

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-2120/23-24</b>	Dated <b>23-Aug-23</b>
Buyer (Bill to)  <b>Cosmos Bank - Ghatkopar</b> Ghatkopar West Branch Shop No-73, P.T.-4, Meera Sagar Building, Plot No-958, Navroji Ln, Opposite Param Keshav Baug Hall, Vidyavihar, Ghatkopar West, Mumbai, Maharashtra 400086 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>003302 / 2302184</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

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

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
<b>Total</b>			<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

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

**Remarks:**  
 Smt. Manisha Uttam Nakrani & Shri. Uttam Nandlal Nakrani - Residential Flat No. 5, 1st Floor, A Wing, "Jaya Apartment", Ghatkopar Jaya Co-op. Hsg. Soc. Ltd., Kirod Road, Near Fatima High School, Ghatkopar (West), Mumbai - 400086, 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**  
 Digitally signed by Asmita Rathod  
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala-Asmita, email=asmita@vastukala.com, c=IN  
 Date: 2023.08.24 10:06:15 +05'30'

Authorized Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Smt. Manisha Uttam Nakrani & Shri. Uttam Nandlal Nakrani**

Residential Flat No. 5, 1<sup>st</sup> Floor, A Wing, "Jaya Apartment", Ghatkopar Jaya Co-op. Hsg. Soc. Ltd., Kirol Road, Near Fatima High School, Ghatkopar (West), Mumbai – 400086, State – Maharashtra, Country – India.

Latitude Longitude - 19°04'59.5"N 72°53'59.5"E

### Valuation Prepared for:

**Cosmos Bank**

**Ghatkopar (West) Branch**

S. No. 73, Plot No. 958, P. T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West), Mumbai – 400 086, 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 Report Prepared For: Cosmos Bank / Ghatkopar (West) Branch / Smt. Manisha Uttam Nakrani (3302 / 2302184) Page 2 of 15

Vastu/Mumbai/08/2023/3302/2302184  
23/23-330-SKVS  
Date: 23.08.2023

## **VALUATION OPINION REPORT**

The property bearing Residential Flat No. 5, 1<sup>st</sup> Floor, A Wing, "Jaya Apartment", Ghatkopar Jaya Co-op. Hsg. Soc. Ltd., Kirol Road, Near Fatima High School, Ghatkopar (West), Mumbai – 400086, State – Maharashtra, Country – India belongs to **Smt. Manisha Uttam Nakrani & Shri. Uttam Nandlal Nakrani**.

Boundaries of the property.

North : B Wing  
South : Open Plot  
East : Indu Apartment  
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 ₹ **1,30,67,000.00 (Rupees One Crore Thirty Lakh Sixty Seven 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**

**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: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=address,  
2.5.4.20=9822b8c0fa835dcd9e0c79e26865913490c3d4834411  
8315279017A1805652, postalCode=400086, st=Maharashtra,  
serialNumber=11565566abdc9a982e455af8c9c9d43f51bd3,  
emailAddress=23a223982186c9f48490318a8a8089Chalikwar,  
date: 2023.08.21 18:04:47 +05'30

Auth. Sign.



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**Regd. Office** : B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
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mumbai@vastukala.org

Residential Flat No. 5, 1<sup>st</sup> Floor, A Wing, "Jaya Apartment", Ghatkopar Jaya Co-op. Hsg. Soc. Ltd., Kirol Road, Near Fatima High School, Ghatkopar (West), Mumbai – 400086, 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 23.08.2023 for Bank Loan Purpose
2	Date of inspection	23.08.2023
3	Name of the owner/ owners	<b>Smt. Manisha Uttam Nakrani &amp; Shri. Uttam Nandlal Nakrani</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 5, 1 <sup>st</sup> Floor, A Wing, "Jaya Apartment", Ghatkopar Jaya Co-op. Hsg. Soc. Ltd., Kirol Road, Near Fatima High School, Ghatkopar (West), Mumbai – 400086, State – Maharashtra, Country – India.  <b>Contact Person:</b> Shri. Uttam Nandlal Nakrani (Owner) Contact No. 9820125118
6	Location, street, ward no	Kirol Road, Near Fatima High School, Ghatkopar (West)
	Survey/ Plot no. of land	Survey No. 133 of Village – Kirol
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 612.00 (Area as per actual site measurement)  Carpet Area in Sq. Ft. = 600.00 (Area as per Agreement for Sale)  <b>Built Up Area in Sq. Ft. = 720.00</b> <b>(Carpet + 20%)</b>

13	Roads, Streets or lanes on which the land is abutting	Kirol Road, Near Fatima High School, Ghatkopar (West)
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
<b>IMPROVEMENTS</b>		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	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 MCGM norms Percentage actually utilized - Details not available
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 27,500.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		<b>SALES</b>	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and	Year of Completion – 1975 (As per Agreement

	year of completion	for Sale)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<b><i>Remark: As per site information, 1BHK flat converted into 2BHK Flat. For the purpose of valuation we have considered the area as per Agreement for Sale.</i></b>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Ghatkopar (West) Branch to assess fair market value as on 23.08.2023 for Residential Flat No. 5, 1<sup>st</sup> Floor, A Wing, "**Jaya Apartment**", Ghatkopar Jaya Co-op. Hsg. Soc. Ltd., Kirol Road, Near Fatima High School, Ghatkopar (West), Mumbai – 400086, State – Maharashtra, Country – India belongs to **Smt. Manisha Uttam Nakrani & Shri. Uttam Nandlal Nakrani.**

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

1	Copy of Agreement for Sale dated 11.10.2014 between Shri. Jitendra Mulchand Bagadia (the Transferor) AND Smt. Manisha Uttam Nakrani & Shri. Uttam Nandlal Nakrani (the Transferees)
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### LOCATION:

The said building is located at Survey No. 133 of Village – Kirol, Taluka – Kurla, District – Mumbai Suburban. The property falls in Residential Zone. It is at a walkable distance 1.2 Km. from Ghatkopar railway station.

### BUILDING:

The building under reference is having Ground + 3 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. 1<sup>st</sup> Floor is having 4 Residential Flat. Lift not provided in the building.

### Residential Flat:

The residential flat under reference is situated on the 1<sup>st</sup> Floor. As per site information, 1BHK flat converted into 2BHK Flat. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (i.e., **2BHK + 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 23<sup>rd</sup> August 2023**

The Built Up Area of the Residential Flat	:	720.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	1975 (As per Agreement for Sale)
Expected total life of building	:	63 Years
Age of the building as on 2023	:	48 Years
Cost of Construction	:	720.00 X 2,700.00 = ₹ 19,44,000.00
Depreciation $\{(100-10) \times 48 / 60\}$	:	68.57%
Amount of depreciation	:	₹ 13,33,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,21,885.00 per Sq. M. i.e., ₹ 11,323.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 88,115.00 per Sq. M. i.e., ₹ 8,186.00 per Sq. Ft.
Prevailing market rate	:	₹ 20,000.00 per Sq. Ft.
<b>Value of property as on 23.08.2023</b>	:	<b>720.00 Sq. Ft. X ₹ 20,000.00 = ₹ 1,44,00,000.00</b>

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

Depreciated fair value of the property as on 23.08.2023	:	₹ 1,44,00,000.00 (-) ₹ 13,33,000.00 ₹ 1,30,67,000.00
Total Value of the property	:	₹ 1,30,67,000.00
The realizable value of the property	:	₹ 1,17,60,300.00
Distress value of the property	:	₹ 1,04,53,600.00
Insurable value of the property (720.00 X 2,700.00)	:	₹ 19,44,000.00
Guideline value of the property (720.00 X 8,186.00)	:	₹ 58,93,920.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 5, 1<sup>st</sup> Floor, A Wing, "Jaya Apartment", Ghatkopar Jaya Co-op. Hsg. Soc. Ltd., Kirol Road, Near Fatima High School, Ghatkopar (West), Mumbai – 400086, State – Maharashtra, Country – India for this particular purpose at **₹ 1,30,67,000.00 (Rupees One Crore Thirty Lakh Sixty Seven Thousand Only) as on 23<sup>rd</sup> 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 **23<sup>rd</sup> August 2023 is ₹ 1,30,67,000.00 (Rupees One Crore Thirty Lakh Sixty Seven 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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*Manoj Chalikwar*



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## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 3 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 <sup>st</sup> Floor
3.	Year of construction	1975 (As per Agreement for Sale)
4.	Estimated future life	15 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
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	Provided
18.	No. of lifts and capacity	No Lift
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

### Actual site photographs



GHATKOPAR JAYA CO-OP HSG. SOC. LTD.				
REGN NO. BOM / HSG / 5638 OF 1978				
A WING				
Floor	Flat No.	Name	Flat No.	Name
Gr	01.	MR. ABHILASH I. JATAKIA	02.	MRS. HARSHA A. MEHTA
	03.	MR. RISHIT M. SANGHVI	04.	MR. DAYARAM P. FULIA
1st	05.	MRS. MANISHA U. NAKRANI	06.	MR. YOGESH J. BAJAJIA
	07.	MR. CHANDULAL C. DOSHI	08.	MRS. SUNDARDEVI T. BHATIA
2nd	09.	MR. PANKAJ V. SHAH	10.	MR. DHIREN K. BHANUSHALI
	11.	MR. RAMESH K. GANDHI	12.	MR. BHARAT J. GADA
Trc	25.	MR. SURYAKANT K. SHETH		



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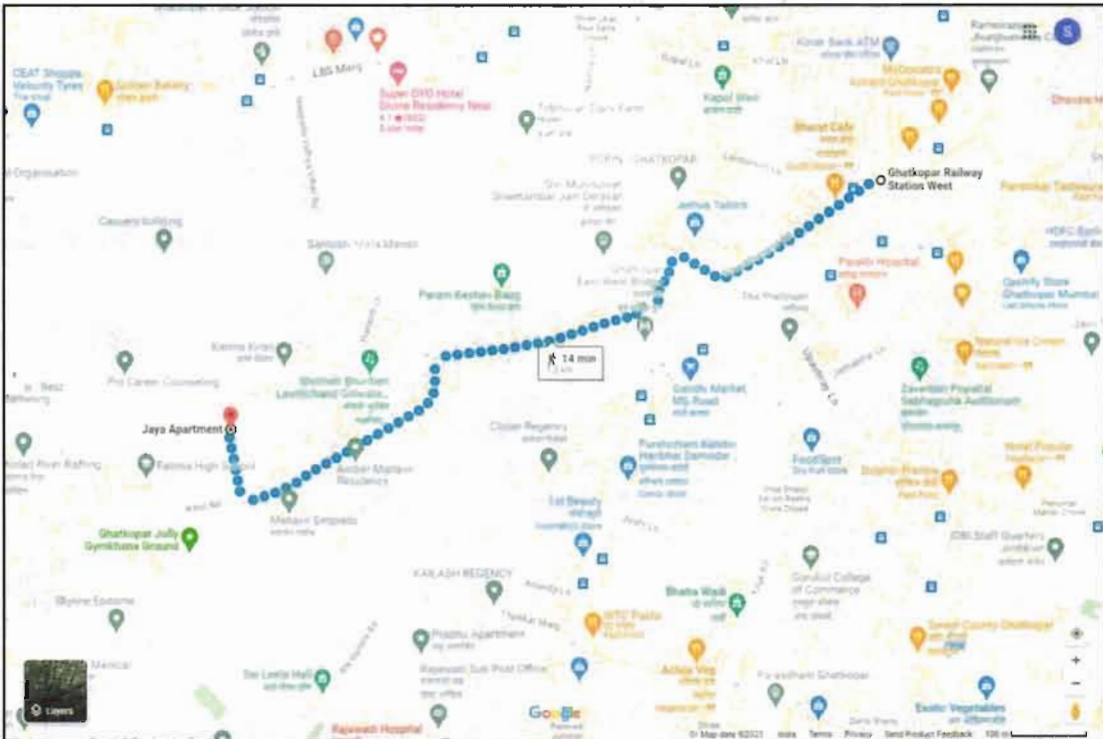
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## Route Map of the property

Site u/r



**Latitude Longitude - 19°04'59.5"N 72°53'59.5"E**

**Note:** The Blue line shows the route to site from nearest railway station (Ghatkopar – 1.2 Km.)

## Ready Reckoner Rate

DIVISION / VILLAGE : KIROL						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village Boundary to the North, On East Village Boundary and On West Part of Municipal Ward Boundary and Village Boundary On South 27.45 m. Road.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
104	104/498	51530	128300	147550	160380	128300
C.T.S.No. 1, 1/88, 1/9A/1, 1/9A/2, 2, 2A/3A, 2A/3B, 2B, 2C, 2H, 3, 4, 4/224, 5, 6, 7, 8, 11A, 11A/1, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 32A, 32B, 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, 63/1, 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, 90, 97, 98, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 123, 124, 125, 126, 127, 128, 129, 130, 132, <span style="background-color: yellow;">133</span> , 134, 143, 144, 150, 152, 154, 161, 162A, 162B, 174A, 176						
<span style="background-color: #0070c0; color: white; padding: 5px;">Compare With Previous Year</span> <span style="float: right; background-color: #0070c0; color: white; padding: 5px;">↓</span>						

## Price Indicators

**NOBROKER**
My Savings | Sell Your Home | Post Your Property

**2 BHK Flat in Amber Mahavir Residency For Sale in Ghatkopar West**

(Flat No. 111 in 11/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/63/1/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/90/97/98/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/123/124/125/126/127/128/129/130/132/133/134/143/144/150/152/154/161/162A/162B/174A/176)

**F, 3, 4 Group**

**₹ 80,240 / Month**


**904**


Post Your Query

₹ 80,240 / Month

904

Post Your Query





**2 Bedroom**

**2 Bathroom**

**NA**

**Amber Mahavir Res.**

**Get Charter Details**

**Price set by V8Estate.pro**

**Reasons why we are not correct in this property:**

**Similar to Similar | Save On | Wrong Info**

**Overview**

Age of Building	35 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 3 per Sq. Ft. / M	Flooring	Wooded Floor
Workshop Area	Not by Pl	Leasing Status	Not Leased
Area	2000 Sq. Ft.	Area	134

**Activity On This Property**

₹ 123

**Similar Properties**



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## Price Indicators

**NOBROKER** 2 BHK Flat in Swati Chs For Sale in Ghatkopar West

₹ 1.45 Crores ₹ 85,100/Month ₹ 850 Sq.Ft.

1 Bedroom, 1 Bathroom, 100% Possession, 100% Carpet Area

Age of Building: 133 Years | Possession: 100% | Flooring: Marble/Grease | Carpet Area: 850 Sq.Ft.

**NOBROKER** 2 BHK Flat in Punit Apartment For Sale in Ghatkopar West

₹ 1.8 Crores ₹ 85,971/Month 796 Sq.Ft.

2 Bedroom, 2 Bathroom, 100% Possession, 100% Carpet Area

Age of Building: 133 Years | Possession: 100% | Flooring: Marble/Grease | Carpet Area: 796 Sq.Ft.

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **23<sup>rd</sup> 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.

**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 ₹ 1,30,67,000.00 (Rupees One Crore Thirty Lakh Sixty Seven Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admins,  
2.5.4.20=782286c4eaf15dc03e1c79e268591349c73d3394143311  
52f9b17a18b1652, postalCode=400005, st=Maharashtra,  
serialNumber=12, cn=MANOJ BABURAO CHALIKWAR,  
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Date: 2023.08.23 18:05:56 +05'30'

Auth. Sign.

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