

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-1368/23-24</b>	Dated <b>30-Jun-23</b>
Buyer (Bill to) <b>Cosmos Bank-Zaveri Bazar Branch</b> Zaveri Bazar Branch 19/21, Cosmos Bank Bldg, Vithalwadi Zaveri Bazar, Mumbai-400002 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>002071 / 2301370</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>2,000.00</b>
	<b>CGST</b>			<b>180.00</b>
	<b>SGST</b>			<b>180.00</b>
<b>Total</b>				<b>₹ 2,360.00</b>

Amount Chargeable (in words) E. & O.E  
**Indian Rupee Two Thousand Three Hundred Sixty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
<b>Total</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

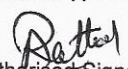
**Remarks:**  
 Mr. Dinesh Chhogaram Trivedi - Residential Flat No. 220, 2nd Floor, Wing - F, "Summer Set Co-Op. Hsg. Soc. Ltd.", Samarth Ramdas Nagar, Village - Navghar, Vasai Road (West), Palghar - 401 102, State - Maharashtra, Country - India

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**  
  
 Authorised Signatory

This is a Computer Generated Invoice



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

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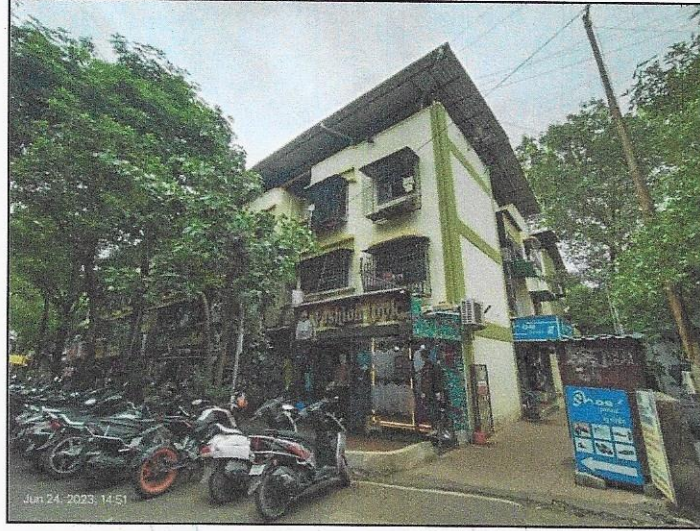
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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Dinesh Chhogaram Trivedi**

Residential Flat No. 220, 2<sup>nd</sup> Floor, Wing – F, "**Summer Set Co-Op. Hsg. Soc. Ltd.**", Samarth Ramdas Nagar,  
Village – Navghar, Vasai Road (West), Palghar – 401 102, State – Maharashtra, Country – India.

Latitude Longitude - 19°23'10.5"N 72°49'46.6"E

### Valuation Prepared for:

**Cosmos Bank**

**Zaveri Bazar**

19/21, Cosmos Bank Building, Vithalwadi Zaveri Bazar, Mumbai – 400 002,  
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 Report Prepared For: Cosmos Bank / Zaveri Bazar Branch / Mr. Dinesh Chhogaram Trivedi (2071/2301370)

Page 2 of 16

Vastu/Mumbai/06/2023/2071/2301370

30/12-471-PRDVS

Date: 30.06.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 220, 2<sup>nd</sup> Floor, Wing – F, "Summer Set Co-Op. Hsg. Soc. Ltd.", Samarth Ramdas Nagar, Village – Navghar, Vasai Road (West), Palghar – 401 102, State – Maharashtra, Country – India belongs to **Mr. Dinesh Chhogaram Trivedi**.

Boundaries of the property.

North : Internal Road & Ganesh Mandir  
South : Ramavati Apartment  
East : Railway Track  
West : Vasai 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 ₹ **38,17,812.00 (Rupees Thirty Eight Lakh Seventeen Thousand Eight Hundred Twelve 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=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.06.30 17:35:20 +05'30'

**Director**

Aufh. 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

Encl. Valuation Report



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

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TeleFax : +91 22 28371325/24  
mumbai@vastukala.org



Valuation Report of Residential Flat No. 220, 2<sup>nd</sup> Floor, Wing – F, "Summer Set Co-Op. Hsg. Soc. Ltd.",  
Samarth Ramdas Nagar, Village – Navghar, Vasai Road (West), Palghar – 401 102,  
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 30.06.2023 for Bank Loan Purpose
2	Date of inspection	24.06.2023
3	Name of the owner/ owners	<b>Mr. Dinesh Chhogaram Trivedi</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 220, 2 <sup>nd</sup> Floor, Wing – F, "Summer Set Co-Op. Hsg. Soc. Ltd.", Samarth Ramdas Nagar, Village – Navghar, Vasai Road (West), Palghar – 401 102, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Ramesh Tank (Broker) Contact No. 9763836115
6	Location, street, ward no	Samarth Ramdas Nagar, Village – Navghar, Vasai Road (West), Palghar – 401 102
	Survey/ Plot No. of land	Survey No. 23 (Part)
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. = 371.00 (Area as per Actual Site Measurement)  <b>Built Up Area in Sq. Ft. = 475.00</b> <b>(Area as per Agreement for Sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Samarth Ramdas Nagar, Village – Navghar, Vasai Road (West), Palghar – 401 102
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?	Vacant
	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 PMC 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	₹ 9,500.00 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 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 Completion – 1984 (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>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Zaveri Bazar Branch to assess fair market value as on 30.06.2023 for Residential Flat No. 220, 2<sup>nd</sup> Floor, Wing – F, "**Summer Set Co-Op. Hsg. Soc. Ltd.**", Samarth Ramdas Nagar, Village – Navghar, Vasai Road (West), Palghar – 401 102, State – Maharashtra, Country – India belongs to **Mr. Dinesh Chhogaram Trivedi.**

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

1	Copy of Gift Deed dated 31.03.2022 Between Mr. Jagdish C. Trivedi & Mr. Vishnu C. Trivedi (The Donors) and Mr. Dinesh Chhogaram Trivedi (The Donee).
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### LOCATION:

The said building is located at Survey No. 23 (Part) of Village Navghar, Vasai Road (West), Palghar – 401 102, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a walking distance of 450 Mtr. from Vasai Road railway station.

### BUILDING:

The building under reference is having Ground + 2 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. 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. (i.e. **1 BHK + WC + Bath**). The residential flat is finished by flooring with carpet, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Casing Capping electrification & Concealed plumbing.



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**Valuation as on 30<sup>th</sup> June 2023**

<b>The Built Up Area of the Residential Flat</b>	<b>:</b>	<b>475.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1984 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	39 Year
Cost of Construction	:	475.00 X 2,500.00 = ₹ 11,87,500.00
Depreciation {(100-10) X 39 / 60}	:	58.50%
Amount of depreciation	:	₹ 6,94,688.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 53,280.00 per Sq. M. i.e. ₹ 4,950.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 38,975.00 per Sq. M. i.e. ₹ 3,621.00 per Sq. Ft.
Prevailing market rate	:	₹ 9,500.00 per Sq. Ft.
<b>Value of property as on 30.06.2023</b>	<b>:</b>	<b>475.00 Sq. Ft. X ₹ 9,500.00 = ₹ 45,12,500.00</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>Total Value of the property as on 30.06.2023</b>	<b>:</b>	<b>₹ 45,12,500.00 - 6,94,688.00 = ₹ 38,17,812.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 38,17,812.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 30,54,250.00</b>
<b>Insurable value of the property (475.00 X 2,500.00)</b>	<b>:</b>	<b>₹ 11,87,500.00</b>
<b>Guideline value of the property (475.00 X 3,621.00)</b>	<b>:</b>	<b>₹ 17,19,975.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 220, 2<sup>nd</sup> Floor, Wing – F, "Summer Set Co-Op. Hsg. Soc. Ltd.", Samarth Ramdas Nagar, Village – Navghar, Vasai Road (West), Palghar – 401 102, State – Maharashtra, Country – India for this particular purpose at **₹ 38,17,812.00 (Rupees Thirty Eight Lakh Seventeen Thousand Eight Hundred Twelve Only)** as on **30<sup>th</sup> June 2023**.



### NOTES

1. I, Sharadkumar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **30<sup>th</sup> June 2023** is **₹ 38,17,812.00 (Rupees Thirty Eight Lakh Seventeen Thousand Eight Hundred Twelve 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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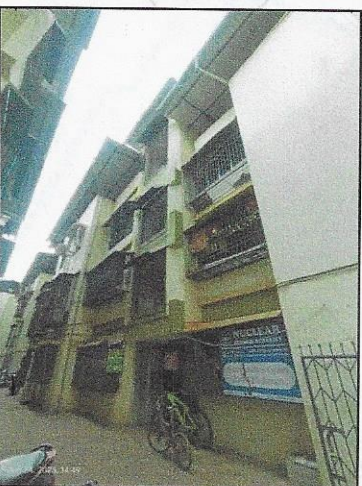
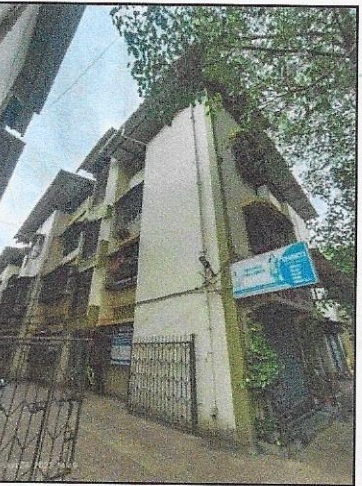
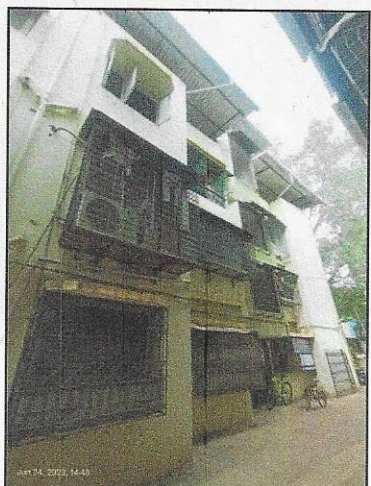
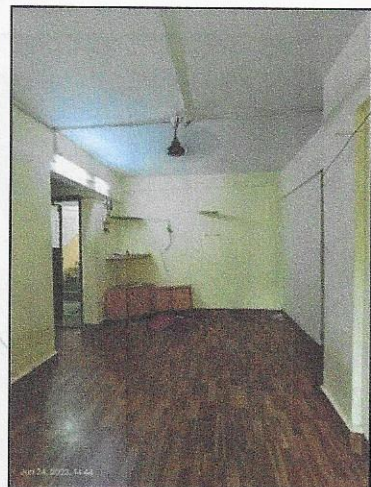
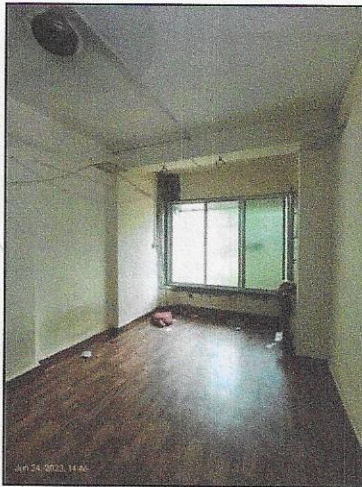
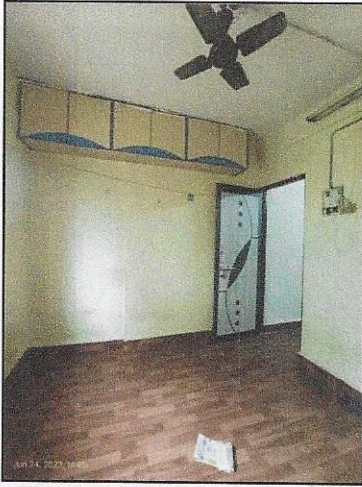


**ANNEXURE TO FORM 0-1**

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 2 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	1984 (As per site information)
4.	Estimated future life	21 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	Carpet flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	Yes
14.	(i) Internal wiring – surface or conduit	Casing Capping 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	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

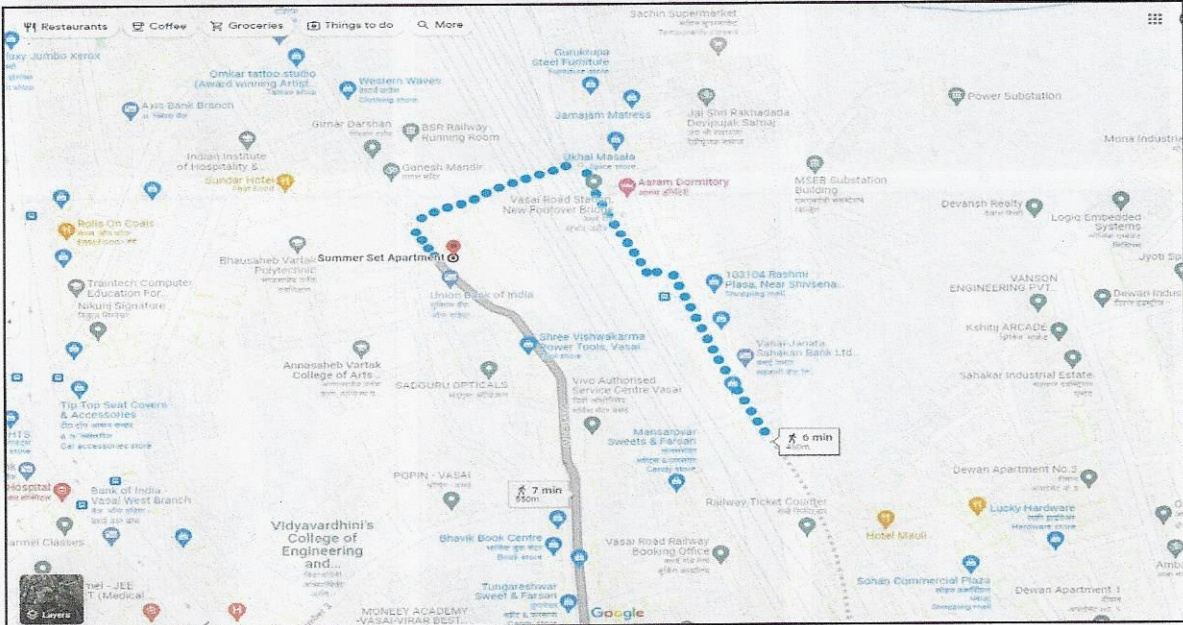
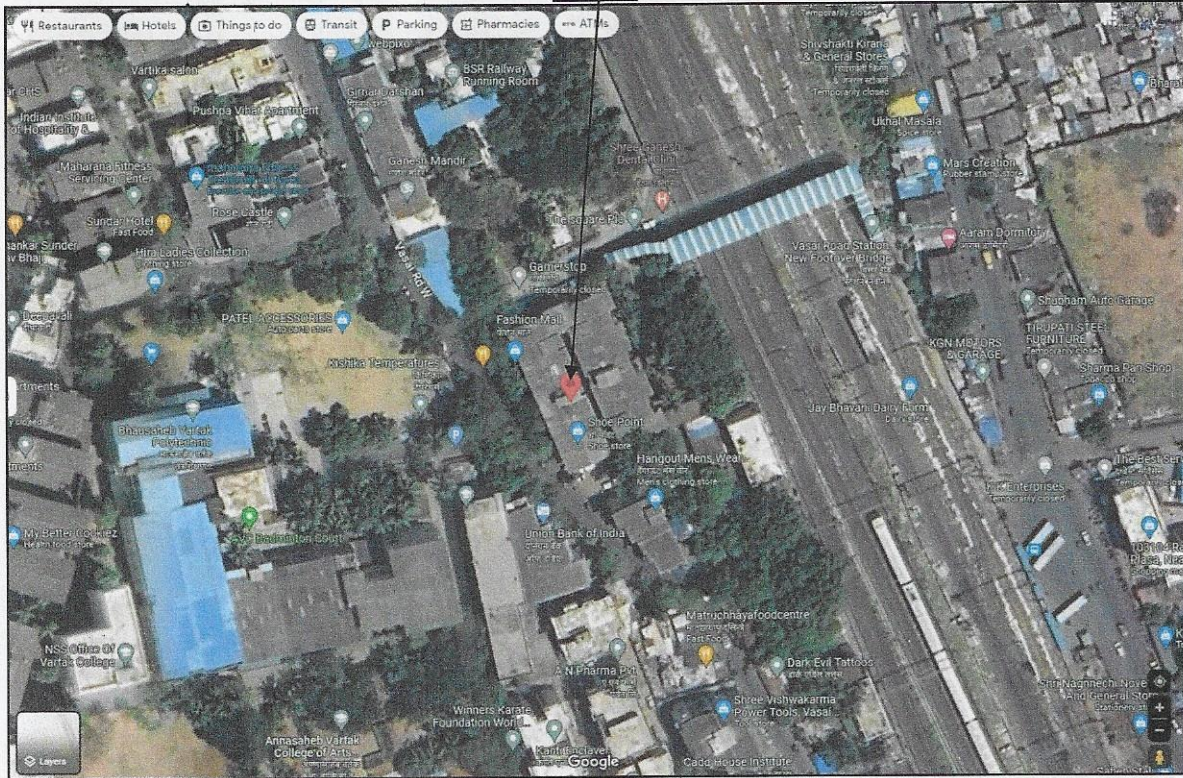


### Actual site photographs





## Route Map of the property Site/ur




**Latitude Longitude - 19°23'10.5"N 72°49'46.6"E**

**Note: The Blue line shows the route to site from nearest railway station (Vasai Road – 450 Mtr.)**




## Ready Reckoner Rate




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विभाग**  
महाराष्ट्र शासन



Valuation
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### Valuation For Urban Area

**Location Details**

Select Type  Development Agreement  Tenant Occupied  Other

Division Name Kokan [Help on Division](#)

District Name	<span style="border: 1px solid black; padding: 2px;">पालघर</span>	Taluka Name	<span style="border: 1px solid black; padding: 2px;">वसई</span>												
Attribute	<span style="border: 1px solid black; padding: 2px;">सक्रे नंबर</span> <span style="border: 1px solid black; padding: 2px;">23</span>	Village/Zone Name	<span style="border: 1px solid black; padding: 2px;">मोजे नवघर</span>												
Mahapalika Area	<span style="border: 1px solid black; padding: 2px;">Vasai-Virar Muncpal C</span>														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Open Land</th> <th style="border: 2px solid red;">Residence</th> <th>Office</th> <th>Shop</th> <th>Industry</th> <th>Unit</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">16600</td> <td style="text-align: center; border: 2px solid red;">59200</td> <td style="text-align: center;">68200</td> <td style="text-align: center;">93500</td> <td style="text-align: center;">68200</td> <td style="text-align: center;">Square Meter</td> </tr> </tbody> </table>				Open Land	Residence	Office	Shop	Industry	Unit	16600	59200	68200	93500	68200	Square Meter
Open Land	Residence	Office	Shop	Industry	Unit										
16600	59200	68200	93500	68200	Square Meter										

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## Price Indicators

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Vasai West > 1 BHK Flats for Sale in Vasai West > 625 sq.ft.

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625 Sq-ft 1 BHK Flat For Sale in **Vasai West, Mumbai**

1 Bed 1 Bath Semi-Furnished

Super Built-Up Area  
**625 sqft**  
 ₹7200/sqft

Floor  
**3 (Out of 4 Floors)**

Transaction Type  
**Resale**

Status  
**Ready to Move**

Furnished Status  
**Semi-Furnished**

Contact Owner

Get Phone No.

Last contact made 4 days ago

**More Details**

Price Breakup	₹ 45 Lac
Address	Vasai West, Mumbai - Mira Road and Beyond, Maharashtra
Furnishing	Semi-Furnished

magicbricks
Buy Rent Sell Home Loans
Login Post Property

Home > Property for Sale in Mumbai > Builder Floor for Sale in Mumbai > Builder Floor for Sale in Vasai West > 1 BHK Builder Floor for Sale in Vasai West > 440 Sq-ft.

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Shortlists Properties  
 Communicates with Owners

Live Video Call

Join Prime @ 50% OFF

₹27.0 Lac

Get ₹6,100 cashback on Home Loan

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1 BHK Builder Floor For Sale in **Vasai West, Mumbai**

1 Bed 1 Bath Unfurnished

Super Built-Up Area  
**440 sqft**  
 ₹6135/sqft

Floor  
**3 (Out of 4 Floors)**

Transaction Type  
**Resale**

Status  
**Ready to Move**

Facing  
**East**

Furnished Status  
**Unfurnished**

Contact Owner

Get Phone No.

Last contact made 36 days ago

**More Details**

Price Breakup	₹ 27 Lac
Address	Vasai West, Mumbai - Mira Road and Beyond, Maharashtra
Furnishing	Unfurnished





## Sales Instance

286479	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. वसई 1
28/06/2023		दस्त क्रमांक : 2864/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : नवघर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3600000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3027000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :, इतर माहिती: , इतर माहिती: गाव मौजे नवघर येथील सर्वे क्र.23(पार्ट)वरील सदनिका क्र.202,दुसरा मजला,आनंद श्रद्धा को-ओप.हा.सो.ली,शास्त्री नगर,नवघर,वसई रोड प 401202(क्षेत्र 550 चौ. फुट सुपर बिल्टअप)( ( Survey Number : 23 (part) ; ) )	
(5) क्षेत्रफळ	51.11 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कमलेश सोमाभाई पटेल - - वय:-50 पत्ता:-प्लॉट नं: 202, माळा नं: दुसरा मजला , इमारतीचे नाव: आनंद श्रद्धा को-ओप.हा.सो.ली , ब्लॉक नं: शास्त्री नगर, नवघर , रोड नं: वसई रोड प , महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ANSPP5801F	
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्राजक्ता मनोज केणी - - वय:-27; पत्ता:-प्लॉट नं: 159, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कोळीवाडा, मांगेलवाडी , रोड नं: सांताक्रूझ प , महाराष्ट्र, मुम्बई. पिन कोड:-400049 पॅन नं:-EBGPK5528C 2): नाव:-प्रज्ञा मनोज केणी - - वय:-25; पत्ता:-प्लॉट नं: 159, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कोळीवाडा, मांगेलवाडी, रोड नं: सांताक्रूझ प , महाराष्ट्र, मुम्बई. पिन कोड:-400049 पॅन नं:-EFZPK9355G 3): नाव:-अलका मनोज केणी - - वय:-48; पत्ता:-प्लॉट नं: 159, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: कोळीवाडा, मांगेलवाडी, रोड नं: सांताक्रूझ प , महाराष्ट्र, मुम्बई. पिन कोड:-400049 पॅन नं:-EDLPK0206E	
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	22/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	2864/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	252000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



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

An ISO 9001:2015 Certified Company

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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 **30<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 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 neighbourhood 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 **₹ 38,17,812.00 (Rupees Thirty Eight Lakh Seventeen Thousand Eight Hundred Twelve Only).**

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=CMD,  
email=cmd@vastukala.org, c=IN  
Date: 2023.06.30 17:35:30 +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

Auth. Sign.

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