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Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Naga Ram & Mr. Sohan Lal**

Residential Flat No. 1808, 18th Floor, Wing – F, Building No. 2, "**Sky City Phase I**", Village – Nilemore,
Nalasopara (West), Taluka – Vasai, District – Palghar, PIN – 401 203,
State - Maharashtra, Country – India.

Latitude Longitude - 19°26'13.2"N 72°48'41.0"E

Intended Users:

Cosmos Bank

Goregaon (East) Branch

D Definity, Shop No. 95, Ground Floor No 364, 3, Jay Prakash Nagar Rd No-3, Jay Prakash Nagar,
Goregaon (East), Mumbai - 400063, State - Maharashtra, Country – India.

Our Pan India Presence at :

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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

The property bearing Residential Flat No. 1808, 18th Floor, Wing – F, Building No. 2, "Sky City Phase I", Village – Nilemore, Nalasopara (West), Taluka – Vasai, District – Palghar, PIN – 401 203, State - Maharashtra, Country – India belongs to **Mr. Naga Ram & Mr. Sohan Lal.**

Boundaries of the property.

North	: Proposed Wing - C
South	: Ridhhi Vinayak Multispecialty Hospital
East	: Yashwant Gaurav Road
West	: Proposed Wing - G

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 **₹ 28,50,000.00 (Rupees Twenty-Eight Lakh Fifty Thousand Only)**. As per site inspection 63% 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report


Auth. Sign.

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- | | | | |
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BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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**Valuation Report of Residential Flat No. 1808, 18th Floor, Wing – F, Building No. 2, "Sky City Phase I",
Village – Nilemore, Nalasopara (West), Taluka – Vasai, District – Palghar, PIN – 401 203,
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 10.04.2024 for Banking Purpose
2	Date of inspection	08.04.2024
3	Name of the owner/ owners	Mr. Naga Ram & Mr. Sohan Lal
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of Ownership shares is not available
5	Brief description of the property	Address: Residential Flat No. 1808, 18 th Floor, Wing – F, Building No. 2, "Sky City Phase I", Village – Nilemore, Nalasopara (West), Taluka – Vasai, District – Palghar, PIN – 401 203, State - Maharashtra, Country – India. Contact Person: Mr. Anuj (Owner's Relative) Mobile No. 9272708228
6	Location, street, ward no	Virar Nalasopara Link Road
7	Survey/ Plot no. of land	Survey No. 220/6, 224/B/1, 224/B/2 & others of Village - Nilemore
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	RERA Carpet Area in Sq. Ft. = 285.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 314.00 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is	Virar Nalasopara Link Road

	abutting	
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	As per documents
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.	Copy of Approved Building Plan No. VVCMC / TP / Amend / VP / 6157 & 5894 / 540 / 2022 – 23 dated 14.03.2023 issued by Vasai Virar City Municipal Corporation.
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?	Building is under construction
	If the property owner occupied, specify portion and extent of area under owner-occupation	Building is under construction
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per VVCMC 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	₹ 6,000.00 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?	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 up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Building is under construction

	year of completion	
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	<u>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Goregaon (East) Branch to assess fair market value as on 10.04.2024 for Residential Flat No. 1808, 18th Floor, Wing – F, Building No. 2, "Sky City Phase I", Village – Nilemore, Nalasopara (West), Taluka – Vasai, District – Palghar, PIN – 401 203, State - Maharashtra, Country – India belongs to **Mr. Naga Ram & Mr. Sohan Lal**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 06.03.2024 between M/s. Uniquepoonam Homes LLP (The Promoter) And Mr. Naga Ram & Mr. Sohan Lal (The Allotees).
3	Copy of Approved Building Plan No. VVCMC / TP / Amend / VP / 6157 & 5894 / 540 / 2022 – 23 dated 14.03.2023 issued by Vasai Virar City Municipal Corporation. (As downloaded from RERA site).
4	Copy of Commencement Certificate No. VVCMC / TP / Amend / VP / 6157 & 5894 / 540 / 2022 – 23 dated 14.03.2023 issued by Vasai Virar City Municipal Corporation.
5	Copy of RERA Certificate No. P99000045278 dated 20.10.2022.
6	Copy of Legal Title Report 30.06.2023 issued by Suhas S. Patil (Advocate in High Court).

LOCATION:

The said building is located at Survey No. 220/6, 224/B/1, 224/B/2 & others of Village - Nilemore. The property falls in Residential Zone. It is at a travelling distance 3.7 Km. from Nalasopara railway Station.

BUILDING:

The building under reference is having Proposed Stilt + 22nd 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 proposed 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 proposed residential purpose. 18th Floor is having proposed 8 Residential Flats. The building is having proposed 3 Lifts. At the time of inspection Building was under construction.



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If Under Construction, extent of completion as under:

Foundation	Completed	RCC Plinth	Completed
Full Building RCC	Completed up to 21st Floor	Internal & External Brick work	Completed up to 18th Floor
Internal & External Plastering	Completed up to 10th Floor	Total	63% Work Completed

Residential Flat:

The property is a residential Flat No. 1808 in under construction building. The flat is located on 18th Floor in the said under construction building. As per Approved building Plan, the composition of residential flat consists of 1 Bedroom + Living Room + Kitchen + W.C + Bath. (i.e., **1 BHK + W.C + Bath**). The residential flat is finished with proposed vitrified tiles flooring, proposed teak wood door frame with flush doors, Proposed aluminum sliding windows & proposed concealed electrification & proposed concealed plumbing, proposed cement plastering.

Valuation as on 10th April 2024

The RERA Carpet Area of the Residential Flat	:	285.00 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 (After Building Completion) Subject to proper, preventive periodic maintenance & structural repairs.
Age of the building as on 2024	:	Building is under construction
Cost of Construction	:	314.00 Sq. Ft. X ₹ 2,800.00 = ₹ 8,79,200.00
Depreciation $\{(100-10) \times 00 / 60\}$:	Building is under construction
Amount of depreciation	:	Building is under construction
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 65,230.00 per Sq. M. i.e., ₹ 6,060.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	:	Building is under construction
Prevailing market rate	:	₹ 10,000.00 per Sq. Ft.
Value of property as on 10.04.2024	:	314.00 Sq. Ft. X ₹ 10,000.00 = ₹ 28,50,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 – 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 10.04.2024	:	₹ 28,50,000.00
Total Value of the property	:	₹ 28,50,000.00
The realizable value of the property	:	₹ 25,65,000.00



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Distress value of the property	:	₹ 22,80,000.00
Insurable value of the property (314.00 X 2,800.00)	:	₹ 8,79,200.00
Guideline value of the property (As per Index II)	:	₹ 19,51,500.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 1808, 18th Floor, Wing – F, Building No. 2, "Sky City Phase I", Village – Nilemore, Nalasopara (West), Taluka – Vasai, District – Palghar, PIN – 401 203, State - Maharashtra, Country – India for this particular purpose at **₹ 28,50,000.00 (Rupees Twenty-Eight Lakh Fifty Thousand Only)**. As per site inspection 63% of construction work is completed as on **10th April 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 **10th April 2024** is **₹ 28,50,000.00 (Rupees Twenty-Eight Lakh Fifty Thousand Only)**. As per site inspection 63% of construction work is completed. 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

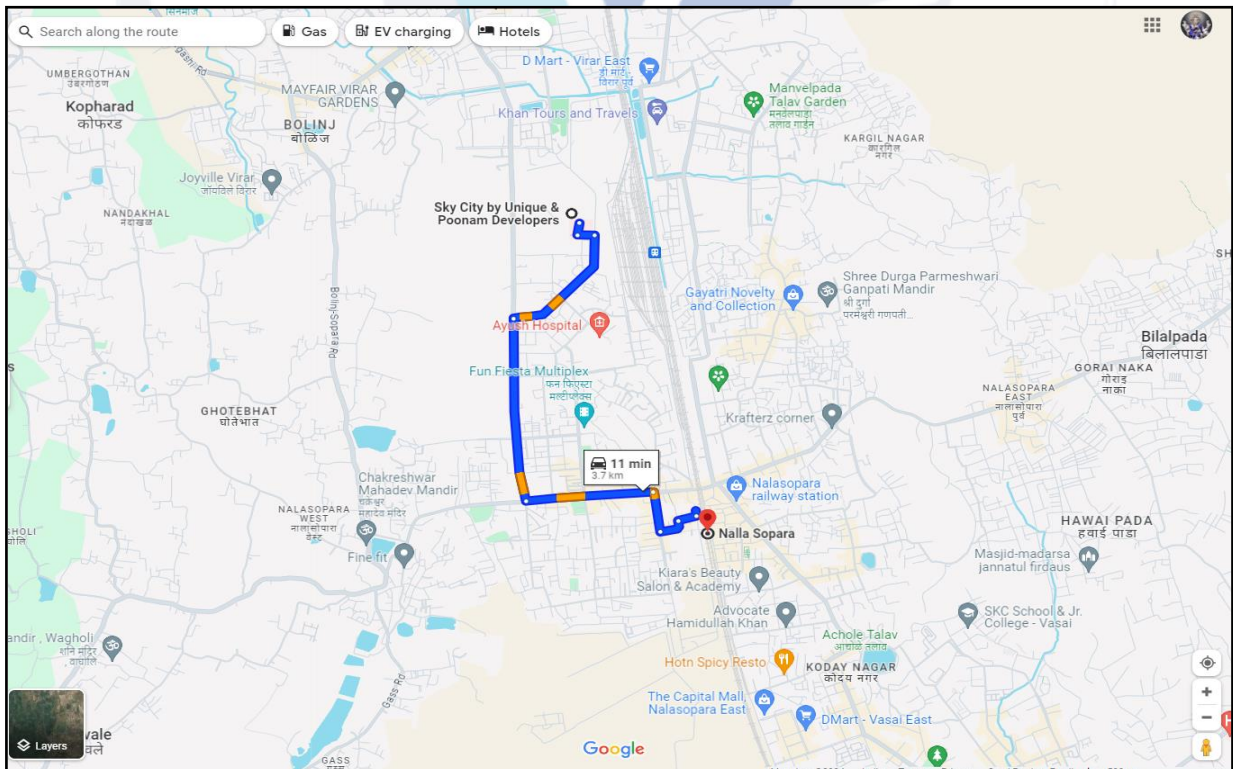
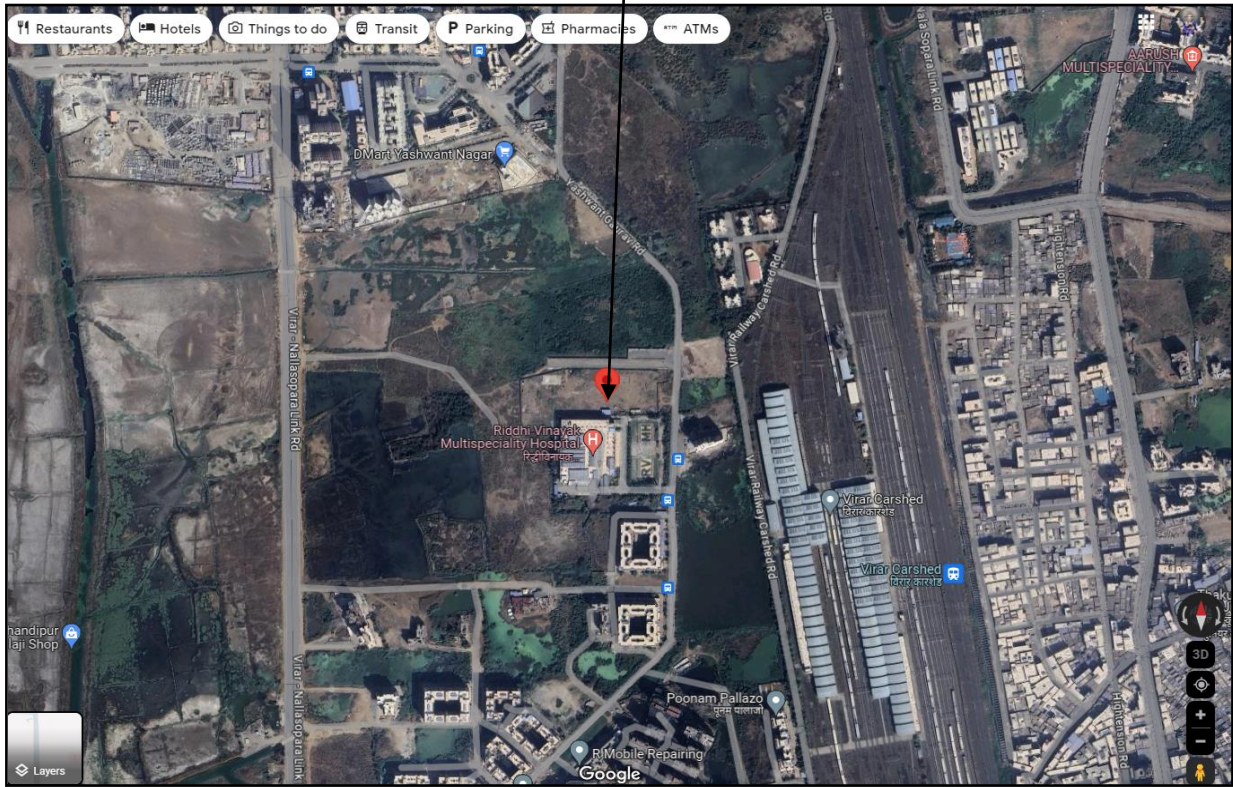
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 22 nd Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 18 th Floor
3.	Year of construction	Building is under construction
4.	Estimated future life	60 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 Teak wood door frame with flush door, Proposed Aluminium sliding windows
10.	Flooring	Proposed Vitrified flooring
11.	Finishing	Proposed Cement plastering
12.	Roofing and terracing	Proposed R.C.C. Slab
13.	Special architectural or decorative features, if any	Proposed Yes
14.	(i) Internal wiring – surface or conduit	Proposed Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Proposed Concealed plumbing.
15.	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(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 3 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	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°26'13.2"N 72°48'41.0"E

Note: The Blue line shows the route to site from nearest Railway station (Nalasopara – 3.7 Km.)





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Ready Reckoner Rate


Department of Registration and Stamp
Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन


Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home
Valuation Guidelines | User Manual

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	6- सभाय्य विनशेतीच्या जमिन	18300	59300	69000	81100	69000	चौ. मीटर
SurveyNo	7- सभाय्य विनशेतीच्या जमिन	18200	62000	71600	78100	71600	चौ. मीटर
SurveyNo	8- सभाय्य विनशेतीच्या जमिन	8580	35700	41800	48600	41800	चौ. मीटर
SurveyNo	9- सभाय्य विनशेतीच्या जमिन	14300	58100	66800	73100	66800	चौ. मीटर
SurveyNo	10- सभाय्य विनशेतीच्या जमिन	15100	52700	60500	65500	60500	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	59,300.00			
Increase by 10% on Flat Located on 18 th Floor	5,930.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	65,230.00	Sq. Mtr.	6,060.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	-			
The difference between land rate and building rate (A – B = C)	-			
Depreciation Percentage as per table (D) [100% - 4%] (Age of the Building – 4 Years)	-			
Rate to be adopted after considering depreciation [B + (C x D)]	-	Sq. Mtr.	-	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

Unique Sky City
Nilemore, Mumbai

₹ 29.50 Lac to 37.00 Lac

Status: **New Launch**

Project Size
1505 units · 0.96 Acres

Configurations: 1 BHK Flat from 285 Sq. Ft. to 363 Sq. Ft. (Carpet)

Valuation Report
₹1999 **₹999**

- Estimated Market Value
- Rental Value
- Govt. Value

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More Offers

Overview Regulatory Information Price List Floor Plans Home Loan Resale Listings Interior Package Amenities Specifications Commute Time Loc:

Unique Sky City - Project Info

Contact our Real Estate Experts

Poonam Sky City Virar Mumbai By Poonam Developers

Location
Yashvant Nagar, Virar

Possession Date
December 2028

Project Size
2 Acres, 1505 Units

Developer
Poonam Developers

Products
1 BHK

REQUEST DETAILS

CONFIGURATIONS FOR POONAM SKY CITY

Configuration	Area (sqft)	Price (₹)
1 BHK 1 living room, kitchen, 1 bedrooms, 2 bathrooms	363.28	₹39.00 L
1 BHK 1 living room, kitchen, 1 bedrooms, 2 bathrooms	281.3	₹30.00 L

FLOOR PLAN FOR POONAM SKY CITY

Usable Carpet Area: **363.28 sqft**

Price Indicators

magicbricks
Buy Rent Sell Home Loans
Hi, nitesh
Post Property

Posted on: Feb 24, 24 Property ID: 7155519

₹ 57.0 Lac EMI - ₹ 26k | Can I afford it?

2 BHK 526 Sq-ft Flat For Sale **Virar West, Mumbai**

2 Beds | 3 Baths | 2 Balconies | 1 Covered Parking

Carpet Area 526 sqft ₹ 10,837/sqft	Developer Unique Builders and Poonam developers	Project Sky City
Floor 15 (Out of 23 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing North - West	Lifts 3	Furnished Status Unfurnished

OFFER Free Registration & Stamp Duty

Contact Agent
Get Phone No.

Contact Agent

Varsha Shah -91-87XXXXXXX

Get Phone No.

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Top Agent in this Locality

VS **Varsha Shah**
Developer Sales Team

106 PROPERTIES FOR SALE

[View Profile](#) [View Properties](#)

More Details

Price Breakup **₹ 57 Lac | ₹ 2,85,000** Approx. Registration Charges | **₹ 2,000** Monthly

Booking Amount **₹ 1.0 Lac**

Address **Virar West, Mumbai, Virar West, Mumbai - Mira Road and Beyond, Maharashtra**

Landmarks **Sky City offers an excellent opportunity to own a beautiful location.**

magicbricks
Buy Rent Sell Home Loans
Hi, nitesh
Post Property

Posted on: Feb 24, 24 Property ID: 71554331

Home > Property in Mumbai > Virar West > Apartment in Virar West > 1 BHK > 363 Sq-ft

₹ 38.5 Lac EMI - ₹ 17k | [How much loan can I get?](#)

1 BHK 363 Sq-ft Flat For Sale **Virar West, Mumbai**

1 Bed | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet Area 363 sqft ₹ 10,606/sqft	Developer Unique Builders and Poonam developers	Project Sky City
Floor 11 (Out of 23 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing North - East	Lifts 3	Furnished Status Unfurnished

OFFER Free Registration & Stamp Duty

Contact Agent
Get Phone No.

Contact Agent

Varsha Shah -91-87XXXXXXX

Get Phone No.

[Download Brochure](#)

Top Agent in this Locality

VS **Varsha Shah**
Developer Sales Team

106 PROPERTIES FOR SALE

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More Details

Price Breakup **₹ 38.5 Lac | ₹ 1,92,500** Approx. Registration Charges | **₹ 1,400** Monthly

Booking Amount **₹ 1.0 Lac**

Address **Virar West, Mumbai, Virar West, Mumbai - Mira Road and Beyond, Maharashtra**

Landmarks **Sky City offers an excellent opportunity to own a beautiful location.**

Sale Instance

663580 29-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. वसई 2 दस्त क्रमांक : 6635/2024 नोंदणी : Regn:63m
गावाचे नाव : निळेमोरे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3860000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2399602.216	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:वसईइतर वर्णन :, इतर माहिती: गाव मौजे निळेमोरे,सर्व्हे नं 220,हिस्सा नं 6,सर्व्हे नं 224,हिस्सा नं बी/1,बी/2,बी/3 या मिळकतीवरील बिल्डिंग नं. 2,स्काय सिटी फेज 2 इमारतीमधील सदनिका क्रं.1406,चौदावा मजला,एरिया 28.72 चौ मी कारपेट + एन्क्लोज बालकनी एरिया 5.50 चौ.मी.,विंग - ए((Survey Number : 220 ;))	
(5) क्षेत्रफळ	34.22 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:-मे. युनिकपुनम होम्स एलएलपी तर्फे भागीदार अश्विन माणेक मेहता तर्फे कु मु दिपक सोनार - - वय:-37 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 18,19,20,चौथा मजला,195,साहेब बिल्डिंग,जिवाजी लेन,बोरा बाजार,फोर्ट,मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAGFU5947E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रोहित तुकाराम दड्डेकर - - वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी/20, दिंडोशी बेस्ट स्टाफ कॉलनी, जन.ए. के. वैद्य मार्ग, मालाड पु. मुंबई, ब्लॉक नं: -, रोड नं: -, मुम्बई. पिन कोड:-400097 पॅन नं:-BUBPD9606D 2): नाव:-वैशाली तुकाराम दड्डेकर - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: डी/20, दिंडोशी बेस्ट स्टाफ कॉलनी, जन.ए. के. वैद्य मार्ग, मालाड पु. मुंबई, ब्लॉक नं: -, रोड नं: -, मुम्बई. पिन कोड:-400097 पॅन नं:-AYEPD7691J	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	28/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	6635/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	270200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **10th April 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 knowledgeably 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 **₹ 28,50,000.00 (Rupees Twenty-Eight Lakh Fifty Thousand Only)**. As per site inspection 63% of construction work is completed.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director
Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Auth. Sign.