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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Vishal Harish Gohil & Mrs. Kruti Vishal Gohil**

Commercial Shop No. 5, Ground Floor, Building No. 1, "**Madhavi House**", Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Thane (West) - 400 615, Taluka & District - Thane, State - Maharashtra, Country - India.

Latitude Longitude - 19°15'28.0"N 72°58'38.4"E

Valuation Prepared for:

Cosmos Bank

Naupada Branch

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602,
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

📞 +91 2247495919

✉️ mumbai@vastukala.co.in

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VALUATION OPINION REPORT

The property bearing Commercial Shop No. 5, Ground Floor, Building No. 1, "**Madhavi House**", Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Thane (West) - 400 615, Taluka & District - Thane, State - Maharashtra, Country - India belongs to **Mr. Vishal Harish Gohil & Mrs. Kruti Vishal Gohil**.

Boundaries of the property.

North : Main Road
South : Madhavi Niwas Complex
East : Shree Swami Samarth Bungalow
West : Open Plot

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 **₹ 83,18,250.00 (Rupees Eighty Three Lakhs Eighteen Thousand Two Hundred Fifty 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

Encl. Valuation Report

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai
email=manoj@vastukala.org, c=IN
Date: 2024.07.04 18:00:30 +05'30'


Auth. Signr.



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Commercial Shop No. 5, Ground Floor, Building No. 1, "Madhavi House", Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Thane (West) - 400 615, Taluka & District - Thane, 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 04.07.2024 for Bank Loan Purpose
2	Date of inspection	03.07.2024
3	Name of the owner/ owners	Mr. Vishal Harish Gohil & Mrs. Kruti Vishal Gohil
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Commercial Shop No. 5, Ground Floor, Building No. 1, "Madhavi House", Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Thane (West) - 400 615, Taluka & District - Thane, State – Maharashtra, Country – India Contact Person: Mr. Vishal Harish Gohil (Owner) Contact No.: 9323797080
6	Location, street, ward no	Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Taluka & District - Thane
	Survey/ Plot no. of land	Survey/Hissa No. 128, 129/1, 129/2A, 129/3, 129/4, 130, 131 & 132 of Village - Kavesar
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 Area in Sq. Ft. = 201.00 Ota in Sq. Ft. = 67.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 213.00 (Area as per Agreement for Sale)



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		Built-up Area in Sq. Ft. = 234.00 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Near Hiranandani Estate, Ghodbunder Road
14	If freehold or leasehold land	Freehold land
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?	Vacant
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per TMC 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	₹ 28,000.00 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 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 Construction - 2018 (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, Naupada Branch to assess fair market value as on 04.07.2024 for Commercial Shop No. 5, Ground Floor, Building No. 1, "**Madhavi House**", Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Thane (West) - 400 615, Taluka & District - Thane, State – Maharashtra, Country – India belongs to **Mr. Vishal Harish Gohil & Mrs. Kruti Vishal Gohil**.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 06.05.2024 between Mr. Pratik Abhimanyu Madhavi, Mr. Amol Abhimanyu Madhavi & Mrs. Priyanka Chetan Mhatre (the Vendor Society) AND Mr. Vishal Harish Gohil & Mrs. Kruti Vishal Gohil (the Purchaser)
2	Copy of Occupancy Certificate No. 1324, V. P. S06/0228/15/TMC/TDD/OCC/0504/18 dated 18.04.2018 issued by Thane Municipal Corporation, Thane.
3	Copy of Commencement Certificate No 3785, V. P. S06/0228/15/TMC/TDD/2544/18 dated 17.03.2018 issued by Thane Municipal Corporation, Thane.

LOCATION:

The said building is located at land bearing Survey/Hissa No. 128, 129/1, 129/2A, 129/3, 129/4, 130, 131 & 132 of Village - Kavesar, Taluka & District Thane, within the limits of Thane Municipal Corporation, Thane. The property falls in Residential cum commercial Zone. It is at 8.6 km. travelling distance from Thane railway station.

BUILDING:

The building under reference is having Ground + 2 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 external condition of building is normal. The building is used for commercial purpose. Ground Floor is having 12 Commercial Shops.

Commercial Shop:

The commercial shop under reference is situated on the ground floor. The composition of commercial shop is single unit. At the time of visit, shop was vacant. The shop is finished with Vitrified tiles flooring, MS rolling shutter, Concealed electrification etc.



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Valuation as on 4th July 2024

The Carpet Area of the Commercial Shop	:	213.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2018
Expected total life of building	:	60 Years
Age of the building as on 2024	:	6 Years
Cost of Construction	:	234.00 X 2,500.00 = ₹ 5,85,000.00
Depreciation $\{(100-10) \times 6 / 60\}$:	9.00%
Amount of depreciation	:	₹ 52,650.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,43,600.00 per Sq. M. i.e., ₹ 13,341.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,36,400.00 per Sq. M. i.e., ₹ 12,672.00 per Sq. Ft.
Prevailing market rate	:	₹ 36,800.00 per Sq. Ft.
Value of property as on 04.07.2024	:	213.00 Sq. Ft. X ₹ 39,300.00 = ₹ 83,70,900.00

(Area of property x market rate of developed land & Commercial premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 04.07.2023	:	₹ 83,70,900.00 (-) ₹ 52,650.00 = ₹ 83,18,250.00
Total Value of the property	:	₹ 83,18,250.00
The realizable value of the property	:	₹ 74,86,425.00
Distress value of the property	:	₹ 66,54,600.00
Insurable value of the property (234.00 X 2,500.00)	:	₹ 5,85,000.00
Guideline value of the property (234.00 X 12,672.00)	:	₹ 29,65,248.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 5, Ground Floor, Building No. 1, "Madhavi House", Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Thane (West) - 400 615, Taluka & District - Thane, State – Maharashtra, Country – India for this particular purpose at **₹ 83,18,250.00 (Rupees Eighty Three Lakhs Eighteen Thousand Two Hundred Fifty Only) as on 04.07.2024.**



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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 **4th July 2024 is ₹ 83,18,250.00 (Rupees Eighty Three Lakhs Eighteen Thousand Two Hundred Fifty 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	Ground + 2 upper floors
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	2018 (As per Occupancy Certificate)
4	Estimated future life	54 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	MS rolling shutter to main entrance
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.	
15	Sanitary installations	N.A.
	(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.	N.A.
17	Compound wall Height and length Type of construction	Provided
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	As per requirement
22	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



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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	Thane		
Select Taluka	Thane		
Select Village	Gavache Nav : Kavesar (Thane Mahanag)		
Search By	<input checked="" type="radio"/> Survey No. <input type="radio"/> SubZones		
Enter Survey No	129	Search	
उपविभाग	पुणे जमीन	निवासी कचरिका	आंशिक दुकाने
11/43 - 2क-1) रस्तापासून दूर असलेला भाग कावेसर गावातील इरील उपविभाग "अ" मधील मिळकती बाबतून उर्वरित सिटीएस/सर्वे क्रमांक (गावठाण	23600	115500	132500 143600 132500
			एकक (Rs./) Attribute
			चौ मीटर वि. टी. एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Shop	1,43,600.00			
No increase for shop located on ground floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,43,600.00	Sq. Mtr.	13,341.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	23,600.00			
The difference between land rate and building rate (A – B = C)	1,20,000.00			
Depreciation Percentage as per table (D) [100% - 6%] (Age of the Building – 9 Years)	94%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,36,400.00	Sq. Mtr.	12,672.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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



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Price Indicators

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Login ▾ Post Property FREE

₹ 85.0 Lac ₹28333/sqft [EMI - ₹ 38k](#) | [Get Loan offers from 34+ banks](#)

Commercial Shop For Sale in Lodha Splendor, [Ghodbunder Road, Thane](#)



Commercial Complex
Lodha Splendor

Floor
Ground(Out of 1 Floors)

Super Area
300 sqft ~
₹ 28,333/sqft

Property Age
Less than 5 years

Carpet Area
200 sqft ~
₹ 42,500/sqft

Suitable For
Grocery Shop, Meat Shop, Mobile Shop, Clothes Shop, Footwear Shop, Chemist Shop, Salon/Spa

✔ Main Road Facing

Contact Owner
Get Phone No.

👤 Last contact made 17 days ago

More Details

Price	₹ 85 Lac
Address	Boulevard, Lodha Splendor, Ghorbander Road, Ghodbunder Road, Thane, Maharashtra
Landmarks	This is very prominently located outside Lodha Splendor complex
Transaction Type	New Property
Loading	33%
Construction Status	Ready to Move
Type of Ownership	Co-operative Society

Posted on: Jun 18, 24 Property ID: 31176166

Contact Owner
Kajal Nathan -91-9900000000

Get Phone No.

📄 Download Brochure

Property	Shop for Sale in Lodha Splendor, Ghodbunder Road, Thane		
Source	magicbricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	200.00	220.00	264.00
Percentage	-	10%	20%
Rate Per Sq. Ft.	₹ 42,500.00	₹ 38,636.00	₹ 32,197.00



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Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ [Post Property](#) FREE

Posted on: Mar 16, 24
Property ID: 63748919

₹ 69.0 Lac ₹34500/sqft EMI - ₹31k [Can I afford it?](#)

Commercial Shop For Sale in Brahmand, Thane West, Thane

Ground Floor Semi-Furnished

Commercial Complex	Super Area	Floor
Brahmand	200 sqft * ₹34,500/sqft	Ground(Out of 7 Floors)

+10 Photos

[Contact Owner](#)

[Get Phone No.](#)

👤 Last contact made 9 days ago

More Details

Price	₹ 69 Lac
Address	Thane West, Thane, Maharashtra
Transaction Type	Resale
Construction Status	Ready to Move

Description: Commercial shop is available for sale. It has a covered area of 200 sq-ft, a suitable location property. Please contact for more details.

[Contact Owner](#)

Property	Shop for Sale in Brahmand, Thane West, Thane		
Source	magicbricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	151.52	166.67	200.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 45,539.00	₹ 41,399.00	₹ 34,500.00



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Sale Instance

7/4/24, 10:17 AM	सूची क्र.2	दुस्रम निबंधक: सह दु.नि.ठाणे 2
1670274		
05-06-2024		
Note -Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक 16702/2020
		नोंदणी: Regn 63m
गावाचे नाव : कावेसर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7000000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2811240	
(4) भू-मापन.पोटहिस्सा व घरक्रमांक.असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा इतर वर्णन :सदनिका नं: --,शॉप नं 9, माळा नं: तळमजला, इमारतीचे नाव: बिल्डिंग नं 2,मदवी हाउस, ब्लॉक नं: कावेसर, रोड नं: ठाणे, इतर माहिती: क्षेत्र 17.13 चौ मी कार्पेट(मुवीक्र 11/43 2क/1)(Survey Number : 128, 129/2A :)	
(5) क्षेत्रफळ	17.13 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करुन देणा-या तिहान ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव -रत्नाकर नारायण मदवी वय -30 पत्ता -फ्लॉट नं - , माळा नं - , इमारतीचे नाव: मदवी बंगलो, ब्लॉक नं: वसंत लीला जवळ, रोड नं: वाचबौळ कावेसर, घोडबंदर रोड ठाणे, महाराष्ट्र, ठाणे पिन कोड -400615 पॅन नं -3399PM4867M	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव -वरायटी स्टोर्स तर्फे भागीदार. राजेश जैठालाल ठक्कर वय -47, पत्ता -फ्लॉट नं - , माळा नं - , इमारतीचे नाव: शॉप नं 5, अगस्ती अपार्टमेंट, ब्लॉक नं: कॅनरा बँक खाली, रोड नं: कळवा नाका ठाणे, महाराष्ट्र, ठाणे, पिन कोड -400605 पॅन नं -AASPV2289G 2) नाव -वरायटी स्टोर्स तर्फे भागीदार विनोद मालशी पटेल वय -38, पत्ता -फ्लॉट नं - , माळा नं - , इमारतीचे नाव: शॉप नं 5, अगस्ती अपार्टमेंट, ब्लॉक नं: कॅनरा बँक खाली, रोड नं: कळवा नाका ठाणे, महाराष्ट्र, ठाणे, पिन कोड -400605 पॅन नं -AASPV2289G	
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/11/2020	
(10)दस्त नोंदणी केल्याचा दिनांक	24/11/2020	
(11)अनुक्रमांक,खंड व पृष्ठ	16702/2020	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	210000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

https://teleging.vastukala.com/#889/grSearch/6668/123ec:d8G4409e832d74

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Property	Shop		
Source	INDEX II		
Floor	-		
	Carpet	Built Up	Saleable
Area	184.39	202.83	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹ 37,963.00	₹ 34,512.00	-

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **4th 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.



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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 ₹ 83,18,250.00 (Rupees Eighty Three Lakhs Eighteen Thousand Two Hundred Fifty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.04 18:00:46 +05'30'

Auth. Sign.

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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