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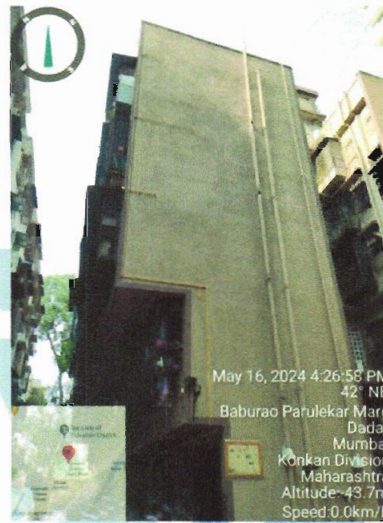
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

### Valuation Report of the Immovable Property



#### Details of the property under consideration:

Name of Owner: **Mr. Vijay Shantaram Surve & Mrs. Vanashree Vijay Surve**

Residential Flat No. C - 19, Ground Floor, "**Rahul Apartment – I Co-op. Hsg. Soc. Ltd.**", Baburao Parulekar Marg, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India

Latitude Longitude - 19°00'59.8"N 72°50'12.1"E

#### Valuation Done for:

**Cosmos Bank**

**Dahisar (East) Branch**

Sanghvi Exotica, Near Maratha Colony, Vamanrao Sawant Marg, Maratha Colony, Dahisar (East), Mumbai - 400068, 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

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

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## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 18

Vastu/Mumbai/05/2024/8743/2306407

21/19-267-PANI

Date: 21.05.2024

### VALUATION OPINION REPORT

The property bearing Residential Flat No. C - 19, Ground Floor, "Rahul Apartment – I Co-op. Hsg. Soc. Ltd.", Baburao Parulekar Marg, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India belongs to **Mr. Vijay Shantaram Surve & Mrs. Vanashree Vijay Surve.**

#### Boundaries of the property.

North	: Aarohi Tower
South	: Baburao Parulekar Marg
East	: Under Construction Building
West	: Kalika Darshan 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 **₹ 70,68,124.00 (Rupees Seventy Lakh Sixty Eight Thousand One Hundred Twenty Four 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: 2024.05.21 17:54.23 +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 :

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

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Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

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

[www.vastukala.co.in](http://www.vastukala.co.in)

Valuation Report of Residential Flat No. C - 19, Ground Floor, "Rahul Apartment – I Co-op. Hsg. Soc. Ltd."  
Baburao Parulekar Marg, Dadar (West), Mumbai, PIN Code – 400 028,  
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 21.05.2024 for Banking Purpose
2	Date of inspection	16.05.2024
3	Name of the owner/ owners	<b>Mr. Vijay Shantaram Surve &amp; Mrs. Vanashree Vijay Surve</b>
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	<b>Address:</b> Residential Flat No. C - 19, Ground Floor, "Rahul Apartment – I Co-op. Hsg. Soc. Ltd.", Baburao Parulekar Marg, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India  <b>Contact Person:</b> Mr. Vijay Shantaram Surve (Owner) Contact No.: 9869261322
6	Location, street, ward no	Baburao Parulekar Marg, G/ North Municipal Ward, Mumbai City
	Survey/ Plot no. of land	Cadastral Survey No. 1A/1414 of Lower Parel Division & Final Plot No. 441 of T.P.S. Bombay City No. IV of Mahim Area
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. = 190.00 (Area as per Actual Site Measurement)  <b>Built up Area in Sq. Ft. = 238.00</b> <b>(Area as per Agreement for Sale)</b>
13	Roads, Streets or lanes on which the land is	Baburao Parulekar Marg



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	abutting	
14	If freehold or leasehold land	Free hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	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?	Vacant
	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	₹ 14,500.00 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.
		<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 – 1993

	year of completion	(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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dahisar (East) Branch to assess fair market value as on 21.05.2024 for Residential Flat No. C - 19, Ground Floor, "Rahul Apartment – I Co-op. Hsg. Soc. Ltd.", Baburao Parulekar Marg, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India belongs to **Mr. Vijay Shantaram Surve & Mrs. Vanashree Vijay Surve.**

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

1	Copy of Agreement for sale dated 09.05.2024 b/w. Amtrex Naturecare Pvt. Ltd. (Vendors) and Mr. Vijay Shantaram Surve & Mrs. Vanashree Vijay Surve (Purchasers)
2	Copy of Occupancy Certificate No. EB / 1635 / A dated 20.04.1993 issued by Municipal Corporation of Greater Mumbai

### LOCATION:

The said building is located at Cadastral Survey No. 1A/1414 of Lower Parel Division & Final Plot No. 441 of T.P.S. Bombay City No. IV of Mahim Area, G/ North Municipal Ward, Mumbai City. The property falls in Residential Zone. It is at a walkable distance 850 Mt. from Dadar 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 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 external condition is good. The building is used for residential purpose. Ground Floor is having 2 Residential Flats. No Lift provided in building.

### Residential Flat:

The property is a Residential Flat located on Ground Floor. The composition of Flat is having Living Room cum Kitchen + Toilet + 1 Room. The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush door, Aluminum sliding windows & Casing Capping electrification & concealed plumbing.



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**Valuation as on 21<sup>st</sup> May 2024**

<b>The Built up Area of the Residential Flat</b>	<b>:</b>	<b>238.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1993 (As per Occupancy Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	31 years
Cost of Construction	:	238.00 Sq. Ft. X ₹ 2,800.00 = ₹ 6,66,400.00
Depreciation $\{(100-10) \times 31\}/60$	:	46.50%
Amount of depreciation	:	₹ 3,09,876.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,41,620.00 per Sq. M. i.e. ₹ 22,447.00 per Sq. Ft.
Guideline rate (After depreciation)	:	₹ 2,00,843.00 per Sq. M. i.e. ₹ 18,659.00 per Sq. Ft.
<b>Value of property as on 21.05.2024</b>	<b>:</b>	<b>238.00 Sq. Ft. X ₹ 31,000.00 = ₹ 73,78,000.00</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 21.05.2024</b>	<b>:</b>	<b>₹ 73,78,000.00 - ₹ 3,09,876.00 = ₹ 70,68,124.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 70,68,124.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 63,61,312.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 56,54,499.00</b>
<b>Insurable value of the property</b>	<b>:</b>	<b>₹ 6,66,400.00</b>
<b>Guideline Value of the property</b>	<b>:</b>	<b>₹ 44,40,842.00</b>

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. C - 19, Ground Floor, "Rahul Apartment – I Co-op. Hsg. Soc. Ltd.", Baburao Parulekar Marg, Dadar (West), Mumbai, PIN Code – 400 028, State – Maharashtra, Country – India for this particular purpose at **₹ 70,68,124.00 (Rupees Seventy Lakh Sixty Eight Thousand One Hundred Twenty Four Only) as on 21<sup>st</sup> 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 **21<sup>st</sup> May 2024 is ₹ 70,68,124.00 (Rupees Seventy Lakh Sixty Eight Thousand One Hundred Twenty Four 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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**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
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 Ground Floor
3.	Year of construction	1993 (As per Occupancy Certificate.)
4.	Estimated future life	29 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 door & Aluminum Sliding Windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering
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	
	(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	6'.0" High, R.C.C. column with B. B. masonry wall

	Type of construction	
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	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



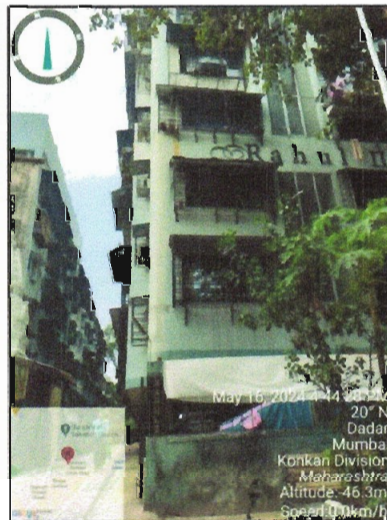
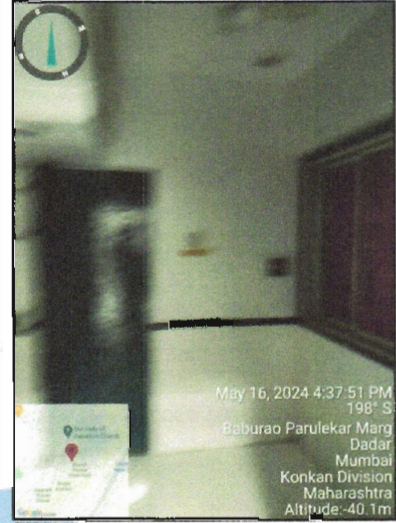
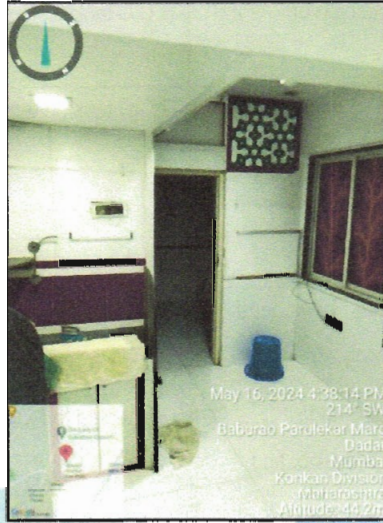
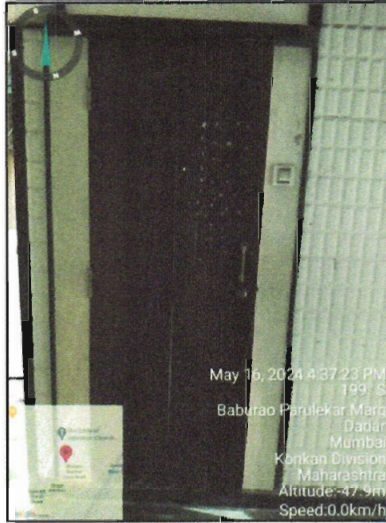
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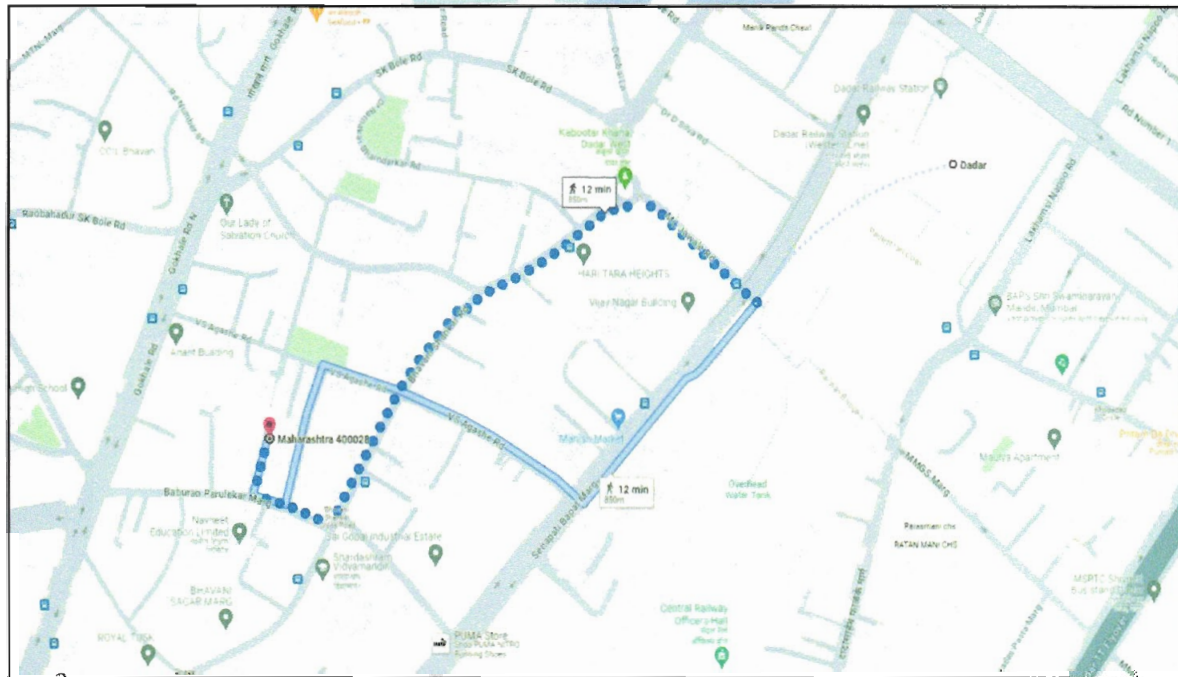
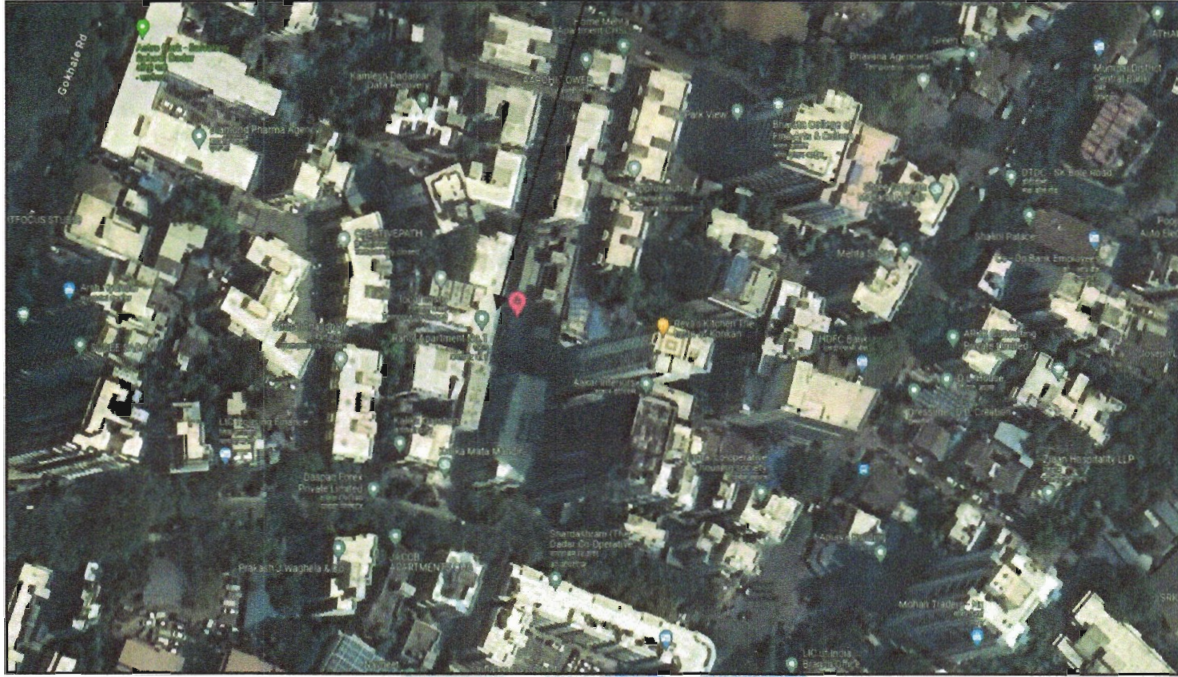


## Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°00'59.8"N 72°50'12.1"E**

**Note:** The Blue line shows the route to site from nearest railway station (Dadar – 850 Mt.)



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## Ready Reckoner Rate

DIVISION / VILLAGE : LOWER PAREL Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban	Local Body Type	Corporation "A" Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Rao Saheb Bole Road and Javle Road to the North, Western Railway Line to the East, Sayani Road to the South, and Bhatankar Marg Triangle portion of Land.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
12	12/93	110080	241620	277860	310210	241620
1A/1218, 1A/1269, 1A/1270, 1A/1356, 1A/1366, 1A/1384, 1A/1402, 1A/1414, 1A/1673, 1A/844, 1B/1162, 2/1149, 2/1162, 2/1165, 2/1209, 2/1213, 2/1237, 2/1259, 2/1261, 2/1262, 2/1264, 2/1266, 2/1271, 2/1272, 2/1286, 2/1308, 2/1326, 2/1328, 2/1340, 2/1341, 2/1356, 2/1357, 2/1360, 2/1366, 2/1384, 2/1389, 2/1395, 2/1402, 2/1408, 2/1416, 2/1417, 2/1465, 2/1482, 2/1490, 2/1658, 2/869, 2A/1162, 2A/1259, 2A/1266, 2A/1408, 2B/1162, 2B/1408, 2C/1408, 2D/1408, 3/1149, 3/1162, 3/1165, 3/1174, 3/1259, 3/1262, 3/1340, 3/1341, 3/1389, 3/1395, 3/1402, 3/1408, 3/1416, 3/1417, 3/1465, 3/1482, 3A/1149, 4/1162, 4/1165, 4/1259, 4/1262, 4/1289, 4/1408, 4/1416, 5/1162, 5/1262, 5/1416, 6/1162, 6/1262, 6/1416, 6A/1262, 6B/1262, 7/1162, 7/1262, 7/1462, 8/1162, 8/1262, 8/1416, 9/1162, 86, 297, 302, 583, 571, 581, 582, 583, 835,						



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## Price Indicators

**NOBROKER**

1 BHK Flat in Vileasa Apartment For Sale in Dadar West  
 ₹ 1.25 Lacs Worth  
 402 sq ft

1 Bedroom  
 2 Bathroom  
 402 sq ft

Dec 24, 2022  
 Immediately  
 Vileasa Apartment

Get Contact Details

Report what was not correct in this property  
 Liked by Broker, Deal On, Wrong Info

Proceeds by iBIZmate

**Overview**

Apartment/Building	Ready Constructed	Ownership Type	Self Owned
Maintenance Charges	₹ 1.2 Lacs Sq Ft M	Flooring	Marble/Tile
Built-up Area	402 Sq Ft	Kitchen/Balcony	Fully Furnished
Facing	South West	Floor	1st
Perching	Street	Security	No

**Activity On This Property**  
 402 views, 11 photos

**Similar Properties**

- 1 BHK Flat in Shivaputra Building For Sale in Dadar (W) (West) (Dadar)
- 1 BHK Flat in Shivaputra Building For Sale in Dadar (W) (West) (Dadar)

**NOBROKER**

1 BHK Flat in Shivaputra Building For Sale in Dadar (W) (West) (Dadar)  
 ₹ 1.15 Lacs Worth  
 402 sq ft

1 Bedroom  
 2 Bathroom  
 402 sq ft

May 14, 2024  
 Immediately  
 Shivaputra Building

Get Contact Details

Report what was not correct in this property  
 Liked by Broker, Deal On, Wrong Info

Proceeds by iBIZmate

**Overview**

Apartment/Building	Self Owned	Ownership Type	Self Owned
Maintenance Charges	₹ 1.2 Lacs Sq Ft M	Flooring	Marble/Tile
Built-up Area	402 Sq Ft	Kitchen/Balcony	Fully Furnished
Facing	South	Floor	1st
Perching	Street	Security	No

**Activity On This Property**  
 402 views, 0 photos

**Similar Properties**

- 1 BHK Flat in Vileasa Apartment For Sale in Dadar (W) (West) (Dadar)
- 1 BHK Flat in Shivaputra Building For Sale in Dadar (W) (West) (Dadar)



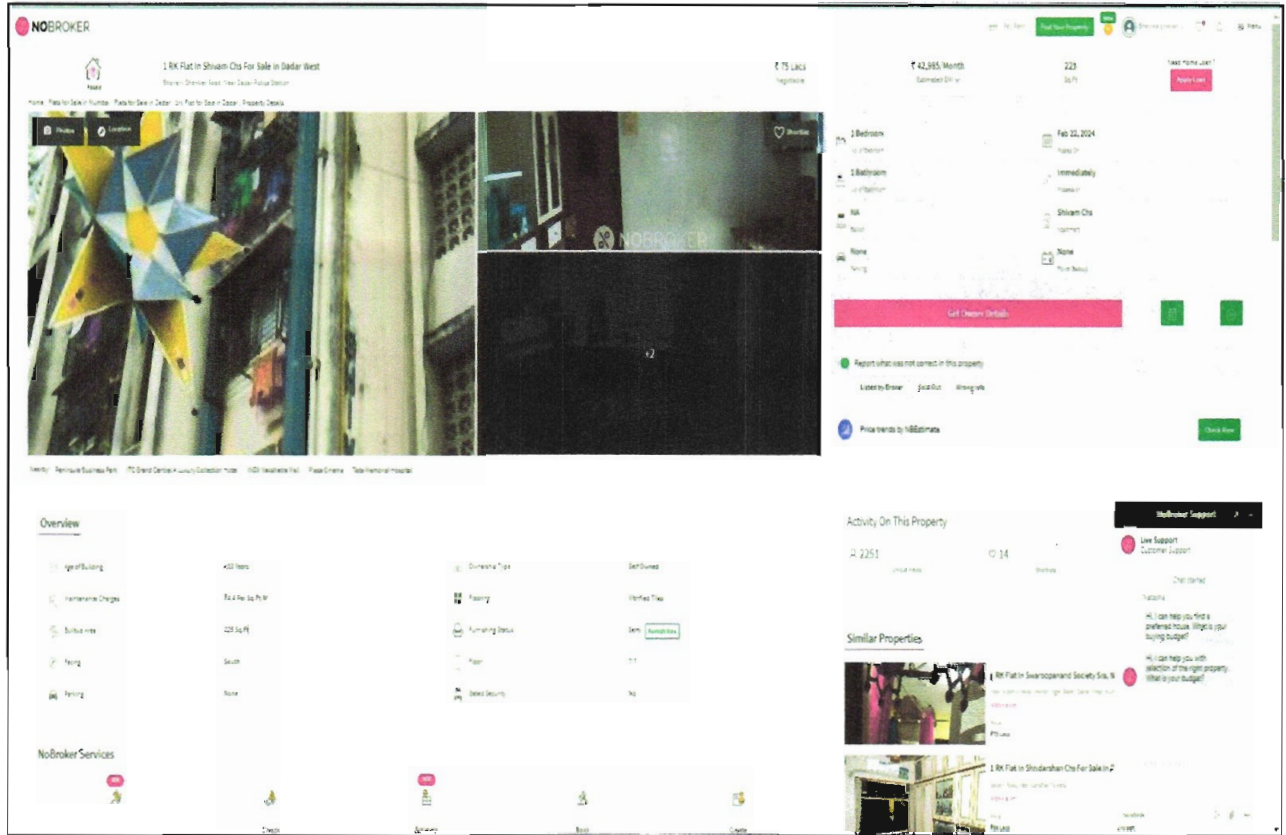
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## Price Indicators



Since 1989

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## Sale Instances

5828509	<b>सूची क्र.2</b>	द्वयम निबंधक : सह दु.नि.मुंबई शहर 5
12-04-2024		दस्ता क्रमांक : 5828/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नेदणी :
		Regn:63m
<b>गावाचे नाव : दांडेर परेल</b>		
(1)विलेखाचा प्रकार	सेल डीउ	
(2)मोबदला	17500000	
(3) बाजारभाव(भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15571925.76	
(4) भू-मापन,पोटहिस्सा व परकमाप(असत्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: फ्लॉट नं -604,6 वा मजला,राहुल अपार्टमेंट 2 को ऑप हाऊसिंग सोसायटी ली,बाबुराव परळकर मार्ग,दादर पश्चिम मुंबई 400028..... सोबत एक स्टील्ट कार पार्किंग नं 03.(( C.T.S. Number : 1A/1414 ; ))	
(5) क्षेत्रफळ	58.06 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तापेवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-आशुतोष एन राव -- वय:-65 पत्ता:-फ्लॉट नं: 604, माळा नं: -, इमारतीचे नाव: राहुल अपार्टमेंट 2 को ऑप हाऊसिंग सोसायटी ली , ब्लॉक नं: दादर पश्चिम मुंबई , रोड नं: बाबुराव परळकर मार्ग, महाराष्ट्र, MUMBAI पिन कोड:-400028 पॅन नं:-AABPR4397J 2): नाव-शिल्पा आशुतोष राव -- वय:-58 पत्ता:-फ्लॉट नं: 604, माळा नं: -, इमारतीचे नाव: राहुल अपार्टमेंट 2 को ऑप हाऊसिंग सोसायटी ली , ब्लॉक नं: दादर पश्चिम मुंबई, रोड नं: बाबुराव परळकर मार्ग, महाराष्ट्र, MUMBAI पिन कोड:-400028 पॅन नं:-AACPRJ475C	
(8)दस्तापेवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-हेतल भावोण शाह -- वय:-65; पत्ता:-फ्लॉट नं: १०२, माळा नं: -, इमारतीचे नाव: राहुल अपार्टमेंट २ को ऑप हाऊसिंग सोसायटी ली , ब्लॉक नं: दादर पश्चिम मुंबई , रोड नं: बाबुराव परळकर मार्ग, महाराष्ट्र, MUMBAI पिन कोड:-400028 पॅन नं:-AVBPS6927J 2): नाव-जस्मिन शिराग शाह -- वय:-40; पत्ता:-फ्लॉट नं: १०२, माळा नं: -, इमारतीचे नाव: राहुल अपार्टमेंट २ को ऑप हाऊसिंग सोसायटी ली , ब्लॉक नं: दादर पश्चिम मुंबई , रोड नं: बाबुराव परळकर मार्ग, महाराष्ट्र, MUMBAI पिन कोड:-400028 पॅन नं:-BBWPS1225F	
(9) दस्तापेवज करून दिल्याचा दिनांक	10/04/2024	
(10)दस्ता नेदणी केल्याचा दिनांक	10/04/2024	
(11)अनुक्रमीक खंड व पृष्ठ	5828/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	875000	
(13)बाजारभावप्रमाणे नेदणी शुल्क	30000	
(14)शेरा		
मुद्रांकनासाठी 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 **21st 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 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 **₹ 70,68,124.00 (Rupees Seventy Lakh Sixty Eight Thousand One Hundred Twenty Four Only).**

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

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
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Date: 2024.05.21 17:54:52 +05'30'

Auth. Sign.



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