

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Harish Achuth Pai**

Name of Proposed Purchasers: **Mr. Abhijeet Ankush Bombale & Mrs. Seena Abhijeet Bombale**

Industrial Unit No. 123, 1st Floor, "**Shanta Industrial Premises Co-op. Soc. Ltd.**", I. B. Patel Road,
Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India.

Latitude Longitude - 19°09'37.4"N 72°51'19.9"E

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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 :

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

Vastu/Mumbai/02/2024/7171/2305127
23/15-349-PRSH
Date: 23.02.2024

VALUATION OPINION REPORT

The property bearing Industrial Unit No. 123, 1st Floor, "Shanta Industrial Premises Co-op. Soc. Ltd.", I. B. Patel Road, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India belongs to **Mr. Harish Achuth Pai**. Name of Proposed Purchaser is **Mr. Abhijeet Ankush Bombale & Mrs. Seena Abhijeet Bombale**.

Boundaries of the property.

North : Geeta Industrial Estate
South : Nala
East : Internal Road
West : Hare Ram Hare Krishna Industrial Estate

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 ₹ 1,00,18,370.00 (Rupees One Crore Eighteen Thousand Three Hundred Seventy 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.23 17:51:37 +05'30'

Auth. Sign.



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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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

Industrial Unit No. 123, 1st Floor, "Shanta Industrial Premises Co-op. Soc. Ltd.", I. B. Patel Road,
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 23.02.2024 for Bank Loan Purpose
2	Date of inspection	17.02.2024
3	Name of the owner/ owners	Name of Owner: Mr. Harish Achuth Pai Name of Proposed Purchaser: Mr. Abhijeet Ankush Bombale & Mrs. Seena Abhijeet Bombale
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Seller - Sole Ownership Purchaser – Joint Ownership Details of ownership shares is not available
5	Brief description of the property	Address: Industrial Unit No. 123, 1 st Floor, "Shanta Industrial Premises Co-op. Soc. Ltd.", I. B. Patel Road, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India. Contact Person: Mr. Harish Achuth Pai (Owner) Contact No. 9820809076
6	Location, street, ward no	I. B. Patel Road
	Survey/ Plot no. of land	CTS No. 523B of Village – Pahadi Goregaon (East)
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial Area
9	Classification of locality-high class/ middle class/poor class	High 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. = 406.00 Loft Area in Sq. Ft. = 40.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 402.00 (Area as per Draft Agreement for Sale) Built up Area in Sq. Ft. = 482.00 (Carpet Area + 20%)

13	Roads, Streets or lanes on which the land is abutting	I. B. Patel 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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Vacant
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	₹ 29,000.00 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 Industrial Unit 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 – 1994 (As per 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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Goregaon (East) Branch to assess fair market value as on 23.02.2024 for Industrial Unit No. 123, 1st Floor, "**Shanta Industrial Premises Co-op. Soc. Ltd.**", I. B. Patel Road, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India belongs to **Mr. Harish Achuth Pai**.

We are in receipt of the following documents:

1	Copy of Draft Agreement for Sale in the month of Feb'2024 Mr. Harish Achuth Pai (The Transferor) And Mr. Abhijeet Ankush Bombale & Mrs. Seena Abhijeet Bombale (The Transferees).
2	Copy of Occupancy Certificate No. CE / 900 / BP (WS) / AP dated 18.05.1994 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Society Letter dated 15.02.2024 in the name of Mr. Harish Achuth Pai issued by Shanta Industrial Premises Co-op. Soc. Ltd.

LOCATION:

The said building is located at CTS No. 523B of Village – Pahadi Goregaon (East), Goregaon (East), Mumbai – 400 063. The property falls in Industrial Zone. It is at a walking distance 1.2 Km. from Goregaon railway station.

BUILDING:

The building under reference is having Ground + 1st + 2nd Part 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 Industrial purpose. 1st Floor is having 14 Industrial Units. 2 Lifts are provided in the building.

Industrial Unit:

The Industrial Unit under reference is situated on the 1st Floor. The composition of Unit is Working Area + Loft Area. The Industrial Unit is finished with Carpet flooring, Teak wood door frame with solid flush doors, Powder Coated Aluminum sliding windows, Casing Capping electrification & Concealed plumbing.

Valuation as on 23rd February 2024

The Built-up Area of the Industrial Unit	:	482.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1994 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	30 Years
Cost of Construction	:	482.00 X 2,700.00 = 13,01,400.00
Depreciation $\{(100-10) \times 30 / 60\}$:	45.00%
Amount of depreciation	:	₹ 5,85,630.00
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	:	₹ 22,000.00 per Sq. Ft.
Value of property as on 23.02.2024	:	482.00 Sq. Ft. X ₹ 22,000.00 = ₹ 1,06,04,000.00

(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 23.02.2024	:	₹ 1,06,04,000.00 - ₹ 5,85,630.00 = ₹ 1,00,18,370.00
Total Value of the property	:	₹ 1,00,18,370.00
The realizable value of the property	:	₹ 90,16,533.00
Distress value of the property	:	₹ 80,14,696.00
Insurable value of the property (482.00 X 2,700.00)	:	₹ 13,01,400.00
Guideline value of the property (482.00 X 11,051.00)	:	₹ 53,26,582.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 123, 1st Floor, "Shanta Industrial Premises Co-op. Soc. Ltd.", I. B. Patel Road, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India for this particular purpose at **₹ 1,00,18,370.00 (Rupees One Crore Eighteen Thousand Three Hundred Seventy Only)** as on **23rd February 2024**.

NOTES

1. I, Manoj 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 **23rd February 2024** is **₹ 1,00,18,370.00 (Rupees One Crore Eighteen Thousand Three Hundred Seventy 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

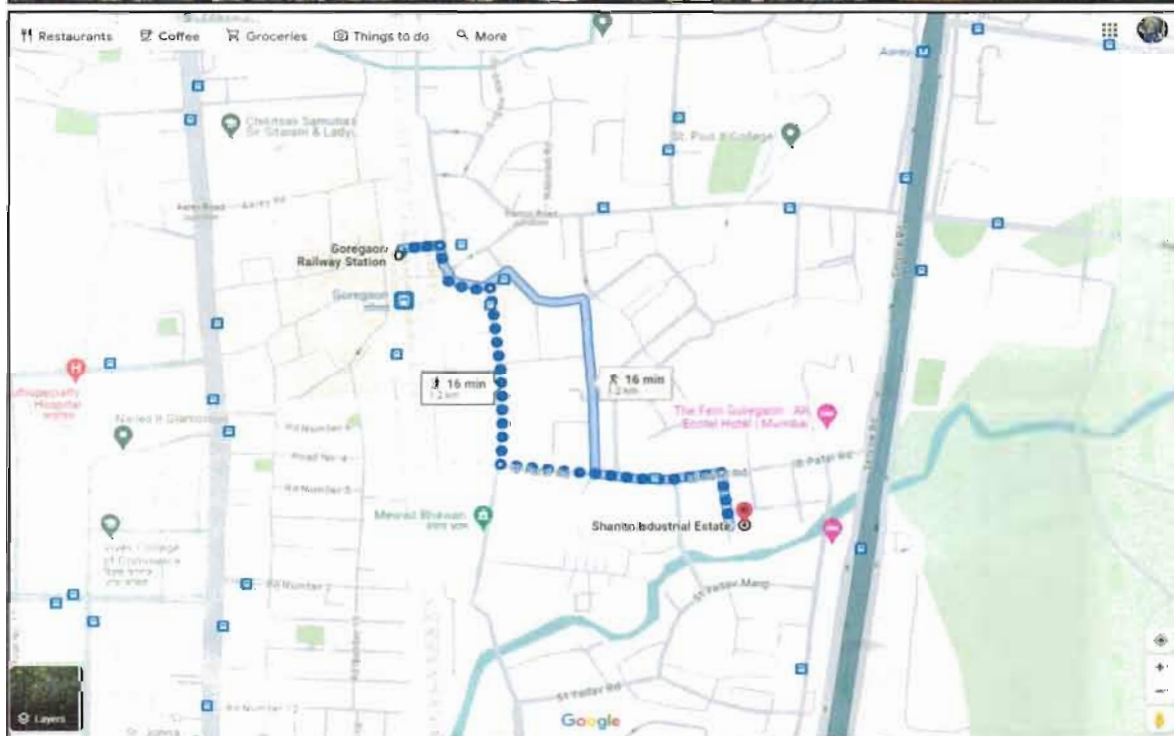
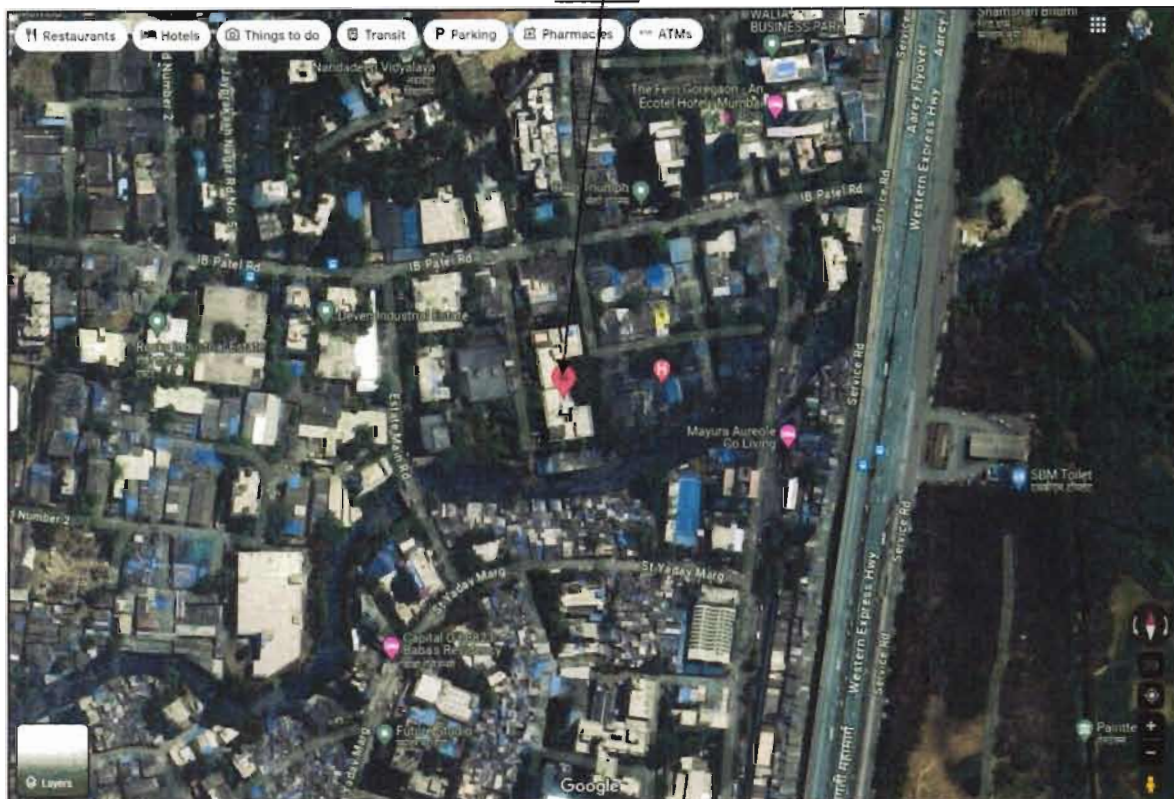
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 1 st + 2 nd Part Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is an Industrial Unit situated on 1 st Floor
3	Year of construction	1994 (As per Occupancy Certificate)
4	Estimated 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	Carpet 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	Casing Capping 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	6'.0" High, R.C.C. column with B. B. masonry wall
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 u/r



Latitude Longitude - 19°09'37.4"N 72°51'19.9"E


Note: The Blue line shows the route to site from nearest railway station (Goregaon – 1.2 Km.)




Vastukala Consultants (I) Pvt. Ltd.
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Ready Reckoner Rate


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

**नोंदणी व मूलांक
विभाग**
महाराष्ट्र शासन



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Location Details

Select Type: Development Agreement Tenant Occupied Other Division Name: [Help on Division](#)

District Name: Zone Name: Attribute: SubZone Name:

Open Land	Residence	Office	Shop	Industry	Unit
93420	142790	164179	218200	142760	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Unit	1,42,760.00			
No Increase by unit Located on 1 st 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)	30%			
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

NOBROKER

Office Space in Cama Industrial Estate, Mumbai For Sale

₹ 1.15 Crores
₹ 86,857/Month
700 Sq Ft
450 Sq Ft

Office Space
Freehold
Semi-Furnished
Feb 3, 2024

Public
More Than 10 Year
Immediately

Get Owner Details

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

Activity On This Property

Similar Properties

NoBroker Services
Credit Agreement
Check Loan Eligibility
Estimate Interest Cost
Book Legal Services
Book Reservations

magicbricks Buy Rent Sell Home Loans

Get priority access & benefits with **MB Prime** Unlock exclusively Reserved Owner Properties **Join Prime @ 50% Off**

₹ 1.45 Cr (Min. ₹ 65L) Get Loan offers from 3+ banks

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

Ready to Move

Super Built-Up Area: 750 sqft - ₹ 9,333/sqft
Transaction Type: Resale
Age Of Construction: 15 to 20 years
Type Of Ownership: Freehold

Contact Owner Book Visit Free Call

Last contact made 9 days ago

More Details

Price: ₹ 1.45 Cr
Address: C-109, Gambhir Industrial State, Behind Pravasi Industrial State, Goregaon East, Mumbai - Western Mumbai, Maharashtra

Contact Owner: **Rajeev Rai** -91-9800000000
Book Visit Free Call

Price Indicators

NOBROKER

Industrial Shed in Goregaon East, Mumbai For Sale

₹ 1.5 Crores
Estimated ₹ 1.5 Cr

₹ 2.63 Lacs/Month
Estimated ₹ 2.63 Lacs

1,330 Sq. Ft.
Built Up Area

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Western express highway goregaon east / Industrial shed for Sale in Western express highway goregaon east / Property Details

Photos Location

Industrial Shed
Freehold
Unfurnished
Jan 31, 2024

Public
Ground Floor
More Than 10 Year
Aug 1, 2024

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Activity On This Property

NoBroker Services

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

NOBROKER

Industrial Building in Bhiola Bhagwan Industrial Estate, Mumbai...

₹ 2 Crores
Estimated ₹ 2 Cr

₹ 1.5 Lacs/Month
Estimated ₹ 1.5 Lacs

800 Sq. Ft.
Built Up Area

800 Sq. Ft.
Carpet Area

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Western express highway goregaon east / Industrial building for Sale in Western express highway goregaon east / Property Details

Photos Location

Industrial Building
Freehold
Semi Furnished
Oct 1, 2023

Public
Ground Floor
More Than 10 Year
Immediately

Contact

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Activity On This Property

NoBroker Services

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

Similar Properties

Sales Instance

9487324	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 1
23-02-2024		दस्त क्रमांक : 9487/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : पी.एस.पहाडीगोरेगांव		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	6400000	
(3) बाजार भाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो को पट्टेदार ते नमुद करावे)	4391297.6	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: युनिट नं. 8., माळा नं: तळ मजला, इमारतीचे नाव: शांता इंडस्ट्रीयल प्रिमायसिस सी.एस.एल., ब्लॉक नं: आय.बी.पटेल रोड,गोरेगाव पूर्व,मुंबई 400063, रोड : प्लॉट नं. 2,भोला भगवान इस्टेट, इतर माहिती: मिळकती चे क्षेत्रफळ 331 चौ. फूट म्हणजेच 30.76 चौ. मी. बांधीव आहे. ((C.T.S. Number : 523/B and 527/B Pahadi, Goregaon East ;))	
(5) क्षेत्रफळ	30.76 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-एक्सेलसीअर इंजिनियरिंग वर्क्स तर्फे भागीदार प्रगनेश दामजी रांभीया वय:-49 पत्ता:-प्लॉट नं: युनिट नं. 10, माळा नं: -, इमारतीचे नाव: हरeram हरेकृष्णा इंडस्ट्रियल इस्टेट, ब्लॉक नं: गोरेगाव पूर्व, मुंबई, रोड नं: आय. बी. पटेल रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AAAFAE1736H 2): नाव.-एक्सेलसीअर इंजिनियरिंग वर्क्स तर्फे भागीदार दीप्ती प्रगनेश रांभीया वय:-49 पत्ता:-प्लॉट नं: युनिट नं. 10, माळा नं: -, इमारतीचे नाव: हरeram हरेकृष्णा इंडस्ट्रियल इस्टेट, ब्लॉक नं: गोरेगाव पूर्व, मुंबई, रोड नं: आय. बी. पटेल रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AAAFAE1736H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-प्रथिश एस. अल्वा वय:-49; पत्ता:-प्लॉट नं. फ्लॉट नं. सी/801, माळा नं: 8वा मजला, इमारतीचे नाव: डी.बी. वूड्स, ब्लॉक नं: गोकुळधाम, गोरेगाव पूर्व, मुंबई, रोड नं: कृष्णा वाटिका मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-AFXPA6718B 2): नाव.-स्वाती प्रथिश अल्वा वय:-44; पत्ता:-प्लॉट नं: फ्लॉट नं. सी/801, माळा नं: 8वा मजला, इमारतीचे नाव: डी.बी. वूड्स, ब्लॉक नं: गोकुळधाम, गोरेगाव पूर्व, मुंबई, रोड नं: कृष्णा वाटिका मार्ग, महाराष्ट्र, मुम्बई. पिन कोड:-400063 पॅन नं:-APDPS4935E	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/06/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	21/06/2023	
(11) अनुक्रमांक,खंड व पृष्ठ	9487/2023	
(12) बाजार भावाप्रमाणे मुद्रांक शुल्क	384000	
(13) बाजार भावाप्रमाणे नोंदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **23rd 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 **₹ 1,00,18,370.00 (Rupees One Crore Eighteen Thousand Three Hundred Seventy 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: 2024.02.23 17:51:53 +05'30'

Director

Auth. Sign.

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

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