

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Siddharth Bharat Deliwala**

Industrial Gala No. 107, 1<sup>st</sup> Floor, Building No. 1, "Shubh", Sagar Manthan Premises Co-op. Soc. Ltd.,  
Sativali Road, Bhoidapada, Village - Gokhiware, Vasai (East), Taluka - Vasai, District - Palghar,  
PIN - 401 208, State - Maharashtra, Country - India.

Latitude Longitude - 19°24'14.8"N 72°51'17.1"E

### Valuation Prepared for:

**Cosmos Bank**




**Borivali West (MRO A-2) Branch**

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West)  
Mumbai - 400 092, State - Maharashtra, Country - India



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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](mailto:mumbai@vastukala.org)

Vastu/Mumbai/02/2024/6785/2304927  
12/16-149-JASK  
Date: 12.02.2024

## VALUATION OPINION REPORT

The property bearing Industrial Gala No. 107, 1<sup>st</sup> Floor, Building No. 1, "Shubh", Sagar Manthan Premises Co-op. Soc. Ltd., Sativali Road, Bhoidapada, Village - Gokhiware, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State – Maharashtra, Country – India belongs to **Mr. Siddharth Bharat Deliwala**.

Boundaries of the property.

North	:	Rajprabha Landmark Building
South	:	Delta Industrial Estate
East	:	Bhoidapada - Naigaon Road
West	:	Rajprabha Landmark Building No. 6

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 **₹ 40,40,025.00 (Rupees Forty Lakh Forty Thousand Twenty Five Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.02.12 17:37:50 +05'30'

Auth. Sign.



### Our Pan India Presence at :

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

Industrial Gala No. 107, 1<sup>st</sup> Floor, Building No. 1, "Shubh", Sagar Manthan Premises Co-op. Soc. Ltd.,  
Sativali Road, Bhoidapada, Village - Gokhiware, Vasai (East), Taluka - Vasai, District - Palghar,  
PIN - 401 208, 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 12.02.2024 for Bank Loan Purpose
2	Date of inspection	07.02.2024
3	Name of the owner/ owners	<b>Mr. Siddharth Bharat Deliwala</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Industrial Gala No. 107, 1 <sup>st</sup> Floor, Building No. 1, "Shubh", Sagar Manthan Premises Co-op. Soc. Ltd., Sativali Road, Bhoidapada, Village - Gokhiware, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State – Maharashtra, Country – India  <b>Contact Person:</b> Mr. Harshit Bharat Deliwala (Brother of Owner) Contact No.: 9820778505
6	Location, street, ward no	Sativali Road, Bhoidapada, Village - Gokhiware, Vasai (East), Taluka - Vasai, District - Palghar
	Survey/ Plot no. of land	Survey No. 40/1A, 42/2(pt), 43/2A & 44/1(pt)
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial 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 Industrial Gala supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 628.00 (Area as per actual site measurement)  Built-up Area in Sq. Ft. = 649.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is	Sativali 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?	Owner Occupied
	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 VVCMC 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	₹ 8,000.00 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	N. A.
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	N. A.
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 Industrial Gala 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 1998 (As per Part 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> The building is of Ground + 1 upper floor with AC sheet roofing supported by MS channel.		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Borivali West (MRO A-2) Branch to assess fair market value as on 12.02.2024 for Industrial Gala No. 107, 1<sup>st</sup> Floor, Building No. 1, "Shubh", Sagar Manthan Premises Co-op. Soc. Ltd., Sativali Road, Bhoidapada, Village - Gokhiware, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State – Maharashtra, Country – India belongs to **Mr. Siddharth Bharat Deliwala**.

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

1	Copy of Agreement for Sale dated 23.10.2007 between Mr. Dipak H. Sanghavi & Mrs. Bhavana D. Sanghavi (the Owners) AND Mr. Siddharth Bharat Deliwala (the Purchaser)
2	Copy of Final Occupancy Certificate No. CIDCO / VVSR / BP-1804 / E / 329 dated 20.07.2001 issued by CIDCO for Building No. 1 (1 <sup>st</sup> Floor) & Building No. 2 (Ground Floor).
3	Copy of Part Occupancy Certificate No. CIDCO / VVSR / BP-1304 / E / 1164 dated 23.04.2010 issued by CIDCO for Building No. 1 (Ground Floor).

### LOCATION:

The said building is located at land bearing Survey No. 40/1A, 42/2(pt), 43/2A & 44/1(pt) of Village - Gokhiware, Taluka - Vasai, District – Palghar within the limits of Vasai – Virar City Municipal Corporation. The property falls in Industrial Zone. It is at 6.1 km. travelling distance from Vasai railway station.

### BUILDING:

The building under reference is having Ground + 1 upper floor with AC sheet roofing. 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 external condition of building is good. The building is used for Industrial purpose. There are 25 galas on ground floor as per Agreement sale plan. The building is without lift.

### Industrial Gala:

The Industrial Gala under reference is situated on the 1<sup>st</sup> floor. The composition of gala is Single Working Area + Toilet Block. The Industrial Gala is finished with Kota finished flooring, MS rolling shutter to main entrance, Industrial type electrification & plumbing etc.

**Valuation as on 12<sup>th</sup> February 2024**

<b>The Built-up Area of the Industrial Gala</b>	<b>:</b>	<b>649.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1998 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	26 Years
Cost of Construction	:	649.00 X 2,500.00 = ₹ 16,22,500.00
Depreciation $\{(100-10) \times 26 / 60\}$	:	39.00%
Amount of depreciation	:	₹ 6,32,775.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 57,095.00 per Sq. M. i.e. ₹ 5,304.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 45,448.00 per Sq. M. i.e. ₹ 4,222.00 per Sq. Ft.
Prevailing market rate	:	₹ 7,200.00 per Sq. Ft.
<b>Value of property as on 12.02.2024</b>	<b>:</b>	<b>649.00 Sq. Ft. X ₹ 7,200.00 = ₹ 46,72,800.00</b>

(Area of property x market rate of developed land & Industrial premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 12.02.2024</b>	<b>:</b>	<b>₹ 46,72,800.00 - ₹ 6,32,775.00 = ₹ 40,40,025.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 40,40,025.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 36,36,023.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 32,32,020.00</b>
<b>Insurable value of the property (649.00 X 2,500.00)</b>	<b>:</b>	<b>₹ 16,22,500.00</b>
<b>Guideline value of the property (649.00 X 4,222.00)</b>	<b>:</b>	<b>₹ 27,40,078.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Gala No. 107, 1<sup>st</sup> Floor, Building No. 1, "Shubh", Sagar Manthan Premises Co-op. Soc. Ltd., Sativali Road, Bhoidapada, Village - Gokhiware, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 208, State - Maharashtra, Country - India for this particular purpose at **₹ 40,40,025.00 (Rupees Forty Lakh Forty Thousand Twenty Five Only)** as on **12.02.2024**.

### **NOTES**

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **12<sup>th</sup> February 2024 is ₹ 40,40,025.00 (Rupees Forty Lakh Forty Thousand Twenty Five 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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## ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 1 upper floor with AC sheet roofing
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is an Industrial Gala situated on First Floor
3.	Year of construction	1998 (As per Part Occupancy Certificate)
4.	Estimated future life	34 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	MS rolling shutter to main entrance, RCC ventilation.
10.	Flooring	Kota finished flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. slab roofing on ground level and AC sheet on upper floor
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Industrial type electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations	
	(i) No. of water closets	N.A.
	(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	Provided
18.	No. of lifts and capacity	Not provided
19.	Underground sump – capacity and type of construction	Provided
20.	Over-head tank Location, capacity Type of construction	Provided
21.	Pumps- no. and their horse power	As per requirement
22.	Roads and paving within the compound approximate area and type of paving	Chequered tiles 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





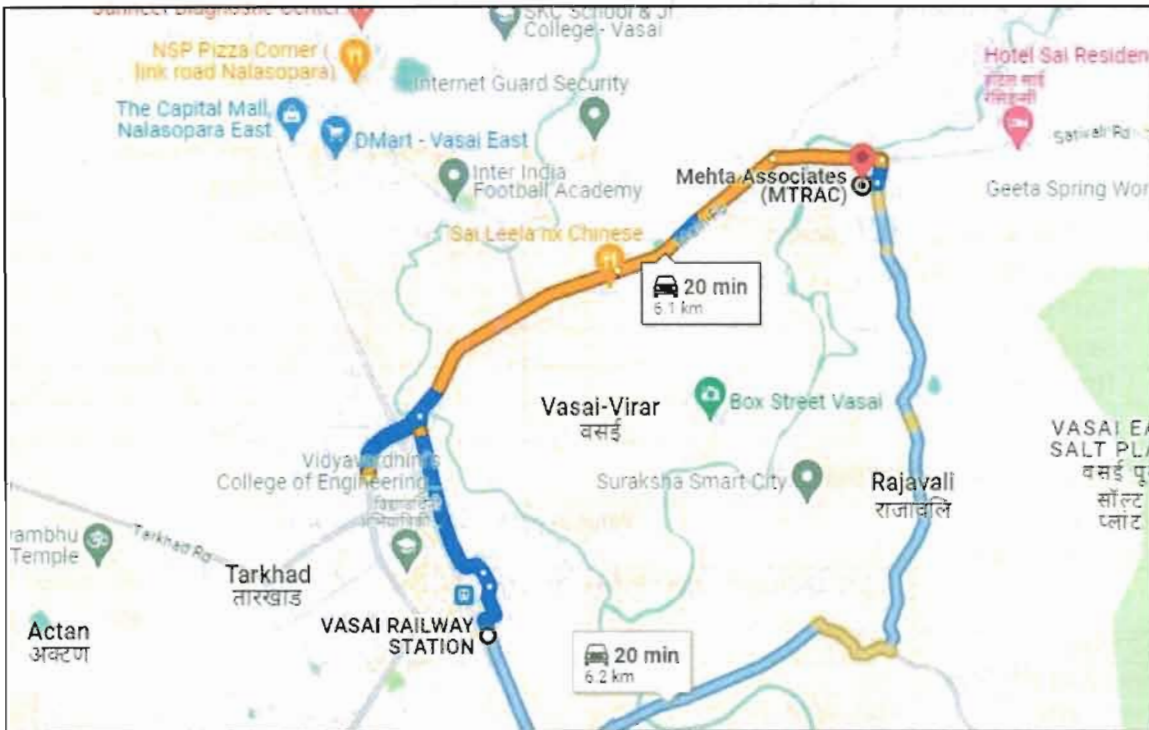
### Actual site photographs



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## Route Map of the property

Site,u/r



**Latitude Longitude - 19°24'14.8"N 72°51'17.1"E**


**Note:** The Blue line shows the route to site from nearest railway station (Vasai – 6.1 km.)







## Price Indicators



[Post Your Property](#)

**Industrial Building in Vasai East, Mumbai For Sale**

₹ 68 Lacs



₹ 63,828/Month

1,350 Sq.Ft

Commercial Plot

Vasai East near Laxmi Road, Shivajinagar

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Vasai East / Industrial Building for Sale in Vasai East / Property Details

**Industrial Building**

Freehold

Semi Furnished

Feb 5, 2024

Public And Reserved

1

3 To 10 Year


Immediate

[Get Owner Details](#)


Report what was not correct in this property

Listed by Broker Sold Out Wrong Info


**NoBroker Services**




Create Agreement




Check Loan Eligibility



Estimate Interiors Cost



Book Legal Services




Book Renovations


**Activity On This Property**

10 Views 0 Favourites 12 Shares

**Similar Properties**



Industrial Building in Vasai East, Mumbai



[Post Your Property](#)

**Godown/Warehouse in Vasai East, Mumbai For Sale**

₹ 75 Lacs

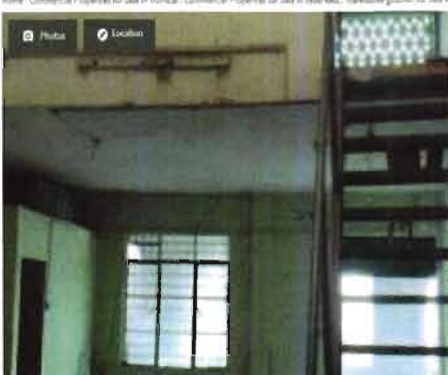

₹ 54,600/Month

1,140 Sq.Ft

Commercial Plot

Vasai East, Akshaya Path, Plot 100

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Vasai East / Warehouse godown for Sale in Vasai East / Property Details

**Godown Warehouse**

Freehold

Unfurnished

Jan 24, 2024

Public

1

More Than 10 Year


Immediately

[Get Owner Details](#)


Report what was not correct in this property

Listed by Broker Sold Out Wrong Info


**NoBroker Services**




Create Agreement




Check Loan Eligibility



Estimate Interiors Cost



Book Legal Services




Book Renovations


**Activity On This Property**

6 Views 0 Favourites 5 Shares

**Similar Properties**




Godown/Warehouse in Vasai East, Mumbai



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## Price Indicators

**NOBROKER**

**Industrial Building in Vashi East, Mumbai For Sale**

₹ 2.1 Crores  
₹ 1.58 Lacs/Month  
2,300 Sq.Ft  
2,000 Sq.Ft

Commercial Buy

Name: Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Vashi East / Industrial Building for Sale in Vashi East / Property Details

Photos Location

Industrial Building  
Freehold  
Semi-Furnished  
20th Feb, 2024

Public  
Ground Floor  
More Than 10 Year  
Immediately

Get Centre Details

Report what was not correct in this property  
Listed by Broker Sold Out Wrong Info

Nearest: McDonald's, Avasa Restaurant, Majestic Cinema

**NoBroker Services**

- Create Agreement
- Check Loan Eligibility
- Estimate Interior Cost
- Book Legal Services
- Book Renovations

Activity On This Property

Similar Properties

Description

**99acres**

Commercial Buy

₹ 2.15 Cr

₹ 9,429 per sq.ft

Built Up area: 2280 sq.ft  
Carpet area: 1400 sq.ft

₹ 2.15 Cr  
@ 9,429 per sq.ft

Vashi East, Mira Road And Beyond

North-East

0 to 1 Year Old

Factory with 2 Washrooms

Vashi East, Mira Road And Beyond

0 to 1 Year Old

Places nearby



## Sales Instance

गावाचे नाव : गोखिवरे	
11392534 08-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b> दुय्यम निबंधक : सह दु.नि.वसई 5 दस्त क्रमांक 11392/2023 नोंदणी Regn:63m
गावाचे नाव : गोखिवरे	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	15651000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15651000
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :. इतर माहिती: औद्योगिक युनिट नं. 6,तळ मजला.राजप्रभा इंडस्ट्रीयल प्रिमायसेस - 3,क्षेत्र 217 चौ. मी. कारपेट म्हणजेच क्षेत्र 260.40 चौ. मी. बिल्टअप,गाव मौजे गोखिवरे.वसई पूर्व,विभाग क्र. 3.( ( Survey Number : 40 ; ) )
(5) क्षेत्रफळ	260.40 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजप्रभा डेव्हलपर्स प्रा. लि चे संचालक विन्सेंट गिरगोल फरगोज तर्फे कु. मु. दिपक नामदेव पाटील - वय:-46 पत्ता:-प्लॉट नं. युनिट नं. 1, माळा नं. -, इमारतीचे नाव: राजप्रभा लॅंडमार्क इंडस्ट्रीयल इस्टेट बिल्डींग नं. 1, ब्लॉक नं. -, रोड नं: भोईदापडा वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAACCV4277D 2): नाव:-राकेश अगरवाल तर्फे कु. मु. दिपक नामदेव पाटील - वय:-46 पत्ता:-प्लॉट नं. 1, माळा नं. -, इमारतीचे नाव: राजप्रभा लॅंडमार्क इंडस्ट्रीयल इस्टेट बिल्डींग नं. 1, ब्लॉक नं. -, रोड नं: गोखिवरे, वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAAPA6074C 3): नाव:-श्वेत राकेश अगरवाल तर्फे कु. मु. राकेश अगरवाल तर्फे कु. मु. दिपक नामदेव पाटील - वय:-46 पत्ता:-प्लॉट नं. 1, माळा नं. -, इमारतीचे नाव: राजप्रभा लॅंडमार्क इंडस्ट्रीयल इस्टेट बिल्डींग नं. 1, ब्लॉक नं. -, रोड नं भोईदापडा वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-BLVPA4966L
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिनेश लालजी भायाणी - वय:-55; पत्ता:-प्लॉट नं. रूम नं. 14, माळा नं. -, इमारतीचे नाव: साकिनाबाई चाळ नं. 1, ब्लॉक नं. -, रोड नं. एस. व्ही. रोड, आंबावाडी, बोरीवली पूर्व, मुंबई, महाराष्ट्र, मुंबई पिन कोड:-400066 पॅन नं:-AERPBA4260J
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/07/2023
(10)दस्त नोंदणी केल्याचा दिनांक	24/07/2023
(11)अनुक्रमांक,खंड व पृष्ठ	11392/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1095600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(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 **12<sup>th</sup> February 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 ₹ 40,40,025.00 (Rupees Forty Lakh Forty Thousand Twenty Five Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
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 Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.02.12 17:38:03 +05'30'

Auth. Sign.

Think.Innovate.Create