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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. Prakash Govind Lotankar & Mrs. Mamata Prakash Lotankar**

Residential Flat No. 13, 1st Floor, Prapti Apartments, "Hill Lake View Co-Op. Hsg. Soc. Ltd.", Riddhi Siddhi Nagar, Dattaji Salvi Marg, off. Veera Desai Road, Andheri (West), Mumbai – 400 047,
State – Maharashtra, Country – India.

Latitude Longitude - 19°07'53.4"N 72°50'12.7"E

Intended Users

Cosmos Bank

Bandra (West) Branch

16, Lubina Turner Road, Opp. Tava Restaurant, Bandra (West), Mumbai – 400 050,
State – Maharashtra, Country – India.



Our Pan India Presence at :

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

Regd. Office

B1-001, U/8 Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

📞 +91 2247495919

✉️ mumbai@vastukala.co.in

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Vastu/Mumbai/05/2024/008586/2306292

13/6-152-PRBS

Date: 13.05.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 13, 1st Floor, Prapti Apartments, "Hill Lake View Co-Op. Hsg. Soc. Ltd.", Riddhi Siddhi Nagar, Dattaji Salvi Marg, off. Veera Desai Road, Andheri (West), Mumbai – 400 047, State – Maharashtra, Country – India belongs to **Mr. Prakash Govind Lotankar & Mrs. Mamata Prakash Lotankar**.

Boundaries of the property.

North	: Dattaji Salvi Road
South	: Internal Road
East	: Minoo Minar Apartment
West	: Nutan Gangotri Building

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 **₹ 74,95,200.00 (Rupees Seventy-Four Lakh Ninety-Five Thousand Two 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.14 10:22:11 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report

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📍 Mumbai	📍 Nashik	📍 Rajkot	📍 Raipur
📍 Aurangabad	📍 Pune	📍 Indore	📍 Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Form Road,
Powai, Andheri East, **Mumbai: 400072, (M.S.), India**

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Residential Flat No. 13, 1st Floor, Prapti Apartments, "**Hill Lake View Co-Op. Hsg. Soc. Ltd.**", Riddhi Siddhi Nagar, Dattaji Salvi Marg, off. Veera Desai Road, Andheri (West), Mumbai – 400 047,
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 13.05.2024 for Bank Loan Purpose
2	Date of inspection	10.05.2024
3	Name of the owner/ owners	Mr. Prakash Govind Lotankar & Mrs. Mamata Prakash Lotankar
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. 13, 1 st Floor, Prapti Apartments, " Hill Lake View Co-Op. Hsg. Soc. Ltd. ", Riddhi Siddhi Nagar, Dattaji Salvi Marg, off. Veera Desai Road, Andheri (West), Mumbai – 400 047, State – Maharashtra, Country – India. Contact Person: Mr. Nayan Arora (Tenant)
6	Location, street, ward no	Riddhi Siddhi Nagar, Dattaji Salvi Marg, off. Veera Desai Road, K(West) Municipal Ward
	Survey/ Plot no. of land	Plot No. B-1, 7-A, C.T.S No. 733 of Village - Ambivali
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. = 262.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 300.00 (Area as per Agreement for Sale)

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	` 24,000.00 Present 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?	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.
		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	Year of Completion – 1976 (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, Bandra (West) Branch to assess fair market value as on 13.05.2024 for Residential Flat No. 13, 1st Floor, Prapti Apartments, "Hill Lake View Co-Op. Hsg. Soc. Ltd.", Riddhi Siddhi Nagar, Dattaji Salvi Marg, off. Veera Desai Road, Andheri (West), Mumbai – 400 047, State – Maharashtra, Country – India belongs to **Mr. Prakash Govind Lotankar & Mrs. Mamata Prakash Lotankar**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 11.11.2011 Between Mr. Shamsuddin A. Shaikh Alias Mr. Sheikh Samshul Abdul (The Transferors) and Mr. Prakash Govind Lotankar & Mrs. Mamata Prakash Lotankar (The Transferees).
2	Copy of Occupancy Certificate No. OC / 4181 / BSII / AK dated 04.06.1976 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Society No Objection Letter for Sale dated 26.08.2011 in the name of Mr. Prakash Govind Lotankar & Mrs. Mamata Prakash Lotankar issued by Hill Lake View Co-Op. Hsg. Soc. Ltd

LOCATION:

The said building is located at Plot No. B-1, 7-A, C.T.S No. 733 of Village - Ambivali, Taluka – Vasai, District – Palghar – 400 047. The property falls in Residential Zone. It is at a walkable distance 950 Mtr. from Andheri West Metro station.

BUILDING:

The building under reference is having Ground + 6th 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 Kadappa stone finish. The building is used for residential purpose. 13th Floor is having 8 Residential Flats. The building is having 1 Lift. The External condition of building is normal.

Residential Flat:

The residential flat under reference is situated on the 13th Floor. The Composition of Flat is 1 Bedroom + Living Room + Kitchen + W.C & Bath (i.e., **1 BHK with W.C. & Bath**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters, Aluminum sliding windows & Casing Capping electrification & Concealed plumbing. The internal condition of flat is normal.



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Valuation as on 13th May 2024

The Built- Up Area of the Residential Flat	:	300.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	Year of Completion – 1976 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	48 Years
Cost of Construction	:	300.00 X 2,800.00 = ₹ 8,40,000.00
Depreciation {(100-10) X 48 / 60}	:	72.00%
Amount of depreciation	:	₹ 6,04,800.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,94,450.00 per Sq. M. i.e., ₹ 18,065.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,51,317.00 per Sq. M. i.e., ₹ 14,058.00 per Sq. Ft.
Prevailing market rate	:	₹ 27,000.00 per Sq. Ft.
Value of property as on 13.05.2024	:	300.00 Sq. Ft. X ₹ 27,000.00 = ₹ 81,00,000.00

(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 13.05.2024	:	₹ 81,00,000.00 - ₹ 6,04,800.00 = ₹ 74,95,200.00
Total Value of the property	:	₹ 74,95,200.00
The realizable value of the property	:	₹ 67,45,680.00
Distress value of the property	:	₹ 59,96,160.00
Insurable value of the property (300.00 X 2,800.00)	:	₹ 8,40,000.00
Guideline value of the property (300.00 X 14,058.00)	:	₹ 42,17,400.00

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 13, 1st Floor, Prapti Apartments, "Hill Lake View Co-Op. Hsg. Soc. Ltd.", Riddhi Siddhi Nagar, Dattaji Salvi Marg, off. Veera Desai Road, Andheri (West), Mumbai – 400 047, State – Maharashtra, Country – India for this particular purpose at **₹ 74,95,200.00 (Rupees Seventy Four Lakh Ninety Five Thousand Two Hundred Only)** as on **13th 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 **13th May 2024 is ₹ 74,95,200.00 (Rupees Seventy Four Lakh Ninety Five Thousand Two 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:



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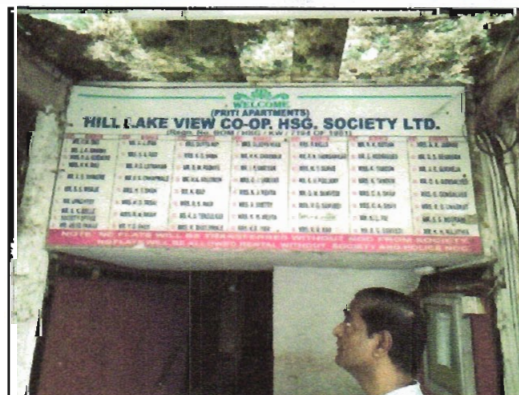
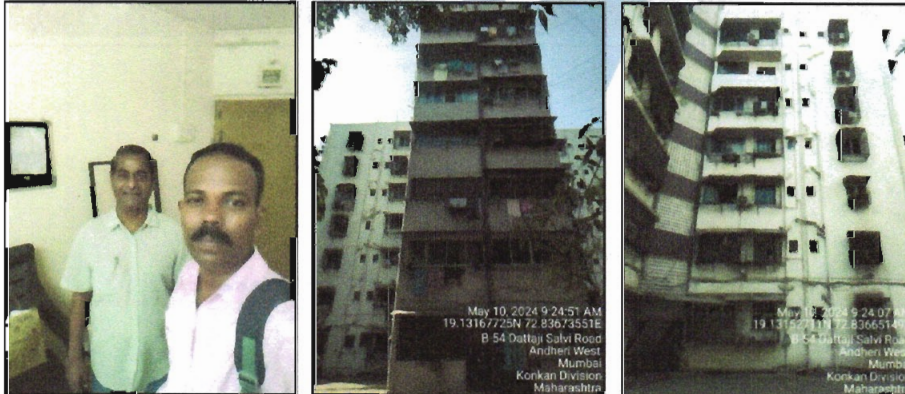
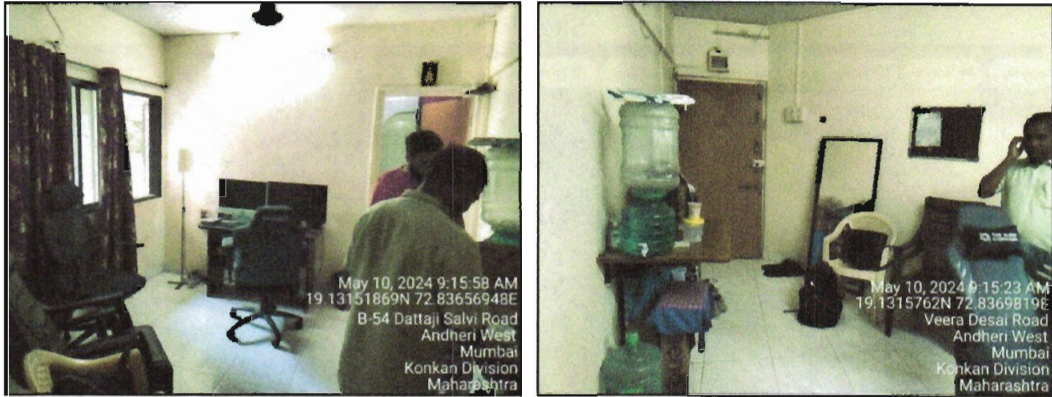
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ANNEXURE TO FORM 0-1

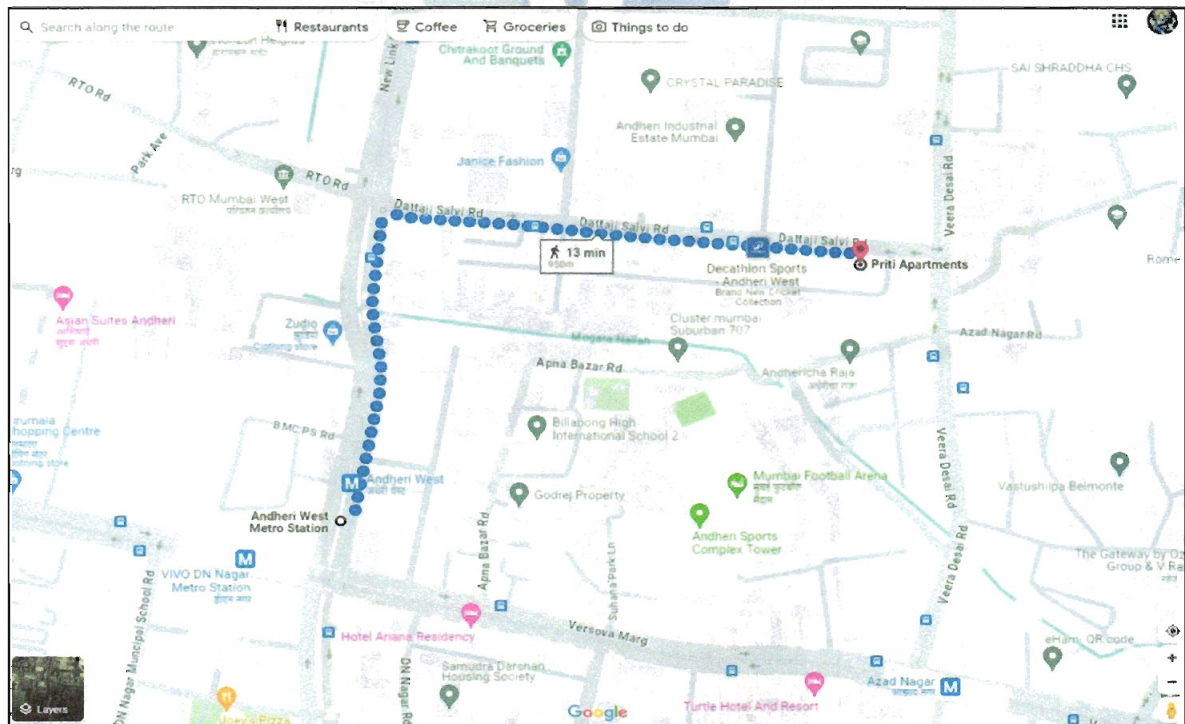
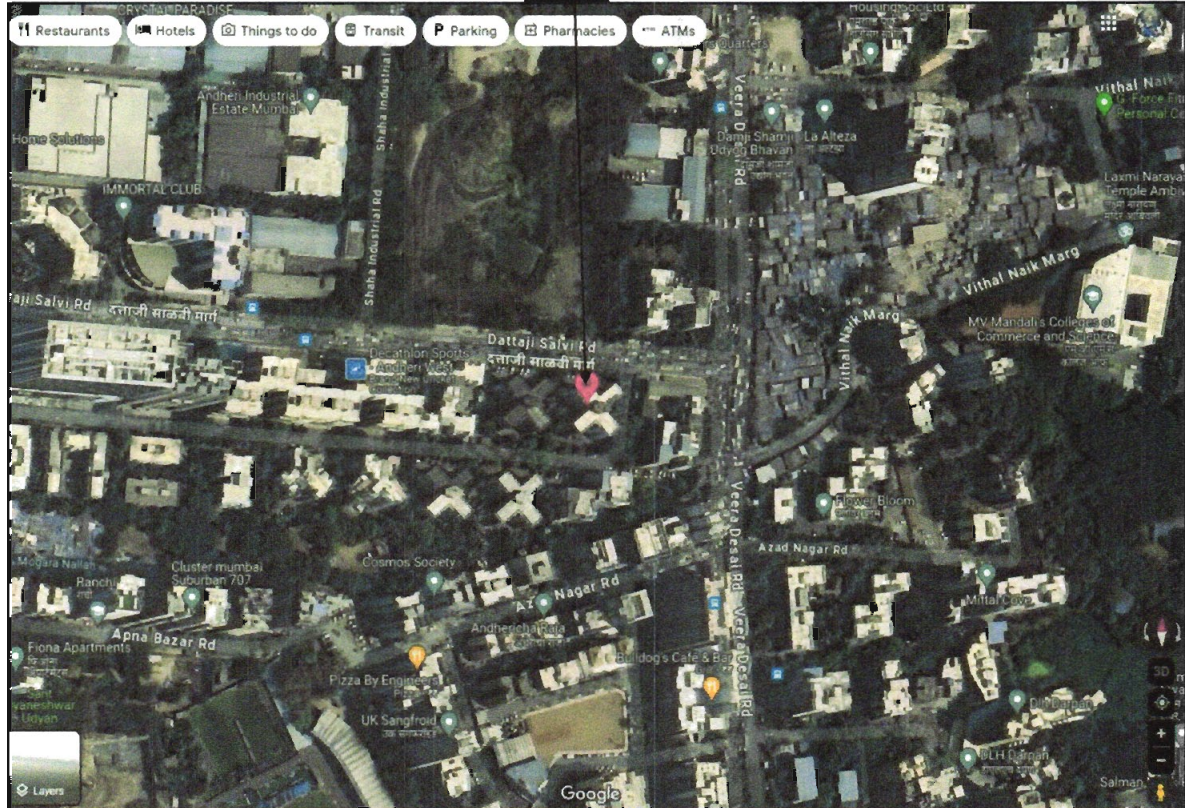
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 6 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3.	Year of construction	1976 (As per Occupancy Certificate)
4.	Estimated future life	48 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	Casing Capping 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	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

Actual site photographs



Route Map of the property

Site, u/r



Latitude Longitude - 19°07'53.4"N 72°50'12.7"E

Note: The Blue line shows the route to site from nearest Metro station (Andheri – 950 Mtr.)




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Ready Reckoner Rate


**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rate Guide
Logout

Valuation For Rural Area

*** Welcome to Valuation of Properties in Maharashtra ***

Location Details

Select Type
 ☐ Development Agreement
 ☐ Tenant Occupied
 ☒ Other

Division Name
 Mumbai

District Name
 मुंबई (उपनगर)
 Zone Name
 47-आदिवली (अंधरी)

Attribute
 मि.टी.एस. नंबर
 733
 SubZone Name
 भुभाग: उजवेल व पुर्वेस गा

[Help on Division](#)

Open Land	Residence	Office	Shop	Industry	Unit
104590	134450	223620	244470	194430	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,94,450.00			
No Increase by Flat Located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,94,450.00	Sq. Mtr.	18,065.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,04,590.00			
The difference between land rate and building rate (A – B = C)	89,860.00			
Depreciation Percentage as per table (D) [100% - 48%] (Age of the Building – 48 Years)	52%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,51,317.00	Sq. Mtr.	14,058.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

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


Price Indicators

[Home](#) > [Property in Mumbai](#) > [Andheri West](#) > [Apartment in Andheri West](#) > [1 BHK](#) > [₹ 50 Lakhs](#)

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₹1.20 Cr **EMI: ₹ 5.5k** | [Get Loan offers from 26+ banks](#)

1 BHK Flat For Sale in Hill View CHS, [Andheri West, Mumbai](#)



1 Bed 2 Baths 2 Balconies Semi-Furnished

Super Built-Up Area
520 sqft
₹23.07/sqft

Floor
Ground (Out of 4 Floors)

Facing
East

Developer
[Jira Developer](#)

Transaction Type
Resale

Furnished Status
Semi-Furnished

Project
[Hill View CHS](#)

Status
Ready to Move

Car Parking
1 Open

East Facing Property

[Contact Owner](#)
[Get Phone No.](#)

Last contact made 8 days ago

More Details

Price Breakup	₹1.2 Cr
Address	Andheri West, Mumbai, Andheri West, Mumbai - Western Mumbai, Maharashtra
Landmarks	Bombay Bazaar cloth store
Furnishing	Semi-Furnished
Flooring	Mosaic
Type of Ownership	Freehold
Age of Construction	Above 20 years


[Contact Owner](#)

[Home](#) > [Property in Mumbai](#) > [Andheri West](#) > [Apartment in Andheri West](#) > [2 BHK](#) > [₹ 23 Lakhs](#)

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[Join Prime @ 50% OFF](#)

₹2.30 Cr **EMI: ₹ 10.6k** | [Can afford it?](#)

2 BHK Flat For Sale in Mona Apartments, [Andheri West, Mumbai](#)



2 Beds 2 Baths Furnished

Carpet Area
675 sqft
₹34.07/sqft

Transaction Type
Resale

Developer
[Iraji Builders And Developers](#)

Status
Ready to Move

Facing
North

Project
[Mona Apartments](#)

Floor
4 (Out of 6 Floors)

LP
1

Jogging an... Service/Good...

[Contact Owner](#)
[Get Phone No.](#)

Last contact made 8 days ago

More Details

Price Breakup	₹2.3 Cr (₹11,50,000 Approx. Registration Charges (₹3,500 Monthly
Address	Mona Apartments Dada Bhai Road Andheri West Mumbai Maharashtra 400058, Andheri West, Mumbai - Western Mumbai, Maharashtra
Landmarks	Novrang Cinema
Furnishing	Furnished
Flooring	Vitrified
Type of Ownership	Freehold
Overlooking	Garden/Park, Main Road

[View all Details](#)

Description: Property is fully furnished with all kitchen appliances, air conditioners. Building is structurally very strong. Andheri station, metro station and market all within 7 mins walk. [Read more](#)

Price Indicators

magicbricks

Buy ~ Rent ~ Sell ~ Home Loans ~

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Posted on: Apr 11, 2024

Contact Agent

Sumanji Thakur

Get Phone No.

Top Agent in this Loc.

Rahul Home Search

DEDA D. A.

72 PROPERTIES FOR SALE

30 PROPERTIES FOR SALE

View Profile

₹ 2.31 Cr

EMI - ₹ 1.04 L

Get pre-approved loan

2 BHK 1000 Sq-Ft Flat For Sale Andheri West, Mumbai

2 Beds

2 Baths

Semi-Furnished

Laundry Service

Carpet Area

700 sqft - ₹ 10,000/sqft

Developer

Cooperative Group Housing Society

Project

Garden View CHS

Floor

5 (Out of 7 Floors)

Transaction Type

Resale

Status

Ready to Move

Facing

East

Lifts

2

Contact Agent

Get Phone No.

Last contact made 35 days ago

More Details

Price Breakup

₹ 2.31 Cr | ₹ 11,55,000 Approx. Registrat on Charges | ₹ 4,000 Monthly

Booking Amount

₹ 5.0 Lac

Address

Oshiwara, Andheri West, Mumbai, Maharashtra, India., Andheri West, Mumbai - Western Mumbai, Maharashtra

Landmarks

shastri nagar lokhandwala

Furnishing

Semi-Furnished

Flooring

Ceramic Tiles

Type of Ownership

Freehold

View all Details

Description:

Garden View CHS is located in Andheri West. Enjoy a class apart lifestyle at Garden View CHS Bank finance is approved by major financial institutions like HDFC, LIC Housing Finance., [Read more](#)

Sales Instance

3823322

14-03-2024

Note:-Generated Through eSearch

Module,For original report please contact
concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 3823/2024

नोंदणी :

Regn:63m

गावाचे नाव : आंबिवली

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	31815296
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	26078890.83
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र 2403 20वा मजला हबटाऊन प्रीमियर रसिडेन्सी मालिबू मुद्रण कामगार नगर जे पी रोड आंबिवली अंधेरी वेस्ट मुंबई 400053 रेरा प्रमाणे सदनिकेचे क्षेत्रफळ 96.26 चौ मी कारपेट सोबत 1 स्टॅक म्हणजेच 2 कार पार्किंग व इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्या प्रमाणे((C.T.S. Number : 833 Part ;))
(5) क्षेत्रफळ	105.87 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:-हबटाऊन लिमिटेडचे ऑथो सिग्रेटरी अनघा औंधकर तर्फे मुखत्यार काळुराम कशीबले - वय:-50 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: हबटाऊन सीझन्स, जैन मंदिर समोर, आर सी चेंबूरकर मार्ग, चेंबूर पूर्व मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AAACA6101D 2): नाव:-हबटाऊन लिमिटेडचे ऑथो सिग्रेटरी माधवी देगांवकर तर्फे मुखत्यार काळुराम कशीबले - वय:-50 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: हबटाऊन सीझन्स, जैन मंदिर समोर, आर सी चेंबूरकर मार्ग, चेंबूर पूर्व मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400071 पॅन नं:-AAACA6101D 3): नाव:-मान्यता देणार पॅराडिगम स्ट्रक्चर एलएलपीचे ऑथो सिग्रेटरी रूपेश गुडेकर - वय:-31 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस नं 201, 2 रा मजला निवाण एस व्ही रोड खार वेस्ट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAVFP0257H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पॅराडिगम स्ट्रक्चर एलएलपीचे ऑथो सिग्रेटरी रूपेश गुडेकर - वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ऑफिस नं 201, 2 रा मजला निवाण एस व्ही रोड खार वेस्ट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400052 पॅन नं:-AAVFP0257H
(9) दस्तऐवज करून दिल्याचा दिनांक	14/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	14/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	3823/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1909000
(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 **13th 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.

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 **₹ 74,95,200.00 (Rupees Seventy Four Lakh Ninety Five Thousand Two Hundred Only)**.

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.14 10:22:23 +05'30'

Auth. Sign.



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