

**PROFORMA INVOICE**

<b>Vastukala Consultants (I) Pvt Ltd</b> 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
	<b>PG-2561/23-24</b>	<b>20-Sep-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>COSMOS BANK- KANDIVALI(WEST)</b> Kandivali (West) Branch Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, GSTIN/UIN : 27AAAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>003813 / 2302641</b>	
	Dispatched through	Destination
	Terms of Delivery	

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

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
<b>Total</b>	<b>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

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

*Remarks:*  
 Mr. Prem Sukh Suthar - Residential Flat No. B/1102,  
 11th Floor, Wing - B, "Shriji Heritage", The Shriji  
 Apartments Co-Op. Hsg. Soc. Ltd., Hemu Kalani Cross  
 Road No. 3, Irani Wadi, Kandivali (West), Mumbai - 400  
 067, State - Maharashtra, Country - India

Company's Service Tax No. : **AADCV4303RSD001**  
 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**  
  
 Authorised Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Prem Sukh Suthar**

Residential Flat No. B/1102, 11<sup>th</sup> Floor, Wing - B, "**Shriji Heritage**", The Shriji Apartments Co-Op. Hsg. Soc. Ltd., Hemu Kalani Cross Road No. 3, Irani Wadi, Kandivali (West), Mumbai - 400 067, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'06.4"N 72°50'30.1"E

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### Valuation Prepared for:

**Cosmos Bank**

**Kandivali (West)**

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai – 400 067, 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, Chandivari Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org



Valuation Report of Residential Flat No. B/1102, 11<sup>th</sup> Floor, Wing - B, "**Shriji Heritage**", The Shriji Apartments Co-Op. Hsg. Soc. Ltd., Hemu Kalani Cross Road No. 3, Irani Wadi, 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 20.09.2023 for Bank Loan Purpose
2	Date of inspection	16.09.2023
3	Name of the owner/ owners	<b>Mr. Prem Sukh Suthar</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. B/1102, 11 <sup>th</sup> Floor, Wing - B, " <b>Shriji Heritage</b> ", The Shriji Apartments Co-Op. Hsg. Soc. Ltd., Hemu Kalani Cross Road No. 3, Irani Wadi, Kandivali (West), Mumbai - 400 067, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Prem Sukh Suthar (Owner) Mobile No. 9867129686
6	Location, street, ward no	Hemu Kalani Cross Road No. 3, Ward – R/S
7	Survey/ Plot no. of land	C.T.S No. 166, 166/1 to 166/3 of Village Malad
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 262.00 (Area as per Actual Site Measurement)  RERA Carpet Area in Sq. Ft. = 277.00 (Area as per Agreement for Sale)



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	<b>RENTS</b>	
	(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	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control	N. A.

	of rent?	
	<b>SALES</b>	
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 upon, the basis of arriving at the land rate	N. A.
	<b>COST OF CONSTRUCTION</b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2023 (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.
	<b>Remark:</b>	

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 20.09.2023 for Residential Flat No. B/1102, 11<sup>th</sup> Floor, Wing - B, "**Shriji Heritage**", The Shriji Apartments Co-Op. Hsg. Soc. Ltd., Hemu Kalani Cross Road No. 3, Irani Wadi, Kandivali (West), Mumbai - 400 067, State – Maharashtra, Country – India belongs to **Mr. Prem Sukh Suthar**.

**We are in receipt of the following documents:**

1	Copy of Agreement for Sale dated 06.09.2023 between The Shriji Apartments Co-Op. Hsg. Soc. Ltd. (The Society) and Mr. Prem Sukh Suthar (The Purchaser).
2	Copy of Occupancy Certificate No. CHE / WSII / 0867 / R / S / 337 (NEW) / OCC / 1 / New dated 31.08.2023 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Commencement Certificate No. CHE / WSII / 0867 / R / S / 337 (NEW) / FCC / 1 / Amend dated 20.11.2015 issued by Municipal Corporation of Greater Mumbai.
4	Copy of RERA Certificate No. P51800014345 dated 16.02.2022.

**LOCATION:**

The said building is located at C.T.S No. 166, 166/1 to 166/3 of Village Malad. The property falls in Residential Zone. It is at a travelling distance 1.5 Km. Kandivali railway station.

**BUILDING:**

The building under reference is having Stilt + 12<sup>th</sup> 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 external condition of building is good. The building is used for residential purpose. 11<sup>th</sup> Floor is having 2 Residential Flats. The building having 2 lifts.

**Residential Flat:**

The residential flat under reference is situated on the 11<sup>th</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + W.C & Bath (i.e., **1BHK with W.C & Bath**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

**Valuation as on 20<sup>th</sup> September 2023**

The RERA Carpet Area of the Residential Flat	:	277.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2023 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	New Construction
Cost of Construction	:	305.00 X 3,000.00 = ₹ 9,15,000.00
Depreciation $\{(100-10) \times 00 / 60\}$	:	N.A. As building age is below 5 years
Amount of depreciation	:	N.A. As building age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,47,576.00 per Sq. M. i.e., ₹ 13,710.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A. As building age is below 5 years
Prevailing market rate	:	₹ 22,000.00 per Sq. Ft.
<b>Value of property as on 20.09.2023</b>	:	<b>277.00 Sq. Ft. X ₹ 22,000.00 = ₹ 60,94,000.00</b>

(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 20.09.2023	:	₹ 60,94,000.00
Total Value of the property	:	₹ 60,94,000.00
The realizable value of the property	:	₹ 54,84,600.00
Distress value of the property	:	₹ 48,75,200.00
Insurable value of the property (305.00 X 3,000.00)	:	₹ 9,15,000.00
Guideline value of the property (As per Index II)	:	₹ 42,70,365.00



Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B/1102, 11<sup>th</sup> Floor, Wing - B, "**Shriji Heritage**", The Shriji Apartments Co-Op. Hsg. Soc. Ltd., Hemu Kalani Cross Road No. 3, Irani Wadi, Kandivali (West), Mumbai - 400 067, State – Maharashtra, Country – India for this particular purpose at **₹ 60,94,000.00 (Rupees Sixty Lakh Ninety Four Thousand Only)** as on **20<sup>th</sup> September 2023**.

#### **NOTES**

1. I, Sharadkumar 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 **20<sup>th</sup> September 2023 is ₹ 60,94,000.00 (Rupees Sixty Lakh Ninety Four Thousand Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

#### **PART III- DECLARATION**

I hereby declare that

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

## ANNEXURE TO FORM 0-1

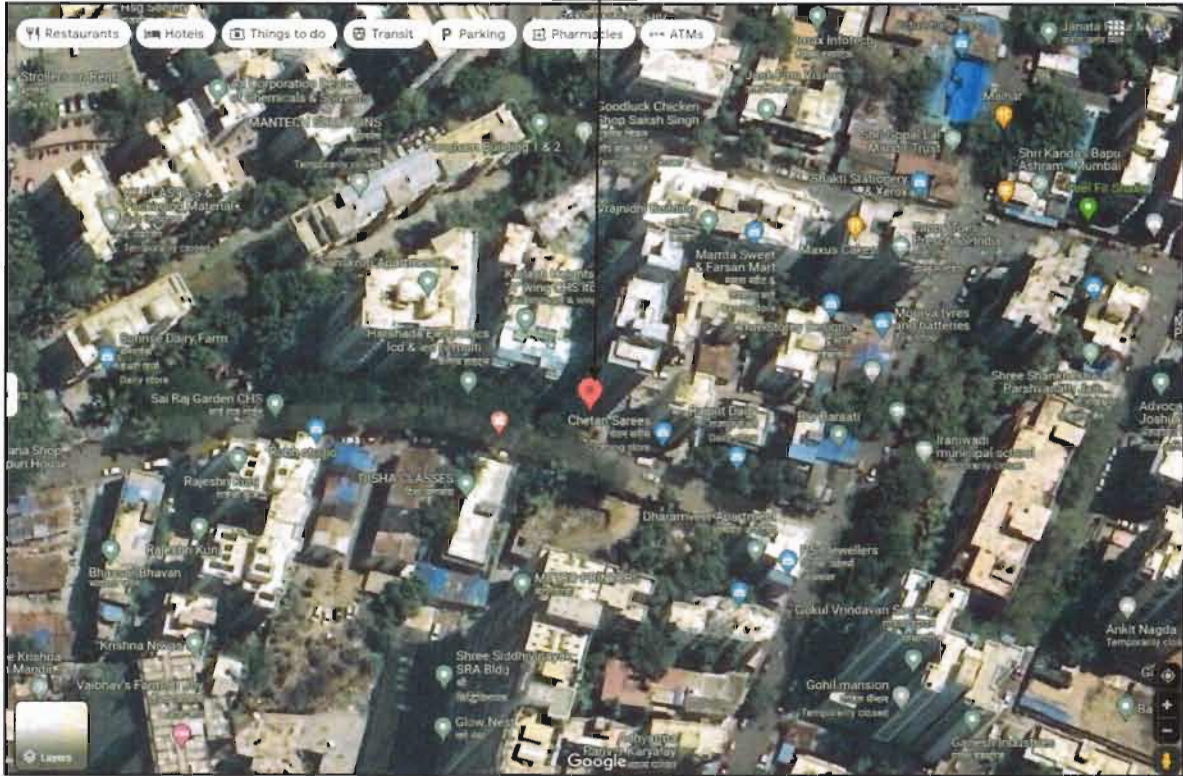
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 12 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 11 <sup>th</sup> Floor
3.	Year of construction	2023 (As per Occupancy Certificate)
4.	Estimated future life	60 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 safety doors, Powder Coated Aluminium sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finished
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	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
18.	No. of lifts and capacity	2 Lifts
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



## Route Map of the property

Site u/r



Latitude Longitude - 19°12'06.4"N 72°50'30.1"E

**Note:** The Blue line shows the route to site from nearest Railway station (Kandivali – 1.5 Km.)

## Ready Reckoner Rate

\*\*\* welcome to valuation of properties in Maharashtra \*\*\*

**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name:  [Help on Division](#)

District Name:  Zone Name:  Attribute:  SubZone Name:

Open Land	Residence	Office	Shop	Industry	Unit
58650	134160	154280	193400	134160	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,34,160.00			
Increase by 10% on Flat Located on 11 <sup>th</sup> Floor	13,416.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,47,576.00</b>	<b>Sq. Mtr.</b>	<b>13,710.00</b>	<b>Sq. Ft.</b>

### Multi-Storeyed 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

**Shriji Heritage** | Kandivali | Mumbai | By Shriji Apartments Co-Operative Housing Society Limited

**CONFIGURATIONS FOR SHRIJI HERITAGE**

Configuration	Area (sqft)	Price (Cr)
1 BHK 1 living room, kitchen, 2 bathrooms, 2 sqft balcony	432.49	₹1.38
2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	585.77	₹1.75
2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	584.79	₹1.88
2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	519.98	₹1.50

**FLOOR PLAN FOR SHRIJI HERITAGE**

- 1 BHK: 432.49 sqft
- 2 BHK: 585.77 sqft
- 2 BHK: 584.79 sqft
- 2 BHK: 519.98 sqft

**Key Features:**  
 Location: Irani Wadi, Kandivali  
 Possession Date: June 2026  
 Project Size: 0.26 Acres, 69 Units  
 Developer: Shriji Apartments Co-Operative Housing Society Limited  
 Products: 1, 2 BHK

**₹1.55 Cr** (₹1.55 Cr) | How much loan can I get? | [View Web Details](#)

2 BHK (540 Sq.ft) Flat For Sale in **Irani Wadi, Mumbai**

**2 Beds** | **2 Baths** | **Unfurnished**

**Carpet Area:** 540 sqft - ₹28.70/sqft | **Transaction Type:** New Property | **Status:** Ready to Move

**Facing:** West | **Furnished Status:** Unfurnished | **Type of Ownership:** Freehold

**Age of Construction:** New Construction

**Contact Agent:** Chintan Shah - 98-9600000000

**More Details**

Price Breakup	₹1.55 Cr   ₹1,75,000 Approx. Registration Charges   ₹3,000 Monthly
Booking Amount	₹51,000
Address	Kandivali West, Mumbai, Irani Wadi, Mumbai - Western Mumbai, Maharashtra
Landmarks	Near Dominos
Furnishing	Unfurnished
Flooring	Vitrified

## Price Indicators

The screenshot displays a real estate listing on the Housing.com website. The main heading is "1 BHK Flat" with a price of "₹1.12 Cr" (one crore and twelve lakhs). Below the heading, there are several key details: "478 sq ft" (Built-up Area), "₹23.79 K/sq ft" (Avg. Price), "Ready to move" (Possession Status), "Midrise" (of 18 floors), "East facing" (Facing), and "Unfurnished" (Furnishing). The listing is for "Bhagal Colony, Kandivali West, Mumbai". A "Contact Seller" button is visible in the top right corner. The page also features a "Property Overview" section and a "Contact Seller" form with a "Send Contact Details" button.



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## Sales Instance

10286516 20-09-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.बोरीवली 8 दस्त क्रमांक : 10286/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : मालाड</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	11100000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9035495.7	
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1101/ए विंग, माळा नं: अकरावा, इमारतीचे नाव: श्रीजी हेरिटेज, ब्लॉक नं: कांदिवली पश्चिम 400067, रोड : हेमू कलानी क्रॉस रोड नं 3 ईराणीवाडी, इतर माहिती: (एकुण क्षेत्रफळ 586 चौ फुट रेरा कारपेट)(( C.T.S. Number : 166 166/1 TO 3 ; ) )	
(5) क्षेत्रफळ	59.90 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-द श्रीजी अपार्टमेंट्स को ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड चे सेक्रेटरी हेमंत शाह - वय:-46 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: द श्रीजी अपार्टमेंट्स को ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: कांदिवली पश्चिम , रोड नं: हेमू कलानी क्रॉस रोड नं 3 ईराणीवाडी, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AABAT7473J	
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-यश योगेश पंचवानी वय:-29; पत्ता:-प्लॉट नं: ए/502, माळा नं: पाचवा, इमारतीचे नाव: संभव दर्शन, ब्लॉक नं: कांदिवली पश्चिम , रोड नं: ईराणीवाडी रोड नं 3 ठक्कर प्लाजा जवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-CEGPP7415E 2): नाव:-योगेश मोहनलाल पंचवानी वय:-60; पत्ता:-प्लॉट नं: ए/502, माळा नं: पाचवा, इमारतीचे नाव: संभव दर्शन, ब्लॉक नं: कांदिवली पश्चिम , रोड नं: ईराणीवाडी रोड नं 3 ठक्कर प्लाजा जवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AOIPP1107R	
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/07/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	28/07/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	10286/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	666000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **20<sup>th</sup> 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 ₹ 60,94,000.00 (Rupees Sixty Lakh Ninety Four Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
c=India,  
2.5.4.20=9422604af85d03edf96266591340d3453d133311  
3279b17a185852, postalCode=400008, st=Maharashtra,  
serialNumber=9135645846461090523154681319313d12e344  
e282a28a177d43584, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.20 17:55:44 +05'30'

Auth. Sign.

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