

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-2096/23-24	Dated 22-Aug-23
Buyer (Bill to) COSMOS BANK - VILEPARLE EAST 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 AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 003173 / 2302159	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

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

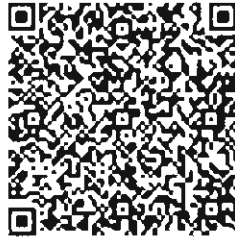
Indian Rupee Four Thousand Seven Hundred Twenty Only

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

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

Company's Bank Details

Bank Name : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : Vastukala@icici

Remarks:

Mrs. Shaila Bharat Shettigar - Residential Flat No.
 905, 9th Floor, Building No. C, "Keshav Heights
 Building C Co-op. Hsg. Soc. Ltd.", 90 Feet Road,
 Parsik Nagar, Kharegaon, Kalwa (West), Thane - 400
 605, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO
 BE CLEARED WITHIN 45 DAYS OR INTEREST
 CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

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

Asmita Rathod

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Shaila Bharat Shettigar**

Residential Flat No. 905, 9th Floor, Building No. C, "Keshav Heights Building C Co-op. Hsg. Soc. Ltd.",
90 Feet Road, Parsik Nagar, Kharegaon, Kalwa (West), Thane – 400 605,
State – Maharashtra, Country – India.

Latitude Longitude - 19°12'26.5"N 73°00'16.6"E

Valuation Done 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**

VALUATION OPINION REPORT

The property bearing Residential Flat No. 905, 9th Floor, Building No. C, "Keshav Heights Building C Co-op. Hsg. Soc. Ltd.", 90 Feet Road, Parsik Nagar, Kharegaon, Kalwa (West), Thane – 400 605, State – Maharashtra, Country – India belongs to **Mrs. Shaila Bharat Shettigar**.

Boundaries of the property.

North	: Open Plot
South	: 90 Feet Road
East	: Keshav Heights Building No. A2
West	: Internal Road & Shubhtej Building

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 **₹ 1,20,30,000.00 (Rupees One Crore Twenty Lakh Thirty Thousand Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Digital Signature of Manoj Baburao Chalikwar
Date: 2023.08.22 10:25:08 +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



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. 905, 9th Floor, Building No. C, "**Keshav Heights Building C Co-op. Hsg. Soc. Ltd.**", 90 Feet Road, Parsik Nagar, Kharegaon, Kalwa (West), Thane – 400 605,
State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 22.08.2023 for Bank Loan Purpose
2	Date of inspection	18.08.2023
3	Name of the owner/ owners	Mrs. Shaila Bharat Shettigar
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. 905, 9 th Floor, Building No. C, " Keshav Heights Building C Co-op. Hsg. Soc. Ltd. ", 90 Feet Road, Parsik Nagar, Kharegaon, Kalwa (West), Thane – 400 605, State – Maharashtra, Country – India. Contact Person: Takshat Shettigar (Owner's Son) Contact No. 9167305452
6	Location, street, ward no	90 Feet Road, Parsik Nagar, Kharegaon, Kaiva (West), Thane
7	Survey/ Plot no. of land	Gut No. 26, 28/1, 29/1, 32, 33, 63/A New Gut No. 63/6, 63/B, New 63/7, Gut No. 34/3/3C, C. S. No. 479, 480, 482/C, 488, 492, 487, 485, 491 of Village – Parsik & Khari
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 794.00 Flowerbed Area in Sq. Ft. = 164.00 (Area as per Actual Site Measurement) RERA Carpet Area in Sq. Ft. = 690.00 Enclosed Balcony Area in Sq. Ft. = 68.00

		Cupboard Area in Sq. Ft. = 44.00 Total Carpet Area in Sq. Ft. = 802.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 882.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	90 Feet Road, Parsik Nagar, Kharegaon, Kalva (West), Thane – 400 605.
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	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	₹ 30,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?		Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details		N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner		N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars		N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?		N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof		Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium		Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?		N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?		N. A.
	SALES		
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.		As per sub registrar of assurance records
39	Land rate adopted in this valuation		N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.

40	If sale instances are not available or not relied upon, 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 – 2020 (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.
<i>Remark: As per site measurement, the carpet area of the property is 794.00 Sq. ft. & Balcony Area is 164.00 Sq Ft. but as per agreement, the Carpet area of the property is 802.00 Sq. ft. (Including Balcony area). For the purpose of valuation, we have considered the area as per agreement for sale.</i>		

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Vile Parle (East) Branch to assess fair market value as on 22.08.2023 for Residential Flat No. 905, 9th Floor, Building No. C, "**Keshav Heights Building C Co-op. Hsg. Soc. Ltd.**", 90 Feet Road, Parsik Nagar, Kharegaon, Kalwa (West), Thane – 400 605, State – Maharashtra, Country – India belongs to **Mrs. Shaila Bharat Shettigar.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 09.05.2019 Between Mr. Nandkumar B. Salvi (the Promoter) and Mrs. Shaila Bharat Shettigar (the Purchaser).
2	Copy of Occupancy Certificate V. P. No. 99 / 038A / TMC / TDD / 34 dated 04.11.2020 issued by Thane Municipal Corporation.
3	Copy of Commencement Certificate V. P. No. 99 / 038A / TMC / TDD / 98 dated 02.02.2019 issued by Thane Municipal Corporation.
4	Copy of Possession Letter dated 01.07.2023 in the name of Mrs. Shaila Bharat Shettigar issued by Sunita Enterprises.
5	Copy of Electricity Bill BP No. 0720034777 dated 18.08.2023 in the name of Shaila Bharat Shettigar issued by MSEDCL.

LOCATION:

The said building is located at Gut No. 26, 28/1, 29/1, 32, 33, 63/A New Gut No. 63/6, 63/B, New 63/7, Gut No. 34/3/3C, C. S. No. 479, 480, 482/C, 488, 492, 487, 485, 491 of Village – Parsik & Khari, Kalwa (West), Thane. The property falls in Residential Zone. It is at a travelling distance 2.4 Km. from Kalwa railway station.

BUILDING:

The building under reference is having Stilt + 27 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 good. The building is used for residential purpose 9th Floor is having 8 Residential Flat. 4 Lifts provided in the building.



Residential Flat:

The residential flat under reference is situated on the 9th Floor. It consists of 3 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Passage. (i.e., **3 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing etc.

Valuation as on 22nd August 2023

The Carpet Area of the Residential Flat	:	802.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2020 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	03 Years
Cost of Construction	:	882.00 X 2,800.00 = ₹ 24,69,600.00
Depreciation $\{(100-10) \times 3 / 60\}$:	N.A., as the property age is below 5 years.
Amount of depreciation	:	
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 80,850.00 per Sq. M. i.e., ₹ 7,511.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	N.A., as the property age is below 5 years.
Prevailing market rate	:	₹ 15,000.00 per Sq. Ft.
Value of property as on 22.08.2023	:	802.00 Sq. Ft. X ₹ 15,000.00 = ₹ 1,20,30,000.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 22.08.2023	:	₹ 1,20,30,000.00
Total Value of the property	:	₹ 1,20,30,000.00
The realizable value of the property	:	₹ 1,08,27,000.00
Distress value of the property	:	₹ 96,24,000.00
Insurable value of the property (882.00 X 2,800.00)	:	₹ 24,69,600.00
Guideline value of the property (882.00 X 7,511.00)	:	₹ 66,24,702.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 905, 9th Floor, Building No. C, "Keshav Heights Building C Co-op. Hsg. Soc. Ltd.", 90 Feet Road, Parsik Nagar, Kharegaon, Kalwa (West), Thane – 400 605, State – Maharashtra, Country – India for this particular purpose at ₹ 1,20,30,000.00 (Rupees One Crore Twenty Lakh Thirty Thousand Only) as on 22nd August 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 **22nd August 2023 is ₹ 1,20,30,000.00 (Rupees One Crore Twenty Lakh Thirty Thousand Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

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

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 27 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 9 th Floor
3	Year of construction	2020 (As per occupancy certificate)
4	Estimated future life	57 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 Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	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	Not Provided
18	No. of lifts and capacity	4 Lift provided
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



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Route Map of the property Site u/r



Latitude Longitude - 19°12'26.5"N 73°00'16.6"E


Note: The Blue line shows the route to site from nearest railway station (Kalva – 2.4 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 **Language**

20232024 English

Annual Statement of Rates

Selected District:

Select Taluka:

Select Village:

Search By: Survey No Location

Select	उपविभाग	पूर्वी मूल्य	नियती मूल्य	नवीन मूल्य	नवीन मूल्य	एकक (Sq.ft)
SurveyNo	16/63-12क) मुंबई-पुणे महामार्गावर रॉपी इन्फ्लेने सर्वे नगर	28800	84800	98000	118200	98000 चौ. मीटर
SurveyNo	18/64-12क) मुंबई-पुणे महामार्गाच्या उत्तरेकडील पारसिक गावाच्या व्हो प्लॅनचा पत्रक सर्वे नगर	20600	77000	78600	96400	78600 चौ. मीटर
SurveyNo	16/65-12क) मुंबई-पुणे महामार्गाच्या कालील बाजुस मध्य रेल्वे (सीकन) वीलातुन इन्फ्लेनेचा पत्रक	11000	53200	53400	66700	53400 चौ. मीटर
SurveyNo	16/66-12क) आशिय रंगल	3700	0	0	0	चौ. मीटर

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Price Indicators

NOBROKER

2 BHK Flat in Kashi Heights For Sale in Kalyan

₹ 1.2 Crores
₹ 68,177/Month
1,096 sq ft

3 Bedrooms
2 Bathrooms
3 Balconies

May 3, 2023
Immediately
Kashi Heights

Get Owner Details

Price Trends by MR Estimate

Report what was not correct in this property

Liked by Binak, Siddhar, Hany Info

Overview

Age of Building: 15 Years
Ownership Type: Self Owned
Maintenance Charge: ₹ 2.2 Per Sq Ft/M

Activity On This Property

801 views
4 likes

99acres

Buy - Parshe Nagar, Thane, Mumbai

₹ 1.29 Cr
Estimated Per Sq Ft - ₹ 17,063

2BHK 2Baths

Built-up area: 1096 sq ft
Carpet area: 756 sq ft

2 Bedrooms, 2 Bathrooms, 3 Balconies

₹ 1.29 Crores
@ 17,063 per sq ft, (all inclusive, Negotiable) View Price Details

2nd of 17 Floors

North-East

1 to 5 Year Old

Places nearby
Parshe Nagar, Thane, Mumbai

Sales Transaction

9401335 22-08-2023 Note:-Generated Through eDisplay v2.1 Module.For original report please contact concern SRO office.	सूची क्र. २	द्वयम निवधक सह दु.नि.टाणे 5 दस्तावेज क्रमांक.:9401/2023 नोंदणी : Regn:63m
गाव : खारगाव		
(1)दस्तावेज प्रकार	करागनामा	
(2)सोबतला	12200000	
(3)साजाराभाव (भाडेपट्ट्याच्या बाबतीलपट्टेकार आकारणी देतो कि रट्टेकार ने नमुद करणे)	6946390.85	
(4)भुमिपत्र, रोडहिस्ता व धरकलाक (अमल्याम)	1) इतर माहिती : सदनिका क्रमांक 1304,13 वा मजला,बिल्डींग सी केशव हार्बटस बिल्डींग सी,1कार पार्किंग सहित,खारगाव टाणे, मौजे खारगाव गट. नं. 26,28/1,29/1,32,33,63 अ(नविन 63/6),63/ब(नविन 63/7),34/3/3क.सि.मं.नं. 479,480,482/क,488,492,487,485,491(रै). ब्लॉक नं 15/61/1-10ब)	
(5)क्षेत्रफळ	1) 81.05 चौ.मीटर	
(6)अकारणी किंवा चुकी देण्यात असलेले तब्बो		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत अमल्याम प्रतिवादीचे नाव व पत्ता	1) नंदकुमार बी.साळवी प्रो.प्रा. मेसर्स सुनिता गट्टेप्रायव्हेस तर्फे कु.मु.म्हणून मुरेज धारवे 48 प्लॉट नं : - माळा नं : - इमारतीचे नाव : यशवंत अपार्टमेंट ब्लॉक नं : - रोड नं : कळवाटाणे, महाराष्ट्र टाणे, 400605	
(8)दस्तावेज करून घेणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत अमल्याम प्रतिवादीचे नाव व पत्ता	1) अजित ऋषीकुमार वारेकर 38 प्लॉट नं : - माळा नं : - इमारतीचे नाव : बी-305श्री यशवंत सोमायटी ब्लॉक नं : - रोड नं : कळवाटाणे, महाराष्ट्र टाणे, 400605	
(9)दस्तावेज करून दिल्याचा दिनांक	12/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	12/06/2023	
(11)अनुक्रमांक,वड व पृष्ठ	9401/2023	
(12)साजाराभावाप्रमाणे मुद्रांक शुल्क	854000	
(13)साजाराभावाप्रमाणे नोंदणी शुल्क	30000	
(14)सैरा		
मूल्यकलामाती विचारात घेतलेला तबजील :		



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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 **22nd 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 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.



