

## 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. <b>PG-2551/23-24</b>	Dated <b>20-Sep-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>COSMOS BANK- BORIVALI MRO A-2</b> Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>003851 / 2302631</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Particulars	HSN/SAC	GST Rate	Amount
<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,000.00</b>
<b>CGST</b>			<b>180.00</b>
<b>SGST</b>			<b>180.00</b>
<b>Total</b>			<b>₹ 2,360.00</b>

Amount Chargeable (in words)

E. & O.E

**Indian Rupee Two Thousand Three Hundred Sixty Only**

	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
	2,000.00	9%	180.00	9%	180.00	360.00
<b>Total:</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

**Remarks:**

Mr. Sandeep Sadanand Gaikar - Residential Flat No. 605, 6th Floor, Type - BT, Building No. 14, Marigold, "Marigold (Mayfair Virar Gardens) Co-Op. Hsg. Soc. Ltd.", Mayfair Virar Gardens, Virar Agashi Road, Village - Bolinj, Virar (West), Thane - 401 303, 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**

*Ratod*  
Authorized Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**

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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. Sandeep Sadanand Gaikar**

Residential Flat No. 605, 6<sup>th</sup> Floor, Type - BT, Building No. 14, Marigold, "**Marigold (Mayfair Virar Gardens) Co-Op. Hsg. Soc. Ltd.**", Mayfair Virar Gardens, Virar Agashi Road, Village - Bolinj, Virar (West), Thane – 401 303, State - Maharashtra, Country – India.

Latitude Longitude - 19°13'37.1"N 72°51'59.4"E

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### Valuation Prepared for:

**Cosmos Bank**

**Borivali MRO A-2**

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India.



#### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur



**Valuation Report of Residential Flat No. 605, 6<sup>th</sup> Floor, Type - BT, Building No. 14, Marigold, "Marigold (Mayfair Virar Gardens) Co-Op. Hsg. Soc. Ltd.", Mayfair Virar Gardens, Virar Agashi Road, Village - Bolinj, Virar (West), Thane – 401 303, 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. Sandeep Sadanand Gaikar</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. 605, 6 <sup>th</sup> Floor, Type - BT, Building No. 14, Marigold, "Marigold (Mayfair Virar Gardens) Co-Op. Hsg. Soc. Ltd.", Mayfair Virar Gardens, Virar Agashi Road, Village - Bolinj, Virar (West), Thane – 401 303, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mrs. Anita Sandeep Gaikar (Owner) Mobile No. 9823284548
6	Location, street, ward no	Virar Agashi Road
7	Survey/ Plot no. of land	Survey No. 195, 196(Part), 212, 213 & others, Hissa No. 3,4, 8 & others of Village Bolinj
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. = 815.00 Balcony Area in Sq. Ft. = 31.00 Flower Bed & Dry Balcony Area in Sq. Ft. =112.00 (Area as per actual site measurement of Amalgamated Flat No. 605 & 606)  <b>Carpet Area in Sq. Ft. = 371.00</b> <b>(Area as per Agreement attached sale plan)</b>

		<b>Built Up Area in Sq. Ft. = 418.00 (Area as per Agreement for Sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Virar Agashi Road
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.
	<b>IMPROVEMENTS</b>	
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 CIDCO 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	₹ 10,000.00 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.
		<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 up on, 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 Construction – 2006 (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.
	<p><b>Remarks:</b>  <i>As per site inspection, Residential Flat Nos. 605 &amp; 606 is internally amalgamated with single entrance. Both the flats can easily demarcate. As per bank request, we have done the separate valuation. For the purpose of valuation, we have considered Area of Flat No. 605 as per Agreement for Sale. The said valuation is only for Flat No. 605.</i></p>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Borivali MRO A-2 Branch to assess fair market value as on 20.09.2023 for Residential Flat No. 605, 6<sup>th</sup> Floor, Type - BT, Building No. 14, Marigold, "Marigold (Mayfair Virar Gardens) Co-Op. Hsg. Soc. Ltd.", Mayfair Virar Gardens, Virar Agashi Road, Village - Bolinj, Virar (West), Thane – 401 303, State - Maharashtra, Country – India belongs to **Mr. Sandeep Sadanand Gaikar**.

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

1	Copy of Agreement for Sale dated 10.02.2006 between M/s. Mayfair Housing (The Developer's) and Mrs. Chandrika P. Joshi, Mr. Sandeep Sadanand Gaikar (The Purchaser's).
2	Copy of Part Occupancy Certificate No. CIDCO / VVSR / POC / BP – 2910 / W / 310 dated 07.06.2006 issued by CIDCO.
3	Copy of Commencement Certificate No. CIDCO / VVSR / CC / BP – 2910 / W / 61 dated 25.08.2004 issued by CIDCO.
4	Copy of Approved Plan No. CIDCO / VVSR / CC / BP – 2910 / W / 61 dated 25.08.2004 issued by CIDCO.
5	Copy of Society No Objection Letter dated 09.03.2006 in the name of Mr. Sandeep Sadanand Gaikar issued by Marigold (Mayfair Virar Gardens) Co-Op. Hsg. Soc. Ltd.

### LOCATION:

The said building is located at Survey No. 195, 196(Part), 212, 213 & others, Hissa No. 3,4, 8 & others of Village Bolinj. The property falls in Residential Zone. It is at a travelling distance 2.2 Km. from Virar railway station.

### BUILDING:

The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. 6<sup>th</sup> Floor is having 7 Residential Flats. The building is having 1 Lift.

**Residential Flat:**

The residential flat under reference is situated on the 6<sup>th</sup> Floor. As per site inspection, Residential Flat Nos. 605 & 606 is internally amalgamated with Single entrance. The composition of Amalgamated flat is 3 Bedrooms + Living Room + Dining + Store Room + Kitchen + 2 Toilets + Dry Balcony Area + Balcony Area + Flower Bed Area. (i.e., **3 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush doors, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing, Cement plastering with POP finished.

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

<b>The Built-Up Area of the Residential Flat</b>	:	<b>418.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	Year of Construction – 2006 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	17 years
Cost of Construction	:	418.00 Sq. Ft. X ₹ 2,600.00 = ₹ 10,86,800.00
Depreciation $\{(100-10) \times 17 / 60\}$	:	25.50%
Amount of depreciation	:	₹ 2,77,134.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 72,975.00 per Sq. M. i.e., ₹ 6,780.00 per Sq. Ft.
Guideline rate (After Depreciate)	:	₹ 63,493.00 per Sq. M. i.e., ₹ 5,899.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,400.00 per Sq. Ft.
<b>Value of property as on 20.09.2023</b>	:	<b>418.00 Sq. Ft. X ₹ 10,400.00 = ₹ 43,47,200.00</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)

<b>Depreciated fair value of the property as on 20.09.2023</b>	:	<b>₹ 43,47,200.00 - ₹ 2,77,134.00 = ₹ 40,70,066.00</b>
<b>Total Value of the property</b>	:	<b>₹ 40,70,066.00</b>
<b>The Realizable value of the property</b>	:	<b>₹ 36,63,059.00</b>
<b>Distress value of the property</b>	:	<b>₹ 32,56,053.00</b>
<b>Insurable value of the property (418.00 × 2,600.00)</b>	:	<b>₹ 10,86,800.00</b>
<b>Guideline value of the property (418.00 × 5,899.00)</b>	:	<b>₹ 24,65,782.00</b>



Taking into consideration above said facts, we can evaluate the value of Valuation Residential Flat No. 605, 6<sup>th</sup> Floor, Type - BT, Building No. 14, Marigold, "**Marigold (Mayfair Virar Gardens) Co-Op. Hsg. Soc. Ltd.**", Mayfair Virar Gardens, Virar Agashi Road, Village - Bolinj, Virar (West), Thane – 401 303, State - Maharashtra, Country – India for this particular purpose at **₹ 40,70,066.00 (Rupees Forty Lakh Seventy Thousand Sixty Six Only)** as on **20<sup>th</sup> September 2023**.

#### **NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **20<sup>th</sup> September 2023 is ₹ 40,70,066.00 (Rupees Forty Lakh Seventy Thousand Sixty Six 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**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	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 6 <sup>th</sup> Floor
3.	Year of construction	2006 (As per Part Occupancy Certificate)
4.	Estimated future life	43 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 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	Yes
14.	(i) Internal wiring – surface or conduit (ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed electrification Concealed plumbing
15.	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	As per Requirement
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. B. masonry wall
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

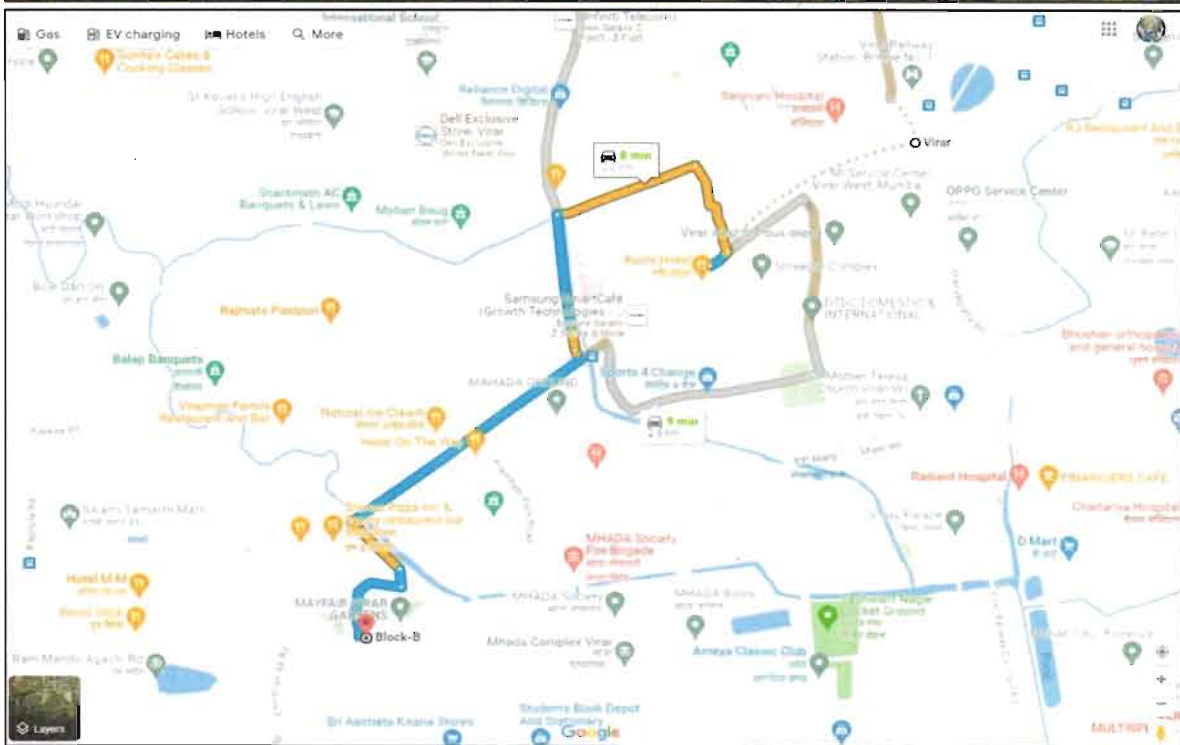
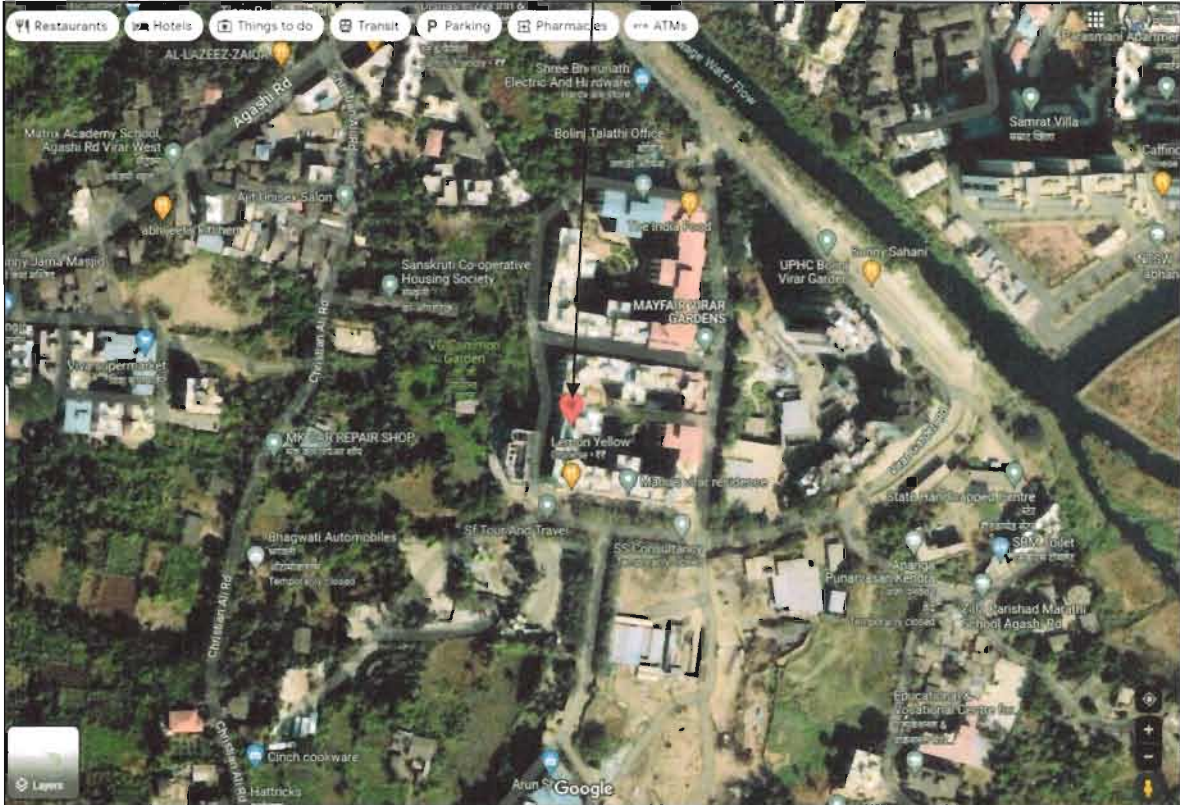


## Actual site photographs



## Route Map of the property

Site,u/r



**Latitude Longitude - 19°13'37.1"N 72°51'59.4"E**

**Note:** The Blue line shows the route to site from nearest railway station (Virar – 2.2 Km.)

## Ready Reckoner Rate

Stamp Duty Ready Reckoner Market Value Rate for Flat	69,500.00			
Increase by 05% on Flat Located on 6 <sup>th</sup> Floor	3,475.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>72,975.00</b>	<b>Sq. Mtr.</b>	<b>6,780.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	17,200.00			
The difference between land rate and building rate (A – B = C)	55,775.00			
Depreciation Percentage as per table (D) [100% - 17%] (Age of the Building – 17 Years)	83%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>63,493.00</b>	<b>Sq. Mtr.</b>	<b>5,899.00</b>	<b>Sq. Ft.</b>

### 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 BHK Flat in Mayfair Housing Virar Gardens, Virar West For Sale In Virar West  
 ₹ 37 Lacs  
 ₹ 21,206/Month  
 413  
 May 11, 2022  
 1 Bedroom  
 1 Bathroom  
 1 Bath  
 1 Balcony  
 Get Owner Details  
 Price trends by NB Estimate  
 Report what was not correct in this property  
 Listed by Broker Sold Out Wrong Info

**Overview**

Age of Building	14 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.4 Per Sq.Ft/M	Flooring	Identified Tiles
Buildup Area	414 Sq.Ft	Furnishing Status	None

**NOBROKER**  
 1 BHK Flat in Mayfair Housing Virar Gardens, Virar West For Sale In Virar West  
 ₹ 38.3 Lacs  
 ₹ 20,915/Month  
 421  
 Aug 21, 2022  
 1 Bedroom  
 1 Bathroom  
 1 Bath  
 1 Balcony  
 Get Owner Details  
 Price trends by NB Estimate  
 Report what was not correct in this property  
 Listed by Broker Sold Out Wrong Info

**Overview**

Age of Building	10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 4.1 Per Sq.Ft/M	Flooring	Identified Tiles

## Price Indicators

**NOBROKER**

1 BHK Flat in Shivran Housing Society for Sale in Virar West

₹ 38 Lacs | ₹ 20,000/Month | 415 sq. ft.

1 Bedroom | 1 Bathroom | Bike and Car

Get Owner Details

Price trends by NBI estimate

Report what was not correct in this property

Activity On This Property

Overview

Age of Building: +10 Years | Ownership Type: Self Owned

Maintenance Charges: ₹ 1,200/Sq/Ft | Planning: Ration Card/Other

Buildup Area: 415 Sq.Ft | Furnishing Status: Semi

**99acres** Buy

All Residential

1 BHK Flat/Apartment

**Mayfair Virar Gardens**

Virar West, Mira Road And Beyond, Mumbai

₹ 38 Lac | 315 sq.ft. | Under Construction

NO BROKERAGE | REGISTERED

Floor Plan | Project Details | Society Reviews | Explore Locality | Recommendations | Dealer Details

FLOOR PLAN | INCLUSIONS | AREA DETAILS | PRICE DETAILS

315 sq.ft. | ₹ 38.0 Lacs

Places nearby

Virar West, Mira Road And Beyond, Mumbai



## Price Indicators

**HOUSING.COM** Buy or Rent

**Mayfair Virar Gardens Cluster VI** ₹35.99 L | ₹11.43 K/sq.ft  
1 BHK Apartment Configuration | Possession Starts: Jun 2028 | Avg. Price: ₹11.43 K/sq.ft | Carpet Area: 315.00 sq.ft

1 BHK Apartment Configuration | Jun 2028 Possession Starts | ₹11.43 K/sq.ft Avg. Price | 315.00 sq.ft Carpet Area

Mayfair Virar Gardens Cluster VI Overview

- 2.27 Acres
- 315.00 sq.ft
- 9 Buildings - 1015 units
- 1 BHK Apartment
- Jun 2028

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### **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 **₹ 40,70,066.00 (Rupees Forty Lakh Seventy Thousand Sixty Six Only)**.

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=CDMP,  
2.5.4.20=7622b6c4fad35dc34bcf39e268591349d31e3344133311  
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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

Encl. Valuation Report

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