

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Bhanushali Shivaji Pradhan**

Residential Flat No. 301, 3rd Floor, Wing - A, "Siddh - Paras Co-Op. Hsg. Soc. Ltd.", Daftari Road,
Village – Kurar, Malad (East), Mumbai, PIN Code – 400 097,
State - Maharashtra, Country – India

Latitude Longitude - 19°11'16.4"N 72°51'26.3"E

Valuation Prepared for:

Cosmos Bank

Malad (East) Branch

Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad East,
Mumbai - 400097, 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/03/2024/7920/2305773
28/03-521-PASH
Date: 28.03.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 301, 3rd Floor, Wing - A, "Siddh - Paras Co-Op. Hsg. Soc. Ltd.", Daftari Road, Village – Kurar, Malad (East), Mumbai, PIN Code – 400 097, State - Maharashtra, Country – India belongs to **Bhanushali Shivaji Pradhan**.

Boundaries of the property.

North : Wing – A & Road
South : Pratap Nagar
East : Chawl
West : Pratap 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 ₹ **1,34,05,400.00 (Rupees One Crore Thirty Four Lakh Five Thousand Four 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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.29 10:59:20 +05'30'

Auth. Sign.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U7B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. 301, 3rd Floor, Wing - A, "Siddh - Paras Co-Op. Hsg. Soc. Ltd.",
Daftari Road, Village – Kurar, Malad (East), Mumbai, PIN Code – 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 28.03.2024 for Banking Purpose
2	Date of inspection	27.03.2024
3	Name of the owner/ owners	Bhanushali Shivaji Pradhan
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 301, 3 rd Floor, Wing - A, "Siddh - Paras Co-Op. Hsg. Soc. Ltd.", Daftari Road, Village – Kurar, Malad (East), Mumbai, PIN Code – 400 097, State - Maharashtra, Country – India Contact Person: Mr. Mahesh (Son of Owner) Contact No. 9867431559
6	Location, street, ward no	Daftari Road, P/North Ward
	Survey/ Plot no. of land	C.T.S. No. 84B, 84 (1), 84 (2), 84 (3), 84 (4), 84 (5), 84 (6), 95, 95 (1), 95 (2), 95 (3) & 95 (4) of Village – Kurar, Taluka – Borivali, Mumbai Suburban District
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. = 644.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 576.00 (Area as Agreement for Sale) Built up Area in Sq. Ft. = 691.00 (Area as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	Daftari 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	No
	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	Fully Occupied
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	₹ 25,000.00 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 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 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 commencement of construction– 2002 (As per Commencement Certificate) Year of Completion – 2004 (Approx.)
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, Malad (East) Branch to assess fair market value as on 27.03.2024 for Residential Flat No. 301, 3rd Floor, Wing - A, “**Siddh - Paras Co-Op. Hsg. Soc. Ltd.**”, Daftari Road, Village – Kurar, Malad (East), Mumbai, PIN Code – 400 097, State - Maharashtra, Country – India belongs to **Bhanushali Shivaji Pradhan**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 20.01.2004 b/w. Smt. Ghanshi Ranmal Shah (Vendor) and Bhanushali Shivaji Pradhan (Purchaser)
2	Copy of Commencement Certificate Document No. CHE / 7548 / BP (WS) / AP dated 14.10.2002 issued by Municipal Corporation of Greater Mumbai
3	Copy of Previous Valuation Report dated 22.12.2017 issued by Aarch Consultants & Valuers

LOCATION:

The said building is located at C.T.S. No. 84B, 84 (1), 84 (2), 84 (3), 84 (4), 84 (5), 84 (6), 95, 95 (1), 95 (2), 95 (3) & 95 (4) of Village – Kurar, Taluka – Borivali, Mumbai Suburban District, Malad (East), Mumbai, PIN Code – 400 097, State - Maharashtra, Country – India. The property falls in Residential Zone. It is at travelling distance of 400 Mt. from Kurar Metro station.

BUILDING:

The building under reference is having Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with Ceramic tile floor finish. The building is used for residential purpose. 3rd Floor is having 2 Residential Flats, 1 Lift provided in building.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. The composition of residential flat consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets. (i.e. **2 BHK + 2 Toilets**). The residential flat is finished with Vitrified Tiles flooring, Teak Wood door framed with flush door, Powdered Coated Aluminum sliding windows & Concealed plumbing & Concealed electrification.

Valuation as on 28th March 2024

The Built-up Area of the Residential Flat	:	691.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2004 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	20 Years
Cost of Construction	:	691.00 Sq. Ft. X 3,000.00 = ₹ 20,73,000.00
Depreciation $\{(100-10) \times 20 / 60\}$:	30.00%
Amount of depreciation	:	₹ 6,21,900.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,02,510.00 per Sq. M. i.e. ₹ 9,523.00 per Sq. Ft.
Guideline rate (After Depreciation)	:	₹ 90,462.00 per Sq. M. i.e. ₹ 8,404.00 per Sq. Ft.
Prevailing market rate	:	₹ 20,300.00 per Sq. Ft.
Value of property as on 28.03.2024	:	691.00 Sq. Ft. X ₹ 20,300.00 = ₹ 1,40,27,300.00

(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 28.03.2024	:	₹ 1,40,27,300.00 - ₹ 6,21,900.00 = ₹ 1,34,05,400.00
Total Value of the property		₹ 1,34,05,400.00
The realizable value of the property	:	₹ 1,20,64,860.00
Distress value of the property	:	₹ 1,07,24,320.00
Insurable value of the property	:	₹ 20,73,000.00
Guideline value of the property	:	₹ 58,07,164.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 301, 3rd Floor, Wing - A, "Siddh - Paras Co-Op. Hsg. Soc. Ltd.", Daftari Road, Village – Kurar, Malad (East), Mumbai, PIN Code – 400 097, State - Maharashtra, Country – India for this particular purpose at **₹ 1,34,05,400.00 (Rupees One Crore Thirty Four Lakh Five Thousand Four Hundred Only)** as on **28th 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 **28th March 2024 is ₹ 1,34,05,400.00 (Rupees One Crore Thirty Four Lakh Five Thousand Four 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:

Think.Innovate.Create

ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 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	2004 (Approx.)
4	Estimated future life	40 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 framed with flush door, Powdered Coated Aluminium sliding windows
10	Flooring	Vitrified Tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	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	1 Lift
19	Underground sump – capacity and type of construction	R.C.C tank

20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	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

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Actual site photographs



Think.innovate.Create



Think.innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

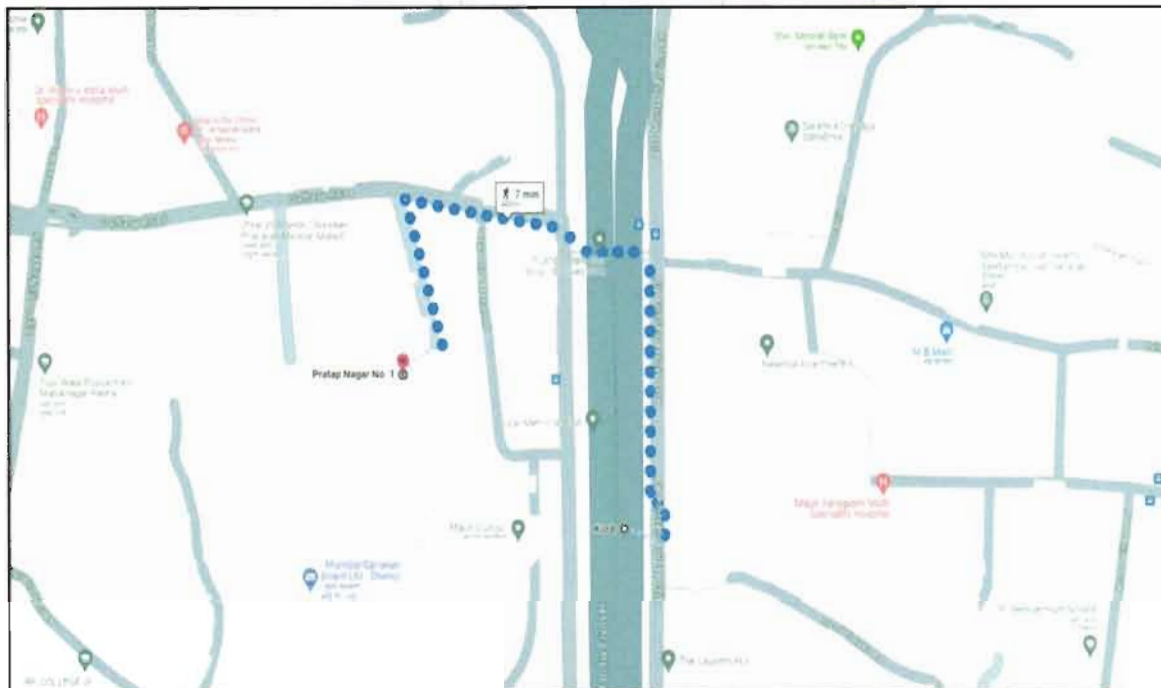
An ISO 9001:2015 Certified Company

www.vastukala.org



Route Map of the property

Site,ulr



Latitude Longitude - 19°11'16.4"N 72°51'26.3"E

Note: The Blue line shows the route to site from nearest metro station (Kurar – 400 Mt.)

Ready Reckoner Rate

DIVISION / VILLAGE : KURAR Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban	Local Body Type	Corporation "A" Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village Boundary to the North, Express Highway to the East, Village Boundary to the South and West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
72	72/332	42270	102510	128100	179600	102510
CTS No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 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, 57, 60, 62, 64, 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, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218,						


Think.Innovate.Create

Price Indicators

magicbricks Buy Rent Sell Home Loans
Login Post Property

₹1.08 Cr EMI: ₹495 [How much loan can I get?](#)

1 BHK Flat For Sale in Main Class Malad East, Mumbai



1 Bed 1 Bath 2 Balconies Semi-Furnished

Carpet Area: 472 sqft - ₹23,88/sqft

Floor: 10 (Out of 11 Floors)

Facing: East

Developer: **Mauli Sai Developers Pvt. Ltd.**

Transaction Type: Resale

Lifts: 2

Project: **Mauli Classic**

Status: Ready to Move

Furnished Status: Semi-Furnished

East Facing Property

Contact Owner
Book Visit Free Call

Last contact made 54 days ago

Why buy in this project?

- Kranji Nagar Bus Stop 5.8km
- Gundecha School 6.6km
- Riddhivinayak Critical Care & Cardiac Centre 2.7km

More Details

Price Breakup	₹1.08 Cr ₹5,40,000 Approx. Registration Charges ₹3,000 Monthly
Booking Amount	₹1.5 Lac
Address	1002, 10th floor, mauli classic, Malad East, Mumbai - Western Mumbai, Maharashtra

Posted on Mar 18, 24 Property ID: 6972897

Contact Owner
Kishore +91-9800000000


Book Visit Free Call

Download Brochure

magicbricks Buy Rent Sell Home Loans
Login Post Property

₹1.55 Cr EMI: ₹70k [Can I afford it?](#)

3 BHK Flat For Sale in Mauli Chhaya Malad East, Mumbai



3 Beds 2 Baths Unfurnished

Carpet Area: 625 sqft - ₹24,800/sqft

Transaction Type: Resale

Lifts: 2

Project: **Mauli Chhaya**

Status: Ready to Move

Furnished Status: Unfurnished

Floor: 7 (Out of 7 Floors)

Facing: East

Type Of Ownership: Freehold

East Facing Property

Contact Owner
Book Visit Free Call

Last contact made 1 day ago

More Details

Price Breakup	₹1.55 Cr ₹7,75,000 Approx. Registration Charges ₹3,000 Monthly
Booking Amount	₹2.0 Lac
Address	Mumbai-Western Suburbs, Malad East, Mumbai - Western Mumbai, Maharashtra
Landmarks	This Property is hardly 5 mins walking from the Western Express Highwa

Posted on Mar 18, 24 Property ID: 6890109

Contact Owner
Anand Naik +91-9800000000

Book Visit Free Call

Price Indicators

Ghar.tv Select City Search Post Property Post Requirement

Property in Mumbai Property in Malad East Property in Daftary Road 2 BHK Flat for Sale in Saptarshi Building Last Updated on 29 Jan 2024

2 BHK Flat for Sale in Saptarshi Building

Daftary Road, Malad East, Mumbai - 400097

Building: Saptarshi Building

1.25 Crs

Shallesh Agart [Contact Now](#)

Configuration: 2 BHK Flat	Built-up Area: 770 Sq.ft Sq.ft	Possession: Ready To Move
Bedroom: 2	Bathroom: 1	Floor Number: 2 of 5
Furnishing: Un-Furnished	Property Code: GHARL7B99	

Is there any error or missing information?

Property USP / Offers:
Best Deals Available

Overview Dealer Details Location Home Loan More

Think.Innovate.Create

Sale Transaction

2259389	सूची क्र.2	दुष्यम निबंधक : सह दु.नि. बोरीवली 6
20-03-2024		दस्त क्रमांक : 2259/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : करार		
(1)विलेखाच प्रकार	करारनामा	
(2)मौबदला	8500000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4297905.48	
(4) भू.मापन.पेटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: सी-503, माळा नं: 5वा मजला, इमारतीचे नाव: प्रताप नगर नं 1 को ऑफ हो सोसा लि., ब्लॉक नं: दफ्तरी रोड पुष्पा पार्क, रोड : मालाड पूर्व मुंबई 400097, इतर माहिती: सदनिकासदनिकाचे क्षेत्रफळ 358 चौ फुट कारपेट((C.T.S. Number : 70 to 75, 84/1 to 7, 95/1 to 4 ;))	
(5) क्षेत्रफळ	39.93 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या लिनून ठेवणा.या फळकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुशान्त प्रकाश पवार वय:-36 पत्ता:-प्लॉट नं: सी-503, माळा नं: 5वा मजला, इमारतीचे नाव: प्रताप नगर नं 1, सीएचएसएल, ब्लॉक नं: दफ्तरी रोड पुष्पा पार्क, रोड नं: मालाड पूर्व मुंबई, MUMBAI. पिन कोड:-400097 फॅन नं:-APBPP8146E	
(8)दस्तऐवज करून घेणा.या फळकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सिद्धी उदय मत्तुष्टे वय:-33, पत्ता:-प्लॉट नं: बी-704, माळा नं: , इमारतीचे नाव: आशीर्वाद सीएचएस विलिंग नं 4, ब्लॉक नं: लानाबी नगर शिव सेना शाखा नं 36 जवळ, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 फॅन नं:-CSCPM6187N 2): नाव:-उदय प्रकाश मत्तुष्टे वय:-37, पत्ता:-प्लॉट नं: बी-704, माळा नं: , इमारतीचे नाव: आशीर्वाद सीएचएस विलिंग नं 4, ब्लॉक नं: लानाबी नगर शिव सेना शाखा नं 36 जवळ, रोड नं: मालाड पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400097 फॅन नं:-AXJPM89172D	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	30/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	2259/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	510000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)नोंदणी		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th 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 **₹ 1,34,05,400.00 (Rupees One Crore Thirty Four Lakh Five Thousand Four Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.29 10:59:38 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Think.Innovate.Create