

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-2149/23-24	Dated 24-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. 003274 / 2302213	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

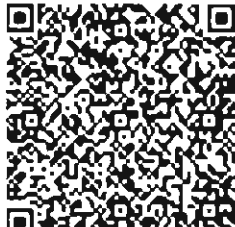
Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:
 Shri. Sanjay Ramu Powar - Residential Flat No. 404,
 4th Floor, Wing - C, "G. M. Nagar Co-op. Hsg. Soc.
 Ltd.", Narangi Bypass Road, Village Naringi, Virar (East),
 Palghar - 401 303, 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
Asmita Rathod
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Sanjay Ramu Powar**

Residential Flat No. 404, 4th Floor, Wing – C, "G. M. Nagar Co-op. Hsg. Soc. Ltd.", Narangi Bypass Road, Village Naringi, Virar (East), Palghar – 401 303, State – Maharashtra, Country – India.

Latitude Longitude - 19°28'08.2"N 72°48'46.3"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,
Chandivalli 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. 404, 4th Floor, Wing – C, "G. M. Nagar Co-op. Hsg. Soc. Ltd.", Narangi Bypass Road, Village Naringi, Virar (East), Palghar – 401 303, State – Maharashtra, Country – India belongs to **Shri. Sanjay Ramu Powar.**

Boundaries of the property.

North	:	Anandi Apartment
South	:	Gajadhish Apartment
East	:	Internal Road & Kush Apartment
West	:	Mahalaxmi Apartment

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 **₹ 24,40,640.00 (Rupees Twenty Four Lakh Forty Thousand Six Hundred Forty 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



Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Roipur
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. 404, 4th Floor, Wing – C, "G. M. Nagar Co-op. Hsg. Soc. Ltd.", Narangi Bypass Road, Village Naringi, Virar (East), Palghar – 401 303, 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 24.08.2023 for Bank Loan Purpose
2	Date of inspection	23.08.2023
3	Name of the owner/ owners	Shri. Sanjay Ramu Powar
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. 404, 4 th Floor, Wing – C, "G. M. Nagar Co-op. Hsg. Soc. Ltd.", Narangi Bypass Road, Village Naringi, Virar (East), Palghar – 401 303, State – Maharashtra, Country – India. Contact Person: Mr. Sumit Powar (Owner's Son) Contact No. 9869315100
6	Location, street, ward no	Narangi Bypass Road, Village Naringi, Virar (East), Palghar
7	Survey/ Plot no. of land	Survey No. 226, Old Survey No. 20, Hissa No. 8, 10, 11, 3A & 3B of Village – Naringi
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. = 367.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 464.00 (Area as per Agreement for Sale) Super Built Up Area in Sq. Ft. = 515.00 (Area as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	Narangi Bypass Road, Village Naringi, Virar (East), Palghar – 401 303.
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 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	₹ 5,000.00 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 – 2008 (As per Occupancy

	year of completion	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, Vile Parle (East) Branch to assess fair market value as on 24.08.2023 for Residential Flat No. 404, 4th Floor, Wing – C, "**G. M. Nagar Co-op. Hsg. Soc. Ltd.**", Narangi Bypass Road, Village Naringi, Virar (East), Palghar – 401 303, State – Maharashtra, Country – India belongs to **Shri. Sanjay Ramu Powar.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 16.06.2010 Between Shri. Rakesh Badriprasad Varma & Mrs. Naina Rakesh Varma (the Transferor) and Shri. Sanjay Ramu Powar (the Transferrer).
2	Copy of Commencement Certificate No. CIDCO / VVSR / CC / BP-4049 / E / 1495 dated 05.01.2007 issued by CIDCO.
3	Copy of Occupancy Certificate No. CIDCO / VVSR / CC / BP-4049 / E / 1495 dated 02.04.2008 issued by CIDCO.
4	Copy of Share Certificate No. 20 in the name of Shri. Sanjay Ramu Powar

LOCATION:

The said building is located at Survey No. 226, Old Survey No. 20, Hissa No. 8, 10, 11, 3A & 3B of Village – Naringi, Virar (East), Palghar. The property falls in Residential Zone. It is at a travelling distance 1.7 Km. from Virar railway station.

BUILDING:

The building under reference is having Ground + 4 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. 4th Floor is having 4 Residential Flat. No Lifts provided in the building.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC & Bath + Passage. (i.e., **1 BHK + WC & Bath**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Casing Capping electrification & Concealed plumbing etc.

Valuation as on 24th August 2023

The Built Up Area of the Residential Flat	:	464.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2008 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	15 Years
Cost of Construction	:	464.00 X 2,400.00 = ₹ 11,13,600.00
Depreciation $\{(100-10) \times 15 / 60\}$:	22.50%
Amount of depreciation	:	₹ 2,50,560.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 35,840.00 per Sq. M. i.e., ₹ 3,330.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 31,861.00 per Sq. M. i.e., ₹ 2,960.00 per Sq. Ft.
Prevailing market rate	:	₹ 5,800.00 per Sq. Ft.
Value of property as on 24.08.2023	:	464.00 Sq. Ft. X ₹ 5,800.00 = ₹ 26,91,200.00

(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 24.08.2023	:	₹ 26,91,200.00 - ₹ 2,50,560.00 = ₹ 24,40,640.00
Total Value of the property	:	₹ 24,40,640.00
The realizable value of the property	:	₹ 21,96,576.00
Distress value of the property	:	₹ 19,52,512.00
Insurable value of the property (464.00 X 2,400.00)	:	₹ 11,13,600.00
Guideline value of the property (464.00 X 2,960.00)	:	₹ 13,73,440.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 404, 4th Floor, Wing – C, "G. M. Nagar Co-op. Hsg. Soc. Ltd.", Narangi Bypass Road, Village Naringi, Virar (East), Palghar – 401 303, State – Maharashtra, Country – India for this particular purpose at **₹ 24,40,640.00 (Rupees Twenty Four Lakh Forty Thousand Six Hundred Forty Only)** as on 24th August 2023.

ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 th Floor
3	Year of construction	2008 (As per Occupancy Certificate)
4	Estimated future life	45 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	No
14	(i) Internal wiring – surface or conduit	Casing Capping 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	No 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



36



Ready Reckoner Rate

Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year: 2023/2024
Language: English

Selected District:

Select Taluka:

Select Village:

Search By: Survey No Location

Enter Survey No:

व्यवस्थापक	शुची क्रमांक	निवासी व्यवस्थापक	श्रीकीट	पुका	श्रीकोटिक	पुका (Rs./)	Attribute
6-परिवारा व इतर वास्तव्य अनुसूचित बांधकामातील वसिती	9310	44800	51500	58900	51500	को. पीटर	साई नगर

Stamp Duty Ready Reckoner Market Value Rate for Flat	44,800.00			
Reduced by 20% on Flat Located on 4 th Floor	8,960.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	35,840.00	Sq. Mt.	3,330.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	9,310.00			
The difference between land rate and building rate (A – B = C)	26,530.00			
Depreciation Percentage as per table (D) [100% - 15%] (Age of the Building – 15 Years)	85%			
Rate to be adopted after considering depreciation [B + (C x D)]	31,861.00	Sq. Mt.	2,960.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Still / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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

magicbricks Buy | Rent | Sell | Home Loans

Save Time & Money with **NRI Online** Find the right Property by calling Upto 35 Owners directly **Save Home 50% OFF**

₹23.0 Lac EMI ₹10k | Get Loan offers from 3+ Banks

1BHK Builder Floor For Sale in **Virar East, Mumbai**

1BHK • 1Bed • 1Bath • Unfurnished

Super Built-up Area: 400 sqft • 43.75sqm
Floor: 1 (Out of 7 floors)
Transaction Type: **Retail**

Status: **Ready to Move**
Furnished Status: **Unfurnished**

Contact Owner | Get Phone No. | Last contact made 23 days ago

More Details

Price Breakup	₹ 23 Lac
Booking Amount	₹ 50000 Secure Now
Address	Virar East, Mumbai - Mira Road and Beyond, Maharashtra

NOBROKER My Listings | My Favourites | **Hot Deal Property**

2 BHK Flat in Vashveri Heritage Apartment For Sale in Virar East
₹27 Lacs | ₹33,476/Month | 540 Sqft

2 BHK • 2 Bathrooms • 540 Sqft • Vashveri Heritage

Get Home Details

Price trends by 3BEdimate

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Overview

Age of Building	1-10 Years	Ownership Type	Self Owned
Workman Charge	₹ 1.75 Per Sq.Ft	Flooring	tile
Surface Area	495 Sq.Ft	Furnishing Status	Not Completed

Activity On This Property

4 12 | 0 | 1.0

Similar Properties



Price Indicators

NOBROKER

1 BHK Flat in Wiyanaand Apt, Vile Parle East For Sale in Vile Parle East

₹ 29,286/Month

2 Bedrooms

2 Bathrooms

1 BHK

1000 Sq Ft

Get Similar Details

Price trends by 100 estimates

Recent sold price 100 estimates in this property

Sold by Broker Sold Out Wrong Info

Activity On This Property

Similar Properties

Overview

- Age of Building: 1-20 Years
- Ownership Type: Self Owned
- Bedrooms: 2
- Bathrooms: 2
- Flooring: Mosaic Tiles
- Building Area: 1000 Sq Ft
- Finishing Status: Unfurnished

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence

GM Nagar CHS Govt. Registered Recent Transactions

Showing Last 12 Transactions

All New Sale Resale Lease

Project Name	Date	Floor/Unit	Tower/Wing	Area	Value	Rate/Sq. Ft.	Transaction Type
GM Nagar CHS Vile Parle East	2023-04-13	Floor 2, Unit 202	D	525 Sq Ft	₹ 25 L	₹ 4,762	Sale
GM Nagar CHS Vile Parle East	2023-01-02	Floor 4, Unit 405	F	495 Sq Ft	₹ 25 L	₹ 5,051	Sale
GM Nagar CHS Vile Parle East	2022-11-21	Floor 2, Unit 201	E	515 Sq Ft	₹ 30 L	₹ 5,825	Sale
GM Nagar CHS Vile Parle East	2022-06-15	Floor G, Unit 4	F	589 Sq Ft	₹ 6,000	₹ 10	Lease
GM Nagar CHS Vile Parle East	2022-06-09	Floor 3, Unit 303	B	385 Sq Ft	₹ 29 L	₹ 5,195	Sale

Sales Instance

528580 24-08-2023 Note -Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	दुब्या निवडक. सह दु.नि. वसई 2 दस्तावेज क्रमांक.:5285/2023 नारणी Regn 63m
गाव : नारणी		
(1)दस्तावेज प्रकार	करारनामा	
(2)मूल्यरक्क	2500000	
(3)वाटप भाव (वाटप टॉट वाच्य वाचनीवाटप टॉटकर आकारणी द्या कि. वट्टेघर त नसू करणे)	2185881.6	
(4)मूल्यांकन, अंतिम किंवा व फलकामक (आय-व्यय)	1) इतर माहिती : इतर माहिती : मोजे नारणी,स न 226(20),हि न 8,10,11,37 ,ओ विभाग 6,सदनिका क्र 202,दुब्या मजला विंग डी.जी एम नगर,ओ एम नगर सी,डी विंग को ओ ही सो लि,क्षेत्र 48.792 चौ मी सुपरफ्लिन्टअप	
(5)क्षेत्रफळ	1) 48.792 चौ.मीटर	
(6)आकारणी किंवा वृत्ती देण्यात आलेले क्षेत्र		
(7)दस्तावेज कर व देवा न्या /निवृत्त दस्तावेज प्रकारगाव गाव किंवा पिकाची प्राधान्याचा दुकमनाचा किंवा आरक्ष अप्राधान्य प्रतिलिपिचे नाव व गुण	1) सतोप अनंत गुरुच 44 प्लॉट नं : माळ्या नं : इमारतीचे नाव : क्लॉक नं : रोड नं : ग नं 7अंगवतन मम्मानी गोम्य बाळसिद्धार्थे नगरवाट पुम्बई महागण्ट मुम्बई. 400051	
(8)दस्तावेज कर व देवा न्या प्रकारगाव गाव किंवा पिकाची -प्राधान्याचा दुकमनाचा किंवा आरक्ष अप्राधान्य प्रतिलिपिचे नाव व गुण	1) विशाल विश्वाम कदम 28 प्लॉट नं : माळ्या नं : इमारतीचे नाव : क्लॉक नं : रोड नं : डी 202जी एम नगरसी डी विंग सोमायटीनारणी रोडविंगर पुता वसईजि पालघर महाराष्ट्र टाणे, 401305 2) विजान्ना विश्वाम कदम 48 प्लॉट नं : माळ्या नं : इमारतीचे नाव : क्लॉक नं : रोड नं : डी 202जी एम नगरसी डी विंग सोमायटीनारणी रोडविंगर पुता वसईजि पालघर महाराष्ट्र टाणे, 401305 3) सिद्धी विशाल कदम 23 प्लॉट नं : माळ्या नं : इमारतीचे नाव : क्लॉक नं : रोड नं : डी 202जी एम नगरसी डी विंग सोमायटीनारणी रोडविंगर पुता वसईजि पालघर महाराष्ट्र टाणे, 401305	
(9)दस्तावेज कर व देवा न्या दिनांक	13/04/2023	
(10)दस्ता वेदणी कर दिनांक	13/04/2023	
(11)प्रचलित कर नं व गुण	5285/2023	
(12)वाटप भावाप्रमाण मूद्रांक शुल्क	175000	
(13)वाटप भावाप्रमाण नारणी शुल्क	25000	
(14)क्षेत्र		
सु-पाकनामाची विवादात प्रकडेना नारणी		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24th 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.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly:

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ 24,40,640.00 (Rupees Twenty Four Lakh Forty Thousand Six Hundred Forty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.org, c=IN
2.5.4.26=8E225646D54D00467504080801480D1481E111
753791171889012, serial=400884, c=India, o=Vastukala,
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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

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