

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-2356/23-24	Dated 6-Sep-23
Buyer (Bill to) COSMOS BANK - DADAR WEST DADAR BRANCH Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028 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. 003567 / 2302430	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:

"Mr. Mahesh Manohar Karkhanis - Residential Flat No. 801, 8th Floor, ""Celestial"", Final Plot No. 201, TPS IV of Mahim Division, Gokhale Road (North), Dadar (West), Mumbai – 400 028, 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 Mumbai, email=accounts@vastukala.org, c=IN
 Date: 2023.09.06 11:14:08 +05'30'

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: **Mr. Mahesh Manohar Karkhanis**

Residential Flat No. 801, 8th Floor, "**Celestial**", Final Plot No. 201, TPS IV of Mahim Division,
Gokhale Road (North), Dadar (West), Mumbai – 400 028,
State – Maharashtra, Country – India.

Latitude Longitude - 19°01'23.8"N 72°50'22.0"E

Valuation Prepared for:

Cosmos Bank




Dadar (West) Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai – 400 028,
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. 801, 8th Floor, "Celestial", Final Plot No. 201, TPS IV of Mahim Division, Gokhale Road (North), Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India belongs to **Mr. Mahesh Manohar Karkhanis.**

Boundaries of the property.

North : Sqd. Ldr. M.P. Rane Road
South : Ramgiri Paradise Building
East : SBVN Path
West : Gokhale Road (North)

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 **₹ 2,21,10,000.00 (Rupees Two Crore Twenty One Lakh Ten Thousand Only)**. As per Site Inspection / Site Information, the building is under **Construction as on date.**

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**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=PRIVATE LIMITED,
ou=admn,
2.5.4.20=9822b0e0a856c0380c939a2b805913400f7d31d4c11117
71278017a18b5b22, postalCode=400028, st=Maharashtra,
serialNumber=119, email=manojchalikwar@vastukala.com, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.06 15:41:59 +05'30'



Auth. Sign.

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



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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. 801, 8th Floor, "Celestial", Final Plot No. 201, TPS IV of Mahim Division, Gokhale Road (North), Dadar (West), Mumbai – 400 028, 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 06.09.2023 for Bank Loan Purpose						
2	Date of inspection	05.09.2023						
3	Name of the owner/ owners	Mr. Mahesh Manohar Karkhanis						
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. 801, 8 th Floor, "Celestial", Final Plot No. 201, TPS IV of Mahim Division, Gokhale Road (North), Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India. Contact Person: Mr. Mahesh Karkhanis (Owner) Contact No.: 9820250266						
6	Location, street, ward no	G-4593(1), Gokhale Road (North), Dadar (West), Mumbai						
7	Survey/ Plot no. of land	Final Plot No. 201, TPS IV of Mahim Division, C.T.S. No. 1582						
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 and Private cars						
	LAND							
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	MOFA Carpet Area in Sq. Ft. = 800.00 (Including terrace area of 106.00 Sq. Ft.) (Area as per Supplemental Agreement Cum Modification Deed) Area as per actual site measurement: <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Carpet Area</td> <td>697.00</td> </tr> <tr> <td>Pocket Terrace</td> <td>40.00 (40% of 101.00 Sq. Ft.)</td> </tr> </tbody> </table>	Particulars	Area in Sq. Ft.	Carpet Area	697.00	Pocket Terrace	40.00 (40% of 101.00 Sq. Ft.)
Particulars	Area in Sq. Ft.							
Carpet Area	697.00							
Pocket Terrace	40.00 (40% of 101.00 Sq. Ft.)							

		Built Up Area in Sq. Ft. = 836.00 (Measured Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Gokhale Road, Dadar (West), Mumbai
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	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	RENTS	

	up on, the basis of arriving at the land rate	
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Commencement of Construction – 01.02.2019 (As per Commencement Certificate) Year of Completion – December 2023 (As per site information)
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:	
	<ol style="list-style-type: none"> As per Site inspection, the building is under construction. But the developer has given possession of bare shell units to few tenant / owners of the old building. Internal work of their property under consideration is done by the flat owner. The details about the Part Occupancy Certificate & Approved Plan are not available. The Building is under Construction. External Development & Final finishing work is on halt since many years (Since 2017). 	
	Note:	
	Property in Dadar West, Gokhale road of such specification are sold in the range of ₹ 50,000 to ₹ 55,000/-per sq. ft. rate on Carpet Area. But due to the points mentioned in the remarks, Salability of the property is very low. Hence, Lower Rate of ₹ 30,000.00 per Sq. Ft. on Measured Carpet Area is considered for valuation.	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Dadar (West) Branch to assess fair market value as on 06.09.2023 for Residential Flat No. 801, 8th Floor, "Celestial", Final Plot No. 201, TPS IV of Mahim Division, Gokhale Road (North), Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India belongs to **Mr. Mahesh Manohar Karkhanis**.

We are in receipt of the following documents:

1	Copy of Supplemental Agreement cum Modification Deed dated 27.07.2023 between M/s. Sai Sadguru Developers (Developer / Owner) AND Mr. Mahesh Manohar Karkhanis (the Tenant / Occupant)
2	Copy of Commencement Certificate No. EB / 798 / GN / A / FCC / 2 / Amend dated 01.02.2019 issued by Municipal Corporation of Greater Mumbai.



LOCATION:

The said building is located at bearing C. S. No. 1582, Final Plot No. 201, TPS IV of Mahim Division, G/North Ward, Gokhale Road, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 850 M. from Dadar railway station.

BUILDING:

The building under reference is having Ground + 5 Podiums + 6th to 13th Upper Residential 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. 8th Floor is having 4 Residential Flat. The building is having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 8th Floor. It consists of 2 Bedrooms + Living Room cum Dining Area + Kitchen + 2 Toilets + Pocket Terrace + Deck Area (i.e., **2 BHK + 2 Toilets**). Along with One Car Parking Space. The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powdered coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 6th September 2023

Measured Carpet Area of the Residential Flat	:	697.00 Sq. Ft.
Pocket Terrace Area	:	40.00 Sq. Ft. (40% of 101.00 Sq. Ft.)

Deduct Depreciation:

Year of Construction of the building	:	December 2023 Expected date of completion
Expected total life of building	:	60 Years (After completion) Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2023	:	Building Under Construction
Cost of Construction	:	836.00 Sq. Ft. X ₹ 3,000.00 = ₹ 25,08,000.00
Depreciation	:	N.A., as the building is Under Construction
Amount of depreciation	:	Nil
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 3,44,201.00 per Sq. M. i.e. ₹ 31,977.00 per Sq. Ft.
Guideline rate (after depreciation)	:	N.A.
Prevailing market rate	:	₹ 30,000.00 per Sq. Ft.
Value of property as on 06.09.2023	:	
Measured Carpet Area		697.00 Sq. Ft. X ₹ 30,000.00 = ₹ 2,09,10,000.00
Pocket Terrace Area (40% of 101.00 Sq. Ft.)		40.00 Sq. Ft. X ₹ 30,000.00 = ₹ 12,00,000.00

(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)



ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 5 Podiums + 6th to 13 th Upper Residential Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 8 th Floor
3.	Year of construction	December 2023 Expected date of completion
4.	Estimated future life	60 Years (After completion) 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 door, 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	
	(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	Provided
18.	No. of lifts and capacity	2 Lifts
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	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



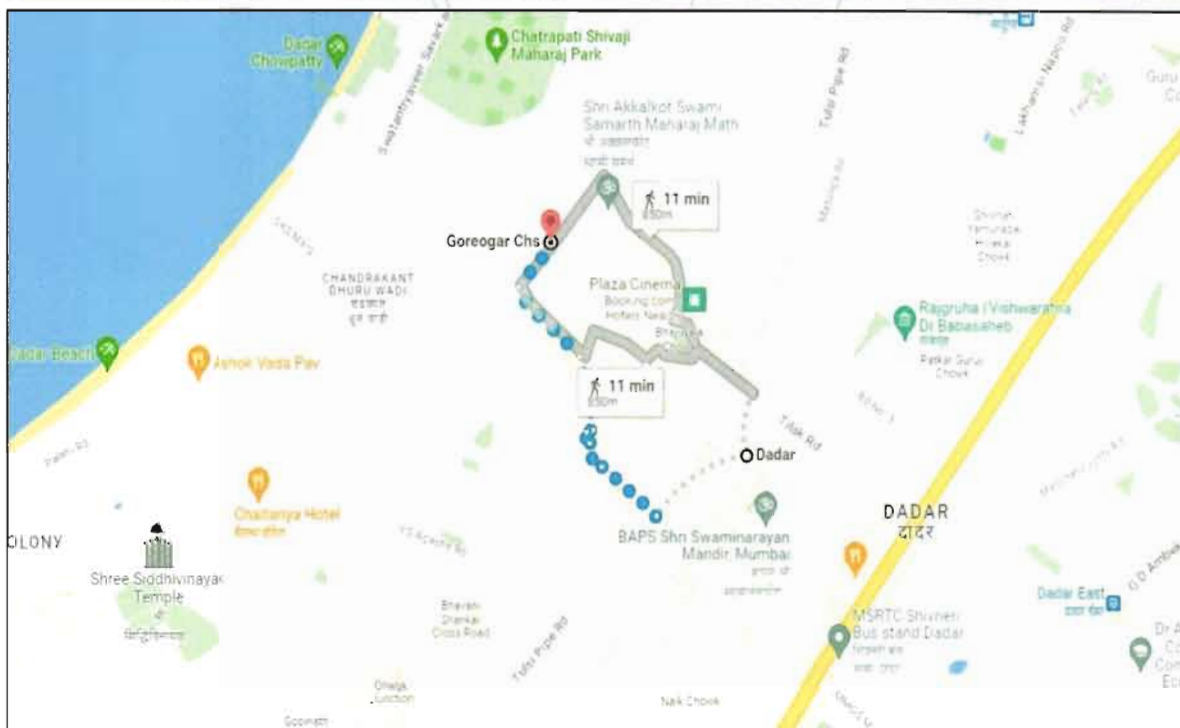
Actual site photographs



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Route Map of the property

Site u/r



Latitude Longitude - 19°01'23.8"N 72°50'22.0"E

Note: The Blue line shows the route to site from nearest railway station (Dadar – 850 Mt.)



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Ready Reckoner Rate

DIVISION / VILLAGE : MAHIM						
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	Road: Gokhale Road (North), Portuguese Church up to Gadkari Chowk.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
17	17/111	165670	327810	376980	409760	327810
TPS-IV, Mahim, Final Plot No. 177, 178, 179, 189, 190, 191, 192, 193, 201, 208, 209, 218, 219, 234PT, 241/3, 241, 247, 248, 249, 251, 252, 253, 254, 255, 270, 271, 272, 273, 274, 275, 276, 277, 279, 701, 714, 715, 716, 717, 718, 782, 783, 784, 789, 792, 795, 796, 797, 806, 807, 810, 811, 812						
C. S. No. 1/241, 1B/241, 1C/241, 1/323, 1/1549, 1/1642, 1/1681, 1A/1673, 2/241, 2/1571, 2/1671, 2A/241, 3/241, 4/232, 7/241, 1526PT, 1549, 1557, 1580, 1587, 1623, 1642, 1643, 1644, 1646, 1647, 1649, 1660, 1675, 1680, 1683, 1685, 1687, 1831						

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Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property

Home / Property for sale in Mumbai / Flats for Sale in Mumbai / Flats for Sale in Dadar West / 2 BHK Flats for Sale in Dadar West / 2500 Sq.ft.

Get priority access & benefits with **MB Prime** Unlock exclusively Reserved Owner Properties **Join Prime @ 50% OFF**

Contact Owner **n.mehta - 91281XXXXX**

₹2.50 Cr EMI - ₹113 **Get the approved loan** **PREMIUM QUALITY**

2 BHK Flat For Sale in Kohinoor Apartment, Dadar West, Mumbai

2 Beds 2 Baths 4 Balconies Unfurnished Skyline view Sea facing

Carpet Area 710 sqft ₹35.21/sqft	Developer Kohinoor Associates	Project Kohinoor Apartment	Floor 10 (Out of 16 Floors)
Transaction Type Resale	Status Ready to Move	Facing South - East	Lifts 2

Contact Owner Get Phone No Last contact made 6 days ago

HOUSING.COM Buy in Mumbai Dadar West Add Download App List Property

Home / Mumbai / Dadar West / Apartment for Sale in Dadar West / 3 BHK Flat Last updated Jun 24, 2021

3 BHK Flat ₹5.45 Cr EMI starts at ₹2.71 Lacs

By **LDDHA GROUP**

Ladha Grandeur, Dadar West, Mumbai

Contact Seller

Living Room

2187 sq.ft Build Up Area ₹4.92 k/sq.ft Avg. Price 10 Year Old Age of property Ready to move Possession status Middle of 25 floors North facing Facing Unfurnished Furnishing

27 more

Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property

Home » Property for Sale in Mumbai » 2 BHK Flats for Sale in Dadar West » 2 BHK Flats for Sale in Dadar West » 2 BHK Flats

Posted on Aug 22, 2023 Property ID: 67038775

₹5.80 Cr EMI: ₹2,67,100 [Get Loan Approval Now](#) **PREMIUM PROJECT**

2 BHK Flat For Sale in Omkar Woodside, Dadar West, Mumbai

Contact Owner
Shekhar Shetty - 91 9800000000

[Book Site Visit](#)

3 Beds 3 Baths 1 Balcony Furnished Visitor Parking

Carpet Area 1100 sqft + ₹4272/sqft	Developer Omkar Realtors and Developers Pvt. Ltd.	Project Omkar Woodside	Floor 10 (Out of 17 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Facing South - East

[Contact Owner](#) [Book Site Visit](#) Last contact made 14 days ago

magicbricks Buy Rent Sell Home Loans Login Post Property

Home » Property for Sale in Mumbai » 2 BHK Flats for Sale in Dadar West » 2 BHK Flats for Sale in Dadar West » 2 BHK Flats

Posted on Jun 22, 2023 Property ID: 6764042

Save Time & Money with MB Prime Find the right Property by calling Up to 35 Owners directly [Join Prime & 50% OFF](#)

₹3.60 Cr EMI: ₹1,64,100 [How much can you get?](#) **PREMIUM PROJECT**

2 BHK Flat For Sale in The Baya Park, Dadar West, Mumbai

Contact Owner
Anuja - 91 9800000000

[Get Phone No.](#)

[Download Brochure](#)

2 Beds 2 Baths 2 Covered Parking Semi-Furnished Private Cars Laundry Semi

Super Built-Up Area 900 sqft + ₹4000/sqft	Developer The Baya Company	Project The Baya Park	Floor 17 (Out of 21 Floors)
Transaction Type Resale	Status Ready to Move	Facing West	Furnished Status Semi-Furnished

[Contact Owner](#) [Get Phone No.](#) Last contact made 29 days ago

Sale Instances

6437450

सूची क्र. २

दुय्यम विवेक सह द. नि. मुंबई शहर 3

07-08-2023

दस्तावेज क्रमांक: 6437/2021

Note:-Generated Through eDisplay v2.1
Module, For original report please contact
concern SRO office.

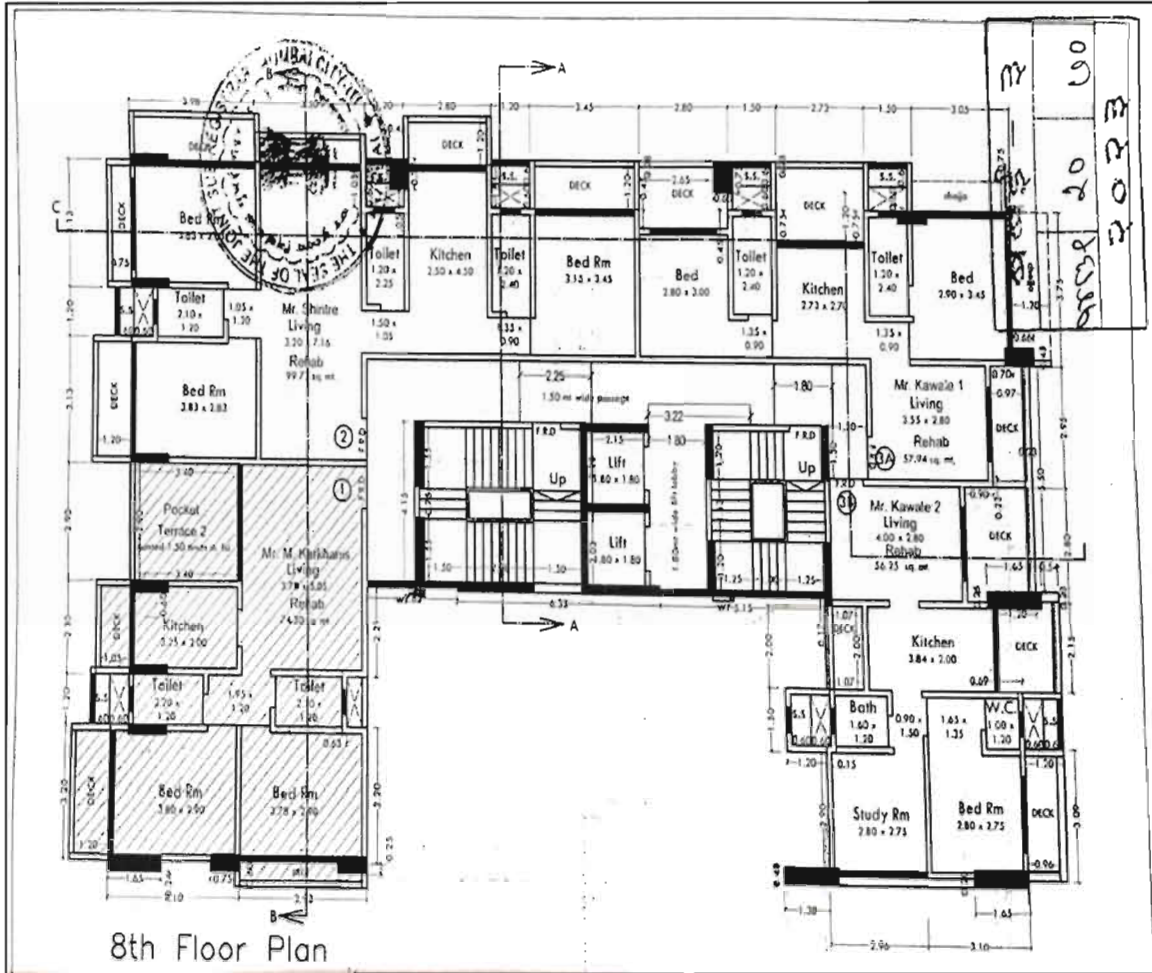
नोंदणी:

Regn:63m

गाव : माहिम

(1)दस्तावेज प्रकार	करारनामा
(2)सोबदला	24097500
(3)वाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेदार आकारणी देतो कि पट्टेदार ते नमूद करावे)	27043010.05
(4)भूभाषण, रोडविकास व वरप्रमाणिक (असल्यास)	1) सदनिका नं : फ्लॉट नं.1603, माळा नं : 16 वा मजला, इमारतीचे नाव : सेलेस्टील, ब्लॉक नं : गोखले रोड, रोड : दादर पश्चिम मुंबई 400028, उत्तर माहिती : सी टी एन नं 1582, क्षेत्रफळ 765 चौफुट रेश कारपेट, सांबत 1 कार पार्किंग व उत्तर माहिती दस्तात नमूद केल्या प्रमाणे
(5)क्षेत्रफळ	1) 78.25 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7)दस्तावेज करण देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अटिज असल्यास प्रतिवादीचे नाव व पत्ता	1) सार्जि सद्गुरू उव्दलपर्स चे भागीदार मंदार वळवी तर्फे कुलमुशत्यार संदेश यशवंत बोराडे - - 44 फ्लॉट नं : ऑफिस नं.51/2402 माळा नं : - इमारतीचे नाव : निशिगधा ब्लॉक नं : एमआईजी क्लबच्या समोर विसाडुडुज मराठा दरवार रेस्टोरेट रोड नं : बांद्रा पूर्व मुंबई महाराष्ट्र MUMBAI. 400051
(8)दस्तावेज करण देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अटिज असल्यास प्रतिवादीचे नाव व पत्ता	1) नोव्हा स्पॅलेस प्रायव्हेट लिमिटेड चे संचालक नीरज मलिक - - 52 फ्लॉट नं : बी-101 माळा नं : इमारतीचे नाव : नीरव सीएचएस ब्लॉक नं : 90 फीट रोड आशा नगर रोड नं : टाकूर कॉम्प्लेक्स कादिवली पूर्व मुंबई महाराष्ट्र MUMBAI. 400101
(9)दस्तावेज करण दिल्याचा दिनांक	31/05/2021
(10)दस्ता नोंदणी केल्याचा दिनांक	31/05/2021
(11)अनुक्रमांक, क्षेत्र व पृष्ठ	6437/2021
(12)वाजारभावप्रमाणे मुदतक शुल्क	824500
(13)वाजारभावप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मूल्यांकनासाठी विचारात घेतलेला तपशील :-	

Sale Plan



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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 **6th September 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 ₹ **2,21,10,000.00 (Rupees Two Crore Twenty One Lakh Ten Thousand Only)**. As per Site Inspection / Site Information, the building is under Construction as on date.

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=962226c4ba3f5d03e0c39e26665913490c749304133
2115279c177a18256f3, postalCode=400049, st=Maharashtra,
serialNumber=1a56a56abacc9b0b2a55a8e43fab3f11d2
e394e287e29a3276235f0, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.06 15:42:25 +05'30'

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