PROFORMA INVOICE

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd 27-Oct-23 B1-001, U/B FLOOR, PG-3124/23-24 BOOMERANG.CHANDIVALI FARM ROAD. Delivery Note Mode/Terms of Payment ANDHERI-EAST 400072 AGAINST REPORT GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buver's Order No. Dated Buyer (Bill to) COSMOS BANK- DOMBIVALI BRANCH Dispatch Doc No. Delivery Note Date Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, 004672/2303229 Tilak Nagar, Dombivali (East), Taluka Kalyan, Dispatched through Destination District Thane - 400605, State - Maharashtra, Country - India. : 27AAAAT0742K1ZH GSTIN/UIN Terms of Delivery State Name : Maharashtra, Code: 27 SI **Particulars** HSN/SAC **GST** Amount No. Rate 1 **VALUATION FEE** 997224 18 % 2,000.00 (Technical Inspection and Certification Services) **CGST** 180.00 SGST 180.00 Total 2,360.00 Amount Chargeable (in words) E. & O.E Indian Rupee Two Thousand Three Hundred Sixty Only HSN/SAC Taxable Central Tax State Tax Total Rate Value Rate Amount Amount Tax Amount 997224 2,000.00 180.00 180.00 9% 9% 360.00 Total 2,000.00 180.00 180.00 360.00 Tax Amount (in words): Indian Rupee Three Hundred Sixty Only Company's Bank Details Bank Name CICICI BANK LTD A/c No. 340505000531 Branch & IFS Code: THANE CHARAI & ICIC0003405 Remarks: Mrs. Swanandi Sudhir Tatawade & Shri. Sudhir Sudan Tatawade - Residential Flat No. 206, 2nd Foor, "Shree Prabhu Heights", Garibacha Vada, Maharashtra Nagar, M. Phule Road, Village - Shivaji Nagar, Dombivali (West), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, Country -India. Company's PAN : AADCV4303R Declaration UPI Virtual ID : VASTUKALATHANE@icici NOTE - AS PER MSME RULES INVOICE NEED TO for Vastukala Consultants (I) Pvt Ltd BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE. lving!

This is a Computer Generated Invoice

MSME Registration No. - 27222201137





Authorised Signatory

PROFORMA INVOICE

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, PG-3124/23-24 27-Oct-23 BOOMERANG, CHANDIVALI FARM ROAD. Delivery Note Mode/Terms of Payment ANDHERI-EAST 400072 AGAINST REPORT GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) COSMOS BANK- DOMBIVALI BRANCH Dispatch Doc No. Delivery Note Date Dombivali (East) Branch 004672/2303229 Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka Kalyan, Dispatched through Destination District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH Terms of Delivery State Name : Maharashtra, Code: 27 SI **Particulars** HSN/SAC GST Amount No. Rate 1 **VALUATION FEE** 997224 18 % 2,000.00 (Technical Inspection and Certification Services) CGST 180.00 SGST 180.00 Total 2.360.00 Amount Chargeable (in words) F & O F Indian Rupee Two Thousand Three Hundred Sixty Only HSN/SAC Taxable Central Tax State Tax Total Value Rate Rate Amount Amount Tax Amount 997224 2,000.00 9% 180.00 9% 180.00 360.00 Total 2,000.00 180.00 180.00 360.00 Tax Amount (in words): Indian Rupee Three Hundred Sixty Only Company's Bank Details Bank Name CICICI BANK LTD A/c No. 340505000531 Branch & IFS Code: THANE CHARAI & ICIC0003405 Remarks: Mrs. Swanandi Sudhir Tatawade & Shri. Sudhir Sudan Tatawade - Residential Flat No. 206, 2nd Foor, "Shree Prabhu Heights", Garibacha Vada, Maharashtra Nagar, M. Phule Road, Village - Shivaji Nagar, Dombivali (West), Taluka - Kalyan, District - Thane,

PIN Code - 421 202, 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

UPI Virtual ID : VASTUKALATHANE@icici

for Vastukala Consultants (I) Pvt Ltd

WINC Authorised Signatory

This is a Computer Generated Invoice





CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: Cosmos Bank / Dombivali (East) Branch / Mrs. Swanandi Sudhir Tatawade (4672/ 2303229)

Page 2 of 1

Vastu/Thanei/10/2023/4672/ 2303229 27/16-426-PSRJ Date: 27.10.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 206, 2nd Foor, "Shree Prabhu Heights", Garibacha Vada, Maharashtra Nagar, M. Phule Road, Village - Shivaji Nagar, Dombivali (West), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State – Maharashtra, Country – India belongs to Mrs. Swanandi Sudhir Tatawade & Shri. Sudhir Sudan Tatawade.

Boundaries of the property.

North : Rai Chandra Smruti Apartment

South : Rajaram Complex CHSL

East : Open Plot

West : Subhash 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 ₹ 28,90,500.00 (Rupees Twenty-Eight Lakh Ninety Thousand Five Hundred 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

Sharadkumar B. Chalikwar Digitally signed by Sharadkumar B. Chalikwar

DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvr. Ltd. ou=CMD, email=cmd@vastukala.org, c=IN Date: 2023.10.27 17:01:36 +05'30' ONSULTARY

The care A department of the control of

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

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



CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mrs. Swanandi Sudhir Tatawade & Shri. Sudhir Sudan Tatawade

Residential Flat No. 206, 2nd Foor, "Shree Prabhu Heights", Garibacha Vada, Maharashtra Nagar, M. Phule Road, Village - Shivaji Nagar, Dombivali (West), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, Country - India.

Latitude Longitude - 19°14'00.3"N 73°05'11.3"E

Thin Valuation Done for: Create 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

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Mumbai Nanded Thane

Rajkot Raipur Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

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P Delhi NCR P Nashik Ahmedabad 💡 Jaipur Mumbai@vastukala.org

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Valuation Report Prepared For: Cosmos Bank / Dombivali (East) Branch / Mrs. Swanandi Sudhir Tatawade (4672/ 2303229)

Page 2 of 15

Vastu/Thanei/10/2023/4672/ 2303229 27/16-426-PSRJ Date: 27 10 2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 206, 2nd Foor, "Shree Prabhu Heights", Garibacha Vada, Maharashtra Nagar, M. Phule Road, Village - Shivaji Nagar, Dombivali (West), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, Country - India belongs to Mrs. Swanandi Sudhir Tatawade & Shri. Sudhir Sudan Tatawade.

Rai Chandra Smruti Apartment

Boundaries of the property.

North

South Rajaram Complex CHSL

East Open Plot

West Subhash 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 ₹ 28,90,500.00 (Rupees Twenty-Eight Lakh Ninety Thousand Five Hundred 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.

Sharadkumar B. Chalikwar

Digitally signed by Sh DN: cn=Sharadkumar B. Chalikwar,

o=Vastukala Consultants (1) Pvt. Ltd. ou=CMD, email=cmd@vastukala.org, c=IN Date: 2023.10.27 17:01:36 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09



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TeleFax: +91 22 28371325/24

mumbai@vastukala.org

<u>Valuation Report of Residential Flat No. 206, 2nd Foor, "Shree Prabhu Heights", Garibacha Vada, Maharashtra Nagar, M. Phule Road, Village - Shivaji Nagar, Dombivali (West), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State – Maharashtra, Country – India.</u>

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 27.10.2023 for Bank Loan Purpose		
2	Date of inspection	26.10.2023		
3	Name of the owner/ owners	Mrs. Swanandi Sudhir Tatawade & Shri. Sudhir Sudan Tatawade		
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	Address: Residential Flat No. 206, 2nd Foor, "Shree Prabhu Heights", Garibacha Vada, Maharashtra Nagar, M. Phule Road, Village - Shivaji Nagar, Dombivali (West), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, Country - India. Contact Person:		
		Shri. Sudhir Tatawade (Owner) Contact No. 9892570481		
6	Location, street, ward no	Garibacha Vada, Maharashtra Nagar, M. Phule Road, Village - Shivaji Nagar, Dombivali (West) Taluka - Kalyan, District - Thane		
7	Survey/ Plot no. of land Think. Innovo	Old Survey No. 344, New Survey No. 99, Hissa No. 7 & 8 of Village – Shivaji Nagar		
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.	Carpet Area in Sq. Ft. = 251.00		
	Shape, dimension and physical features	(Area as per Actual Site Measurement)		
		Built Up Area in Sq. Ft. = 410.00		



	A. P.	(Area as per Agreement for Sale)		
13	Roads, Streets or lanes on which the land is abutting	Garibacha Vada, Maharashtra Nagar, M. Phule Road, Village - Shivaji Nagar, Dombivali (West), Taluka - Kalyan, 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.	V AGUA Tauri Bista in 1800 at la tau Via NATA Tauri Sagara and in		
	(i) Initial Premium	N. A.		
	(ii) Ground Rent payable per annum			
	(iii) Unearned increased payable to the	(A) (B)		
	Lessor in the event of sale or transfer	20, 200 34		
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	1		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available		
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached		
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied		
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully		
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per KDMC 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.		
	(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		any of the occupants related to, or close to ess associates of the owner?	Information not available		
28	of fi	parate amount being recovered for the use xtures, like fans, geysers, refrigerators, ing ranges, built-in wardrobes, etc. or for ces charges? If so, give details	N. A.		
29		details of the water and electricity charges, , to be borne by the owner	N. A.		
30		the tenant to bear the whole or part of the repairs and maintenance? Give particulars	N. A.		
31	1	ift is installed, who is to bear the cost of otenance 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	rega	ny dispute between landlord and tenant rding rent pending in a court of rent?	N. A.		
37	Has prem of re	any standard rent been fixed for the nises under any law relating to the control nt?	N.A. Create		
	SAL	ES			
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		le instances are not available or not relied n, the basis of arriving at the land rate	N. A.		
	cos	T OF CONSTRUCTION			





Valuation Report Prepared For: Cosmos Bank / Dombivali (East) Branch / Mrs. Swanandi Sudhir Tatawade (4672/ 2303229) Page 6 of 15

41	Year of commencement of construction and year of completion	Year of Completion – 2011 (As per site information)						
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.						
	Remark: 1. Total Carpet area as per measurement is 251.00 Sq. Ft. and Built up area as per Agreement for Sale is 410.00 Sq. Ft., which is actually Salable area as loading comes to 63%. For the purpose of valuation, we have considered the area as per Agreement for Sale and adjusted the rate accordingly.							

PART II- VALUATION GENERAL:

Under the instruction of Cosmos Bank, Dombivali (East) Branch to assess fair market value as on 27.10.2023 for Residential Flat No. 206, 2nd Foor, "Shree Prabhu Heights", Garibacha Vada, Maharashtra Nagar, M. Phule Road, Village - Shivaji Nagar, Dombivali (West), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State – Maharashtra, Country – India belongs to Mrs. Swanandi Sudhir Tatawade & Shri. Sudhir Sudan Tatawade.

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 22.07.2019 Between M/s. Giridhar Construction Proprietary Concern.
	(the Promoters) and Mrs. Swanandi Sudhir Tatawade & Shri. Sudhir Sudan Tatawade (the Purchasers).

LOCATION:

The said building is located at Old Survey No. 344, New Survey No. 99, Hissa No. 7 & 8 of Village – Shivaji Nagar, Dombivali (West), Taluka - Kalyan, District - Thane. The property falls in Residential Zone. It is at a travelling distance 2 Km. from Dombivali railway station.

BUILDING:

The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is good. The building is used for residential purpose. 2nd Floor is having 6 Residential Flat. Building is having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of Living Room + Kitchen + 1 Toilet. (i.e., 1 RK + 1 Toilet). The residential flat is finished with Vitrified, tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing etc.





Valuation as on 27th October 2023

The Built-Up Area of the Residential Flat	:	410.00 Sq. Ft.

Deduct Depreciation:

Value of property as on 27.10.2023	:	410.00 Sq. Ft. X ₹ 7,500.00 = ₹ 30,75,000.00
Prevailing market rate	:	₹ 7,500.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	•	₹ 59,364.00 per Sq. M. i.e., ₹ 5,515.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 64,200.00 per Sq. M. i.e., ₹ 5,964.00 per Sq. Ft.
Amount of depreciation	:	₹ 1,84,500.00
Depreciation {(100-10) X 12 / 60}	:	18.00%
Cost of Construction	:	410.00 × 2,500.00 = ₹ 10,25,000.00
Age of the building as on 2023	:	12 Years
Expected total life of building	:0	60 Years
Year of Construction of the building	:	2011 (As per site information)

(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 27.10.2023	:	₹ 30,75,000.00 - ₹ 1,84,500.00 = ₹ 28,90,500.00
Total Value of the property	:	₹ 28,90,500.00
The realizable value of the property	:	₹ 26,01,450.00
Distress value of the property	:	₹ 23,12,400.00
Insurable value of the property (410.00 X 2,500.00)	:	₹ 10,25,000.00
Guideline value of the property (410.00 X 5,515.00)	0	₹ 22,61,150,00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 206, 2nd Foor, "Shree Prabhu Heights", Garibacha Vada, Maharashtra Nagar, M. Phule Road, Village - Shivaji Nagar, Dombivali (West), Taluka - Kalyan, District - Thane, PIN Code - 421 202, State - Maharashtra, Country -India for this particular purpose at ₹ 28,90,500.00 (Rupees Twenty Eight Lakh Ninety Thousand Five Hundred Only) as on 27th October 2023.



NOTES

- I, Sharadkumar 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 27th October 2023 is ₹ 28,90,500.00 (Rupees Twenty
 Eight Lakh Ninety Thousand Five Hundred 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.
- 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 flo	oors and height of each floor	Ground + 7th 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 nd Floor			
3	Year of construction		2011 (As per site information)			
4	Estimated future life		48 Years Subject to proper, preventive periodic maintenance & structural repairs			
5	F. 1	construction- load bearing CC frame/ steel frame	R.C.C. Framed Structure			
6	Type of	foundations	R.C.C. Foundation			
7	Walls	\(\frac{1}{2} = \frac{1}{2} =	All external walls are 9" thick and partition walls are 6" thick.			
8	Partition	ns .	6" thick brick wall			
9	Doors a	nd Windows	Teak wood door frame with flush shutters, Powder Coated Aluminium sliding windows			
10	Flooring		Vitrified tiles flooring			
11	Finishin	g	Cement plastering with POP finishing			
12	Roofing	and terracing	R.C.C. Slab			
13	Special architectural or decorative features, if any		No			
14	(i)	Internal wiring – surface or conduit	Concealed electrification			
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing			
15	Sanitary installations					
	(i)	No. of water closets	As per Requirement			
	(ii)	No. of lavatory basins				
	(iii)	No. of urinals				
40	(iv)	No. of sink	Ordinary			
16	white/or		Ordinary Vate Create			
17		und wall and length construction	Not Provided			
18		fts and capacity	1 Lift provided			
19	Undergr	round sump – capacity and type of ction	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		and paving within the compound mate area and type of paving	Cement concrete in open spaces, etc.			
23	Sewage	e disposal – whereas connected to sewers, if septic tanks provided, no.	Connected to Municipal Sewerage System			



Actual site photographs















Route Map of the property Site u/r







Latitude Longitude - 19°14'00.3"N 73°05'11.3"E

Note: The Blue line shows the route to site from nearest railway station (Dombivali – 2 Km.)

Ready Reckoner Rate

- 67		gistration and of Maharashtra		णी व मुद्रांक विभाग महाराष्ट्र शासन
			t of Rates Ver. पत्रक आवृत्ती 2.0	
Home				Valuation Guidelines 📓 User Manua
Year 2023-2024	~			Language English Y
	Selected District	Thane		~
	Select Taluka	Kalyan		•
	Select Village	Gavache Nav : Sh	nivajinagar (Kalyan D	
	Search By	Survey No.	Location	
	Enter Survey No	99	S	warch

Stamp Duty Ready Reckoner Market Value Rate for Flat	64,200.00			T
No Increase, Flat Located on 2 nd Floor	17-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	64,200.00	Sq. Mtr.	5,964.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	23,900.00			
The difference between land rate and building rate (A – B = C)	40,300.00			
Depreciation Percentage as per table (D) [100% - 12%]	88%			
(Age of the Building – 12 Years)				
Rate to be adopted after considering depreciation [B + (C x D)]	59,364.00	Sq. Mtr.	5,515.00	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

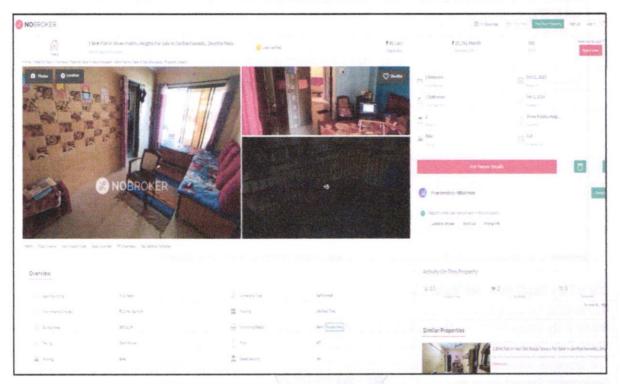
Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.





0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years		After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators









DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 27th 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:

- Buyer and seller are motivated by self-interest.
- Buyer and seller are well informed and are acting prudently.
- The property is exposed for a reasonable time on the open market.
- Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

- 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.
- 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 ₹ 28,90,500.00 (Rupees Twenty Eight Lakh Ninety Thousand Five Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Digitally signed by Sharadkumar B. Chalikov DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (i) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN Date: 2023.10.27 17:01:54 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

