PROFORMA INVOICE

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd B1-001.U/B FLOOR. PG-2573/23-24 21-Sep-23 BOOMERANG, CHANDIVALI FARM ROAD, **Delivery Note** Mode/Terms of Payment ANDHERI-EAST 400072 **AGAINST REPORT** GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) **COSMOS BANK - VEERA DESAI ROAD** Dispatch Doc No. **Delivery Note Date** Veera Desai Road Andheri West Branch 003757 / 2302654 Shop No 7, Dhanshree Heights Bulding No 42, Andheri (West), Mumbai, Pin Code- 400053 Dispatched through Destination GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code: 27 Terms of Delivery **Particulars** HSN/SAC GST SI Amount No. Rate 1 **VALUATION FEE** 997224 18 % 4,000.00 (Technical Inspection and Certification Services) **CGST** 360.00 SGST 360.00

Amount Chargeable (in words)

Indian Rupee Four Thousand Seven Hundred Twenty Only

H\$N/SAC		Taxable	Central Tax		State Tax		Total
		Value	Rate	Amount	Rate	Amount	Tax 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

Total

Bank Name : The Cosmos Co-Operative Bank Ltd

0171001022668 A/c No.

Branch & IFS Code: Vileparte & COSB0000017

Remarks:

"Mr. Anil Ravjibhai Virani & Mrs. Rekha Anil Virani -Commercial Shop No. 14, Ground Floor, Wing - I-3, Building No. 96, ""Happy Home Estate-I Bldg. No. 95 -96 Co-op. Hsg. Soc. Ltd."", Poonam Sagar Complex. Mira Road (East), Thane - 401107,

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

回源设置操

UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd Asmita Rathod

Authorised Signatory

4,720.00

E. & O.E

This is a Computer Generated Invoice











Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mr. Anil Ravjibhai Virani & Mrs. Rekha Anil Virani

Commercial Shop No. 14, Ground Floor, Wing - I-3, Building No. 96, "Happy Home Estate-I Bldg, No. 95 - 96 Co-op. Hsq. Soc. Ltd.", Poonam Sagar Complex, Mira Road (East), Thane - 401107, State - Maharashtra, Country - India.

Latitude Longitude - 19°16'24.1"N 72°51'38.6"E

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Valuation Prepared for:

Cosmos Bank

Veera Desai Road Andheri (West)

Shop No. 7, Dhanashree Heights, Building No. 42, Off. Veera Desai Road, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India.



Our Pan India Presence at : Mumbai 💡 Auranggbad Pune Rajkot Nanded Raipur Thane Indore P Delhi NCR P Nashik Ahmedabad 9 Jaipur

Regd. Office: B1-001, U/E Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24 🧧 mumbai@vastukala.org

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: Cosmos Bank - Veera Desai Road Andheri (West) Branch / Mr. Anil Ravjibhai Virani (3757/2302654)

Page 2 of 16

Vastu/Mumbai/09/2023/3757/2302654 21/10-298-PRBS Date: 21.09.2023

VALUATION OPINION REPORT

The property bearing Commercial Shop No. 14, Ground Floor, Wing - I-3, Building No. 96, "Happy Home Estate-I Bldg. No. 95 - 96 Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex, Mira Road (East), Thane – 401 107, State - Maharashtra, Country – India belongs to Mr. Anil Ravjibhai Virani & Mrs. Rekha Anil Virani.

Boundaries of the property.

North : Internal Road
South : Building No. 83
East : Internal Road
West : Building No. 95

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 ₹ 52,00,850.00 (Rupees Fifty-Two Lakh Eight Hundred Fifty 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 MANDI DARDIRAD CHAISWAR

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signadoriti
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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



0	ur Pan	In	dia Prese	en	ce at :			
Q Q	Mumbai Thane Delhi NCR	9	Aurangabad Nanded Nashik	000	Pune Indore Ahmedabad	P	Rajkot Raipur Jaipur	

Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24mumbai@vastukala.org

<u>Valuation Report of Commercial Shop No. 14, Ground Floor, Wing - I-3, Building No. 96, "Happy Home Estate-I Bldg. No. 95 - 96 Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex, Mira Road (East), Thane - 401107, State - Maharashtra, Country – India.</u>

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 21.09.2023 for Banking Purpose
2	Date of inspection	18.09.2023
3	Name of the owner/ owners	Mr. Anil Ravjibhai Virani & Mrs. Rekha Anil Virani
4	If the property is under joint ownership / co- ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership shares is not available
5	Brief description of the property	Address: Commercial Shop No. 14, Ground Floor, Wing - I-3, Building No. 96, "Happy Home Estate-I Bldg. No. 95 - 96 Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex, Mira Road (East), Thane - 401107, State - Maharashtra, Country – India. Contact Person: Miss. Kajal Chauhan (Owner's Staff)
6	Location, street, ward no	Poonam Sagar Complex, Mira Road (East), Thane - 401107
7	Survey/ Plot no. of land	Survey No. 199 & New Survey No. 31 of Village - Penkarpada
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Cum Commercial 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. = 206.00 Otla Area in Sq. Ft. = 39.00 (Area as per Actual Site measurement)
		Carpet Area in Sq. Ft. = 215.00 (Area as Agreement for Sale)



		Built Up Area in Sq. Ft. = 258.00 (Area as Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Poonam Sagar Complex, Mira Road (East), Thane - 401107
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	N. A.
	(ii) Ground Rent payable per annum	(8)
	(iii) Unearned increased payable to the	
	Lessor in the event of sale or transfer	
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	Yes
	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 occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MBMC 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	₹ 15,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	Details not available
27		ny of the occupants related to, or close to ess associates of the owner?	Information not available
28	of fix	coarate amount being recovered for the use stures, like fans, geysers, refrigerators, and ranges, built-in wardrobes, etc. or for each charges? If so, give details	N. A.
29	l	details of the water and electricity charges, to be borne by the owner	N. A.
30		the tenant to bear the whole or part of the repairs and maintenance? Give particulars	N. A.
31	ı	ft is installed, who is to bear the cost of tenance and operation- owner or tenant?	N. A.
32		ump is installed, who is to bear the cost of tenance and operation- owner or tenant?	N. A.
33	for lig	has to bear the cost of electricity charges of common space like entrance hall, passage, compound, etc. owner or ot?	N. A.
34		is the amount of property tax? Who is to it? Give details with documentary proof	Information not available
35	no.,	e building insured? If so, give the policy amount for which it is insured and the all premium	Information not available
36		ny dispute between landlord and tenant ding rent pending in a court of rent?	N.A. CIECIE
37		any standard rent been fixed for the ises under any law relating to the control of:	N. A.
	SALE	ES	
38	in the Name	instances of sales of immovable property locality on a separate sheet, indicating the and address of the property, registration 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 Commercial Shop in a building. The rate is considered as composite rate.
40	If sale	e instances are not available or not relied	N. A.





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	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 Completion – 2005 (As per Part 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.
45	Remark:	

PART II- VALUATION GENERAL:

Under the instruction of Cosmos Bank, Veera Desai Road Andheri (West) Branch to assess fair market value as on 21.09.2023 for Commercial Shop No. 14, Ground Floor, Wing - I-3, Building No. 96, "Happy Home Estate-I Bldg. No. 95 - 96 Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex, Mira Road (East), Thane - 401107, State - Maharashtra, Country – India belongs to Mr. Anil Ravjibhai Virani & Mrs. Rekha Anil Virani.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 20.10.2018 between Mr. Yogendra Hajari Pandey & Mr. Shashikant
	Yogendra Pandey (The Transferor's) And Mr. Anil Ravjibhai Virani & Mrs. Rekha Anil Virani (The
	Transferee's).
2	Copy of Part Occupancy Certificate No. MNP / NR / 857 / 2005 - 06 dated 12.07.2005 issued by Mira
	Bhayander Municipal Corporation.
3	Copy of Approved Plan No. MB / MNP / NR / 286 / 3654 / 2003 – 2004 dated 19.07.2003 issued by Mira
	Bhayander Municipal Corporation.
4	Copy of Previous Valuation Report dated 06.08.2019 in the name of Mr. Anil Ravjibhai Virani & Mrs.
	Rekha Anil Virani issued by Vastukala Consultant's Pvt. Ltd.

LOCATION:

The said building is located at Survey No. 199 & New Survey No. 31 of Village - Penkarpada. The property falls in Residential cum commercial Zone. It is at a walking distance of 1.00 Km. from Mira Road railway station.

BUILDING:

The building under reference is having Part Ground & Part Stilt + 7th Upper Floor. 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building is used for residential cum Commercial purpose. Ground Floor is having 14 Commercial Shops. The building external condition is good. The building is having 1 Lift.







Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor. The Composition of Shop is Single Room + Otla. The Commercial Shop is finished with Ceramic tiles flooring with Carpet, Teak Wood with Glass door frame with flush door with MS Gate doors, Concealed electrification.

Valuation as on 21st September 2023

The Carpet Area of the Commercial Shop	:	215.00 Sq. Ft.
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Deduct Depreciation:

Value of property as on 21.09.2023	:	₹ 215.00 Sq. Ft. X ₹ 25,000.00 = ₹ 53,75,000.00
Guideline rate (after depreciate)	:	₹ 1,03,476.00 per Sq. M. i.e., ₹ 9,613.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,18,200.00 per Sq. M. i.e., ₹ 10,981.00 per Sq. Ft.
Amount of depreciation	٦,	₹ 1,74,150.00
Depreciation {(100-10) X 18 / 60}	- ;	27.00%
Cost of Construction	-3/	258.00 Sq. Ft. X 2,500.00 = ₹ 6,45,000.00
Age of the building as on 2023	:	18 Years
Expected total life of building	:	60 Years
Year of Construction of the building	:	2005 (As per Part Occupancy Certificate)

(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 21.09.2023		₹ 53,75,000.00 - ₹ 1,74,150.00 = ₹ 52,00,850.00
Total Value of the property	:	₹ 52,00,850.00
The realizable value of the property	i i	₹ 46,80,765.00
Distress value of the property) V.C	₹ 41,60,680.00
Insurable value of the property (258.00 × 2,500.00)	:	₹ 6,45,000.00
Guideline value of the property (258.00 × 9,613.00)	:	₹ 24,80,154.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Commercial Shop No. 14, Ground Floor, Wing - I-3, Building No. 96, "Happy Home Estate-I Bldg. No. 95 - 96 Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex, Mira Road (East), Thane - 401107, State - Maharashtra, Country – India for this particular purpose at ₹ 52,00,850.00 (Rupees Fifty-Two Lakh Eight Hundred Fifty Only) as on 21st September 2023.





NOTES

- I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that
 the fair market value of the property as on 21st September 2023 is ₹ 52,00,850.00 (Rupees FiftyTwo Lakh Eight Hundred Fifty 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

2. Plinth area floor wise as per IS 3361-1966 N.A. as the said property is a Comm situated on Ground Floor 3. Year of construction 4. Estimated future life 4. Estimated future life 5. Type of construction- load bearing walls/RCC frame/ steel frame 6. Type of foundations 7. Walls 8. Partitions 9. Doors and Windows 10. Flooring 11. Finishing 12. Roofing and terracing 13. Special architectural or decorative features, if any 14. (i) Internal wiring – surface or conduit (ii) Class of fittings: Superior/ Ordinary/ Poor.	ricate)		
4 Estimated future life 42 Years Subject to proper, preversing maintenance & structural repairs 5 Type of construction- load bearing walls/RCC frame/ steel frame 6 Type of foundations 7 Walls 8 Partitions 9 Doors and Windows 10 Flooring 11 Finishing 12 Roofing and terracing 13 Special architectural or decorative features, if any 14 (i) Internal wiring – surface or conduit (ii) Class of fittings: Superior/ 42 Years Subject to proper, prevermaintenance & structural proper prevermaintenance & structural proper prevermaintenance & structural proper prevermaintenance & structural repairs R.C.C. Framed Structure R.C.C. Foundation R.C.C. Foundation All external walls are 9" thick and are 6" thick. British and are 6" thick wall Teak Wood with Glass door frame with MS Gate doors Ceremit plastering with POP finisher R.C.C. Slab No Concealed Electrification	entive periodic		
maintenance & structural repairs Type of construction- load bearing walls/RCC frame/ steel frame R.C.C. Framed Structure R.C.C. Foundation R.C.C. Foundation All external walls are 9" thick and are 6" thick. Partitions Doors and Windows Teak Wood with Glass door frame with MS Gate doors Flooring Ceramic tiles flooring with Carpet Finishing R.C.C. Slab R.C.C. Slab Internal wiring – surface or conduit (ii) Class of fittings: Superior/ Concealed Electrification			
walls/RCC frame/ steel frame Type of foundations R.C.C. Foundation R.C.C. Foundation R.C.C. Foundation All external walls are 9" thick and are 6" thick. Partitions Doors and Windows Teak Wood with Glass door frame with MS Gate doors Ceramic tiles flooring with Carpet Finishing R.C.C. Slab R.C.C. Slab Special architectural or decorative features, if any Internal wiring – surface or conduit (ii) Internal wiring : Superior/ Center plastering with POP finisher R.C.C. Slab Concealed Electrification	partition walls		
All external walls are 9" thick and are 6" thick. 8 Partitions 6" thick brick wall 9 Doors and Windows Teak Wood with Glass door frame with MS Gate doors 10 Flooring Ceramic tiles flooring with Carpet 11 Finishing Cement plastering with POP finisher 12 Roofing and terracing R.C.C. Slab 13 Special architectural or decorative features, if any 14 (i) Internal wiring – surface or conduit (ii) Class of fittings: Superior/	partition walls		
are 6" thick. 8 Partitions 6" thick brick wall 9 Doors and Windows Teak Wood with Glass door frame with MS Gate doors 10 Flooring Ceramic tiles flooring with Carpet 11 Finishing Cement plastering with POP finisher 12 Roofing and terracing R.C.C. Slab 13 Special architectural or decorative features, if any 14 (i) Internal wiring – surface or conduit (ii) Class of fittings: Superior/	partition walls		
9 Doors and Windows Teak Wood with Glass door frame with MS Gate doors Ceramic tiles flooring with Carpet 11 Finishing Cement plastering with POP finisher 12 Roofing and terracing R.C.C. Slab 13 Special architectural or decorative features, if any 14 (i) Internal wiring – surface or conduit (ii) Class of fittings: Superior/	All external walls are 9" thick and partition walls are 6" thick.		
with MS Gate doors Ceramic tiles flooring with Carpet Cement plastering with POP finisher Roofing and terracing Special architectural or decorative features, if any Internal wiring – surface or conduit (ii) Class of fittings: Superior/			
11 Finishing Cement plastering with POP finisher 12 Roofing and terracing R.C.C. Slab 13 Special architectural or decorative features, if any 14 (i) Internal wiring – surface or conduit (ii) Class of fittings: Superior/	with flush door		
12 Roofing and terracing R.C.C. Slab 13 Special architectural or decorative features, if any 14 (i) Internal wiring – surface or conduit (ii) Class of fittings: Superior/			
13 Special architectural or decorative features, if any 14 (i) Internal wiring – surface or conduit (ii) Class of fittings: Superior/			
if any 14 (i) Internal wiring – surface or conduit Concealed Electrification			
conduit (ii) Class of fittings: Superior/			
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 6'.0" High, R.C.C. column with B. wall	D		
18 No. of lifts and capacity 1 Lift	. B. masonry		
	. в. masonry		



19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank	R.C.C tank on terrace
	Location, capacity	
	Type of construction	
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



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Actual site photographs

















Route Map of the property Site,u/r





Latitude Longitude - 19°16'24.1"N 72°51'38.6"E

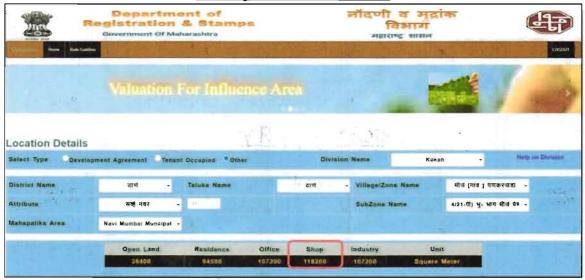
Note: The Blue line shows the route to site from nearest railway station (Mira Road – 1.00 Km.)







Ready Reckoner Rate



Stamp Duty Ready Reckoner Market Value Rate for Shop	1,18,200.00			_
No Increase by Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,18,200.00	Sq. Mt.	10,981.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	36,400.00	1		
The difference between land rate and building rate (A – B = C)	81,800.00	7		
Depreciation Percentage as per table (D) [100% - 18%]	82%	1		
(Age of the Building – 18 Years)	WHEE - SI	1.0		
Rate to be adopted after considering depreciation [B + (C x D)]	1,03,476.00	Sq. Mt.	9,613.00	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

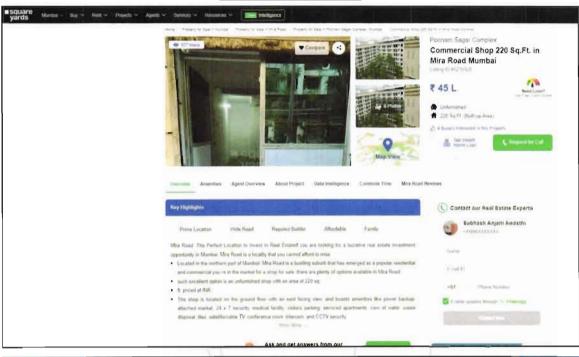
Table - D: Depreciation Percentage Table

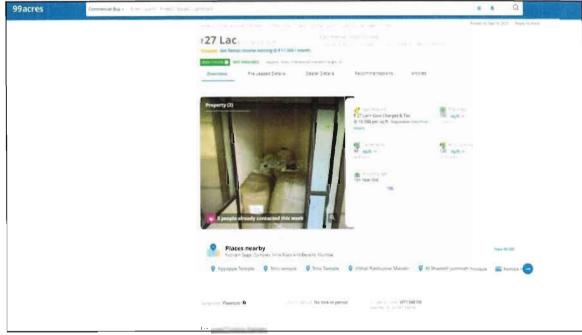
Completed Age of Building in Years	Value in percent after depreciation			
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.		
0 to 2 Years	100%	100%		
Above 2 & up to 5 Years	95%	95%		
Above 5 Years	After initial 5 year for every year 1% depreciation 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









DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 21st 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 ₹ 52,00,850.00 (Rupees Fifty-Two Lakh Eight Hundred Fifty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

Digitally signed by MANOJ BABURAO CHALBOWAR
ON cost, ow/ASTURAA COMMULTANTS II PRIVATE LIMITED,
ownedmin,
2.5.4.20-0827506454c356c366c79e36465913696c1c3164133
5279617418bb652, postaCode-000009, ste Mahamashira,
seria/Number-1436a566a5dcc96d6b2955a6dcc3c6b11711bd2e

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

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

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