

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-2852/23-24 | 10-Oct-23 |
| Buyer (Bill to) STATE BANK OF INDIA- IFB MALAD INDUSTRIAL FINANCE BRANCH, NEAR CHINCHOLI PHATAK SINGNAL, S. V. ROAD, MALAD (W) MUMBAI - 400 064 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Delivery Note | Mode/Terms of Payment |
| | Reference No. & Date. | Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. | Delivery Note Date |
| | 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 % | 5,000.00 |
| | CGST | | | 450.00 |
| | SGST | | | 450.00 |
| | Total | | | 5,900.00 |

Amount Chargeable (in words)

E. & O.E

Indian Rupee Five Thousand Nine Hundred Only

| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|-----------------|-------------|---------------|-----------|---------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 5,000.00 | 9% | 450.00 | 9% | 450.00 | 900.00 |
| Total | 5,000.00 | | 450.00 | | 450.00 | 900.00 |

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

Remarks:
 Shri. Narshi Govind Patel & Smt. Leelaben Narshi
 Patel - Residential Flat No. 202, 2nd Floor, "Neelkanth
 Sadan Co-Op. Hsg. Soc. Ltd.", Plot No. 35, Hingwala
 Lane, Village - Ghatkopar, Taluka - Kurla, District -
 Mumbai Suburban, Ghatkopar (East), PIN - 400 077,
 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 : **State Bank of India**

A/c No. : **32632562114**

Branch & IFS Code: **MIDC Andheri (E) & SBIN0007074**



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. K. S. Rathour & Mrs. V. K. Rathour

Commercial Office No. 304 & 305, 3rd Floor, Wing 'B', "Shubham Centre No. 2 Premises Co-op. Soc. Ltd.",
Plot No. 1, Chakala Road, Andheri (East), Mumbai – 400 099,
State – Maharashtra, Country – India.

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Latitude Longitude - 19°06'51.7"N 72°51'31.9"E

Valuation Prepared for:

Cosmos Bank

Bandra (West) Branch

16, Lubina Turner Road, Opp. Tava Restaurant Bandra (West), Mumbai - 400 050,
State - Maharashtra, Country - India



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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 Commercial Office No. 304 & 305, 3rd Floor, Wing 'B', "Shubham Centre No. 2 Premises Co-op. Soc. Ltd.", Plot No. 1, Chakala Road, Andheri (East), Mumbai – 400 099, State – Maharashtra, Country – India belongs to **Mr. K. S. Rathour & Mrs. V. K. Rathour.**

Boundaries of the property.

North : Open Land & Andheri - Kurla Road
South : Shubham Centre Building No. 1 - 'B' Wing
East : Building No. 2 – 'A' Wing & Cardinal Gracias Road
West : Shubham Residential Building No. 9

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 **₹ 2,10,15,937.00 (Rupees Two Crore Ten Lakh Fifteen Thousand Nine Hundred Thirty Seven 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**

Director

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
c=INDIA,
2.5.4.20=9E22B6C0F0E8D5C094C079E268697149C7D33541E3311
5279617x1B5652, postalCode=400099, st=Maharashtra,
serialNumber=118564646b6c0966a2a5a8f0c3c6b1d11d1d1d
+4072e79e32782599c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.19 12:25:21 +05'30'

Auth. Sign.



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

Commercial Office No. 304 & 305, 3rd Floor, Wing 'B', "Shubham Centre No. 2 Premises Co-op. Soc. Ltd."
Plot No. 1, Chakala Road, Andheri (East), Mumbai – 400 099, 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 10.10.2023 for Bank Loan Purpose | | | | | | | | |
| 2 | Date of inspection | 07.10.2023 | | | | | | | | |
| 3 | Name of the owner/ owners | Mr. K. S. Rathour & Mrs. V. K. Rathour | | | | | | | | |
| 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: Commercial Office No. 304 & 305, 3rd Floor, Wing 'B', "Shubham Centre No. 2 Premises Co-op. Soc. Ltd.", Plot No. 1, Chakala Road, Andheri (East), Mumbai – 400 099, State – Maharashtra, Country – India Contact Person: Mr. K. S. Rathour (Owner) Contact No.: 9892462600 | | | | | | | | |
| 6 | Location, street, ward no | Plot No. 1, Chakala Road, Andheri (East), Mumbai | | | | | | | | |
| | Survey/ Plot no. of land | Plot No. 1, Survey No. 28/4, CTS No. 491 & 491/1 to 10 of Village Chakala | | | | | | | | |
| 8 | Is the property situated in residential/ commercial/ mixed area/ Residential area? | Commercial Area | | | | | | | | |
| 9 | Classification of locality-high class/ middle class/poor class | Middle Class | | | | | | | | |
| 10 | Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc. | All the amenities are available in the vicinity | | | | | | | | |
| 11 | Means and proximity to surface communication by which the locality is served | Served by Buses, Taxies, Auto and Private cars | | | | | | | | |
| | LAND | | | | | | | | | |
| 12 | Area of Unit supported by documentary proof. Shape, dimension and physical features | Carpet Area in Sq. Ft. = 644.00 (Area as per actual site measurement) <table border="1" style="margin-left: auto; margin-right: auto;"><tr> <td>Office No.</td> <td>Carpet Area in Sq. Ft.</td> </tr> <tr> <td>304</td> <td>362.00</td> </tr> <tr> <td>305</td> <td>282.00</td> </tr> <tr> <td>Total</td> <td>644.00</td> </tr> </table> (Area as per Agreement for Sale) | Office No. | Carpet Area in Sq. Ft. | 304 | 362.00 | 305 | 282.00 | Total | 644.00 |
| Office No. | Carpet Area in Sq. Ft. | | | | | | | | | |
| 304 | 362.00 | | | | | | | | | |
| 305 | 282.00 | | | | | | | | | |
| Total | 644.00 | | | | | | | | | |

| | | |
|----|--|---|
| | | Built-up Area in Sq. Ft. = 773.00 (Carpet Area + 20%) |
| 13 | Roads, Streets or lanes on which the land is abutting | Chakala Road, Andheri (East), Mumbai |
| 14 | If freehold or leasehold land | Freehold |
| 15 | If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (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? | Owner Occupied in the name of Pil Developers Pvt. Ltd. |
| | 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 | ₹ 60,000.00 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 Commercial Office 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. |
| | | COST OF CONSTRUCTION | |

| | | |
|---|--|---|
| 41 | Year of commencement of construction and year of completion | Year of Completion 1998 (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. |
| Remark: As pe site inspection, Office No. 304 and 305 are internally amalgamated with single entrance. For the purpose of valuation, we have considered the area as per Agreement for Sale | | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Bandra (West) Branch to assess fair market value as on 10.10.2023 for Commercial Office No. 304 & 305, 3rd Floor, Wing 'B', "Shubham Centre No. 2 Premises Co-op. Soc. Ltd.", Plot No. 1, Chakala Road, Andheri (East), Mumbai – 400 099, State – Maharashtra, Country – India belongs to Mr. K. S. Rathour & Mrs. V. K. Rathour.

We are in receipt of the following documents:

| | |
|----|---|
| 1 | Copy of Declaration dated 16.06.2007 by Mr. K. S. Rathour for Office Premises No. 304 on 3 rd Floor of Shubham Centre No. 2 having Area of 362 Sq. Ft. |
| 2 | Copy of Agreement for Sale dated 30.03.2000 between M/s. Ravi Construction Company (the Vendors) AND Mr. K. S. Rathour (the Purchaser) – Office No. 304 |
| 3 | Copy of Agreement for Sale dated 30.03.2000 between M/s. Ravi Construction Company (the Vendors) AND Mrs. V. K. Rathour (the Purchaser) – Office No. 305 |
| 4 | Copy of Full Occupancy Certificate No. CE / 1944 / WS / AK dated 05.06.2005 issued by Municipal Corporation of Greater Mumbai. |
| 5 | Copy of Part Occupancy Certificate No. CE / 1944 / WS / AK dated 04.09.1998 2005 issued by Municipal Corporation of Greater Mumbai. |
| 6 | Copy of Approved Plan No. CE / 1944 / WS / AK dated 15.06.2005 issued by Municipal Corporation of Greater Mumbai. |
| 7 | Copy of Letter dated 02.08.2017 regarding Office No. 304 in the name of Mr. Kuldeep Singh Haripaul Rathour and Office No. 305 in the name of Mrs. Vinod Kuldeep Singh Rathour are situated in the 'B' wing of the Subham Centre No. 2, Premises Co-op Society Ltd. There is not such Office in the 'A' Wing of the Subham Centre No. 2, Premises Co-op Society Ltd. |
| 8 | Copy of Share Certificate No. 28 bearing Nos. 136 to 140 having 5 Shares of Rs. 50/- each dated. 25.02.2006 in the name of Mrs. V. K. Rathour issued by Shubham Centre No. 2 Premises Co-op. Soc. Ltd. |
| 9 | Copy of Share Certificate No. 27 bearing Nos. 131 to 1135 having 5 Shares of Rs. 50/- each dated. 25.02.2006 in the name of Mr. K. S. Rathour issued by Shubham Centre No. 2 Premises Co-op. Soc. Ltd. |
| 10 | Copy of Previous Valuation Report Dated 02.12.2017 |

LOCATION:

The said building is located on Plot No. 1, Survey No. 28/4, CTS No. 491 & 491/1 to 10 of Village Chakala, Andheri (East), Mumbai. The property falls in Commercial Zone. It is at 1.7 km. travelling distance from Andheri railway station.

BUILDING:

The building under reference is having Ground + 6 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 external condition of building is good. The building is used for Commercial purpose. 3rd Floor is having 3 Commercial Offices. The building is having 1 Lift.

Commercial Office:

The commercial Office under reference is situated on the 3rd floor. The composition of commercial office is having Reception Area + 2 Cabins + Working Ara + 2 Toilets + Pantry. The commercial office is finished with Vitrified tiles flooring, Teak wood door frame with flush shutter to main entrance, Concealed electrification & plumbing etc.

Valuation as on 10th October 2023

| | | |
|---|----------|-----------------------|
| The Built-up Area of the Commercial Office | : | 773.00 Sq. Ft. |
|---|----------|-----------------------|

Deduct Depreciation:

| | | |
|---|----------|--|
| Year of Construction of the building | : | 1998 (As per Part Occupancy Certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2023 | : | 25 Years |
| Cost of Construction | : | 773.00 X 2,700.00 = ₹ 20,87,100.00 |
| Depreciation $\{(100-10) \times 25/60\}$ | : | 37.50% |
| Amount of depreciation | : | ₹ 7,82,663.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,85,960.00 per Sq. M. i.e. ₹ 17,276.00 per Sq. Ft. |
| Guideline rate (after depreciate) | : | ₹ 1,57,543.00 per Sq. M. i.e. ₹ 14,636.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 28,200.00 per Sq. Ft. |
| Value of property as on 10.10.2023 | : | 773.00 Sq. Ft. X ₹ 28,200.00 = ₹ 2,17,98,600.00 |

(Area of property x market rate of developed land & Commercial premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

| | | |
|--|----------|--|
| Fair value of the property as on 10.10.2023 | : | ₹ 2,17,98,600.00 - ₹ 7,82,663.00 = ₹ 2,10,15,937.00 |
| Total Value of the property | : | ₹ 2,10,15,937.00 |

| | | |
|--|---|------------------|
| The realizable value of the property | : | ₹ 1,89,14,343.00 |
| Distress value of the property | : | ₹ 1,68,12,750.00 |
| Insurable value of the property (773.00 X 2,700.00) | : | ₹ 20,87,100.00 |
| Guideline value of the property (773.00 X 14,636.00) | : | ₹ 1,13,13,628.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 304 & 305, 3rd Floor, Wing 'B', "Shubham Centre No. 2 Premises Co-op. Soc. Ltd.", Plot No. 1, Chakala Road, Andheri (East), Mumbai – 400 099, State – Maharashtra, Country – India for this particular purpose at ₹ 2,10,15,937.00 (Rupees Two Crore Ten Lakh Fifteen Thousand Nine Hundred Thirty Seven Only). as on 10.10.2023.

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 10th October 2023 is ₹ 2,10,15,937.00 (Rupees Two Crore Ten Lakh Fifteen Thousand Nine Hundred Thirty Seven 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.

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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 | Ground +6 Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Commercial Office situated on 3 rd Floor |
| 3. | Year of construction | 1998 (As per Part Occupancy Certificate) |
| 4. | Estimated future life | 35 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 shutter to main entrance |
| 10. | Flooring | Vitrified tiles flooring |
| 11. | Finishing | Cement plastering with POP false ceiling |
| 12. | Roofing and terracing | R.C.C. slab |
| 13. | Special architectural or decorative features, if any | Yes |
| 14. | (i) Internal wiring – surface or conduit | Concealed electrification |
| | (ii) Class of fittings: Superior/ Ordinary/ Poor. | |
| 15. | Sanitary installations | N.A. |
| | (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 | 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 | As per requirement |
| 22. | Roads and paving within the compound approximate area and type of paving | Chequered tiles 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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Ready Reckoner Rate

| DIVISION / VILLAGE : CHAKALA Commence From 1st April 2023 To 31st March 2024 | | | | | | |
|---|---|-------|-----------------|-----------------------|--------|------------|
| Type of Area | Urban | | Local Body Type | Corporation 'A' Class | | |
| Local Body Name | Municipal Corporation of Greater Mumbai | | | | | |
| Land Mark | Terrain: Village Boundary to the North, Mahakali Caves Road to the East, Sahara Road to the South, West Western Express Highway and Village Boundary to the West. | | | | | |
| Rate of Land + Building in ₹ per sq. m. Built-Up | | | | | | |
| Zone | Sub Zone | Land | Residential | Office | Shop | Industrial |
| 35 | 35/179 | 72290 | 153960 | 185960 | 253790 | 162530 |
| C.T.S.No. 4, E, 6, 7, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 506, 505/56, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 516/4, 517, 518, 519, 520, 521, 522, 523, 524, 525, 525A, 525/1A/1, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 538B, 539, 539B, 539C1A2, 539C1A3, 539C1A4, 539C1A5, 539C1A6, 539C1A7, 539C1A8, 539C1F, 539C2, 540, 541, 542, 543, 545, 546, 547, 548, 549, 550, 551, 552, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 564/1, 564/2, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 583/1, 584, 585, 586, 588, 589, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 605, 606, 622, 630, 634. | | | | | | |
| ⇐ Compare With Previous Year | | | | | | |

| | | | | |
|---|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Office | 1,85,960.00 | | | |
| No increase for office located on 3 rd floor with lift | 0.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 1,85,960.00 | Sq. Mtr. | 17,276.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 72,290.00 | | | |
| The difference between land rate and building rate (A – B = C) | 1,13,670.00 | | | |
| Depreciation Percentage as per table (D) [100% - 25%] (Age of the Building – 25 Years) | 75% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 1,57,543.00 | Sq. Mtr. | 14,636.00 | 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

99acres Commercial Buy - Enter Locality, Project Name, Society, Landmark

₹3.25 Cr
Investment ₹1,50,000
Area 1100 sq ft

Property (18)

- Office of 32 seats
- 1100 sq ft
- 1 floor (2nd & 7th floor building)
- 1 private parking spots outside the building
- 1 meeting room and 2 cabins available
- 2 private washrooms available

Places nearby
Near to Ash & Sunil's Metro Station, Chakala, Mumbai Andheri-Dahisar, Mumbai

Omkareshwar Mandir • Holy Family Church • Ram Mandir • Hanuman Mandir • Datta Mandir • Hdfc ATM

99acres Commercial Buy - Enter Locality, Project Name, Society, Landmark

₹2.42 Cr
Investment ₹1,10,000
Area 1100 sq ft

Property (1)

- Office of 32 seats
- 1100 sq ft
- 1 meeting room and 1 cabin available
- 1 private washroom available

Places nearby
Pune's Hill Road, Off Sir Mathuradas Vansari Road, Chakala, Mumbai Andheri-Dahisar, Mumbai

Omkareshwar Mandir • Holy Family Church • Ram Mandir • Hanuman Mandir • Datta Mandir • Hdfc ATM

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **10th October 2023**.

The term Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

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

UNDER LYING ASSUMPTIONS

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ 2,10,15,937.00 (Rupees Two Crore Ten Lakh Fifteen Thousand Nine Hundred Thirty Seven 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,
ou=INDIA,
2.5.4.20=9e2256c0e0e2556c03e0c09e20865911480c7e03544133811
5279b1711825652, postalCode=400069, st=Maharashtra,
serialNumber=41a56e366ab0cc09652a5a8f0a3c7e031031bc0909
e282e29a3276a328f0, cn=MANOJ BABURAO CHALIKWAR,
Date: 2023.10.10 17:37:47 +05'30'

Auth. Sign.

Think.Innovate.Create