

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Raju Subbarao Gawli**

Commercial Shop No. 01, Ground Floor, "**Modireality Wisteria**", Proposed Redevelopment of Existing Building
Known as Charkop Shree Krishna Co-Op. Hsg. Soc. Ltd., Plot No. 212, RDP – 6, Sector – 3, Charkop,
Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India.

Latitude Longitude: 19°12'56.2"N 72°49'53.7"E

Valuation Prepared for:

Cosmos Bank




Malad (West) Branch

Shop No 6,7,8,Kewal Towers, B.J.Patel Road,Malad (West), Mumbai,
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



Vastu/Mumbai/03/2024/7382/2305449

11/14-197-PRSH

Date: 11.03.2024

VALUATION OPINION REPORT

The under-construction property bearing Commercial Shop No. 01, Ground Floor, "Modireality Wisteria", Proposed Redevelopment of Existing Building Known as Charkop Shree Krishna Co-Op. Hsg. Soc. Ltd., Plot No. 212, RDP – 6, Sector – 3, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mr. Raju Subbarao Gawli**.

Boundaries of the property:

North	Charkop Municipal Maternity Hospital
South	RDP Road Number 6
East	Shiv Krupa CHSL
West	Gandhar CHSL

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose at ₹ **1,77,00,000.00 (Rupees One Crore Seventy-Seven Lakh Only)**. As per site inspection 50% of construction work is completed.

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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Think.Innovate.C



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 in Form – 01



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Commercial Shop No. 01, Ground Floor, "Modireality Wisteria", Proposed Redevelopment of Existing Building Known as Charkop Shree Krishna Co-Op. Hsg. Soc. Ltd., Plot No. 212, RDP – 6, Sector – 3, Charkop, Kandivali (West), Mumbai – 400 067, 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 11.03.2024 for Bank Loan Purpose
2	Date of inspection	02.03.2024
3	Name of the owner/ owners	Mr. Raju Subbarao Gawli
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	Commercial Shop No. 01, Ground Floor, "Modireality Wisteria", Proposed Redevelopment of Existing Building Known as Charkop Shree Krishna Co-Op. Hsg. Soc. Ltd., Plot No. 212, RDP – 6, Sector – 3, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India.
6	Location, street, ward no	Plot No. 212, RDP – 6, Sector – 3, Charkop, Kandivali (West), Mumbai – 400 067
7	Survey/ Plot no. of land	Plot No. 212, RDP – 6, Sector – 3, CTS No. 1C-1/386 of Village - Kandivali
8	Is the property situated in residential/ commercial/ mixed area/ industrial 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, Offices, 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 land supported by documentary proof. Shape, dimension and physical features	RERA Carpet Area in Sq. Ft. = 340.00 (Area as per Actual site measurement) RERA Carpet Area in Sq. Ft. = 354.00 (Area as per Permanent Alternate Accommodation Agreement) Built up Area in sq. Ft. = 389.00 (RERA Carpet Area + 10%) All the above areas are 4% of the Permanent Alternate Accommodation Agreement. The above calculations and detail measurements taken by us prove that the

		Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area
13	Roads, Streets or lanes on which the land is abutting	Plot No. 212, RDP – 6, Sector – 3, Charkop, Kandivali (West), Mumbai – 400 067
14	If freehold or leasehold land	Lease 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 increase 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.	N.A.
21	Attach a dimensioned site plan	Copy of Approved Building Plan No. MHADA / 74 / 1074 / 2022 dated 02.06.2022 issued by MHADA.
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)	Information not available
24	Is the building owner occupied/tenanted/both?	Building is under construction
25	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
26	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MHADA norms Percentage actually utilized – Details not available
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	₹ 60,000.00 Expected rental income per month after completion
(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 an apartment. 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	Building is under construction
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, Malad (West) Branch, we have valued Commercial Shop No. 01, Ground Floor, "Modireality Wisteria", Proposed Redevelopment of Existing Building Known as Charkop Shree Krishna Co-Op. Hsg. Soc. Ltd., Plot No. 212, RDP – 6, Sector – 3, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mr. Raju Subbarao Gawli**.

We are in receipt of the following documents:

1	Copy of Permanent Alternate Accommodation Agreement dated 31.03.2022 between M/s. Modireality Developers Pvt. Ltd. (The Developers) And Mr. Raju Subbarao Gawli (The Purchaser).
2	Copy of Approved Building Plan No. MHADA / 74 / 1074 / 2022 dated 02.06.2022 issued by MHADA. (As downloaded from RERA site)
3	Copy of Commencement Certificate No. MH / EE / (BP) / GM / MHADA - 74/ 1074 / 2022 / FCC / 1 / Amend dated 09.12.2022 issued by MHADA. (As downloaded from RERA site)
4	Copy of RERA Certificate No. P51800034890 dated 28.04.2022. (As downloaded from RERA site)

LOCATION:

The said building is located Plot No. 212, RDP – 6, Sector – 3, CTS No. 1C-1/386 of Village - Kandivali. The property falls in Residential cum commercial Zone. It is at a walking distance 850 mt. from Kandivali West metro station.

BUILDING:

The building under reference is having proposed Ground + 22 upper floors. It is a proposed R.C.C. Framed Structure framed with 9" thick external walls and 6" thick internal POP finished 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 is used for residential cum commercial purposes. Ground Floor is having proposed 5 Commercial Shops. The building is having proposed 2 Lifts. At the time of inspection Building was under construction.

If Under Construction, extent of completion as under:

Foundation	Completed	RCC Plinth	Completed
Full Building RCC	Completed	Internal & External Brick work	Completed Up to 20th Floor
Internal Plastering	Completed Up to 11th Floor	Total	50% Work Completed

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor. It consists of Working Area only. The Height of shop is 13.24 Ft. The Commercial Shop is finished with Proposed Vitrified flooring, Proposed M.S. Rolling Shutter, Proposed Concealed electrification.

Valuation as on 11th March 2024

The RERA Carpet Area of the Commercial Shop	354.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Building is under construction
Expected total life of building	:	60 Years
Age of the building as on 2022	:	Building is under construction
Cost of Construction	:	389.00 Sq. Ft. X ₹ 3,000.00 = ₹ 11,67,000.00
Depreciation	:	N.A. as building is under construction
Amount of depreciation	:	N.A. as building is under construction
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,68,370.00 Sq. M. i.e., ₹ 15,642.00 Sq. Ft.
Guideline rate (After Depreciate)	:	N.A. as building is under construction
Value of property as on 11.03.2024	:	354.00 Sq. Ft. X ₹ 50,000.00 = ₹ 1,77,00,000.00

(Area of property x market rate of developed land & Residential premises as on 2023-2024 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 11.03.2024	:	₹ 1,77,00,000.00
Value of the property	:	₹ 1,77,00,000.00
The realizable value of the property	:	₹ 1,59,30,000.00
Distress value of the property	:	₹ 1,41,60,000.00
Insurable value of the property (389.00 X 3,000.00)	:	₹ 11,67,000.00
Guideline value of the property (389.00 X 15,642.00)	:	₹ 60,84,738.00

Taking into consideration above said facts, we can evaluate the value of Commercial Shop No. 01, Ground Floor, "Modireality Wisteria", Proposed Redevelopment of Existing Building Known as Charkop Shree Krishna Co-Op. Hsg. Soc. Ltd., Plot No. 212, RDP – 6, Sector – 3, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India for this particular purpose at **₹ 1,77,00,000.00 (Rupees One Crore Seventy-Seven Lakh Only)**.

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 **11th March 2024 is ₹ 1,77,00,000.00 (Rupees One Crore Seventy-Seven Lakh 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

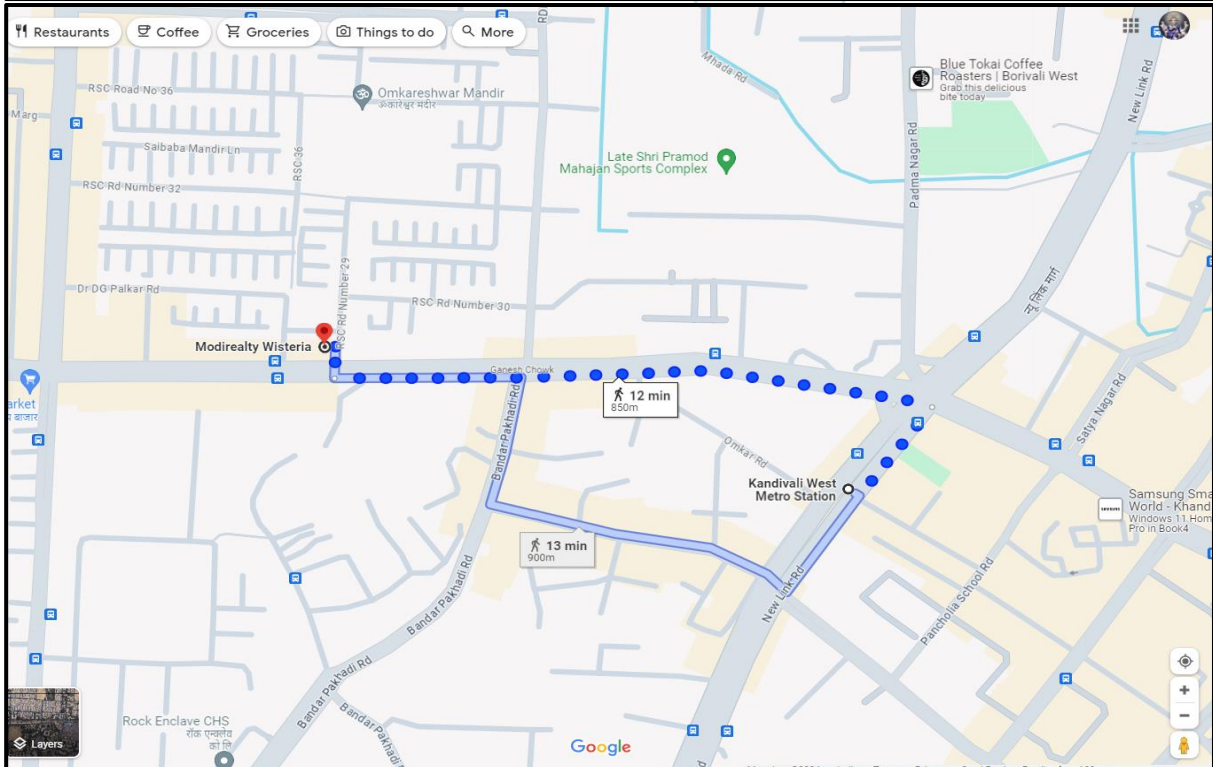
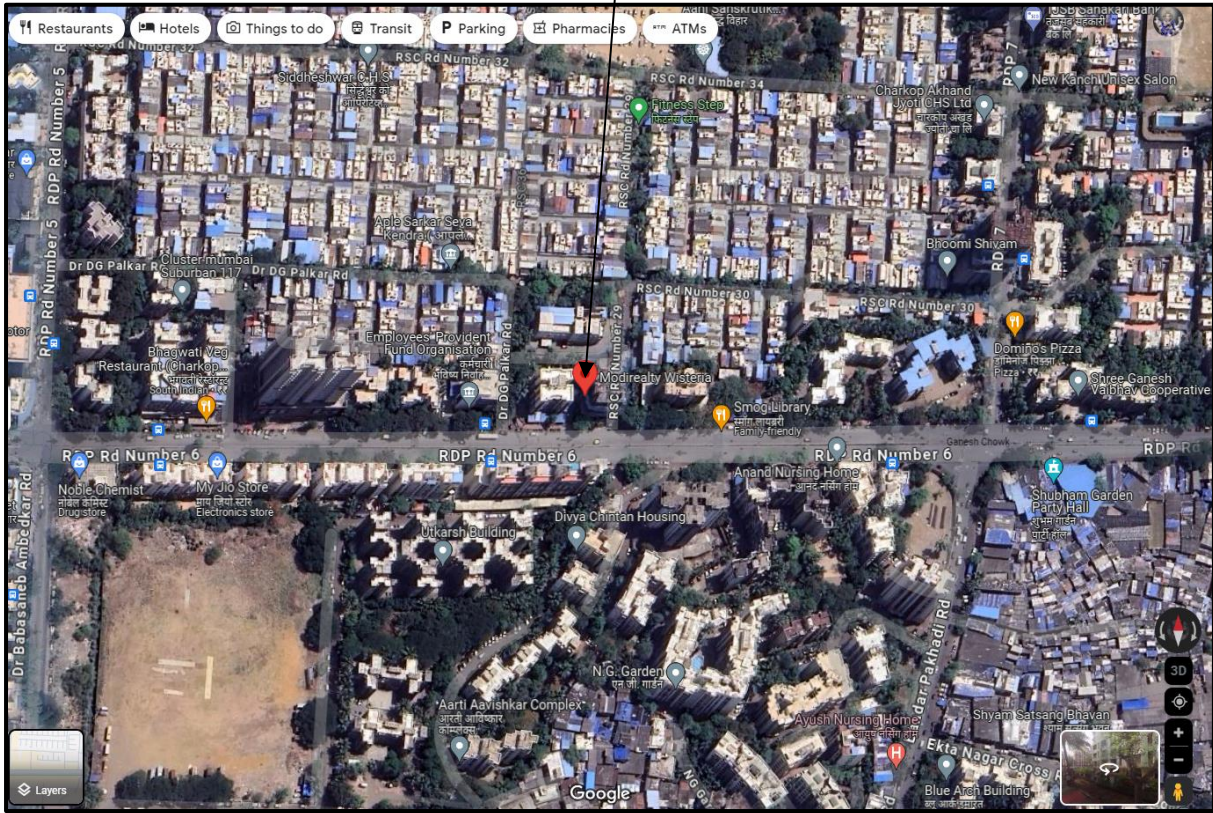
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 22 nd Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3.	Year of construction	Building is under construction
4.	Estimated future life	60 Years (After Building Completion) Subject to proper, preventive periodic maintenance & structural repairs.
5.	Type of construction- load bearing walls/RCC frame/ steel frame	Proposed R.C.C. Framed Structure
6.	Type of foundations	Proposed R.C.C. Foundation
7.	Walls	Proposed All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	Proposed 6" thick brick wall
9.	Doors and Windows	Proposed M.S. Rolling Shutter
10.	Flooring	Proposed Vitrified tiles flooring
11.	Finishing	Proposed 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	Proposed Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	Proposed 6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity	Proposed 2 Lifts
19.	Underground sump – capacity and type of construction	Proposed R.C.C tank
20.	Over-head tank Location, capacity Type of construction	Proposed R.C.C tank on terrace
21.	Pumps- no. and their horse power	Proposed May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	Proposed Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Proposed Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°12'56.2"N 72°49'53.7"E

Note: The Blue line shows the route to site from nearest metro station (Kandivali West – 850 Mt.)

Ready Reckoner

Open Land		Residence	Office	Shop	Industry	Unit
58260		134700	154820	168370	134700	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Shop	1,68,370.00			
No Increase by Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,68,370.00	Sq. Mt.	15,642.00	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

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Commercial Shop For Sale in [Sector 9 Charkop, Mumbai](#)



10 ft wide Entry

Ground Floor

Overlooking Main Road

Super Area 200 sqft ~ ₹32,500/sqft	Carpet Area 150 sqft ~ ₹46,667/sqft	Floor Ground (Out of 8 Floors)
Property Age 10 to 15 years	Units On Floor 15	Suitable For Clinic, Meat Shop, Stationary Shop, Salon/Spa, Mobile Shop, Chemist Shop
Maintenance Charges 2,500 Monthly	Lifts 2	

✔ Main Road Facing
✔ Assured Returns of 10% per annum

Contact Agent
Get Phone No.
Last contact made 24 days ago

Contact Agent

Nidhi Agarwal -91-97XXXXXXX

Get Phone No.

More Details


Price	₹70 Lac
Booking Amount	₹1.0 Lac
Facilities	Security, Water Storage, CCTV Camera
Address	Charkop sector 9., Sector 9 Charkop, Mumbai - Western Mumbai, Maharashtra

HOUSING.COM
Commercial in Mumbai ▾
Kandivali West ▾

Home / Mumbai / Kandivali West / Shop for sale in Kandivali West / 325 sq.ft Shop in Kandivali West, Mumbai
Last updated: Mar 4, 2023

325 sq.ft Shop, Kandivali West, Mumbai

Sector 3 Charkop, Kandivali West, Mumbai



No Property Images Available

325 Sq.Ft
Carpet Area

15% P.A.
Expected Rol

Leasehold
Ownership

Residential Project
Location Hub

GF/ 7 Floors
Floors

₹1.8 Cr

Contact Seller

ABOUT
OVERVIEW
ADDITIONAL DETAILS
AMENITIES

About the property

This modern Shop designed with luxury facilities in the heart of Mumbai at Kandivali West is an ideal investment option. It has a carpet area of 325.0 square feet. This commercial project Zenith ch's enjoys good connectivity to different parts of the city and is surrounded by entertainment hubs.

[Read More ▾](#)

Overview

Carpet Area 325 sq.ft	Built Up Area 450 sq.ft
Expected Rol 15% p.a.	Possession Status Ready to move

Nice choice. Let's connect with the Seller

Contact Seller

DS **Dilip S.Rathod**
Broker
+91*****5167

Please share your contact

Name

+91 Phone

Email

Reason to buy

Investment
Personal

Sales Instance

3/4/24, 5:27 PM	igr_4928	
4928389 28-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 6 दस्त क्रमांक : 4928/2024 नोदणी : Regn:83m
गावाचे नाव : कादिवली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	12800000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4037512.6	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: कमर्शियल शॉप नं. 10,तळ मजला,चारकोप क्षितिज को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड,प्लॉट नं.132,सेक्टर-4,आर.डी.पी. 7/8,चारकोप,कादिवली पश्चिम मुंबई 400067.,कमर्शियल शॉपचे रेराप्रमाणे क्षेत्रफळ 234.55 चौ.फूट कारपेट.((C.T.S. Number : 1C/1/177 ;))	
(5) क्षेत्रफळ	23.98 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:-चारकोप क्षितिज को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड चे प्राधिकृत व्यक्ती धर्मेरा जयंतीलाल राणा (चेअरमन) वय:-51 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: चारकोप क्षितिज को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं. प्लॉट नं.132,सेक्टर-4,आर.डी.पी. 7/8,चारकोप, रोड नं: कादिवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AAAAC9613Q 2): नाव:-चारकोप क्षितिज को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड चे प्राधिकृत व्यक्ती सुरेश रामचंद्र देसाई (सेक्रेटरी) वय:-60 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: चारकोप क्षितिज को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं. प्लॉट नं.132,सेक्टर-4,आर.डी.पी. 7/8,चारकोप, रोड नं: कादिवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AAAAC9613Q 3): नाव:-चारकोप क्षितिज को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड चे प्राधिकृत व्यक्ती संजय वसंतराव पाटील (खजिनदार) वय:-51 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: चारकोप क्षितिज को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं. प्लॉट नं.132,सेक्टर-4,आर.डी.पी. 7/8,चारकोप, रोड नं: कादिवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AAAAC9613Q	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिता दीपक सांचला वय:-52; पत्ता:-प्लॉट नं: बी-304, माळा नं: 3 रा मजला, बिल्डिंग नं. 04, इमारतीचे नाव: भूषण पार्क व्ह्यू को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: पचा नगर, भूषण पार्क गार्डन समोर,चिक्वाडी, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AMBPS9375F 2): नाव:-दीपक केशव सांचला वय:-53; पत्ता:-प्लॉट नं: बी-304, माळा नं: 3 रा मजला, बिल्डिंग नं. 04, इमारतीचे नाव: भूषण पार्क व्ह्यू को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड, ब्लॉक नं: पचा नगर, भूषण पार्क गार्डन समोर,चिक्वाडी, रोड नं: बोरीवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AMKPS7924D	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	27/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4928/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	768000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Bank Loan** purpose as on date **11th March 2024**

The term Fair Market 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.

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 neighbourhood 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 is at **₹ 1,77,00,000.00 (Rupees One Crore Seventy-Seven Lakh Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

Auth. Sign.

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