

## 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-2831/23-24</b>	Dated <b>9-Oct-23</b>
Buyer (Bill to) <b>Cosmos Bank-Fort Branch</b> Fort Branch 229/231, Perin Nariman Street, Bazar Gate, Fort 400001 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>004286/2302915</b>	Delivery Note Date
	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>
<b>Total</b>				<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>360.00</b>		<b>360.00</b>	<b>720.00</b>

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

**Remarks:**

Smt. Mangal Dattatray Kogekar, Shri. Jayant Dattatray Kogekar & Mrs. Sujata Jayant Kogekar - Residential Flat No. 302, 3rd Floor, Wing – B, Building No. 43, "Nehru Nagar Antariksha Co-op. Hsg. Soc. Ltd.", Nehru Nagar, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India.

Company's PAN : **AADCV4303R**

**Declaration**

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

**Company's Bank Details**

Bank Name : **The Cosmos Co-Operative Bank Ltd**

A/c No. : **0171001022668**

Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

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

**Asmita Rathod**

Authorised Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Smt. Mangal Dattatray Kogekar,  
Shri. Jayant Dattatray Kogekar &  
Mrs. Sujata Jayant Kogekar**

Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing – B, Building No. 43, "Nehru Nagar Antariksha Co-op. Hsg. Soc. Ltd.",  
Nehru Nagar, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India.

Latitude Longitude - 19°03'43.0"N 72°52'55.7"E

### Valuation Prepared for:

**Cosmos Bank**

**Fort Branch**

229/231, Perin Nariman Street, Bazar Gate, Fort, Mumbai – 400 001,  
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. 302, 3<sup>rd</sup> Floor, Wing – B, Building No. 43, "Nehru Nagar Antariksha Co-op. Hsg. Soc. Ltd.", Nehru Nagar, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India belongs to Smt. Mangal Dattatray Kogekar, Shri. Jayant Dattatray Kogekar & Mrs. Sujata Jayant Kogekar.

Boundaries of the property.

North	:	Internal Road
South	:	Kranti CHSL
East	:	Sai Sadan CHSL
West	:	HAL Bhavan

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 **₹ 94,26,015.00 (Rupees Ninety Four Lakh Twenty Six Thousand Fifteen 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

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, serialNumber=11556656ab1cc9f9462755a8fca3c9b31d11b2e394  
a38f7e29a327b62326c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.10 10:33:07 +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

**Valuation Report of Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing – B, Building No. 43, "Nehru Nagar Antariksha Co-op. Hsg. Soc. Ltd.", Nehru Nagar, Kurla (East), Mumbai – 400 024, 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	08.10.2023
3	Name of the owner/ owners	<b>Smt. Mangal Dattatray Kogekar, Shri. Jayant Dattatray Kogekar &amp; Mrs. Sujata Jayant Kogekar</b>
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	<b>Address:</b> Residential Flat No. 302, 3 <sup>rd</sup> Floor, Wing – B, Building No. 43, "Nehru Nagar Antariksha Co-op. Hsg. Soc. Ltd.", Nehru Nagar, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India.  <b>Contact Person:</b> Shri. Jayant Dattatray Kogekar (Owner) Contact No. 9867385575
6	Location, street, ward no	Nehru Nagar, Kurla (East), Mumbai
7	Survey/ Plot no. of land	Ward – 'L', Survey No. 229 & 267, CTS No. 12/225 to 12/233 of Village – Kurla - 3
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. = 472.00 (Area as per actual site measurement)  Carpet Area in Sq. Ft. = 465.00 (Area as per Agreement for Sale)  <b>Built Up Area in Sq. Ft. = 558.00 (Area as per Index II)</b>



13	Roads, Streets or lanes on which the land is abutting	Nehru Nagar, Kurla (East), Mumbai – 400 024.
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	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	<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	₹ 20,000.00 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 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 – 2008 (Approx.)

	year of completion	
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, Fort Branch to assess fair market value as on 10.10.2023 for Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing – B, Building No. 43, "**Nehru Nagar Antariksha Co-op. Hsg. Soc. Ltd.**", Nehru Nagar, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India belongs to **Smt. Mangal Dattatray Kogekar, Shri. Jayant Dattatray Kogekar & Mrs. Sujata Jayant Kogekar.**

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

1	Copy of Agreement dated 17.01.2019 Between Mr. Mohammad Azizullah Shaikh (the Transferor) and Smt. Mangal Dattatray Kogekar, Shri. Jayant Dattatray Kogekar & Mrs. Sujata Jayant Kogekar (the Transferee).
2	Copy of Commencement Certificate No. CE / 4097 / BPES / AL dated 11.01.2007 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Society Share Certificate No. 22 transferred on 05.10.2022 in the name of Smt. Mangal D. Kogekar, Shri. Jayant D. Kogekar & Mrs. Sujata J. Kogekar issued by Nehru Nagar Antanksha Co-op. Hsg. Soc. Ltd.

### LOCATION:

The said building is located at Ward – 'L', Survey No. 229 & 267, CTS No. 12/225 to 12/233 of Village – Kurla - 3, Mumbai. The property falls in Residential Zone. It is at a walkable distance 700 Mt. from Kurla railway station.

### BUILDING:

The building under reference is having (Part) Ground + (Part) Stilt + 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 building is used for residential purpose. 3<sup>rd</sup> Floor is having 4 Residential Flat. The building having 1 Lift.

### Residential Flat:

The residential flat under reference is situated on the 3<sup>rd</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC & Bath + Passage (**i.e., 1BHK with WC & Bath**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

**Valuation as on 10<sup>th</sup> October 2023**

<b>The Built Up Area of the Residential Flat</b>	<b>:</b>	<b>558.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2008 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	15 Years
Cost of Construction	:	558.00 X 2,700.00 = ₹ 15,06,600.00
Depreciation $\{(100-10) \times 15 / 60\}$	:	22.50%
Amount of depreciation	:	₹ 3,38,985.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,25,170.00 per Sq. M. i.e., ₹ 11,629.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,13,889.00 per Sq. M. i.e., ₹ 10,581.00 per Sq. Ft.
Prevailing market rate	:	₹ 17,500.00 per Sq. Ft.
<b>Value of property as on 10.10.2023</b>	<b>:</b>	<b>558.00 Sq. Ft. X ₹ 17,500.00 = ₹ 97,65,000.00</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)

<b>Depreciated fair value of the property as on 10.10.2023</b>	<b>:</b>	<b>₹ 97,65,000.00 - ₹ 3,38,985.00 = ₹ 94,26,015.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 94,26,015.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 84,83,414.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 75,40,812.00</b>
<b>Insurable value of the property (558.00 X 2,700.00)</b>	<b>:</b>	<b>₹ 15,06,600.00</b>
<b>Guideline value of the property (558.00 X 10,581.00)</b>	<b>:</b>	<b>₹ 59,04,198.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing – B, Building No. 43, "Nehru Nagar Antariksha Co-op. Hsg. Soc. Ltd.", Nehru Nagar, Kurla (East), Mumbai – 400 024, State – Maharashtra, Country – India for this particular purpose at **₹ 94,26,015.00 (Rupees Ninety Four Lakh Twenty Six Thousand Fifteen Only)** as on 10<sup>th</sup> October 2023.



## **NOTES**

1. I, Manoj 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 **10<sup>th</sup> October 2023 is ₹ 94,26,015.00 (Rupees Ninety Four Lakh Twenty Six Thousand Fifteen Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

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

I hereby declare that

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

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**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	(Part) Ground + (Part) Stilt + 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 3 <sup>rd</sup> Floor
3	Year of construction	2008 (Approx.)
4	Estimated future life	45 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 shutters, Powder Coated aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Not Provided
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

### Actual site photographs



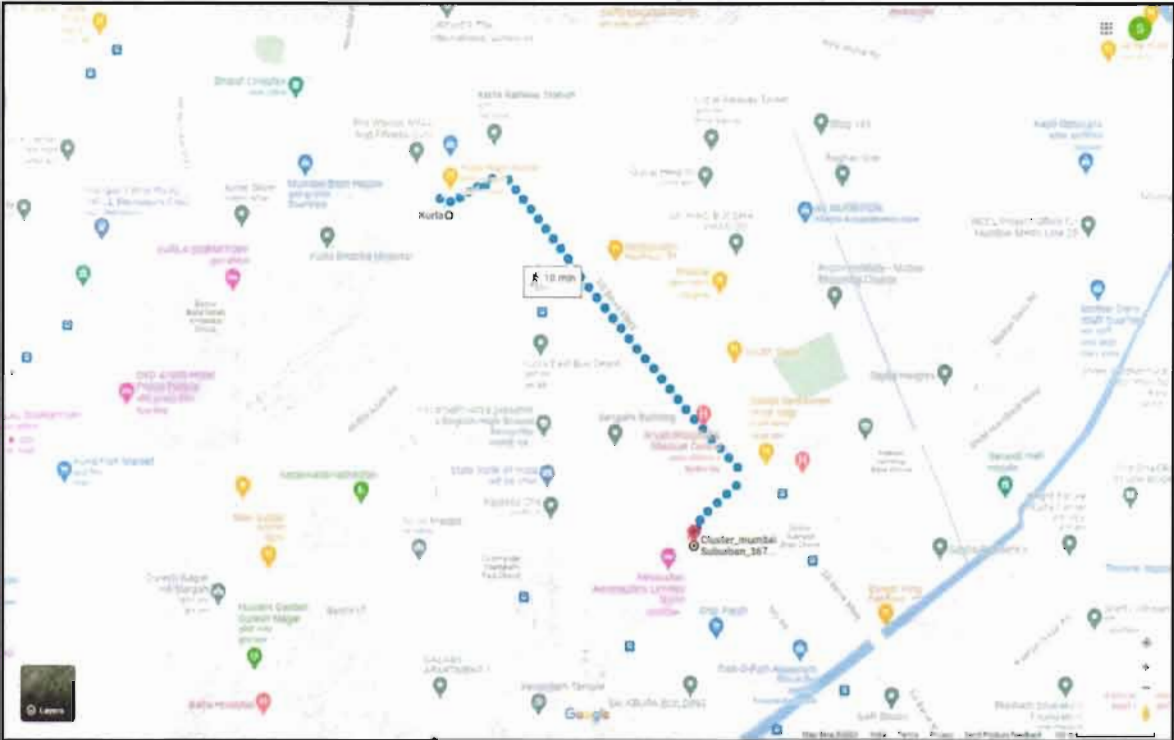
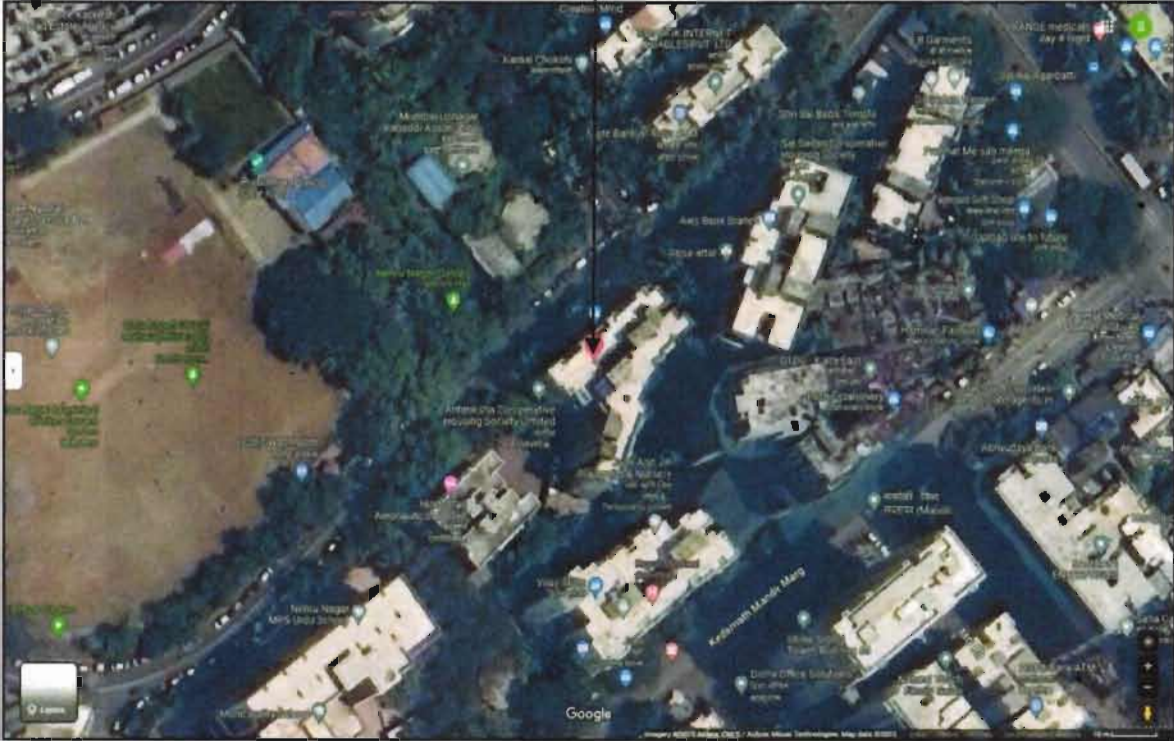
ANTARIKSH C. H. S. LTD.	
"B" WING	
1ST FLOOR	2ND FLOOR
3RD FLOOR	4TH FLOOR
5TH FLOOR	6TH FLOOR
7TH FLOOR	8TH FLOOR





# Route Map of the property

Site/u/r



Latitude Longitude - 19°03'43.0"N 72°52'55.7"E

**Note:** The Blue line shows the route to site from nearest railway station (Kurla – 700 Mtr.)

## Ready Reckoner Rate

**Department of Registration and Stamp**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

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Year: 2023/2024 | Language: English

Selected District: MumbaiSubUrban

Select Village: कुर्ली - 3

Search By:  Survey No.  Location

Select	उपविभाग	सुरती खमीन	निवासी सदसिका	खंढीस	दुफने	कौडीमिक	मरक (रि.%)
SurveyNo	107/513-अपराग: म को अडे मागोळा उल्लेखीत मूल्यदर विभाग 107/513 A के क्षेत्र बाळकन राहणेला अपराग.	31050	69280	79670	86600	69280	मीटर
SurveyNo	107/514-अपराग: म को अडे मागोळा उल्लेखीत मागोळा मदीं अपराग.	49960	125170	143940	178000	125170	मीटर
SurveyNo	107/515-अपराग: कुर्ली केडे रोडम ( सुरी ) के इलाकी मदीं मिला बाजारमर म को अडे मागोळा 107/513 A अपराग. उल्लेखीत मूल्यदर विभाग कनाक 107/513 मदीं मदीं कल्लोका मराम, कल्लोका म मूल्यदर विभाग कनाक 107/513 मा उल्लेख मराम, मुळीक केडर मराम केडर, उल्लेखीत मराम कल्लोका केडर.	55810	115870	134900	168900	115870	मीटर
SurveyNo		27230	82350	90600	88850	82350	मीटर

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	1,25,170.00			
No Increase at Flat Located on 3 <sup>rd</sup> Floor	00.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,25,170.00</b>	<b>Sq. Mt.</b>	<b>11,629.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	49,960.00			
The difference between land rate and building rate (A – B = C)	75,210.00			
Depreciation Percentage as per table (D) [100% - 15%] (Age of the Building – 15 Years)	85%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,13,889.00</b>	<b>Sq. Mt.</b>	<b>10,581.00</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 Star Sky Sushik Heights For Sale in Karla | ₹ 60 Lacs | ₹ 51,383/Month | 305 sq.ft.

**Overview**

Age of Building	10	Ownership Type	Self Owned
Approximate Charges	84	Flooring	Marble Tiles
Build Up Area	305 sq.ft.	Carpet Area	250 sq.ft.

Activity On This Property: 209 views, 0 likes

**NOBROKER** | 1 BHK Flat in 78 East For Sale in Karla East | ₹ 51 Lacs | ₹ 52,156/Month | 309 sq.ft.

**Overview**

Age of Building	Ready Constructed	Ownership Type	Self Owned
Approximate Charges	₹ 21 Per Sq.Ft.	Flooring	Marble Tiles
Build Up Area	309 sq.ft.	Carpet Area	400 sq.ft.

Activity On This Property: 150 views, 0 likes



### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **10<sup>th</sup> 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 **₹ 94,26,015.00 (Rupees Ninety Four Lakh Twenty Six Thousand Fifteen 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=34, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=98272b6c4fed15dc03a0c739e26665913490c3d33d41333  
115279b17e1825652, postalCode=400060, st=Maharashtra,  
serialNumber=41854566a06ca99d602a55a8fca831f31bd2e  
394a282a29c3279a2258c; cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.10 10:33:42 +05'30'

Auth. Sign.

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