

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Khyatish Kantilal Kubadia & Mrs. Neeta Khyatish Kubadia**

Residential Flat No. 1201, 12th Floor, "Devikrupa Co-op. Hsg. Soc. Ltd.", S. K. Patil Arogya Nidhi Road
Off. Daftary Road, Malad (East), Mumbai - 400 097, State - Maharashtra, Country - India.

Latitude Longitude - 19°11'21.1"N 72°51'16.7"E

Valuation Prepared for:

Cosmos Bank

Borivali (West) Branch

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

Vastu/Mumbai/03/2024/7828/2305820
30/01-568-JASH
Date: 30.03.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1201, 12th Floor, "Devikrupa Co-op. Hsg. Soc. Ltd.", S. K. Patil Arogya Nidhi Road, Off. Daftary Road, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India belongs to **Khyatish Kantilal Kubadia & Mrs. Neeta Khyatish Kubadia.**

Boundaries of the property.

		As per Site Inspection	As per Document
North	:	Road	Final Plot No. 35
South	:	Eastern Plaza Mall	Final Plot No. 37
East	:	Shyog CHSL	Final Plot No. 22 & 25
West	:	SK Patil Road	C.T.S. No. 23

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 **₹ 92,66,502.00 (Rupees Ninety Two Lakh Sixty Six Thousand Five Hundred Two 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: 2024.03.30 10:39:53 +05'30'

Auth. Sign.



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

Residential Flat No. 1201, 12th Floor, "**Devikrupa Co-op. Hsg. Soc. Ltd.**", S. K. Patil Arogya Nidhi Road, Off. Daftary Road, Malad (East), Mumbai – 400 097, 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 30.03.2024 for Bank Loan Purpose
2	Date of inspection	21.03.2024
3	Name of the owner/ owners	Khyatish Kantilal Kubadia & Mrs. Neeta Khyatish Kubadia
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 1201, 12 th Floor, " Devikrupa Co-op. Hsg. Soc. Ltd. ", S. K. Patil Arogya Nidhi Road, Off. Daftary Road, Malad (East), Mumbai - 400 097, State - Maharashtra, Country - India. Contact Person: Mr. Jeel Kubadia (Owner's Son) Contact No.: 9820437843
6	Location, street, ward no	S. K. Patil Arogya Nidhi Road, Off. Daftary Road, Malad (East), P/N Ward No. 6553 of MCGM.
	Survey/ Plot no. of land	Malad - Town Planning Scheme No. 1, Final Plot No. 38A & 38B, CTS No. 23, 23/1 to 10 of Village - Kurar
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. = 440.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 451.00 (Area as per Agreement for Sale)

		Built-up Area in Sq. Ft. = 541.00 (Carpet Area + 20%) All the above areas are within +/- 3% of the Agreement for Sale Area. 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	S. K. Patil Arogya Nidhi Road, Off. Daftary Road
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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per 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	₹ 19,000.00 Expected rental income per month
	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	N.A.
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, if any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	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	As per sub registrar of assurance records

	No., sale price and area of land sold.	
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 upon, the basis of arriving at the land rate	N. A.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Construction – 2015 (As per Site 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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Borivali (West) Branch to assess fair market value as on 30.03.2024 for Residential Flat No. 1201, 12th Floor, “Devikrupa Co-op. Hsg. Soc. Ltd.”, S. K. Patil Arogya Nidhi Road, Off. Daftary Road, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India belongs to **Khyatish Kantilal Kubadia & Mrs. Neeta Khyatish Kubadia.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 20.05.2015 between M/s. Shah & Rita Builders & Developers (the Owners / Builders / Promoters) AND Khyatish Kantilal Kubadia & Mrs. Neeta Khyatish Kubadia (the Flat Purchasers)
2	Copy of No Objection Letter No. CHE / 9624 / BP(WS) / AP dated 02.07.2013 regarding redevelopment of existing building on plot bearing C.T.S. No. 23, 23/1 to 10, F. P. No. 38A & 38B of Village Kurar, TPS 1 at S. K. Patil Lane, Malad (East), issued by Municipal Corporation of Greater Mumbai.
3	Copy of Further Commencement Certificate No. CHE / 9624 / BP (WS) / AP dated 19.07.2013 regarding redevelopment of existing Residential building on plot bearing C.T.S. No. 23, 23/1 to 10, F. P. No. 38A & 38B, T.P.S. - 1 at S. K. Patil Marg, Village Kurar, Malad (East) Ward P/ North, issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at Town Planning Scheme No. 1, Final Plot No. 38A & 38B, CTS No. 23, 23/1 to 10 of Village - Kurar, P/N Ward No. 6553 of MCGM, Taluka – Borivali, District – Mumbai Suburban, within the limits of Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at a walkable distance of 600m. from Malad railway station.

BUILDING:

The building under reference is having Stilt + 12 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 good. The building is used for residential purpose. 12th Floor is having 5 Residential Flats. The building is having 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 12th Floor. The composition of residential flats is having 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage (i.e., **1BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 30th March 2024

The Carpet Area of the Residential Flat	:	451.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2015 (As per Site Information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	09 Years
Cost of Construction	:	541.00 X 2,800.00 = ₹ 15,14,800.00
Depreciation $\{(100-10) \times 9 / 60\}$:	13.50%
Amount of depreciation	:	₹ 2,04,498.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,12,761.00 per Sq. M. i.e. ₹ 10,476.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,06,417.00 per Sq. M. i.e. ₹ 9,886.00 per Sq. Ft.
Prevailing market rate	:	₹ 21,000.00 per Sq. Ft.
Value of property as on 30.03.2024	:	451.00 Sq. Ft. X ₹ 21,000.00 = ₹ 94,71,000.00

(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 30.03.2024	:	₹ 94,71,000.00 - ₹ 2,04,498.00 = ₹ 92,66,502.00
Total Value of the property	:	₹ 92,66,502.00
The realizable value of the property	:	₹ 83,39,852.00
Distress value of the property	:	₹ 74,13,202.00
Insurable value of the property (541.00 X 2,800.00)	:	₹ 15,14,800.00
Guideline value of the property (541.00 X 9,886.00)	:	₹ 53,48,326.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1201, 12th Floor, "Devikrupa Co-op. Hsg. Soc. Ltd.", S. K. Patil Arogya Nidhi Road, Off. Daftary Road, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India for this particular purpose at ₹ 92,66,502.00 (Rupees Ninety Two Lakh Sixty Six Thousand Five Hundred Two Only) as on 30th March 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 30th March 2024 is ₹ 92,66,502.00 (Rupees Ninety Two Lakh Sixty Six Thousand Five Hundred Two 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

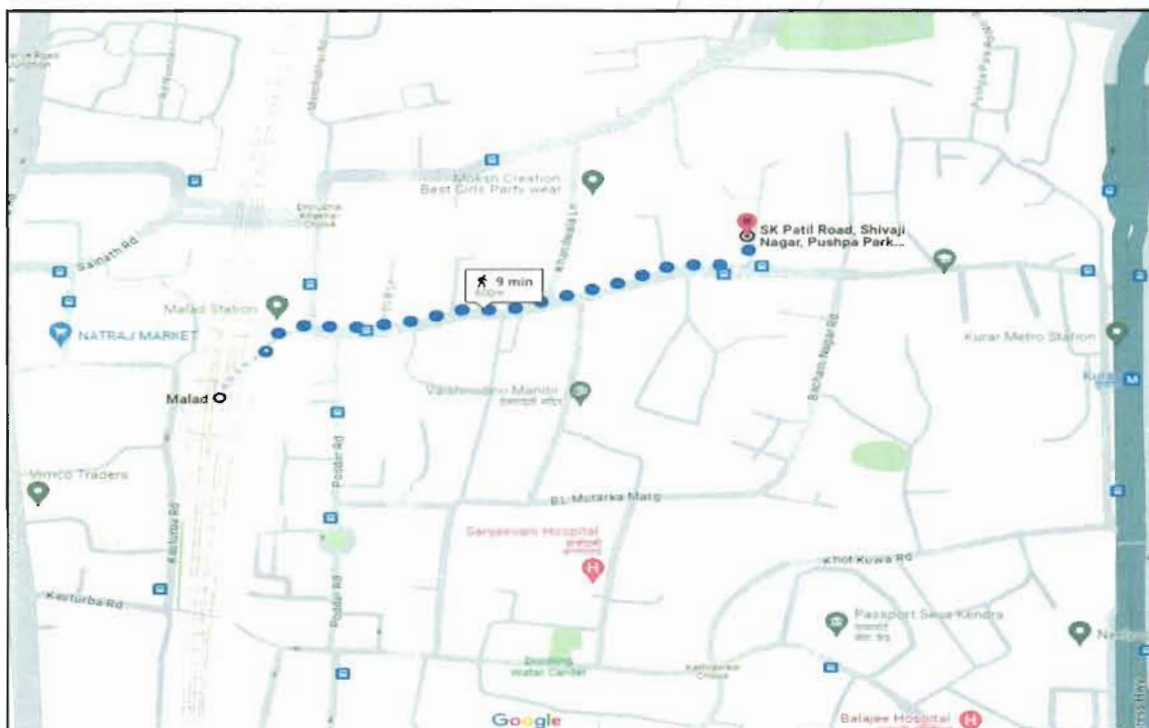
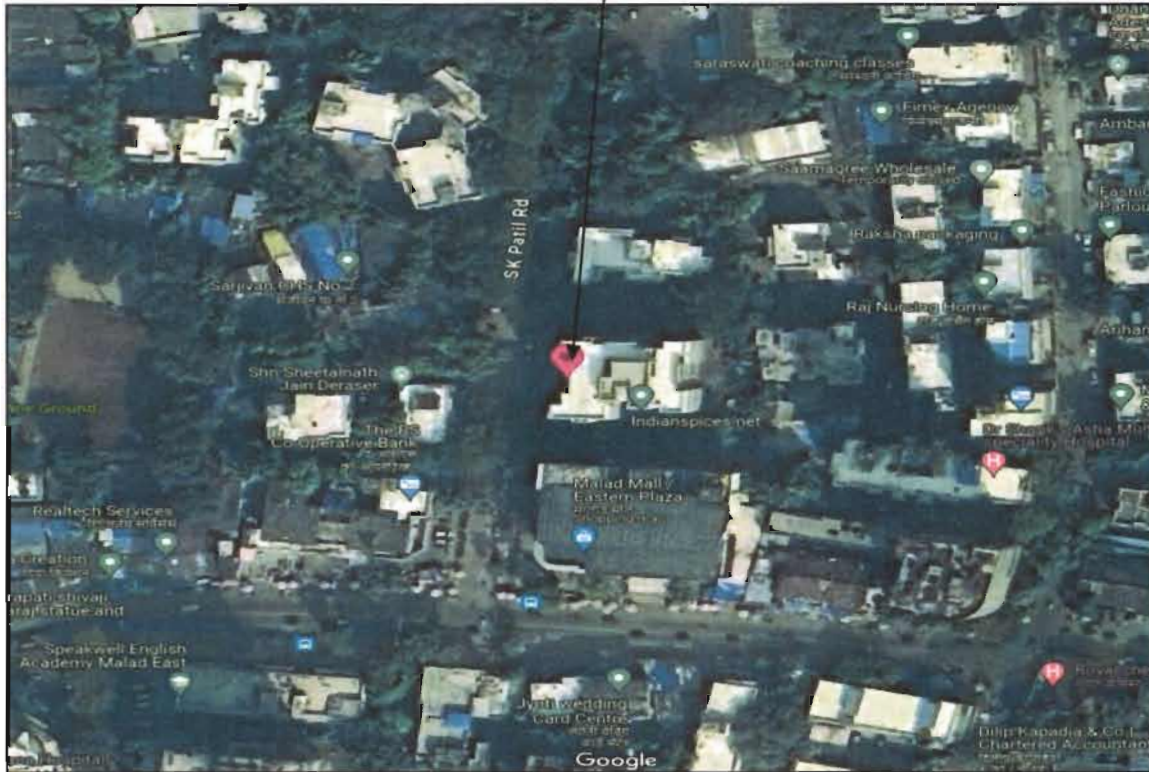
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 12 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 12 th Floor
3	Year of construction	2015 (As per Site Information)
4	Estimated future life	51 Years 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 shutters, Powder coated Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with 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	Provided
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	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°11'21.1"N 72°51'16.7"E

Note: The Blue line shows the route to site from nearest railway station (Malad – 600 Mt.)



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Home Valuation Rates User Manual Close Feedback

Year 2023/2024 **Language** English

Annual Statement of Rates

Selected District मुंबई (उपनगर) **Select Village** कुरार (बोरीवली)

Search By Survey No Location

Select	वपनिवाच	वृत्ती नमीन	निवासी बदनिफा	बोडीस	उफाने	नौचोनिफ	एकक (Rs.)
SurveyNo	72/332-भुभाग: उत्तरेख गावाची सीमा, पूर्वेस द्रुतगती मार्ग, दक्षिण व पश्चिमेस गावाची सीमा.	42270	102510	128100	179600	102510	चौरस मीटर
SurveyNo	72/333-भुभाग: कुरार नावातील द्रुतगती मार्गाच्या पूर्वे कडील सर्व मिळकती.	38360	105020	120770	131270	105020	चौरस मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,02,510.00			
10% increase on Flat Located on 12 th Floor	10,251.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,12,761.00	Sq. Mt.	10,476.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	42,270.00			
The difference between land rate and building rate (A – B = C)	70,491.00			
Depreciation Percentage as per table (D) [100% - 09%] (Age of the Building – 09 Years)			91%	
Rate to be adopted after considering depreciation [B + (C x D)]	1,06,417.00	Sq. Mt.	9,886.00	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

2 BHK Flat in Datta Mandir Chs For Sale in Malad East

₹ 1.1 Crores | ₹ 61,045/Month | GGS



2 Bedroom
2 Bathroom
NA
Bike and Car

Feb 1, 2024
Immediately
Datta Mandir Chs
None

Get instant details

Report what was not correct in the property
Listed by Broker Sold Out Wrong info
Price trends by NBEstimate

Nearby: Jeevan Hall Market, Shree's 22, D-Walk, PVR, HAWK

Overview

Age of Building	< 10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.1 Per Sq.Ft/M	Flooring	Marble/Granite
Building Area	400 Sq.Ft	Carpet Area	300 Sq.Ft

Activity On This Property


165 views | 0 likes

Similar Properties

NOBROKER

1 BHK Flat in Dhyani Dhara Chs For Sale In Tank Lane Ground

₹ 95 Lacs | ₹ 54,446/Month | 330



1 Bedroom
1 Bathroom
1
Bike and Car

Jan 7, 2024
Immediately
Dhyani Dhara Chs
Full

Get instant details

Report what was not correct in this property
Listed by Broker Sold Out Wrong info
Price trends by NBEstimate

Nearby: Shree's 22, PVR 22/24, PVR, Big Bazaar, HAWK

Overview

Age of Building	< 10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.8 Per Sq.Ft/M	Flooring	NA
Building Area	330 Sq.Ft	Carpet Area	400 Sq.Ft
Residential Status	Unfurnished	Facing	East

Activity On This Property

85 views | 0 likes

Similar Properties

1 BHK Flat in Sigma Pinnacle Resonance

Price Indicators

NOBROKER

1 BHK Flat in Gauram Nagar, For Sale in Malad East

₹ 46,95,000/Months Estimated EMI

432 Sq. Ft.

Jan 11, 2024

Immediately

Gauram Nagar, Malad East

None

Report what was not correct in this property

Liked by Broker Sent Out Wrong info

Price trends by NEEstimate

Activity On This Property

Similar Properties

Overview

Age of Building	1-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 5.5 Per Sq.Ft/M	Floors	Individual Flrs
Built-up Area	432 Sq.Ft	Carpet Area	380 Sq.Ft
Furnishing Status	None	Facing	East

Think.Innovate.Create

Sale Transaction

9377324 22-03-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRQ office.	सूची क्र.2	दुग्धम निबंधक : सह दु.नि. बोरीवली । दस्ता क्रमांक : 9377/2023 नोंदणी : Regn.63m
गावाचे नाव : कुरार		
(1) विलेखाचे प्रकार	करारनामा	
(2) मूल्यदत्ता	7000000	
(3) बाजारभावाप्रमाणे भाडेपट्ट्याच्या बाबतिलेखाटकाकार आकारणी देणे की पट्टेदार ते नमुद करावे;	5020638.63	
(4) भू-मालक पेटविसा व परक्यांक असल्यास;	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : सदनिका नं: 703 ए विंग, माळा नं: 7 वा मजला बिलिंग रुग्णम अपार्टमेंट. इमारतीचे नाव: रुग्णम अपार्टमेंट सी एच एस लिमिटेड, ब्लॉक नं: नियर जेन मंदिर कुरार किलेज, रोड : मालाड पूर्व मुंबई 400097((C.T.S. Number : 384-A/2 :))	
(5) क्षेत्रफळ	45.53 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देण-या पसिहून टेंवण-या पत्रकाराचे नाव किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव - सुनील सुबेदार सिंह बंधू -48 पत्ता -वॉट नं 701 ए विंग, माळा नं 7 वा मजला, इमारतीचे नाव - रुग्णम अपार्टमेंट सी एच एस लिमिटेड, ब्लॉक नं. नियर जेन मंदिर कुरार किलेज, रोड नं. मालाड पूर्व मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400097 पिन नं. -AKAPS0914R	
(8) दस्तऐवज करून देण-या पत्रकाराचे व किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव - सुशीला रमेश बाफण बंधू -54, पत्ता -वॉट नं 403, माळा नं 4 वा मजला, इमारतीचे नाव - रुग्णम अपार्टमेंट सीएचएसएल, ब्लॉक नं -ओप झम झम बेकरी, रोड नं. हवाहिरा पार्क कुरार किलेज मालाड पूर्व मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400097 पिन नं. -BJZVPBR119A 2) नाव - रौनक रमेशजी बाफना बंधू -28, पत्ता -वॉट नं. ४०३, माळा नं. 4 वा मजला, इमारतीचे नाव - रुग्णम अपार्टमेंट सीएचएसएल, ब्लॉक नं -ओप झम झम बेकरी, रोड नं. हवाहिरा पार्क कुरार किलेज मालाड पूर्व मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400097 पिन नं. -BJKPB7135F	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/06/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	20/06/2023	
(11) अनुक्रमीक खंड व पृष्ठ	9377/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	420000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) धोरो		
मुद्रांकासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारल्यास 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 **30th 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 **₹ 92,66,502.00 (Rupees Ninety Two Lakh Sixty Six Thousand Five Hundred Two Only)**.

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: 2024.03.30 10:40:18 +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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