

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd 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. PG-1979/23-24 Delivery Note	Dated 12-Aug-23 Mode/Terms of Payment AGAINST REPORT Other References
Buyer (Bill to) Cosmos Bank-Ghodbandar Road Branch Ghodbandar Road Branch Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road, Manpada, Thane West 400 610 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Reference No. & Date. Buyer's Order No. Dispatch Doc No. 003047 / 2302039 Dispatched through Terms of Delivery	Dated Delivery Note Date Destination

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**

Remarks:
 Mr. Prasad Suresh Paralkar - Residential Flat No. 1203,
 12th Floor, Building No. 18, Type - E, Phase II, "Trinity
 Hills Co-Op. Hsg. Soc. Ltd.", Haware Citi, Haware Citi
 Road, Near Euro School, Village - Vadavali, Thane (West),
 Taluka & District - Thane, PIN Code - 400 615,
 State - Maharashtra, Country - Indi

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 : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code : **THANE CHARAI & ICIC0003405**


 UPI Virtual ID : **VASTUKALATHANE@icici**

for Vastukala Consultants (I) Pvt Ltd

Rattod
 Authorised Signatory

This is a Computer Generated Invoice





Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Prasad Suresh Paralkar**

Residential Flat No. 1203, 12th Floor, Building No. 18, Type – E, Phase II, "Trinity Hills Co-Op. Hsg. Soc. Ltd.",
Haware Citi, Haware Citi Road, Near Euro School, Village – Vadavali, Thane (West), Taluka & District - Thane,
PIN Code - 400 615, State – Maharashtra, Country – India.

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Latitude Longitude - 19°15'32.5"N 72°57'24.5"E

Valuation Prepared for:

Cosmos Bank

Ghodbunder Branch

Shop No. 4, Cosmos Heritage, Near Tikuji Ni Wadi, Ghodbunder Road, Manpada, Thane (West),
PIN Code – 410 209, State - Maharashtra, Country - India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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,
Chandivall Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



VALUATION OPINION REPORT

The property bearing Residential Flat No. 1203, 12th Floor, Building No. 18, Type – E, Phase II, "Trinity Hills Co-Op. Hsg. Soc. Ltd.", Haware Citi, Haware Citi Road, Near Euro School, Village – Vadavali, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State – Maharashtra, Country – India belongs to **Mr. Prasad Suresh Paralkar**.

Boundaries of the property.

North	: Haware Citi Road
South	: Building No. 19
East	: Open Plot
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 **₹ 78,93,660.00 (Rupees Seventy Eight Lakh Ninety Three Thousand Six Hundred Sixty Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India, email=manojbaburao@vastukala.com,
2.5.4.20=f422b6c4ad35d03b9c739e2d86911496c70330413e3,
3.1.3.2=f422b6c4ad35d03b9c739e2d86911496c70330413e3,
serialNumber=f422b6c4ad35d03b9c739e2d86911496c70330413e3,
44a282e29a1178a2557c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.14 11:47:22 +05'30'

Auth. Sign.



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Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
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Our Pan India Presence at :

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

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Chandivali Farm Road, Andheri (East),
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Residential Flat No. 1203, 12th Floor, Building No. 18, Type – E, Phase II, "Trinity Hills Co-Op. Hsg. Soc. Ltd."
Haware Citi, Haware Citi Road, Near Euro School, Village – Vadavali, Thane (West), Taluka & District - Thane,
PIN Code - 400 615, 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 12.08.2023 for Banking Purpose
2	Date of inspection	10.08.2023
3	Name of the owner/ owners	Mr. Prasad Suresh Paralkar
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	Address: Residential Flat No. 1203, 12 th Floor, Building No. 18, Type – E, Phase II, "Trinity Hills Co-Op. Hsg. Soc. Ltd.", Haware Citi, Haware Citi Road, Near Euro School, Village – Vadavali, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State – Maharashtra, Country – India. Contact Person: Mrs. Sudha Paralkar - (Owner's Wife) Contact No. 9819971304
6	Location, street, ward no	Haware Citi, Haware Citi Road, Near Euro School, Village – Vadavali, Thane (West), Taluka & District – Thane.
	Survey/ Plot no. of land	Survey No. 19/1, 19/3, 19/8, 19/9, 19/11, 19/12, 19/13, 19/15, 19/16, 19/17, 19/18, 19/19, 19/20, 19/21, 19/22, 19/23, 19/24, 19/25, 19/26, 19/27, 19/28, 19/29, 19/30, 19/31, 20/3, 20/4, 20/5, 20/7, 20/9, 21/12, 21/10, 21/14, 21/16, 21/19, 21/20, 21/21, 22/1, 22/7, 23/2A, 23/3A, 23/4 of Village – Vadavali
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	<p>Carpet Area in Sq. Ft. = 510.00 Cupboard Area in Sq. Ft. = 28.00 Total Carpet Area in Sq. Ft. = 538.00 (Area as per Actual Site Measurement)</p> <p>Carpet Area in Sq. Ft. = 564.00 (Area as per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 677.00 (Carpet area as per Agreement + 20%)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Haware Citi, Haware Citi Road, Near Euro School, Village – Vadavali, Thane (West), Taluka & District – Thane.
14	If freehold or leasehold land	Freehold
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	Fully
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	₹ 16,500.00 Expected rental income per month
	(iv) Gross amount received for the whole property	Details not provided
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	Year of Completion – 2013 (As per Part 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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghodbunder Branch to assess fair market value as on **12.08.2023** for Residential Flat No. 1203, 12th Floor, Building No. 18, Type – E, Phase II, "Trinity Hills Co-Op. Hsg. Soc. Ltd.", Haware Citi, Haware Citi Road, Near Euro School, Village – Vadavali, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State – Maharashtra, Country – India belongs to **Mr. Prasad Suresh Paralkar**.

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 24.08.2012 between Haware Engineers & Builders Private Limited (the Promoters) and Mr. Prasad Suresh Paralkar (the Purchaser/s).
2	Copy of Part Occupancy Certificate V. P. No. 2007 / 06 / TMC / TDD / 41 dated 13.05.2013 issued by Thane Municipal Corporation, Thane.
3	Copy of Amended Commencement Certificate V. P. No. 2007 / 06 / TMC / TDD / 410 Dated 01.11.2010 issued by Thane Municipal Corporation, Thane.
4	Copy of No Objection Certificate dated 30.08.2012 issued by Haware Engineers & Builders Pvt. Ltd.
5	Copy of Demand Letter dated 30.08.2012 in the name of Mr. Prasad Suresh Paralkar issued by Haware Engineers & Builders Pvt. Ltd

LOCATION:

The said building is located at Survey No. 19/1, 19/3, 19/8, 19/9, 19/11, 19/12, 19/13, 19/15, 19/16, 19/17, 19/18, 19/19, 19/20, 19/21, 19/22, 19/23, 19/24, 19/25, 19/26, 19/27, 19/28, 19/29, 19/30, 19/31, 20/3, 20/4, 20/5, 20/7, 20/9, 21/12, 21/10, 21/14, 21/16, 21/19, 21/20, 21/21, 22/1, 22/7, 23/2A, 23/3A, 23/4 of Village – Vadavali, Thane (West), Taluka & District - Thane. The property falls in Residential Zone. It is at a traveling distance 10.3 from Thane Station.

BUILDING:

The building under reference is having Still + 28th 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is Good. The building is used for residential purpose. 12th Floor is having 4 Residential Flat. The building is having 3 lifts.

Residential Flat:

The residential flat under reference is situated on the 12th Floor. It consists of 2 Bedrooms + Living Room + Dining + Kitchen + 2Toilets + Passage + Cupboard Area (i.e. **2 BHK with 2 Toilets**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters door, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 12th August 2023

The Carpet Area of the Residential Flat	:	564.00 Sq. Ft.
------------------------------------------------	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2013 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	10 years
Cost of Construction	:	677.00 Sq. Ft. X ₹ 2,800.00 = ₹ 18,95,600.00
Depreciation {(100-10) X 10 / 60}	:	15.00%
Amount of depreciation	:	₹ 2,84,340.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,07,470.00 per Sq. M. i.e. ₹ 9,984.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 98,713.00 per Sq. M. i.e. ₹ 9,171.00 per Sq. Ft.
Prevailing market rate	:	₹ 14,500.00 per Sq. Ft.
Value of property as on 12.08.2023	:	564.00 Sq. Ft. X ₹ 14,500.00 = ₹ 81,78,000.00

(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 12.08.2023	:	₹ 81,78,000.00 - ₹ 2,84,340.00 = ₹ 78,93,660.00
Total Value of the property	:	₹ 78,93,660.00
The realizable value of the property	:	₹ 71,04,294.00
Distress value of the property	:	₹ 63,14,928.00
Insurable value of the property (677.00 X 2,800.00)	:	₹ 18,95,600.00
Guideline value of the property (677.00 X 9,171.00)	:	₹ 62,08,767.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1203, 12th Floor, Building No. 18, Type – E, Phase II, "Trinity Hills Co-Op. Hsg. Soc. Ltd.", Haware Citi, Haware Citi Road, Near Euro School, Village – Vadavali, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State – Maharashtra, Country – India for this particular purpose at **₹ 78,93,660.00 (Rupees Seventy Eight Lakh Ninety Three Thousand Six Hundred Sixty Only)** as on **12th August 2023**.

NOTES

1. I, Manoj 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 **12th August 2023 is ₹ 78,93,660.00 (Rupees Seventy Eight Lakh Ninety Three Thousand Six Hundred Sixty Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Still + 28 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 12 nd Floor
3.	Year of construction	2013 (As per Part Occupancy Certificate)
4.	Estimated future life	50 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 door
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP false ceiling
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	Yes
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	3 Lifts
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	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



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Actual site photographs



Actual site photographs



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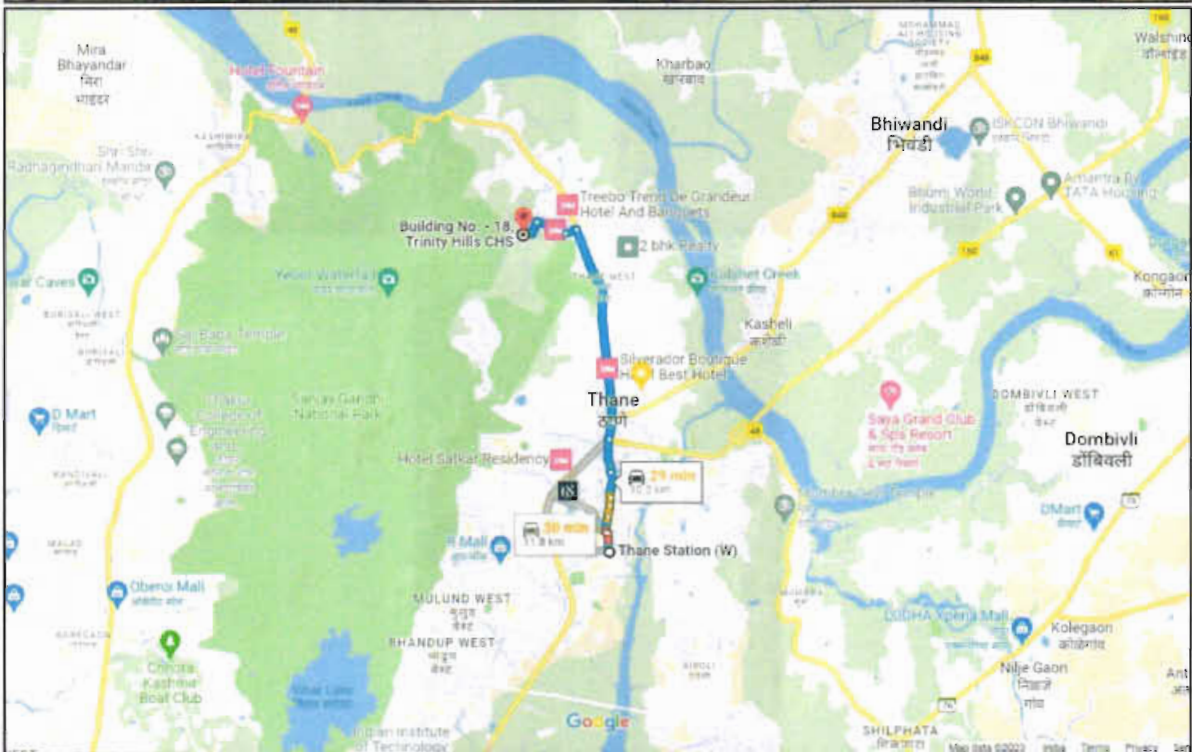
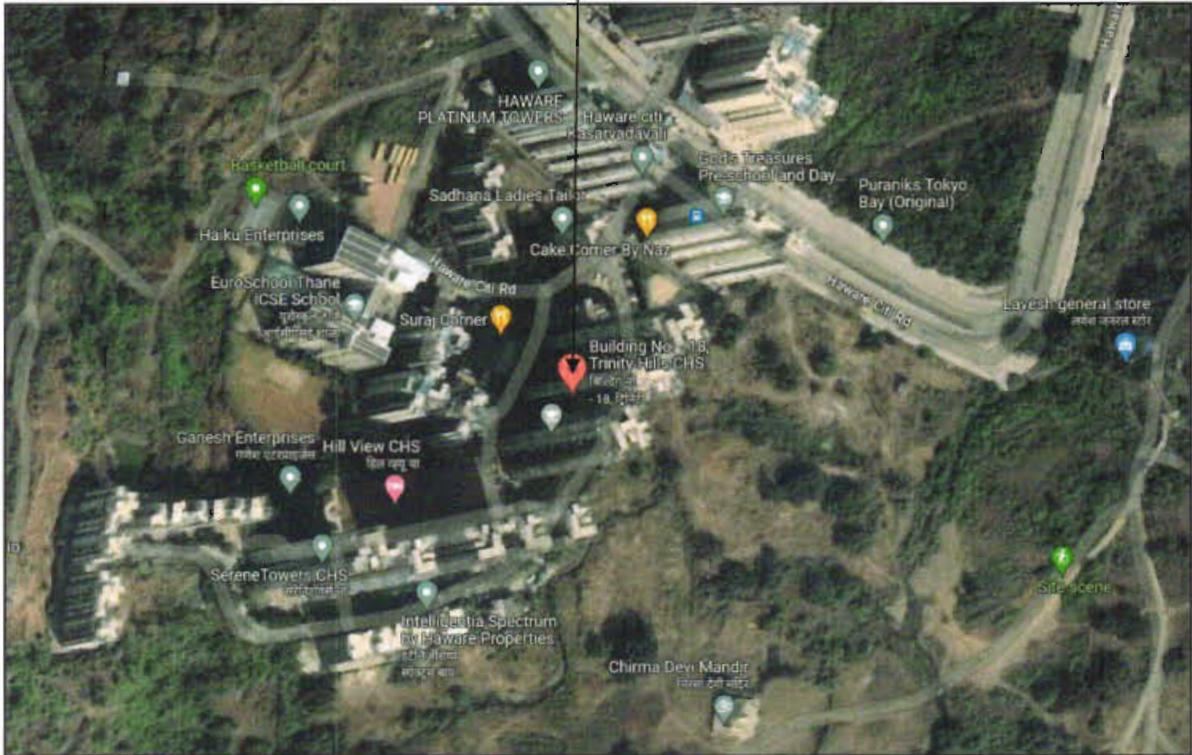
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Route Map of the property

Site u/r



Latitude Longitude - 19°15'32.5"N 72°57'24.5"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 10.3 KM)

Ready Reckoner Rate



Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year: 2023/2024
Annual Statement of Rates
Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: माळाचे गाव : जहाजली (ठाणे)

Search By: Survey No Location

Enter Survey No: 20

वर्णिकरण	सुरती जमीन	शिवाजी मार्ग	जमीन	दुपरी	जे.सी.एम.	मूल्य (रु./.)	आकार
13/48-18/4) रजवापरातून दुसऱ्यांमधील भाग व जमीन -18/4) मधील बांधिलेखाने खोले मालक बांधिलेखाने मालकीचे जमीनीचे विवरण/मालक मालक शिवाजी मार्ग (माळाचे गाव)	19900	97700	109100	121900	109100	मो. मीटर	मगई मंच
13/48-18/4) रजवापरातून दुसऱ्यांमधील भाग व जमीन -18/4) मधील बांधिलेखाने खोले मालक बांधिलेखाने मालकीचे जमीनीचे विवरण/मालक मालक शिवाजी मार्ग (माळाचे गाव)	19900	97700	109100	121900	109100	मो. मीटर	मि.मि.एम. मंच

Stamp Duty Ready Reckoner Market Value Rate for Flat (A)	97,700.00			
Increase by 10% on Flat Located on 12 th Floor	9,770.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,07,470.00	Sq. Mtr.	9,984.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	19,900.00			
The difference between land rate and building rate (A – B = C)	87,570.00			
Depreciation Percentage as per table (D) [100%-10%] (Age of the building – 10 Years)	90%			
Rate to be adopted after considering depreciation [B + (C x D)]	98,713.00	Sq. Mtr.	9,171.00	Sq. Ft.

Multi-Storied building with Lift

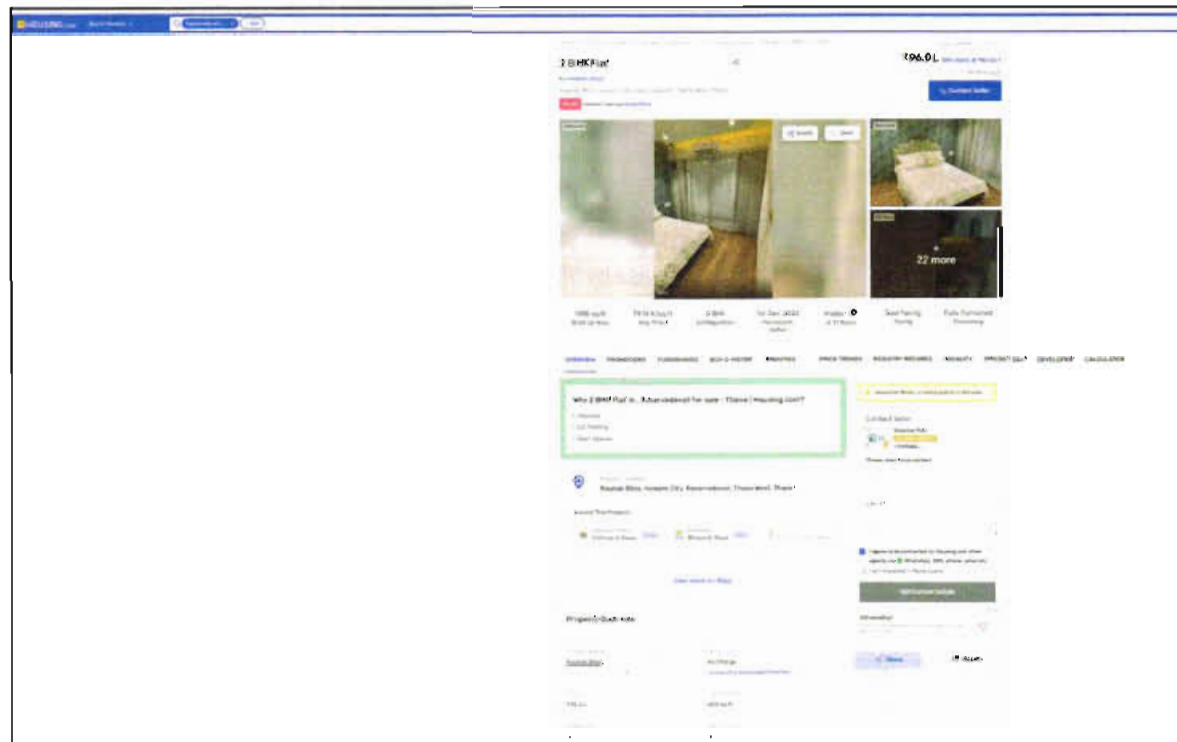
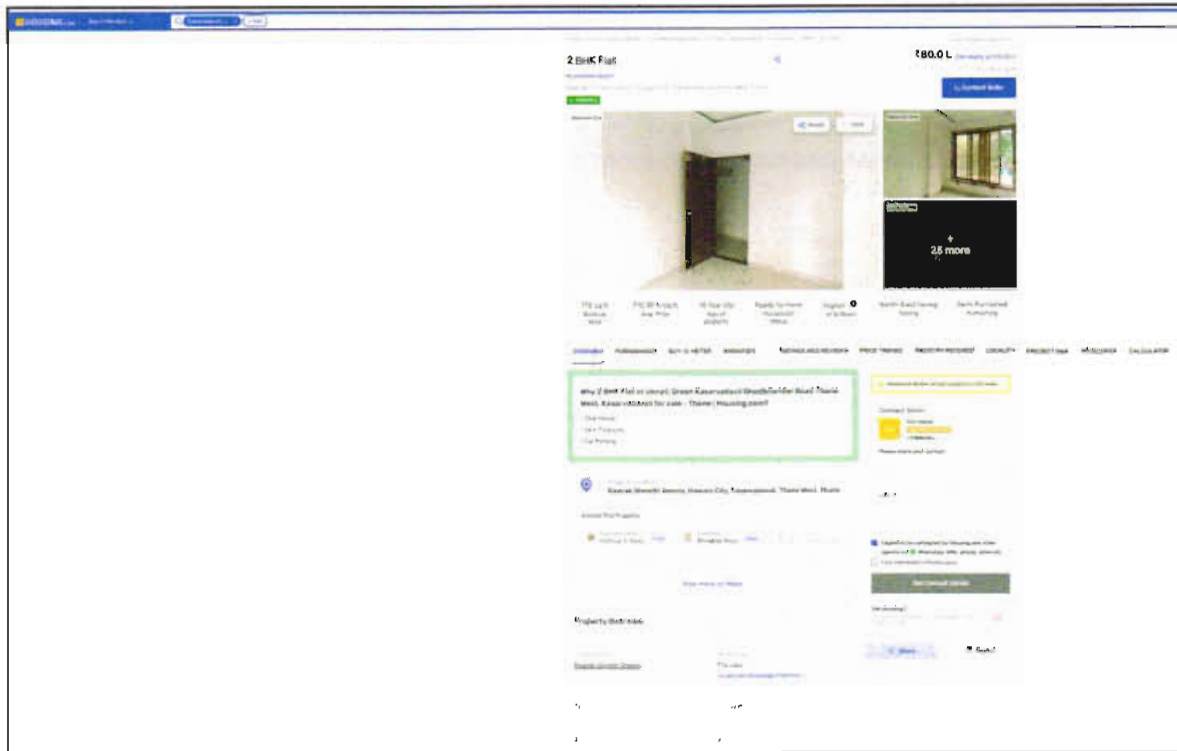
For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	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

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



Price Indicators

The screenshot shows a property listing on the 99acres website. The main heading is "₹1.05 Cr" with a price per sq.ft. of "₹11,640 per sq.ft.". The property is a "2BHK 2Baths" apartment. The listing includes a photo of the interior, a "Super Built up area 902 sq.ft." and a "Carpet area: 564 sq.ft.". The price is listed as "₹1.05 Cr++ Govt Charges & Tax @ 11,640 per sq.ft.". The property is located in "Thane West, Thane" and is part of a society named "Havare Citi". The listing also mentions "2 Bedrooms, 2 Bathrooms, No Balcony" and "6th of 29 Floors". The property is "5 to 10 Year Old". The listing is posted on "May 01, 2023" and is "Ready to receive". The listing includes a "Photos (1/8)" button and a "Places nearby" section with locations like "Nandibaba temple", "nilkanteshwar mandir", "State bank of india ATM", "icici bank ATM", and "Shri Gajanan Netralaya".



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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 **12th August 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.

