

PROFORMA INVOICE

| | | |
|---|--|---------------------------|
| Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org | Invoice No. PG-5391/22-23 | Dated 27-Feb-23 |
| Buyer (Bill to) COSMOS BANK BANDRA WEST BRANCH 16, Lubina Turner Road, OPPOSITE Tava Restaurant Bandra West, Mumbai - 400050 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27 | Delivery Note | Mode/Terms of Payment |
| | Reference No. & Date. | Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. 29795 / 45739 | Delivery Note Date |
| | Dispatched through | Destination |
| Terms of Delivery | | |

| Sl No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|--|---------|----------|-------------------|
| 1 | VALUATION FEE <i>(Technical Inspection and Certification Services)</i> | 997224 | 18 % | 4,000.00 |
| | CGST | | | 360.00 |
| | SGST | | | 360.00 |
| Total | | | | ₹ 4,720.00 |

Amount Chargeable (in words) E. & O.E

Indian Rupee Four Thousand Seven Hundred Twenty Only

| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|---------------|-------------|---------------|-----------|---------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 4,000.00 | 9% | 360.00 | 9% | 360.00 | 720.00 |
| Total | | | 360.00 | | 360.00 | 720.00 |

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Company's Bank Details

Bank Name : **The Cosmos Co-Operative Bank Ltd**

A/c No. : **0171001022668**

Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

Remarks:

Tina Singla - Commercial Unit No. 3063A, 3rd Floor,
 Wing - S, Phase - II, "Akshar Business Park", Plot No.
 3, Sector - 25, Vashi, Navi Mumbai, PIN Code - 400
 703, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO
 BE CLEARED WITHIN 45 DAYS OR INTEREST
 CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt Ltd

Rattool
 Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Tina Singla**

Commercial Unit No. 3063A, 3rd Floor, Wing - S, Phase - II, "Akshar Business Park", Plot No. 3, Sector – 25,
Vashi, Navi Mumbai, PIN Code – 400 703, State – Maharashtra, Country – India

Latitude Longitude - 19°05'01.1"N 73°00'55.0"E

Valuation Done for:

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 :

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

 **Regd. Office :** 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Commercial Unit No. 3063A, 3rd Floor, Wing - S, Phase - II, "Akshar Business Park", Plot No. 3, Sector - 25, Vashi, Navi Mumbai, PIN Code - 400 703, State - Maharashtra, Country - India belongs to Tina Singla.

Boundaries of the property.

| | |
|-------|------------------|
| North | : Wing - T |
| South | : Wing - R |
| East | : Railway Track |
| West | : Railway Godown |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ 1,75,40,000.00 (Rupees One Crore Seventy Five Lakh Forty Thousand 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 BABURAO
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

Encl. Valuation Report

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.org

Auth. Sign.



Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MID C, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28311.325/24
mumbai@vastukala.org

Commercial Unit No. 3063A, 3rd Floor, Wing - S, Phase - II, "Akshar Business Park", Plot No. 3, Sector – 25, Vashi, Navi Mumbai, PIN Code – 400 703, 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 27.02.2023 for Bank Loan Purpose |
| 2 | Date of inspection | 20.02.2023 |
| 3 | Name of the owner/ owners | Tina Singla |
| 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. 3063A, 3 rd Floor, Wing - S, Phase - II, "Akshar Business Park", Plot No. 3, Sector – 25, Vashi, Navi Mumbai, PIN Code – 400 703, State – Maharashtra, Country – India. Contact Person: Dharmendra Prajapati (Staff) Contact No. 8286069052 |
| 6 | Location, street, ward no | Off Janta Market Road |
| 7 | Survey/ Plot no. of land | Plot No. 3, Sector – 25, Vashi |
| 8 | Is the property situated in residential/ commercial/ mixed area/ Residential area? | Commercial 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. = 875.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 877.00 (Area as per Agreement for sale) Built Up Area in Sq. Ft. = 965.00 (Carpet Area + 10%) |
| 13 | Roads, Streets or lanes on which the land is | Off Janta Market Road |

| | | |
|----|--|---|
| 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. |
| | 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 (Teena International) |
| | If the property owner occupied, specify portion and extent of area under owner-occupation | Fully Occupied |
| 25 | What is the Floor Space Index permissible and Percentage actually utilized? | Floor Space Index permissible - As per NMMC 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 | ₹ 50,000.00 Expected rental income per month |

| | | |
|----|---|---|
| | (iv) Gross amount received for the whole property | N.A. |
| 27 | Are any of the occupants related to, or close to business associates of the owner? | N.A. |
| 28 | Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details | N. A. |
| 29 | Give details of the water and electricity charges, If any, to be borne by the owner | N. A. |
| 30 | Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars | N. A. |
| 31 | If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant? | N. A. |
| 32 | If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant? | N. A. |
| 33 | Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant? | N. A. |
| 34 | What is the amount of property tax? Who is to bear it? Give details with documentary proof | Information not available |
| 35 | Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium | Information not available |
| 36 | Is any dispute between landlord and tenant regarding rent pending in a court of rent? | N. A. |
| 37 | Has any standard rent been fixed for the premises under any law relating to the control of rent? | N. A. |
| | SALES | |
| 38 | Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold. | As per sub registrar of assurance records |
| 39 | Land rate adopted in this valuation | N. A. as the property under consideration is a Commercial Unit 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 | Year of Completion – 2020 (As per Part Occupancy Certificate) |
| 42 | What was the method of construction, by contract/By employing Labour directly/ both? | N. A. |



| | | |
|----|--|------------------------|
| | year of completion | 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: | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Bandra (West) Branch to assess fair market value as on 27.02.2023 for Commercial Unit No. 3063A, 3rd Floor, Wing - S, Phase - II, "Akshar Business Park", Plot No. 3, Sector – 25, Vashi, Navi Mumbai, PIN Code – 400 703, State – Maharashtra, Country – India belongs to Tina Singla.

We are in receipt of the following documents:

| | |
|---|---|
| 1 | Copy of Agreement for Sale dated 26.02.2021. |
| 2 | Copy of Occupancy Certificate No. NRV / O.C. / 20201 BONMMC 56618 / 2978 / 2020 Dated 11.11.2020 issued by Navi Mumbai Municipal Corporation. |
| 3 | Copy of RERA Certificate No. P51700019533 dated 08.02.2019 |
| 4 | Copy of Electricity Bill No. 000001888778516 dated 06.02.2023 in the name of Tina Singla |

LOCATION:

The said building is located at Plot No. 3, Sector – 25, Vashi, Navi Mumbai. The property falls in Commercial Zone. It is at a travelling distance 2.3 Km. from Turbhe Railway Station.

BUILDING:

The building under reference is having Basement + Ground + 3 Upper Floors. It is a R.C.C. Framed Structure with 6" thick internal brick walls. The building is having Glass facade from outside. The building external condition is good. The building is used for Commercial purpose. 3rd Floor is having 03 Commercial Unit. The building is having 2 lifts.

Commercial Unit:

The Commercial Unit under reference is situated on the 3rd Floor. It consists of Reception + 3 Cabins + Working Area + Pantry + Toilets. The Commercial Unit is finished with Vitrified flooring with Carpet mat, Teak wood door frame with Glass Door, modern glass facade windows & Concealed electrification & Concealed plumbing.

Valuation as on 27th February 2023

| | | |
|---|----------|-----------------------|
| The Carpet Area of the Commercial Unit | : | 877.00 Sq. Ft. |
|---|----------|-----------------------|

Deduct Depreciation:

| | | |
|---|----------|--|
| Year of Construction of the building | : | 2020 (As per Part Occupancy Certificate) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2023 | : | 3 Years |
| Cost of Construction | : | 965.00 Sq. Ft. X ₹ 2,800.00 = ₹ 27,02,000.00 |
| Depreciation | : | N.A., as the property age is below 5 years |
| Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : | ₹ 79,600.00 Per Sq. M. i.e. ₹ 7,395.00 Per Sq. Ft. |
| Prevailing market rate | : | ₹ 20,000.00 per Sq. Ft. |
| Value of property as on 27.02.2023 | : | 877.00 Sq. Ft. X ₹ 20,000.00 = ₹ 1,75,40,000.00 |

(Area of property x market rate of developed land & Commercial premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

| | | |
|---|----------|-------------------------|
| Total value of the property as on 27.02.2023 | : | ₹ 1,75,40,000.00 |
| The realizable value of the property | : | ₹ 1,57,86,000.00 |
| Distress value of the property | : | ₹ 1,40,32,000.00 |
| Insurable value of the property | : | ₹ 27,02,000.00 |
| Guideline value of the property | : | ₹ 71,36,175.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Unit No. 3063A, 3rd Floor, Wing - S, Phase - II, "Akshar Business Park", Plot No. 3, Sector – 25, Vashi, Navi Mumbai, PIN Code – 400 703, State – Maharashtra, Country – India for this particular purpose at **₹ 1,75,40,000.00 (Rupees One Crore Seventy Five Lakh Forty Thousand Only)** as on **27th February 2023**.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **27th February 2023 is ₹ 1,75,40,000.00 (Rupees One Crore Seventy Five Lakh Forty Thousand 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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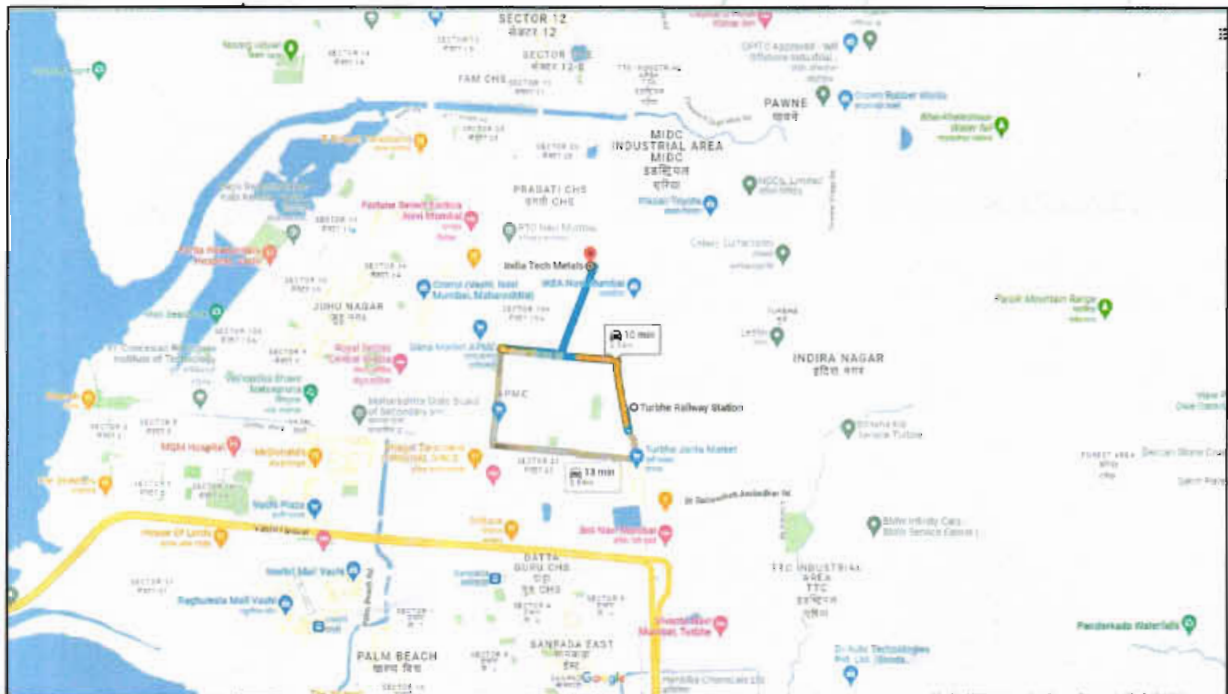
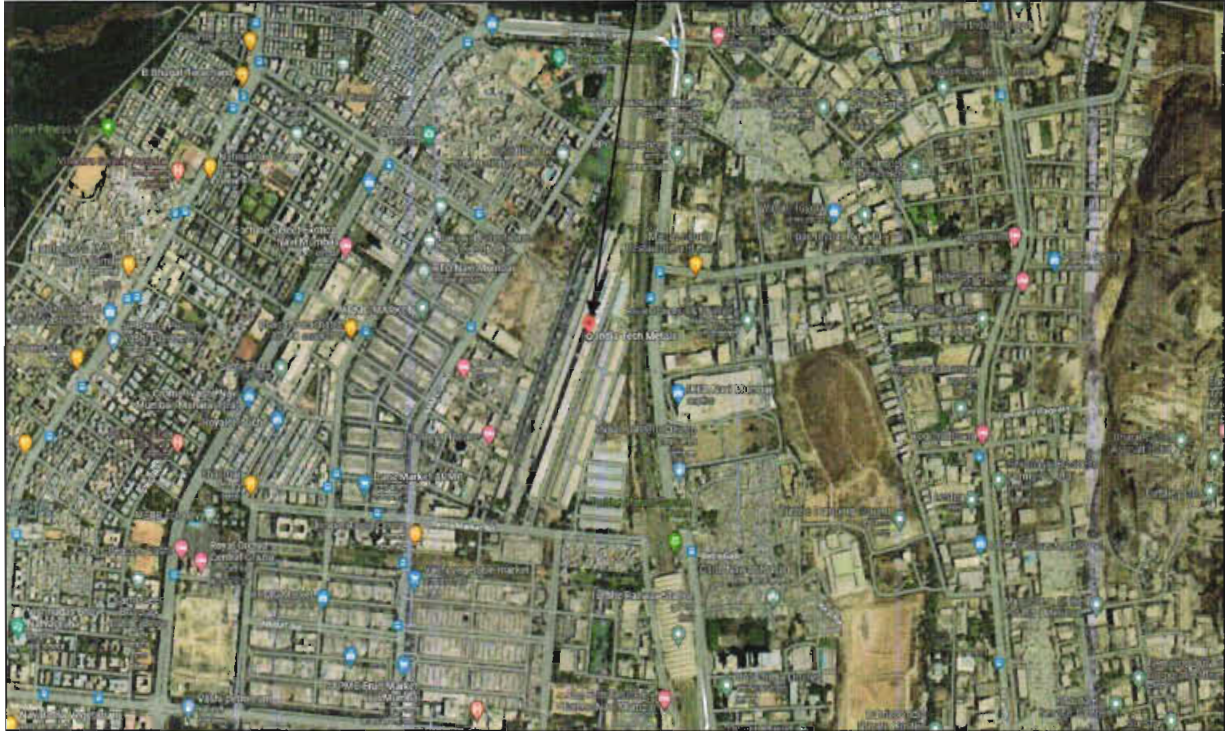
ANNEXURE TO FORM 0-1

| Technical details | | Main Building |
|-------------------|--|--|
| 1. | No. of floors and height of each floor | Basement + Ground + 3 Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Commercial Unit situated on 3 rd Floor |
| 3 | Year of construction | 2020 (As per Part Occupancy Certificate) |
| 4 | Estimated future life | 57 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 Glass Door, modern glass facade windows |
| 10 | Flooring | Vitrified flooring with Carpet mat |
| 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 | Concealed electrification |
| | (ii) Class of fittings: Superior/ Ordinary/ Poor. | Concealed plumbing |
| 15 | Sanitary installations | As per Requirement |
| | (i) No. of water closets | |
| | (ii) No. of lavatory basins | |
| | (iii) No. of urinals | |
| (iv) No. of sink | | |
| 16 | Class of fittings: Superior colored / superior white/ordinary. | Ordinary |
| 17 | Compound wall Height and length Type of construction | Not Provided |
| 18 | No. of lifts and capacity | 2 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 | 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°05'01.1"N 73°00'55.0"E

Note: The Blue line shows the route to site from nearest railway station (Turbhe – 2.3 Km.)



Ready Reckoner Rate

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 2022/2023 Language: English

Selected District: ठाणे
Select Taluka: ठाणे
Select Village: गावांचे नाव घाटी
Search By: Survey No. Location

| Select | उपविभाग | खुली जमीन | निवासी सदनिका | ऑफिस इकाणे | औद्योगिक | एकक (Sq. Ft.) |
|----------|--|-----------|---------------|------------|----------|---------------|
| SurveyNo | 5172-घाटी नोंद सेक्टर क्र. 25 Central Warehousing Corp. Peripherical Road (300m) Railway Goods Yard. | 28400 | 87800 | 79600 | 101100 | घे मीटर |
| SurveyNo | 5173-घाटी नोंद सेक्टर क्र. 26 कोणारी (Gao) पाडा | 43000 | 106400 | 122000 | 133000 | घे मीटर |
| SurveyNo | 5174-भुशीड क्र. (Ningens) | 15600 | 46000 | 55800 | 69700 | घे मीटर |
| SurveyNo | 5175-घाटी नोंद सेक्टर क्र. 27 | 27800 | 66300 | 82600 | 98600 | घे मीटर |
| SurveyNo | 5176-घाटी नोंद सेक्टर क्र. 28 | 50400 | 127200 | 143400 | 159000 | घे मीटर |

| | | | | |
|--|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat (A) | 79,600.00 | | | |
| Increase by 0% on Flat Located on 3 rd Floor | - | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) | 79,600.00 | Sq. Mtr. | 7,395.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | - | | | |
| The difference between land rate and building rate (A – B = C) | - | | | |
| Depreciation Percentage as per table (D) | - | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | - | Sq. Mtr. | - | 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 |

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

Commercial Buy - Bandra (West) / Project / Society / Landmark

Posted on Jul 21, 2022 | Ready to move

₹95 Lac (₹23,750/sq.ft.)

REGISTRATION NO: P1100019332 | Website: <https://maharashtra.gov.in>

Property (5) Society (9)

- 14 seats
- 455 sq.ft. (41.27 sq.m.)
- 1 meeting room and 2 cabins available
- 1 private washroom available
- Private pantry (150 sq.ft)

Places nearby (Vashi, Navi Mumbai, Mumbai)

- Dana Market AFMC
- Raghuleela Mall Vashi
- Inorbit Mall Vashi
- Reliance Fresh
- Indian Oil Petrol Pump
- Mum...

Commercial Buy - Bandra (West) / Project / Society / Landmark

Posted on Jul 26, 2022 | Ready to move

₹76.25 Lac (₹23,000/sq.ft.)

REGISTRATION NO: P1100019332 | Website: <https://maharashtra.gov.in>

Property (2) Society (9)

- 10 - 12 seats
- 762 sq.ft. (70.42 sq.m.)
- 1 meeting room and 2 cabins available
- 1 shared washroom available

Places nearby (Vashi, Navi Mumbai, Mumbai)

- Dana Market AFMC
- Raghuleela Mall Vashi
- Inorbit Mall Vashi
- Reliance Fresh
- Indian Oil Petrol Pump
- Mum...



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Price Indicators

Commercial Buy | Home | Location | Project | Society | Landmark | [Near Me](#) |

₹95 Lac | 1 BHK | 100 sq. ft. | Estimated EMV ₹ 7,54,877

Ready to Move | Registered No. PR120019532 | Address: 100A, Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, Bandra West, Mumbai, Maharashtra 400050

Overview | Society | Dealer Details | Recommendations

Property (5) | **Society (9)**

- Number of seats: 8-14 seats
- Carpet Area: 432 sq.ft. (40.27 sq.m.)
- Meeting rooms & cabins: 1 meeting room and 2 cabins available
- Private washrooms: 1 private washroom available
- Private pantry (1500 sqft)

Places nearby | [View all \(15\)](#)

Dana Market APMC | Raghubele Mall Vashi | Inorbit Mall Vashi | Reliance Fresh | Indian Oil Petrol Pump | [Mumbai](#)

Commercial Buy | Home | Location | Project | Society | Landmark | [Near Me](#) |

₹85.67 Lac | 1 BHK | 100 sq. ft. | Estimated EMV ₹ 6,88,425

Ready to Move | Registered No. PR120019532 | Address: 100A, Chhatrapati Shivaji Maharaj Vastu Sangrahalaya, Bandra West, Mumbai, Maharashtra 400050

Overview | Society | Dealer Details | Recommendations

Property (5) | **Society (9)**

- Number of seats: 13-15 seats
- Carpet Area: 453 sq.ft. (41.87 sq.m.)
- Meeting rooms & cabins: 1 meeting room and 2 cabins available
- Private washrooms: 1 private washroom available
- 1 floor (1st / 4-floors building)

Places nearby | [View all \(15\)](#)

Dana Market APMC | Raghubele Mall Vashi | Inorbit Mall Vashi | Reliance Fresh | Indian Oil Petrol Pump | [Mumbai](#)

Properties you might also like

Why you should consider this property?

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **27th February 2023**.

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 **₹ 1,75,40,000.00 (Rupees One Crore Seventy Five Lakh Forty Thousand Only)**

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=VASTUKALA,
2.5.4.23=4B2204C4F6153623B60F963B859134850761356F1
33113279C7F418D502E.DIGESTCODE=409006.CN=Manoj Babu
rao Chalikwar
e=39462f0d91633796250f.ccn@MANOJ.BABURAO@CHALIKWA
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Date: 2023.02.27 12:55:11 +05'30'



Auth. Sign.

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

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