

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchasers: **Mr. Rajendra Mahadeo Indulkar & Mrs. Hemangi Rajendra Indulkar**

Name of Owners : **Mr. Jayram Laxman Pujari & Mrs. Vrushali Jayram Pujari**

Residential Flat No. C-311, 3rd Floor, C Wing, "**Sukh Sagar Co-op. Hsg. Soc. Ltd.**", Goddev, Phatak Road, Abhinav School Bus Stop, Byanader (East), Thane – 401105, State – Maharashtra, Country – India.

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Latitude Longitude - 19°18'11.3"N 72°51'28.6"E

Intended User:

Cosmos Bank

Veera Desai Road, Andheri (West) Branch

Shop No. 7, Dhanashree Heights, Building No. 42, Off. Veera Desai Road, Andheri (West),
Mumbai – 400 053, State – Maharashtra, Country – India.



Our Pan India Presence at :

- | | | | |
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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**

VALUATION OPINION REPORT

The property bearing Residential Flat No. C-311, 3rd Floor, C Wing, "Sukh Sagar Co-op. Hsg. Soc. Ltd.", Goddev, Phatak Road, Abhinav School Bus Stop, Byanader (East), Thane – 401105, State – Maharashtra, Country – India belongs to **Mr. Jayram Laxman Pujari & Mrs. Vrushali Jayram Pujari**. Name of **Proposed Purchasers** is **Mr. Rajendra Mahadeo Indulkar & Mrs. Hemangi Rajendra Indulkar**.

Boundaries of the property.

North : Kairali Apartment
South : Road
East : Phatak Road
West : Pooja Nagar

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 **₹ 55,11,800.00 (Rupees Fifty Five Lakh Eleven Thousand Eight Hundred 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: 2024.03.21 11:30:32 +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

Encl: Valuation report



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Valuation Report of Residential Flat No. C-311, 3rd Floor, C Wing, "Sukh Sagar Co-op. Hsg. Soc. Ltd.", Goddev, Phatak Road, Abhinav School Bus Stop, Byanader (East), Thane – 401105, 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 21.03.2024 for Banking Purpose
2	Date of inspection	18.03.2024
3	Name of the owner/ owners	Name of Proposed Purchasers: Mr. Rajendra Mahadeo Indulkar & Mrs. Hemangi Rajendra Indulkar Name of Owners: Mr. Jayram Laxman Pujari & Mrs. Vrushali Jayram Pujari
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of share of ownership is not available
5	Brief description of the property	Address: Residential Flat No. C-311, 3 rd Floor, C Wing, "Sukh Sagar Co-op. Hsg. Soc. Ltd.", Goddev, Phatak Road, Abhinav School Bus Stop, Byanader (East), Thane – 401105, State – Maharashtra, Country – India Contact Person: Mrs. Vrushali Jayram Pujari (Seller) Contact No. 7738580513
6	Location, street, ward no	Phatak Road, Bhayander (East)
	Survey/ Plot no. of land	Old Survey No. 117/1, New Survey No. 121/1
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 479.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 496.00



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	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 11,500.00 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 Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Completion – 1995 (As per site

	year of completion	information)
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.
45	Remarks:	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Veera Desai Road, Andheri (West) Branch to assess fair market value as on 21.03.2024 for Residential Flat No. C-311, 3rd Floor, C Wing, "Sukh Sagar Co-op. Hsg. Soc. Ltd.", Goddev, Phatak Road, Abhinav School Bus Stop, Byanader (East), Thane – 401105, State – Maharashtra, Country – belongs to **Mr. Jayram Laxman Pujari & Mrs. Vrushali Jayram Pujari**. Name of **Proposed Purchasers** is **Mr. Rajendra Mahadeo Indulkar & Mrs. Hemangi Rajendra Indulkar**.

We are in receipt of the following documents:

1	Copy of Draft Agreement for Sale between Mr. Jayram Laxman Pujari & Mrs. Vrushali Jayram Pujari (the Transferors) AND Mr. Rajendra Mahadeo Indulkar & Mrs. Hemangi Rajendra Indulkar (the Transferees)
2	Copy of Agreement for Sale dated 29.08.2005 between Shri. Jeevan Morarilal Nohria (the Transferor) AND Mr. Jayram Laxman Pujari & Mrs. Vrushali Jayram Pujari (the Purchasers)
3	Copy of Commencement Certificate No. Javak No. 810 / 82 / 83 dated 10.05.1982 issued by Group Grampanchayat Navghar (Bhayander).

LOCATION:

The said building is located at Old Survey No. 117/1, New Survey No. 121/1 at Village – Goddev, Taluka – Thane, District – Thane. The property falls in Residential Zone. It is at a travelling distance 1.2 Km. from Bhayander Railway Station.

BUILDING:

The building under reference is having Ground + 3 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 building external condition is good. The building is used for residential purpose. 3rd Floor is having 6 Residential Flat. The building is without lift.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC + Bath + Balcony. The residential flat is finished with Vitrified flooring, Teak wood door frame with flush door, Powder Coated Aluminum sliding windows & concealed electrification & concealed plumbing.

Valuation as on 21st March 2024

The Built Up Area of the Residential Flat	:	496.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1995 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	29 years
Cost of Construction	:	496.00 X 2,500.00 = ₹ 12,40,000.00
Depreciation $\{(100-10) \times 29 / 60\}$:	43.50%
Amount of depreciation	:	₹ 5,39,400.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 81,005.00 per Sq. M. i.e. ₹ 7,526.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 67,171.00 per Sq. M. i.e. ₹ 6,240.00 per Sq. Ft.
Prevailing market rate	:	₹ 12,200.00 per Sq. Ft.
Value of property as on 21.03.2024	:	₹ 496.00 Sq. Ft. X ₹ 12,200.00 = ₹ 60,51,200.00

(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 21.03.2024 (A)	:	₹ 60,51,200.00 - ₹ 5,39,400.00 = ₹ 55,11,800.00
Total Value of the property	:	₹ 55,11,800.00
The realizable value of the property	:	₹ 49,60,620.00
Distress value of the property	:	₹ 44,09,440.00
Insurable value of the property (496.00 Sq. Ft. X ₹ 2,500.00)	:	₹ 12,40,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. C-311, 3rd Floor, C Wing, "Sukh Sagar Co-op. Hsg. Soc. Ltd.", Goddev, Phatak Road, Abhinav School Bus Stop, Byanader (East), Thane – 401105, State – Maharashtra, Country – India for this particular purpose at **₹ 55,11,800.00 (Rupees Fifty Five Lakh Eleven Thousand Eight Hundred Only)** as on **21st March 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 **21st March 2024** is **₹ 55,11,800.00 (Rupees Fifty Five Lakh Eleven Thousand Eight Hundred 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 + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction	1995 (As per Completion Certificate)
4	Estimated future life	31 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 door, Powder Coated Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering, POP false ceiling
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	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	No Lift

19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

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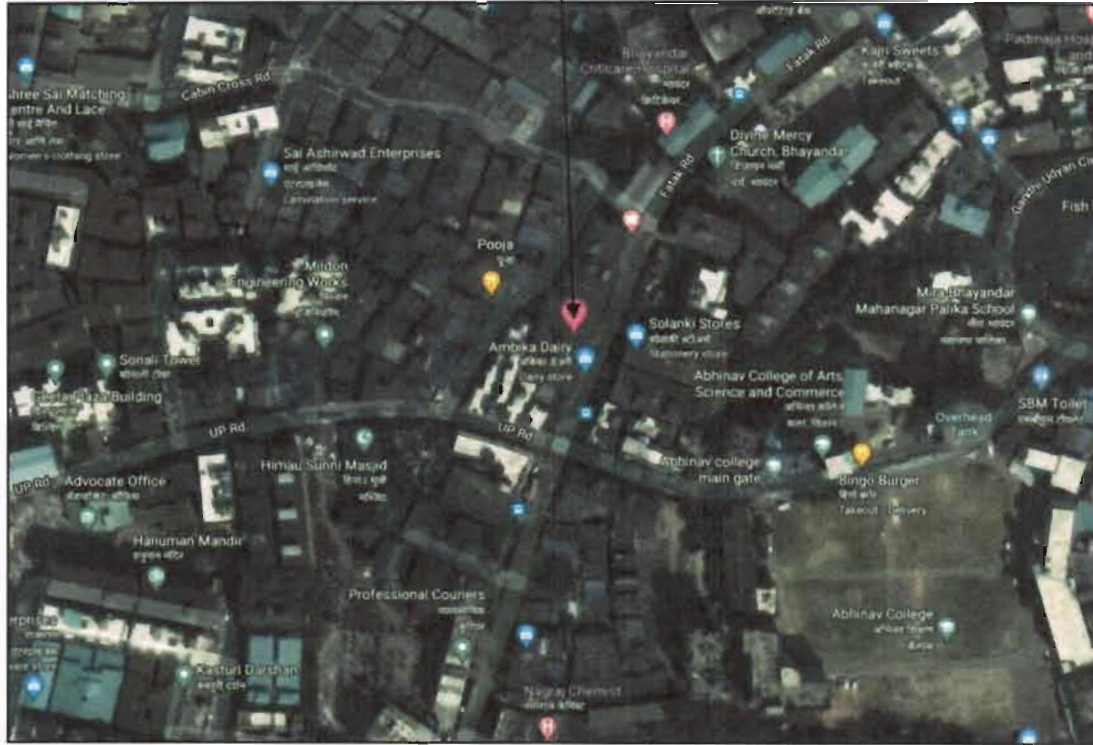


Actual site photographs



Route Map of the property

Site,u/r



Latitude Longitude - 19°18'11.3"N 72°51'28.6"E

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



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Ready Reckoner Rate

DIVISION / VILLAGE : GHODDEV Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation - Class 'B'		
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	Land : M) All the Properties in Village Ghoddev.					
			Rate of Land + Building in ₹ per sq. m. Built-Up			
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
3	3/1B	33300	95300	109600	119100	109600
Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121A, 121B						
<input type="button" value="=> Compare With Previous Year"/> ↓						

Stamp Duty Ready Reckoner Market Value Rate for Flat	95,300.00			
Reduced by 15% on Flat Located on 3 rd Floor	14,295.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	81,005.00	Sq. Mtr.	7,526.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	33,300.00			
The difference between land rate and building rate (A – B = C)	47,705.00			
Depreciation Percentage as per table (D) [100% - 29%] (Age of the Building – 29 Years)	71%			
Rate to be adopted after considering depreciation [B + (C x D)]	67,171.00	Sq. Mtr.	6,240.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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

99acres Buy Home > Property > Flats > Society > Summary

₹66 Lac ₹15,348 per sq.ft. **1BHK 2Baths**
Estimated EMR ₹52,714
 1 BHK Apartment For Sale

₹66 Lac + Govt Charges & Tax @ 15,348 per sq.ft. (Negotiable)

Property (8)

- Carpet area: 430 sq.ft.
- 1 Bedroom, 2 Bathrooms, 1 Balcony with Others
- Address: M M Mahadevshree, Goddev Village, Mira Bhayandar
- Orientation: North-West
- 7 of 9 Floors
- 1 to 5 Year Old

Transaction Type: Resale | Property Type: Freehold | Furnishing: Unfurnished | Open: 1 Open

NOBROKER Find Your Property

1 BHK Flat in Nav Gurukripa Housing Society For Sale in Mira Bhayandar

₹60 Lacs **₹34,588/Month** **500**
₹15,348 per sq.ft.

1 Bedroom **Nov 26, 2021**

1 Bathroom **Immediately**

SA **Nav Gurukripa Housing Society**

Warm **None**

Get Dealer Details

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

Price trends by neighborhood

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.0 Per Sq.Ft/M	Furnishing	Missing
Build-up Area	500 Sq.ft	Running Status	Unfurnished

Activity On This Property

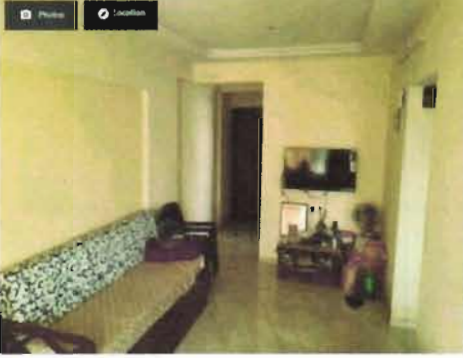

± 15 **0**

Similar Properties

Price Indicators

NOBROKER
₹ 71 Lacs
₹ 40,000/Month
620

1 BHK Flat in Jyotidharan For Sale in Bhayandar East

₹ 40,000/Month

620

Mar 10, 2024

Apr 1, 2024

Jyotidharan

None

[Get Owner Contact](#)

Report what was not correct in this property


Liked by Broker Sold Out Wrong Info

Price trends by neighborhood

Overview:

Age of Building	Neely Constructed	Ownership Type	Self Owned
Maintenance Charge	₹ 1.6 Per Sq.Ft/M	Furnishing	Unfurnished
Build-up area	425 Sq.Ft	Carpet Area	425 Sq.Ft

square yards
Member Day Rent Projects Agents Services Economics Intelligence
Prime Member



Sonam Ashish CHS

1 Bedroom 400 Sq.Ft. Apartment in Bhayandar East Mumbai

Listing ID: 46395429

₹ 54 L

1 Bedroom

Furnished

1 Bathroom

400 Sq.Ft. (Carpet Area)

Recent Registered Sale: ₹ 54.00 L

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Benefits worth ₹1000 on just ₹4899

Enjoy benefits worth ₹15,000 on new property, home loan, renters, valuation report & more. [Get Offer](#)

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Reference Partner: **Maharashtra Property And I.**

Valuation Report

₹ 54 L

Estimated Market Value

Market Value

Good Value

Get a comprehensive Valuation Report of this property

[View Sample Report](#)

Key Highlights

Near City Center

Ample Parking

Prime Location

Luxury lifestyle

Family

Sale Instance

3765337	सूची क्र.2	दुय्यम निबंधक सह दु.नि.ठाणे 7
19-03-2024		दस्त क्रमांक 3765 2024
Note.-Generated Through eSearch Module,For original report please contact concern SRO office		नोदणी Regn 63m
गावाचे नाव : गोडदेव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	2750000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2302448	
(4) भू-मापन,पोटहिरसा व धरक्रमांक असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन .. इतर माहिती: . इतर माहिती: मौजे गोडदेव वॉर्ड क्र. एम.विभाग 3 18,सदनिका क्र. 315 डी विंग.तिसरा मजला,सुख सागर अपार्टमेंट,सुख सागर को. ऑप. हौ. सोसा. लि.,गोडदेव रोड,भाईदर पू. ठाणे 401105. एकूण क्षेत्रफळ 24.16 चौ. मी. बिल्ट अप आहे.((Survey Number : Old Survey No. 117 New Survey No. 121 Hissa No. 1 :))	
(5) क्षेत्रफळ	24.16 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,प्रतिबादिचे नाव व पत्ता.	1) नाव -हेमंगी लक्ष्मण गावडे उर्फ हेमंगी राजेद्र इंदुलकर - - वय -42 पत्ता -प्लॉट नं ., माळा नं - इमारतीचे नाव ., ब्लॉक नं ., रोड नं सदनिका क्र 315 डी विंग. तिसरा मजला, सुख सागर अपार्टमेंट, सुख सागर को. ऑप. हौ. सोसा लि. गोडदेव रोड, भाईदर पू. ठाणे, महाराष्ट्र, ठाणे. पिन कोड -401105 पॅन नं.-AKGPG5784K	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता	1) नाव -प्रवीण रमेश सुर्वे - - वय -42, पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव ., ब्लॉक नं ., रोड नं सदनिका क्र ए-108, गोविंद नगर, गोडदेव फाटक रोड, हनुमान मंदिर जवळ, भाईदर पू. ठाणे, महाराष्ट्र, ठाणे. पिन कोड -401105 पॅन नं -BKWPS7473L. 2) नाव -प्रीती प्रवीण सुर्वे - - वय -38, पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव ., ब्लॉक नं ., रोड नं सदनिका क्र ए-108, गोविंद नगर, गोडदेव फाटक रोड, हनुमान मंदिर जवळ, भाईदर पू. ठाणे, महाराष्ट्र, ठाणे. पिन कोड -401105 पॅन नं -GBHPS9982L.	
(9) दस्तऐवज करून दिल्याचा दिनांक	05 03 2024	
(10) दस्त नोंदणी केल्याचा दिनांक	05 03 2024	
(11) अनुक्रमांक खंड व पृष्ठ	3765 2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	192500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	27500	
(14) शेंरा		
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 **21st 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 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 ₹ 55,11,800.00 (Rupees Fifty Five Lakh Eleven Thousand Eight Hundred 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: 2024.03.21 11:31:01 +05'30'

Auth. Sign.

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