirudha Shankar Utekar - Residential Flat No. 202, 2nd Floor, Wing - A, "Krishna Koyna A Building Co-Op. Hsg. Soc. Ltd.", Near TMC Office, National Highway, Village - Majiwade, Thane (West), Thane - 400 601, 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

**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**

for **Vastukala Consultants (I) Pvt Ltd**

*Rattal*  
 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: **Mrs. Rajeshree Anirudha Utekar & Mr. Anirudha Shankar Utekar**

Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing – A, "Krishna Koyna A Building Co-Op. Hsg. Soc. Ltd.",  
Near TMC Office, National Highway, Village – Majiwade, Thane (West), Thane – 400 601,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°12'44.8"N 72°58'54.0"E

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### Valuation Prepared for:

**Cosmos Bank**

**Mulund (East)**

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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing – A, "Krishna Koyna A Building Co-Op. Hsg. Soc. Ltd.", Near TMC Office, National Highway, Village – Majiwade, Thane (West), Thane – 400 601, State – Maharashtra, Country – India belongs to **Mrs. Rajeshree Anirudha Utekar & Mr. Anirudha Shankar Utekar**.

Boundaries of the property.

North	:	Rayan CHSL
South	:	Shivprabha CHSL
East	:	Vasudha Society
West	:	Internal Road

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 ₹ 60,19,200.00 (Rupees Sixty Lakh Seventy Nineteen 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.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
serial=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.05.11 09:56:23 +05'30'



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



### Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Ackiti 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. 202, 2nd Floor, Wing – A, "**Krishna Koyna A Building Co-Op. Hsg. Soc. Ltd.**", Near TMC Office, National Highway, Village – Majiwade, Thane (West), Thane – 400 601,  
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 10.05.2023 for Bank Loan Purpose
2	Date of inspection	09.05.2023
3	Name of the owner/ owners	<b>Mrs. Rajeshree Anirudha Utekar &amp; Mr. Anirudha Shankar Utekar</b>
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	<b>Address:</b> Residential Flat No. 202, 2 <sup>nd</sup> Floor, Wing – A, " <b>Krishna Koyna A Building Co-Op. Hsg. Soc. Ltd.</b> ", Near TMC Office, National Highway, Village – Majiwade, Thane (West), Thane – 400601, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Vijay Tipnis (Seller) Mobile No. 9920877344
6	Location, street, ward no	Near TMC Office, National Highway, Village – Majiwade, Thane (West), Thane – 400 601
7	Survey/ Plot no. of land	City Survey No. 337/2, 337/3, 338 & 339 & Tika No. 3 of Village - Majiwade
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 453.00 Flower Bed Area in Sq. Ft. = 40.00 Total Carpet Area in Sq. Ft. = 493.00 (Area as per Actual Site Measurement)

		<b>Carpet Area in Sq. Ft. = 480.00</b> <b>(Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 576.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Near TMC Office, National Highway, Village – Majiwade, Thane (West), Thane – 400 601
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.
	<b>IMPROVEMENTS</b>	
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?	Seller 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	<b>RENTS</b>	
	(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	₹ 12,500.00 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.
	<b>SALES</b>	
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 upon, the basis of arriving at the land rate	N. A.
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 1995 (As per Site Information)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b><u>Remark:</u></b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 10.05.2023 for Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing – A, "**Krishna Koyna A Building Co-Op. Hsg. Soc. Ltd.**", Near TMC Office, National Highway, Village – Majiwade, Thane (West), Thane – 400 601, State – Maharashtra, Country – India belongs to **Mrs. Rajeshree Anirudha Utekar & Mr. Anirudha Shankar Utekar.**

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

1	Copy of Agreement for sale dated 21.04.2023 Between Shri. Vijay Raghunath Tipnis (the Transferors) and Mrs. Rajeshree Anirudha Utekar & Mr. Anirudha Shankar Utekar (the Transferees).
2	Copy of Society Share Certificate No. 07 dated 15.08.2012 in the name of Mr. Shobhana Raghunath Tipnis issued by Krishna Koyna A Building Co-Op. Hsg. Soc. Ltd

### LOCATION:

The said building is located at City Survey No. 337/2, 337/3, 338 & 339 & Tika No. 3 of Village - Majiwade, Thane (West), Thane – 400 601. The property falls in Residential Zone. It is at a travelling distance 5.4 Km. from Thane railway station.

### BUILDING:

The building under reference is having Ground + 4 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. 2<sup>nd</sup> Floor is having 2 Residential Flats. The building is without lift.

### Residential Flat:

The residential flat under reference is situated on the 2<sup>nd</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC + Bath + Passage + Flower Bed Area (i.e., **1BHK with 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 etc.

**Valuation as on 10<sup>th</sup> May 2023**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>480.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1995 (As per Site Information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	28 Years
Cost of Construction	:	576.00 X 2,500.00 = ₹ 14,40,000.00
Depreciation $\{(100-10) \times 28 / 60\}$	:	42.00%
Amount of depreciation	:	₹ 6,04,800.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,23,840.00 per Sq. M. i.e. ₹ 11,505.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,00,757.00 per Sq. M. i.e. ₹ 9,361.00 per Sq. Ft.
Prevailing market rate	:	₹ 13,800.00 per Sq. Ft.
<b>Value of property as on 10.05.2023</b>	<b>:</b>	<b>480.00 Sq. Ft. X ₹ 13,800.00 = ₹ 66,24,000.00</b>

(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)

<b>Depreciated fair value of the property as on 10.05.2023</b>	<b>:</b>	<b>₹ 66,24,000.00 - ₹ 6,04,800.00 = ₹ 60,19,200.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 60,19,200.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 54,17,280.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 48,15,360.00</b>
<b>Insurable value of the property (576.00 X 2,500.00)</b>	<b>:</b>	<b>₹ 14,40,000.00</b>
<b>Guideline value of the property (576.00 X 9,361.00)</b>	<b>:</b>	<b>₹ 53,91,936.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 202, 2<sup>nd</sup> Floor, Wing – A, "Krishna Koyna A Building Co-Op. Hsg. Soc. Ltd.", Near TMC Office, National Highway, Village – Majiwade, Thane (West), Thane – 400 601, State – Maharashtra, Country – India for this particular purpose at **₹ 60,19,200.00 (Rupees Sixty Lakh Seventy Nineteen Thousand Two Hundred Only)** as on **10<sup>th</sup> May 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 **10<sup>th</sup> May 2023 is ₹ 60,19,200.00 (Rupees Sixty Lakh Seventy Nineteen 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:

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## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 <sup>nd</sup> Floor
3.	Year of construction	1995 (As per Site Information)
4.	Estimated future life	32 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 with POP finished
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	No 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

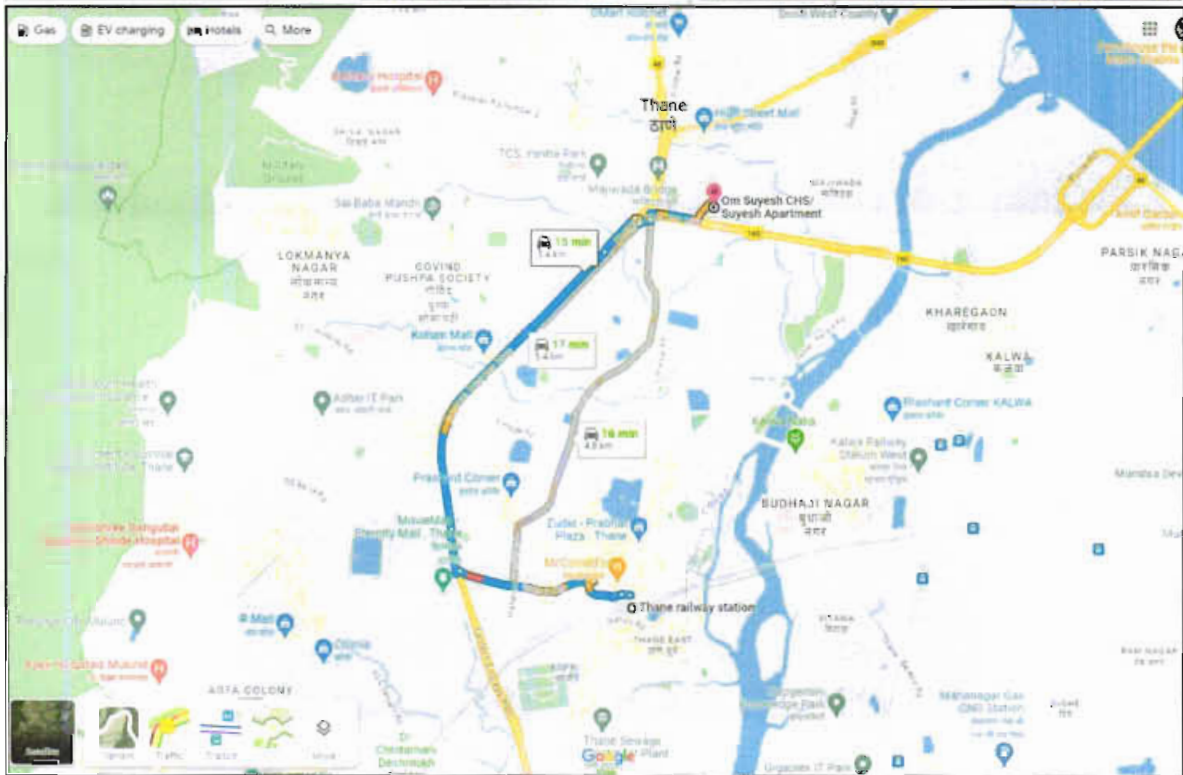
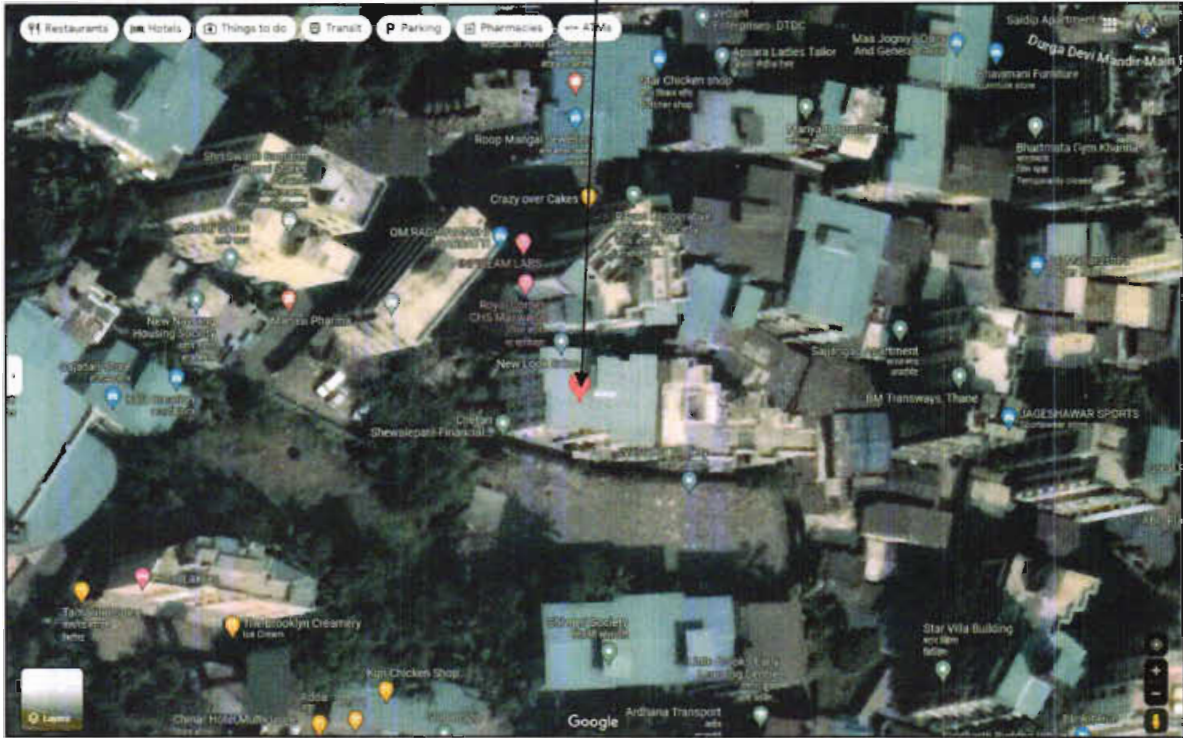


### Actual site photographs



## Route Map of the property

Site u/r



Latitude Longitude - 19°12'44.8"N 72°58'54.0"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 5.4 Km.)

## Ready Reckoner Rate

**Department of Registration & Stamps**  
Government Of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name: Kakan

District Name: ठाणे Taluka Name: ठाणे Village/Zone Name: साकले गाव - प्राचीवट

Attribute: शि.स.स. नगर SubZone Name: 6/27-4B ठाणे शाही कला

Mahapalika Area: Navi Mumbai Municipal

Open Land	Residence	Office	Shop	Industry	Unit
41400	137600	154700	172000	154700	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,37,600.00			
Reduced by 10% on Flat Located on 2 <sup>nd</sup> Floor	13,760.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>1,23,840.00</b>	<b>Sq. Mtr.</b>	<b>11,505.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	41,400.00			
The difference between land rate and building rate (A – B = C)	82,440.00			
Depreciation Percentage as per table (D) [100% - 28%] (Age of the Building – 28 Years)	72%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,00,757.00</b>	<b>Sq. Mtr.</b>	<b>9,361.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**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

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Home > Flats for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Mulwada > 1BHK Flats for Sale in Mulwada > 400 sqft

Posted on: May 04, 23 Property ID: 68906585

Save Time & Money with MB Prime Find the right Property by calling Upto 35 Owners directly Join Prime @ 50% OFF

**₹47.5 Lac** Get ₹15,200 cashback on Home Loan ONLY ON MAGICBRICKS

400 Sq.ft 1 BHK Flat For Sale in **Mulwada, Thane**

1 Bed 1 Bath 1 Balcony Unfurnished

Carpet Area: 375 sqft \* ₹12,877/sqft  
Floor: 5 (Out of 7 Floors)  
Transaction Type: Resale

Status: Ready to Move  
Furnished Status: Unfurnished  
Type Of Ownership: Co-operative Society

Age Of Construction: 5 to 10 years

Contact Owner Get Phone No Last contact made 5 days ago

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Home > Flats for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Belkum Peda > 1 BHK Flats for Sale in Belkum Peda > 385 sqft

Posted on: Jan 11, 23 Property ID: 37097723

Get priority access & benefits with MB Prime Unlock exclusively Reserved Owner Properties Join Prime @ 50% OFF

**₹50.0 Lac** Get ₹15,000 cashback on Home Loan ONLY ON MAGICBRICKS

1 BHK Flat For Sale in NG Regency, **Belkum Peda, Thane**

1 Bed 1 Bath 1 Covered Parking Semi-Furnished

Carpet Area: 385 sqft \* ₹12,987/sqft  
Developer: RNA NG Builders  
Project: NG Regency

Floor: 7 (Out of 7 Floors)  
Transaction Type: Resale  
Status: Ready to Move

Facing: North - East  
Lift: 1  
Furnished Status: Semi-Furnished

Contact Owner Get Phone No Download Brochure Last contact made 29 days ago

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **10<sup>th</sup> 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:

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 **₹ 60,19,200.00 (Rupees Sixty Lakh Seventy Nineteen Thousand Two Hundred Only)**.

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

**Sharadkumar  
B. Chalikwar**  
**Director**

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.05.11 09:56:35 +05'30'

  
Auth. Sign.

**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

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