

**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.	Dated
	<b>PG-2949/23-24</b>	<b>17-Oct-23</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>COSMOS BANK</b> BHAYANDAR WEST BRANCH Shop No. 3, 4, 5, Rishab Apartment, S. No. - 5A, Hissa No. 1Part, Patel Nagar No.1, Station Road, Bhayander (West), Thane - 401 101, GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>004376/2303046</b>	
	Dispatched through	Destination
	Terms of Delivery	

Sl 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>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

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

**Remarks:**  
 Mrs. Bhumika Harish Sughand & Mr. Harish Vishnudas Sughand - Commercial Shop No. 002, Ground Floor, "New Abhay Apartment Co-op. Hsg. Soc. Ltd.", Narayan Nagar, Opp. Maruti Mandir, Bhayander (West), Thane - 401 101, 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**  
Digitally signed by Asmita Rathod  
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt Ltd, ou=Vastukala Consultants (I) Pvt Ltd, email=asmita@vastukala.org, serial=20231017120537+0570  
 Authorised Signatory

This is a Computer Generated Invoice

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Bhumika Harish Sughand & Mr. Harish Vishnudas Sughand**

Commercial Shop No. 002, Ground Floor, "New Abhay Apartment Co-op. Hsg. Soc. Ltd.", Narayan Nagar,  
Opp. Maruti Mandir, Bhayander (West), Thane – 401 101, State – Maharashtra, Country – India.

Latitude Longitude - 19°18'26.4"N 72°51'05.5"E

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### Valuation Prepared for:

**Cosmos Bank**

**Bhayander (West) Branch**

Shop No. 3, 4, 5, Rishab Apartment, S. No. 5A, Hissa No. 1Part, Patel Nagar No.1, Station Road,  
Bhayander (West), Thane – 401 101, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

- |   |  |   |  |
|---|--|---|--|
|  Mumbai    |  Aurangabad |  Pune      |  Rajkot |
|  Thane     |  Wanded     |  Indore    |  Raipur |
|  Delhi NCR |  Nashik     |  Ahmedabad |  Jaipur |

-  **Regd. Office :** 81-001, U/B Floor, Boomerang,  
Chandivati Farm Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA.**
-  **TeleFax :** +91 22 28371325/24
-  **mumbai@vastukala.org**



Valuation Report Prepared For: Cosmos Bank / Bhayander (West) Branch / Mrs. Bhumika Hanish Sughand (4376/2303046) Page 2 of 16

Vastu/Mumbai/10/2023/4376/2303046  
17/17-246-SBSH  
Date: 17.10.2023

## VALUATION OPINION REPORT

The property bearing Commercial Shop No. 002, Ground Floor, "New Abhay Apartment Co-op. Hsg. Soc. Ltd.", Narayan Nagar, Opp. Maruti Mandir, Bhayander (West), Thane – 401 101, State – Maharashtra, Country – India belongs to **Mrs. Bhumika Harish Sughand & Mr. Harish Vishnudas Sughand.**

Boundaries of the property.

North	:	Narayan Nagar Road
South	:	Maharana Pratap Road
East	:	J. P. Narayan Road & Baldev Bhavan CHSL
West	:	Chitrakut Building

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 **₹ 28,84,937.00 (Rupees Twenty Eight Lakh Eighty Four 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) PVT. LTD., ou=India  
c=IN, postalCode=401101, streetName=J.P. Narayan Road, postalCode=401101, serialNumber=4376/2303046, email=manoj.baburao@vastukala.org, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.17 17:42:07 +0530'

**Auth. Sign.**



[www.vastukala.org](http://www.vastukala.org)

### Our Pan India Presence at :

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

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TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

Valuation Report of Commercial Shop No. 002, Ground Floor, "**New Abhay Apartment Co-op. Hsg. Soc. Ltd.**",  
Narayan Nagar, Opp. Maruti Mandir, Bhayander (West), Thane – 401 101,  
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 17.10.2023 for Bank Loan Purpose
2	Date of inspection	16.10.2023
3	Name of the owner/ owners	<b>Mrs. Bhumika Harish Sughand &amp; Mr. Harish Vishnudas Sughand</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> Commercial Shop No. 002, Ground Floor, " <b>New Abhay Apartment Co-op. Hsg. Soc. Ltd.</b> ", Narayan Nagar, Opp. Maruti Mandir, Bhayander (West), Thane – 401 101, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Keval Shah (Broker) Contact No. 7021937182
6	Location, street, ward no	Narayan Nagar, Opp. Maruti Mandir, Bhayander (West), Thane
	Survey/ Plot no. of land	Old Survey No. 16, 17 & 18, Hissa No. 1 & 2(P), Plot No. 19, 20, 22 & 23 of Village – Bhayander
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Cum 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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq Ft. = 112.00 (Area as per Actual Site Measurement)  Built Up Area in Sq. Ft. = 155.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is	Narayan Nagar, Opp. Maruti Mandir, Bhayander

	abutting	(West), Thane – 401 101.
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	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per MBMC 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	₹ 12,000.00 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 Commercial Shop 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 – 1986 (As per agreement

	year of completion	for Sale)
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 supported by documentary proof.	N. A.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Bhayander (West) Branch to assess fair market value as on 17.10.2023 for Commercial Shop No. 002, Ground Floor, "New Abhay Apartment Co-op. Hsg. Soc. Ltd.", Narayan Nagar, Opp. Maruti Mandir, Bhayander (West), Thane – 401 101, State – Maharashtra, Country – India belongs to **Mrs. Bhumika Harish Sughand & Mr. Harish Vishnudas Sughand.**

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

1	Copy of Agreement for Sale dated 08.09.2023 Between Mrs. Rekha Ramakant Chokhani (the Transferor) & Mrs. Bhumika Harish Sughand & Mr. Harish Vishnudas Sughand (the Transferees)
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### LOCATION:

The said building is located at Old Survey No. 16, 17 & 18, Hissa No. 1 & 2(P), Plot No. 19, 20, 22 & 23 of Village – Bhayander, Thane. The property falls in Commercial Zone. It is at a walkable distance 400 Mtr. from Bhayandar railway station.

### BUILDING:

The building under reference is having Ground + 2 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 commercial purpose. Ground Floor is having 13 Commercial Shops. The building is without lift.

### Commercial Shop:

The commercial shop under reference is situated on the Ground Floor. It consists of single unit. The commercial shop is finished with Kota flooring, M. S. Rolling Shutter, Casing Capping electrification & Open plumbing etc. The shop internal condition is normal.

**Valuation as on 17<sup>th</sup> October 2023**

<b>The Built Up Area of the Commercial Shop</b>	:	<b>155.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1986 (As per agreement for Sale)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	37 Years
Cost of Construction	:	155.00 X 2,500.00 = ₹ 3,87,500.00
Depreciation $\{(100-10) \times 37 / 60\}$	:	55.50%
Amount of depreciation	:	₹ 2,15,063.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,02,100.00 per Sq. M. i.e. ₹ 9,485.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 90,482.00 per Sq. M. i.e. ₹ 8,406.00 per Sq. Ft.
Prevailing market rate	:	₹ 20,000.00 per Sq. Ft.
<b>Value of property as on 17.10.2023</b>	:	<b>155.00 Sq. Ft. X ₹ 20,000.00 = ₹ 31,00,000.00</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 17.10.2023</b>	:	<b>₹ 31,00,000.00 - ₹ 2,15,063.00 = ₹ 28,84,937.00</b>
<b>Total Value of the property</b>	:	<b>₹ 28,84,937.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 25,96,443.00</b>
<b>Distress value of the property</b>	:	<b>₹ 23,07,950.00</b>
<b>Insurable value of the property (155 X 2,500.00)</b>	:	<b>₹ 3,87,500.00</b>
<b>Guideline value of the property (155 X 8,406.00)</b>	:	<b>₹ 13,02,930.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Commercial Shop No. 002, Ground Floor, "New Abhay Apartment Co-op. Hsg. Soc. Ltd.", Narayan Nagar, Opp. Maruti Mandir, Bhayander (West), Thane – 401 101, State – Maharashtra, Country – India for this particular purpose at **₹ 28,84,937.00 (Rupees Twenty Eight Lakh Eighty Four Thousand Nine Hundred Thirty Seven Only)** as on 17<sup>th</sup> October 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 17<sup>th</sup> October 2023 is ₹ 28,84,937.00 (Rupees Twenty Eight Lakh Eighty Four 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.

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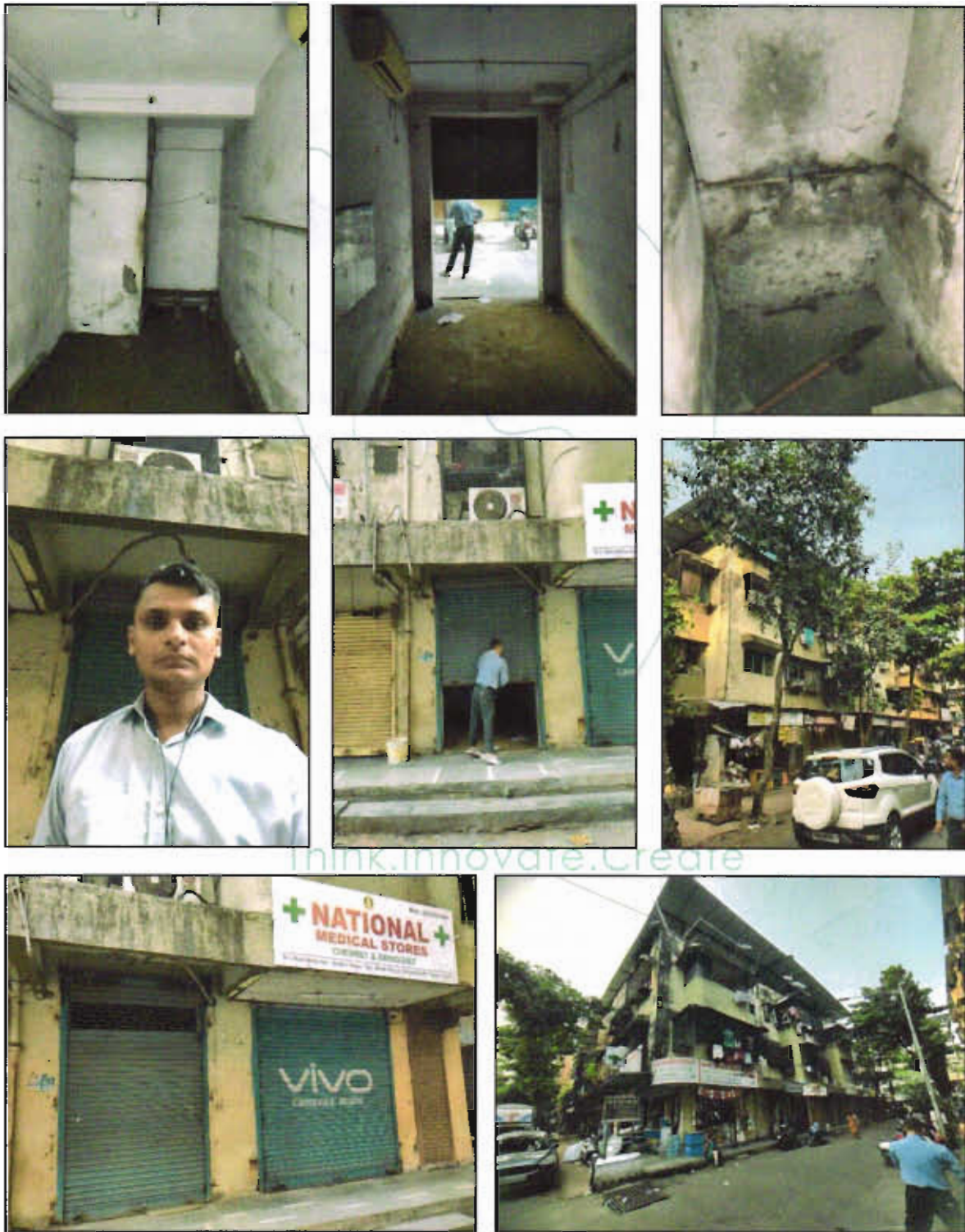
**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 2 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3.	Year of construction	1986 (As per agreement for Sale)
4.	Estimated future life	23 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	M. S. Rolling Shutter
10.	Flooring	Kota 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	Casing Capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Open 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	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
18.	No. of lifts and capacity	No Lifts
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



## Route Map of the property

Site u/r



Latitude Longitude - 19°18'26.4"N 72°51'05.5"E

**Note:** The Blue line shows the route to site from nearest railway station (Bhayander – 400 Mtr.)

## Ready Reckoner Rate

Sl. No.	विवरण	मूल्य प्रति मीटर	मूल्य प्रति मीटर	मूल्य प्रति मीटर	मूल्य प्रति मीटर	मूल्य प्रति मीटर	एकूट (रु.)
1/13-87	शु. निमाण इली मीटर बाहेरचा बांधणीचा इली बांधणीचा सुविधीत वर निमाणे मीटर	27100	64800	97900	124200	97900	श्री. मीटर
1/14-87-13	शु. मीटर वर बांधणीचा बांधणीचा इली बांधणीचा सुविधीत वर निमाणे मीटर	24800	78000	68500	96100	68500	श्री. मीटर
1/1-89	मिटर मीटर : 1.1 मीटर मीटर - बांधणी मीटर वर बांधणीचा इली बांधणीचा सुविधीत वर निमाणे मीटर	23000	70700	81400	102100	81400	श्री. मीटर
1/1-89	मिटर मीटर : 1 मीटर मीटर - बांधणी मीटर वर बांधणीचा इली बांधणीचा सुविधीत वर निमाणे मीटर	23000	70700	81400	102100	81400	श्री. मीटर
1/1-89	मिटर मीटर : 2 मीटर मीटर - बांधणी मीटर वर बांधणीचा इली बांधणीचा सुविधीत वर निमाणे मीटर	23000	70700	81400	102100	81400	श्री. मीटर

Stamp Duty Ready Reckoner Market Value Rate for <b>Shop</b>	1,02,100.00			
No Reduced at shop Located on Ground Floor	00.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>1,02,100.00</b>	<b>Sq. Mtr.</b>	<b>9,485.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	70,700.00			
The difference between land rate and building rate (A – B = C)	31,400.00			
Depreciation Percentage as per table (D) [100% - 37%] (Age of the Building – 37 Years)	63%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>90,482.00</b>	<b>Sq. Mtr.</b>	<b>8,406.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which shop is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**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**

**Shop in Bhayander West, Mumbai For Sale**

₹ 75 Lacs  
₹ 56,325/Month  
289 Sq Ft

Shop  
Freehold  
Unfurnished  
Sep 26, 2021

Public  
Ground Floor  
More Than 10 Year  
Immediately

Get Owner Contact

Report what was not correct to this property

Liked by Broker · Sell Out · Wrong Info

**NoBroker Services**

Create Agreement · Check Loan Eligibility · Estimate Advance Cost · Book Legal Services · Book Reservations

Activity On This Property

Similar Properties

**NOBROKER**

**Shop in Bhayander West, Mumbai For Sale**

₹ 55 Lacs  
₹ 41,301/Month  
200 Sq Ft

Shop  
Freehold  
Unfurnished  
May 14, 2021

None  
Second Floor  
More Than 10 Year  
Immediately

Get Owner Contact

Report what was not correct to this property

Liked by Broker · Sell Out · Wrong Info

**NoBroker Services**

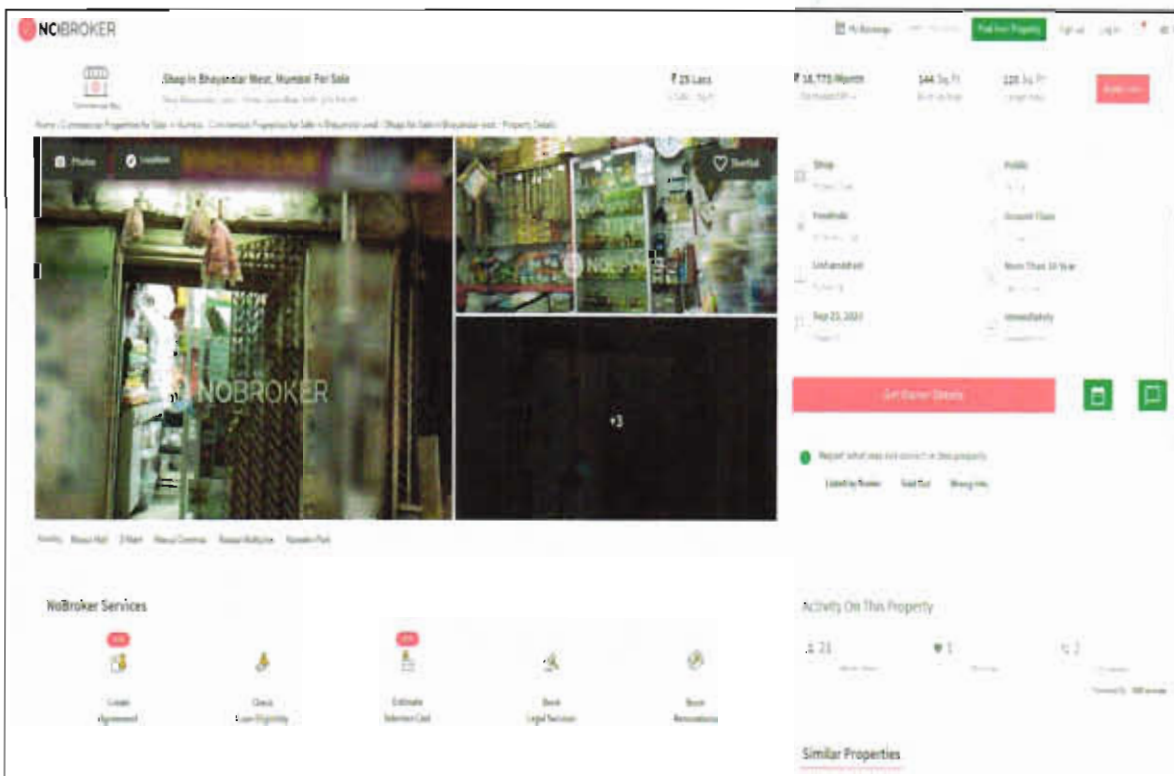
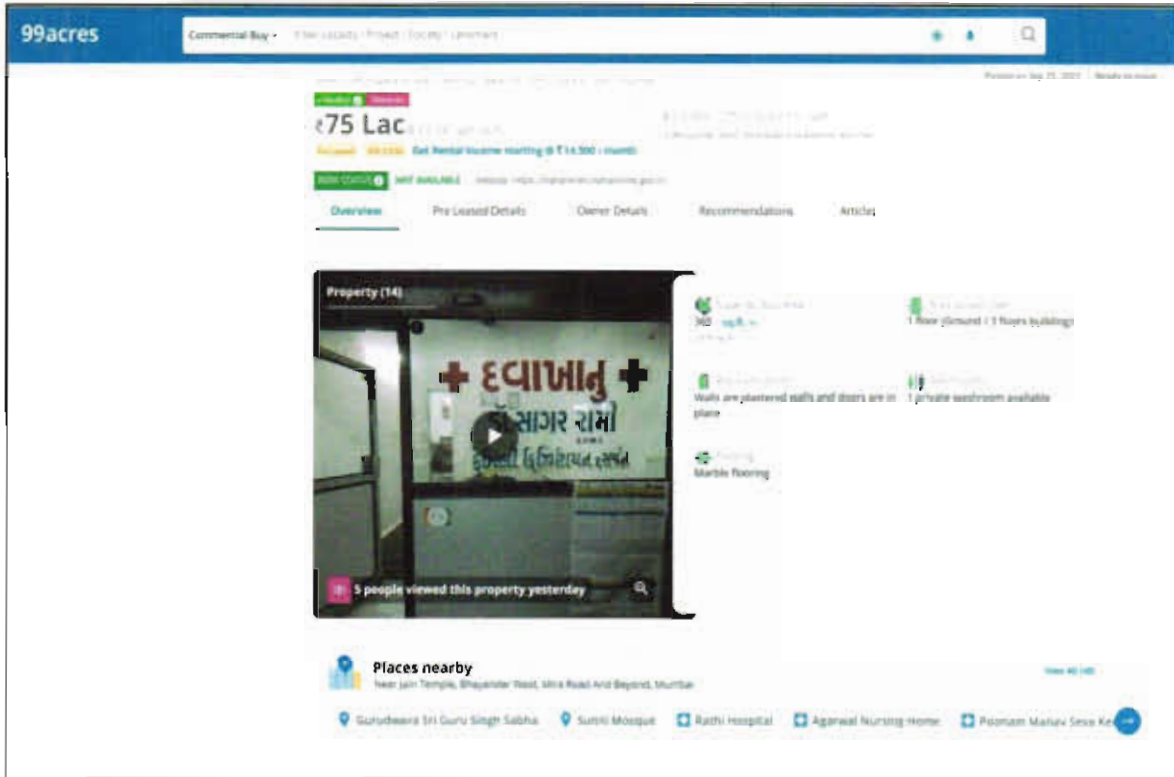
Create Agreement · Check Loan Eligibility · Estimate Advance Cost · Book Legal Services · Book Reservations

Activity On This Property

Similar Properties

Amenities

## Price Indicators



### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **17<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 ₹ 28,84,937.00 (Rupees Twenty Eight Lakh Eighty Four 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=address,  
2.5.4.20=980236c4a833d938e775e266591339c13d33f1  
133111327961 (a380f62), postalCode=400089  
#=ManojBChalikwar,  
serialNumber=4123046280a29a8279a21581, cn=MANOJ BABURAO  
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Auth. Sign.

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