

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.	Dated
	PG-2372/23-24	8-Sep-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) COSMOS BANK- DOMBIVALI BRANCH Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	003602 / 2302446	
	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	4,000.00		360.00		360.00	720.00

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

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code : **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

Remarks:

Mr. Ashish Ram Lade & Mrs. Shradha Lade -
 Residential Flat No. 1602, 16th Floor, Wing - C1,
 "Integrated Kamal", Hira Nagar, Goregaon Mulund
 Link Road, Village - Nahur, Mulund (West), Mumbai -
 400 080, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

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

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

Rathee
 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. Ashish Ram Lade & Mrs. Shraddha Lade**

Residential Flat No. 1602, 16th Floor, Wing – C1, "Integrated Kamal", Hira Nagar, Goregaon Mulund Link Road, Village - Nahur, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.

Latitude Longitude - 19°09'39.2"N 72°56'52.3"E

Think Valuation Done for: Create

Cosmos Bank

Dombivali (East) Branch




Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka – Kalyan, District – Thane – 400 605, State – Maharashtra, Country – India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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. 1602, 16th Floor, Wing – C1, "Integrated Kamal", Hira Nagar, Goregaon Mulund Link Road, Village - Nahur, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Mr. Ashish Ram Lade & Mrs. Shraddha Lade.**

Boundaries of the property.

North : Wing – C2
South : Wing - B
East : Atmosphere Apartment / Internal Road
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 **₹ 1,38,32,000.00 (Rupees One Crore Thirty Eight Lakh Thirty Two 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: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=Admin,
2.5.4.20=9822b6c8f1a56a564abcc89d6b2a5a8f0e8c8f0b1f11b4
2.5.4.21=15279b17a18b5652_portalCode=492069_cn=Maharashtra
serialNumber=11A56a564abcc89d6b2a5a8f0e8c8f0b1f11b4
2e394e982e9a377362e1c1c1=MANOJ BABURAO
CHALIKWAR
Date: 2023.09.08 13:46:31 +0530

Auth. Sign.



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Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Roipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, 1st/B Floor, Boomerang,
Chandivli Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. 1602, 16th Floor, Wing – C1, "**Integrated Kamal**", Hira Nagar, Goregaon Mulund Link Road, Village - Nahur, Mulund (West), Mumbai – 400 080, 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	08.09.2023
3	Name of the owner/ owners	Mr. Ashish Ram Lade & Mrs. Shraddha Lade
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 1602, 16 th Floor, Wing – C1, " Integrated Kamal ", Hira Nagar, Goregaon Mulund Link Road, Village - Nahur, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India. Contact Person: Mr. Ashish Ram Lade (Owner) Contact No. 9892152289
6	Location, street, ward no	T – Ward, Hira Nagar, Goregaon Mulund Link Road, Village - Nahur, Mulund (West), Mumbai
7	Survey/ Plot no. of land	C.T.S. No. 643/4 of Village – Nahur
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. = 533.00 (Area as per Actual Site Measurement) RERA Carpet Area in Sq. Ft. = 560.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 616.00 (Carpet Area as per Agreement + 10%) All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is

		not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area
13	Roads, Streets or lanes on which the land is abutting	Hira Nagar, Goregaon Mulund Link Road, Village - Nahur, Mulund (West), Mumbai
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 MCGM 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	₹ 35,000.00 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 up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	



41	Year of commencement of construction and year of completion	Year of Completion – 2019 (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:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess fair market value as on 08.09.2023 for Residential Flat No. 1602, 16th Floor, Wing – C1, "**Integrated Kamal**", Hira Nagar, Goregaon Mulund Link Road, Village - Nahur, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Mr. Ashish Ram Lade & Mrs. Shraddha Lade.**

We are in receipt of the following documents:

1	Copy of Agreement dated 04.09.2019 between Integrated Spaces Limited (Developer) & Panchkamal Co-Op. Hsg. Soc. Ltd. (Society) and Mr. Ashish Ram Lade & Mrs. Shraddha Lade (the Purchaser).
2	Copy of Commencement Certificate No. CHE / ES / 1260 / T / 337 (New) dated 02.11.2017 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Occupancy Certificate No. CHE / ES / 1260 / T / 337 (New) / OCC / 1 / New / dated 21.05.2019 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at C.T.S. No. 643/4 of Village – Nahur, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a walkable distance 850M. from Mulund railway station.

BUILDING:

The building under reference is having Ground + 4 Podium + 5th to 17th Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is good. The building is used for residential purpose. 16th Floor is having 3 Residential Flat. Building is having 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 16th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage. (i.e., **2 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters with safety door, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 08th September 2023

The RERA Carpet Area of the Residential Flat	:	560.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2019 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	4 Years
Cost of Construction	:	616.00 X 2,700.00 = ₹ 16,63,200.00
Depreciation	:	N.A. Building age is below 5 years
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,77,540.00 per Sq. M. i.e., ₹ 16,494.00 per Sq. Ft.
Prevailing market rate	:	₹ 24,700.00 per Sq. Ft. (Including Car Parking)
Value of property as on 08.09.2023	:	560.00 Sq. Ft. X ₹ 24,700.00 = ₹ 1,38,32,000.00

(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)

Total Value of the property	:	₹ 1,38,32,000.00
The realizable value of the property	:	₹ 1,24,48,800.00
Distress value of the property	:	₹ 1,10,65,600.00
Insurable value of the property (616.00 X 2,700.00)	:	₹ 16,63,200.00
Guideline value of the property (616.00 X 16,494.00)	:	₹ 1,01,60,304.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1602, 16th Floor, Wing – C1, "Integrated Kamal", Hira Nagar, Goregaon Mulund Link Road, Village - Nahur, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India for this particular purpose at **₹ 1,38,32,000.00 (Rupees One Crore Thirty Eight Lakh Thirty Two Thousand Only)** as on **08th September 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 **08th September 2023 is ₹ 1,38,32,000.00 (Rupees One Crore Thirty Eight Lakh Thirty Two Thousand Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

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

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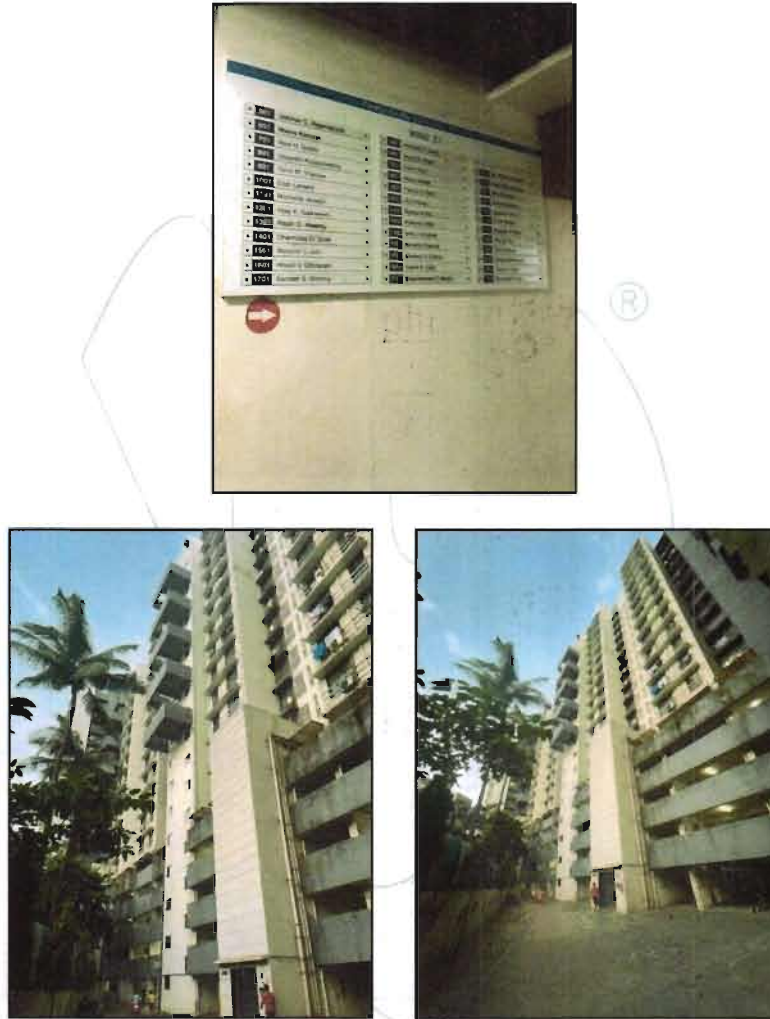
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 Podium + 5 th to 17 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 16 th Floor
3.	Year of construction	2019 (As per Occupancy Certificate)
4.	Estimated future life	56 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 with safety door, Powder Coated Aluminium sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP false ceiling
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	Yes
18.	No. of lifts and capacity	2 Lifts provided & Along with Car Parking Space No. B – 61 at Ground Level
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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Ready Reckoner Rate

सूची क्रमांक	निकासी संदर्भिक	सूचीय मूल्य	सूचीय मूल्य	सूचीय मूल्य	एकक (Sq. Ft.)	Attribute
122/561 -मुंबय: उदररतत नाकासी बीमा, सुडरतत रररर बीड, रररररतत नाकासी ररर रर रररररतत ररर रररररतत ररररतत (रररररतत रररररतत रररररतत 560 रररररतत)	133050	153010202600	133050	बी. बीरर	रर रर रर रर	
122/561C-मुंबय: उदररतत सुडरतत (रर.) बी रररर, रररररतत रररररतत, सुडरतत रररररतत, सुडरतत रररर रररर, रररररतत ररररतत रररररतत रररर ररर रररररतत रररररतत	161400	185810213400	161400	बी. बीरर	रर रर रर रर	

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,61,400.00			
Reduced by 10% on Flat Located on 16 th Floor	16,140.00			
Stamp Duty Ready Reckoner Market Value Rate	1,77,540.00	Sq. Mt.	16,494.00	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 / Stilt / 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



Sales Instance

13298391 06-09-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 13298/2023 नोंदणी : Regn:63m
गावाचे नाव : नाहर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	10500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	9325853.4	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॅट नं 1101, माळा नं: 11 वा मजला,विंग सी2, इमारतीचे नाव: इंटिग्रेटेड कमल ऑफ विंग पंच कमल सी एच एस एल, ब्लॉक नं: मुलुंड गोरगाव लिंक रोड, रोड : मुलुंड(पश्चिम),मुंबई - 400080, इतर माहिती: मौजे नाहर सदनिकेचे क्षेत्रफळ 442.62 चौ. फुट कारपेट,सोबत 1 कार पार्किंग स्पेस सहित,दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 643/4 ;))	
(5) क्षेत्रफळ	49.29 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-साक्षी प्रफुल्ल सावंत BPWPS2106H -- वय:-41 पत्ता:-प्लॉट नं: फ्लॅट नं 1101, माळा नं: -, इमारतीचे नाव: सी2 विंग, इंटिग्रेटेड कमल बिल्डिंग, ब्लॉक नं: मुलुंड (पश्चिम), मुंबई, रोड नं: मुलुंड गोरगाव लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:- 2): नाव:-प्रफुल्ल दत्ताराम सावंत ASCPS0811K -- वय:-47 पत्ता:-प्लॉट नं: फ्लॅट नं 1101, माळा नं: -, इमारतीचे नाव: सी2 विंग, इंटिग्रेटेड कमल बिल्डिंग, ब्लॉक नं: मुलुंड (पश्चिम), मुंबई, रोड नं: मुलुंड गोरगाव लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-व्हॅलेंटीना अनिता माथाएस -- वय:-43; पत्ता:-प्लॉट नं: फ्लॅट नं 902, माळा नं: -, इमारतीचे नाव: सी2 विंग, इंटिग्रेटेड कमल बिल्डिंग, ब्लॉक नं: मुलुंड (पश्चिम), मुंबई - AHTPM1780D, रोड नं: मुलुंड गोरगाव लिंक रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400080 पॅन नं:- 2): नाव:-लिली रिचर्ड माथाएस AAGPM0549L -- वय:-73; पत्ता:-प्लॉट नं: फ्लॅट नं 902, माळा नं: -, इमारतीचे नाव: सी2 विंग, इंटिग्रेटेड कमल बिल्डिंग, ब्लॉक नं: मुलुंड (पश्चिम), मुंबई, रोड नं: मुलुंड गोरगाव लिंक रोड, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/07/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	03/07/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	13298/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	630000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **08th 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 ₹ 1,38,32,000.00 (Rupees One Crore Thirty Eight Lakh Thirty Two Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=india,
2.5.4.25=462256c46c334d039d330c2046591440033334913281
5274b171f185652c20a1a0c0de00009c10040a0e010a
serialNumber=4106a566ab0c0906b2a31a01ce1cdeb1f31ed024994
4282a29327062106c, cn=MANOJ BABURAO CHALIKWAR
Date: 2021.09.08 11:46:33 +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

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