

## 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-1016/23-24</b>	Dated <b>8-Jun-23</b>
Buyer (Bill to) <b>COSMOS BANK - VILEPARLE EAST</b> Vile Parle (East) Branch Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>31820 / 2301020</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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)

**Indian Rupee Four Thousand Seven Hundred Twenty Only**

E. & O.E

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:**

"Mandar V. Dharmadhikari & Swati M. Dharmadhikari - Residential Flat No. 204, 2nd Floor, Wing - F, "Trans Residency I (E & F) Co-op. Hsg. Soc. Ltd.", Subhash Nagar, Road No. 23, M.I.D.C., Village - Vyaravali, Andheri (East), Mumbai, PIN Code - 400 093, 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**

for Vastukala Consultants (I) Pvt Ltd

*Ratto*  
 Authorised Signatory

This is a Computer Generated Invoice



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An ISO 9001:2015 Certified Company

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mandar V. Dharmadhikari & Swati M. Dharmadhikari**

Residential Flat No. 204, 2<sup>nd</sup> Floor, Wing - F, "Trans Residency I (E & F) Co-op. Hsg. Soc. Ltd.", Subhash Nagar, Road No. 23, M.I.D.C., Village - Vyaravali, Andheri (East), Mumbai, PIN Code - 400 093, State - Maharashtra, Country - India.

Longitude Latitude: 19°07'32.2"N 72°52'05.1"E

### Valuation Prepared for:

**Cosmos Bank**




**Vile Parle (East) Branch**

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India.



#### Our Pan India Presence at :

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

 **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
 TeleFax : +91 22 28371325/24  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)



## VALUATION OPINION REPORT

The property bearing Residential Flat No. 204, 2<sup>nd</sup> Floor, Wing - F, "Trans Residency I (E & F) Co-op. Hsg. Soc. Ltd.", Subhash Nagar, Road No. 23, M.I.D.C., Village - Vyaravali, Andheri (East), Mumbai, PIN Code - 400 093, State - Maharashtra, Country – India belongs to **Mandar V. Dharmadhikari & Swati M. Dharmadhikari**.

### Boundaries of the property.

North	:	Slum Area
South	:	Subhash Nagar Road
East	:	Under Construction Building
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 ₹ **1,26,45,710.00 (Rupees One Crore Twenty Six Lakh Forty Five Thousand Seven Hundred Ten 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,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
o=CMD, email=cs@vastukala.org, c=IN  
Date: 2023.06.08 17:47:25 +05'30'

C.M.D.

Auth. Sign



**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



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### Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

**Valuation Report of Residential Flat No. 204, 2<sup>nd</sup> Floor, Wing - F, "Trans Residency I (E & F) Co-op. Hsg. Soc. Ltd.", Subhash Naqar, Road No. 23, M.I.D.C., Village - Vyaravali, Andheri (East), Mumbai, PIN Code - 400 093, 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 08.06.2023 for Bank Loan Purpose
2	Date of inspection	08.06.2023
3	Name of the owner/ owners	<b>Mandar V. Dharmadhikari &amp; Swati M. Dharmadhikari.</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of ownership is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 204, 2 <sup>nd</sup> Floor, Wing - F, "Trans Residency I (E & F) Co-op. Hsg. Soc. Ltd.", Subhash Nagar, Road No. 23, M.I.D.C., Village - Vyaravali, Andheri (East), Mumbai, PIN Code - 400 093, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Siddharth Pahwa (Tenant) Mobile No. 7276408820
6	Location, street, ward no	Subhash Nagar, Road No. 23
7	Survey/ Plot no. of land	Survey No. 9, Hissa No. 9, 1, CTS No. 17 (pt) (17/1 Pt) of Village - Vyaravali
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. = 517.00 (Area as per Actual Site Measurement)  <b>Built up Area in Sq. Ft. = 605.00 (Area as per Agreement for Sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Subhash Nagar, Road No. 23

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?	Tenant Occupied - Mr. Siddharth Pahwa
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
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	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Siddharth Pahwa
	(ii) Portions in their occupation	Fully Occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 30,000.00 Present rental income per month



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	(iv) Gross amount received for the whole property	Details not available
27	Are any of the occupants related to, or close to business associates of the owner?	Details 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 up on, the basis of arriving at the land rate	N. A.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of commencement of construction – 2002 (As per Commencement Certificate) Year of Completion – 2004 (As per Occupancy Certificate)

42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch to assess fair market value as on 08.06.2023 for Residential Flat No. 204, 2<sup>nd</sup> Floor, Wing - F, "Trans Residency I (E & F) Co-op. Hsg. Soc. Ltd.", Subhash Nagar, Road No. 23, M.I.D.C., Village - Vyaravali, Andheri (East), Mumbai, PIN Code - 400 093, State - Maharashtra, Country – India belongs to **Mandar V. Dharmadhikari & Swati M. Dharmadhikari**.

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

1.	Copy of Index – II / Agreement for Sale dated 27.08.2003
2.	Copy of Occupancy Certificate No. CE / 6298 / WS / AK dated 08.07.2004 issued by Municipal Corporation Greater Mumbai
3.	Copy of Commencement Certificate No. CE / 6298 / WS / AH / AK dated 24.07.2002 issued by Municipal Corporation Greater Mumbai
4.	Copy of Society Share Certificate No. 50 dated 17.01.2016

### LOCATION:

The said building is located at Survey No. 9, Hissa No. 9, 1, CTS No. 17 (pt) (17/1 Pt) of Village – Vyaravali, Andheri (East), Mumbai. The property falls in Residential Zone. It is at a distance of 2.6 Km. from Western Express Highway Metro Station.

### BUILDING:

The building under reference is having Part Ground + Part 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 normal. The building is used for residential purpose. 2<sup>nd</sup> Floor is having 4 Residential Flats.

### Residential Flat:

The residential flat under reference is situated on the 2<sup>nd</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + W.C. + Bath. (i.e. **1 BHK + W.C. + Bath**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush door, Powder Coated Aluminum sliding windows & Concealed electrification & concealed plumbing.

**Valuation as on 08<sup>th</sup> June 2023**

<b>The Built up Area of the Residential Flat</b>	<b>:</b>	<b>605.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2004 (as per Occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	19 Years
Cost of Construction	:	605.00 Sq. Ft. X ₹ 2,800.00 = ₹ 16,94,000.00
Depreciation $\{(100-10) \times 19 / 60\}$	:	28.50%
Amount of depreciation	:	₹ 4,82,790.00
Guideline rate obtained from the Registrar's Office	:	₹ 1,43,670.00 per Sq. M. i.e. ₹ 13,347.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 1,28,988.00 per Sq. M. i.e. ₹ 11,983.00 per Sq. Ft.
Prevailing market rate	:	₹ 21,700.00 per Sq. Ft.
<b>Value of property as on 08.06.2023</b>	<b>:</b>	<b>605.00 Sq. Ft. X ₹ 21,700.00 = ₹ 1,31,28,500.00</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 08.06.2023</b>	<b>:</b>	<b>₹ 1,31,28,500.00 - ₹ 4,82,790.00 = ₹ 1,26,45,710.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 1,26,45,710.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 1,13,81,139.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 1,01,16,568.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 16,94,000.00</b>
<b>Guideline value of the property</b>	<b>:</b>	<b>₹ 72,49,715.00</b>



Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 204, 2<sup>nd</sup> Floor, Wing - F, "**Trans Residency I (E & F) Co-op. Hsg. Soc. Ltd.**", Subhash Nagar, Road No. 23, M.I.D.C., Village - Vyaravali, Andheri (East), Mumbai, PIN Code - 400 093, State - Maharashtra, Country – India for this particular purpose at **₹ 1,26,45,710.00 (Rupees One Crore Twenty Six Lakh Forty Five Thousand Seven Hundred Ten Only)** as on **08<sup>th</sup> June 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 **08<sup>th</sup> June 2023 is ₹ 1,26,45,710.00 (Rupees One Crore Twenty Six Lakh Forty Five Thousand Seven Hundred Ten 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**

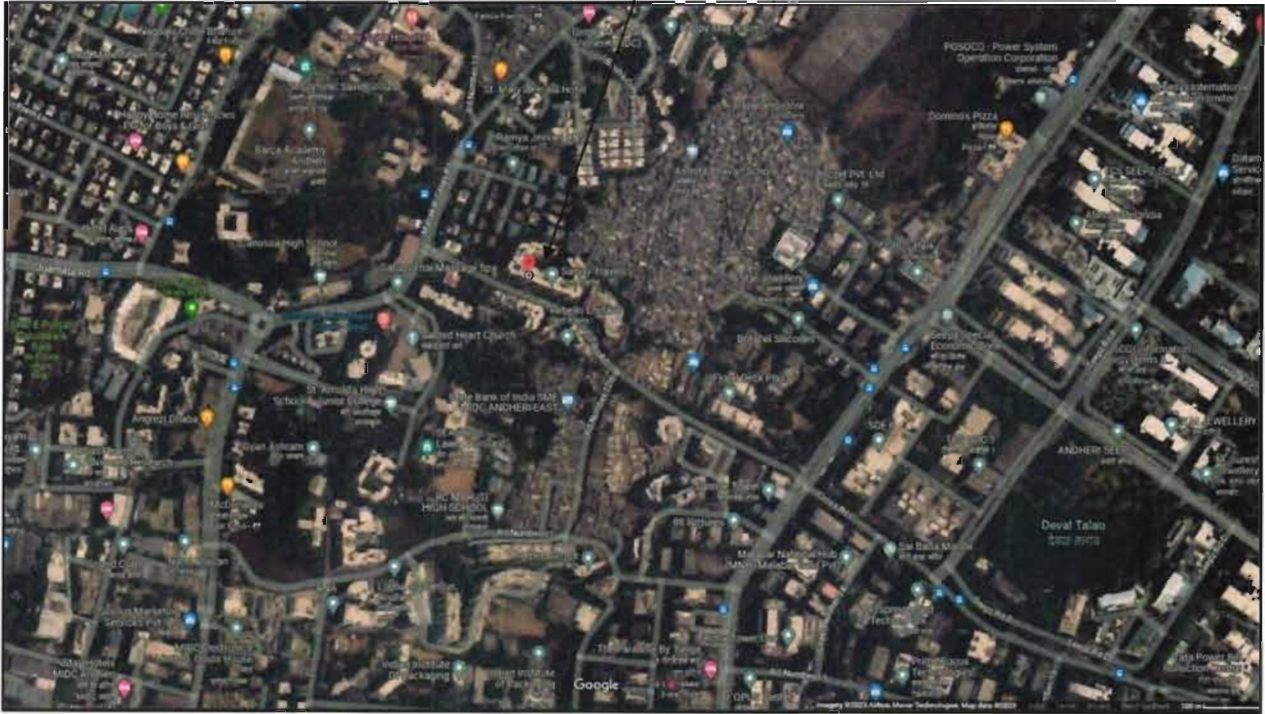
Technical details		Main Building
1.	No. of floors and height of each floor	Part Ground + Part Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 <sup>nd</sup> Floor
3.	Year of construction	2004 (Occupancy Certificate)
4.	Estimated future life	41 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 doors, Powder Coated Aluminium 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	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



## Route Map of the property

Site u/r



**Latitude Longitude - 19°07'32.2"N 72°52'05.1"E**

**Note:** The Blue line shows the route to site from nearest Metro station (Western Express Highway Metro Station – 2.6 Km.)

## Ready Reckoner Rate

**DIVISION / VILLAGE - VARIVALI**  
Commence From 1st April 2023 To 31st March 2024

<b>Type of Area</b>	Urban	<b>Local Body Type</b>	Corporation "A" Class			
<b>Local Body Name</b>	Municipal Corporation of Greater Mumbai					
<b>Land Mark</b>	Terrain: Properties from the following CTS in Viravali village.					

Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
45	45/221	70260	143670	169530	207300	147800

C. T.S. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 17/1, 17/1A, 17/1B, 17/1C, 17/1D, 17/2A/1, 17/2A/2, 17/2A/3, 17/2C, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29

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## Price Indicators

**99acres** Buy - Enter Locality / Project / Society / Landmark

Posted on May 21, 2021 | Ready to move

**₹1.7 Cr** (24,781 per sq.ft.)  
 Estimated EMR ₹1.35,780  
 Price/area estimated on: ₹15-17 Cr

**2BHK 2Baths**  
 Flatted Apartment for Sale

**REDA STATUS** NOT AVAILABLE

**Overview** Society Dealer Details Price Trends Registry Record Society Reviews

**Property (9)** **Society (16)**

**Super Built up area** 900 sq.ft.  
**Built up area** 686 sq.ft.  
**Carpet area** 686 sq.ft.

**Price** ₹1.7 Crore+ Govt Charges & Tax @ 24,781 per sq.ft. [View Price Details](#)

**Address** Atul Trans Residency CHS Subhash Nagar, Mumbai Andheri-Dahisar

**Floor Number** 3<sup>rd</sup> of 7 Floors

**Facing** East

**Connectivity** Main Road

**Property Age** 10+ Year Old

**Deal with Trust** REA Certified DP property!

**Places nearby** Subhash Nagar, Mumbai Andheri-Dahisar, Mumbai [View All \(48\)](#)

**99acres** Buy - Enter Locality / Project / Society / Landmark

Posted on May 21, 2021 | Ready to move

**₹1.1 Cr** (17,741 per sq.ft.)  
 Estimated EMR ₹87,857  
 Price/area estimated on: ₹9L-1.1 Cr

**1BHK 2Baths**  
 Flatted Apartment for Sale

**REDA STATUS** NOT AVAILABLE

**Overview** Society Dealer Details Price Trends Registry Record Society Reviews

**Property (9)** **Society (16)**

**Super Built up area** 620 sq.ft.  
**Built Up area** 595 sq.ft.  
**Carpet area** 450 sq.ft.

**Price** ₹1.1 Crore+ Govt Charges & Tax @ 17,741 per sq.ft. (All inclusive, Resignable) [View Price Details](#)

**Address** Atul Trans Residency CHS Subhash Nagar, Mumbai Andheri-Dahisar

**Floor Number** 3<sup>rd</sup> of 8 Floors

**Facing** South-East

**Connectivity** Main Road

**Property Age** 5 to 10 Year Old

**Deal with Trust** REA Certified property!

**Places nearby** Madc Andheri East, Subhash Nagar, Mumbai Andheri-Dahisar, Mumbai [View All \(48\)](#)

## Price Indicators

The screenshot shows a property listing on HOUSING.com. The property is 'Atul Trans Residency' located in Sunder Nagar, Andheri East, Mumbai. The listing includes the following details:

- Price:** ₹1.6 Cr
- Bedrooms:** 2
- Bathrooms:** 2
- Parking:** 10 Open Parking
- Subcon:** No Balcony
- Project Name:** Atul Trans Residency
- Area:** 71.5 Lacs
- Target Area:** 200 sq.ft
- Subcon:** 2
- Subcon:** No Balcony

The listing also features a 'Contact Seller' section with the name Anshika and a phone number +91999501... There is a 'Share' button and a 'Report' button at the bottom of the listing.

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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 **08<sup>th</sup> June 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 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 ₹ 1,26,45,710.00 (Rupees One Crore Twenty Six Lakh Forty Five Thousand Seven Hundred Ten Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt Ltd,  
o=CMCS, email=cmcs@vastukala.org, c=IN  
Date: 2023.06.06 17:47:44 +05'30'

C.M.D.

Auth. Sign

**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

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