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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Narmada Umesh Patel &
Mr. Umesh Shivji Patel**

Bungalow Plot No. 64-256, Road RSC No. 64, Sector No. 07, Charkop, Kandivali West,
Mumbai - 400 067, State - Maharashtra, Country - India.

Latitude Longitude - 19°13'17.4"N 72°49'48.9"E

Intended Users:

Cosmos Bank

Chembur (East) Branch

Plot No. 239, Ground Floor, Central Avenue Road, Near Ambedkar Ggarden, Chembur (East),
Mumbai - 400 071, State - Maharashtra, Country - India.



Our Pan India Presence at :

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

Regd. Office

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

☎ +91 2247495919

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VALUATION OPINION REPORT

The property bearing Bungalow Plot No. 64-256, Road RSC No. 64, Sector No. 07, Charkop, Kandivali West, Mumbai - 400 067, State - Maharashtra, Country - India. belongs to **Mrs. Narmada Umesh Patel & Mr. Umesh Shivji Patel**

Boundaries of the property.

North : Road
South : MHADA Society
East : Plot No. 65/256
West : Plot No. 63/256

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 **₹ 1,91,55,522.00 (Rupees One Crore Ninety-One Lakh Fifty-Five Thousand Five Hundred Twenty-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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.04 17:29:42 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

Our Pan India Presence at :

- | | | | |
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| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

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Valuation Report of Bungalow Plot No. 64-256, Road RSC No. 64, Sector No. 07, Charkop, Kandivali West,
Mumbai - 400 067, State - Maharashtra, Country - India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS,
FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 04.05.2024 for Banking Purpose										
2	Date of inspection	27.04.2024										
3	Name of the owner/ owners	Mrs. Narmada Umesh Patel & Mr. Umesh Shivji Patel										
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: Bungalow Plot No. 64-256, Road RSC No. 64, Sector No. 07, Charkop, Kandivali West, Mumbai - 400 067, State - Maharashtra, Country - India. Contact Person: Mr. Umesh Patel (Owner) Contact No.: 9699621250										
9833 5145	Location, street, ward no	CTS No. 1/C1/750, Plot No. 64-256, Road RSC No. 64, Sector No. 07, Charkop, Kandivali West, Mumbai										
	Survey/ Plot no. of land	Survey No. 149 of Village Kandivali										
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 Bungalow supported by documentary proof. Shape, dimension and physical features	<p>Area as per Actual Site Measurement:</p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Carpet Area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>520.00</td> </tr> <tr> <td>First Floor</td> <td>513.00</td> </tr> <tr> <td>Terrace Area</td> <td>536.00</td> </tr> <tr> <td>Balcony</td> <td>89.00</td> </tr> </tbody> </table> <p>Built -up Area in Sq. Ft. = 1077.00 (100.02 Sq.M) Area as per Approved plan.</p>	Particulars	Carpet Area (Sq. Ft.)	Ground Floor	520.00	First Floor	513.00	Terrace Area	536.00	Balcony	89.00
Particulars	Carpet Area (Sq. Ft.)											
Ground Floor	520.00											
First Floor	513.00											
Terrace Area	536.00											
Balcony	89.00											

13	Roads, Streets or lanes on which the land is abutting	Boraspada Marg
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?	Tenant Occupied Occupied since last - 3 years
	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	NA
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 40,000.00 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 Bungalow 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 – 2007 (As per Occupancy

	year of completion	Certificate)
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, Chembur (East) Branch to assess fair market value as on 04.05.2024 for Bungalow Plot No. 64-256, Road RSC No. 64, Sector No. 07, Charkop, Kandivali West, Mumbai - 400 067, State - Maharashtra, Country - India. belongs to **Mrs. Narmada Umesh Patel & Mr. Umesh Shivji Patel.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 31.08.2019 between Mr. Vighney Anil Rane and Mrs. Prachi Vighney Rane (The Vendors) AND Mrs. Narmada Umesh Patel & Mr. Umesh Shivji Patel (Purchasers)
2	Copy of Approved plan No. CHE / A-3731 / BP(WS) / AR dated 02.01.2007 issued by MCGM.
3	Copy of Occupancy Certificate No. CHE / A-3731 / BP(WS) / AR dated 02.01.2007 issued by MCGM.

LOCATION:

The said bungalow is located at CTS No. 1/C1/750, Plot No. 64-256, Road RSC No. 64, Sector No. 07 of Village - Kandivali, Taluka -Kandivali, in the Registration District and Sub -District of Mumbai and Mumbai Suburban The property falls in Residential Zone. It is at a travelling distance of 2.1 km. from Kandivali West metro station.

Bungalow:

The bungalow under reference is having Ground + 1st Upper Floor. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls have 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's external condition is good. The bungalow is used for residential purposes.

Residential Bungalow:

The residential bungalow under reference is situated on the Ground + 1st Upper Floors.

The composition of bungalow is as under:

Floor	Composition
Ground Floor	Living Room + Kitchen + Toilet + Common Area + Staircase
First Floor	2 Bedroom + Passage + Staircase + Balcony



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The residential Bungalow is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters door, Powder coated Aluminum windows & concealed electrification & concealed plumbing.

Valuation as on 04th May 2024

The Built-up Area of the Bungalow	:	1077.00 Sq. Ft.
--	----------	------------------------

Deduct Depreciation:

Year of Construction of the building	:	Year of Completion – 2007 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	17 Years
Cost of Construction	:	1077.00 X 2,800.00 = ₹ 30,15,600.00
Depreciation $\{(100-10) \times 14 / 60\}$:	25.50%
Amount of depreciation	:	₹ 7,68,978.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,34,700.00 per Sq. M. i.e. ₹ 12,514.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 1,21,705.00 per Sq. M. i.e. ₹ 11,307.00 per Sq. Ft.
Prevailing market rate	:	₹ 18,500.00 per Sq. Ft.
Value of property as on 23.04.2024	:	1077.00 Sq. Ft. X ₹ 18,500.00 = ₹ 1,99,24,500.00

(Area of property x market rate of developed land & Residential premises as on 2024 – 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 04.05.2024	:	₹ 1,99,24,500.00 (-) ₹ 7,68,978.00 ₹ 1,91,55,522.00
Total Value of the property	:	₹ 1,91,55,522.00
The realizable value of the property	:	₹ 1,72,39,969.80
Distress value of the property	:	₹ 1,53,24,417.60
Insurable value of the property	:	₹ 30,15,600.00
Guideline value of the property	:	₹ 1,21,77,639.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Bungalow Plot No. 64-256, Road RSC No. 64, Sector No. 07, Charkop, Kandivali West, Mumbai - 400 067, State - Maharashtra, Country - India for this particular purpose at **₹ 1,91,55,522.00 (Rupees One Crore Ninety One Lakh Fifty Five Thousand Five Hundred Twenty Two Only)** as on 04th May 2024.



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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 **04th May 2024 is ₹ 1,91,55,522.00 (Rupees One Crore Ninety One Lakh Fifty Five Thousand Five Hundred Twenty 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	Ground + 1 st Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a bungalow situated on Ground + 1st Upper Floor
3.	Year of construction	2007 (As per Occupancy Certificate)
4.	Estimated future life	43 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



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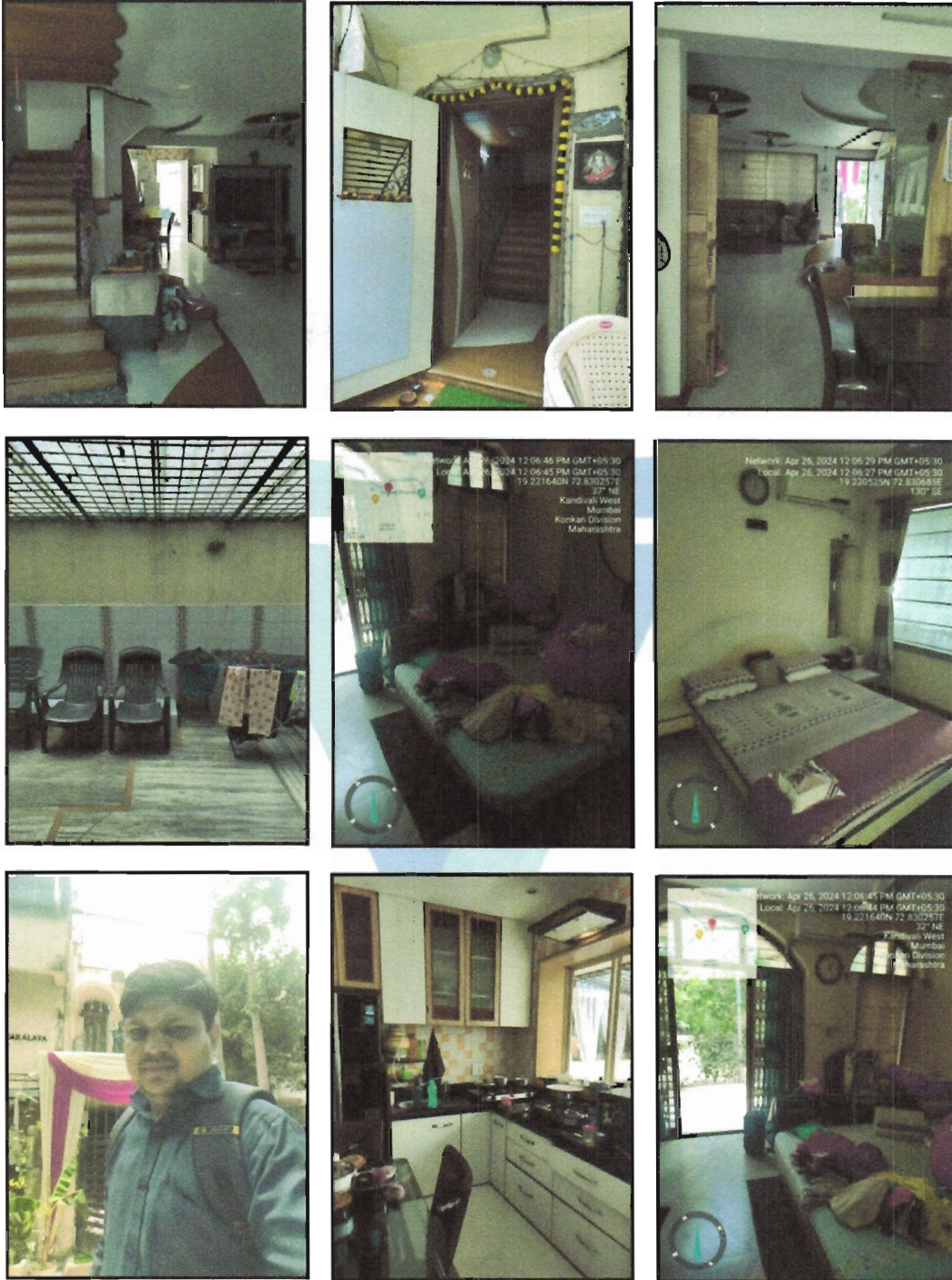
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9	Doors and Windows	Teak wood door frame with flush shutters, Powder coated Aluminum windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP false ceiling
12	Roofing and terracing	R.C.C. slab
13	Special architectural or 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	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	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

Actual site photographs

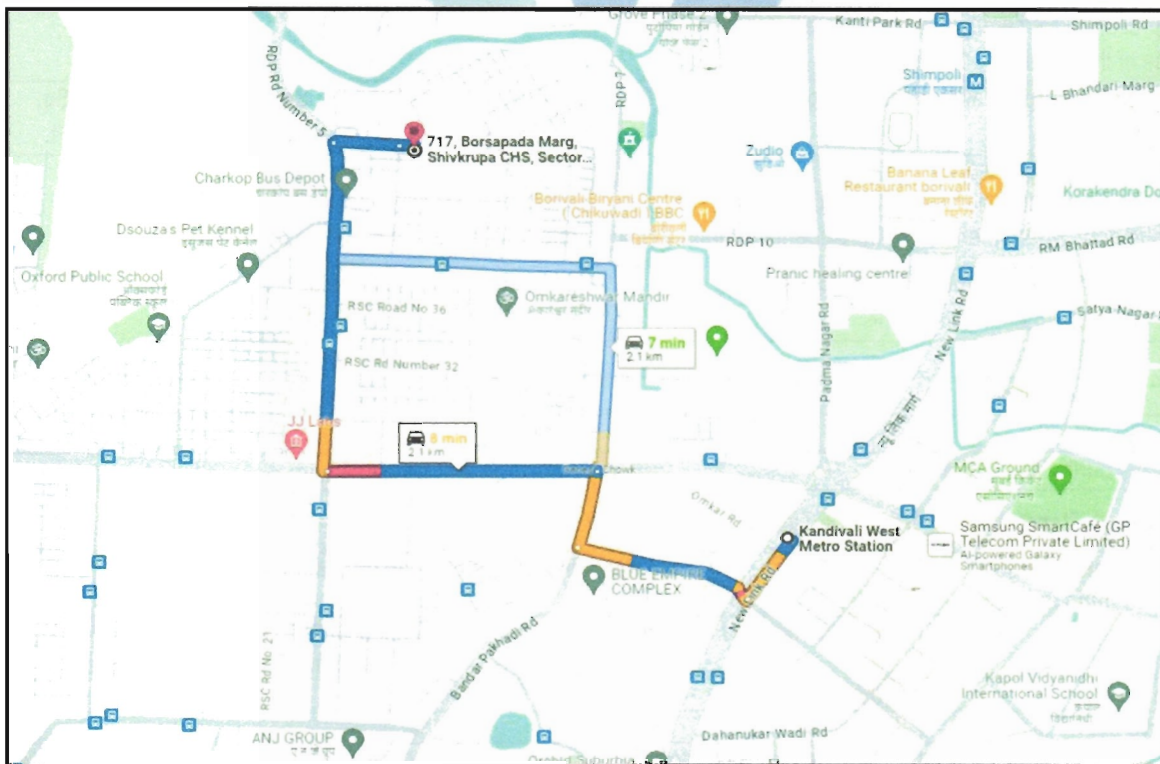
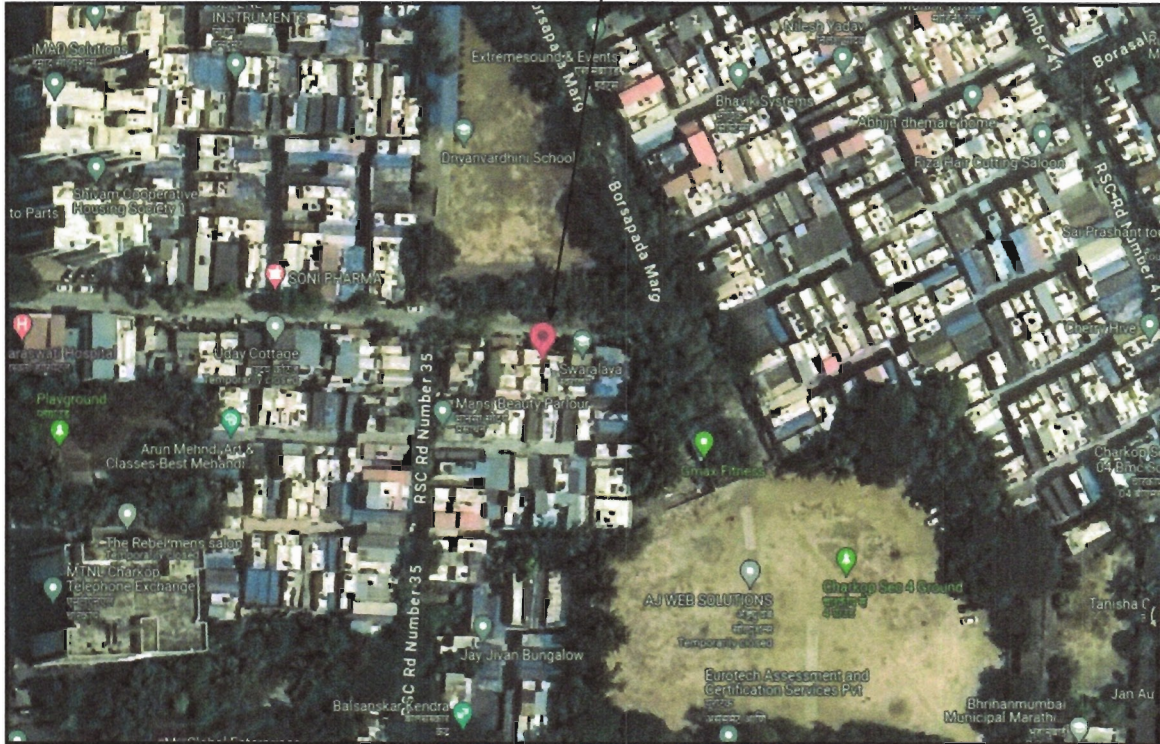


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°13'17.4"N 72°49'48.9"E

Note: The Blue line shows the route to site travelling distance from nearest Metro station (Kandivali West – 2.1 Km.)




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Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 20242025 Language: English

Selected District: मुंबई (उपनगर) Select Village: कादीवली बोरीवली

Search By: Survey No Location

Enter Survey No: 750 Search

उपविभाग	सुली जमीन	निवासी सदनिका	ऑफिस	दुकान	औद्योगिक	एकक (Rs./)	Attribute
79-354-भूभाग: उत्तरेस गावाची सीमा, पूर्वेस गाव हद्द, गावठाण हद्द, बंदर पाखाडी मार्ग, श्री शोचनीलाल खाडवालामार्ग, दक्षिणेस व पश्चिमेस गाव हद्द	58260	134700	154820	168370	134700	चौरस मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,34,700.00			
5% decrease on Flat located on 8 th floors with lift	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,34,700.00	Sq. Mtr.	12,514.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	58,260.00			
The difference between land rate and building rate (A – B = C)	76,440.00			
Depreciation Percentage as per table (D) [100% - 17%] (Age of the Building – 17 Years)	83%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,21,705.00	Sq. Mtr.	11,307.00	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	Ceased 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 ▾ Enter Locality / Project / Society / Landmark

Home ▾ Property ▾ Mumbai ▾ House for sale in Mumbai

Posted on Mar 23, 2024 | Ready to move

₹4 Cr @ 20,000 per sq.ft. **4Bedrooms 2Baths**
 Estimated EMI ₹ 3,19,482 Independent House/Villa for Sale
 in Sector 7 Kandivali West, Western Mumbai

REERA STATUS NOT AVAILABLE Website: <https://maharegnet.mahaonline.gov.in/>

Overview | Owner Details | Registry Record | Locality Reviews | Featured Dealers | Re >

Property (17)

Area
Plot area 2000 sq.ft.
185.01 sq.m.

Price
₹ 4 Crore
@ 20,000 per sq.ft.

Total Floors
2 Floors

Configuration
4 Bedrooms, 2 Bathrooms, 1 Balcony

Address
Sector 7 Kandivali West, Western Mumbai

Property Age
5 to 10 Year Old

Photos (1/17)

99acres Buy ▾ Enter Locality / Project / Society / Landmark

Home ▾ Property ▾ Mumbai ▾ House for sale in Mumbai ▾ House for sale in Sector 3 Charkop ▾ 2 BHK House for sale in Sector 3 Charkop

Posted on Mar 18, 2024 | Ready to move

₹81 Lac @ 16,200 per sq.ft. **2Bedrooms 2Baths**
 Estimated EMI ₹ 64,695 Independent House/Villa for Sale
 in Sector 3 Charkop, Western Mumbai

REERA STATUS NOT AVAILABLE Website: <https://maharegnet.mahaonline.gov.in/>

Overview | Owner Details | Locality Reviews | Recommendations | Articles

Property (8)

Area
Plot area 500 sq.ft.
46.45 sq.m.

Price
₹ 81 Lac
@ 16,200 per sq.ft.

Total Floors
2 Floors

Configuration
2 Bedrooms, 2 Bathrooms, No Balcony

Address
Sector 3 Charkop, Western Mumbai

Property Age
5 to 10 Year Old

Photos (1/8)



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Sale Instance

7672451	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 7
08-04-2024		दस्त क्रमांक : 7672/2024
Note :-Generated Through eSearch Module For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : चारकोण		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3465500	
(4) भू-मापन,पॉटहिसा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: रूम न.बी-18, इमारतीचे नाव: चारकोप श्री गणेश स्मृति सी एच एस लिमिटेड, ब्लॉक नं: प्लॉट न.838 रोड न.आरएससी-12 सेक्टर-8, रोड : चारकोप कांदिवली प मुंबई 400067((Survey Number : 41 ;))	
(5) क्षेत्रफळ	25.00 चौ.मीटर	
(6)आकारणी किंवा खुडी 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 :-नंदकिशोर यशवंत ठाकुर वय:-57 पत्ता:-प्लॉट नं: रूम न.बी-18 , माळा नं: -, इमारतीचे नाव: चारकोप श्री गणेश स्मृति सी एच एस लिमिटेड , ब्लॉक नं: प्लॉट न.838 रोड न.आरएससी-12 सेक्टर-8, रोड नं: चारकोप कांदिवली प मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AHTPT6556E 2): नाव :-नमिता नंदकिशोर ठाकुर वय:-51 पत्ता:-प्लॉट नं: रूम न.बी-18 , माळा नं: -, इमारतीचे नाव: चारकोप श्री गणेश स्मृति सी एच एस लिमिटेड , ब्लॉक नं: प्लॉट न.838 रोड न.आरएससी-12 सेक्टर-8, रोड नं: चारकोप कांदिवली प मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-ATKPT4622J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव :-राजेश गणपत धोंडवड वय:-30, पत्ता:-प्लॉट नं: रूम न.सी-19, माळा नं: -, इमारतीचे नाव: चारकोप ओम चिठ शक्ति सी च एस लिमिटेड, ब्लॉक नं: प्लॉट न.905 सेक्टर-9 , रोड नं: चारकोप कांदिवली प मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-BOKPD7272J	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	08/04/2024	
(11)अनुक्रमांक खंड व पृष्ठ	7672/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	330000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **4rd May 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.



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DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ 1,91,55,522.00 (Rupees One Crore Ninety One Lakh Fifty Five Thousand Five Hundred Twenty Two 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: 2024.05.04 17:30:01 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763



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