

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-2205/23-24	Dated 28-Aug-23
Buyer (Bill to) COSMOS BANK- KANDIVALI(WEST) Kandivali (West) Branch Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, 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. 003273 / 2302272	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl 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**

Remarks:
 "Name of Proposed Purchaser / Client: Mr. Viraj Chandrahas Shetty Name of Owner: Mr. Vinit Chandrahas Shetty & Mr. Chandrahas Rukkaya Shetty
 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
Asmita Rathod
 Authorised Signatory

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mr. Viraj Chandrahas Shetty

Residential Flat No. A/101, 1st Floor, 'A' Wing, Building Type SC-32, "Sky Heights Co-op. Hsg. Soc. Ltd.",
Evershine City, Village Achole, Vasai Road (East), Taluka Vasai, District Palghar,
PIN - 401 208, State - Maharashtra, Country - India.

Latitude Longitude - 19°24'32.8"N 72°50'17.2"E

Valuation Prepared for:

Cosmos Bank

Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West),
Mumbai - 400 067, State - Maharashtra, Country - India.



VALUATION OPINION REPORT

The property bearing Residential Flat No. A/101, 1st Floor, 'A' Wing, Building Type SC-32, "Sky Heights Co-op. Hsg. Soc. Ltd.", Evershine City, Village Achole, Vasai Road (East), Taluka Vasai, District Palghar, PIN – 401 208, State – Maharashtra, Country – India belongs to **Mr. Viraj Chandras Shetty**.

Boundaries of the property.

North	: Slum Area
South	: Jawaharal Nehru Road
East	: Row Houses
West	: Taurus Housing Society

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ 60,65,950.00 (Rupees Sixty Lakhs Sixty Five Thousand Nine Hundred Fifty 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

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manojbaburaochalikwar@vastukala.com, c=IN
Date: 2023.08.28 14:40:48 +05'30'



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. A/101, 1st Floor, 'A' Wing, Building Type SC-32, "Sky Heights Co-op. Hsg. Soc. Ltd.", Evershine City, Village Achole, Vasai Road (East), Taluka Vasai, District Palghar, PIN – 401 208,
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 28.08.2023 for Bank Loan Purpose
2	Date of inspection	22.08.2023
3	Name of the owner/ owners	Mr. Viraj Chandrahas Shetty
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. A/101, 1 st Floor, 'A' Wing, Building Type SC-32, "Sky Heights Co-op. Hsg. Soc. Ltd.", Evershine City, Village Achole, Vasai Road (East), Taluka Vasai, District Palghar, PIN – 401 208, State – Maharashtra, Country – India. Contact Person: Mr. Viraj C. Shetty (Owner) Contact No.: 9987944600
6	Location, street, ward no	Evershine City, Village Achole, Vasai Road (East), Taluka Vasai, District Palghar
7	Survey/ Plot no. of land	Survey No. 2 Old, New Survey No. 254, Old 357, Hissa No. 1/9
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.	Carpet Area in Sq. Ft. = 560.00

	Shape, dimension and physical features	Flowerbed + Niche Area in Sq. Ft. = 71.00 Total Area in Sq. Ft. = 631.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 583.00 (Aea as per Agreement) Built-up Area in Sq. Ft. = 700.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Evershine City Road / Jawaharlal Nehru Road, Village Achole, Vasai Road (East), Taluka Vasai, District Palghar
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 and seller occupied (Family)
	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 VVCMC 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	₹ 12,000.00 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?	N.A.
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	N.A.
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	N.A.
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	As per sub registrar of assurance records

	No., sale price and area of land sold.	
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 Construction – 2012 (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.
	Remark: As per actual measurement Carpet area is 630.00 Sq. Ft. (including nitch Area) is more than carpet area mentioned in the Agreement. We have considered the area mentioned in the documents. Hence to give proper weightage to the value of the property, higher rate i.e. ₹ 10,900/- per Sq. Ft. considered	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 28.08.2023 for Residential Flat No. A/101, 1st Floor, 'A' Wing, Building Type SC-32, "Sky Heights Co-op. Hsg. Soc. Ltd.", Evershine City, Village Achole, Vasai Road (East), Taluka Vasai, District Paighar, PIN – 401 208, State – Maharashtra, Country – India belongs to **Mr. Viraj Chandrahas Shetty**.

We are in receipt of the following documents:

1	Copy of Draft Agreement for Sale made in August, 2023 between Mr. Vinit Chandrahas Shetty & Mr. Chandrahas Rukkaya Shetty (the Vendors / Transferors) AND Mr. Viraj Chandrahas Shetty (the Purchaser / Transferee).
2	Copy of Occupancy Certificate VVCMC / TP / POC / VP-0743 / 70 / 2012-12 dated 18.05.2012 issued by VVCMC.
3	Copy of Maintenance Bill dated 07.02.2017 including Car Parking No. S7/101 issued by Sagar Developers.

LOCATION:

The said building is constructed on the plot of land bearing Survey No. 2 Old, New Survey No. 254, Old 357, Hissa No. 1/9 of Village Achole, Taluka Vasai, District Palghar. The property falls in Residential Zone. It is at a travelling distance of 4.5 Km. from Vasai Road railway station.



BUILDING:

The building under reference is having Ground (pt) + Stilt (pt) + 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 is used for residential purpose. 1st Floor is having 4 Residential Flats. The building has 1 lift.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of Living with Dining Area + Kitchen + 2 Bedrooms + 2 Toilets + Passage + Flowerbed Area + Niche Area (i.e., **2BHK with 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 & plumbing etc. Car park also mentioned in maintenance bill.

Valuation as on 28th August 2023

The Carpet Area of the Residential Flat	:	583.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2012 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	11 Years
Cost of Construction	:	700.00 X 2,500.00 = ₹ 17,50,000.00
Depreciation $\{(100-10) \times 11 / 60\}$:	16.50%
Amount of depreciation	:	₹ 2,88,750.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 69,600.00 per Sq. M. i.e. ₹ 6,466.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 64,254.00 per Sq. M. i.e. ₹ 5,969.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,900.00 per Sq. Ft.
Value of property as on 28.08.2023	:	583.00 Sq. Ft. X ₹ 10,900.00 = ₹ 63,54,700.00

(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 28.08.2023	:	₹ 63,54,700.00 - ₹ 2,88,750.00 = ₹ 60,65,950.00
The realizable value of the property	:	₹ 54,59,355.00
Distress value of the property	:	₹ 48,52,760.00
Insurable value of the property (700 X 2,500.00)	:	₹ 17,50,000.00
Guideline value of the property (700 X 5,969.00)	:	₹ 41,78,300.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. A/101, 1st Floor, 'A' Wing, Building Type SC-32, "Sky Heights Co-op. Hsg. Soc. Ltd.", Evershine City, Village



Achole, Vasai Road (East), Taluka Vasai, District Palghar, PIN – 401 208, State – Maharashtra, Country – India for this particular purpose at ₹ 60,65,950.00 (Rupees Sixty Lakhs Sixty Five Thousand Nine Hundred Fifty Only) as on 28th 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 28th August 2023 is ₹ 60,65,950.00 (Rupees Sixty Lakhs Sixty Five Thousand Nine Hundred Fifty 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	Ground (pt) + Still (pt) + 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 1 st Floor
3.	Year of construction	2012 (As per Occupancy Certificate)
4.	Estimated future life	49 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering
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 & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	Existing
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°24'32.8"N 72°50'17.2"E

Note: The Blue line shows the route to site from nearest railway station (Vasai Road – 4.5 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE - ACHOLE						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban	Local Body Type	Municipal Corporation			
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Use	LAND FOR RESIDENTIAL AND OTHER SIMILAR PURPOSES USE					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
15	8	21000	64600	30400	12900	30400
Survey No. 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000						
← Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	69,600.00			
No Increase for flat located on 1 st floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	69,600.00	Sq. Mtr.	6,466.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	21,000.00			
The difference between land rate and building rate (A - B = C)	48,600.00			
Depreciation Percentage as per table (D) [100% - 11%] (Age of the Building - 11 Years)	89%			
Rate to be adopted after considering depreciation [B + (C x D)]	64,254.00	Sq. Mt.	5,969.00	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:

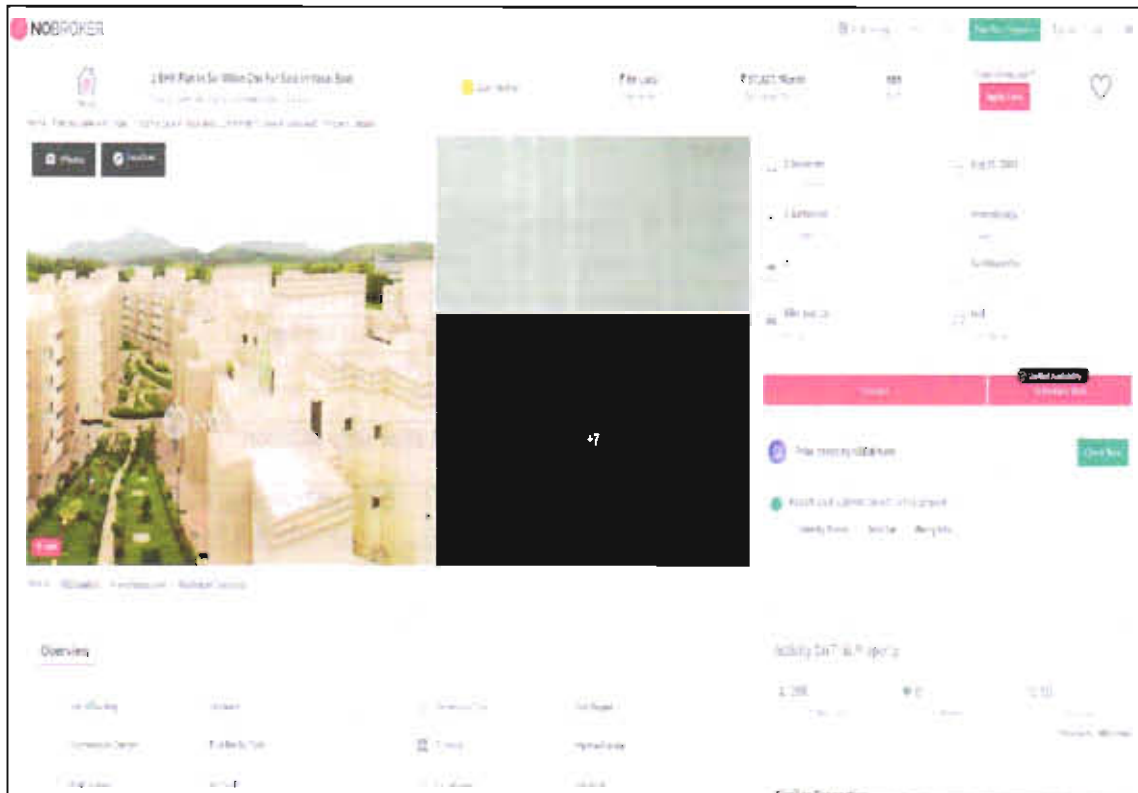
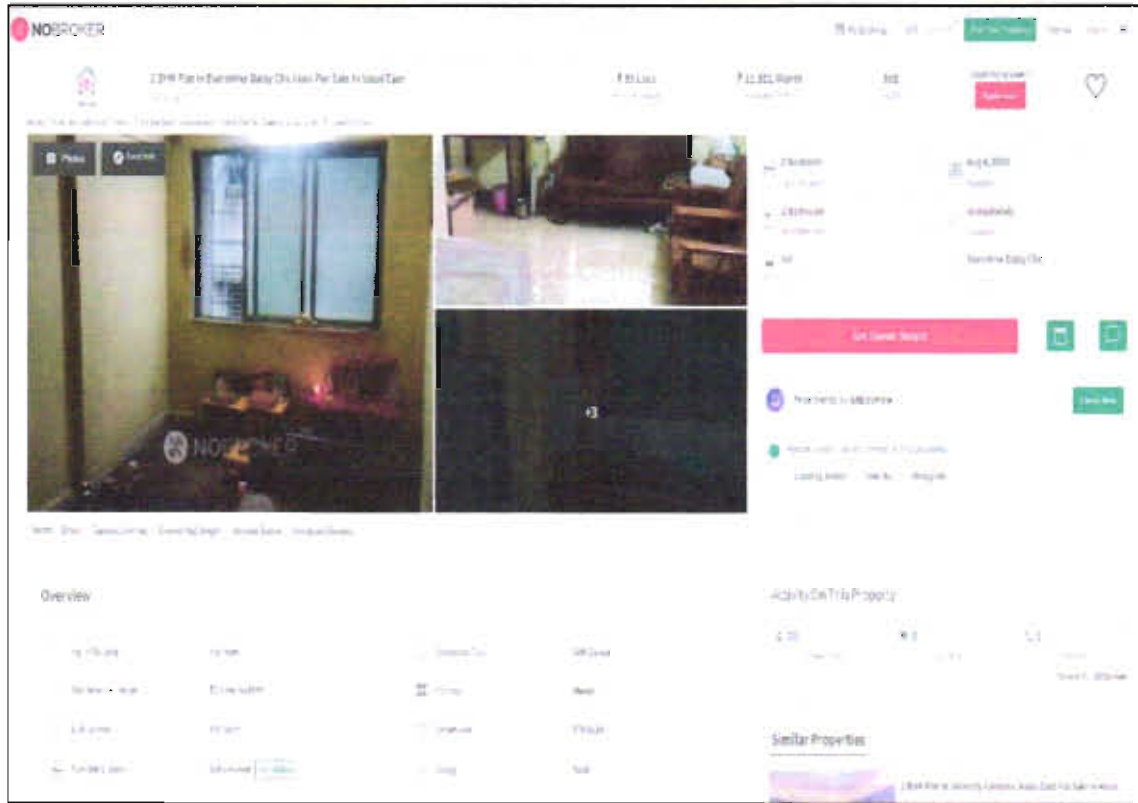
	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 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

Table - D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi - Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



Price Indicators



Sales Instance

3284350 25-08-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRQ office.	सूची क्र. २	दुय्यम निबंधक सह दु.नि.वसई 3 दस्तावेज क्रमांक: 3284/2023 नोदणी: Regn:63m
गाव : आचाळे		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	3650000	
(3)बाजारभाव (भाडेगट्ट्याच्या बाबतीतपट्टेकार अकरावी देतो कि पट्टेदार ते समुप करतावे)	3383000	
(4)भूमापन, पोटहिरमा व परकमोक (असल्यास)	1) इतर माहिती : इतर माहिती : मदनिका क्र. 501,पाचवा मजला,सी विंग,स्काय हाईटस को.ऑप.ही.सो.लि.बिल्डिंग टाईप एमसी-34,गाव मोजे आचाळे,एव्हरशार्डन मिटी,वसई पूर्व,ता वसई,जिल्हा पालघर विभाग क्र. 8	
(5)क्षेत्रफळ	1) 46.29 चौ.मीटर	
(6)अकरावी किंवा जुबी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / मिळून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) नमिता वेद्यनाथ बेहेरा 33 प्लॉट नं : एल/१०२ माळा नं : - इमारतीचे नाव : बिल्डिंग नं : ७६न्य सातिवली नगर ब्लॉक नं : सातिवली रोड नं : वसई पूर्व महाराष्ट्र टाणे 401208 2) वेद्यनाथ एम बेहेरा 39 प्लॉट नं : एल/१०२ माळा नं : - इमारतीचे नाव : बिल्डिंग नं : ७६न्य सातिवली नगर ब्लॉक नं : सातिवली रोड नं : वसई पूर्व महाराष्ट्र टाणे 401208	
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) सुरजीत बाहेरा 33 प्लॉट नं : बी/१०२ माळा नं : - इमारतीचे नाव : श्रीजी पॅलेस को.ऑप.ही.सो.लि. ब्लॉक नं : एव्हरशार्डन मिटी रोड नं : नालामोपारा पूर्व महाराष्ट्र टाणे 401209 2) परिमिता मेहेकीया 31 प्लॉट नं : बी/१०२ माळा नं : - इमारतीचे नाव : श्रीजी पॅलेस को.ऑप.ही.सो.लि. ब्लॉक नं : एव्हरशार्डन मिटी रोड नं : नालामोपारा पूर्व महाराष्ट्र टाणे 401209	
(9)दस्तावेज करून दिल्याचा दिनांक	14/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	14/02/2023	
(11)अनुक्रमक्रमांक व पृष्ठ	3284/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	255500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)श्रींग		
मूल्यांकनासाठी विचारत येतलेला तपशील :-		



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th 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.

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.

