

## 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-3044/23-24</b>	Dated <b>21-Oct-23</b>
Buyer (Bill to) <b>COSMOS BANK- MALAD WEST</b> MALAD WEST BRANCH Shop No 6,7,8,Kewal Towers B.J.Patel Road.Malad West 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>4540/2303147</b>		Delivery Note Date
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>360.00</b>		<b>360.00</b>	<b>720.00</b>

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

**Remarks:**

"Mr. Sunil Tukaram Bharadkar - Residential Flat No. 201, 2nd Floor, "Maui Classic Co-op. Hsg. Soc. Ltd.", Mangal Baug, Hawa Hira Mahal Colony, Near Western Express Highway, Malad (East), Mumbai - 400 097, 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.**

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. Sunil Tukaram Bharadkar**

Residential Flat No. 201, 2<sup>nd</sup> Floor, "Maui Classic Co-op. Hsg. Soc. Ltd.", Mangal Baug,  
Hawa Hira Mahal Colony, Near Western Express Highway, Malad (East),  
Mumbai – 400 097, State - Maharashtra, Country – India.

Latitude Longitude - 19°11'13.7"N 72°51'28.3"E

### Valuation Prepared for:

**Cosmos Bank**

**Malad (West) Branch**

Shop No 6,7,8, Kewal Towers, B.J. Patel Road, Malad (West), Mumbai  
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 Report of Residential Flat No. 201, 2nd Floor, "Maui Classic Co-op. Hsg. Soc. Ltd.", Mangal Baug, Hawa Hira Mahal Colony, Near Western Express Highway, Malad (East), Mumbai – 400 097, 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 21.10.2023 for Bank Loan Purpose
2	Date of inspection	20.10.2023
3	Name of the owner/ owners	<b>Mr. Sunil Tukaram Bharadkar</b>
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	<b>Address</b> Residential Flat No. 201, 2nd Floor, "Maui Classic Co-op. Hsg. Soc. Ltd.", Mangal Baug, Hawa Hira Mahal Colony, Near Western Express Highway, Malad (East), Mumbai – 400 097, State - Maharashtra, Country – India. <b>Contact Person:</b> Mr. Hiren Somaya (Staff of Owner) Contact No. 9833375675
6	Location, street, ward no	Mangal Baug, Hawa Hira Mahal Colony Road, Near Western Express Highway, P/N Ward
7	Survey/ Plot no. of land	CTS No. 90, 90(1) to (15) of Village Kurar
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. = 708.00 Dry Balcony Area in Sq. Ft. = 23.00 Total Area in Sq. Ft. = 731.00 (Area as per actual site measurement)  <b>Built-up Area in Sq. Ft. = 1,090.00</b> <b>(Area as per Gift Deed)</b>
13	Roads, Streets or lanes on which the land is	Mangal Baug, Hawa Hira Mahal Colony Road

	abutting	
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.
	<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 flat under renovation, furnishing work was under progress.
	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	₹ 37,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N.A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N.A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N.A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N.A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N.A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N.A.
		<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 – 2014 (As per Occupancy

	year of 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.
	<b>Remark:</b> <i>As per actual site measurement, the Carpet area is 731.00 Sq. Ft. and Built-up area mentioned in the agreement is 1090.00 Sq. Ft. The loading on carpet to built-up area is 49%, We have considered the area as per documents.</i>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Malad (West) Branch to assess fair market value as on 21.10.2023 for Residential Flat No. 201, 2<sup>nd</sup> Floor, "**Mauli Classic Co-op. Hsg. Soc. Ltd.**", Mangal Baug, Hawa Hira Mahal Colony, Near Western Express Highway, Malad (East), Mumbai – 400 097, State - Maharashtra, Country – India belongs to **Mr. Sunil Tukaram Bharadkar**.

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

1.	Copy of Gift Deed dated 09.10.2017 between Smt. Sulochana Tukaram Bharadkar (the Donor) AND Mr. Sunil Tukaram Bharadkar (the Donee)
2.	Copy of Occupancy Certificate No. SRA / DDTP / 495 / PN / PL / AP dated 02.04.2014 issued by Slum Rehabilitation Authority.
3.	Copy of Commencement Certificate No. SRA / DDTP / 495 / PN / PL / AP dated 07.03.2009 issued by Slum Rehabilitation Authority.

### LOCATION:

The said building is located at bearing CTS No. 90, 90/1 to 15 of Village - Kurar, Taluka - Borivali, District – Mumbai Suburban, within the limits of Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at a walkable distance of 250m from Kurar Metro Station.

### BUILDING:

The building under reference is having Stilt + 11 Upper Floors. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 2<sup>nd</sup> Floor has 6 Residential Flats. The building is 2 Lifts.

### Residential Flat:

The residential flat under reference is situated on the 2<sup>nd</sup> Floor. It consists of Living Room + 2 Bedrooms + Kitchen + 2 Toilets + Dry Balcony Area (**i.e. 2 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminium Sliding Windows, Concealed plumbing & electrification etc.

**Valuation as on 21<sup>st</sup> October 2023**

<b>The Built-up Area of the Residential Flat</b>	<b>:</b>	<b>1,090.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2014 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	09 years
Cost of Construction	:	1,090.00 Sq. Ft. X ₹ 3,000.00 = ₹ 32,70,000.00
Depreciation $\{(100-10) \times 09 / 60\}$	:	13.50%
Amount of depreciation		₹ 4,41,450.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,02,510.00 per Sq. M. i.e. ₹ 9,523.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	:	₹ 97,088.00 per Sq. M. i.e. ₹ 9,020.00 per Sq. Ft.
Prevailing market rate (Including Stilt Car Parking Space)	:	₹ 16,500.00 per Sq. Ft.
<b>Value of property as on 21.10.2023</b>	<b>:</b>	<b>1,090.00 Sq. Ft. X ₹ 16,500.00 = ₹ 1,79,85,000.00</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 21.10.2023</b>	<b>:</b>	<b>₹ 1,79,85,000.00 - ₹ 4,41,450.00 = ₹ 1,75,43,550.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 1,75,43,550.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 1,57,89,195.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 1,40,34,840.00</b>
<b>Insurable value of the property (1,090.00 X 3,000.00)</b>	<b>:</b>	<b>₹ 32,70,000.00</b>
<b>Guideline value of the property (1,090.00 X 9,020.00)</b>	<b>:</b>	<b>₹ 98,31,800.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 201, 2nd Floor, "Maui Classic Co-op. Hsg. Soc. Ltd.", Mangal Baug, Hawa Hira Mahal Colony, Near Western Express Highway, Malad (East), Mumbai – 400 097, State - Maharashtra, Country – India for this particular purpose at ₹ 1,75,43,550.00 (Rupees One Crore Seventy Five Lakh Forty Three Thousand Five Hundred Fifty Only) as on 21<sup>st</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 **21<sup>st</sup> October 2023 is ₹ 1,75,43,550.00 (Rupees One Crore Seventy Five Lakh Forty Three Thousand Five Hundred Fifty 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:

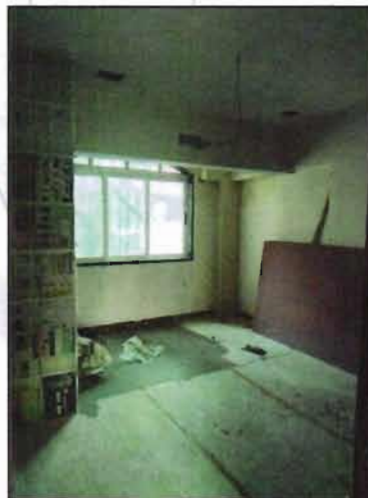
**ANNEXURE TO FORM 0-1**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	Stilt + 11 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 <sup>nd</sup> Floor
3.	Year of construction	2014 (As per Occupancy Certificate)
4.	Estimated future life	51 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 Aluminium 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 & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	6'0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	2 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	Paver Blocks in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

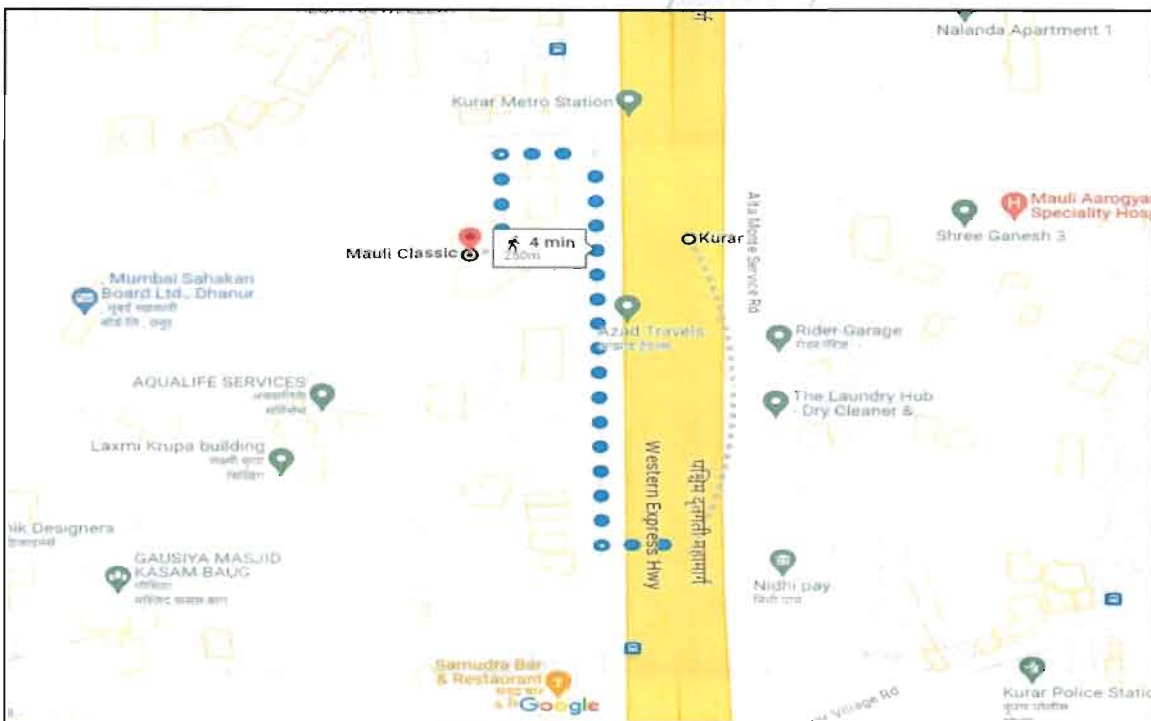


### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°11'13.7"N 72°51'28.3"E**

**Note:** The Blue line shows the route to site from nearest Metro station (Kurar – 250 M.)



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## 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 )**

Home
Valuation Guidelines | User Manual

Year: 2023-2024      Language: English

Selected District: MumbaiSubUrban

Select Village: कुर्ला ( शहरीपली )

Search By:  Survey No.     Location

Enter Survey No: 90      Search

उपविभाग	खुली इमारत	वेवारी इमारत	मौलिक दुकाने	औद्योगिक	पक्क (Rs./)	Attribute
72/332-बुधवार: उल्लेख्य गावाची सीमा, पूर्वेक दुकानाची मार्ग, दक्षिण व पश्चिमेक गावाची सीमा.	42270	102510	128100	179600	102510	श्री. सीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,02,510.00			
No increase on Flat Located on 2 <sup>nd</sup> Floor	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>1,02,510.00</b>	<b>Sq. Mt.</b>	<b>9,523.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	42,270.00			
The difference between land rate and building rate (A – B = C)	60,240.00			
Depreciation Percentage as per table (D) [100% - 9%] (Age of the Building – 09 Years)	91%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>97,088.00</b>	<b>Sq. Mt.</b>	<b>9,020.00</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

**Maui Classic**  
By Maui Sai Developers Pvt Ltd in Malad East

**₹1.38 Cr onwards** Request a Call Back

**OVERVIEW** LOCATION BUY RENT

**Gallery**

**1, 2 BHK**  
645 - 1090 sq.ft  
(54.90 - 101.25 sq.m)

Dec-2015 (Ready-to-move)  
₹ 1.38 Cr - 2.34 Cr

Apartment

I am looking for:  
 Home Loan  
 Parking Service  
 Interior Design Service

**REQUEST CALL BACK**

**Unit Configuration**

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans   Live-in Tour
<b>1 BHK Apartment</b> <small>Availability: Sold out</small>	645 sq ft <small>(54.90 sq.m)</small>	NA	₹ 1.38 Cr	NA
<b>2 BHK Apartment</b> <small>Availability: Sold out</small>	1090 sq ft <small>(101.25 sq.m)</small>	NA	₹ 2.34 Cr	NA

**NOBROKER**

**2 BHK Flat in Maui Classic. For Sale in Western Express Highway**

₹ 1.71 Crores

2 Bedrooms  
2 Bathrooms  
Bike and Car

₹ 1.83 Lacs/Month

1,000 sq.ft

May 1, 2023

Knowability

Maui Classic

Partial

**Price trends by NBEstimate**

Report what was not correct in this property

Liked by Buyer | Sold Out | Wrong Info

**Activity On This Property**

157 views

**Similar Properties**

2 BHK Flat in Pratik Regal Co-operative

## Price Indicators

**NOBROKER**

**1 BHK Flat in Mauji Classic For Sale in Malad East**

₹ 1.12 Crores | ₹ 64,192/Month | 743 Days

Category	Value
Age of Building	5-10 Years
Carpet Area	480 sq ft
Furnished Status	Semi-Furnished
Transaction Type	Resale
Transaction Type	Resale
Transaction Type	Resale

**magicbricks**

**1 BHK Flat For Sale in Mauji Classic, Pushpa Park, Mumbai**

₹ 1.04 Cr | EMI: ₹ 53k | Special Price by Owner

Carpet Area: 480 sqft (₹ 23,333/sqft)

Floor: 6 (Out of 11 Floors)

Facing: East

Developer: Mauji Sai Developers Pvt. Ltd.

Project: Mauji Classic

Transaction Type: Resale

Furnished Status: Semi-Furnished

Status: Ready to Move

Car Parking: 1 Covered

**More Details**

Price Breakup: ₹ 1.04 Cr

Booking Amount: ₹ 100000

Address: Mauji Classic, off western express highway, Pushpa Park, Malad East., Pushpa Park, Mumbai - Western Mumbai, Maharashtra



## Price Indicator

The screenshot shows a real estate listing on the 99acres website. The listing is for a 1BHK 2Baths apartment. The price is ₹1.12 Cr, with an estimated value of ₹1,12,485. The listing includes details such as Super Built up area (743 sq.ft.), Carpet area (480 sq.ft.), and Floor Number (6<sup>th</sup> of 11 Floors). The address is Malad East, Mumbai Andheri-Dahisar. The listing also features a photo of the interior and a 'Places nearby' section with various landmarks like Panchasar derasar, Ratnapuri Jain Mandir, Durga Mata Mandir, Staveling, Hdfc ATM, and Sai Swayam MatandNur.



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

This exercise is to assess **Fair Market Value** of the property under reference as on **21<sup>st</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 **₹ 1,75,43,550.00 (Rupees One Crore Seventy Five Lakh Forty Three Thousand Five Hundred Fifty 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,  
2.5.4.20v9822b5c4fad83dc03a0c19a2686913490c1d13d513  
83115275b17a18e5652, postalCode=400069, st=Maharashtra,  
serialNumber=41a56a566ab8cc89082a55a8f0c3c1eb31f31bd2  
e194e282e29e327b625bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.21 16:00:04 +05'30'

Auth. Sign.

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