

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-4061/22-23	Dated 26-Dec-22
Buyer (Bill to) COSMOS BANK -GOREGAON EAST BRANCH GOREGAON EAST BRANCH D Definity, Shop No. 95, Ground Floor No 364, 3, Jay Prakash Nagar Rd No-3, Jay Prakash Nagar, Goregaon (East), Mumbai - 400063 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. Dispatched through	Mode/Terms of Payment Other References Dated Delivery Note Date Destination Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
	Total			₹ 4,720.00

Amount Chargeable (in words) **Indian Rupee Four Thousand Seven Hundred Twenty Only** E. & O.E

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

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

Remarks:
 Mr. Shyam Sunder Gupta, Mrs. Manjudevi S. Gupta & Mr. Krishna Kumar S. Gupta - Residential Flat No. 101, 1st Floor, "Kotecha Heights", Sai Baba Park, Evershine Nagar, Malad (West), Mumbai - 400064, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details
 Bank Name : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code: **Vileparle & COSB0000017**



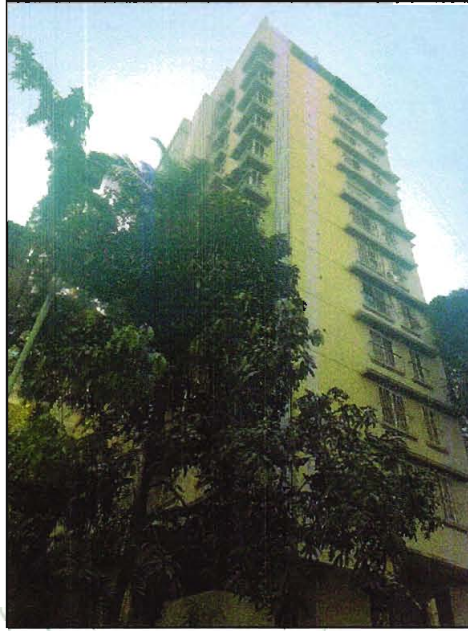
UPI Virtual ID : **Vastukala@icici**

for Vastukala Consultants (I) Pvt. Ltd

[Signature]
 Authorised Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Shyam Sunder Gupta, Mrs. Manjudevi S. Gupta & Mr. Krishna Kumar S. Gupta**

Residential Flat No. 101, 1st Floor, "**Kotecha Heights**", Sai Baba Park, Evershine Nagar,
Malad (West), Mumbai – 400064, State – Maharashtra, Country – India.

Latitude Longitude - 19°10'24.6"N 72°52'57.0"E

Think. Innovate. Create

Valuation Done for:

Cosmos Bank

Goregaon (East) Branch

D Definity, Shop No. 95, ground floor no 364, 3, Jay Prakash Nagar Rd No-3, Jay Prakash Nagar,
Goregaon (East), Mumbai - 400063, State - Maharashtra, Country – India

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VALUATION OPINION REPORT

The property bearing Residential Flat No. 101, 1st Floor, "Kotecha Heights", Sai Baba Park, Evershine Nagar, Malad (West), Mumbai – 400064, State – Maharashtra, Country – India belongs to **Mr. Shyam Sunder Gupta, Mrs. Manjudevi S. Gupta & Mr. Krishna Kumar S. Gupta.**

Boundaries of the property.

North	: Internal Road
South	: Rajendra Vihar
East	: Bungalow
West	: Sai Alpa Building

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 ₹ **2,03,78,160.00 (Rupees Two Crore Three Lakh Seventy Eight Thousand One Hundred Sixty 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 BABURAO
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=ADMIN,
1.5.4.20=482226e46a315d3030c0f9036809, serial=1513041333,
1.1.1.27917a1805652, postalCode=400069, st=Maharashtra,
serialNumber=41a30a50a68c299802a75a80a3c7f011f310a3a,
39ae3af2a70a32770a350c, c=INDIA, o=MANOJ BABURAO CHALIKWAR,
DN: 2022.12.27 08:57:15 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



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TeleFax : +91 22 28371325/24

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

mumbai@vastukala.org

Valuation Report of Residential Flat No. 101, 1st Floor, "Kotecha Heights", Sai Baba Park,
Evershine Nagar, Malad (West), Mumbai – 400064, 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 26.12.2022 for Bank Loan Purpose
2	Date of inspection	23.12.2022
3	Name of the owner/ owners	Mr. Shyam Sunder Gupta, Mrs. Manjudevi S. Gupta & Mr. Krishna Kumar S. Gupta
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 not available)
5	Brief description of the property	Address: Residential Flat No. 101, 1 st Floor, "Kotecha Heights", Sai Baba Park, Evershine Nagar, Malad (West), Mumbai – 400064, State – Maharashtra, Country – India. Contact Person: Mr. Aditya Gupta (Owners' Representative) Contact No. 9819953160
6	Location, street, ward no	Evershine Nagar
	Survey/ Plot no. of land	Plot No. 11, C.T.S. No. 307 / 120, Survey No. 26, Hissa No. 1, Survey No. 46, Hissa Nos. 1, 5 & 8 of Village – Valnai
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 868.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 880.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 1,056.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Sai Baba Park, Evershine Nagar, Malad (West)

14	If freehold or leasehold land	Plot No. 11, C.T.S. No. 307 / 120, Survey No. 26, Hissa No. 1, Survey No. 46, Hissa Nos. 1, 5 & 8 of Village – Valnai
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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	Fully Owner Occupied



	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 42,500.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	Details not provided
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.
		SALES	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Completion – 2017 (As per Occupancy



	year of completion	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: As per site inspection, residential flat is used as commercial purpose.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Goregaon (East) Branch to assess fair market value as on 26.12.2022 for Residential Flat No. 101, 1st Floor, "Kotecha Heights", Sai Baba Park, Evershine Nagar, Malad (West), Mumbai – 400064, State – Maharashtra, Country – India belongs to **Mr. Shyam Sunder Gupta, Mrs. Manjudevi S. Gupta & Mr. Krishna Kumar S. Gupta.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 31.10.2017.
2	Copy Occupancy Certificate No. CHE / WSII / 0032 / P / 337 (NEW) dated 30.06.2017 issued by Municipal Corporation of Greater Mumbai.
2	Copy Commencement Certificate No. CHE / WSII / 0032 / P / 337 (NEW) dated 19.04.2004 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at Plot No. 11, C.T.S. No. 307 / 120, Survey No. 26, Hissa No. 1, Survey No. 46, Hissa Nos. 1, 5 & 8 of Village – Valnai, Taluka – Borivali, District – Mumbai Suburban. The property falls in Residential Zone. It is at a distance 2.4 Km. from Malad railway station.

BUILDING:

The building under reference is having Stilt + 11th Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is good. The building is used for residential purpose. 1st Floor is having single flat only. The building is having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. As per site inspection, residential flat is used as commercial office. It consists of Reception Area + Conference Room + 3 Cabins + Working Area + 2 Toilets + Passage. The residential flat is finished with wooden flooring, Teak wood door framed with flush door + Glass door, Powder coated aluminum sliding windows & Concealed electrification & Concealed plumbing, Cement plastering with POP false ceiling.

Valuation as on 26th December 2022

The Built up Area of the Residential Flat	:	1,056.00 Sq. Ft.
--	----------	-------------------------

Deduct Depreciation:

Year of Construction of the building	:	2017 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2022	:	5 years
Cost of Construction	:	1,056.00 X 2,700.00 = ₹ 28,51,200.00
Depreciation $\{(100-10) \times 5 / 60\}$:	7.50%
Amount of depreciation	:	₹ 2,13,840.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,65,880.00 per Sq. M. i.e. ₹ 15,411.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciation)	:	₹ 1,61,399.00 per Sq. M. i.e. ₹ 14,994.00 per Sq. Ft.
Prevailing market rate	:	₹ 19,500.00 per Sq. Ft.
Value of property as on 26.12.2022	:	1,056.00 Sq. Ft. X ₹ 19,500.00 = ₹ 2,05,92,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 26.12.2022	:	₹ 2,05,92,000.00 - ₹ 2,13,840.00 = ₹ 2,03,78,160.00
Total Value of the property	:	₹ 2,03,78,160.00
The realizable value of the property	:	₹ 1,83,40,344.00
Distress value of the property	:	₹ 1,63,02,528.00
Insurable value of the property	:	₹ 28,51,200.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Residential Flat No. 101, 1st Floor, "Kotecha Heights", Sai Baba Park, Evershine Nagar, Malad (West), Mumbai – 400064, State – Maharashtra, Country – India for this particular purpose at **₹ 2,03,78,160.00 (Rupees Two Crore Three Lakh Seventy Eight Thousand One Hundred Sixty Only)** as on 26th December 2022.

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 December 2022 is ₹ 2,03,78,160.00 (Rupees Two Crore Three Lakh Seventy Eight Thousand One Hundred Sixty 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:

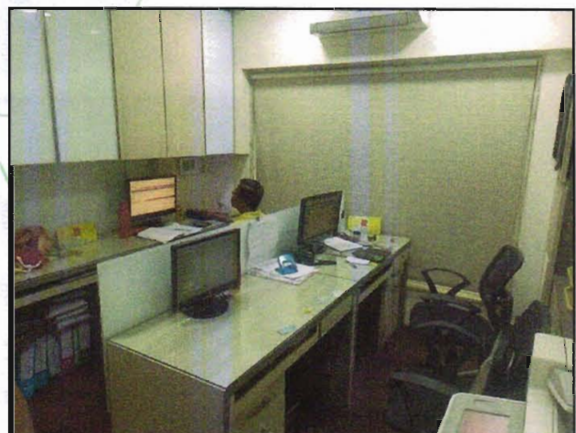
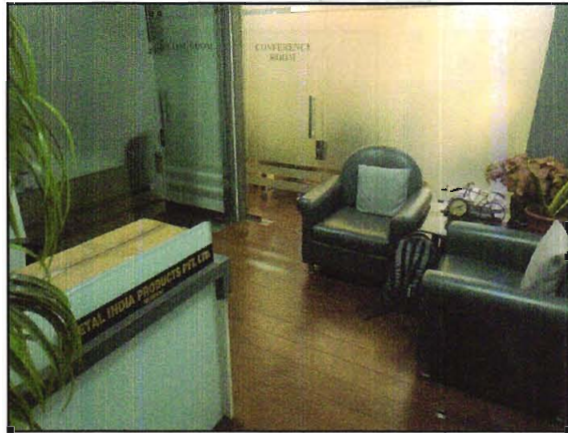
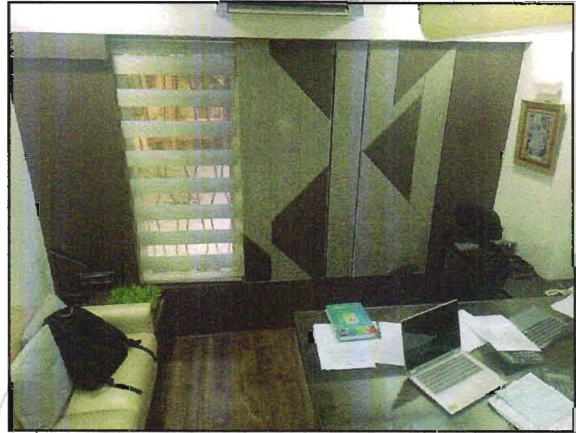
ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Stilt + 11 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3.	Year of construction	2017 (As per Occupancy Certificate)
4.	Estimated future life	42 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall

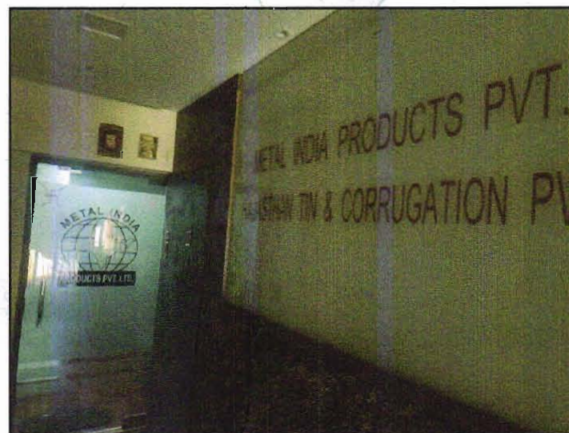
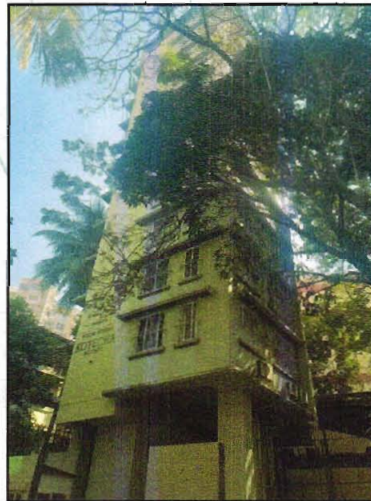
9	Doors and Windows	Teak wood door framed with flush door + Glass door, Powder coated aluminium sliding windows
10	Flooring	Wooden flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	Not Provided
18	No. of lifts and capacity	2 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

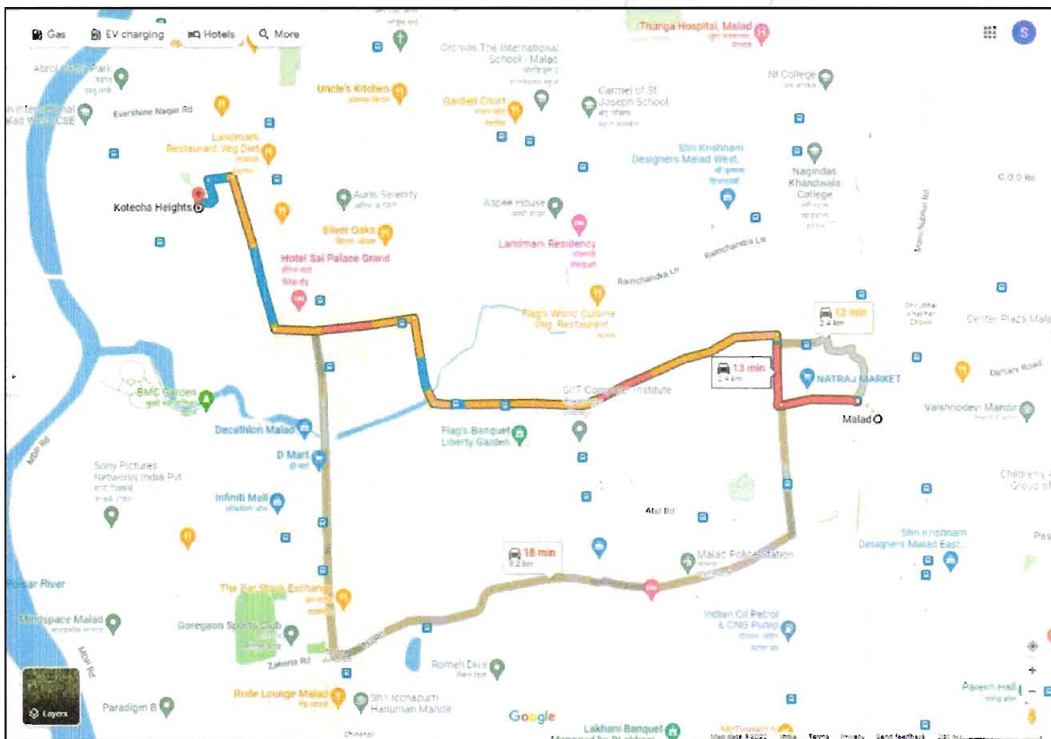
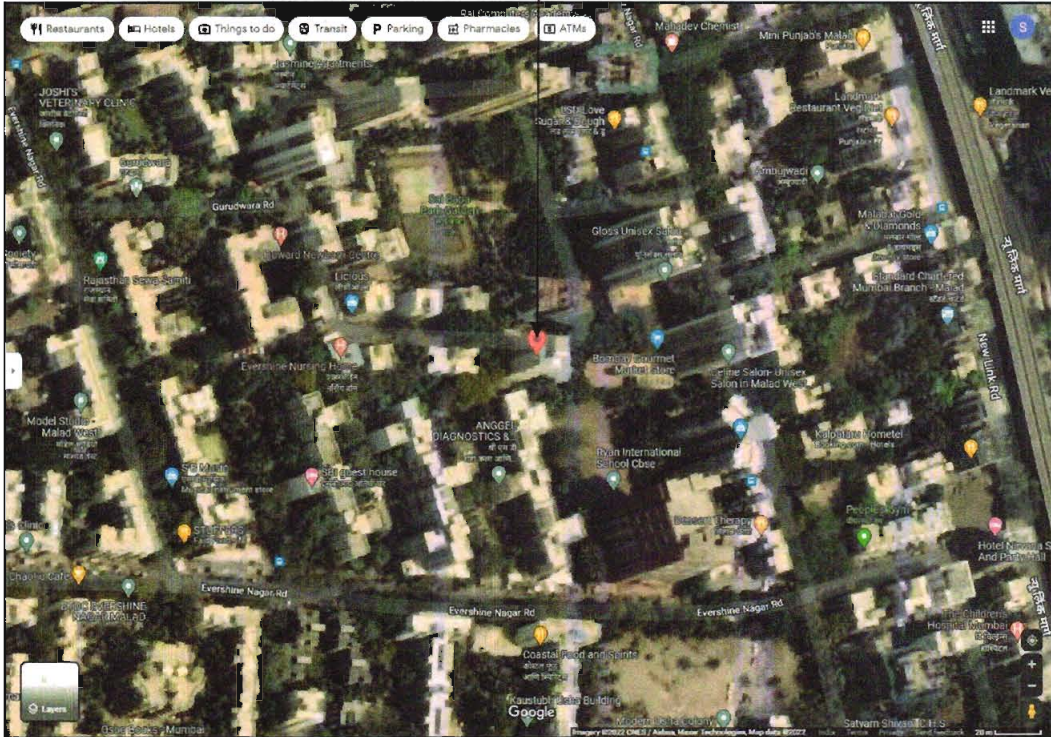


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°10'24.6"N 72°52'57.0"E

Note: The Blue line shows the route to site from nearest railway station (Malad – 2.4 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : VALANAI Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban		Local Body Type	Corporation Class A		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village Boundary to the North, East, and South, Link Road to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
70	70/327	76250	165880	190760	207350	165880
184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380.						
⇌ Compare With Previous Year ↓						



Price Indicators

NOBROKER

3 BHK Flat in Gyan Prem Building For Sale In Malad West
 Gyan Prem Bu-Ming, Palmra Nagar, Evershine Nagar, Malad West, Mumbai, Maharashtra 400064, India

₹ 2.75 Crores (Negotiable) | ₹ 1.58 Lacs/Month (Estimated EMI) | 1,600 Sq.Ft.

3 Bedroom | 2 Bathroom | 1 Balcony

Nov 11, 2022 | Immediately | Gyan Prem Building

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Activity On This Property: 36 Views, 2 Favourites, 0 Shares

Overview: Age of Building >10 Years, Ownership Type Self Owned, Maintenance Charges ₹ 4 Per Sq. Ft/M, Flooring Marble/Granite

99acres

Buy | Enter Locality / Project / Society / Landmark

₹ 1.85 Cr @ 25,170 per sq.ft. | 3BHK 2Baths

Estimated EMI ₹ 1.47,760

Residential Apartment for Sale in Nalanda Usha Colony, Evershine Nagar, Mumbai Andheri-Dahisar, Mumbai

Overview | Society | Dealer Details | Price Trends | Recommendations | Articles

Property (14) | Society (1)

Area: Carpet area: 735 sq.ft. | Configuration: 3 Bedrooms, 2 Bathrooms, 1 Balcony

Price: ₹ 1.85 Crore @ 25,170 per sq.ft. (Negotiable) | Address: Nalanda Usha Colony, Evershine Nagar, Mumbai Andheri-Dahisar

Floor Number: 7th of 12 Floors | View: South-East

Overlooking: Park/Garden | Age: 1 to 5 Year Old

Places nearby: Evershine Nagar, Mumbai Andheri-Dahisar, Mumbai

Price Indicators

99acres Buy ▾ Enter locality / Project / Society / Landmark

Posted on Oct 07, 2022

₹2.75 Cr @ 20,599 per sq.ft.
Estimated EMI ₹2,19,644

3BHK 2Baths
Residential Apartment for Sale
in ABROL VASTU PARK, Evershine Nagar, Mumbai Andheri-Dahisar, Mumbai

Overview Owner Details Price Trends Registry Record Recommendations Article >

Property (3)

Area
Super Built up area 1335 sq.ft.
Built Up area: 1300 sq.ft.
Carpet area: 1000 sq.ft.

Price
₹2.75 Crore
@ 20,599 per sq.ft. (All Inclusive, Negotiable)

Address
ABROL VASTU PARK
Evershine Nagar, Mumbai Andheri-Dahisar

Configuration
3 Bedrooms, 2 Bathrooms, 2 Balconies with Others

Other Features
16th of 22 Floors
10+ Year Old

Places nearby
Evershine Nagar, Mumbai Andheri-Dahisar, Mumbai

Charkop metro station, Malad metro station, Oriem Market, Shri Karja Davi Mata Mandir, Yes bank ATM

magicbricks Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Posted on Dec 26, 22

₹2.38 Cr [Get ₹1,400 cashback on Home Loan](#) ✓ VERIFIED ON SITE

3 BHK 1250 Sq-ft Flat for Sale Evershine Nagar, Mumbai

3 Beds **3 Baths** **1 Covered Parking** **Unfurnished**

Carpet Area
950 sqft
₹25,053/sqft

Developer
Dhoot Group

Project
New Sonali CHS Ltd.

Floor
10 (Out of 19 Floors)

Transaction Type
Resale

Status
Ready to Move

Facing
East

Lifts
2

Contact Agent
Rajesh -91-98XXXXX26

Your Name
Email
IND +91 Mobile Number

Get Contact Details

More Details
Price Breakup ₹2.38 Cr | ₹11,90,000 Approx. Registration Charges



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th December 2022**.

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.

