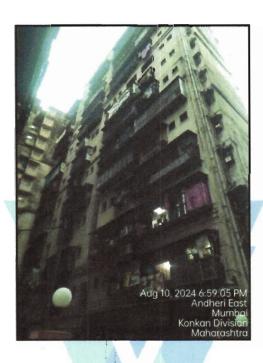


# Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: Mr. Bharat Khima Makwana

Residential Flat No. 1113, 11th Floor, Building No 3 AD, "Saidatt (SRA) Co-op. Hsg. Soc. Ltd.", N. S. Phadke Marg, Saiwadi, Village - Gundavali, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, 400 069, State - Maharashtra, India.

Latitude Longitude: 19°6'47.8"N 72°51'4.7"E

# **Intended User:**

# Cosmos Bank

**Dadar Branch** 

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



#### Our Pan India Presence at:

Nanded

Thane

Ahmedabad O Delhi NCR 💡 Nashik 🔑 Rajkot

Raipur Jaipur

## Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S.), India







# MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

# Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 17

Vastu/Mumbai/08/2024/010445/2307681 13/5-159-JAVS

Date: 13.08.2024

## **VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 1113, 11th Floor, Building No 3 AD, "Saidatt (SRA) Co-op. Hsg. Soc. Ltd.", N. S. Phadke Marg, Saiwadi, Village - Gundavali, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, 400 069, State - Maharashtra, India belongs to Mr. Bharat Khima Makwana.

Boundaries	:	Building	Flat	
North	:	Wing BC	Passage & Flat No. 1118	
South	:	Lane No. 1	Building External View	
East		Slum Area	Flat No. 1112	
West		Internal Road	Flat No. 1114	

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 ₹ 59,67,315.00 (Rupees Fifty Nine Lakhs Sixty Seven Thousands Three Hundred And Fifteen 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=Manoi Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN
Date: 2024.08.13 12:52:34 +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



Our Pan India Presence at:

💡 Aurangabad 💡 Pune

Nanded Mumbai

 ∇ Thane Nashik Ahmedabad Delhi NCR Rajkot

Indore

💡 Raipur

Jaipur

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 m www.vastukala.co.in

Residential Flat No. 1113, 11<sup>th</sup> Floor, Building No 3 AD, "Saidatt (SRA) Co-op. Hsg. Soc. Ltd.", N. S. Phadke Marg, Saiwadi, Village - Gundavali, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, 400 069, 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 13.08.2024 for Bank
		Loan Purpose.
1	Date of inspection	10.08.2024
3	Name of the owner / owners	Mr. Bharat Khima Makwana
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. 1113, 11 <sup>th</sup> Floor, Building No 3 AD, "Saidatt (SRA) Co-op. Hsg. Soc. Ltd.", N. S. Phadke Marg, Saiwadi, Village - Gundavali, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, 400 069, State - Maharashtra, India.  Contact Person: Mr. Jitendra Dedhia (Father of Flat Seller) Contact No. 9930800622
6	Location, Street, ward no	N. S. Phadke Marg Village - Gundavali, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 427 & 447 of Village - Gundavali
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. = 238.96 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 225.00
		(Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 270.00 (Carpet Area + 20%)



Since 1989



CONSTITUTE OF THE PROPERTY OF

13	Roads, Streets or lanes on which the land is abutting	Village - Gundavali, Taluka - Andheri, District - Mumbai Suburban, Pin - 400 069		
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?	Seller Occupied		
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Seller Occupied		
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per SRA norms Percentage actually utilized - Details not available		
26	RENTS			
	(i) Names of tenants/ lessees/ licensees, etc	Seller Occupied		
	(ii) Portions in their occupation	Fully Seller Occupied		
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	12,800.00 (Expected rental income per month)		



Since 1989

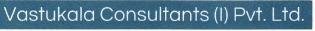




			<u> </u>		
	(iv) Gross amount received for the whole property		N.A.		
27		y of the occupants related to, or close to associates of the owner?	Information not available		
28	fixtures ranges	rate amount being recovered for the use of , like fans, geysers, refrigerators, cooking , built-in wardrobes, etc. or for services s? If so, give details	N. A.		
29		etails of the water and electricity charges, If any, orne by the owner	N. A.		
30	1	e tenant to bear the whole or part of the cost and maintenance? Give particulars	N. A.		
31	1	s installed, who is to bear the cost of nance and operation- owner or tenant?	N. A.		
32		np is installed, who is to bear the cost of nance and operation- owner or tenant?	N. A.		
33	lighting	as to bear the cost of electricity charges for of common space like entrance hall, stairs, e, 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	1	y standard rent been fixed for the premises any law relating to the control of rent?	N. A.		
26	SALES		, : /		
37	locality address	stances of sales of immovable property in the on a separate sheet, indicating the Name and s of the property, registration No., sale price ea of land sold.	As per sub registrar of assurance records		
38	Land ra	ate adopted in this valuation	N. A. as the property under consideration is a Residential ir a building. The rate is considered as composite rate.		
39	1	nstances are not available or not relied up on, is of arriving at the land rate	N: A.		
40	COST	OF CONSTRUCTION			
41	Year of comple	commencement of construction and year of tion	Year of Completion – 2011 (As Per Society Letter)		
42	1	vas the method of construction, by contract/By ing Labour directly/ both?	N. A.		



Since 1989



Colvest Tangers (Colvest Engineers (Colvest Enginee

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: At the time of visit flat was occupied by seller Mr. Niraj J	itendra Dedhia and used as commercial office.

#### **PART II- VALUATION**

#### **GENERAL**:

Under the instruction of Cosmos Bank, Dadar Branch Branch to assess Fair Market Value as on 13.08.2024 for Residential Flat No. 1113, 11<sup>th</sup> Floor, Building No 3 AD, **"Saidatt (SRA) Co-op. Hsg. Soc. Ltd."**, N. S. Phadke Marg, Saiwadi, Village - Gundavali, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, 400 069, State - Maharashtra, India belongs to **Mr. Bharat Khima Makwana**.

#### We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.13478/2024 Dated 25.07.2024 between Mr. Niraj Jitendra Dedhia(The Vendor) And Mr. Bharat Khima Makwana(The Purchaser).
2)	Copy of Share Certificate No.070 Dated 01.12.2019,
3)	Copy of Society Letter Document No Dated 22.07.2024regarding no outstanding dues of the society against the seller and No Objection for sale of the Flat and transferred it to purchaser

#### Location

The said building is located at Village - Gundavali, Taluka - Andheri, District - Mumbai Suburban, 400 069. The property falls in Residential Zone. It is at a traveling distance 1.6 km. from Andheri Railway Station.

#### **Building**

The building under reference is having Ground + 12 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonery walls. The external condition of building is Normal. The building is used for Residential purpose. 11th Floor is having 11 Residential Flat. The building is having 4 lifts.

#### **Residential Flat:**

The Residential Flat under reference is situated on the 11<sup>th</sup> Floor The composition of Residential Flat is Living Room + Kitchen + Bathroom + WC + Passage. This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

### Valuation as on 13th August 2024

The Carpet Area of the Residential Flat		225.00 Sq. Ft.
---	--	----------------

#### **Deduct Depreciation:**



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001: 2015 Certified Company



Year of Construction of the building	:	2011 (As Per Society Letter)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	13 Years
Cost of Construction	:	270.00 Sq. Ft. X ₹ 2,900.00 = ₹ 7,83,000.00
Depreciation {(100 - 10) X (13 / 60)}	:	19.50%
Amount of depreciation	:	₹ 1,52,685.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,82,710/- per Sq. M. i.e. ₹ 16,974/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,70,503/- per Sq. M. i.e. ₹ 15,840/- per Sq. Ft.
Value of property as on 13th August 2024	;	225.00 Sq. Ft. X ₹ 27,200 = ₹61,20,000.00

(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 13th August 2024		₹ 61,20,000.00 - ₹ 1,52,685.00 = ₹ 59,67,315.00
Total Value of the property	:	₹₹ 59,67,315.00
The realizable value of the property	;	₹53,70,584.00
Distress value of the property	0	₹47,73,852.00
Insurable value of the property (270.00 X 2,900.00	:	₹7,83,000.00
Guideline value of the property (270.00 X 15840.00)		₹42,76,800.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 1113, 11<sup>th</sup> Floor, Building No 3 AD, "Saidatt (SRA) Co-op. Hsg. Soc. Ltd.", N. S. Phadke Marg, Saiwadi, Village - Gundavali, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, 400 069, State - Maharashtra, India for this particular purpose at ₹ 59,67,315.00 (Rupees Fifty Nine Lakhs Sixty Seven Thousands Three Hundred And Fifteen Only) as on 13th August 2024

#### NOTES

- 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 13th August 2024 is ₹ 59,67,315.00 (Rupees Fifty Nine Lakhs Sixty Seven Thousands Three
  Hundred And Fifteen Only) Value varies with time and purpose and hence this value should not be referred for any
  purpose other than mentioned in this report.
- 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.



Since 1989
Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001: 2015 Certified Company



#### PART III- VALUATION

## 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

No. of floors and height of each floor		Ground + 12 Upper Floors		
Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Residential Flat Situated on 11 <sup>th</sup> Floor		
Year of construction	:	2011 (As Per Society Letter)		
Estimated future life	:	47 Years Subject to proper, preventive periodic maintenance & structural repairs		
Type of construction- load bearing walls/RCC frame/ steel frame		R.C.C. Framed Structure		
Type of foundations		R.C.C. Foundation		
Walls		All external walls are 9" thick and partition walls are 6" Thk. Brick Masonery.		
Partitions		6" Thk. Brick Masonery.		
Doors and Windows		Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, .		
Flooring	1	Vitrified tiles flooring.		
Finishing	:	Cement Plastering.		
Roofing and terracing		R.C.C. slab.		
Special architectural or decorative features, if any		No		
(i) Internal wiring – surface or conduit  (ii) Class of fittings: Superior/Ordinary/ Poor.		Concealed plumbing with C.P. fittings. Electrical wiring with concealed		
	Plinth area floor wise as per IS 3361-1966  Year of construction Estimated future life  Type of construction- load bearing walls/RCC frame/ steel frame  Type of foundations  Walls  Partitions  Doors and Windows  Flooring  Finishing  Roofing and terracing  Special architectural or decorative features, if any  (i) Internal wiring – surface or conduit  (ii) Class of fittings: Superior/Ordinary/	Plinth area floor wise as per IS 3361-1966 :  Year of construction :  Estimated future life :  Type of construction- load bearing walls/RCC frame/ steel frame  Type of foundations :  Walls :  Partitions :  Doors and Windows :  Flooring :  Finishing :  Roofing and terracing :  Special architectural or decorative features, if any :  (i) Internal wiring – surface or conduit (ii) Class of fittings: Superior/Ordinary/		





## **Technical details**

# Main Building

15	15 Sanitary installations		:	As per Requirement
	(i) No. of w	vater closets		
	(ii) No. of la	avatory basins		
	(iii) No. of u	rinals		
	(iv) No. of s	ink		
16	Class of fittings: Su white/ordinary.	perior colored / superior	:	
17	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		:	4 Lifts
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			Chequred 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**





















An ISO 9001: 2015 Certified Company

# Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°6'47.8"N 72°51'4.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Andheri - 1.6 km.).

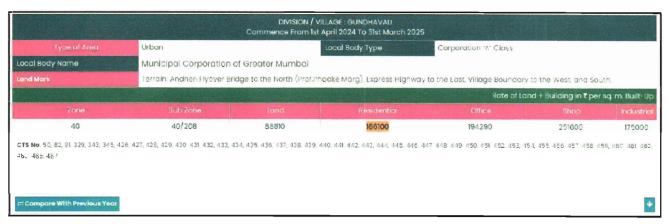


Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001: 2015 Certified Company



# **Ready Reckoner Rate**



Stamp Duty Ready Reckoner Market Value Rate for Flat	166100			
Increase by 10% on Flat Located on 11 <sup>th</sup> Floor	16610			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,82,710.00	Sq. Mtr.	16,974.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	88810			
The difference between land rate and building rate(A-B=C)	93,900.00			
Percentage after Depreciation as per table(D)	13%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,70,503.00	Sq. Mtr.	15,840.00	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**

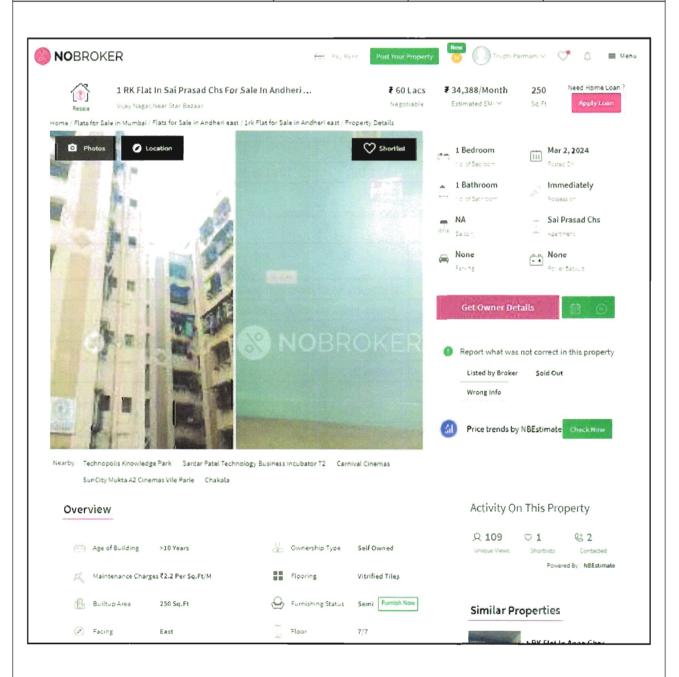
Completed Age of Building in Years	Value in percent after depreciation		
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.	
0 to 2 Years	100%	100%	
Above 2 & up to 5 Years	95%	95%	
Above 5 Years	depreciation is to be considered. However	After initial 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**

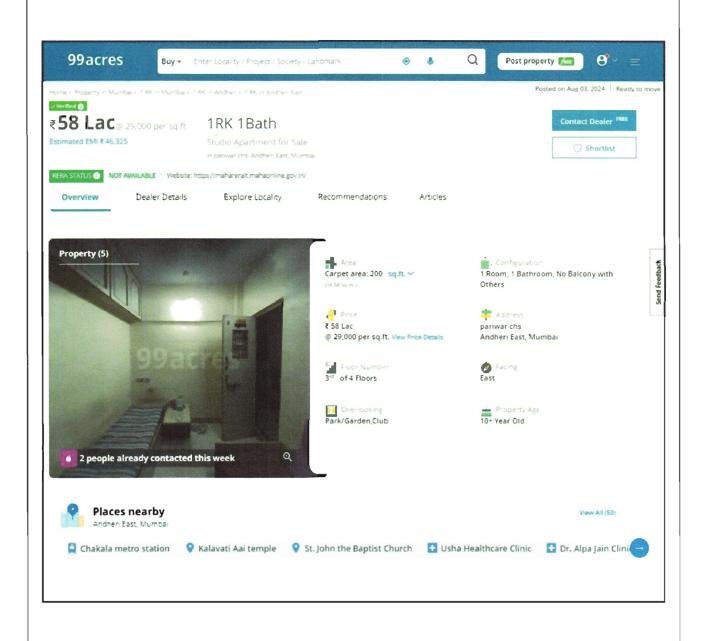
Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	208.33	250.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹28,800.00	₹24,000.00	-







Property	Flat	Flat		
Source	https://www.99acres.com	https://www.99acres.com/		
Floor	-			
	Carpet	Built Up	Saleable	
Area	200.00	240.00	-	
Percentage	-	20%	-	
Rate Per Sq. Ft.	₹29,000.00	₹24,167.00	-	









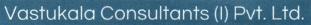
# Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹26,222.00	₹21,852.00	-

13664514	सूची क्र.2	दुव्यम निबंधक . सह दु.नि. अंधेरी ७
18-07-2024	•	दस्त क्रमांक . 13064/2024
Note:-Generated Through eSearch Module,For original report please		नीदभी :
contact concern 3RO office.		Regn:63m
	गावाचे नाव: गुंदवली गुंद	वली
(३)विलेखाचा प्रकार	करारनामा	
(2)मोबदता	5900000	
(3) बाजारभाव(भाडेघटटयाच्या बप्रबंतितपटटाकार आकारणी देतो की पटटेदार ते नमुद्र करावे)	4375821.45  1) पालिकेचे नाव:Mumbai Ma.na.pa इतर वर्णन ः, इतर माहितीः सदिनका नं.703,7 वा मजला.बिल्डिंग नं 12बी.साई गणेश एस आर ए को -ऑग्र.ही.सो.ती.साईवाडी, सहार रोड. ऑग्रेरी पूर्व. मुंबई - 400069.सदिनकेचे क्षेत्र 225 बीरस फुट कार्पेट,31 मार्च 2021 में श्रासन आदेश क. मुद्रांक-2021/ अने स.क.12/व्य क्र 167/म.) (धीरण)व दि. 26 में 2023(असाधरण क 208)अन्वये सुधारीत धीरण या नुसार दसरोवजाम सहिला खरेदीवारास 1% मुद्रांक शूल्काची सवलत देण्यात आली आहे.( ( C.T.S. Number : 427,428. 43 (क्र), 432 to 437 (pt). 439 to 443, 445, 447, 448. 450 to 452, 453 (pt). 458 (pt). 458 (pt). 459, 460 (pt) and 467 (pt); ) )	
.क्) भू-माजन,जेटाहिस्सा ड परक्रमांक(असल्यास)		
(5) क्षेत्रफळ	25.09 चौ.मीटर	
(६)आकारली किंवा जुडी देण्यात असेत तिंखा		
्रा. इन्हाचेनज करून देषा-पा जिलून क्रेवजा-या पश्चकाराचे मव विभ्ना रि:वाणी न्यायालकामा हुकुमनामा क्रिका आदेण असल्यासामामा	1): नाव:-खदीन क्रिसोट प्रंचात वर:-38 प्र गावेस को -ऑंग्र हो सी.ती. ब्लॉक ने अंग्रे सेड:.मताराष्ट्र: मुम्बई: प्रिन कोठ:-4000व	ला. प्लॉट नं. २०३४ ध्रेड वैं. प्याब्व सं. , इन्पारतीये काव सा तै पूर्व मुंबई , तैरु नं. साईवाली एन एस. फठके मर्ग, स्तृत 9 र्षेत्र नं. ASUPP3299C
(क्षांद्रकारेक्स करून प्रेणा-घ पश्चकाराचे व क्षित्रा दिक्षाणी न्यामालयाचा हुकुम्पन्यमा क्षित्रा आदेश असल्पास,प्रतिवादिनी नृत्र क्षांत्रा	पाधावानी एक आर ए की -ऑप जी सी ली ज्यॉक ने विजेपारी पूर्व मुंबई , रोड ने प्लॉट	
<ul><li>(%): द्रस्तविंवज करुन दिल्याचा दिनांक</li></ul>	18:07/2024	
(1.6)इस्त नॉडपी केल्याचा दिनाक	पाचा दिनाक 18/07/2024	
(11)-अनुक्रमांक खउ व पृष्ठ	13064/2024	
ा2)बाहारप्रवाहाप्रमाणे मुदाक शुल्क	295000	
(13)वाकास्थावात्रयार्थः नींटवी शुल्कः	30000	
() इंजिया		
पुल्यांकनासाठी विचारात घेतलेला कम्मीरा:		
युद्धांक शुल्कः आकारतामः निवसलेलः अनुर्केदः ः	(i) within the limits of any Muserea annexed to it.	nicipal Corporation or any Cantonment



Since 1989





## **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess Fair Market Value of the property under reference as on 13th August 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.
- 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.





## **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 ₹ 59,67,315.00 (Rupees Fifty Nine Lakhs Sixty Seven Thousands Three Hundred And Fifteen Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, emāil=manoj@vastukala.org, c=IN Date: 2024.08.13 12:52:57 +05'30'

Director

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





