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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 : **Mr. Tushar S. Shah**

Residential Flat No. 301, 3rd Floor, "**Sushant Building**", Bhagwandas Indrajit Road, Off. Narayan Dhabolkar Road, District - Mumbai City, Walkeshwar, PIN Code - 400 006, State - Maharashtra, India.

Latitude Longitude : 18°56'56.3"N 72°47'32.9"E

Intended User:

Cosmos Bank

Naupada

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State - Maharashtra, Country - India.



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at :

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Regd. Office

B1-001, 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

This is to certify that the property bearing Residential Flat No. 301, 3rd Floor, "**Sushant Building**", Bhagwandas Indrajit Road, Off. Narayan Dhabolkar Road, District - Mumbai City, Walkeshwar, PIN Code - 400 006, State - Maharashtra, India belongs to **Mr. Tushar S. Shah**.

Boundaries of the property

North : Sea Crest Apartment
South : Ratneshwar Mahadev Temple
East : Open Plot
West : Bhagwanlal Indrajit Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 10,82,48,350.00 (Rupees Ten Crores Eighty Two Lakhs Forty Eight Thousands Three Hundred And 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 report.

Hence certified

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: 2024.07.26 14:33:38 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report



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Residential Flat No. 301, 3rd Floor, "**Sushant Building**", Bhagwandas Indrajit Road, Off. Narayan Dhabolkar Road, District - Mumbai City, Walkeshwar, PIN Code - 400 006, State - Maharashtra, 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 Fair Market Value as on 26.07.2024 for Housing Loan Purpose.
1	Date of inspection	23.07.2024
3	Name of the owner / owners	Mr. Tushar S. Shah
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 Flat No. 301, 3 rd Floor, " Sushant Building ", Bhagwandas Indrajit Road, Off. Narayan Dhabolkar Road, District - Mumbai City, Walkeshwar, PIN Code - 400 006, State - Maharashtra, India. Contact Person : Mr. Jagdish (House Maid) - Person met on site / Mr. Tushar S. Shah (self) Contact No. 9833402732
6	Location, Street, ward no	Bhagwandas Indrajit Road District - Mumbai City
7	Survey / Plot No. of land	
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. = 1313.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 1564.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	District - Mumbai City, Pin - PIN Code - 400 006
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
	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied - Mr. Tushar S. Shah
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner 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	Owner Occupied - Mr. Tushar S. Shah
	(ii) Portions in their occupation	Fully Owner Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	2,28,100.00 (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?	Information not available

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.
26	SALES	
37	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
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
40	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2003 (As Per Prevoius valuation Report)
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: Property has a sea view.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess Fair Market Value as on 26.07.2024 for Residential Flat No. 301, 3rd Floor, "**Sushant Building**", Bhagwandas Indrajit Road, Off. Narayan Dhabolkar Road, District - Mumbai City, Walkeshwar, PIN Code - 400 006, State - Maharashtra, India belongs to **Mr. Tushar S. Shah**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale No.8698 / 2022 Dated 14.08.1993 between Shri. Ratneshwar Temple and Smt. Kesharbai Jamnadas Majithia Hindu Santorium Trust(The The Owner) And Mr. Tushar S. Shah(The The Tenant).
2)	Copy of Previous Valuation Report Document No.PR / PCVPL / VLN / CB / 722 / 13099 / 2018 Dated 29.12.2018 issued by Praksis Consultants & Valuers Pvt. Ltd..
3)	Copy of No Objection Certificate Dated 20.03.2019 issued by Shri. Ratneshwar Temple & Smt. Kesarbai Jamnadas Majithia Hindu Sanatorium Trust.

Location

The said building is located at District - Mumbai City, PIN Code - 400 006. The property falls in Residential Zone. It is at a traveling distance 4.4 Km from Mumbai Central Railway Station Railway Station.

Building

The building under reference is having Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 3rd Floor is having 1 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is 3 Bedroom + Living Room + Dining + Store Room + 4 Toilet. This Residential Flat is Italian Marble Flooring, Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 26th July 2024

The Built Up Area of the Residential Flat	:	1564.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2003 (As Per Prevoius valuation Report)
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Expected total life of building	:	60 Years
Age of the building as on 2024	:	21 Years
Cost of Construction	:	1564.00 Sq. Ft. X ₹ 2,500.00 = ₹ 39,10,000.00
Depreciation $\{(100 - 10) \times (21 / 60)\}$:	31.50%
Amount of depreciation	:	₹ 12,31,650.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 7,05,320/- per Sq. M. i.e. ₹ 65,526/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 6,27,960/- per Sq. M. i.e. ₹ 58,339/- per Sq. Ft.
Value of property as on 26th July 2024	:	1564.00 Sq. Ft. X ₹ 70,000 = ₹10,94,80,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 26th July 2024	:	₹ 10,94,80,000.00 - ₹ 12,31,650.00 = ₹ 10,82,48,350.00
Total Value of the property	:	₹ ₹ 10,82,48,350.00
The realizable value of the property	:	₹9,74,23,515.00
Distress value of the property	:	₹8,65,98,680.00
Insurable value of the property (1564.00 X 2,500.00)	:	₹39,10,000.00
Guideline value of the property (1564.00 X 58339.00)	:	₹9,12,42,196.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 301, 3rd Floor, "Sushant Building", Bhagwandas Indrajit Road, Off. Narayan Dhabolkar Road, District - Mumbai City, Walkeshwar, PIN Code - 400 006, State - Maharashtra, India for this particular purpose at **₹ 10,82,48,350.00 (Rupees Ten Crores Eighty Two Lakhs Forty Eight Thousands Three Hundred And Fifty Only)** as on 26th July 2024

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 **26th July 2024** is **₹ 10,82,48,350.00 (Rupees Ten Crores Eighty Two Lakhs Forty Eight Thousands Three Hundred And 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- VALUATION



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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	: Still + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 3 rd Floor
3	Year of construction	: 2003 (As Per Prevoius valuation Report)
4	Estimated future life	: 39 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" Thk. Brick Masonery.
8	Partitions	: 6" Thk. Brick Masonery.
9	Doors and Windows	: Teak Wood Door frame with Solid door with safety door, Powder coated Aluminum sliding windows, .
10	Flooring	: Italian Marble Flooring.
11	Finishing	: Cement Plastering with POP false Ceiling.
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 plumbing with C.P. fittings. Electrical wiring with concealed
	(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.	: Superior White



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Technical details		Main Building	
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	:	1Lift
19	Underground sump – capacity and type of construction	:	Connected to Municipal Sewerage System
20	Over-head tank Location, capacity Type of construction	:	Connected to Municipal Sewerage System
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	:	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



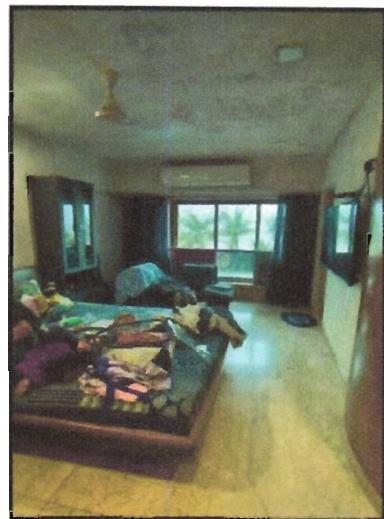
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Actual Site Photographs



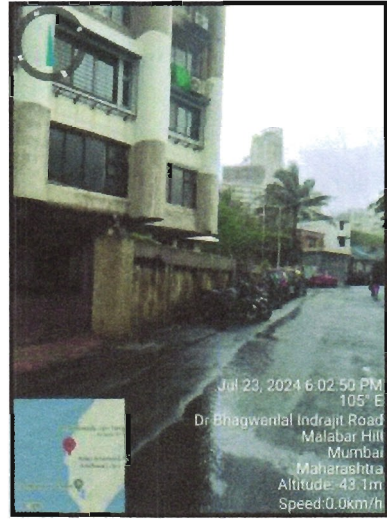
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Actual Site Photographs



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Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 18°56'56.3"N 72°47'32.9"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Mumbai Central Railway Station - 4.4 Km).

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](#)

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Year 2024-2025 Language English

Selected District MumbaiMain

Select Village मलबार व खंबाला हिल डिव्हिजन

Search By Survey No. Location

Enter Survey No 208 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
7/66E -धुभाग : बाणरांगा क्षेत्र (पोहोच रस्ता उपलब्ध असलेला धुभाग)	336940	705320	811120	890900	707500	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	705320			
Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	7,05,320.00	Sq. Mtr.	65,526.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	336940			
The difference between land rate and building rate(A-B=C)	368,380.00			
Percentage after Depreciation as per table(D)	21%			
Rate to be adopted after considering depreciation [B + (C X D)]	6,27,960.00	Sq. Mtr.	58,339.00	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

(TM)



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Price Indicators

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	3,132.00	3,758.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹92,593.00	₹77,160.00	-

99acres
Buy ▾ Enter Locality / Project / Society 🔍 Post property FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Malabar Hill > Flats in Wakeshwar > 6 BHK Flats in Wakeshwar > 20 to 30 Cr

Posted on Jun 03, 2024 | Ready to

₹29 Cr

@ 92,592 per sq.ft

Estimated EMI ₹23,16,241

6BHK 6Baths

Flat/Apartment for Sale

in Sanidhaya Apartment, Wakeshwar, Malabar Hill, Mumbai


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

Contact Dealer FREE

Shortlist

Overview Dealer Details Price Trends Explore Locality Articles

Videos (1) Property (6)



Area

Super Built up area 5250 sq.ft. (487.74 sq.m.)

Built Up area: 4200 sq.ft. (390.17 sq.m.)

Carpet area: 3132 sq.ft. (290.97 sq.m.)

Price

₹29 Crore

@ 92,592 per sq.ft. (All inclusive)

View Price Details

Floor Number

2nd of 5 Floors

Overlooking

Main Road

Configuration

6 Bedrooms, 6 Bathrooms, 3 Balconies with Pooja Room, Study Room, Servant Room, Store Room

Address

Sanidhaya Apartment, Wakeshwar, Malabar Hill, Mumbai

Facing

West

Property Age

10+ Year Old

Send Feedback

Why you should consider this property?



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Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	2,700.00	3,240.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹92,593.00	₹77,160.00	-

99acres Buy Enter Locality / Project / Society Post property

Home > Property in Mumbai > Flats in Mumbai > Flats in Malabar Hill > Flats in Walkeshwar > 6 BHK Flats in Walkeshwar > 20 to 30 Cr

Posted on Jun 20, 2024 | Ready

₹25 Cr @ 92,592 per sq.ft. **6BHK 6Baths** **Contact Dealer FREE**

Estimated EMI ₹19,96,760 Flat/Apartment for Sale **Shortlist**

in Walkeshwar Sea Face, Walkeshwar, Malabar Hill, Mumbai

RERA STATUS NOT AVAILABLE Website: https://maharera.it.mahaonline.gov.in/

Overview Dealer Details Price Trends Registry Record Explore Locality Recomr

Property (8)

Area Carpet area: 2700 sq.ft. (250.84 sq.m)

Configuration 6 Bedrooms, 6 Bathrooms, 3 Balcon with Pooja Room, Study Room, Servant Room

Price ₹25 Crore+ Govt Charges & Taxes

Address Walkeshwar Sea Face Walkeshwar, Malabar Hill, Mumbai

Floor Number 2nd of 12 Floors

Facing North

Overlooking Main Road, Others

Property Age 5 to 10 Year Old

Places nearby Walkeshwar, Malabar Hill, Mumbai



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Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,923.00	2,307.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹78,003.00	₹65,003.00	-

4110318

26-06-2024

Note :-Generated Through eSearch Module.For
original report please contact concern SRO office

सूची क्र.2

दुयम निबंधक : दु.नि.मुंबई शहर 1

दस्ता क्रमांक : 4110/2024

नोटणी

Regn 63m

गावाचे नाव : मलबार

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	150000000
(3) बाजारभाव/भाडेवट्टाचा/बाबतिलवट्टाकार आकारणी देतो की वट्टेदार ते नमुद करावे.	1585080315
(4) भू.मापन पोर्टहोल्स व घरक्रमांक(असल्यास)	1) पालिकेचे नाव मुंबई मनपाइतर वर्गन :सदनिका नं: 801, माळा नं: 8 वा मजला, इमारतीचे नाव: अकिक को. ऑप ही. सो. ली., ब्लॉक नं: 128/130 वाळकेश्वर रोड, रोड : मलबार हिल मुंबई 400006, इतर माहिती. क्षेत्रफळ 170.63 चौ मी कारपेट आणि रेरा प्रमाणे 178.67 चौ मी कारपेट((C.T.S. Number : 272 ;))
(5) क्षेत्रफळ	170.63 चौ मीटर
(6) आकारणी किंवा जुबी टेंप्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव -सुबु इतरमईस शे भागीदार अलीक्यान मोईस मुसद्दीन वय-42 पत्ता-प्लॉट नं. , माळा नं- तिसरा मजला, इमारतीचे नाव: रुखसाना मेकान, ब्लॉक नं- गोला लॅन, रोड नं- जोर्ट मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:- AACFL6856F
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव: इन्सियास अब्दुलकादिर मुसद्दीन वय:-27, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: बुर्हानी मंझीर, सैफी महल, ब्लॉक नं: डॉ ए जी वेल्स मार्ग, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400006 पॅन नं:- BDQPN7230P 2). नाव:- अह्ते अली मेलकूल अख्तर मुजाबद्दीन वय:-33, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: बुर्हानी मंझीर, सैफी महल, ब्लॉक नं: डॉ ए जी वेल्स मार्ग, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400006 पॅन नं:- DUQPS7357F
(9) दस्तऐवज करून दिल्याचा दिनांक	26/06/2024
(10) दस्त नोटणी केल्याचा दिनांक	26/06/2024
(11) अनुक्रमांक, खंड व पृष्ठ	4110/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	9511000
(13) बाजारभावाप्रमाणे नोटणी शुल्क	30000
(14) शेर	
मुल्याकनामाची विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारतांना 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 **26th 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 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.
4. There is no direct/ indirect interest in the property valued.
5. 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 **₹ 10,82,48,350.00 (Rupees Ten Crores Eighty Two Lakhs Forty Eight Thousands Three Hundred And 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: 2024.07.26 14:35:04 +05'30'

Auth. Sign.

Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20



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