

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. PG-2890/23-24	Dated 12-Oct-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Cosmos Bank - Mulund (East) GROUND +1ST FLOOR OF SHOP NO-2, 1ST FLOOR OF SHOP NO-1, 'ROMELL VASANTI', VASANTI VIHAR CO-OP HSG SOC LTD NAVGHAR RAOD,MULUND-EAST GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 4361/2302979	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 %	4,000.00
	CGST			360.00
	SGST			360.00
	Total			₹ 4,720.00

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
Total	4,000.00		360.00		360.00	720.00

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

Remarks:
 Mrs. Anushka Mahendra Bagwe - Residential Flat No. 602, 6th Floor, Wing – G, "Veena Beena Co-Op. Hsg. Soc. Ltd.", Acharya Donde Marg, Sewree (West), Mumbai – 400 015, 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
 Pooja Dagare
 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: **Mrs. Anushka Mahendra Bagwe**

Residential Flat No. 602, 6th Floor, Wing – G, "Veena Beena Co-Op. Hsg. Soc. Ltd.", Acharya Donde Marg, Sewree (West), Mumbai – 400 015, State – Maharashtra, Country – India.

Latitude Longitude - 18°59'57.6"N 72°51'08.0"E

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Valuation Prepared for:

Cosmos Bank

Mulund (East) Branch

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.



Our Pan India Presence at :

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



VALUATION OPINION REPORT

The property bearing Residential Flat No. 602, 6th Floor, Wing – G, "Veena Beena Co-Op. Hsg. Soc. Ltd.", Acharya Donde Marg, Sewree (West), Mumbai – 400 015, State – Maharashtra, Country – India belongs to **Mrs. Anushka Mahendra Bagwe.**

Boundaries of the property.

North : Sheetal Apartment
South : P.T. Udyan Kids Garden
East : Prabodhankar Thakre Marg
West : Regal Industrial Estate

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 **₹ 1,61,63,280.00 (Rupees One Crore Sixty One Lakh Sixty Three Thousand Two Hundred Eighty 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=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India, email=manoj.chalikwar@vastukala.com, serial=1527917711805652, postalCode=400009, st=Maharashtra,
serialNumber=1527917711805652, postalCode=400009, st=Maharashtra,
4e28f2e29a327b623b6, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.13 10:27:41 +05'30'

Handwritten signature



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



Valuation Report of Residential Flat No. 602, 6th Floor, Wing – G, "Veena Beena Co-Op. Hsg. Soc. Ltd.",
Acharya Donde Marg, Sewree (West), Mumbai – 400 015, 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 12.10.2023 for Bank Loan Purpose
2	Date of inspection	08.10.2023
3	Name of the owner/ owners	Mrs. Anushka Mahendra Bagwe
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	Address: Residential Flat No. 602, 6 th Floor, Wing – G, "Veena Beena Co-Op. Hsg. Soc. Ltd.", Acharya Donde Marg, Sewree (West), Mumbai – 400 015, State – Maharashtra, Country – India. Contact Person: Mrs. Farida Shabbir Gheewala (Seller)
6	Location, street, ward no	Acharya Donde Marg
7	Survey/ Plot no. of land	C.T.S. No. 216 of Parel Sewree Division
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 957.00 (Area as per Actual Site Measurement for Flat No. 601 & 602) Carpet Area in Sq. Ft. = 420.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 504.00 (Area as per Mulyankan Patrak)
13	Roads, Streets or lanes on which the land is abutting	Acharya Donde Marg



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?	Seller 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	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.

	by documentary proof.
	Remark: As per site inspection, Flat Nos. 601 & 602 are internally merged with single entrance. For the purpose of valuation, we have considered Area of Flat No. 602 as per Agreement for Sale. The said valuation is only for Flat No. 602.

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 12.10.2023 for Residential Flat No. 602, 6th Floor, Wing – G, "**Veena Beena Co-Op. Hsg. Soc. Ltd.**", Acharya Donde Marg, Sewree (West), Mumbai – 400 015, State – Maharashtra, Country – India belongs to **Mrs. Anushka Mahendra Bagwe**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 11.10.2023 between Mrs. Farida Shabbir Gheewala & Mr. Shabbir Ismail Gheewala (The Transferor) AND Mrs. Anushka Mahendra Bagwe (The Transferee).
2	Copy of Occupancy Certificate No. KB / 3621 / K dated 20.08.1983 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Society NOC Letter to Sale dated 17.08.2023 in the name of Mrs. Anushka Mahendra Bagwe issued by Veena Beena Co-Op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at C.T.S. No. 216 of Parel Sewree Division, Mumbai – 400 015. The property falls in Residential Zone. It is at a walking distance 400 M. from Sewree railway station.

BUILDING:

The building under reference is having Stilt + 7th 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 in normal condition. The building is used for residential purpose. 6th Floor is having 6 Residential Flats. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 6th Floor. As per site inspection, Flat Nos. 601 & 602 are internally merged with single entrance. The Composition of Amalgamated Flat is Living Room + 3 Bedrooms + 3 Toilets + Passage (i.e., **3BHK with 3 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with Solid flush doors, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.



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Valuation as on 12th October 2023

The Carpet Area of the Residential Flat	:	420.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Year of Completion – 1983 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	40 Years
Cost of Construction	:	504.00 X 2,800.00 = ₹ 14,11,200.00
Depreciation $\{(100-10) \times 40 / 60\}$:	60.00%
Amount of depreciation	:	₹ 8,46,720.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,28,417.00 per Sq. M. i.e., ₹ 21,220.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,72,634.00 per Sq. M. i.e., ₹ 16,038.00 per Sq. Ft.
Prevailing market rate	:	₹ 40,500.00 per Sq. Ft.
Value of property as on 12.10.2023	:	420.00 Sq. Ft. X ₹ 40,500.00 = ₹ 1,70,10,000.00

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

Depreciated fair value of the property as on 12.10.2023	:	₹ 1,70,10,000.00 - ₹ 8,46,720.00 = ₹ 1,61,63,280.00
Total Value of the property	:	₹ 1,61,63,280.00
The realizable value of the property	:	₹ 1,45,46,952.00
Distress value of the property	:	₹ 1,29,30,624.00
Insurable value of the property (504.00 X 2,800.00)	:	₹ 14,11,200.00
Guideline value of the property (As per Index II)	:	₹ 1,07,01,336.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 602, 6th Floor, Wing – G, "Veena Beena Co-Op. Hsg. Soc. Ltd.", Acharya Donde Marg, Sewree (West), Mumbai – 400 015, State – Maharashtra, Country – India for this particular purpose at **₹ 1,61,63,280.00 (Rupees One Crore Sixty One Lakh Sixty Three Thousand Two Hundred Eighty Only)** as on 12th 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 **12th October 2023 is ₹ 1,61,63,280.00 (Rupees One Crore Sixty One Lakh Sixty Three Thousand Two Hundred Eighty 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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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 th 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 th Floor
3	Year of construction	Year of Completion – 1983 (As per Occupancy Certificate)
4	Estimated future life	20 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 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	Concealed electrification & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	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



43



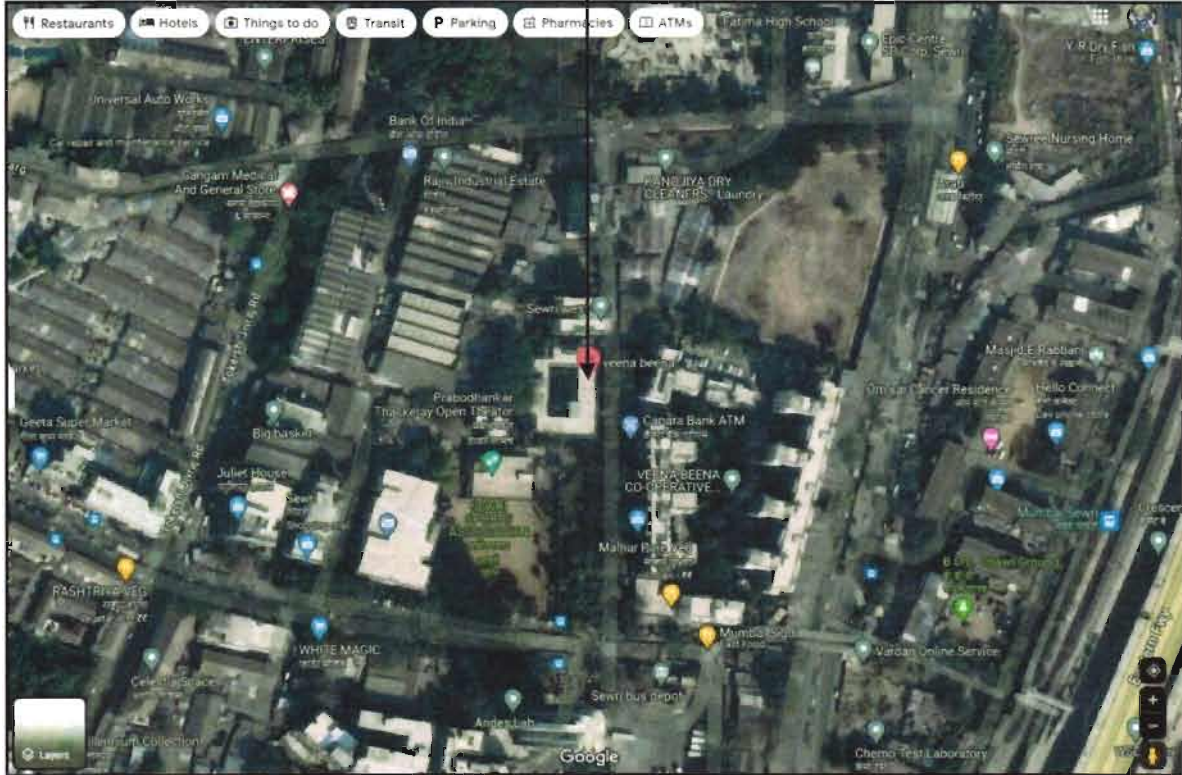
Actual site photographs



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Route Map of the property

Site u/r




Latitude Longitude - 18°59'57.6"N 72°51'08.0"E


Note: The Blue line shows the route to site from nearest railway station (Sewree – 400 M.)



Ready Reckoner Rate


Department of Registration & Stamps
 Government Of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन



Valuation For Urban Area

Location Details
 Select Type: Development Agreement Tenant Occupied Other
 Division Name: [Help on Division](#)
 District Name: Zone Name:
 Attribute: SubZone Name:

Open Land	Residence	Office	Shop	Industry	Unit
88960	217540	250170	271920	217540	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	2,17,540.00			
Increase 5% by Flat Located on 6 th Floor	10,877.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,28,417.00	Sq. Mtr.	21,220.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	88,960.00			
The difference between land rate and building rate (A – B = C)	1,39,457.00			
Depreciation Percentage as per table (D) [100% - 40%] (Age of the Building – 40 Years)	60%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,72,634.00	Sq. Mtr.	16,038.00	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

magicbricks Buy Rent Sell Home Loans Login Post Property

₹1.60 Cr | ₹80.00 Lacs | How much down you want?

1 BHK, 425 Sq Ft Flat For Sale - Sewri, Mumbai

1 Bed | 1 Bath | Furnished

Carpet Area: 425 sqft • ₹4,323/sqft

Project: **Veera Beera**

Floor: 4 (Out of 7 Floors)

Transaction Type: **Resale**

Status: **Ready to Move**

Facing: **South - East**

Lift: 1

Furnished Status: **Furnished**

Type Of Ownership: **Co-operative Society**

Contact Agent: **Kailash Rajani** +91-98-00000000

Get Phone No.

More Details

Price Breakup: **₹1.6 Cr | ₹9,00,000** Approx. Registration Charges | ₹3,000 Monthly

Booking Amount: **₹15.0 Lac**

Address: **Veera Beera co op hsg Soc Ltd Acharya dande marg sewri Mumbai 15, Sewri, Mumbai - South Mumbai, Maharashtra**

Landmarks: **This property is opposite bus depot.**

Furnishing: **Furnished**

Flooring: **Ceramic Tiles**

NOBROKER Buy Rent Sell Home Loans

1 BHK Flat For Sale in Panel

₹17,00,000

1 Bedroom

1 Bathroom

11K

1 Bed

1 Bath

12

Get Phone Details

Recent uploads are not correct in this property

Overview

Age of Building	101 Years	Ownership Type	Self Owned
Furnishing	100% Furnished	Building Age	101 Years
Living Status	Partly Furnished	Facing	South - East
Floor	14	Floors	100
Co-operative	No		

Activity On This Property

Similar Properties

1 BHK Flat For Sale in Southern Nagar

16

Price Indicators

NOBROKER 1 BHK Flat in Jyoti Residency For Sale in Panel

₹ 1.15 Crores
₹ 94,568/Month

1 Bedroom
2 Bathrooms
1BHK
Bike and Car

Activity On This Property

Age of Building	Needs Conserved	Completion Type	Sell Demand
1	No	Flaming	No
Maintenance Charges	₹ 22.50/Sq Ft	Leasehold	₹ 27.50/Sq Ft
Build-up Area	Unfurnished	Flooring	Car
Year	2014	Painting	Bike and Car

NOBROKER 2 BHK Flat in DadaNakar Arcade For Sale in Panel

₹ 1.8 Crores
₹ 1.00 Lacs/Month

2 Bedrooms
2 Bathrooms
1BHK
Bike and Car

Activity On This Property


Age of Building	Needs Conserved	Completion Type	Sell Demand
5-10 Years	₹ 2.8 Per Sq.Ft/M	Flaming	Unfurnished
Maintenance Charges	₹ 22.50/Sq Ft	Leasehold Status	Fully Furnished
Build-up Area	South East	Flooring	₹ 27
Year	Bike and Car	Painting	₹ 1

Price Indicators

magicbricks
Buy | Rent | Sell | Home Loans
Login | Post Property

₹ 2.70 Cr Est. ₹ 1.22L [Get pre-approved loan](#)

2 BHK 625 Sq.ft Flat For Sale, **Sewri, Mumbai**



2 Beds | 2 Baths | Furnished | Visitor Parking

Carpet Area: 575 sqft - 2-4 bhk	Project: Veena Beena	Floor: 4 (Out of 7 Floors)	Transaction Type: Resale
Status: Ready to Move	Facing: North - East	Lift: 1	Furnished Status: Furnished

Contact Agent
Get Phone No.

Contact Agent
Kailash Rajani +919800000000

Get Phone No.

More Details

Price Breakup: ₹ 2.7 Cr | ₹ 13,50,000 Approx. Registration Charges | ₹ 2,500 Monthly

Booking Amount: ₹ 25.0 Lac

Address: **Veena Beena** co op hsg Soc Ltd acharya donde marg **Sewri** Mumbai 15, Sewri, Mumbai - South: Mumbai, Maharashtra

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Sales Instance

19388319 12-10-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2 दस्त क्रमांक : 19388/2023 नोदणी : Regn:63m
गावाचे नाव : परेल-शिवडी		
(1) विलेखाचा प्रकार	अँग्रीमेंट टू सेल	
(2) मीबदला	18000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9921999.4	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 401, माळा नं: 4 था मजला,सी-विंग, इमारतीचे नाव: वीणा-बिना को-ऑप हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: आचार्य दोंदे मार्ग, रोड : शिवडी,मुंबई-400015((C.T.S. Number : 216 :))	
(5) क्षेत्रफळ	45.61 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असोत तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-कमल यशवंत थोरात वय:-73 पत्ता:-प्लॉट नं: सी/401, माळा नं: -, इमारतीचे नाव: वीणा-बिना को-ऑप हाऊसिंग सोसायटी, ब्लॉक नं: आचार्य दोंदे मार्ग, ऑप. पी. ठाकरे बस उेपो, रोड नं: शिवडी, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400015 पॅन नं:-AZLPT5750G	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-पिताबास घनश्याम शाहू वय:-49; पत्ता:-प्लॉट नं: 304, माळा नं: -, इमारतीचे नाव: अझाद नगर को-ऑप हाऊसिंग सोसायटी, ब्लॉक नं: आचार्य दोंदे मार्ग, रोड नं: शिवडी जवळ, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400015 पॅन नं:-BKDPS4310K 2): नाव:-रेनुबाला पिताबास शाहू वय:-38; पत्ता:-प्लॉट नं: 304, माळा नं: -, इमारतीचे नाव: अझाद नगर को-ऑप हाऊसिंग सोसायटी, ब्लॉक नं: आचार्य दोंदे मार्ग, रोड नं: शिवडी जवळ, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400015 पॅन नं:-EUQPS9894N	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/09/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	18/09/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	19388/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1080000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरग		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **12th 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 neighbourhood 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 ₹ 1,61,63,280.00 (Rupees One Crore Sixty One Lakh Sixty Three Thousand Two Hundred Eighty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admins,
2.5.4.20=9822b6c4fad35dc03e0c799e26865913490c75d33d413
3115279617a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8c89d662e55a8f0e3cfcb31e31bd,
e394e2872e29b377b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.13 10:28:29 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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