

PROFORMA INVOICE

(ORIGINAL FOR RECIPIENT)

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
Buyer (Bill to)

Invoice No.

PG-1063/21-22

Delivery Note

Dated

11-Dec-2021

Mode/Terms of Payment

Dispatch Doc No.

38328/22123

Dispatched through

Delivery Note Date

Destination

COSMOS BANK - DADAR WEST

DADAR BRANCH, Horizon Bldg., 1st Floor, Ranade
Road & Gokhale Road. Dadar (West), Mumbai - 400
028

GSTIN/UIN : 27AAAAT0742K1ZH
State Name : Maharashtra, Code : 27
E-Mail : dadar@cosmosbank.in

Terms of Delivery

SI No	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	4,000.00
			CGST	360.00
			SGST	360.00

Total ₹ 4,720.00

Amount Chargeable (in words)

Indian Rupee Four Thousand Seven Hundred Twenty Only

E. & O.E

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

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

Remarks:
Mr. Chandrakant Sudam Shewale - Residential Room No
63, 2nd Floor, "Triveni Sangam Co-op. Hsg. Soc. Ltd.",
Plot No. 567, T.P.S. IV, Bhavani Shankar Road, Dadar (West),
Mumbai - 400 028.

Company's Service Tax No : AADCV4303RSD001
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

Customer's Seal and Signature

Company's Bank Details

A/c Holder's Name : VASTUKALA CONSULTANTS (I) PVT LTD
Bank Name : The Cosmos Co-Operative Bank Ltd
A/c No : 0171001022668
Branch & IFS Code : Vileparle & COSB0000017

for Vastukala Consultants (I) Pvt Ltd



[Signature]
Authorised Signatory

This is a Computer Generated Invoice

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Chandrakant Sudam Shewale**

Residential Room No. 63, 2nd Floor, "Triveni Sangam Co-op. Hsg. Soc. Ltd.", Plot No. 567, T.P.S. IV,
Bhavani Shankar Road, Dadar (West), Mumbai - 400 028,
State - Maharashtra, Country - India.

Latitude Longitude - 19°00'48.2"N 72°50'04.2"E

Valuation Done for:

Cosmos Bank

Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028,
State - Maharashtra, Country - India.

Vastukala Consultants (I) Pvt. Ltd.

**Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik**



Vastu/Mumbai/12/2021/22123/38328

11/12-151-JASH

Date: 11.12.2021

VALUATION OPINION REPORT

The property bearing Residential Room No. 63, 2nd Floor, "Triveni Sangam Co-op. Hsg. Soc. Ltd.", Plot No. 567, T.P.S. IV, Bhavani Shankar Road, Dadar (West), Mumbai - 400 028, State – Maharashtra, Country – India belongs to **Mr. Chandrakant Sudam Shewale**.

Boundaries of the property.

North	: Building 'Yoke Arcade' / Bhavani Shankar Road
South	: Building No. 3 - Ramshyam Krupa CHSL
East	: Another Building / Gokhale Road
West	: Internal Road

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 **₹ 37,57,428.00 (Rupees Thirty Seven Lakh Fifty Seven Thousand Four Hundred Twenty Eight 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
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2021.12.13 11:00:29 +05'30'

Sharadkumar B. Chalikwar
Director

C.M.D.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report

Mumbai

121, 1st Floor, Akruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org



**Valuation Report of Residential Room No. 63, 2nd Floor, "Triveni Sangam Co-op. Hsg. Soc. Ltd.", Plot No. 567,
T.P.S. IV, Bhavani Shankar Road, Dadar (West), Mumbai - 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 11.12.2021 for Banking Purpose
2	Date of inspection	10.12.2021
3	Name of the owner/ owners	Mr. Chandrakant Sudam Shewale
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: Residential Room No. 63, 2nd Floor, "Triveni Sangam Co-op. Hsg. Soc. Ltd.", Plot No. 567, T.P.S. IV, Bhavani Shankar Road, Dadar (West), Mumbai - 400 028, State – Maharashtra, Country – India. Contact Person: Mr. Chandrakant Sudam Shewale (Self) Contact No.: +91 8425851876 Person Met at Site: Ms. Asha Gopal More Contact No.: +91 9821563570
6	Location, street, ward no	"G" Ward No. 3390 (1) 854 and "G" Ward No. 3531 (994), Plot No. 567, T.P.S. IV Mahim Division, Bhavani Shankar Road, Dadar (West), Mumbai - 400 028
	Survey/ Plot no. of land	C.T.S. No. 1310, 1311, 1312, 1313 and 1314, Plot No. 567, T.P.S. IV Mahim Division
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 and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 120.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 135.00

		(Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 162.00 (Area as per Agreement for Sale + 20%)
13	Roads, Streets or lanes on which the land is abutting	Plot No. 567, T.P.S. IV, Bhavani Shankar Road, Dadar (West), Mumbai
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.	N.A.
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
	If the property owner occupied, specify portion and extent of area under owner-occupation	Entire flat
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	
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 8,000.00 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	Information not available
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.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 1978 (As per Agreement)
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, Dadar Branch to assess fair market value as on 11.12.2021 for Residential Room No. 63, 2nd Floor, "Triveni Sangam Co-op. Hsg. Soc. Ltd.", Plot No. 567, T.P.S. IV, Bhavani Shankar Road, Dadar (West), Mumbai - 400 028, State – Maharashtra, Country – India belongs to **Mr. Chandrakant Sudam Shewale**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 04.01.2019
---	---

LOCATION:

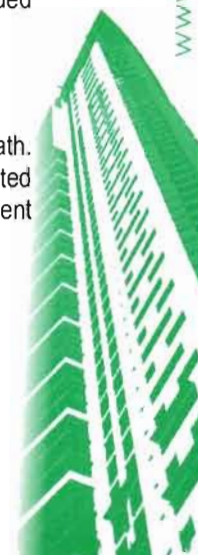
The said building is located at land bearing C.T.S. No. 1310, 1311, 1312, 1313 and 1314, Plot No. 567, T.P.S. IV Mahim Division and falling within the limits of Mumbai Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 2.3 KM from Dadar railway station.

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. 2nd Floor is having 23 Residential Flats. The building is provided common staircase and Common Toilet.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It is consisting of Living Room + Kitchen + Bath. The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminium sliding windows, Concealed plumbing with C.P. fittings, Electrical wiring with Casing Capping, Cement Plastered.



Valuation as on 11th December 2021

The Carpet Area of the Residential Flat	:	135.00 Sq. Ft. (Area as per Agreement for Sale)
The Built-up Area of the Residential Flat	:	162.00 Sq. Ft. (Area as per Agreement for Sale + 20%)

Deduct Depreciation:

Year of Construction of the building	:	1978 (As per Agreement)
Expected total life of building	:	60 Years
Age of the building as on 2021	:	43 Years
Cost of Construction	:	162.00 X 2,800/- = ₹ 4,53,600/-
Depreciation $\{(100-10) \times 43/60\}$:	64.50%
Amount of depreciation	:	₹ 2,92,572/-
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 2,18,470/- per Sq. M. i.e. ₹ 20,296/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,58,505/- per Sq. M. i.e. ₹ 14,725/- per Sq. Ft.
Prevailing market rate	:	₹ 25,000/- per Sq. Ft. on Built-up Area
Value of property as on 11.12.2021	:	₹ 162.00 Sq. Ft. X ₹ 25,000/- = ₹ 40,50,000/-

(Area of property x market rate of developed land & Residential premises as on 2020 - 21 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 11.12.2021	:	₹ 40,50,000.00 - ₹ 2,92,572.00 = ₹ 37,57,428.00
Total Value of the property	:	₹ 37,57,428.00
The realizable value of the property	:	₹ 33,81,685.00
Distress value of the property	:	₹ 30,05,942.00
Insurable value of the property	:	₹ 4,53,600.00

Think. Innovate. Create

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Room No. 63, 2nd Floor, "Triveni Sangam Co-op. Hsg. Soc. Ltd.", Plot No. 567, T.P.S. IV, Bhavani Shankar Road, Dadar (West), Mumbai - 400 028, State – Maharashtra, Country – India for this particular purpose at **₹ 37,57,428.00 (Rupees Thirty Seven Lakh Fifty Seven Thousand Four Hundred Twenty Eight Only)** as on 11th December 2021.



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 11th December 2021 is ₹ 37,57,428.00 (Rupees Thirty Seven Lakh Fifty Seven Thousand Four Hundred Twenty Eight 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:



Think.Innovate.Create



ANNEXURE TO FORM 0-1

Technical details		Main Building
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 2 nd Floor
3	Year of construction	1978 (As per Registration Certificate)
4	Estimated future life	17 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 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	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 lift



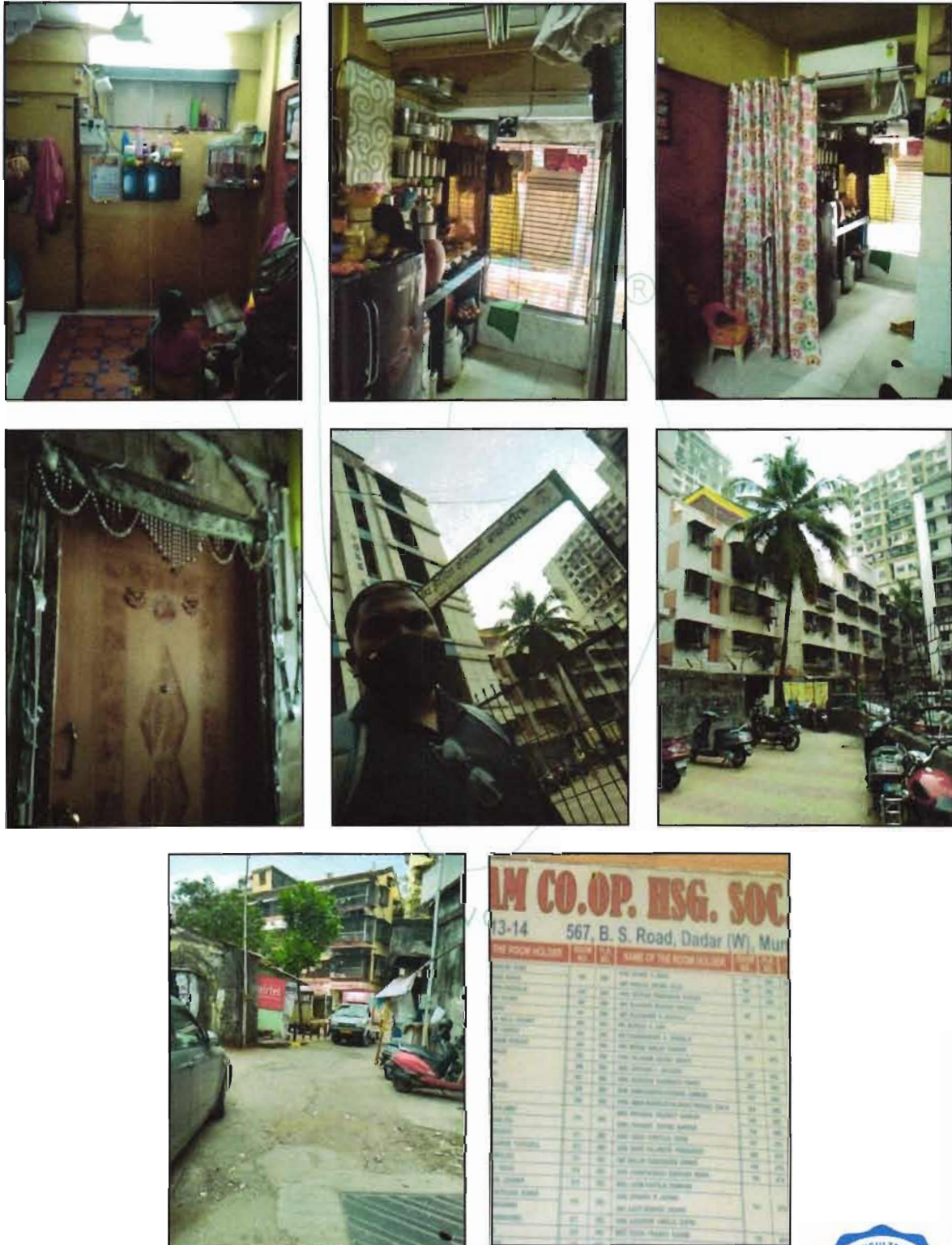
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement 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




Think.Innovate.Create.



Actual site photographs




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 20212022 **Language** English

Annual Statement of Rates

Selected District मुंबई(मेन) **Select Village** माहीम

Search By Survey No Location

Enter Survey No 567

उपविभाग	बुनी जमीन	निवासी सदनिका	गॉर्कीस	डुकाने	बीछोगिक	एकक (Rs./)	Attribute
17/119-भुभाग :दक्षिणेकडे शिवादेवी मंदिर मार्ग, पुर्वेकडे पश्चिम रेल्वे लाईन, उत्तरेम व पश्चिमेम माहीम छाडी वामधील भुभाग.	98540	218470	242540	264350	203770	चौरम मीटर	अंतीम प्लॉट नंबर



Think.Innovate.Create



Price Indicators

99acres Buy ▾ All Residential ▾ Type Location or Project/Society or Keyword SEARCH

Home > Property > Mumbai > Dadar (West) > Studio Apartment for Sale > ₹ 50.00 Lac > 1 RK > 400 sq.ft

₹50 Lac @ 27,777 per sq.ft. **1RK 1Bath**
 Estimated EMI ₹ 39,935 Studio Apartment for Sale
 Price: ₹ 50.00 Lac | Dadar (West), Mumbai

NRA STATUS NOT AVAILABLE Website: <https://maharashtra.mahaonline.gov.in>

Overview Owner Details Recommendations

Property (1):

Area: Carpet area: 180 sq.ft. (16.72 sq.m.)

Configuration: 1 Room, 1 Bathroom, No Balcony

Price: ₹ 50 Lac @ 27,777 per sq.ft.

Address: Sai Ganesh Saldan Dadar (West), Mumbai South

Floor Number: 5th of 6 Floors

Property Age: 10+ Year Old

Photos (1/6)

99acres Buy ▾ All Residential ▾ Type Location or Project/Society or Keyword SEARCH

Home > Property > Mumbai > Dadar (West) > Studio Apartment for Sale > ₹ 55.00 Lac > 1 RK > 400 sq.ft

₹55 Lac @ 40,740 per sq.ft. **1RK 1Bath**
 Estimated EMI ₹ 43,929 Studio Apartment for Sale
 Price: ₹ 55.00 Lac | Dadar (West), Mumbai

NRA STATUS NOT AVAILABLE Website: <https://maharashtra.mahaonline.gov.in>

Overview Society Owner Details Recommendations

Property (1) Society (1):

Area: Carpet area: 135 sq.ft. (12.54 sq.m.)

Configuration: 1 Room, 1 Bathroom, No Balcony

Price: ₹ 55 Lac @ 40,740 per sq.ft.

Address: Triveni Apartment Dadar (West), Mumbai South

Floor Number: 2nd of 4 Floors

Property Age: 10+ Year Old

Photos (1/8)



Price Indicators

The screenshot shows a property listing on the 99acres website. The main heading is "1BHK 1Bath" with a price of "₹68 Lac" and a rate of "₹30,222 per sq.ft.". The estimated EMR is ₹54,312. The property is located in "Dadar (West), Mumbai South (MH)". The listing includes a photo of the interior, a carpet area of 225 sq.ft., and a price of ₹68 Lac + Govt Charges & Tax @ ₹30,222 per sq.ft. (Negotiable). The property is on the 2nd of 8 floors and is 10+ years old. The configuration is 1 Bedroom, 1 Bathroom, and No Balcony. The address is Swarajya Co Hsg Co, Dadar (West), Mumbai South. The listing is marked as "NOT AVAILABLE" on the website.



Think.Innovate.Create



Sales Instance

Index 2	
11275508 17/10/2021 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2
दुय्यम विंडो/कॉमर्स टु,वि मुंबई रातर ५ दस्त क्रमांक - 11275/2021 नोंदणी Regn:32m	
गावाचे नाव : माहिम	
(1) विप्रेषणा प्रकार	करारनामा
(2) मॉबडल	4600000
(3) काजार भाव भांडे/पट्टाभावा काबलित/पट्टाकार भाकारगी देतो ली पददेदार से मद्रुड करावे	4622743.17
(4) भू-मापन, गेटदस्ता व परक्रमांक (असल्यास)	1) पालिकेचे नाव मुंबई मनजहतर वर्गाने; इतर पालिके, क्रम / टेरिमेंट नं. 302, माला नं. निमरा मजला, इजाजतीचे नाव को रिंग कासिका इर्मान विन्दिग, कार्यांक नं. वाकुबाब परसेकर मार्ग, रोड नं. डाडर वेंत मुंबई, महाराष्ट्र, मुंबई, पिन कोड-400028 उंन नं.-AA(PM6869R)
(5) क्षेत्रफळ	180 चौ.फूट
(6) भाकारगी किंवा चुडी देण्यात असेल किंवा	
(7) इतरांक करून देणा-या पक्षकारांचे व किंवा दिवागी न्यायालयाचा हुकुमनामा किंवा अदालत अस्त्यास प्रतिवादेचे नाव व पत्ता	1) नाव:-जगदी किशोर मारु वय:-51 पत्ता:-वॉट नं. क्रम / टेरिमेंट नं. 302, माला नं. निमरा मजला, इजाजतीचे नाव को रिंग कासिका इर्मान विन्दिग, कार्यांक नं. वाकुबाब परसेकर मार्ग, रोड नं. डाडर वेंत मुंबई, महाराष्ट्र, मुंबई, पिन कोड-400028 उंन नं.-AA(PM6869R)
(8) इतरांक करून देणा-या पक्षकारांचे व किंवा दिवागी न्यायालयाचा हुकुमनामा किंवा अदालत अस्त्यास प्रतिवादेचे नाव व पत्ता	1) नाव:-रेखमा अंकेना देवजोकर वय:-44; पत्ता:-वॉट नं. क्रम / टेरिमेंट नं. 301, माला नं. निमरा मजला, इजाजतीचे नाव को रिंग कासिका इर्मान विन्दिग, कार्यांक नं. वाकुबाब परसेकर मार्ग, रोड नं. डाडर वेंत मुंबई, महाराष्ट्र, मुंबई, पिन कोड-400028 उंन नं.-ACAPH5641Q
(9) इतरांक करून देण्याचा दिनांक	18/08/2021
(10) दस्त नोंदणी करण्याचा दिनांक	18/08/2021
(11) अनुक्रमांक, खड व दूड	11275/2021



Think.Innovate.Create



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **11th December 2021**

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 ₹ **37,57,428.00 (Rupees Thirty Seven Lakh Fifty Seven Thousand Four Hundred Twenty Eight Only).**

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

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
o=CMD, email=cmd@vastukala.org, c=IN
Date: 2021.12.13 11:02:09 +05'30'

C.M.D.

Director



Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

Think.Innovate.Create

