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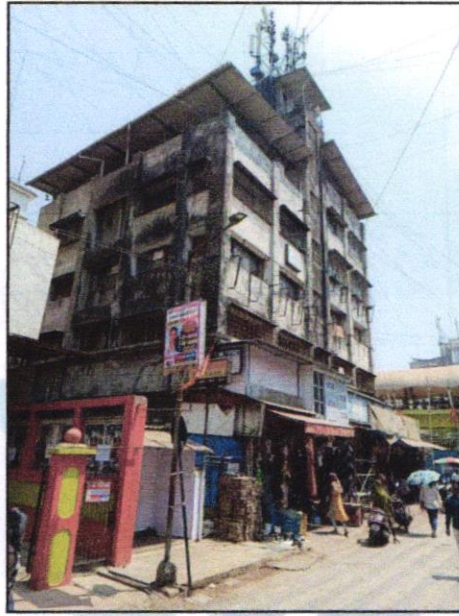
MSME Reg No: UDYAM-MH-18-0083617

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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: **Dr. Prashant Vasant Suvarna**

Commercial Unit No. 18, 3rd Floor, "**Vij Prabha Co-op. Soc. Ltd.**", Vij Prabha Complex, Near Dombivli Railway Station, Patkar Road (Station Road), Village – Gajabandhan Patharli, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code - 421 201, State – Maharashtra, Country – India.

Latitude Longitude - 19°13'04.3"N 73°05'17.5"E

Intended User:

Cosmos Bank

Dombivli (East) Branch

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivli (East), Taluka Kalyan, District Thane, PIN Code - 400605, State - Maharashtra, Country - India.



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 25621

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

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VALUATION OPINION REPORT

The property bearing Commercial Unit No. 18, 3rd Floor, "Vij Prabha Co-op. Soc. Ltd.", Vij Prabha Complex, Near Dombivli Railway Station, Patkar Road (Station Road), Village – Gajabandhan Patharli, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code - 421 201, State – Maharashtra, Country – India belongs to **Dr. Prashant Vasant Suvarna.**

Boundaries of the property.

North : Saroja Arcade Building
South : Noble Hospital
East : Narayan Rao Atmaram Patkar Road
West : Veera Mention

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 **₹ 38,36,025.00 (Rupees Thirty Eight Lakh Thirty Six Thousand Twenty Five 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.**

**Sharadkumar
Chalikwar**

Director

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report in Form – 01

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.05.15 18:05:46 +05'30'

Avinad
Auth. Sign.



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Valuation Report of Commercial Unit No. 18, 3rd Floor, "Vij Prabha Co-op. Soc. Ltd.", Vij Prabha Complex, Near Dombivli Railway Station, Patkar Road (Station Road), Village – Gajabandhan Patharli, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code - 421 201, 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 Banking Purpose
2	Date of inspection	15.05.2024
3	Name of the owner/ owners	Dr. Prashant Vasant Suvarna
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Commercial Unit No. 18, 3 rd Floor, "Vij Prabha Co-op. Soc. Ltd.", Vij Prabha Complex, Near Dombivli Railway Station, Patkar Road (Station Road), Village – Gajabandhan Patharli, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code - 421201, State – Maharashtra, Country – India. Person Met at Site: Mr. Prashant V Suvarna (Owner) Contact No. 9892591170
6	Location, street, ward no	Ward No. 19, Near Dombivli Railway Station, Patkar Road (Station Road), Village – Gajabandhan Patharli, Dombivli (East), Taluka – Kalyan, District – Thane
	Survey/ Plot no. of land	Survey No. 26/2 (Part), City Survey No. 5657 (Part), Tika No. 27 of Village – Gajabandhan Patharli
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Mixed 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 and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 222.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 182.00 (Area as per Approved Plan)



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		Built-up Area in Sq. Ft. = 218.00 (Carpet Area as per Approved Plan + 20%) Built-up Area in Sq. Ft. = 290.00 (Area as per Agreement Sale)
13	Roads, Streets or lanes on which the land is abutting	Near Dombivli Railway Station, Patkar Road (Station Road), Village – Gajabandhan Patharli, Dombivli (East), Taluka – Kalyan, District – Thane
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?	Owner Occupied – Dental Clinic
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KDMC 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	₹ 13,000.00 Expected rental income per month
	(iv) Gross amount received for the whole property	Details not available
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 an Unit Premises 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.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Construction – 1999 (As per Occupancy 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: As per agreement Built up area is 290.00 Sq. Ft. and as per Approved Plan Carpet area is 182.00 Sq. Ft. We have considered least area for the purpose of valuation.	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Dombivli (East) Branch to assess fair market value as on 15.05.2024 for Commercial Unit No. 18, 3rd Floor, “Vij Prabha Co-op. Soc. Ltd.”, Vij Prabha Complex, Near Dombivli Railway Station, Patkar Road (Station Road), Village – Gajabandhan Patharli, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code - 421 201, State – Maharashtra, Country – India belongs to **Dr. Prashant Vasant Suvarna**.

We are in receipt of copy of the following documents:

1.	Copy of Articles of Agreement dated 16.07.1997 b/w. M/s. Bhatt and Bhandari Associates (The Developers) and Dr. Prashant Vasant Suvarna (The Flat Purchaser)
2.	Copy of Commencement Certificate Document No. KMC / NRV / BP / DOM / 614 - 167 dated 21.03.1996 issued by Kalyan Municipal Corporation, Kalyan
3.	Copy of Occupancy Certificate Document No. KMC / NRV / CC / DOM / KMC / 536 dated 19.03.1999 issued by Kalyan Dombivli Municipal Corporation
4.	Copy of Approved Building Plan No. KMC / NRV / BP / DOM / 614 - 167 dated 21.03.1996 issued by Kalyan Municipal Corporation
5.	Copy of Society Share Certificate Document No. 13 dated 26.09.2015 in the name of Dr. Prashant Vasant Suvarna

LOCATION:

The said building is constructed on Survey No. 26/2 (Part), City Survey No. 5657 (Part), Tika No. 27 of Village – Gajabandhan Patharli, Dombivli (East), Taluka – Kalyan, District – Thane. The property falls in Residential cum Commercial Zone. It is at a walkable distance of 250 M. from Dombivli railway station.



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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 sand faced plaster from outside. The building external condition is normal. The building is used for commercial purpose. 3rd Floor is having 8 Units. 1 lift is provided in the building.

Unit:

The Unit under reference is located on the 3rd Floor. It consists of single unit. The Unit is finished with Vitrified tiles flooring, Wood frame with Glass Door, Powder Coated aluminium windows, concealed wiring and concealed plumbing etc.

Valuation as on 15th May 2024

The Carpet Area of the Unit	:	182.00 Sq. Ft.
Deduct Depreciation		
Year of Construction of the building	:	1999 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	25 Years
Cost of Construction	:	218.00 Sq. Ft. X ₹ 2,500.00 = ₹ 5,45,000.00
Depreciation {(100-10) X 25/60}	:	37.50%
Amount of depreciation	:	₹ 2,04,375.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 76,900.00 per Sq. M. i.e. ₹ 7,144.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 64,850.00 per Sq. M. i.e. ₹ 6,025.00 per Sq. Ft.
Prevailing market rate	:	₹ 22,200.00 per Sq. Ft.
Value of property as on 15.05.2024	:	₹ 182.00 Sq. Ft. X ₹ 22,200.00 = ₹ 40,40,400.00

(Area of property x market rate of developed land & Commercial premises as on 2023-24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 15.05.2024	:	₹ 40,40,400.00 - ₹ 2,04,375.00 = ₹ 38,36,025.00
Total Value of the property	:	₹ 38,36,025.00
The realizable value of the property	:	₹ 34,52,423.00
Distress value of the property	:	₹ 30,68,820.00
Insurable value of the property (218.00 Sq. Ft. X 2,500.00)	:	₹ 5,45,000.00
Guideline Value of the property (218.00 Sq. Ft. X 6,025.00)	:	₹ 13,13,450.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Unit No. 18, 3rd Floor, "Vij Prabha Co-op. Soc. Ltd.", Vij Prabha Complex, Near Dombivli Railway Station, Patkar Road (Station Road), Village – Gajabandhan Patharli, Dombivli (East), Taluka – Kalyan, District – Thane, PIN Code - 421 201, State – Maharashtra, Country – India for this particular purpose at **₹ 38,36,025.00 (Rupees Thirty Eight Lakh Thirty Six Thousand Twenty Five Only) as on 15th May 2024.**



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NOTES

1. I, Sharad 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 **15th May 2024 is ₹ 38,36,025.00 (Rupees Thirty Eight Lakh Thirty Six Thousand Twenty Five 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 (As per Occupancy certificate)
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property an Unit situated on 3 rd Floor
3.	Year of construction	1999 (As per Occupancy Certificate)
4.	Estimated future life	35 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



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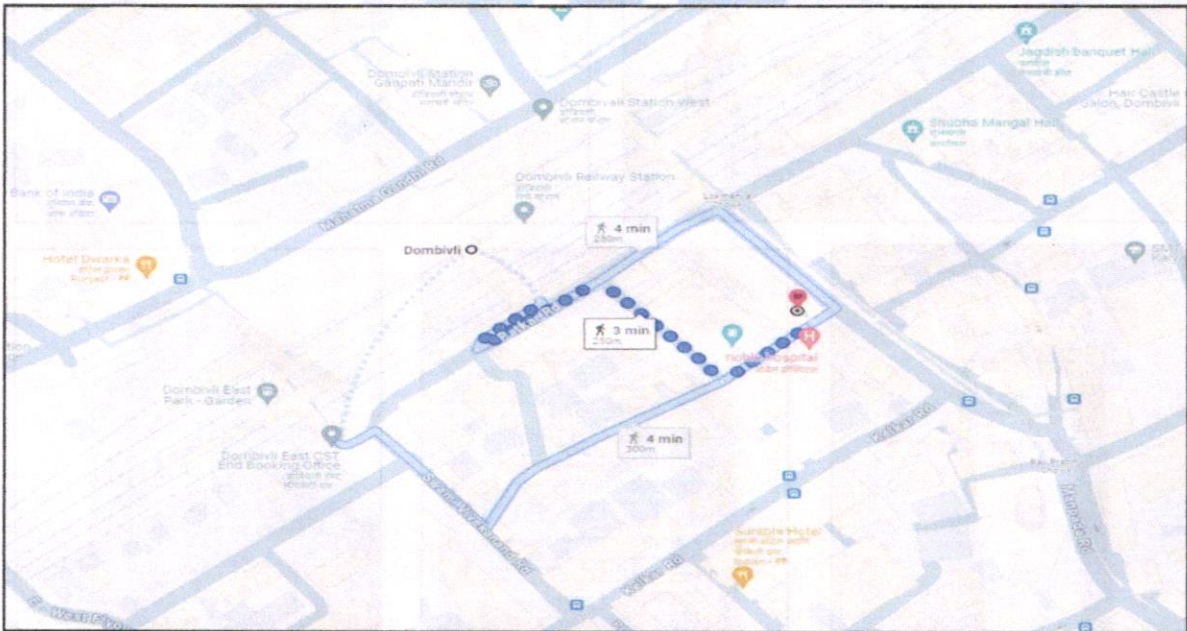
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Wooden frame Glass door & Powder coated aluminium sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement Plastering with POP false ceiling
12	Roofing and terracing	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	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	No lifts
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	As per requirement
22	Roads and paving within the compound approximate area and type of paving	Chequered tiles flooring 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°13'04.3"N 73°05'17.5"E

Note: The Blue line shows the route to site from nearest metro station (Dombivli – 290 Mt.)



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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	2024-2025	Language	English
Selected District	Thane		
Select Taluka	Kalyan		
Select Village	Gavache Nav : Gajabandhan Patharli		
Search By	<input checked="" type="radio"/> Survey No. <input type="radio"/> SubZones		
Enter Survey No	26	<input type="button" value="Search"/>	
उपविभाग	पुणे जमीन	निवासी सदनिका	अंशद्वारा मूल्यांकन
8/30-विभाग 19क.1 पाचवी (इन्फ्लेमेशन बाइमकटा पंजिमकरीय भाग, इन्फ्लेमेशन-इन्फ्लेमेशन बाइम (हाय डेन्स बाइम), उत्तर - पूर्व बाकाकी इट आणि (डीम) पीके ड डकुली इत्यादि मध्ये असलेल्या पाचवी भाग	28700	76900	88100/97300 88100
			एकूट (Rs.)
			Attribute
			मंजूर

Stamp Duty Ready Reckoner Market Value Rate for Unit	76,900.00			
No Increase, Unit Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	76,900.00	Sq. Mtr.	7,144.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	28,700.00			
The difference between land rate and building rate (A – B = C)	48,200.00			
Depreciation Percentage as per table (D) [100% - 25] (Age of the Building – 25 Years)	75%			
Rate to be adopted after considering depreciation [B + (C x D)]	64,850.00	Sq. Mtr.	6,025.00	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

99acres Commercial Buy • Dombivli East • Projects / Society / Landmark

Office space for sale in Dombivli East • Office Space for sale in Dombivli East • Office Space for sale in Ram Nagar

₹48 Lac @ 13,333 per sq. ft. **Bare Shell Office Space for sale** in Ram Nagar, Dombivli East

Get Rental income starting @ ₹ 71,000 / month

RENT STATUS **NDR AVAILABLE** Website: <https://maharashtra.mahatrusting.gov.in/>

Overview | Pre Leased Details | Owner Details | Recommendations | Articles

Property ID: **Super Building 336** 300 sq. ft. 24.45 lakh

1 floor (Ground / 4 floors building)

Places nearby
Ground Floor, Chinchanjales Road, Dombivli East, Ram Nagar, Dombivli East

- Netra Sanjeevani Eye Center
- Noble Hospital
- Arund Hospital and Heart Cure Unit
- Omega Clinic
- Dr Upasani Shri

NOBROKER Office Space in Dombivli East, Mumbai For Sale

₹1.25 Crores @ 25,000 per sq. ft. ₹93,867 / Month Estimated 2014 500 Sq. Ft. Built up Area

Office Space: None

Furnished: 3

Fully Furnished: More Than 10 Year

May 8, 2024

Get Owner Details

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Activity On This Property

Similar Properties

NoBroker Services

- Create Agreement
- Check Loan Eligibility
- Estimate Interiors Cost
- Book Legal Services
- Book Renovations



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Price Indicators

REI RealEstateIndia
BUY RENT PROJECTS AGENTS SERVICES
Post Property FREE
Sign in / Join Free

Home > Thane > Dombivli East > Office Space > Office Space 321 Sq.ft. for Sale in Dombivli East, Thane

No Property Images Available

REQUEST PHOTOS

Office Space 321 Sq.ft. for Sale in Dombivli East, Thane

Listing ID #1192937

1 Baths 321 Sq.ft.

₹ 72 Lac ₹ 22,430/Sq.ft.

ENQUIRY NOW GET PHONE NO.

Noticed an issue with this listing? Report Here.

Property Overview

Location Dombivli East, Thane	Washrooms 1 Bath	Carpet Area 321 Sq.ft.	Ownership Individual	Sale Type New
Type Office Space	Property on Floor 4th	Total Floors 5		
Booking Amount 1 Lac	Status Ready to Move	State Type New		
Ownership Individual	Property on Floor 4th	Total Floors 5		

NEETA PRABHU
Owner / +91-91465xxxx

Please share your contact info

I am Individual Agent

Name

Email Address

+91 Mobile Number

Message

I am interested in this property.

I agree to be contacted thru call, WhatsApp, sms & e-mail by RealEstateIndia and other advertisers for similar properties.



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15th 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 **₹ 38,36,025.00 (Rupees Thirty Eight Lakh Thirty Six Thousand Twenty Five Only).**

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.05.15 18:05:56 +05'30'

Avinash

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09



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Vastukala Consultants (I) Pvt. Ltd.

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