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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **The National Co-operative Bank Ltd.**

Commercial Shop No. 27, 1st Floor, "**Eastern Plaza Commercial Co. Op. Premises Society Ltd.**", S. K. Patil Hospital, Daffatry Road, Village – Kurar, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India

Latitude Longitude - 19°11'19.7"N 72°51'16.8"E

Valuation Done for:

Cosmos Bank

Malad (East) Branch

Shop No. 1,2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad East, Mumbai 400097, State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

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Valuation Report Prepared For: Cosmos Bank- Malad (East) Branch/ The National Co-operative Bank Ltd. (009640 /2307025) Page 2 of 18

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Vastu/Mumbai/07/2024/009640/2307025
02/10-29-BHBS
Date: 02.07.2024

VALUATION OPINION REPORT

The property bearing Commercial Shop No. 27, 1st Floor, "Eastern Plaza Commercial Co. Op. Premises Society Ltd.", S. K. Patil Hospital, Daftary Road, Village – Kurar, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India belongs to **The National Co-operative Bank Ltd.**

Boundaries of the property.

North : Devkrupa CHSL
South : Daftary Road
East : Manu Villa CHS
West : S. K. Patil 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 **₹ 68,90,112.00 (Rupees Sixty-Eight Lakh Ninety Thousand One Hundred Twelve 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.

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 in Form – 01

Auth. Sign.



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Valuation Report of Commercial Shop No. 27, 1st Floor, "Eastern Plaza Commercial Co. Op. Premises Society Ltd.", S. K. Patil Hospital, Daftary Road, Village – Kurar, Malad (East), Mumbai – 400 097, 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 02.07.2024 for Banking Purpose
2	Date of inspection	30.06.2024
3	Name of the owner/ owners	The National Co-operative Bank Ltd.
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Bank Ownership
5	Brief description of the property	Address: Commercial Shop No. 27, 1 st Floor, "Eastern Plaza Commercial Co. Op. Premises Society Ltd.", S. K. Patil Hospital, Daftary Road, Village – Kurar, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India Contact Person: Mr. Deepak Satra (Relative) Contact No. 7506012685
6	Location, street , ward no	S. K. Patil Hospital, Daftary Road, Village – Kurar, Malad (East), Mumbai
7	Survey/ Plot no. of land	Final Plot No. 37, C.T.S. No. 21,21/1 to 21/8 of Village – Kurar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential cum 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 Are in Sq. Ft. = 178.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 274.00 (Area as per Supplemental Deed of Mortgage) Carpet Area in Sq.Ft = 174.00

		(Area as per Approved plan)
13	Roads, Streets or lanes on which the land is abutting	S. K. Patil Hospital, Daftary Road, Village – Kurar, Malad (East), 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	Yes
	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?	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 - One Percentage actually utilized – Two
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	-
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 14,500.00 Present 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 Shop 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 – 2016 (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.
45	Remarks: The Property Under the The National Co-operative Bank Ltd. Possession	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Malad (East) Branch to assess fair market value as on 02.07.2024 for Commercial Shop No. 27, 1st Floor, "**Eastern Plaza Commercial Co. Op. Premises Society Ltd.**", S. K. Patil Hospital, Daftary Road, Village – Kurar, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India belongs to **The National Co-operative Bank Ltd.**

We are in receipt of the following documents:

1	Copy of Supplemental Deed of Mortgage dated 15.11.2017 Between M/s. Dev Ashish Developers Private Limited (The Mortgagor) and The National Co-operative Bank Ltd. (The Bank)
2	Copy of Occupancy Certificate No. CHE / 7575 / BP / (WS) / AP dated 28.07.2016 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Revised Approved Building Plan No. CHE / 7575 / B.P. (W.S) / AP dated 21.03.2018 issued Municipal Corporation of Greater Mumbai.
4	Copy of Maintenance Bill No. 566/2023-24 in the name of M/S. Devashish Developers Pvt Ltd issued by Eastern Plaza Commercial Co. Op. Premises Society Ltd.

LOCATION:

The said building is located at Final Plot No. 37, C.T.S. No. 21,21/1 to 21/8 of Village – Kurar, Mumbai. The property falls in Residential cum commercial Zone. It is at walkable distance of 450 Mts from Kurar Metro station.

BUILDING:

The building under reference is having Basement + Ground + 5 (Part) Upper Floor. 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 is used for residential cum commercial purpose. Ground Floor is having 23 Commercial Shops. The building having 3 Lifts. The building's external condition is good.

Commercial Shop:

The Commercial Shop under reference is situated on the 1st Floor. It consists of single unit only. The Shop is finished with Vitrified tiles flooring, M.S. Rolling Shutter with Glass door, Concealed electrification.

Valuation as on 02nd July 2024

The Carpet Area of the Commercial Shop	:	174.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2016 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	8 Years
Cost of Construction	:	208.00 Sq. Ft. X ₹ 2,800.00 = ₹ 5,82,400.00
Depreciation	:	12.00%
Amount of depreciation		₹ 69,888.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,79,600.00 per Sq. M. i.e. ₹ 16,685.00 per Sq. Ft.
Guideline rate After Depreciated	:	₹ 1,68,614.00 per Sq. M. i.e. ₹ 15,665.00 per Sq. Ft.
Prevailing market rate	:	₹ 40,000.00 per Sq. Ft.
Value of property as on 02.07.2024	:	₹ 174.00 Sq. Ft. X ₹ 40,000.00 = ₹ 69,60,000.00

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

The Fair Market value of the property		₹ 69,60,000.00 - ₹ 69,888.00
Total Value of Property		₹ 68,90,112.00
The Realizable value of the property	:	₹ 62,01,100.00
Distress value of the property	:	₹ 55,12,089.00
Insurable value of the property (208.00 X 2,800.00)	:	₹ 5,82,400.00
Guideline value of the property (208.00 X 15,665.00)	:	₹ 32,58,320.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Commercial Shop No. 27, 1st Floor, "Eastern Plaza Commercial Co. Op. Premises Society Ltd.", S. K. Patil Hospital, Daftary Road, Village – Kurar, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India for this particular purpose at **₹ 68,90,112.00 (Rupees Sixty-Eight Lakh Ninety Thousand One Hundred Twelve Only).** as on **02nd July 2024**



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NOTES

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 **02nd July 2024 is ₹ 68,90,112.00 (Rupees Sixty-Eight Lakh Ninety Thousand One Hundred Twelve Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.

1. 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.
2. 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

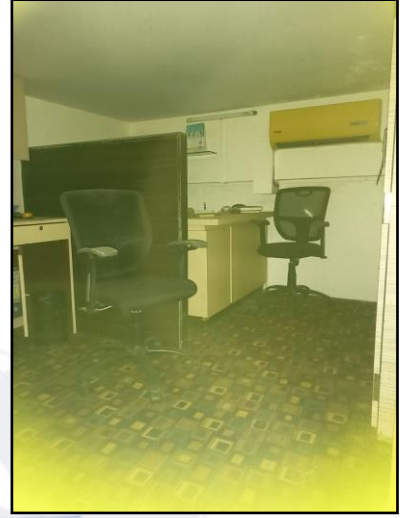
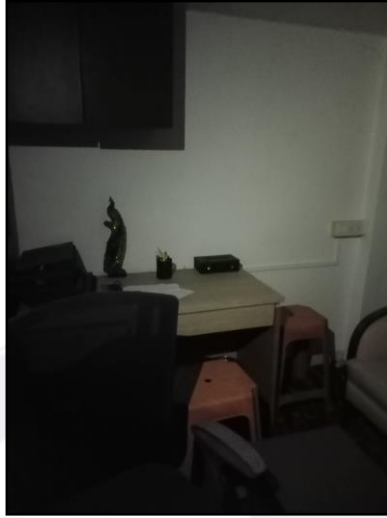
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Basement + Ground +5 th (Part) Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3.	Year of construction	2016 (As per Occupancy Certificate)
4.	Estimated future life	52 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	M.S. Rolling Shutter with Glass door
10.	Flooring	Vitrified tiles flooring

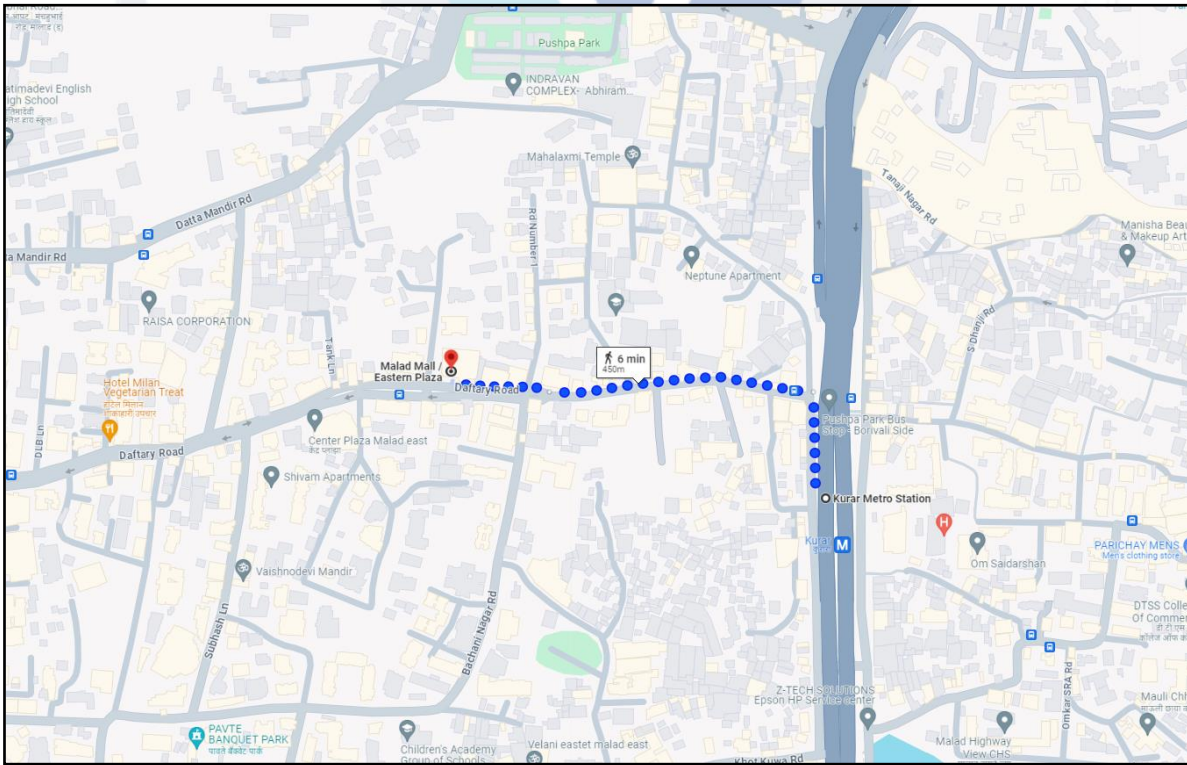
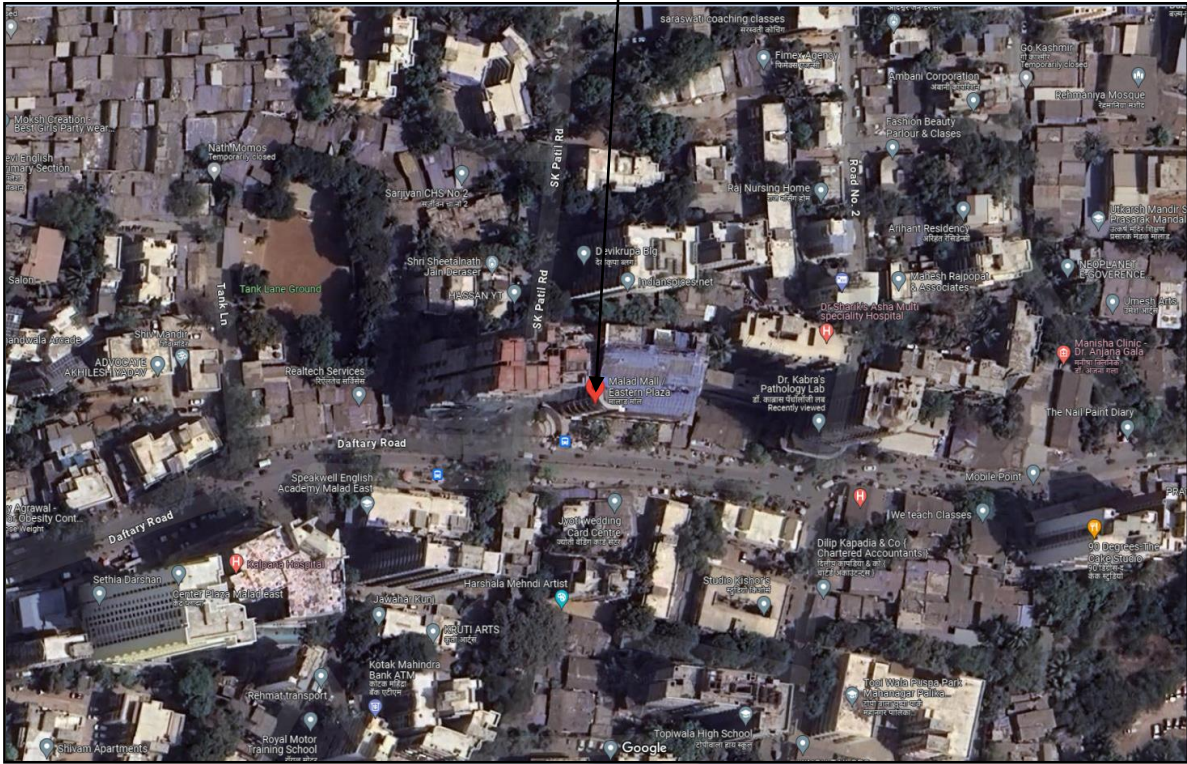
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Casing Caping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	As per Requirement
	(i) 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	3 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°11'19.7"N 72°51'16.8"E

Note: The Blue line shows the route to site from nearest Metro station (Kurar – 450 Mts)




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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: 20242025 Language: English

Selected District: मुंबई (उपनगर)

Select Village: कुरार (बोरिवली)

Search By: Survey No Location

Enter Survey No: 37

उपविभाग	खुली जमीन	निवासी सदतिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
72/332-भूभाग: उत्तरेस गावाची सीमा, पूर्वेस दुतगती मार्ग, दक्षिण व पश्चिमेस गावाची सीमा.	42270	102510	128100	179600	102510	चौरस मीटर	सि.टी.एस. नंबर
72/332-भूभाग: उत्तरेस गावाची सीमा, पूर्वेस दुतगती मार्ग, दक्षिण व पश्चिमेस गावाची सीमा.	42270	102510	128100	179600	102510	चौरस मीटर	टीपीएस नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,79,600.00			
No increase for flat located on Still Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,79,600.00	Sq. Mtr.	16,685.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	42,270.00			
The difference between land rate and building rate (A – B = C)	1,37,330.00			
Depreciation Percentage as per table (D) [100% - 07%] (Age of the Building – 07 Years)			92%	
Rate to be adopted after considering depreciation [B + (C x D)]	1,68,614.00	Sq. Mtr.	15,665.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

99acres

Commercial Buy Enter Locality / Project / Society / Landmark

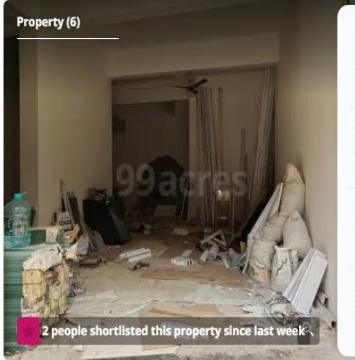
Home > Commercial property for sale in Mumbai > Shop for sale in Mumbai > Shop for sale in Malad > Shop for sale in Malad East
Posted on May 22, 2024 | Ready to move

Verified Residential Project
₹7.85 Cr @ 40,000 per sq.ft.
 Estimated EMI ₹6,26,823
RERA STATUS NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in/>

Overview Dealer Details Recommendations Articles

Commercial Shops for Sale
in Malad East, Mumbai

Property (6)



2 people shortlisted this property since last week

Sale Amount
₹7.85 Crore+ Govt Charges & Tax @ 40,000 per sq.ft. (Negotiable) [View Price](#)
Details

Carpet Area
1962 sq.ft.
(182.28 sq.m.)

Built-up Area
1963 sq.ft.
(182.37 sq.m.)

Parking
 Only private parking available

Washrooms
 Private Washrooms available

Key Highlights
 Main road facing, Corner property, Near Entrance, Near Elevator, Near Stairs

Property Age
 0 to 1 Year Old

Places nearby
Malad East, Mumbai View All (50)

Big Bazaar Kandivali
Shivling
Durga Mata Mandir
Panchasar derasar
Ratnapuri Jain Mandir
Shukla Diagn →

Why you should consider this property?

Key Highlights
of one property

- ✓ Fresh Construction
- ✓ Recently Renovated
- ✓ Corner Property
- ✓ Oberoi mall Nearby

[View 6 More →](#)

Property	Shop		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	1962.00	2354.00	2825.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 40,010.00	₹ 33342.00	₹ 27785.00

Price Indicators

99acres Commercial Buy | Enter Locality / | Post property FREE

Home > Commercial property for sale in Mumbai > Showroom for sale in Mumbai > Showroom for sale in Malad > Showroom for sale in Malad East > 20 to 30 | Posted on May 22, 2024

Verified Residential Project

₹23.6 Cr @ 40,000 per sq.ft. | Commercial Showrooms for Sale in Malad East, Mumbai

Estimated EMI ₹18,84,941

RERA STATUS **NOT AVAILABLE** | Website: <https://maharera.mahaonline.gov.in/>

Overview Dealer Details Articles

Property (15)

Sale Amount ₹23.6 Crore+ Govt Charges & ₹5900 sq.ft. @ 40,000 per sq.ft. (Negotiable) (View Price.)

Carpet Area 5900 sq.ft.

Built-up Area 5901 sq.ft. (548.22 sq.m.)

Floor Number Ground

Parking Only private parking available

Washrooms Private Washrooms available

Key Highlights Main road facing, Corner property, Near Old Entrance, Near Elevator, Near Stairs

Property Age Near Old

Places nearby Malad East, Mumbai

Big Bazaar Kandivali | Shivling | Durga Mata Mandir | Ratnapuri Jain Mandir | Panchasar derasar

Why you should consider this property?

Key Highlights ✓ Ground Floor ✓ Fresh Construction

Property	Shop		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	4917.00.00	5901.00	7081.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 47,992.00	₹ 39,993.00	₹ 33,328.00

Price Indicators

99acres Commercial Buy | Enter Locality / | Post property

Home > Commercial property for sale in Mumbai > Shop for sale in Mumbai > Shop for sale in Malad > Shop for sale in Malad East

Posted on May 22, 2024 | Rea

Verified Residential Project

₹2.56 Cr @ 40,000 per sq.ft. | Commercial Shops for Sale in Malad East, Mumbai

Estimated EMI ₹2,04,468

RERA STATUS **NOT AVAILABLE** Website: <https://maharera.t.mahaonline.gov.in/>

Overview Dealer Details Recommendations Articles

Property (10)

Sale Amount ₹2.56 Crore+ Govt Charges & 640 sq.ft. @ 40,000 per sq.ft. (Negotiable) **Carpet Area** 641 sq.ft.

Built-up Area 641 sq.ft. (59.55 sq.m) **Parking** Only private parking available

Washrooms Private Washrooms available **Key Highlights** Main road facing, Near Entrance, Near Elevator, Near Stairs

Property Age 0 to 1 Year Old

2 people shortlisted this property since last week

Places nearby Malad East, Mumbai

Big Bazaar Kandivali Shivling Durga Mata Mandir Ratnapuri Jain Mandir Panchasar derasar

Why you should consider this property?

Key Highlights of the property

- Fresh Construction
- Oberoi mall Nearby
- Recently Renovated
- Visitor Parking Available

Property	Shop		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	534.00	641.00	769.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 47,925.00	₹ 39,938.00	₹ 33,281.00

Maintenance Bill

EASTERN PLAZA COMMERCIAL CO.OP.PREMISES SOCIETY LTD			
REGN NO. MUM/WP/HSG/TC/16146/2023-24/YEAR 2023 DATED: 2-5-2023			
119,Eastern Plaza, 5th Floor, Daftary Road,, Malad (East), Mumbai 400097			
MAINTENANCE BILL			
BILL FOR THE PERIOD OF 1-Apr-24 To 30-Jun-24			
M/S. DEVASHISH DEVELOPERS PVT LTD		BILL NO. : 566/2023-24	
SHOP NO.: 027	AREA(Built-Up): 208.344 SQ.FEET	DUE DATE: 10-Jun-24	BILL DATE: 23-4-2024
Sr.	PARTICULARS	AMOUNT	
1	GENERAL MAINTENANCE CHARGES (14.00 Per Sq.Ft. X 3 Mth.)	8,750.28	
2	REPAIR FUND (1.88 Per Sq.Ft. X 3 Mth.)	1,175.04	
3	SINKING FUND (0.62 Per Sq.Ft. X 3 Mth.)	387.51	
4	EDUCATION & TRAINING FUND COLLECTION (RS.10 P/MNTH)	30.00	
5	PROPERTY TAX COLLECTION (SHOP)	3,455.00	
6	PROPERTY TAX COLLECTION (WASHROOMS)	41.69	
7	EXTRA CHARGES COLLECTION	585.97	
8	PARKING CHARGES CAR	14,100.00	
		ROUND OFF	0.49
		TOTAL	28,525.00
PRINCIPAL ARREARS: 3,76,647.00		ADD: INTEREST	19,774.00
INTEREST ARREARS: 35,055.00		ARREARS	4,11,702.00
		Less: ADVANCE	
		GRAND TOTAL	₹ 4,60,001.00
Amount in Words : Rs. Four Lakh Sixty Thousand One Only			
NOTE:			E.& O.E.
1. Payment should be made in favour of Eastern Plaza Commercial Co Op Premises Society Ltd			
2. Payment should be credited to society bank account on or before due date.			
3. Interest @18.00% p.a. will be charged on delayed payments.			
4. Members are requested to write their Name, Shop No, Bill No etc on the reverse of the cheque or in case of online payment please share screen shot to Mobile No 98200 25691			
5. Receipt will be issued with the next month bill.			
6. In case of any querie please contact society office within 7 days from the date of receipt of this bill.			
FOR EASTERN PLAZA COMMERCIAL CO.OP.PREMISES SOCIETY LTD			
Bank & Branch : HDFC Bank Ltd, Malad East			
A/c No. : 50200082849211		IFS Code : HDFC0000398	
		AUTHORISED SIGNATORY	

This is a Computer Generated Invoice no signature required.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **02nd July 2024**.

The term Value is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 68,90,112.00 (Rupees Sixty-Eight Lakh Ninety Thousand One Hundred Twelve Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Auth. Sign.



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