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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: **Mr. Husain Hasanali Mukhida & Mrs. Salima Husain Mukhida.**

Residential Flat No. 117, 1<sup>st</sup> Floor, B Wing, Building No. 2, "Hyland Park Co-op. Hsg. Soc. Ltd.",  
S.V. Road, Dahisar (East), Mumbai - 400 068, State – Maharashtra, Country – India.

Latitude Longitude - 19°14'56.5"N 72°51'48.3"E

### Intended Users

#### **Cosmos Bank**

#### **Dahisar (East) Glorias Branch**

Shop No. 1/2, Gloris Apartment, Hari Shankar Joshi Road, Dahisar (East),  
Mumbai - 400 068, State – Maharashtra, Country – India.

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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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

The property bearing Residential Flat No. 117, 1<sup>st</sup> Floor, B Wing, Building No. 2, "Hyland Park Co-op. Hsg. Soc. Ltd.", S.V. Road, Dahisar (East), Mumbai - 400 068, State – Maharashtra, Country – India belongs to **Mr. Husain Hasanali Mukhida & Mrs. Salima Husain Mukhida.**

### Boundaries of the property.

North	:	Northern Heights Building
South	:	Internal Road
East	:	Highland Park Building No. C/1
West	:	Highland Park Building No. 3

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 ₹ **60,50,280.00 (Rupees Sixty Lakh Fifty Thousand Two Hundred Eighty 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.**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

**Auth. Sign.**




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- |  |  |   |   |
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|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
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**Valuation Report of Residential Flat No. 117, 1<sup>st</sup> Floor, B Wing, Building No. 2, "Hyland Park Co-op. Hsg. Soc. Ltd.", S.V. Road, Dahisar (East), Mumbai - 400 068, 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 07.05.2024 for Bank Loan Purpose
2	Date of inspection	04.05.2024
3	Name of the owner/ owners	<b>Mr. Husain Hasanali Mukhida &amp; Mrs. Salima Husain Mukhida.</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 117, 1 <sup>st</sup> Floor, B Wing, Building No. 2, "Hyland Park Co-op. Hsg. Soc. Ltd.", S.V. Road, Dahisar (East), Mumbai - 400 068, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mrs. Salima Husain Mukhida (Owner) Contact No. 9324042295
6	Location, street, ward no	S.V. Road, Dahisar (East), Mumbai - 400 068, State – Maharashtra, Country – India.
	Survey/ Plot no. of land	Survey No. 125, 179, 180 and Hissa No. 5 (p) & 1(p) and C.T.S. no. 1654 / 1 to 5 and 1663 / A of Village – Dahisar
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 296.00 (Area as per Actual Site Measurement)  <b>Built Up Area in Sq. Ft. = 381.00</b> <b>(Area as per Agreement for Sale)</b>

13	Roads, Streets or lanes on which the land is abutting	S.V. Road, Dahisar (East), Mumbai - 400 068, State – Maharashtra, Country – India.
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	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.
	<b>IMPROVEMENTS</b>	
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	<b>RENTS</b>	
	(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	N.A.
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		<b>SALES</b>	
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.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and	Year of Completion – 1984 (As per Agreement)

	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	<b>Remarks</b>	<b><i>As per site inspection, residential flat is used as commercial purpose.</i></b>

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dahisar (East) Glorias Branch to assess fair market value as on 07.05.2024 for Residential Flat No. 117, 1<sup>st</sup> Floor, B Wing, Building No. 2, "**Hyland Park Co-op. Hsg. Soc. Ltd.**", S.V. Road, Dahisar (East), Mumbai - 400 068, State – Maharashtra, Country – India belongs to **Mr. Husain Hasanali Mukhida & Mrs. Salima Husain Mukhida.**

### We are in receipt of the following documents:

1	Copy of Agreement for Sale No. 9458 / 2009 dated 05.11.2009 Between Mr. Kayamali Hirji Charnia (The Transferor) and Mr. Husain Hasanali Mukhida & Mrs. Salima Husain Mukhida. (The Transferees).
2	Copy of Occupancy Certificate No. CE / 5417 / BSII / AR dated 27.01.1989 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Electricity Bill CA No. 153195292 dated 23.03.2024 in the name of Mr. Husain Hasanali Mukhida & Mrs. Salima Husain Mukhida. issued by Adani Electricity.
4	Copy of Maintenance Bill No. 3950 dated 01.03.2024 issued by Hyland Park Co-op. Hsg. Soc. Ltd.

### LOCATION:

The said building is located at Plot bearing Survey No. 125, 179, 180 and Hissa No. 5 (p) & 1(p) and C.T.S. No. 1654 / 1 to 5 and 1663 / A of Village – Dahisar, Dahisar (East), Mumbai – 400068. The property falls in Residential Zone. It is at a travelling distance 400 M from Dahisar railway station.

### BUILDING:

The building under reference is having Ground + 4 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 Paint finish from outside. The staircase is of R.C.C. with R.C.C. trades and risers with Tiles finish. The building is used for residential purpose. 1<sup>st</sup> Floor is having 4 Residential Flats. The building is without lift. The external condition of building is Normal.

### Residential Flat:

The residential flat under reference is situated on the 1<sup>st</sup> Floor. As per site inspection, residential flat is used as commercial purpose. It consists of Living Room + Kitchen + W.C + Bath (i.e., **1RK with W.C. + Bath**). The residential flat is finished with Vitrified & Marble flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Concealed electrification & Concealed plumbing. The internal condition of flat is normal.



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**Valuation as on 7th May 2024**

<b>The Built-Up Area of the Residential Flat</b>	<b>:</b>	<b>381.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	Year of Completion – 1984 (As per Agreement)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	40 Years
Cost of Construction	:	381.00 X 2,700.00 = ₹ 10,28,700.00
Depreciation $\{(100-10) \times 40 / 60\}$	:	60.00%
Amount of depreciation	:	₹ 6,17,220.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,22,122.00 per Sq. M. i.e., ₹ 11,345.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 95,654.00 per Sq. M. i.e., ₹ 8,886.00 per Sq. Ft.
Prevailing market rate	:	₹ 17,500.00 per Sq. Ft.
<b>Value of property as on 07.05.2024</b>	<b>:</b>	<b>381.00 Sq. Ft. X ₹ 17,500.00 = ₹ 66,67,500.00</b>

(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)

<b>Depreciated fair value of the property as on 07.05.2024</b>	<b>:</b>	<b>₹ 66,67,500.00- ₹ 6,17,220.00 = ₹ 60,50,280.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 66,67,500.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 54,45,252.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 48,40,224.00</b>
<b>Insurable value of the property (381.00 X 2,700.00)</b>	<b>:</b>	<b>₹ 10,28,700.00</b>
<b>Guideline value of the property (381.00 X 8,886.00)</b>	<b>:</b>	<b>₹ 33,85,566.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 117, 1<sup>st</sup> Floor, B Wing, Building No. 2, "Hyland Park Co-op. Hsg. Soc. Ltd.", S.V. Road, Dahisar (East), Mumbai - 400 068, State – Maharashtra, Country – India for this particular purpose at **₹ 60,50,280.00 (Rupees Sixty Lakh Fifty Thousand Two Hundred Eighty Only)** as on **7th May 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 **7th May 2024 is ₹ 60,50,280.00 (Rupees Sixty Lakh Fifty Thousand Two Hundred Eighty 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 + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 <sup>st</sup> Floor
3	Year of construction	1984 (As per Agreement)
4	Estimated future life	20 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, Aluminium sliding windows



10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finished
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
No1	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

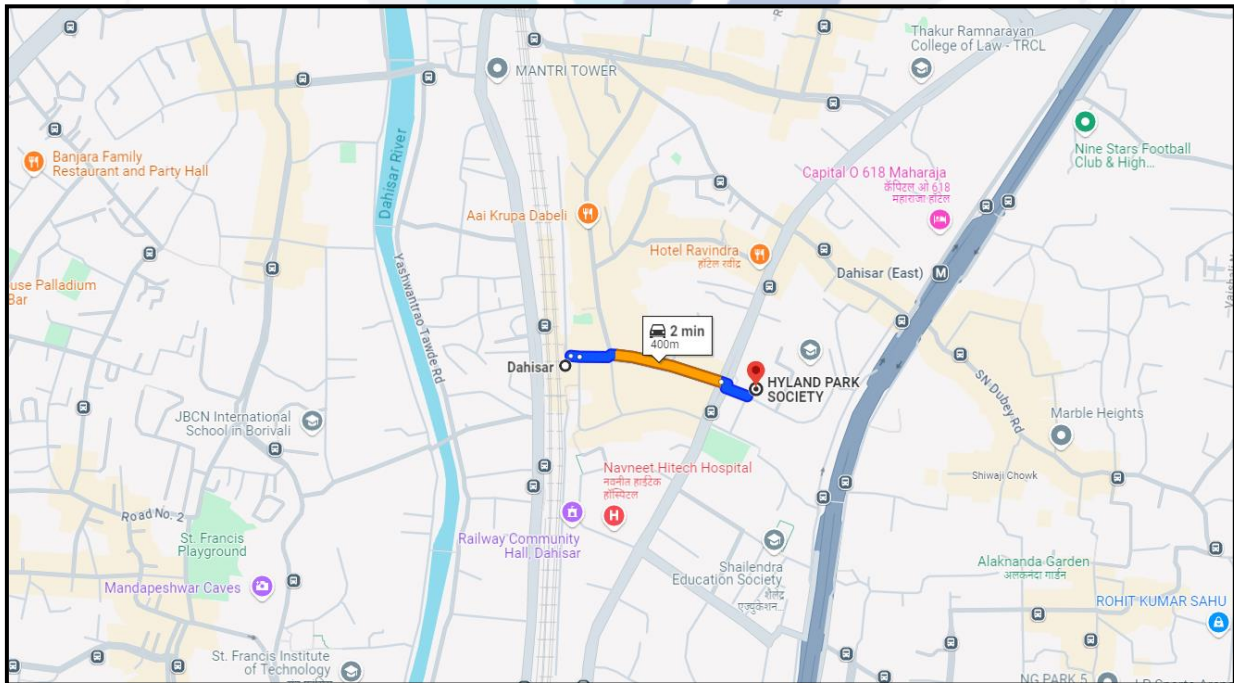
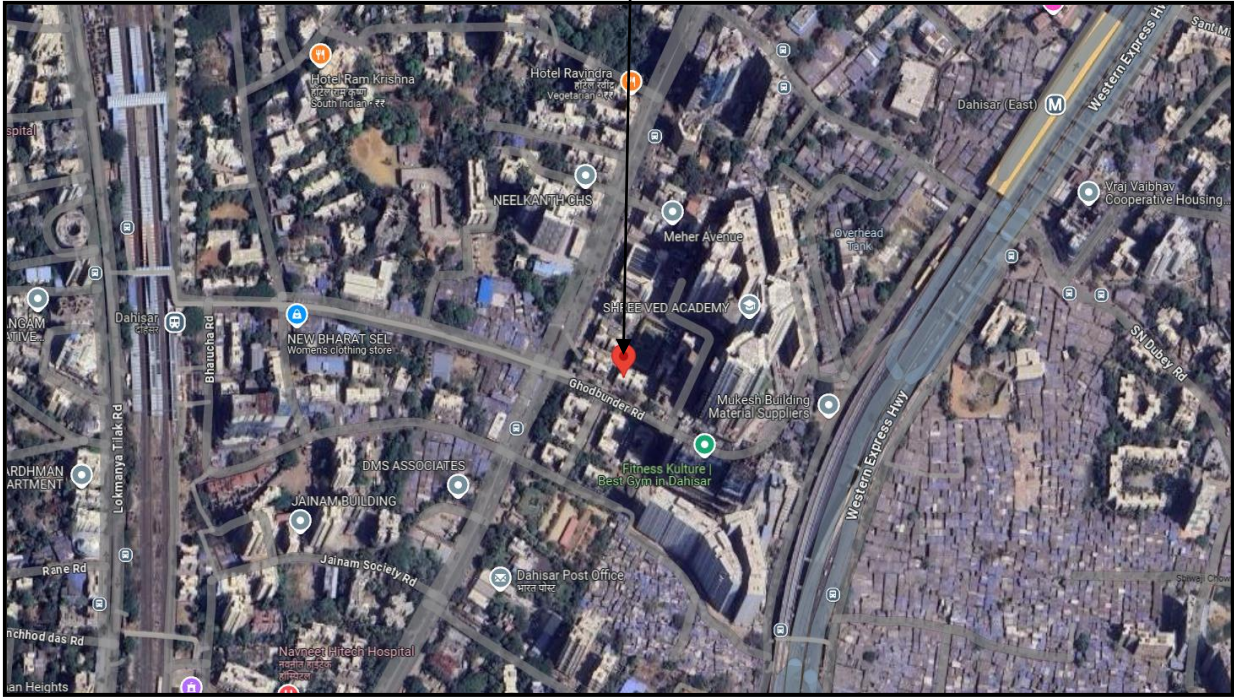
## Actual site photographs





## Route Map of the property


Site:u/r



**Latitude Longitude - 19°10'02.7"N 72°57'19.1"E**

**Note: The Blue line shows the route to site from nearest railway station (Dahisar – 400 M.)**

## 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 )

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Year:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
89/409-सुभाग: उत्तरेस लिंक रोड, पुर्वेस रेल्वे लाईन, दक्षिण व पश्चिम गावाची हद्द.	55950	128550	47840	173500	122450	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,28,550.00			
Reduced by 5% on Flat Located on 1 <sup>st</sup> Floor	6,428.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>1,22,122.00</b>	<b>Sq. Mtr.</b>	<b>11,345.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	55,950.00			
The difference between land rate and building rate (A - B = C)	66,172.50			
Depreciation Percentage as per table (D) [100% - 40%] (Age of the Building - 40 Years)	60%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>95,654.00</b>	<b>Sq. Mtr.</b>	<b>8,886.00</b>	<b>Sq. Ft.</b>

### Building not having lift

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

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

**Table - D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi - Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



## Price Indicators

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**1 BHK Flat In Je And Vee Kedamath For Sale In Sardar Val...**  
MHB colony shanti nagar dahisar east

**₹ 72 Lacs**  
Negotiable

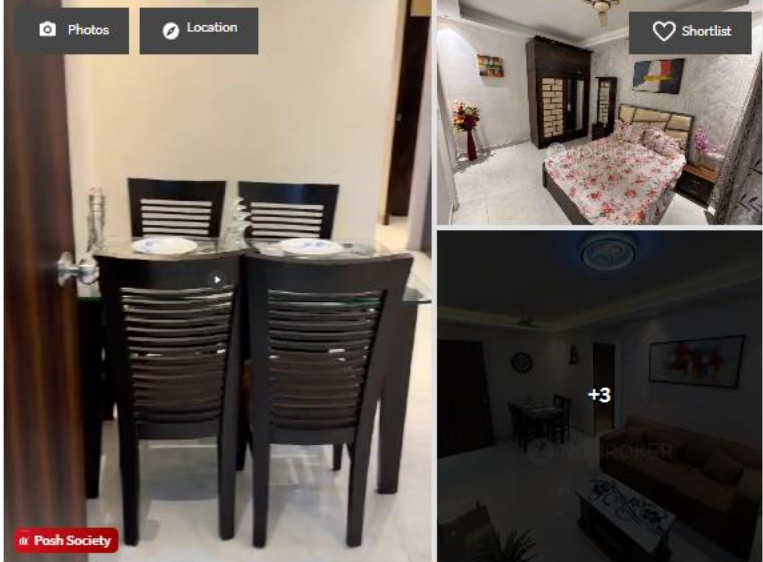
**₹ 41,266/Month**  
Estimated EMI

**590**  
Sq.Ft

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Location



Posh Society
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1 Bedroom <small>No. of Bedroom</small>	Jan 27, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
2 Balcony	Je And Vee Kedamath <small>Apartment</small>
Car Parking	Full Power Backup

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Nearby: DMart | INOX | Banjara Dhaba | The Fusion Kitchen | Ashokvan

### Overview

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges	₹4.2 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	590 Sq.Ft	Carpet Area	356 Sq.Ft
Furnishing Status	Unfurnished <a href="#">Furnish Now</a>	Facing	East
Floor	16/23	Parking	Car
Gated Security	Yes		

### Activity On This Property


**520**  
Unique Views

**29**  
Shortlists

**33**  
Contacted

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## Price Indicators

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**1 BHK Flat In Sangeetha Co Orper Hoising For S...**  
dahisar railway station

**₹ 75 Lacs**  
Non-negotiable


**₹ 42,985/Month**  
Estimated EMI

**408**  
Sq.Ft


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<b>1 Bedroom</b> <small>No. of Bedroom</small>	<b>Jan 10, 2024</b> <small>Posted On</small>
<b>1 Bathroom</b> <small>No. of Bathroom</small>	<b>Immediately</b> <small>Possession</small>
<b>NA</b> <small>Balcony</small>	<b>Sangeetha Co Orpe...</b> <small>Apartment</small>
<b>Bike and Car</b> <small>Parking</small>	<b>None</b> <small>Power Backup</small>

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### Overview


Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	NA
Builtup Area	408 Sq.Ft	Furnishing Status	Semi <a href="#">Furnish Now</a>
Facing	North	Floor	0/4
Parking	Bike And Car	Gated Security	Yes

### Activity On This Property

**305** Unique Views
 **4** Shortlists
 **0** Contacted


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Lokmanya Tilak Rd, Mhatre Wa...

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## Sales Instance

3140367 06-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 2 दस्त क्रमांक : 3140/2024 नोदणी : Regn:63m
<b>गावाचे नाव : दहिसर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	10800000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8106463.2	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका क्रमांक 401,4 था मजला,बिल्डिंग नं 10ए,शैलेन्द्र नगर वृंदावन कॉ-ऑप हौसींग सोसायटी लिमीटेड. वृंदावन रोड,शैलेन्द्र नगर,दहीसर ईस्ट. मुंबई 400068. सदनिकेचे क्षेत्रफळ 571.17 चौ. फुट. कार्पेट.(इतर वर्णन सदर दस्तात नमूद केलेल्या प्रमाणे),( ( C.T.S. Number : 1654 PART, 1659, 1660, 1661, 1662, 1663 PART, 1664 PART, 1665 PART AND 1666 ; ) )	
(5) क्षेत्रफळ	63.69 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अपर्णा अशोक शिंदे वय:-66 पत्ता:-प्लॉट नं: 401 , माळा नं: 4 था माळा बिल्डींग नं-10ए, इमारतीचे नाव: शैलेन्द्र नगर वृंदावन कॉ-ऑप हौसींग सोसायटी लिमीटेड, ब्लॉक नं: दहीसर ईस्ट , रोड नं: वृंदावन रोड, शैलेन्द्र नगर , महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-APIPS6624Q	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सौरभ विनोद लाठीगरा वय:-38; पत्ता:-प्लॉट नं: रूम नं 1, माळा नं: -, इमारतीचे नाव: विजसुर देवराज चाळ , ब्लॉक नं: मालाड ईस्ट, रोड नं: राणी सती मार्ग, नियर काठीयावाडी चौक, महाराष्ट्र, मुम्बई. पिन कोड:-400097 पॅन नं:-ACQPL8003N	
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	22/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3140/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	648000	
(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 **7th 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 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 **₹ 60,50,280.00 (Rupees Sixty Lakh Fifty Thousand Two Hundred Eighty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

