

## 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-2903/23-24</b>	Dated <b>13-Oct-23</b>
Buyer (Bill to) <b>COSMOS BANK- DOMBIVALI BRANCH</b> Dombivali (East) Branch Sindhurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali ( East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>4347/2302992</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>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
<b>Total</b>				<b>₹ 2,950.00</b>

Amount Chargeable (in words)

E. & O.E

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>			<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

**Remarks:**

Mr. Ankush Kondiba Pawar & Mrs. Sunita Ankush Pawar  
 - Residential Flat No. 502, 5th Floor, Wing - B, "Maple Building", Vasant Springs Woods - Phase 2, Bhosale Nagar, Village - Shirgaon, Badlapur (East), Taluka - Ambermath, District - Thane, PIN Code - 421 503, 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 : **ICICI BANK LTD**  
 A/c No. : **340505000531**  
 Branch & IFS Code : **THANE CHARAI & ICIC0003405**



UPI Virtual ID : VASTUKALATHANE@icici

for Vastukala Consultants (I) Pvt Ltd

Pooja Dagare

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: **Mr. Ankush Kondiba Pawar & Mrs. Sunita Ankush Pawar**

Residential Flat No. 502, 5<sup>th</sup> Floor, Wing – B, "**Maple Building**", Vasant Springs Woods – Phase 2, Bhosale Nagar, Village - Shirgaon, Badlapur (East), Taluka – Ambarnath, District – Thane, PIN Code - 421 503, State – Maharashtra, Country – India.

Latitude Longitude - 19°09'04.1"N 73°14'11.2"E

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### Valuation Done for:

**Cosmos Bank**

**Dombivali (East) Branch**

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka – Kalyan, District – Thane – 400 605, State – Maharashtra, Country – India.



**Thane :** 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

#### **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. 502, 5<sup>th</sup> Floor, Wing – B, "Maple Building", Vasant Springs Woods – Phase 2, Bhosale Nagar, Village - Shirgaon, Badlapur (East), Taluka – Ambernath, District – Thane, PIN Code - 421 503, State – Maharashtra, Country – India belongs to **Mr. Ankush Kondiba Pawar & Mrs. Sunita Ankush Pawar.**

Boundaries of the property.

North : Internal Road  
South : Open Plot  
East : Mohan Willows Apartment  
West : Internal Road

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 **₹ 29,19,000.00 (Rupees Twenty Nine Lakh Nineteen Thousand 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**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=M, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=affiliates,  
2.5.4.20=482200c0f885d0c34e023e24005915496c76c589f1533f  
5278b12a1885612, postalCode=400040, st=Maharashtra,  
serialNumber=41154c56a6a1bc090a26558f1e31fe0111102e39  
e2f8e29a527b6256c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.13 17:06:30 +05'30'



**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

Auth. Sign.



**Thane :** 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : [thane@vastukala.org](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

### 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](mailto:mumbai@vastukala.org)

Valuation Report of Residential Flat No. 502, 5<sup>th</sup> Floor, Wing – B, "Maple Building", Vasant Springs Woods – Phase 2, Bhosale Nagar, Village - Shirgaon, Badlapur (East), Taluka – Ambernath, District – Thane, PIN Code - 421 503, 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 13.10.2023 for Bank Loan Purpose
2	Date of inspection	12.10.2023
3	Name of the owner/ owners	<b>Mr. Ankush Kondiba Pawar &amp; Mrs. Sunita Ankush Pawar</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. 502, 5 <sup>th</sup> Floor, Wing – B, "Maple Building", Vasant Springs Woods – Phase 2, Bhosale Nagar, Village - Shirgaon, Badlapur (East), Taluka – Ambernath, District – Thane, PIN Code - 421 503, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Devi Prasad Tiwari (Broker) Contact No. 9892025638
6	Location, street, ward no	Ward No. M/29, Bhosale Nagar, Village - Shirgaon, Badlapur (East), Taluka – Ambernath, District – Thane
7	Survey/ Plot no. of land	Survey No. 65, Hissa No. 2A of Village - Shirgaon
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. = 482.00 Balcony Area in Sq. Ft. = 48.00 Total Carpet Area in Sq. Ft. = 530.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 417.00</b> <b>(Area as per Agreement for Sale)</b>

		Built Up Area in Sq. Ft. = 459.00 (Carpet Area as per Agreement + 10%)
13	Roads, Streets or lanes on which the land is abutting	Bhosale Nagar, Village - Shirgaon, Badlapur (East), Taluka – Ambarnath, District – Thane
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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per KBNP 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	₹ 6,000.00 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	Year of Completion – 2018 (As per Building Completion 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>Remark:</b> As per Site Inspection, Actual Total Carpet area 530.00 Sq. Ft. (Including Balcony area) is more than Built Up area 417.00 Sq. Ft. (Including Balcony Area) mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 7,000/- per Sq. Ft. on Carpet area is considered.</p>		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess fair market value as on 13.10.2023 for Residential Flat No. 502, 5<sup>th</sup> Floor, Wing – B, "**Maple Building**", Vasant Springs Woods – Phase 2, Bhosale Nagar, Village - Shirgaon, Badlapur (East), Taluka – Ambarnath, District – Thane, PIN Code - 421 503, State – Maharashtra, Country – India belongs to **Mr. Ankush Kondiba Pawar & Mrs. Sunita Ankush Pawar**.

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

1	Copy of Rectification Deed dated 20.10.2018 between M/s. Shree Constructions and Mr. Ankush Kondiba Pawar & Mrs. Sunita Ankush Pawar.
2	Copy of Agreement for sale dated 21.09.2018 between M/s. Shree Constructions (Promoter) and Mr. Ankush Kondiba Pawar & Mrs. Sunita Ankush Pawar (the Purchaser/s).
3	Copy of RERA Registration Certificate No. P51700008622 dated 19.08.2017.
4	Copy of Commencement Certificate No. KBNP / NRV / BP / 942 / 2016 – 2017 / Unik No. 150 dated 31.01.2017 issued by Kulgaon Badlapur Municipal Council.
5	Copy of Building Completion Certificate No. KBNP / NRV / 9721 / 2018 - 2019 dated 28.12.2018 issued by Kulgaon Badlapur Municipal Council (As download from RERA site)
6	Copy of Amended Approved Layout Plan No. KBNP / NRV / BP / 942 – 150 dated 31.01.2017 issued by Kulgaon Badlapur Municipal Council.

### LOCATION:

The said building is located at Survey No. 65, Hissa No. 2A of Village - Shirgaon, Badlapur (East), Taluka – Ambarnath, District – Thane. The property falls in Residential Zone. It is at a travelling distance 2.3 KM. from Badlapur railway station.

### BUILDING:

The building under reference is having (Part) Ground + (Part) Stilt + 7<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 building external condition is good. The building is used for residential purpose. 5<sup>th</sup> Floor is having 5 Residential Flat. Building is having 1 lift.





## **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 **13<sup>th</sup> October 2023 is ₹ 29,19,000.00 (Rupees Twenty Nine Lakh Nineteen 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:

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## Actual site photographs





## Actual site photographs











## Price Indicators

**NOBROKER**
My Bookings
Post Your Property

**1 BHK Flat In Panvelkar Estate For Sale in Badlapur East**

1 BHK Flat for Sale in Mumbai - Flat for Sale in Mumbai - 1 BHK Flat for Sale in Mumbai - Property Details

Health: [Shakti Hotel](#) [Shakti Restaurant](#) [Toward Gardens](#)

₹ 25 Lacs

₹ 14,528/Month

588 Sq Ft

1 Bedroom

1 Bathroom

2 Balcony

Bike and Car

Sep 6, 2023

Immediately

Panvelkar Estate

Full

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	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.7 Per Sq.Ft/M	Flooring	Whitened Tiles
Buildup Area	708 Sq.Ft	Carpet Area	384 Sq.Ft

**Activity On This Property**

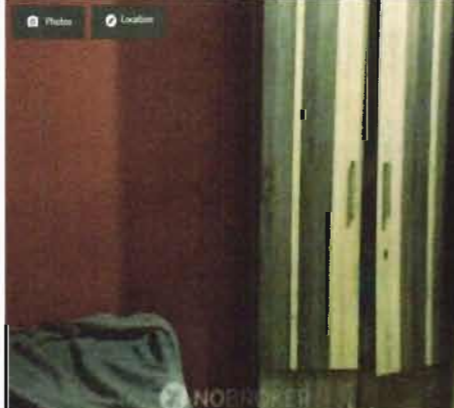
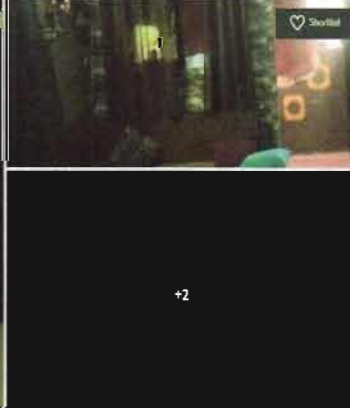
23 Views 0 Favourites 0 Enquiries

**Similar Properties**

**NOBROKER**
My Bookings
Post Your Property

**1 BHK Flat In Gayatri Complex For Sale in Shirgaon**

1 BHK Flat for Sale in Mumbai - Property Details

Health: [Hotel Sunand](#) [Shakti Hotel](#) [Bajaj Evergreen Residency](#) [Shakti Restaurant](#) [Mohan Palace](#)

₹ 29 Lacs

₹ 13,755/Month

588 Sq Ft

3 Bedrooms

1 Bathroom

1 Balcony

Bike and Car

Sep 5, 2023

Immediately

Gayatri Complex

None

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	11-15 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.3 Per Sq.Ft/M	Flooring	Whitened Tiles
Buildup Area	708 Sq.Ft	Carpet Area	300 Sq.Ft

**Activity On This Property**

20 Views 0 Favourites 0 Enquiries

**Similar Properties**

## Price Indicators

**1 BHK Flat In Mohan Willows, Badapur East For Sale In Badapur East**

Near Mahanagar Education Trust, Bhandarkar Nagar, (Dombivli East), Dist. Thane, Maharashtra, 400075.

**₹ 31 Lacs**

Original Price

**₹ 17,767/Month**

Estimated EMI

**730**

Sq. Ft.

- 1 Bedroom
- 2 Bathroom
- 2 Balcony
- Bike and Car Parking

Oct 6, 2023

Immediately

Mohan Willows

North

**Overview**

Age of Building	1-17 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.4 Per Sq. Ft. M	Flooring	Marbled Tiles
Buildup Area	730 Sq.Ft	Furnishing Status	Unfurnished <a href="#">Report Issue</a>

**Activity On This Property**

± 33 View All

♥ 0

**Similar Properties**

**1 BHK Flat In Vasant Springwoods For Sale In Badapur**

Indira Nagar, Badapur East, Maharashtra Industrial Development Corporation, (Dombivli East), Maharashtra, 400075, India

**₹ 33 Lacs**

Original Price

**₹ 20,060/Month**

Estimated EMI

**815**

Sq. Ft.

- 2 Bedroom
- 2 Bathroom
- 3 Balcony
- Bike and Car Parking

Oct 2, 2023

Immediately

Vasant Springwoods

Partial

**Overview**

Age of Building	3-42 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.3 Per Sq. Ft. M	Flooring	Marbled Tiles
Buildup Area	815 Sq.Ft	Furnishing Status	Seed <a href="#">Report Issue</a>

**Activity On This Property**

± 39 View All

♥ 0

**Similar Properties**



## Sales Instance

708578 12-10-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	<b>सूची क्र. २</b>	दय्यम निबंधक सह दु.नि. उल्हासनगर 2 दस्तावेज क्रमांक:7085/2023 नोंदणी : Regn:63m
<b>गाव : शिरगाव</b>		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	2625000	
(3)वाजारभाव (भाडेपट्ट्याच्या बाबतीलपट्टेकार श्राकारणी देतो कि पट्टेदार ते नमूद करावे )	2635000	
(4)मुभापन .पॉटहिस्सा व परक्रमांक (असल्यास)	1) इतर माहिती : मौजे शिरगाव,ता. अंबरनाथ,जि. ठाणे येथील सर्व्हे नं. 65,हिस्सा नं. 2अ,क्षेत्र 4990 चौ. मी. यावरील वसंत स्प्रिंगवुडस अँस्टर अँन्ड आयरिस को.ऑप. हौसिंग सोसायटी लि. मधील अँस्टर बिल्डिंग,पहिला मजला,सदनिका क्र. 103,क्षेत्र 479 चौ. फुट कारपेट. कुळगाव-वदलापूर	
(5)क्षेत्रफळ	1) 479 चौ.मीटर	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) अर्चना अनिल पारनेरकर 61 प्लॉट नं. - माळा नं. - इमारतीचे नाव : - ब्लॉक नं. - रोड नं. : ए /301 राजमुद्रा को.ऑप. हौसिंग सोसायटी लि पराग नगर लिंक रोड दहिसर (पूर्व) मुंबई महाराष्ट्र मुम्बई. 400068 2) अनिल दत्तात्रय पारनेरकर 64 प्लॉट नं. - माळा नं. - इमारतीचे नाव : - ब्लॉक नं. - रोड नं. : ए /301 राजमुद्रा को.ऑप. हौसिंग सोसायटी लि पराग नगर लिंक रोड दहिसर (पूर्व) मुंबई महाराष्ट्र मुम्बई. 400068	
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) ऋषभ लक्ष्मण शेटके 24 प्लॉट नं. - माळा नं. - इमारतीचे नाव : - ब्लॉक नं. - रोड नं. : 302 प्रथमेश कृपा अपार्टमेंट समर्थ नगर वदलापूर पूर्व, महाराष्ट्र ठाणे. 421503	
(9)दस्तावेज करून दिल्याचा दिनांक	24/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	24/05/2023	
(11)अनुक्रमांक,संड व पृष्ठ	7085/2023	
(12)वाजारभावाप्रमाणे मुद्राक शुल्क	158100	
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	26350	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

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

This exercise is to assess **Fair Market Value** of the property under reference as on **13<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 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 ₹ 29,19,000.00 (Rupees Twenty Nine Lakh Nineteen 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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9822b8c4ba33d0b0cf39e26865913490cf3d33d4133  
3113279b17a18b9682, postalCode=400509, st=Maharashtra,  
serialNumber=7a56a36a28c898b2a355ad8ca34e21131bd2  
e394e28f2e294327b625bf, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.13 17:07:02 +05'30'



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