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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: **Madhumati M. Karpe & Murlidhar G. Karpe**

Residential Flat No. 101, 1st Floor, Wing – D, "N.G. Garden Co-Op. Hsg. Soc. Ltd.", Near Gaurav Garden,
Bunder Pakhadi Road, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country – India.

Latitude Longitude - 19°12'51.8"N 72°49'55.7"E

Intended Users:

Cosmos Bank

Vile Parle (East) Branch

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, 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

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: CBN/ile Parle (East) Branch/ Madhumati M. Karpe (8967/2306553)

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Vastu/Mumbai/05/2024/8967/2306553

31/22-413-PRVS

Date: 31.05.2024

VALUATION OPINION REPORT

The property Residential Flat No. 101, 1st Floor, Wing – D, "N.G. Garden Co-Op. Hsg. Soc. Ltd.", Near Gaurav Garden, Bunder Pakhadi Road, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country – India belongs to **Madhumati M. Karpe & Murlidhar G. Karpe**.

Boundaries of the property.

North	: Other Building
South	: Slum Area
East	: Shubham Apartment
West	: Divya Vinayak CHSL

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 ₹ **1,37,67,696.00 (Rupees One Crore Thirty Seven Lakh Sixty Seven Thousand Six Hundred Ninety Six 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

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: 2024.05.31 18:02:49 +05'30'

Auth. Sign.



Our Pan India Presence at :

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

Regd. Office

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+91 2247495919

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Residential Flat No. 101, 1st Floor, Wing – D, "N.G. Garden Co-Op. Hsg. Soc. Ltd.", Near Gaurav Garden,
Bunder Pakhadi Road, Kandivali (West), Mumbai - 400 067, 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 31.05.2024 for Bank Loan Purpose
2	Date of inspection	29.05.2024
3	Name of the owner/ owners	Madhumati M. Karpe & Murlidhar G. Karpe
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. 101, 1 st Floor, Wing – D, "N.G. Garden Co-Op. Hsg. Soc. Ltd.", Near Gaurav Garden, Bunder Pakhadi Road, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country – India. Contact Person: E.M. Matthew (Tenant)
6	Location, street, ward no	Bunder Pakhadi Road
7	Survey/ Plot no. of land	Survey No. 9, Hissa No. 1, CTS No. 217 of Village – Kandivali
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. = 537.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 538.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 646.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Bunder Pakhadi Road



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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?	Tenant Occupied - E.M, Metthew (Tenant)
	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 MCGM 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	Present rental details not available

	(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 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	Year of construction - 2002 (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:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Vile Parle (East) Branch to assess fair market value as on 31.05.2024 for Residential Flat No. 101, 1st Floor, Wing – D, "N.G. Garden Co-Op. Hsg. Soc. Ltd.", Near Gaurav Garden, Bunder Pakhadi Road, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country – India belongs to **Madhumati M. Karpe & Murlidhar G. Karpe.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 13.02.2004 between M/s. SMS Construction Company (The Promoter) And Madhumati M. Karpe & Murlidhar G. Karpe (The Purchaser's).
2	Copy of Occupancy Certificate No. CHE / 7598 / BP (WS) dated 31.12.2002 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Electricity Bill No. 101445877531 dated 28.05.2024 in the name of Madhumati M. Karpe & Murlidhar G. Karpe issued by Adani Electricity.

LOCATION:

The said building is located at Survey No. 9, Hissa No. 1, CTS No. 217 of Village – Kandivali. The property falls in Residential Zone. It is at a walking distance 1.1 Km. from Kandivali (West) Metro station.

BUILDING:

The building under reference is having Ground + 8th 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. 1st Floor is having 5 Residential Flats. The building is having 2 Lift.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets. (i.e., **2 BHK + 2 Toilets**). The residential flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated aluminum sliding windows & concealed electrification & concealed plumbing, Cement plastering with POP Finished.



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Valuation as on 31st May 2024

The Carpet Area of the Residential Flat	:	538.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2002 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	22 Years
Cost of Construction	:	646.00 Sq. Ft. X ₹ 2,800.00 = ₹ 18,08,800.00
Depreciation $\{(100-10) \times 22 / 60\}$:	33.00%
Amount of depreciation		₹ 5,96,904.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,33,460.00 per Sq. M. i.e., ₹ 12,399.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,16,852.00 per Sq. M. i.e., ₹ 10,856.00 per Sq. Ft.
Prevailing market rate	:	₹ 26,700.00 per Sq. Ft.
Value of property as on 31.05.2024	:	538.00 Sq. Ft. X ₹ 26,700.00 = ₹ 1,43,64,600.00

(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 31.05.2024	:	₹ 1,43,64,600.00 - ₹ 5,96,904.00= ₹ 1,37,67,696.00
Total Value of the property	:	₹ 1,37,67,696.00
The realizable value of the property	:	₹ 1,23,90,926.00
Distress value of the property	:	₹ 1,10,14,157.00
Insurable value of the property	:	₹ 18,08,800.00
Guideline value of the property	:	₹ 70,18,790.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 101, 1st Floor, Wing – D, "N.G. Garden Co-Op. Hsg. Soc. Ltd.", Near Gaurav Garden, Bunder Pakhadi Road, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country – India for this particular purpose at **₹ 1,37,67,696.00 (Rupees One Crore Thirty Seven Lakh Sixty Seven Thousand Six Hundred Ninety Six Only)** as on 31st May 2024.



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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 **31st May 2024** is **₹ 1,37,67,696.00 (Rupees One Crore Thirty Seven Lakh Sixty Seven Thousand Six Hundred Ninety Six 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 + 8 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	2002 (As per Occupancy Certificate)
4.	Estimated future life	38 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, Powder coated aluminium sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finished



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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	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



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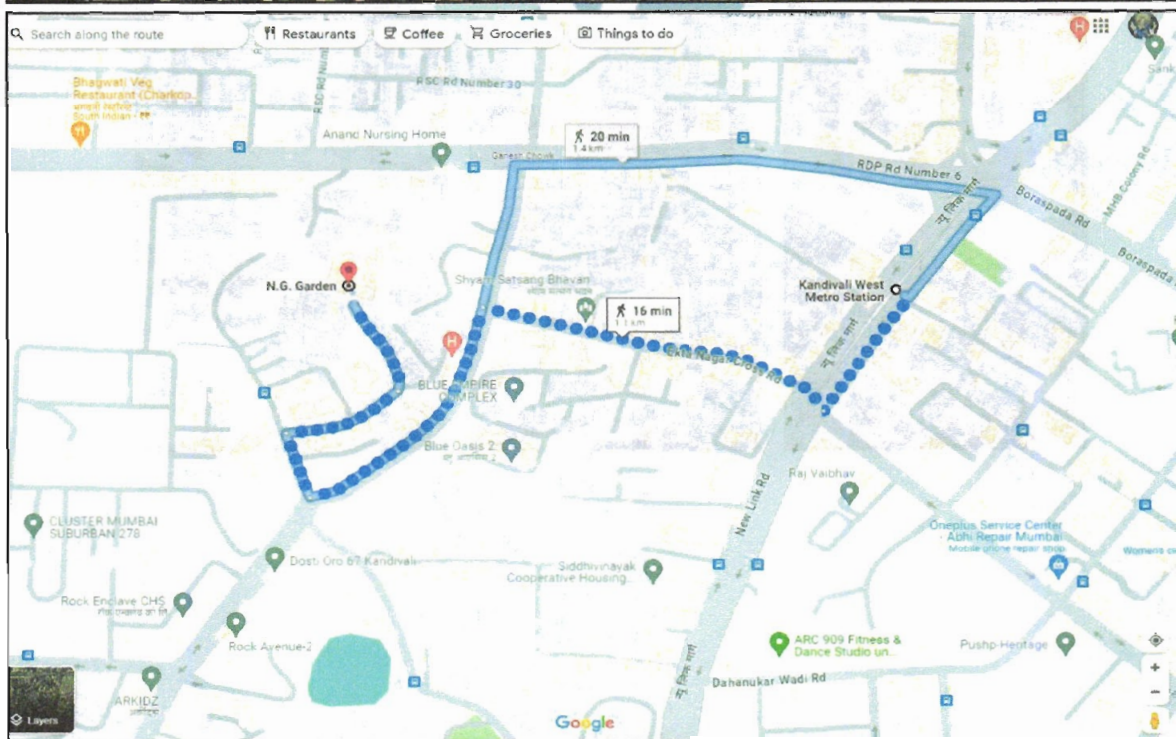
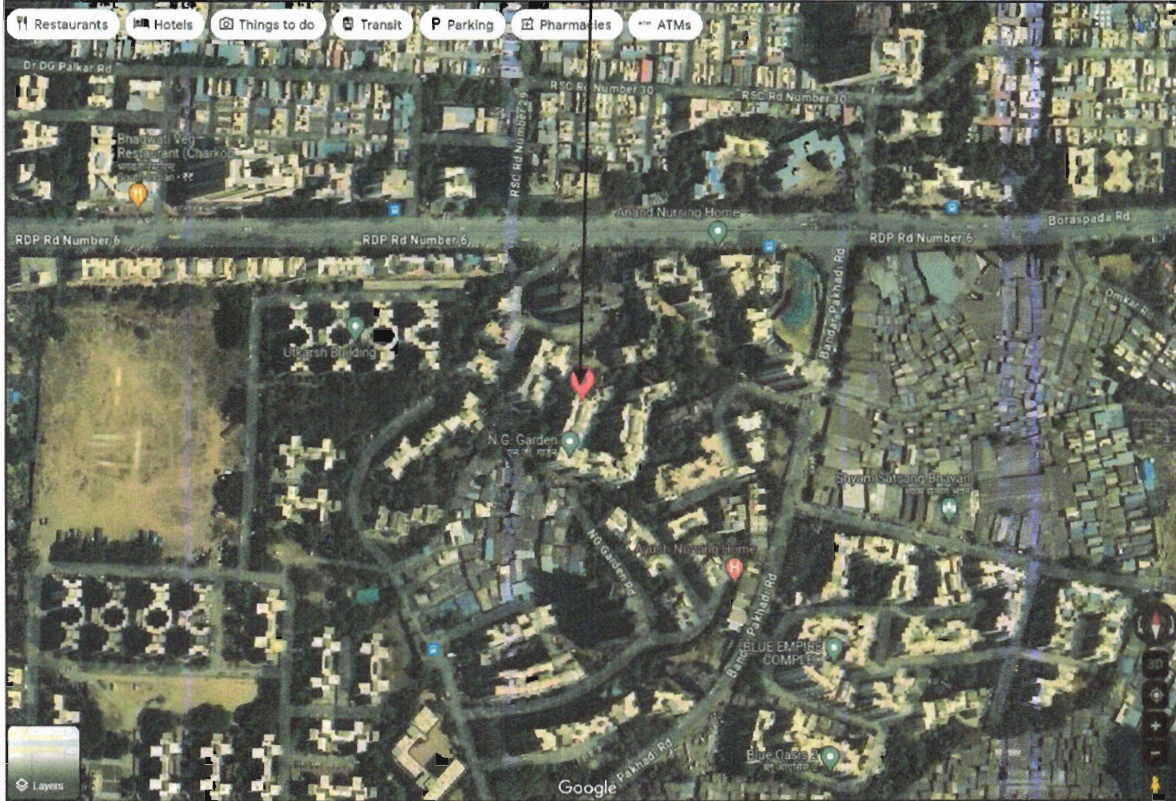
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Route Map of the property

Site u/r



Latitude Longitude - 19°12'51.8"N 72°49'55.7"E

Note: The Blue line shows the route to site from nearest Metro station (Kandivali – 1.1 Km.)




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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: MumbaiSubUrban

Select Village: कांचीवनी बोरीवली

Search By: Survey No. Location

Enter Survey No: 261 Search

उपविभाग	खुली जमीन	निवासी सदनिका	मॉर्गिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
79/354B - मुभाग: उत्तरेस गावठाण हद्द, पुर्वे न्यू लिंक रोड, पश्चिमेस गावठाण हद्द, बंदर पाखाडी मार्ग, श्री शेवंतीलाल खांडवला मार्ग व दक्षिणेस गाव हद्द	57970	133460	153460	166830	133460	चौ. मीटर सि.टी.एस. मंत्रर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,33,460.00			
No Increase by Flat located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,33,460.00	Sq. Mtr.	12,399.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	57,970.00			
The difference between land rate and building rate (A – B = C)	75,490.00			
Depreciation Percentage as per table (D)	78%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,16,852.00	Sq. Mtr.	10,856.00	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

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



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Price Indicators

NOBROKER

2 BHK Flat In Ng Garden For Sale In Kandivli West
Near Gaurav Garden, Bander Pakhadi, Kandivli West

₹ 1.4 Crores Negotiable | ₹ 80,240/Month Estimated EMI | 790 Sq. Ft. | Need Home Loan? Apply Loan

2 Bedroom (2 of 2 Bedroom) | Feb 26, 2023 Posted On | Immediately Possession | Ng Garden Apartment | None Power Backup

Age of Building: >10 Years | Ownership Type: Self Owned | Flooring: NA | Carpet Area: 555 Sq.Ft | Facing: North | Parking: Car

Activity On This Property: 4231 Unique Views, 8 Shortlists, 71 Contacted. Powered By: NBEstimate

NOBROKER

2 BHK Flat In Ng Garden For Sale In Kand...
Bunder Pakhadi Road, Kandivli West, Mumbai 400067

₹ 1.5 Crores Negotiable | ₹ 85,971/Month Estimated EMI | 800 Sq. Ft. | Need Home Loan? Apply Loan

2 Bedroom (2 of 2 Bedroom) | Apr 12, 2024 Posted On | Immediately Possession | Ng Garden Apartment | Partial Power Backup

Age of Building: >10 Years | Ownership Type: Self Owned | Flooring: Marble/Granite | Carpet Area: 538 Sq.Ft | Facing: East | Parking: Car

Activity On This Property: 250 Unique Views, 3 Shortlists, 26 Contacted. Powered By: NBEstimate



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Sale Instance

5/20/24, 12:10 PM	सूची क्र.2	दुयम निबंधक : सह दु.नि. कोरीवली 7
11133451		दस्ता क्रमांक : 11133/2024
25-05-2024		नोंदणी : Regn:63m
Note:-Generated Through eSearch Module.For original report please contact concern SRO office		
गावाचे नाव : कादिवली		
(1)वित्तखाचा प्रकार	करारनामा	
(2)मोबदला	10200000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6802456.2	
(4) भू-मापन,पोटहिस्सा व घरकमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट न.डी-104, माळा नं: 1 ला मजला, इमारतीचे नाव: एन जी गार्डन को-ऑप होसींग सोसायटी लिमिटेड, ब्लॉक नं: गौरव गार्डन कॉम्प्लेक्स बंदर पाखाडी, रोड : कादिवली प मुंबई 400067, इतर माहिती: इतर माहिती: क्षेत्रफळ 548.63 चौ फुट बिल्ट-अप((C.T.S. Number : 217 ;))	
(5) क्षेत्रफळ	50.97 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-यासिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जयकृष्ण मूरजमत केलवानी वय:-59 पत्ता:-प्लॉट नं. फ्लॉट न.डी-104, माळा नं: 1 ला मजला , इमारतीचे नाव: एन जी गार्डन को-ऑप होसींग सोसायटी लिमिटेड, ब्लॉक नं: गौरव गार्डन कॉम्प्लेक्स बंदर पाखाडी, रोड नं: कादिवली प मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AALPKS113F	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-निखिल राकेश शाह वय:-34, पत्ता:-प्लॉट नं. फ्लॉट न.डी-403, माळा नं: 4 था मजला, इमारतीचे नाव: दिव्य द्रष्टी बिल्डिंग , ब्लॉक नं: गौरव गार्डन कॉम्प्लेक्स बंदर पाखाडी रोड, रोड नं: कादिवली प मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-BPUPS7692G 2): नाव:-रूपा राकेश शाह वय:-59, पत्ता:-प्लॉट नं. फ्लॉट न.डी-403, माळा नं: 4 था मजला, इमारतीचे नाव: दिव्य द्रष्टी बिल्डिंग, ब्लॉक नं: गौरव गार्डन कॉम्प्लेक्स बंदर पाखाडी रोड, रोड नं: कादिवली प मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AAZPS0310E 3): नाव:-राकेश मधुकर शाह वय:-63, पत्ता:-प्लॉट नं. फ्लॉट न.डी-403, माळा नं: 4 था मजला, इमारतीचे नाव: दिव्य द्रष्टी बिल्डिंग, ब्लॉक नं: गौरव गार्डन कॉम्प्लेक्स बंदर पाखाडी रोड, रोड नं: कादिवली प मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AAZPS0311F	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	24/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	11133/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	612000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)चौरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **31st 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 ₹ 1,37,67,696.00 (Rupees One Crore Thirty Seven Lakh Sixty Seven Thousand Six Hundred Ninety Six 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
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Auth. Sign.



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