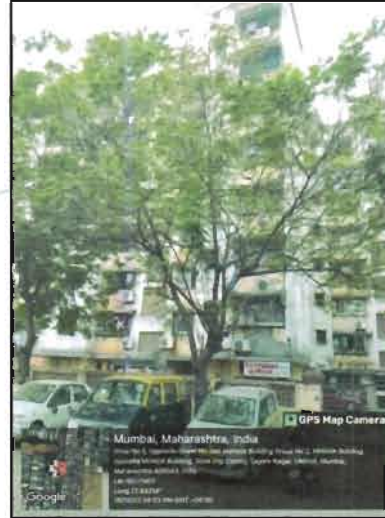


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Naik Parvez Ahmed Abdull Sattar**

Residential Flat No. 201, 2<sup>nd</sup> Floor, Wing – A, Building No. 1 A, “**Tagore Nagar Suryoday Co-op. Hsg. Soc. Ltd.**”, Bindu Madhav Thakare Marg, Tagore Nagar No. 2, Vikhroli (East), Mumbai, PIN Code – 400 083, State – Maharashtra, Country – India

Latitude Longitude - 19°07'04.5"N 72°55'54.9"E

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### Valuation Done for:

**Cosmos Bank**



**Fort Branch**

229/231, Bazar Gate, Perin Nariman St, Borabazar Precinct, Ballard Estate, Fort, Mumbai,  
PIN Code - 400001, 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](mailto:mumbai@vastukala.org)

Vastu/Mumbai/01/2024/5850/2304345  
04/15-47-PANI  
Date: 04.01.2024

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 201, 2<sup>nd</sup> Floor, Wing – A, Building No. 1 A, “Tagore Nagar Suryoday Co-op. Hsg. Soc. Ltd.”, Bindu Madhav Thakare Marg, Tagore Nagar No. 2, Vikhroli (East), Mumbai, PIN Code – 400 083, State – Maharashtra, Country – India belongs to **Mr. Naik Parvez Ahmed Abdul Sattar**.

### Boundaries of the property.

North : Tagore Nagar Road  
South : Slum Area  
East : Wing – B & C  
West : Bungalow

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 **₹ 1,10,05,424.00 (Rupees One Crore Ten Lakh Five Thousand Four Hundred Twenty Four 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  
Chalikwar**  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.01.04 18:04:56 +05'30'

Auth. Sign.



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report in Form – 01



### 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, 2<sup>nd</sup> Floor, Wing – A, Building No. 1 A, “Tagore Nagar Suryoday Co-op. Hsg. Soc. Ltd.”, Bindu Madhav Thakare Marg, Tagore Nagar No. 2, Vikhroli (East), Mumbai,**

**PIN Code – 400 083, 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 04.01.2024 for Banking Purpose
2	Date of inspection	28.12.2023
3	Name of the owner/ owners	<b>Mr. Naik Parvez Ahmed Abdul Sattar</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	Residential Flat No. 201, 2 <sup>nd</sup> Floor, Wing – A, Building No. 1 A, “ <b>Tagore Nagar Suryoday Co-op. Hsg. Soc. Ltd.</b> ”, Bindu Madhav Thakare Marg, Tagore Nagar No. 2, Vikhroli (East), Mumbai, PIN Code – 400 083, State – Maharashtra, Country – India.
6	Location, street, ward no	Bindu Madhav Thakare Marg
7	Survey/ Plot no. of land	Survey No. 113 Part, C.T.S. No. 165 of Village – Hariyali
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. = 445.00 (Area as per Actual Site Measurement)  Carpet Area in Sq. Ft. = 460.00 (Area as per Sale Deed)  Built up Area in Sq. Ft. = 552.00 (Area as per Index – II)
13	Roads, Streets or lanes on which the land is abutting	Bindu Madhav Thakare Marg





	(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	Year of Completion – 2010 (As per MHADA Allotment Letter)
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.

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 04.01.2024 for Residential Flat No. 201, 2<sup>nd</sup> Floor, Wing – A, Building No. 1 A, “**Tagore Nagar Suryoday Co-op. Hsg. Soc. Ltd.**”, Bindu Madhav Thakare Marg, Tagore Nagar No. 2, Vikhroli (East), Mumbai, PIN Code – 400 083, State – Maharashtra, Country – India belongs to **Mr. Naik Parvez Ahmed Abdul Sattar**.

We are in receipt of the following documents:

1	Copy of Sale Deed dated 14.03.2016
2	Copy of Occupancy Certificate No. MH / EE / (B.P.) / GM / MHADA – 8 / 108 / 2018 dated 15.10.2018 issued by Building Permission Cell, Greater Mumbai / MHADA
3	Copy of Society Allotment Letter dated 05.10.2021 in the name of Parvez Ahmed A.S. Naik
4	Copy of Society Share Certificate Document No. 67 in the name of Parvez Ahmed Abdul Sattar Naik
5	Copy of MHADA Allotment Letter dated 04.06.2010 in the name of Hari Ram Atmaramji Varkhade

### LOCATION:

The said building is located at Survey No. 113 Part, C.T.S. No. 165 of Village – Hariyali, Tagore Nagar No. 2, Bindu Madhav Thakare Marg, Vikhroli (East), Mumbai, PIN Code – 400 083, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 900 Mt. from Vikhroli railway station.

### BUILDING:

The building under reference is having Stilt + 7 Upper Floor. 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 normal. The building is used for residential purpose. 2<sup>nd</sup> Floor is having 4 Residential Flats. 1 Lift is provided in the building.

### Residential Flat:

The residential flat under reference is situated on the 2<sup>nd</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bathroom + Toilet (i.e. **1 BHK flat**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush doors, Cement plastering with POP false ceiling, Powder coated Aluminium Sliding windows & Concealed electrification, Open plumbing.

**Valuation as on 04<sup>th</sup> January 2024**

<b>The Carpet Area of the Residential Flat</b>	<b>460.00 Sq. Ft.</b>
<b>The Built Up Area of the Residential Flat</b>	<b>552.00 Sq. Ft.</b>

**Deduct Depreciation:**

Year of Construction of the building	:	2010 (As per MHADA Allotment Letter)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 years
Cost of Construction	:	552.00 Sq. Ft. X ₹ 2,800.00 = ₹ 15,45,600.00
Depreciation $\{(100-10) \times 14 / 60\}$	:	21.00%
Amount of depreciation	:	₹ 3,24,576.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,35,960.00 per Sq. M. i.e. ₹ 12,631.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,25,114.00 per Sq. M. i.e. ₹ 11,623.00 per Sq. Ft.
Prevailing market rate	:	₹ 20,500.00 per Sq. Ft.
<b>Value of property as on 04.01.2024</b>	:	<b>₹ 460.00 Sq. Ft. X ₹ 20,500.00 = ₹ 94,30,000.00</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 04.01.2024 (A)</b>	:	<b>₹ 94,30,000.00 - ₹ 3,24,576.00 = ₹ 91,05,424.00</b>
<b>Interior Value of the property (B)</b>	:	<b>₹ 7,00,000.00</b>
<b>Car Parking (C)</b>	:	<b>₹ 12,00,000.00</b>
<b>Total Value of the property (A+B+C)</b>	:	<b>₹ 1,10,05,424.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 99,04,882.00</b>
<b>Distress value of the property</b>	:	<b>₹ 88,04,339.00</b>
<b>Insurable value of the property</b>	:	<b>₹ 15,45,600.00</b>
<b>Guideline value of the property</b>	:	<b>₹ 64,15,896.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 201, 2<sup>nd</sup> Floor, Wing – A, Building No. 1 A, “**Tagore Nagar Suryoday Co-op. Hsg. Soc. Ltd.**”, Bindu Madhav Thakare Marg, Tagore Nagar No. 2, Vikhroli (East), Mumbai, PIN Code – 400 083, State – Maharashtra, Country – India for this particular purpose at **₹ 1,10,05,424.00 (Rupees One Crore Ten Lakh Five Thousand Four Hundred Twenty Four Only)** as on 04<sup>th</sup> January 2024

**NOTES**

1. I, Sharad 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 **04<sup>th</sup> January 2024 is ₹ 1,10,05,424.00 (Rupees One Crore Ten Lakh Five Thousand Four Hundred Twenty Four 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:

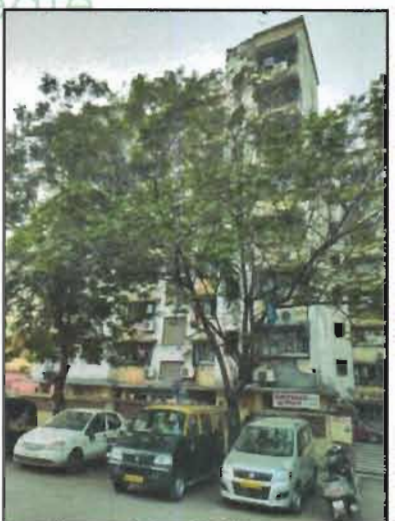
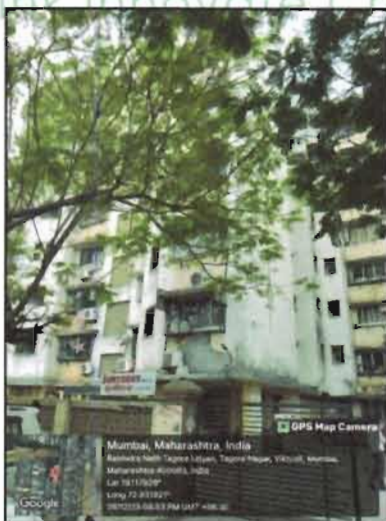
**ANNEXURE TO FORM 0-1**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	Stilt + 7 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	2010 (As per MHADA Allotment Letter)
4.	Estimated future life	46 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, Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering, POP false ceiling
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.	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	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

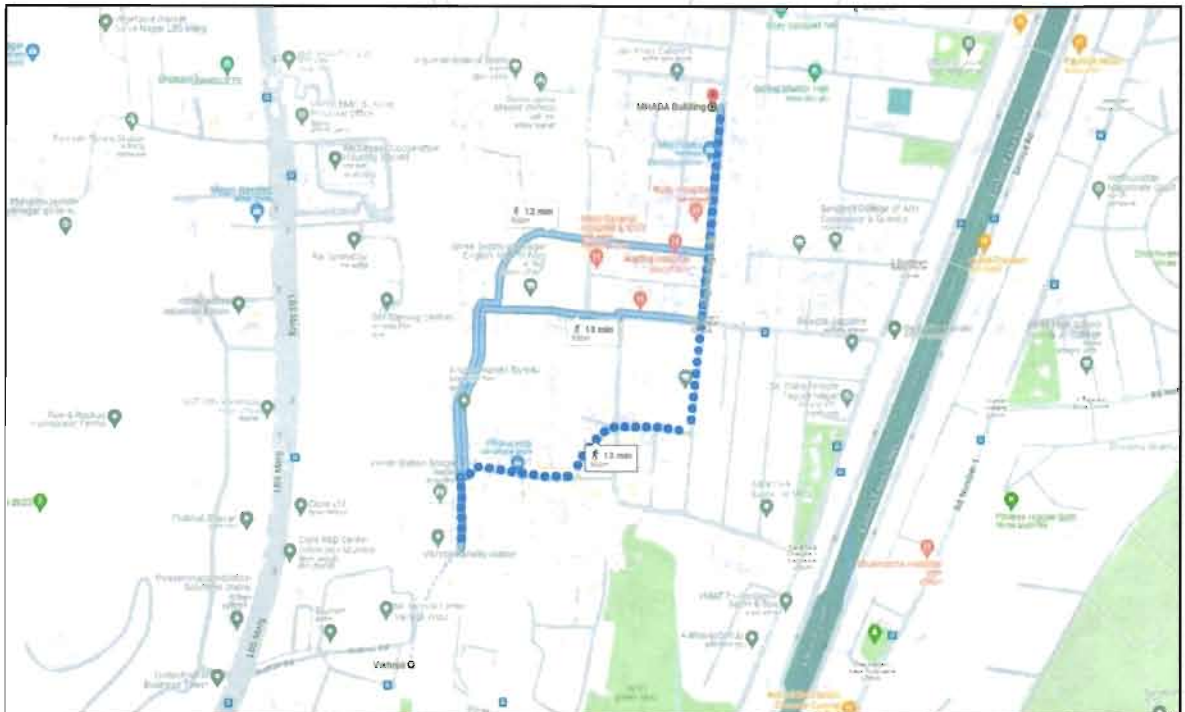
### Actual site photographs





### Route Map of the property

Site,u/r



**Latitude Longitude - 19°07'04.5"N 72°55'54.9"E**

**Note:** The Blue line shows the route to site from nearest railway station (Vikhroli – 900 Mt.)

## Ready Reckoner Rate

DIVISION / VILLAGE : HARYALI						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village Boundary to the North, Express Highway to the East, Village Boundary to the South, Central Railway to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
112	112/534	58490	135960	156350	169950	135960
C. T. S. No. 92, 119, 120, 121, 122, 123, 124, 125, 125/1, 125/2, 125/3, 125/4, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 41, 142, 143, 144, 145, 146, 147, 149, 150, 151, 152, 153, 154, 155, 156, 157, 157/1, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 197, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 242/16, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278.						

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## Price Indicators

**HOUSING.com** | Tagore Nagar, Vikhroli East, Mumbai

**OVERVIEW** | BUY-O-METER | AMENITIES | PRICE TRENDS | LOCALITY | CALCULATOR

**Tagore nagar, Tagore Nagar, Vikhroli East, Mumbai**

**Property Overview**

Price	1.65 Lacs	1.65 L
Area	412 sq.ft	1
Bedrooms	2	1 Down Parking
Balcony	No Balcony	20 days ago

**Property Details:**  
 - Price: 1.65 Lacs  
 - Area: 412 sq.ft  
 - Bedrooms: 2  
 - Balcony: No Balcony  
 - Days Old: 20 days ago

**HOUSING.com** | Tagore Nagar, Vikhroli East, Mumbai

**OVERVIEW** | AMENITIES | PRICE TRENDS | LOCALITY | CALCULATOR

**Tagore nagar, Tagore Nagar, Vikhroli East, Mumbai**

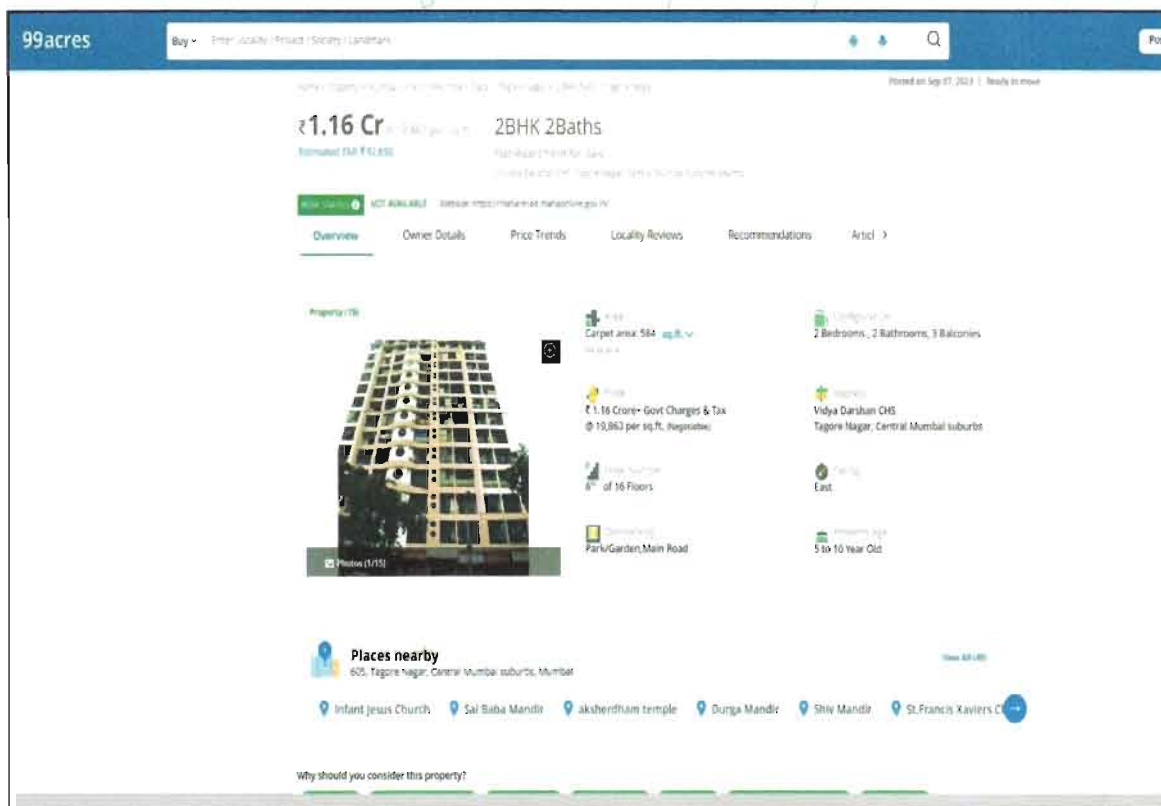
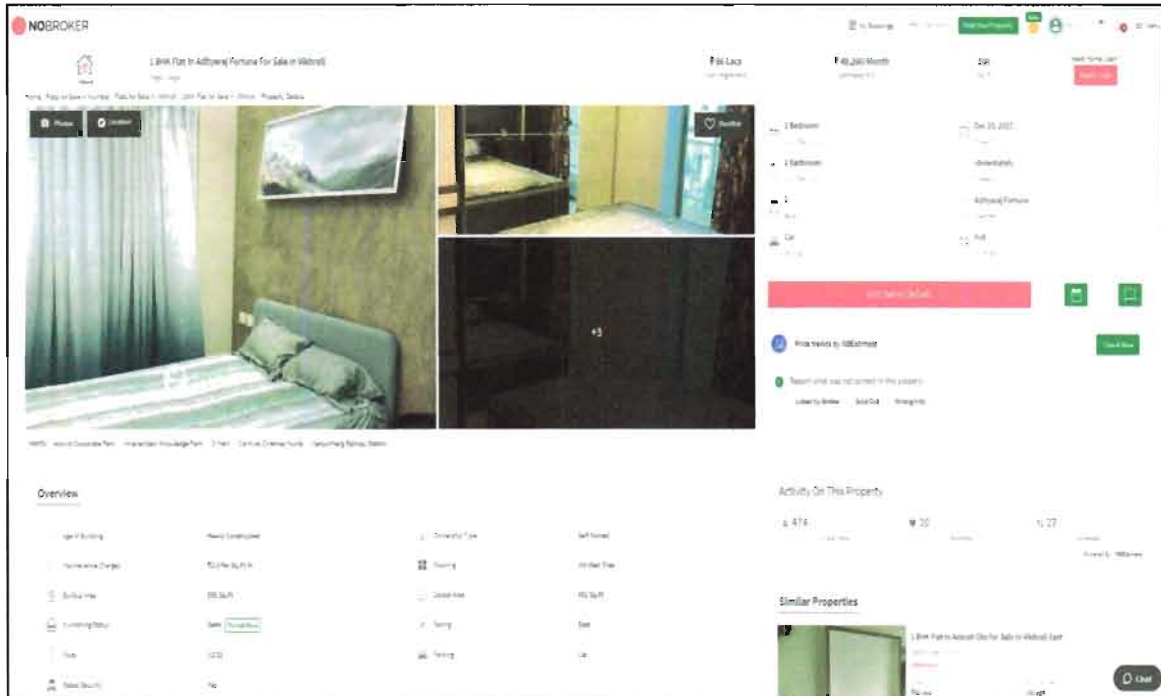
**Property Overview**

Price	1.11 Lacs	1.11 L
Area	527 sq.ft	2
Bedrooms	2	1 Covered Parking
Balcony	1	20 days ago

**Property Details:**  
 - Price: 1.11 Lacs  
 - Area: 527 sq.ft  
 - Bedrooms: 2  
 - Balcony: 1  
 - Days Old: 20 days ago



## Price Indicators



## Sale Instances

23-12-2023 Note - Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>	प्रमाण निकास - सह दु.नि. कुर्ती 2 दफा क्रमांक - 24141 2023 नोंदणी - Regn 52m
<b>गावाचे नाव : हरियाली</b>		
1) विविक्तता क्रमांक	करारनामा	
2) मूल्यदरा	8000000	
3) बाजारमूल्य, मॉडेलरदर/दरवाज बळकित/दरवाज अंमलदारी देणे वी परंपरा न नव्हे, करावे	7324912.98	
4) मू.मान्य संश्लेषण व परामर्शक अहवाल	1) पॉलिक्वेने नाव-मुंबई मनपाद्वारे दर्शन-सदनिमा नं. 601, माळा नं. 6 वा मजला,ए.वि.बिल्डिंग नं.1, इमारतीचे नाव- टागोर नगर विकासी सुवर्णदय को.ओ.प्लो.सो.ली. ब्लॉक नं. विदू टाकरे मार्ग,टागोर नगर 2, रोड , विकासी पूर्व मुंबई-400083, इतर माहिती: सदनिमेचे संपूर्ण क्षेत्रफळ 469.16 चौ फूट कारपेट. ( C.T.S. Number : 164(PT) )	
5) क्षेत्रफळ	51.31 चौ.मीटर	
6) अंमलदारी किंवा चुकी देण्यात आलेले वेळा		
7) दस्तावेजात अंमल देण्या वी विदु टाकरे देण्या वी परंपराचे नाव किंवा विवाही न्यायालय/इकुमन्य किंवा अदालत अहवाल/प्रतिबंधित नाव व मूल्य	1) नाव- अश्विद गणपत गणार्थे वर- 42, पत्त- नवीन नं. क्रम नं. 801, माळा नं. 6 वा मजला, विविक्त नं. 1, इमारतीचे नाव- टागोर नगर विकासी सुवर्णदय को.ओ.प्लो.सो.ली. ब्लॉक नं. टागोर नगर 2, रोड नं. विकासी पूर्व मुंबई -महाराष्ट्र 401303, विन नोंद- 400083 विन नं. -ABTPX1113F	
8) दस्तावेजात अंमल देण्या वी परंपराचे व किंवा विवाही न्यायालय/इकुमन्य किंवा अदालत अहवाल/प्रतिबंधित नाव व मूल्य	1) नाव- तुम्हान अमळ अश्विनी वर- 51, पत्त- नवीन नं. एन 1223, माळा नं. , इमारतीचे नाव- वई कृष्ण बाबा , ब्लॉक नं. अश्विनी वर, वीकासी पूर्व नगर , रोड नं. वई मुंबई , महाराष्ट्र मुंबई - विन नोंद- 400079 विन नं. -ADZPT1188F	
9) दस्तावेजात अंमल देण्यात विनायक	22.12.2023	
10) दस्तावेजात अंमल देण्यात विनायक	22.12.2023	
11) अनुमत्यात अंमल देणे व मूल्य	24141 2023	
12) बाजारमूल्य/मॉडेलरदर मुद्रांक मुल्य	480000	
13) बाजारमूल्य/मॉडेलरदर मॉडेलर मुल्य	30000	
14) टीका		
मुद्रांक/मॉडेलरदर विनायक वेळीस अंमलदारी -		
मुद्रांक मुल्य अंमलदारी निवृत्तीस अनुषंग -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

23-12-2023 Note - Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>	प्रमाण निकास - सह दु.नि. कुर्ती 2 दफा क्रमांक - 19142 2022 नोंदणी - Regn 52m
<b>गावाचे नाव : हरियाली</b>		
1) विविक्तता क्रमांक	करारनामा	
2) मूल्यदरा	6060000	
3) बाजारमूल्य, मॉडेलरदर/दरवाज बळकित/दरवाज अंमलदारी देणे वी परंपरा न नव्हे, करावे	4885181.6	
4) मू.मान्य संश्लेषण व परामर्शक अहवाल	1) पॉलिक्वेने नाव-मुंबई मनपाद्वारे दर्शन-सदनिमा नं. 103, माळा नं. 1 वा मजला,इमारत क्र 1 अ, इमारतीचे नाव- सुवर्णदय टागोर नगर-2, ब्लॉक नं. विकासी पूर्व, रोड - मुंबई- 400083, इतर माहिती: सदर मिळकतीचे मोजे हरियाली.-सदर सदनिमेचे क्षेत्रफळ 399 चौ फूट कारपेट. ( C.T.S. Number : 165 )	
5) क्षेत्रफळ	54.46 चौ.मीटर	
6) अंमलदारी किंवा चुकी देण्यात आलेले वेळा		
7) दस्तावेजात अंमल देण्या वी विदु टाकरे देण्या वी परंपराचे नाव किंवा विवाही न्यायालय/इकुमन्य किंवा अदालत अहवाल/प्रतिबंधित नाव व मूल्य	1) नाव- अश्विनी गणपत गणार्थे वर- 42, पत्त- नवीन नं. क्र. 103, माळा नं. ) 801 मजला, इमारतीचे नाव- सुवर्णदय को.ओ.प्लो.सो.ली. ब्लॉक नं. 60 फूट रोड/बाबाबा, विदू टाकरे मार्ग , रोड नं. विकासी पूर्व, मुंबई, महाराष्ट्र -MUMBAI, विन नोंद- 400083 विन नं. -AEV22405-AM	
8) दस्तावेजात अंमल देण्या वी परंपराचे व किंवा विवाही न्यायालय/इकुमन्य किंवा अदालत अहवाल/प्रतिबंधित नाव व मूल्य	1) नाव- अश्विनी गणपत गणार्थे वर- 42, पत्त- नवीन नं. , माळा नं. , इमारतीचे नाव- वई कृष्ण बाबा नं. 1, ब्लॉक नं. इंदिरा नगर,हरियाली विकासी, रोड नं. विकासी पूर्व, मुंबई महाराष्ट्र 401303, विन नोंद- 400083 विन नं. -AQRAL1625	
9) दस्तावेजात अंमल देण्यात विनायक	21.10.2022	
10) दस्तावेजात अंमल देण्यात विनायक	21.10.2022	
11) अनुमत्यात अंमल देणे व मूल्य	19182 2022	
12) बाजारमूल्य/मॉडेलरदर मुद्रांक मुल्य	363600	
13) बाजारमूल्य/मॉडेलरदर मॉडेलर मुल्य	30000	
14) टीका		
मुद्रांक/मॉडेलरदर विनायक वेळीस अंमलदारी -		
मुद्रांक मुल्य अंमलदारी निवृत्तीस अनुषंग -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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

This exercise is to assess **Fair Market Value** of the property under reference as on **04<sup>th</sup> January 2024**

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 ₹ 1,10,05,424.00 (Rupees One Crore Ten Lakh Five Thousand Four Hundred Twenty Four Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
Chalikwar**  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.01.04 18:04:38 +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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