

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-2718/23-24 | Dated 30-Sep-23 |
| Buyer (Bill to) COSMOS BANK - BORIVALI WEST BORIWALI WEST Shop No 12 & 14, Mayfair,Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai – 400092, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27 | Delivery Note | Mode/Terms of Payment |
| | Reference No. & Date. | Other References AGAINST REPORT |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. 003691/23202803 | Delivery Note Date |
| | Dispatched through | Destination |
| Terms of Delivery | | |

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

Amount Chargeable (in words)

E. & O.E

Indian Rupee Four Thousand Seven Hundred Twenty Only

| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|-----------------|-------------|---------------|-----------|---------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 4,000.00 | 9% | 360.00 | 9% | 360.00 | 720.00 |
| Total | 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 : **The Cosmos Co-Operative Bank Ltd**

A/c No. : **0171001022668**

Branch & IFS Code: **Vileparle & COSB0000017**



UPI Virtual ID : Vastukala@icici

Remarks:

Mrs. Harsha Mehul Palan & Mr. Mehul Jayant Palan -
 Residential Flat No. 205, 2nd Floor, 'C' Wing,
 "Panchsheel Residency Co-Op. Hsg. Soc. Ltd.",
 Sector – 6, Mahavir Nagar, Kandivali (West), Mumbai
 – 400 067, 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

Asmita Rathod

Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., email=asmita.rathod@vastukala.org, c=IN
 Date: 2023.09.30 10:58:02 +05'30'

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Harsha Mehul Palan & Mr. Mehul Jayant Palan**

Residential Flat No. 205, 2nd Floor, 'C' Wing, "Panchsheel Residency Co-Op. Hsg. Soc. Ltd.",
Sector – 6, Mahavir Nagar, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'54.4"N 72°50'26.9"E

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Valuation Prepared for:

Cosmos Bank




Borivali West Branch

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West)
Mumbai - 400 092, 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 / Borivali (West) Branch / Mrs. Harsha Mehul Palan (3691/2302803) Page 2 of 18

Vastu/Mumbai/09/2023/3691/2302803
30/22-447-JASK
Date: 30.09.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 205, 2nd Floor, 'C' Wing, "Panchsheel Residency Co-Op. Hsg. Soc. Ltd.", Sector – 6, Mahavir Nagar, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mrs. Harsha Mehul Palan & Mr. Mehul Jayant Palan.**

Boundaries of the property.

North : BMC Park & Garden / Satya Nagar Road
South : Safalya Building
East : Nisarg Building / Nisarg Road
West : Satya Nagar 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 **₹ 1,74,16,800.00 (Rupees One Crore Seventy Four Lakh Sixteen Thousand Eight Hundred 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., c=IN, email=manojbaburao@vastukala.com, postalCode=400002, serialNumber=1, uri=mailto:manojbaburao@vastukala.com, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.30 11:09:01 +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

Residential Flat No. 205, 2nd Floor, 'C' Wing, "Panchsheel Residency Co-Op. Hsg. Soc. Ltd.", Sector – 6, Mahavir Nagar, Kandivali (West), Mumbai – 400 067, 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 29.09.2023 for Bank Loan Purpose |
| 2 | Date of inspection | 13.09.2023 |
| 3 | Name of the owner/ owners | Mrs. Harsha Mehul Palan & Mr. Mehul Jayant Palan |
| 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. 205, 2 nd Floor, 'C' Wing, "Panchsheel Residency Co-Op. Hsg. Soc. Ltd.", Sector – 6, Mahavir Nagar, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India. Contact Person: Mr. Mehul Jayant Palan (Owner) Contact No.: 9619720920 |
| 6 | Location, street, ward no | Sector - 6, Mahavir Nagar, Kandivali (West), Mumbai |
| | Survey/ Plot no. of land | Survey No. 163 (pt), C.T.S. No. 128 A/28/3 of Village Kandivali |
| 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. = 675.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 600.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 720.00 (Area as per Index II) |

| | | |
|----|--|--|
| | | 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 not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area. |
| 13 | Roads, Streets or lanes on which the land is abutting | Sector - 6, Mahavir Nagar, Kandivali (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 | | |
| | (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 | ₹ 36,000.00 Expected rental income per month |
| | (iv) | Gross amount received for the whole property | N.A. |
| 27 | Are any of the occupants related to, or close to business associates of the owner? | | N.A. |
| 28 | Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details | | N. A. |
| 29 | Give details of the water and electricity charges, if any, to be borne by the owner | | N. A. |
| 30 | Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars | | N. A. |
| 31 | If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant? | | N. A. |
| 32 | If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant? | | N. A. |
| 33 | Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant? | | N. A. |
| 34 | What is the amount of property tax? Who is to bear it? Give details with documentary proof | | 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. |
| <i>COST OF CONSTRUCTION</i> | | |
| 41 | Year of commencement of construction and year of completion | Year of Completion – 2003 (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. |
| <u>Remark:</u> | | |

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Borivali (West) Branch to assess fair market value as on 29.09.2023 for Residential Flat No. 205, 2nd Floor, 'C' Wing, "Panchsheel Residency Co-Op. Hsg. Soc. Ltd.", Sector – 6, Mahavir Nagar, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mrs. Harsha Mehul Palan & Mr. Mehul Jayant Palan.**

We are in receipt of the following documents:

| | |
|---|---|
| 1 | Copy of Agreement for Sale dated 29.11.2011 between Mr. Amish Ratish Parikh & Mr. Ratish R. Parikh (the Transferors) AND Mrs. Harsha Mehul Palan & Mr. Mehul Jayant Palan (the Transferees) |
| 2 | Copy of Occupancy Certificate No. CHE / A300 / BP / WS / AR dated 25.03.2003 issued by Municipal Corporation of Greater Mumbai. |
| 3 | Copy of Electricity Bill No. 101863779092 dated 12.08.2023 for the month of July 2023 in the name of Mehul J & Harsha M. Palan by Adani Electricity. |
| 4 | Copy of Maintenance Bill No. 000462 dated 01.07.2023 in the name of Mrs. Harsha M. Palan & Mehul J. Palan issued by Panchsheel Residency Co-Op. Hsg. Soc. Ltd. |
| 5 | Copy of Society Letter dated 27.09.2023 |

LOCATION:

The said building is located at land bearing Survey No. 163 (pt), C.T.S. No. 128 A/28/3 of Village Kandivali, Taluka Borivali, Mumbai Suburban District. The property falls in Residential Zone. It is at a travelling distance of 3.5 KM. from Kandivali railway station.

BUILDING:

The building under reference is having Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is good. The building is used for residential purpose. 2nd Floor is having 6 Residential Flat. The building is having 1 lift.



Residential Flat:

The residential flat under reference is situated on the 2nd Floor. The composition of residential flats is having 2 Bedrooms + Living Room + Kitchen + 3 Toilets + Passage (i.e., **2BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 29th September 2023

| | | |
|--|----------|-----------------------|
| The Built-up Area of the Residential Flat | : | 720.00 Sq. Ft. |
|--|----------|-----------------------|

Deduct Depreciation:

| | | |
|---|----------|---|
| Year of Construction of the building | : | 2003 (As per Occupancy Certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2023 | : | 20 Years |
| Cost of Construction | : | 720.00 X 2,700.00 = ₹ 19,44,000.00 |
| Depreciation $\{(100-10) \times 20 / 60\}$ | : | 30.00% |
| Amount of depreciation | : | ₹ 5,83,200.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,33,460.00 per Sq. M. i.e., ₹ 12,399.00 per Sq. Ft. |
| Guideline rate (after depreciate) | : | ₹ 1,18,362.00 per Sq. M. i.e., ₹ 10,996.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 25,000.00 per Sq. Ft. |
| Value of property as on 29.09.2023 | : | 720.00 Sq. Ft. X ₹ 25,000.00 = ₹ 1,80,00,000.00 |

(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)

| | | |
|--|----------|--|
| Depreciated fair value of the property as on 29.09.2023 | : | ₹ 1,80,00,000.00 - ₹ 5,83,200.00 = ₹ 1,74,16,800.00 |
| Total Value of the property | : | ₹ 1,74,16,800.00 |
| The realizable value of the property | : | ₹ 1,56,75,120.00 |
| Distress value of the property | : | ₹ 1,39,33,440.00 |
| Insurable value of the property (720.00 X 2,700.00) | : | ₹ 19,44,000.00 |
| Guideline value of the property (720.00 X 10,996.00) | : | ₹ 79,17,120.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 205, 2nd Floor, 'C' Wing, "Panchsheel Residency Co-Op. Hsg. Soc. Ltd.", Sector – 6, Mahavir Nagar, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India for this particular purpose at **₹ 1,74,16,800.00 (Rupees One Crore Seventy Four Lakh Sixteen Thousand Eight Hundred Only)** as on **29th 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 **29th September 2023 is ₹ 1,74,16,800.00 (Rupees One Crore Seventy Four Lakh Sixteen Thousand Eight Hundred 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 | Stilt + 7 Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Residential Flat situated on 2 nd Floor |
| 3. | Year of construction | 2003 (As per Occupancy Certificate) |
| 4. | Estimated future life | 40 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 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 | Provided |
| 18. | No. of lifts and capacity | 1 lift |
| 19. | Underground sump – capacity and type of construction | R.C.C tank |
| 20. | Over-head tank Location, capacity Type of construction | R.C.C tank on terrace |
| 21. | Pumps- no. and their horse power | May be provided as per requirement |
| 22. | Roads and paving within the compound approximate area and type of paving | Chequered tiles 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°12'54.4"N 72°50'26.9"E

Note: The Blue line shows the route to site from nearest railway station (Kandivli – 3.5 M.)



Vastukala Consultants (I) Pvt. Ltd.
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Ready Reckoner Rate

| DIVISION / VILLAGE : KANDIVALI 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: Gaathan Boundary to the North, New Link Road to the East, Gaathan Boundary to the West, Bandar Pakhadi Marg, Shri Shevantilal Khandwala Marg and Village Boundary to the South. | | | | | |
| Rate of Land + Building in ₹ per sq. m. Built-Up | | | | | | |
| Zone | Sub-Zone | Land | Residential | Office | Shop | Industrial |
| 79 | 79/354B | 57970 | 133460 | 153460 | 166830 | 133460 |
| C.T.S.No. 1A/2, 1A/3, 1A/4, 1B/1, 1C/1/705, 128A/2, 128A/7, 128A/9, 128A/12A, 128A/12B, 129A, 129B, 129C, 130A, 130B/3, 131B, 131C, 132, 132D, 134, 135A, 135C, 135D, 135E, 135F, 136A, 136B, 136D, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172A, 172B, 172C, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195A, 195B, 195C, 195D, 196, 197A, 197B, 198, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221/2, 226, 229, 244, 247, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282A, 282B, 282C, 282D, 282E, 282F, 283A, 283D, 284, 284B, 286, 287, 287B/2, 287B/3, 287B/4, 288, 471, 472, 473, 474, 475, 476, 478, 480, 481, 482, 483A, 483B, 483C, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 501A, 502, 503, 504, | | | | | | |
| <input type="checkbox"/> Compare With Previous Year | | | | | | |

| | | | | |
|---|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 1,33,460.00 | | | |
| No Increase on flat located on 2 nd floors | 0.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 1,33,460.00 | Sq. Mtr. | 12,399.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 57,970.00 | | | |
| The difference between land rate and building rate (A – B = C) | 75,490.00 | | | |
| Depreciation Percentage as per table (D) [100% - 20%] (Age of the Building – 20 Years) | 80% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 1,18,362.00 | Sq. Mtr. | 10,996.00 | Sq. Ft. |

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

| | Location of Flat / Commercial Unit in the building | Rate |
|----|--|--|
| a) | On Ground to 4 Floors | No increase for all floors from ground to 4 floors |
| b) | 5 Floors to 10 Floors | Increase by 5% on units located between 5 to 10 floors |
| c) | 11 Floors to 20 Floors | Increase by 10% on units located between 11 to 20 floors |
| d) | 21 Floors to 30 Floors | Increase by 15% on units located between 21 to 30 floors |
| e) | 31 Floors and above | Increase by 20% on units located on 31 and above floors |

Table – D: Depreciation Percentage Table

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

Price Indicators

99acres Buy • Enter Locality • Project/Society/Landmark

₹2.3 Cr (₹23,558 per sq.ft.) **2BHK 2Baths**
 Estimated EMR ₹1,82,728
 Full Apartment for Sale
 17th Fl. of 18 Floors, Mahavir Nagar, Mumbai Andheri-Dahisar, Mumbai

Area Super Built up area 360 sq.ft. | Carpet area: 750 sq.ft.

Configuration 2 Bedrooms, 2 Bathrooms, No Balcony with Others

Price ₹2.3 Cr+ Govt Charges & Tax @ 23,558 per sq.ft. (Negotiable) (View Price Details)

Address Chetank Breezy Corner, Mahavir Nagar, Mumbai Andheri-Dahisar

Super Builtup 3rd of 18 Floors

Location South West

Completion Park/Garden Main Road Club Post Others See Facing

10+ Year Old

9 people viewed this property this week

99acres Buy • Enter Locality • Project/Society/Landmark

₹2.1 Cr (₹28,000 per sq.ft.) **2BHK 2Baths**
 Estimated EMR ₹1,82,728
 Full Apartment for Sale
 12th Fl. of 12 Floors, Mahavir Nagar, Mumbai Andheri-Dahisar, Mumbai

Area Carpet area: 750 sq.ft.

Configuration 2 Bedrooms, 2 Bathrooms, No Balcony

Price ₹2.1 Cr+ Govt Charges & Tax @ 28,000 per sq.ft. (Negotiable) (View Price Details)

Address Pratik Garden, Mahavir Nagar, Mumbai Andheri-Dahisar, Mumbai

Super Builtup 3rd of 12 Floors

Location North

Completion Park/Garden

10+ Year Old

2 people shortlisted this property yesterday

Places nearby Mahavir Nagar, Mumbai Andheri-Dahisar, Mumbai

Price Indicators

NOBROKER 2 BHK Flat in Bhoomi Residency For Sale in Kandivali West

₹ 2 Crores | ₹ 1.15 Lacs/Month | 880 sq ft

2 Bedrooms | 2 Bathrooms | May 31, 2023

Get Owner Details

Price trends by neighborhood

Report what was not correct in this property

Listed by Broker | Sold Out | Strong Info

| Overview | |
|------------------|-----------------|
| Type of Building | High Rise |
| Handover Charges | ₹ 1.2 Per Sq Ft |
| Building Age | 100 Sq Ft |
| Ownership Type | Self Owned |
| Flooring | Marble Tiles |
| Carpet Area | 700 Sq Ft |

Activity On This Property

Similar Properties

NOBROKER 2 BHK Flat in Anamika Avenue Cha For Sale in Kandivali West

₹ 2.1 Crores | ₹ 1.1 Lacs/Month | 960 sq ft

2 Bedrooms | 2 Bathrooms | Jul 21, 2023

Get Owner Details

Price trends by neighborhood

Report what was not correct in this property


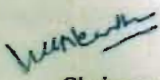



Listed by Broker | Sold Out | Strong Info

| Overview | |
|------------------|-----------|
| Type of Building | High Rise |
| Handover Charges | NA |
| Building Age | 100 Sq Ft |
| Ownership Type | On Lease |
| Flooring | NA |
| Carpet Area | 700 Sq Ft |

Activity On This Property

Similar Properties

Society Letter

| | | |
|--|--|--|
|  | | |
| PANCHSHEEL Residency | | |
| Co-op. Housing Society Ltd | | |
| Regd. No. MUM / WR / HSG / (TC) / 12349 / 2003-2004 Dt. 12/01/2004 | | |
| Sector - 6, Mahaveer Nagar, Kandivali (West), Mumbai - 400 067 | | |
| Ref. | Date - 27/09/2023 | |
| <u>To whomsoever it may concern</u> | | |
| <p>This is to certify that, Residential Flat No. 205, 2nd Floor in C Wing of Panchsheel Residency Co-op. Hsg. Soc. Ltd. situated at Sector - 6, Mahaveer Nagar, Kandivali (West), Mumbai - 400067, State - Maharashtra, Country - India belongs to Mrs. Harsha Mehul Palan & Mr. Mehul Jayant Palan, admeasuring 600.00 Sq. Ft. Carpet & 720.00 Sq. Ft. Built Up Area and the building was constructed in the year 2003 comprising of Stilt + 7 Upper Floors with lift on land bearing Survey No. 163(Part), C.T.S. No. 128/A/28/3 of Village - Kandivali, Taluka - Borivali, District - Mumbai Suburban. Building No. not mentioned in the Agreement for Sale dated 29.11.2011 vide Registration No. BRL 7 - 11091 - 2011 dated 30.11.2011.</p> | | |
| <p>We hereby confirm that the Building No. 2 for Wing A & B comprising of Ground (Part) + Stilt (Part) + 7 Upper Floors & Wing C comprising of Stilt + 7 Upper Floors on Sector 6 bearing C.T.S. No. 128A/28/1 to 128A/28/3 of Village - Kandivali mentioned in Occupancy Certificate vide No. CHE / A300 / BP / WS / AR dated 25.03.2003 issued by Municipal Corporation of Greater Mumbai & Panchsheel Residency Co-op. Hsg. Soc. Ltd. are of one and the same building.</p> | | |
| <p>We further mention that this is true to the best of our knowledge, belief & inference drawn from all available records of society & though we have not received any specific communication from Bombay Municipal Corporation about it.</p> | | |
| Panchsheel Residency Co-op. Hsg. Soc. Ltd. | | |
|  Chairman |  Secretary |  Treasurer |
|  | | |

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **29th 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.

