

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-2531/23-24	18-Sep-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	AGAINST REPORT Other References
Buyer (Bill to) COSMOS BANK - VILEPARLE EAST Vile Parle (East) Branch Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	003784 / 2302609	
	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**

Remarks:

Mr. Tushar Kirtibhai Thacker Alias Tushar Kirtikumar Thacker & Mrs. Kinjal Tushar Thacker Alias Kinjal Bharatkumar Shah - Residential Flat No. 301, 3rd Floor, 'A' Wing, "D. N. Nagar Vighnaharta Co-Op. Hsg. Soc. Ltd.", Plot No. R-6, Opp. Bldg. No. 16, D. N. Nagar, Off. J. P. Road, MHADA Layout, Andheri (West), Mumbai - 400 053, 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

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Tushar Kirtibhai Thacker Alias Tushar Kirtikumar Thacker & Mrs. Kinjal Tushar Thacker Alias Kinjal Bharatkumar Shah**

Residential Flat No. 301, 3rd Floor, 'A' Wing, "D. N. Nagar Vighnaharta Co-Op. Hsg. Soc. Ltd.", Plot No. R-6, Opp. Bldg. No. 16, D. N. Nagar, Off. J. P. Road, MHADA Layout, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India.

Latitude Longitude - 19°07'31.3"N 72°49'58.8"E

Valuation Prepared for:





Cosmos Bank


Vile Parle (East) Branch

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057
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. 301, 3rd Floor, 'A' Wing, "D. N. Nagar Vighnaharta Co-Op. Hsg. Soc. Ltd.", Plot No. R-6, Opp. Bldg. No. 16, D. N. Nagar, Off. J. P. Road, MHADA Layout, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Mr. Tushar Kirtibhai Thacker Alias Tushar Kirtikumar Thacker & Mrs. Kinjal Tushar Thacker Alias Kinjal Bharatkumar Shah.**

Boundaries of the property.

North	:	Aditya Apartment
South	:	Internal Road / Jai Bhavan CHSL
East	:	Sheetla Devi Mandir Road / Open Ground
West	:	Sai Krishan Kunj Apartment

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 **₹ 1,17,59,450.00 (Rupees One Crore Seventeen Lakh Fifty Nine Thousand Four 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 MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=india,
2.5.4.20=982364d4d254c3e6c19e39666911496c032284133
315278b174f88052, postalCode=400005, st=Maharashtra,
serialNumber=48, cn=Manoj Baburao Chalikwar, o=Sattva Global
394e2f2d29a32786c38c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.18 12:15:00 +05'30'



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

Encl. Valuation Report



Our Pan India Presence at :

- | | | | |
|-------------|--------------|-------------|----------|
| 📍 Mumbai | 📍 Aurangabad | 📍 Pune | 📍 Rajkot |
| 📍 Thane | 📍 Nanded | 📍 Indore | 📍 Roipur |
| 📍 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. 301, 3rd Floor, 'A' Wing, "D. N. Nagar Vighnaharta Co-Op. Hsg. Soc. Ltd."
 Plot No. R-6, Opp. Bldg. No. 16, D. N. Nagar, Off. J. P. Road, MHADA Layout, Andheri (West), Mumbai – 400 053,
 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 18.09.2023 for Bank Loan Purpose
2	Date of inspection	14.09.2023
3	Name of the owner/ owners	Mr. Tushar Kirtibhai Thacker Alias Tushar Kirtikumar Thacker & Mrs. Kinjal Tushar Thacker Alias Kinjal Bharatkumar Shah
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. 301, 3rd Floor, 'A' Wing, "DN Nagar Vighnaharta Co-Op. Hsg. Soc. Ltd.", Plot No. R-6, Opp. Bldg. No. 16, D. N. Nagar, Off. J. P. Road, MHADA Layout, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India. Contact Person: Mr. Sunil (Society Watchman) Contact No.: 9819330209
6	Location, street, ward no	Opp. Building No. 16, D. N. Nagar, Off. J. P. Road, MHADA Layout, Andheri (West), Mumbai
7	Survey/ Plot no. of land	K (West) Municipal Ward, Survey No. 106(pt.), Plot No. R-6, C. T. S. No. 195 (pt.) of Village Andheri
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	Carpet Area in Sq. Ft. = 385.00 Balcony Area in Sq. Ft. = 65.00 Dry Balcony Area in Sq. Ft. = 24.00 Total Area in Sq. Ft. = 474.00 (Area as per actual site measurement)

		Carpet Area in Sq. Ft. = 399.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 479.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Opp. Building No. 16, D. N. Nagar, Off. J. P. Road, MHADA Layout, Andheri (West), Mumbai
14	If freehold or leasehold land	Leasehold land of MHADA
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?	Tenant 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	₹ 29,000.00 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 Commencement of Construction – 19.12.2005 (As per Commencement Certificate) Year of Construction – 2013 (As per Society No Objection Letter)
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, Vile Parle (East) Branch to assess fair market value as on 18.09.2023 for Residential Flat No. 301, 3rd Floor, 'A' Wing, "D. N. Nagar Vighnaharta Co-Op. Hsg. Soc. Ltd.", Plot No. R-6Opp. Bldg. No. 16, D. N. Nagar, Off. J. P. Road, MHADa Layout, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Mr. Tushar Kirtibhai Thacker Alias Tushar Kirtikumar Thacker & Mrs. Kinjal Tushar Thacker Alias Kinjal Bharatkumar Shah.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 06.09.2023 between M/s. Snehal Ramchandra Redkar (Transferor) AND Mr. Tushar Kirtibhai Thacker Alias Tushar Kirtikumar Thacker & Mrs. Kinjal Tushar Thacker Alias Kinjal Bharatkumar Shah (the Transferees)
2	Copy of Commencement Certificate No. CE / 8571 / WS / AK dated 19.12.2005 issued by Municipal Corporation of Greater Mumbai.
3	Copy of No Objection Certificate dated 04.09.2023

LOCATION:

The said building is located at bearing C.T.S. No. 195 (pt.) of Village Andheri, Taluka Andheri in the Registration district of Mumbai Suburban. The property falls in Residential Zone. It is at a travelling distance 600 M. travelling distance from D.N. Nagar Metro Station.

BUILDING:

The building under reference is having Stilt + 8 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential purpose. 3rd Floor is having 4 Residential Flat. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of 1 Bedroom + Living Room + Kitchen + 2 Toilets + Balcony Area + Dry Area (i.e., **1 BHK + 2 Toilets**). 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 18th September 2023

Built-up Area of the Residential Flat	:	479.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Year of Construction – 2013 (As per Society No Objection Letter)
Expected total life of building	:	60 Years Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2023	:	10 Years
Cost of Construction	:	479.00 Sq. Ft. X ₹ 3,000.00 = ₹ 14,37,000.00
Depreciation {(100-10) X 10 / 60}	:	15.00%
Amount of depreciation	:	₹ 2,15,550.00
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 2,36,210.00 per Sq. M. i.e. ₹ 21,944.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 2,25,161.00 per Sq. M. i.e. ₹ 20,918.00 per Sq. Ft.
Prevailing market rate	:	₹ 25,000.00 per Sq. Ft.
Value of property as on 18.09.2023	:	479.00 Sq. Ft. X ₹ 25,000.00 = ₹ 1,19,75,000.00

(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 as on 18.09.2023	:	₹ 1,19,75,000.00 - ₹ 2,15,550.00 = ₹ 1,17,59,450.00
The realizable value of the property	:	₹ 1,05,83,505.00
Distress value of the property	:	₹ 94,07,560.00
Insurable value of the property (479 X 3,000.00)	:	₹ 14,37,000.00
Guideline value of the property (479 X 20,918.00)	:	₹ 1,00,19,722.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 301, 3rd Floor, 'A' Wing, "D. N. Nagar Vighnaharta Co-Op. Hsg. Soc. Ltd.", Plot No. R-6, Opp. Bldg. No. 16, D. N. Nagar, Off. J. P. Road, MHADA Layout, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India for this particular purpose at **₹ 1,17,59,450.00 (Rupees One Crore Seventeen Lakh Fifty Nine Thousand Four Hundred Fifty Only) as on date 18th September 2023.**

NOTES

1. I, Sharad Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **18th September 2023 is ₹ 1,17,59,450.00 (Rupees One Crore Seventeen Lakh Fifty Nine Thousand Four 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
1.	No. of floors and height of each floor	Stilt + 8 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction	Year of Construction – 2013 (As per Society No Objection Letter)
4	Estimated future life	50 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 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	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	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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Vastukala Consultants (I) Pvt. Ltd.

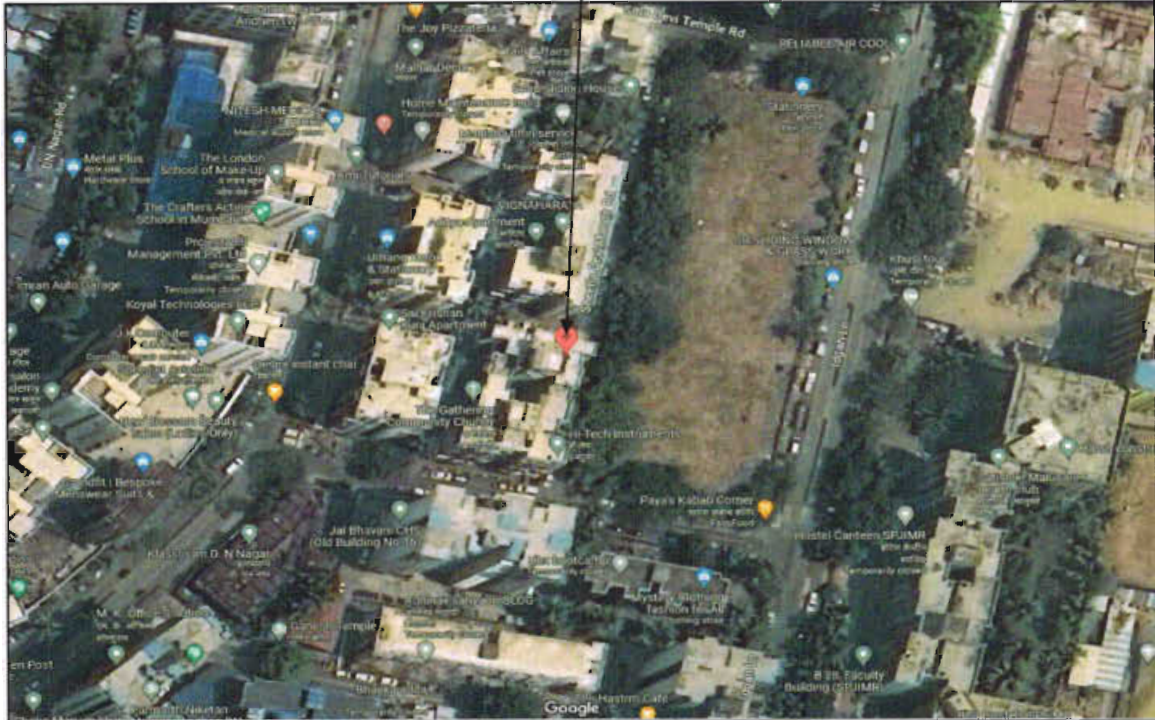
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Route Map of the property

Site u/r



Latitude Longitude - 19°07'31.3"N 72°49'58.8"E

Note: The Blue line shows the route to site from nearest station (D. N. Nagar Metro Station – 600 M.)



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Ready Reckoner Rate

DIVISION/VILLAGE-ANDHERI Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban	Local Body Type		Corporation 'W' Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Jalprakash Road to the North, Link Road to the West and MHADA, D. N. Nagar Lay-Out Boundary, and Village Boundary to the South.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
39	39/198	125720	236210	271640	324900	236210
C.T.S.No. 195PT, 195/1, 195/10, 195/11, 195/12, 195/12A, 195/2/B, 195/3, 195/4, 195/5, 195/6, 195/7, 195/8, 195/9, 195/9B, 200, 200A, 201, 202, 203, 204, 205, 206, 305, 805C						
<input type="button" value="Compare With Previous Year"/>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	2,36,210.00			
No increase on Flat Located on 3 rd Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	2,36,210.00	Sq. Mt.	21,944.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,25,720.00			
The difference between land rate and building rate (A – B = C)	1,10,490.00			
Depreciation Percentage as per table (D) [100% - 10%] (Age of the Building – 10 Years)	90%			
Rate to be adopted after considering depreciation [B + (C x D)]	2,25,161.00	Sq. Mt.	20,918.00	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

NOBROKER

1 RK Flat in Platinum Casa Divine For Sale In Andheri West

₹ 1.1 Crores
₹ 63,043/Month

480 sq.ft.

1 Bedroom
1 Bathroom

May 10, 2023

Platinum Casa Divi

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong info

Address: Sarda Patel Technology Business Incubator T2 | Lotus Business Park | Infiniti Mall | Park Republic | Andheri West Station

NOBROKER

2 BHK Flat in Platinum Casa Divine For Sale In Andheri West

₹ 1.85 Crores
₹ 1.12 Lacs/Month

750 sq.ft.

2 Bedroom
2 Bathroom

Sep 13, 2023

Platinum Casa Divine

Contact

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong info

Address: Sarda Patel Technology Business Incubator T2 | Lotus Business Park | Infiniti Mall | Park Republic | Andheri West Station



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th 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 knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are **motivated** by self-interest.
2. Buyer and seller are **well** informed and are acting **prudently**.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,17,59,450.00 (Rupees One Crore Seventeen Lakh Fifty Nine Thousand Four Hundred Fifty Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA,
2.5.4.20=f8273dc4f4d25c033ed1f94268031349b0c522881133
3115279b17a18b5652, postalCode=400009, st=Maharashtra,
serialNumber=41a6da05a6a8c094802a53a8bca3c6a11f110d2e
99402020279623a6L, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.18 12:15:22 +05'30'

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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