

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Bhushan Prabhu**

Residential Flat No. 402, 4th Floor, "Dudhwala Tower Co-op. Hsg. Soc. Ltd.", Shreyas Colony,
Opp. Hanuman Temple, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India.

Latitude Longitude - 19°09'55.6"N 72°51'25.0"E

Valuation Prepared for:

Cosmos Bank

Goregaon (East) Branch

D Definity, Shop No. 95, Ground Floor, No. 364, 3, Jay Prakash Nagar Rd No-3, Jay Prakash Nagar,
Goregaon (East), Mumbai - 400063, State - Maharashtra, Country - India, State – Maharashtra, Country – India.



Our Pan India Presence at :

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- Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org



VALUATION OPINION REPORT

The property bearing Residential Flat No. 402, 4th Floor, "Dudhwala Tower Co-op. Hsg. Soc. Ltd.", Shreyas Colony, Opp. Hanuman Temple, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India belongs to **Mr. Bhushan Prabhu**.

Boundaries of the property.

North	: Slum Area
South	: Shreyas Colony Road
East	: Internal Road
West	: Pahadi School

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 **₹ 1,58,75,200.00 (Rupees One Crore Fifty Eight Lakh Seventy Five Thousand Two 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**
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.11.06 14:26:48 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09



Our Pan India Presence at :

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Residential Flat No. 402, 4th Floor, "**Dudhwala Tower Co-op. Hsg. Soc. Ltd.**", Shreyas Colony,
Opp. Hanuman Temple, Goregaon (East), Mumbai – 400 063, 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 06.11.2023 for Bank Loan Purpose
2	Date of inspection	02.11.2023
3	Name of the owner/ owners	Mr. Bhushan Prabhu
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. 402, 4 th Floor, " Dudhwala Tower Co-op. Hsg. Soc. Ltd. ", Shreyas Colony, Opp. Hanuman Temple, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India. Contact Person: Mr. Bhushan Prabhu (Owner) Contact No. 9821442192
6	Location, street, ward no	Shreyas Colony Road
	Survey/ Plot no. of land	Survey No. 92 Hissa no. 2, City Survey No. 277B/1 & 277B/8 of Village – Pahadi Goregaon
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. = 682.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 733.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 880.00 (Area as per Index II) All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is

		not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area
13	Roads, Streets or lanes on which the land is abutting	Shreyas Colony Road
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.
	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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied
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.
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 33,000.00 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.
		SALES	
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.
		COST OF CONSTRUCTION	

41	Year of commencement of construction and year of completion	Year of Completion – 1993 (As per Occupancy 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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Goregaon (East) Branch to assess fair market value as on 06.11.2023 for Residential Flat No. 402, 4th Floor, “Dudhwala Tower Co-op. Hsg. Soc. Ltd.”, Shreyas Colony, Opp. Hanuman Temple, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India belongs to **Mr. Bhushan Prabhu.**

We are in receipt of the following documents:

1	Copy of Deed of Transfer dated 25.06.2005 between Mr. Subhash D. Karekar (The Transferors) and Mr. Bhushan Prabhu (The Transferees).
2	Copy of Occupancy Certificate No. CE / 5377 / BSII / AP dated 17.11.1993 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at Survey No. 92 Hissa no. 2, City Survey No. 277B/1 & 277B/8 of Village – Pahadi Goregaon, Goregaon (East), Mumbai – 400 063. The property falls in Residential Zone. It is at a walking distance 1.1 Km. from Goregaon railway station.

BUILDING:

The building under reference is having Ground + 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 external condition is Normal. The building is used for residential purpose. 4th Floor is having 4 Residential Flats. 2 Lifts are provided in the building.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. The composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Utility Area + Passage + (i.e., **2 BHK + 2 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.

Valuation as on 06th November 2023

The Built-up Area of the Residential Flat	:	880.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1993 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	30 Years
Cost of Construction	:	880.00 X 2,800.00 = 24,64,000.00
Depreciation $\{(100-10) \times 30 / 60\}$:	45.00%
Amount of depreciation	:	₹ 11,08,800.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,42,760.00 per Sq. M. i.e., ₹ 13,263.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 1,18,958.00 per Sq. M. i.e., ₹ 11,051.00 per Sq. Ft.
Prevailing market rate	:	₹ 19,300.00 per Sq. Ft.
Value of property as on 06.11.2023	:	880.00 Sq. Ft. X ₹ 19,300.00 = ₹ 1,69,84,000.00

(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 06.11.2023	:	₹ 1,69,84,000.00 - ₹ 11,08,800.00 = ₹ 1,58,75,200.00
Total Value of the property	:	₹ 1,58,75,200.00
The realizable value of the property	:	₹ 1,42,87,680.00
Distress value of the property	:	₹ 1,27,00,160.00
Insurable value of the property (880.00 X 2,800.00)	:	₹ 24,64,000.00
Guideline value of the property (880.00 X 11,051.00)	:	₹ 97,24,880.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 402, 4th Floor, "Dudhwala Tower Co-op. Hsg. Soc. Ltd.", Shreyas Colony, Opp. Hanuman Temple, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India. for this particular purpose at **₹ 1,58,75,200.00 (Rupees One Crore Fifty Eight Lakh Seventy Five Thousand Two Hundred Only)** as on 06th November 2023.

NOTES

1. 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 **06th November 2023** is **₹ 1,58,75,200.00 (Rupees One Crore Fifty Eight Lakh Seventy Five Thousand Two 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.
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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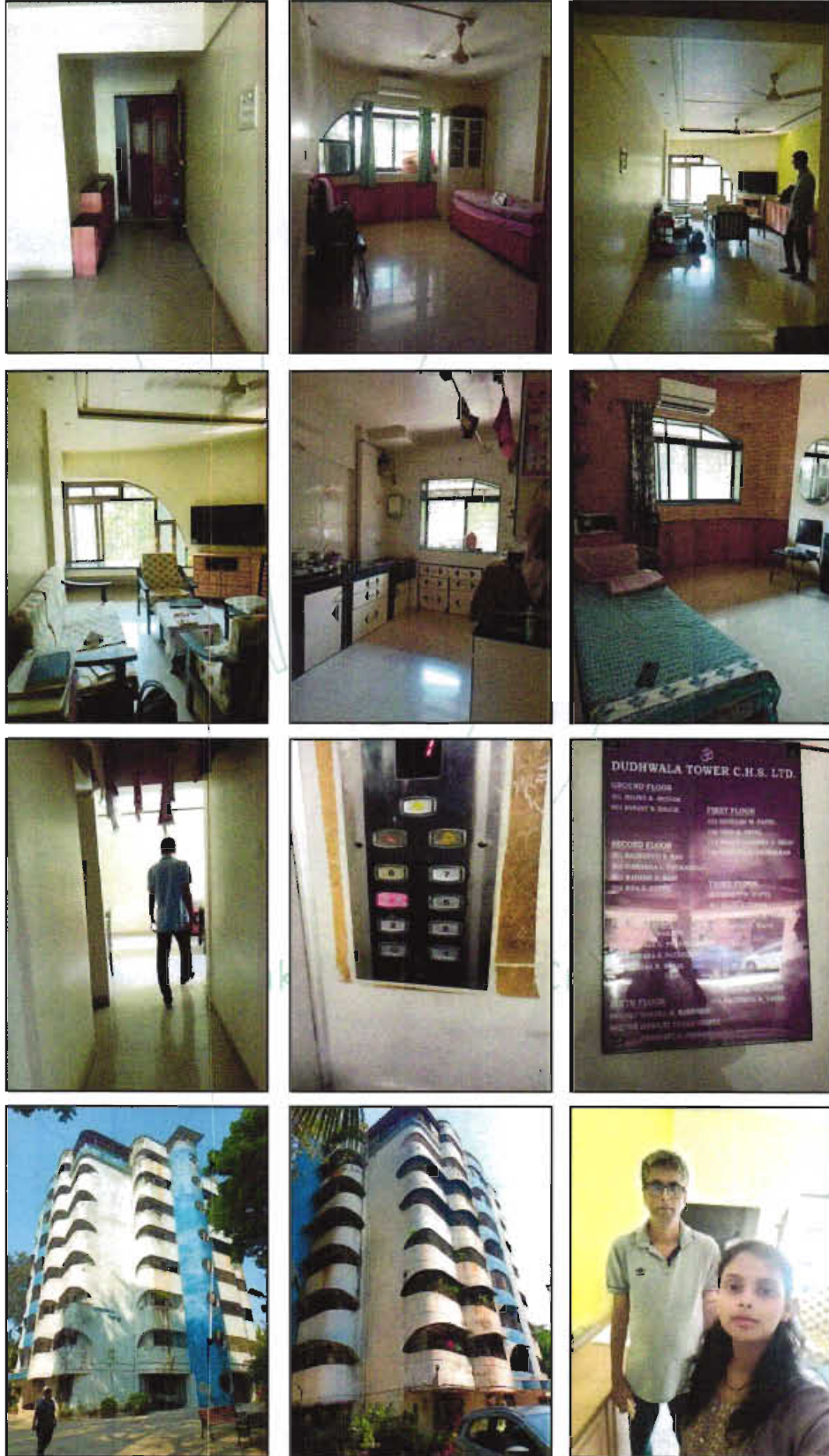
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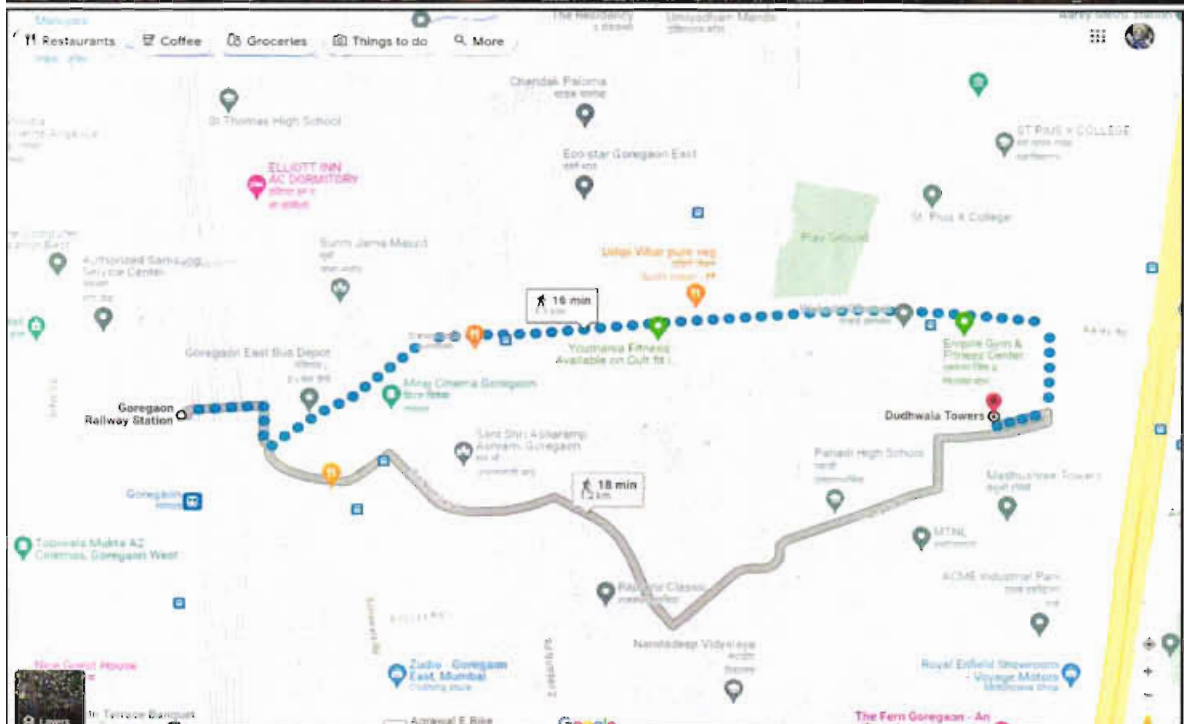
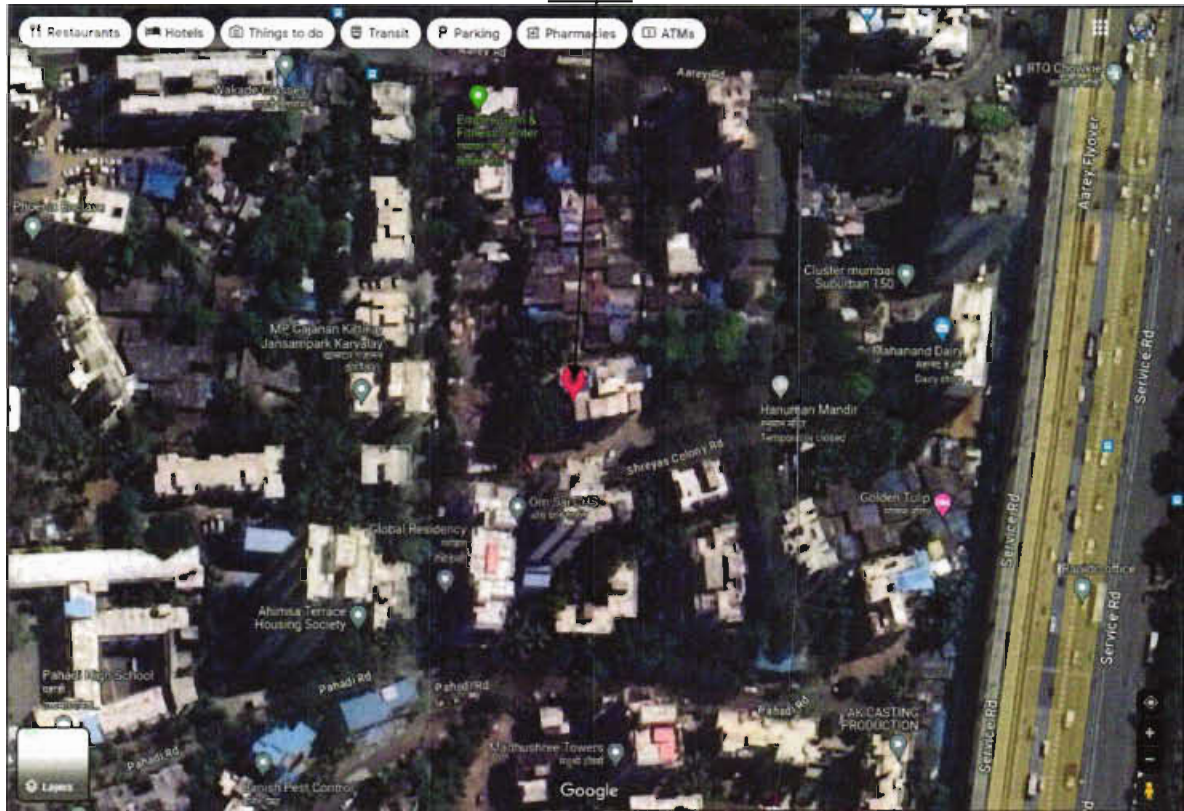
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 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 4 th Floor
3.	Year of construction	1993 (As per Occupancy Certificate)
4.	Estimated future life	30 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 doors, Powder Coated Aluminium 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	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	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	Not Provided
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	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/ur




Latitude Longitude - 19°09'55.6"N 72°51'25.0"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 1.1 Km.)




Ready Reckoner Rate



**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मदांक
विभाग**
महाराष्ट्र शासन



Valuation For Rural Area

*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Mumbai Help on Division

District Name: पुणे(उपनगर) Zone Name: स.पश्चिम गोरगाव पुणे (व -

Attribute: सि.टी.एच. नगर 211 SubZone Name: पुणे(उपनगर गोरगाव व -

Open Land	Residence	Office	Shop	Industry	Unit
63420	142760	164170	218200	142700	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,42,760.00			
No Increase by Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,42,760.00	Sq. Mtr.	13,263.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	63,420.00			
The difference between land rate and building rate (A – B = C)	79,340.00			
Depreciation Percentage as per table (D) [100% - 30%] (Age of the Building – 30 Years)	70%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,18,958.00	Sq. Mtr.	11,051.00	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

HOUSING.COM Buy in Mumbai

Goregaon East

OVERVIEW PROMOTIONS BUY-O-METER AMENITIES PRICE TRENDS LOCALITY

Property Location
Sheetal Chs Jay Prakash Nagar Goregaon East, Jay Prakash Nagar, Goregaon East, Mumbai

Around This Property

Food and Drinks
Cafe Safar Family Restaur...

Healthcare
Dr. Samir A. Chaukkar M.D...

[View more on Maps](#)

Property Overview

Brokerage ₹1.5 Laacs (Negotiated) Access Zero Brokerage Properties >	Price ₹1.48 Cr
Carpet Area 515 sq.ft	Bedrooms 2
Bathrooms 2	Parking No Parking
Balcony No Balcony	Added More than a month ago

About this property

NOBROKER

1 BHK Flat in Apartment for Sale in Goregaon

₹ 69,177/Month
₹ 1.48 Cr

722 sq.ft

1 Bedroom
1 Bathroom
NA
Bike and Car

Oct 11, 2021
Immediately
Apartment
None

[Get Owner Details](#)

Price trends by InEstimate

Report what was not correct in this property

Linked by Broker Sold Out Wrong info

Overview

Age of Building	40 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 3,376/Sq.Ft/M	Flooring	NA
Built-up Area	722 Sq.Ft	Furnishing Status	Unfurnished (Complete)

Activity On This Property

366 Views 2 Likes 2 Shares



Sale Instance

गावाचे नाव : पी.एस.पहाडीगोरेगांव	
16606387	सूची क्र.2
01/11/2023	दुय्यम निबंधक : राह दु.नि. बोरीवली 4
Note-Generated Through eSearch Module,For original report please contact concern SRO office.	दस्ता क्रमांक : 16606/2022
	नोंदणी : Regn:63m
गावाचे नाव : पी.एस.पहाडीगोरेगांव	
(1) विलेखाचा प्रकार	करारनामा
(2) म्बेबदला	15000800
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतिलपट्टाकार अकारणी देतो की पट्टेदार ते नमूद करावे.	11757800
(4) भू-माल्,पोटशिस्स व धरकरमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 401, माळा नं: चौथा मजला, इमारतीचे नाव: दूधवाला टॉवर को-ऑप हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: गोरेगाव पूर्व मुंबई - 400063, रोड : ब्रेपस कॉलनी अरे रोड, इतर माहिती:सदनिकेचे बांधीव मिळकतीचे एकूण क्षेत्रफळ 886.22 चौ.फूट बिल्टअप एरिया (738.52 चौ.फूट कार्पेट एरिया)आहे.सि.टी.एस नं.277बी,गाव:-पहाडी गोरेगाव(पूर्व),ता.दुका -बोरीवली... बांधकाम वर्ष - 1990. (C.T.S. Number : 277 ;)
(5) क्षेत्रफळ	82.36 चौ.मीटर
(6) आकारणी किंवा जुती देण्यात जसेल तेव्हा.	
(7) दस्तऐवज करून देणा-यापसिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -अनुराधा गोविंद भोरे वय-72 पत्ता-प्लॉट नं: 8,अ.692, माळा नं: चौथा मजला, इमारतीचे नाव: आदर्श क्लासिक, ब्लॉक नं: दुग्धालय मालाड पश्चिम मुंबई, रोड नं: ऑफ गार्ड रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AMWPM2038G
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वसुधा सदानंद वाकडे वय-27, पत्ता-प्लॉट नं: बी-1/101, माळा नं: - इमारतीचे नाव: भूषण कृष्ण को-ऑप हौसिंग सोसायटी लिमिटेड , ब्लॉक नं: गोरेगाव पूर्व मुंबई, रोड नं: आरे रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-ADGPW1147F 2): नाव:-सदानंद दिवाकर वाकडे वय-54, पत्ता-प्लॉट नं: बी-1/101, माळा नं: - इमारतीचे नाव: भूषण कृष्ण को-ऑप हौसिंग सोसायटी लिमिटेड , ब्लॉक नं: गोरेगाव पूर्व मुंबई, रोड नं: आरे रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AAAPW8274A
(9) दस्तऐवज करून दिल्याचा दिनांक	03/11/2022
(10)दस्ता नोंदणी केल्याचा दिनांक	03/11/2022
(11)अनुक्रमीक,खंड व पृष्ठ	16606/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	900000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारत घेतलेला संदर्भ:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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1/2

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **06th November 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 **₹ 1,58,75,200.00 (Rupees One Crore Fifty Eight Lakh Seventy Five Thousand Two Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.11.06 14:27:03 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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