

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-2465/23-24	14-Sep-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) Cosmos Bank-Chembur East Branch Chembur East Branch Plot no 239. Ground floor. Central avenue road. Near ambedkar garden. Chembur east Mumbai 400071 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	003805 / 2302543	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,500.00
	CGST			315.00
	SGST			315.00
Total				4,130.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Four Thousand One Hundred Thirty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,500.00	9%	315.00	9%	315.00	630.00
Total			315.00		315.00	630.00

Tax Amount (in words) : **Indian Rupee Six Hundred Thirty Only**

Remarks:

Mr. Massilon Alfred Nunes, Mrs. Priti Massilon Nunes & Mrs. Mary Alfred Nunes - Residential Flat No. 202, 2nd Floor, "Aster", Gut No. 283, Plot No. 149 to 155, Village - Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

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

Company's Bank Details

Bank Name : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd
Asmita Rathod

Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala Branch, email=accounts@vastukala.org, c=IN
 Date: 2023.09.14 17:06:11 +05'30'

Authorized 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: **Mr. Massilon Alfred Nunes, Mrs. Priti Massilon Nunes & Mrs. Mary Alfred Nunes**

Residential Flat No. 202, 2nd Floor, "Aster", Gut No. 283, Plot No. 149 to 155, Village – Talegaon Budruk, Igatpuri,
Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India

Latitude Longitude - 19°41'40.0"N 73°31'58.5"E

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Valuation Done for:

Cosmos Bank

Chembur East Branch

Plot No 239. Ground Floor. Central Avenue Road. Near Ambedkar Garden. Chembur (East), Mumbai 400071,
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. 202, 2nd Floor, "Aster", Gut No. 283, Plot No. 149 to 155, Village – Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India belongs to **Mr. Massilon Alfred Nunes, Mrs. Priti Massilon Nunes & Mrs. Mary Alfred Nunes.**

Boundaries of the property.

North	: The Igatpuri Villas
South	: Internal Road & Under Construction Building
East	: Internal Road & Open Plot
West	: Under Construction Building

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 **₹ 17,69,000.00 (Rupees Seventeen Lakh Sixty Nine Thousand Only)**. As per site inspection work completion status is as follows.

Stage of Construction

Foundation	Completed	RCC Plinth	Completed
Ground floor RCC	Completed	Floor	1 st Floor RCC work in progress

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

Encl: Valuation report in Form – 01

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Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA, c=IN, email=manoj@vastukala.com, postalCode=400069, st=Maharashtra,
serialNumber=11a5a456a8b8c0b9baa35a1ffca3c4b317e51d4d1e1
4a282a29a2278a2354c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.14 17:05:49 +05'30'

Auth. Sign.



Our Pan India Presence at :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- 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 28371325/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. 202, 2nd Floor, "Aster", Gut No. 283, Plot No. 149 to 155, Village – Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, 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 14.09.2023 for Banking Purpose
2	Date of inspection	14.09.2023
3	Name of the owner/ owners	Mr. Massilon Alfred Nunes, Mrs. Priti Massilon Nunes & Mrs. Mary Alfred Nunes
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of ownership is not available
5	Brief description of the property	Address: Residential Flat No. 202, 2 nd Floor, "Aster", Gut No. 283, Plot No. 149 to 155, Village – Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India Contact Person: Mahendra (Sales Person) Contact No. 8779799556
6	Location, street, ward no	Mumbai Agra National Highway
7	Survey/ Plot no. of land	Gut No. 283, Plot No. 149 to 155 of Village – Talegaon Budruk
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, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 305.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 336.00 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Mumbai Agra National Highway

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.	Copy of Approved Plan Document No. INP / PWD / B.P 141 / 2022 dated 27.12.2022 issued Igatpuri Municipal Council
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?	Building Under Construction
	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 Igatpuri Municipal Council norms Percentage actually utilized – Details not available
RENTS		
26	(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	₹3,500.00 Expected rental income per month after completion

	(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 an under construction 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 commencement of construction - 2022 (As per Commencement Certificate) & year of completion - Building under Construction

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, Chembur East Branch to assess fair market value as on 14.09.2023 for Residential Flat No. 202, 2nd Floor, "Aster", Gut No. 283, Plot No. 149 to 155, Village – Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India belongs to **Mr. Massilon Alfred Nunes, Mrs. Priti Massilon Nunes & Mrs. Mary Alfred Nunes.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale (2 Pages from documents) dated 01.09.2023
2	Copy of RERA Certificate No. P51600033061 dated 03.02.2022
3	Copy of Commencement Certificate No. INP / PWD / B.P. / 141 / 2022 dated 27.12.2022 issued Igatpuri Municipal Council
4	Copy of Approved Plan Document No. INP / PWD / B.P. / 141 / 2022 dated 27.12.2022 issued Igatpuri Municipal Council

LOCATION:

The said building is located at Gut No. 283, Plot No. 149 to 155 of Village – Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 4.4 Km. from Igatpuri railway station.

BUILDING:

The building under reference is having Proposed Ground + 7 Upper Floors. It will be Proposed R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The Proposed walls will be 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 will be used for residential purpose. 2nd Floor will be having 11 Residential Flat. The building is Proposed 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. The Composition of flat will be Living Room + Kitchen + Toilet. (i.e. **Studio Apartment**). The residential flat will be finished with Proposed Vitrified tiles flooring, Proposed Teak wood door frame with flush shutters, Proposed Powdered Coated Aluminum sliding windows & Proposed Concealed electrification & Proposed concealed plumbing.

At the time of inspection Building was under construction, extent of completion as under
Stage of Construction

If under construction, extent of completion

Foundation	Completed	RCC Plinth	Completed
Ground floor RCC	Completed	Floor	1 st Floor RCC work in progress

Valuation as on 14th September 2023

The Carpet Area of the Residential Flat	:	305.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Building Under Construction
Expected total life of building	:	60 Years (After completion) Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2023	:	Building Under Construction
Cost of Construction	:	336.00 Sq. Ft. X ₹ 2,000.00 = ₹ 6,72,000.00
Depreciation	:	Building is Under Construction
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 28,550.00 per Sq. M. i.e. ₹ 2,652.00 per Sq. Ft.
Prevailing market rate	:	₹ 5,800.00 per Sq. Ft.
Value of property as on 14.09.2023	:	305.00 Sq. Ft. X ₹ 5,800.00 = ₹ 17,69,000.00

(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 14.09.2023	:	₹ 17,69,000.00
The realizable value of the property	:	₹ 15,92,100.00
Distress value of the property	:	₹ 14,15,200.00
Insurable value of the property	:	₹ 6,72,000.00
Guideline value of the property	:	₹ 8,91,072.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 202, 2nd Floor, "Aster", Gut No. 283, Plot No. 149 to 155, Village – Talegaon Budruk, Igatpuri, Taluka - Igatpuri, District - Nashik, PIN Code - 422 403, State Maharashtra, Country – India for this particular purpose at **₹ 17,69,000.00 (Rupees Seventeen Lakh Sixty Nine Thousand Only)**. As per site inspection work completion status is as per table attached.

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 **14th September 2023** is **₹ 17,69,000.00 (Rupees Seventeen Lakh Sixty Nine Thousand Only)**. As per site inspection work completion status is as per table attached. 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:

ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Proposed Ground + 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	Building Under Construction
4.	Estimated future life	60 Years (After completion) Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	Proposed R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	Proposed All external walls are 9" thick and partition walls are 6" thick.

8	Partitions	Proposed 6" thick brick wall
9	Doors and Windows	Proposed Teak wood door frame with flush shutters, Proposed Powdered Coated Aluminum sliding windows
10	Flooring	Proposed Vitrified Tiles flooring
11	Finishing	Proposed Cement plastering
12	Roofing and terracing	Proposed R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Proposed Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Proposed Concealed plumbing
15	Sanitary installations	
	(i) No. of water closets	Proposed
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Proposed Ordinary
17	Compound wall Height and length Type of construction	Proposed 6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	Proposed 2 Lifts
19	Underground sump – capacity and type of construction	Proposed R.C.C tank
20	Over-head tank Location, capacity Type of construction	Proposed R.C.C tank on terrace
21	Pumps- no. and their horse power	Proposed, May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Proposed Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Proposed Connected to Municipal Sewerage System

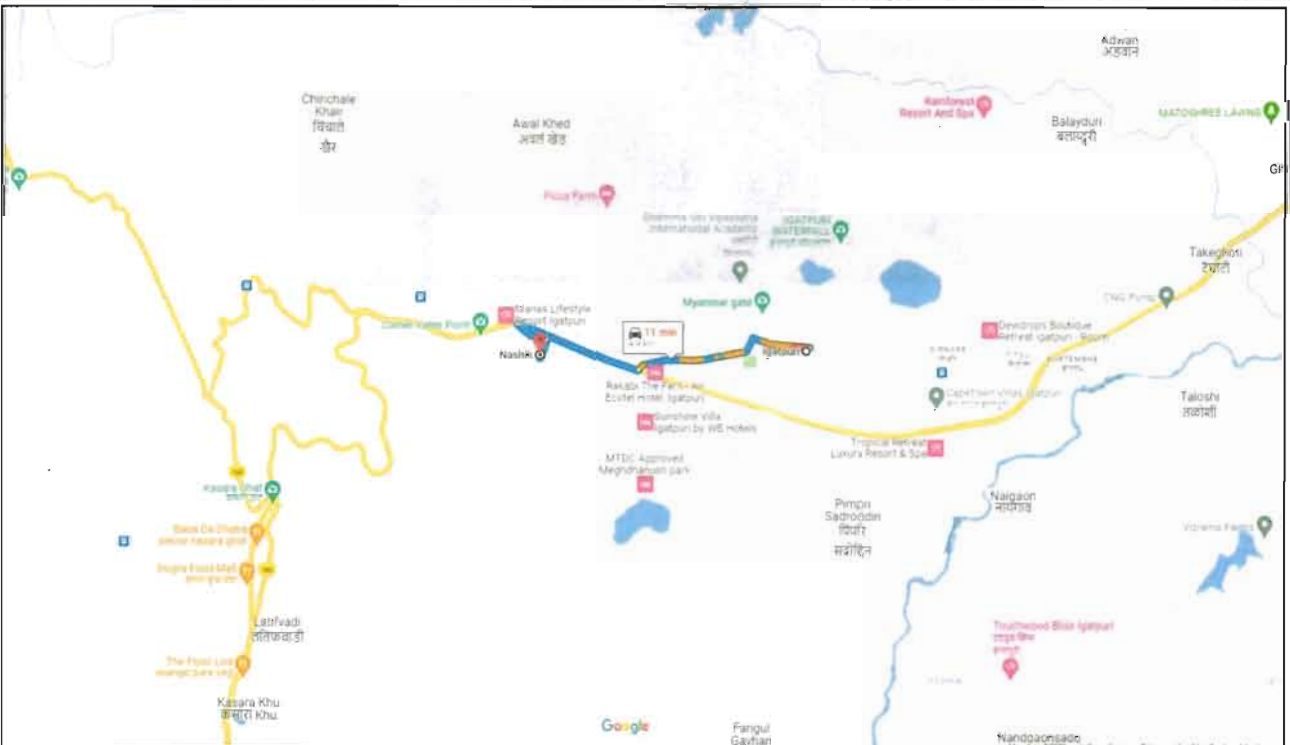
Actual site photographs



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Route Map of the property


Site u/r



Latitude Longitude - 19°41'40.0"N 73°31'58.5"E


Note: The Blue line shows the route to site from nearest railway station (Igatpuri – 4.4 Km.)

Ready Reckoner Rate




**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मूद्रांक
विभाग**
महाराष्ट्र शासन



Home
Logout



Valuation For Urban Area

Location Details

District	नाशिक	Taluka	इगतपुरी			Zone	मांजे तळेगाव
Attribute	गट नंबर - 284	Subzone	3.9- नवीन मुंबई अणु महासमार्पवरीत रविकास/वाणिक्य/औद्योगी. विभागातील मिळकती प्र.शेमी (चेक पोष्ट, प्रानस हॉटेल, घाटनडेवी परिसर)			Paliika	C class Paliika
	Open	Residence	Office	Shop	Industry	Unit	
	5090	28550	32640	40800	0	Square Meter	

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Price Indicators

The screenshot shows the PropertyCrew website for the Prabhav Vivaant project in Igatpuri, Nashik. The page features a project photo, a floor plan, and a location map. Key details include:

- Location:** Barametda, Igatpuri, Nashik
- BHK:** 1 RK, 2 BHK & 3 BHK
- Size:** 308 Sq ft to 1438 Sq ft Carpet Area
- Developer:** Prabhav Group
- Possession:** Expected Around March 2022
- Amenities:** Investor / Family / Resale Units Available
- Price:** 18 Lacs Onwards
- REF ID:** PS1600005114
- Contact:** Call Now : +91 98205 75619

Buttons for 'Interested' and 'Join Owner's Group' are visible at the bottom of the project details.

The screenshot shows the Ghar.tv website for the Prabhav Vivaant project in Igatpuri, Nashik. The page features a large image of the project and a '18 Lacs Onwards' price tag. Key details include:

- Price:** 18 Lacs Onwards
- Configuration:** 1 RK, 2 BHK Flats & 1 BHK Villas
- Size:** 308 - 1438 Sq ft
- Possession:** March 2022
- Status:** Under Construction
- REF ID:** PS1600005114

Buttons for 'Connect Now' and 'Investor / Resale Options Available' are visible. At the bottom, there are three icons with text: 'Report Error / Add info if there is any Wrong information / Incomplete details', 'Post Property if you Own a Property in Prabhav Vivaant', and 'Post Requirement to buy / rent in Prabhav Vivaant'.

Price Indicators

Prabhav Vivaant Igatpuri, Nashik

Location: Borwanda, Igatpuri, Nashik

BHK: 1 BHK, 2 BHK, 3 BHK

Size: 108 sqm to 1438 sqm Carpet Area

Developed by: Rohini Group

Possession Expected Around: March 2017

Invoice: 100% Resale Flats Available

Price: 18 Lacs Onwards

KERA NG: P1160005114

Call Now : +91 98205 75619

[Interested](#) [Join Owner's Group](#)

₹27.5 Lac 1BHK/1Bath

Carpet area: 540 sqm

1 Bedroom, 1 Bathroom, 1 Balcony

Prabhav Vivaant, Igatpuri, Nashik

Park/Garden, Main Road, Club, Pool, Others

Why should you consider this property?

Top Floor, 1st Floor, 2nd Floor, 3rd Floor, 4th Floor, 5th Floor, 6th Floor, 7th Floor, 8th Floor, 9th Floor, 10th Floor, 11th Floor, 12th Floor, 13th Floor, 14th Floor, 15th Floor, 16th Floor, 17th Floor, 18th Floor, 19th Floor, 20th Floor, 21st Floor, 22nd Floor, 23rd Floor, 24th Floor, 25th Floor, 26th Floor, 27th Floor, 28th Floor, 29th Floor, 30th Floor, 31st Floor, 32nd Floor, 33rd Floor, 34th Floor, 35th Floor, 36th Floor, 37th Floor, 38th Floor, 39th Floor, 40th Floor, 41st Floor, 42nd Floor, 43rd Floor, 44th Floor, 45th Floor, 46th Floor, 47th Floor, 48th Floor, 49th Floor, 50th Floor, 51st Floor, 52nd Floor, 53rd Floor, 54th Floor, 55th Floor, 56th Floor, 57th Floor, 58th Floor, 59th Floor, 60th Floor, 61st Floor, 62nd Floor, 63rd Floor, 64th Floor, 65th Floor, 66th Floor, 67th Floor, 68th Floor, 69th Floor, 70th Floor, 71st Floor, 72nd Floor, 73rd Floor, 74th Floor, 75th Floor, 76th Floor, 77th Floor, 78th Floor, 79th Floor, 80th Floor, 81st Floor, 82nd Floor, 83rd Floor, 84th Floor, 85th Floor, 86th Floor, 87th Floor, 88th Floor, 89th Floor, 90th Floor, 91st Floor, 92nd Floor, 93rd Floor, 94th Floor, 95th Floor, 96th Floor, 97th Floor, 98th Floor, 99th Floor, 100th Floor

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **14th 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 ₹ 17,69,000.00 (Rupees Seventeen Lakh Sixty Nine Thousand Only). As per site inspection work completion status is as per table attached.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=BA, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.20=992206071e235d, cn=Manoj Baburao Chalikwar,
311527817a1805652, postalCode=400009, st=Maharashtra,
serialNumber=41456556648c949f52455a8ff0cfe131f11b50e
394e285e29a3276e25fc, im=MANOJ BABURAO CHALIKWAR
Date: 2023.09.14 17:06:10 +05'30'

Auth. Sign.

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