

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	PG-5477/23-24	29-Mar-24
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Cosmos Bank - Mulund (West) Branch Mulund (West) Branch Apurva Co-Op. Housing Society, Govardhan Nagar, L.B.S. Road, Mulund (West), Mumbai - 400 080 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	006878/2305802	
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	5,000.00
	CGST			450.00
	SGST			450.00
	Total			₹ 5,900.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

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

Remarks:
 6878/2305802Mrs. Hemalata Arvind Mavani -
 Commercial Shop No. 3, Ground Floor, "Krushnai
 Heights Co-Op. Hsg. Soc. Ltd.", Near Maruti Mandir,
 Subhash Chandra Bose Road Village - Shivaji Nagar,
 Dombivli (West), Taluka - Kalyan, District - Thane, PIN -
 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

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **340505000631**
 Branch & IFS Code : **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

for **Vastukala Consultants (I) Pvt Ltd**

Pooja Dagare

Authorized Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Hemalata Arvind Mavani**

Commercial Shop No. 3, Ground Floor, "**Krushnai Heights Co-Op. Hsg. Soc. Ltd.**", Near Maruti Mandir,
Subhash Chandra Bose Road, Village - Shivaji Nagar, Dombivli (West), Taluka - Kalyan,
District - Thane, PIN – 421 202, State – Maharashtra, Country – India.

Latitude Longitude - 19°13'47.8"N 73°05'18.8"E

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Intended User:

Cosmos Bank

Mulund (West) Branch

Apporva Co-op Hsg. Society, Gowardhan Nagar, Lbs Marg, Mulund (West)
Mumbai – 400 080, 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

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 OPINION REPORT

The property bearing Commercial Shop No. 3, Ground Floor, "Krushnai Heights Co-Op. Hsg. Soc. Ltd.", Near Maruti Mandir, Subhash Chandra Bose Road Village - Shivaji Nagar, Dombivli (West), Taluka - Kalyan, District - Thane, PIN - 421 202, State - Maharashtra, Country - India belongs to **Mrs. Hemalata Arvind Mavani**.

Boundaries of the property.

North	:	Internal Road
South	:	Pooja Niwas Building
East	:	Ganaraj Building
West	:	Shyam Soni Apartment

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 **₹ 27,90,000.00 (Rupees Twenty Seven Lakhs Ninety Thousand 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: 2024.03.29 15:28:47 +05'30'

Auth. Sign.



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

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

Commercial Shop No. 3, Ground Floor, "Krushnai Heights Co-Op. Hsg. Soc. Ltd.", Near Maruti Mandir, Subhash Chandra Bose Road, Village - Shivaji Nagar, Dombivli (West), Taluka - Kalyan, District - Thane, PIN – 421 202, 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 29.03.2024 for Bank Loan Purpose
2	Date of inspection	28.03.2024
3	Name of the owner/ owners	Mrs. Hemalata Arvind Mavani
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: Commercial Shop No. 3, Ground Floor, "Krushnai Heights Co-Op. Hsg. Soc. Ltd.", Near Maruti Mandir, Subhash Chandra Bose Road, Village - Shivaji Nagar, Dombivli (West), Taluka - Kalyan, District - Thane, PIN – 421 202, State – Maharashtra, Country – India. Contact Person: Ms. Snehlata Ghadi (Owner's Representative) Contact No.: 7498085742
6	Location, street, ward no	Near Maruti Mandir, Subhash Chandra Bose Road, Village - Shivaji Nagar, Dombivli (West), Taluka - Kalyan, District – Thane
	Survey/ Plot no. of land	Old Survey No. 172 / 6 & 8 and New Survey No. 2/6 & 8 of Village - Shivaji Nagar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential cum commercial 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. = 153.00 Ofla Area in Sq. Ft. = 57.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 155.00

		(Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 186.00 (Carpet Area as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is abutting	Near Maruti Mandir, Subhash Chandra Bose Road, Village - Shivaji Nagar, Dombivli (West), Taluka - Kalyan, District - Thane.
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.
	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?	Vacant
	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 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	₹ 9,500.00 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 Commercial Shop in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied	N. A.



	up on, the basis of arriving at the land rate	
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion 2020 (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.
	<u>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (West) Branch to assess fair market value as on 29.03.2024 for Commercial Shop No. 3, Ground Floor, "**Krushnai Heights Co-Op. Hsg. Soc. Ltd.**", Near Maruti Mandir, Subhash Chandra Bose Road, Village - Shivaji Nagar, Dombivli (West), Taluka - Kalyan, District - Thane, PIN – 421 202, State – Maharashtra, Country – India belongs to **Mrs. Hemalata Arvind Mavani**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 28.09.2024 between M/s. Welfare Construction (the Vendor) AND Mrs. Hemalata Arvind Mavani (the Purchaser)
2	Copy of Commencement Certificate No. KDMC / NRV / BP / DOV / 2014 – 2015 / 36 dated 13.11.2014 issued by Kalyan Dombivli Municipal Corporation.
3	Copy of Occupancy Certificate No. KDMC / NRV / CC / DOV / OCC / 515 / 20 dated 04.01.2020 issued by Kalyan Dombivli Municipal Corporation.

LOCATION:

The said building is located at land bearing Old Survey No. 172 / 6 & 8 and New Survey No. 2/6 & 8 of Village - Shivaji Nagar of Kalyan Dombivli Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 1.4 KM distance from Dombivli station.

BUILDING:

The building under reference is having (Part) Ground + (Part) Stilt + 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 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 residential cum commercial purpose. Ground Floor is having 6 Commercial Shops. The building is having 1 Lift.

Commercial Shop:

The commercial shop under reference is situated on the ground floor. The composition of commercial shop is having single unit. Hight of shop is 11.81 ft. The commercial shop is finished with Kotta flooring, MS rolling shutter to main entrance, Concealed electrification etc.

Valuation as on 29th March 2024

The Carpet Area of the Commercial Shop	:	155.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Year of Completion 2020 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	4 Years
Cost of Construction	:	186.00 X 2,500.00 = ₹ 4,65,000.00
Depreciation	:	N.A. Building age is below 5 years
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 85,500.00 per Sq. M. i.e. ₹ 7,943.00 per Sq. Ft.
Prevailing market rate	:	₹ 18,000.00 per Sq. Ft.
Value of property as on 29.03.2024	:	155.00 Sq. Ft. X ₹ 18,000.00 = ₹ 27,90,000.00

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

Total Value of the property	:	₹ 27,90,000.00
The Realizable value of the property	:	₹ 25,11,000.00
The Distress value of the property	:	₹ 22,32,000.00
Insurable value of the property (186.00 X 2,500.00)	:	₹ 4,65,000.00
Guideline value of the property (186.00 X 7,943.00)	:	₹ 14,77,398.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 3, Ground Floor, "Krushnai Heights Co-Op. Hsg. Soc. Ltd.", Near Maruti Mandir, Subhash Chandra Bose Road, Village - Shivaji Nagar, Dombivli (West), Taluka - Kalyan, District - Thane, PIN – 421 202, State – Maharashtra, Country – India for this particular purpose at **₹ 27,90,000.00 (Rupees Twenty Seven Lakhs Ninety Thousand Only)** as on **29.03.2024**.

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 **29th March 2024 is ₹ 27,90,000.00 (Rupees Twenty Seven Lakhs Ninety Thousand 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

	Technical details	Main Building
1.	No. of floors and height of each floor	(Part) Ground + (Part) Stilt + 7 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3.	Year of construction	Year of Completion – 2020 (As per Occupancy Certificate)
4.	Estimated future life	56 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

10	Flooring	Kotta flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(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	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	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

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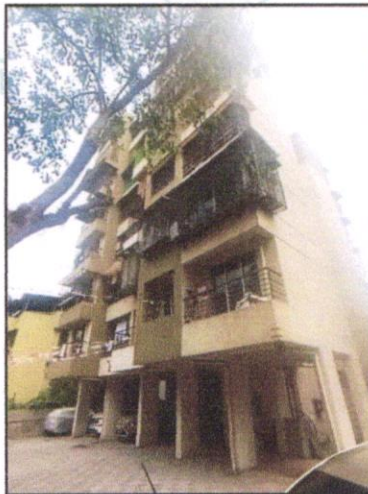
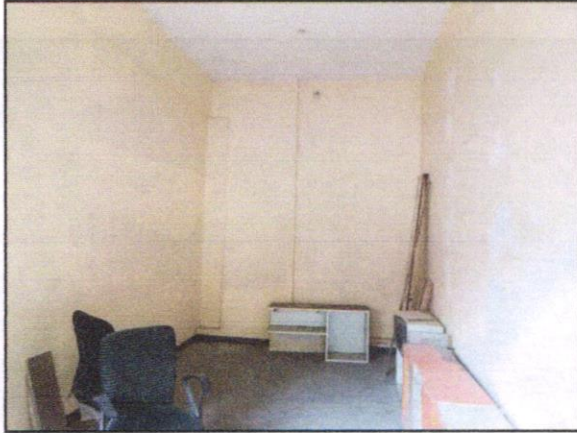
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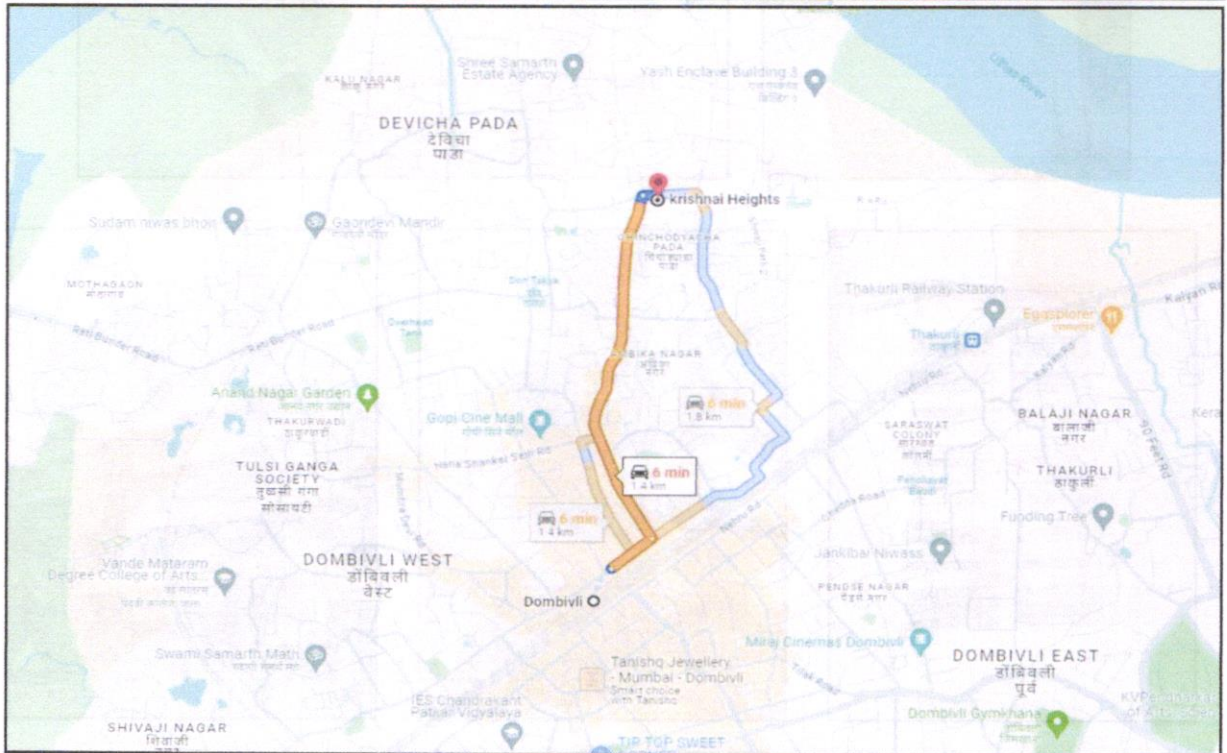
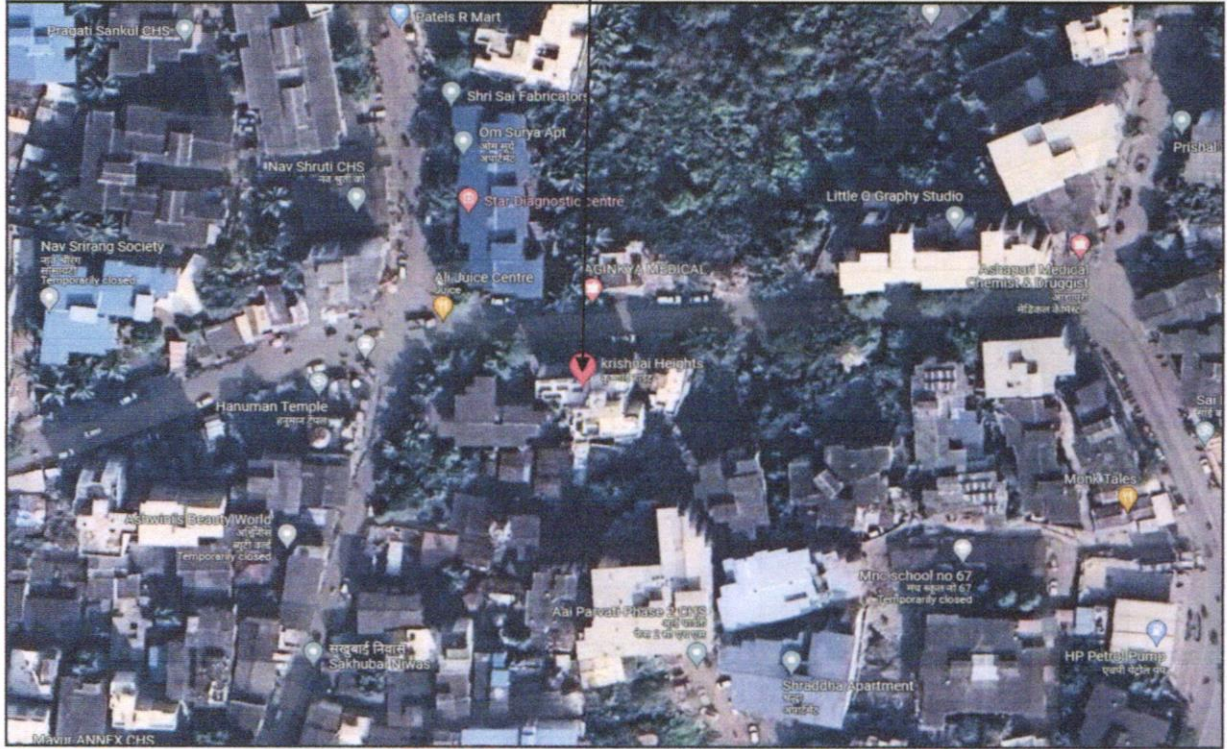


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°13'47.8"N 73°05'18.8"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 1.4 KM.)



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Price Indicators

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Posted on: Mar 22, 24 Property ID: 3547561

₹40.0 Lac ₹20000/sqft EMI - ₹18k | [How much loan can I get?](#)


Commercial Shop For Sale in [Dombivli West, Thane](#)



Ground Floor
Unfurnished

Super Area	Carpet Area	Floor
200 sqft - ₹20,000/sqft	150 sqft - ₹26,667/sqft	Ground (Out of 4 Floors)

Property Age
15 to 20 years


45 Photos

Contact Owner

Prerana Wagle -91-97-0000000

Book Visit Free Call

Contact Owner
Book Visit Free Call

Last contact made 2 days ago


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
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Posted on: Mar 23, 24 Property ID: 7843393

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Shortlists Properties
Communicates with Owners
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Join Prime @ 50% OFF

₹75.0 Lac ₹2127/sqft EMI - ₹34k | [Get one-approval loan](#)


Commercial Shop For Sale in [Dombivli West, Thane](#)



Ground Floor
Overlooking Main Road
Unfurnished

Super Area	Carpet Area	Floor
355 sqft - ₹21,127/sqft	275 sqft - ₹27,273/sqft	Ground (Out of 7 Floors)

Property Age
New Construction


2 Photos

Contact Owner

Desai -91-91-0000000

Get Phone No.

Contact Owner
Get Phone No.

Last contact made 9 days ago

Sales Instance

3795338	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कल्याण 4
28-03-2024		दस्त क्रमांक : 3795/2018
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : 1) शिवाजीनगर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	950000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	915046.65	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: विभाग क्र. 6/26,मौजे शिवाजीनगर,शाँप क्र. 4,तळ मजला,कृष्णाई बिल्डिंग,शिवाजी पथ -2,हनुमान मंदिर जवळ,डोंबिवली(प)क्षेत्रफळ 96 चौ फूट. कारपेट.((Survey Number : 2 (Old 172) ; HISSA NUMBER : 6,8 ;))	
(5) क्षेत्रफळ	1) 96 चौ.फूट	
(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:-अनंत महादेव परब वय:-58; पत्ता:-प्लॉट नं: ए/104, माळा नं: पहिला मजला, इमारतीचे नाव: कुलस्वामीनी बिल्डिंग, ब्लॉक नं: खंडोबा मंदिरच्या जवळ, रोड नं: कुंभारखाण पाडा, डोंबिवली प., महाराष्ट्र, THANE. पिन कोड:-421202 पॅन नं:-AORPP6150K	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रश्मी पंकज राणे वय:-35; पत्ता:-बी/305, तिसरा मजला, महावीर कॉम्प्लेक्स नं. 1, -, संतोषी माता रोड, कल्याण (प), आर्:आई, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421301 पॅन नं:-AOWPR1277E 2): नाव:-पंकज शरद राणे वय:-38; पत्ता:-बी/305, तिसरा मजला, महावीर कॉम्प्लेक्स नं. 1, -, संतोषी माता रोड, कल्याण (प), आर्:आई, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421301 पॅन नं:-AJOPR5207P	
(9) दस्तऐवज करुन दिल्याचा दिनांक	17/04/2018	
(10)दस्त नोंदणी केल्याचा दिनांक	18/04/2018	
(11)अनुक्रमांक,खंड व पृष्ठ	3795/2018	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	57000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	9500	
(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.	



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **29th March 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 knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

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

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 27,90,000.00 (Rupees Twenty Seven Lakhs Ninety Thousand Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.29 15:28:59 +05'30'

Arvind

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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