

PROFORMA INVOICE

(ORIGINAL FOR RECIPIENT)

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
 Buyer (Bill to)

Invoice No. **PG-1988/21-22**
 Delivery Note
 Dispatch Doc No. **38251/21963**
 Dispatched through

Dated **7-Dec-2021**
 Mode/Terms of Payment
 Delivery Note Date
 Destination

Cosmos Bank
 MULUND (EAST), Pornirna Darshan Housing Socitey,
 90 Feet, DP Road Mulund East, MUMBAI - 400081
 GSTIN/UIN : 27AAAAT0742K1ZH
 State Name : Maharashtra, Code : 27

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**
 E. & O.E

Amount Chargeable (in words)

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN SAC	Taxable Value	Central Tax Rate	Central Tax Amount	State Tax Rate	State Tax Amount	Total Tax 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:
 Shri. Sachin Madhukar Patilankar & Mrs. Manjusha Sachin Patilankar - Residential Flat No. 103, 1st Floor, 'Sadguru Co-op. Hsg. Soc. Ltd.', Nanepada Road, Mulund (East), Mumbai - 400081.

Company's Service Tax No. : **AADCV4303RSD001**
 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

Customer's Seal and Signature



Company's Bank Details

Bank Name **The Cosmos Co-Operative Bank Ltd**
 A/c No. **0171001022668**
 Branch & IFS Code **Vileparle & COSB0000017**
 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: **Shri. Sachin Madhukar Paithankar & Mrs. Manjusha Sachin Paithankar**

Residential Flat No. 103, 1st Floor, "Sadguru Co-op. Hsg. Soc. Ltd.", Nanepada Road,
Mulund (East), Mumbai – 400081, State - Maharashtra, Country – India.

Latitude Longitude: 19°09'51.2"N 72°57'11.4"E

Valuation Done for:

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Cosmos Bank

Mulund (East) Branch

Pornima Darshan Housing Society, 90 Feet DP Road, Mulund (East),
Mumbai – 400081, State - Maharashtra, Country – India

Vastukala Consultants (I) Pvt. Ltd.

**Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik**

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



VALUATION OPINION REPORT

The property bearing Residential Flat No. 103, 1st Floor, “**Sadguru Co-op. Hsg. Soc. Ltd.**”, Nanepada Road, Mulund (East), Mumbai – 400081, State - Maharashtra, Country – India belongs to **Shri. Sachin Madhukar Paithankar & Mrs. Manjusha Sachin Paithankar.**

Boundaries of the property.

North	Palkhee Society
South	Sachin CHSL
East	Open Plot
West	Nanepada 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 and valued for banking purpose at **₹ 84,02,400.00 (Rupees Eighty Four Lakh Two Thousand Four Hundred 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.**

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
 DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
 Date: 2021.12.07 17:30:08 +05'30'

C.M.D.

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl.: Valuation report

Mumbai

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

Tel. : +91 22 28371325
 Fax : +91 22 28371324
 mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
 AWHO Society, Sohna Road,
 Sector - 49, Gurgaon,
 Haryana - 122018, INDIA

Mobile : +91 9216912225
 +91 9819670183
 delhincr@vastukala.org

Nanded

28, S.G.G.S. -
 Stadium Complex,
 Gokul Nagar,
 Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
 +91 2462 239909
 nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
 Aurangabad - 431 005,
 (M.S.), INDIA

Tel. : +91 240 2485151
 Mobile : +91 9167204062
 +91 9860863601
 aurangabad@vastukala.org



Valuation Report of Residential Flat No. 103, 1st Floor, "**Sadguru Co-op. Hsg. Soc. Ltd.**", Nanepada Road, Mulund (East), Mumbai – 400081, State - Maharashtra, Country – India

Form 0-1

(See Rule 8 D)

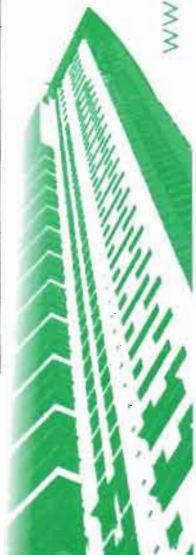
REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

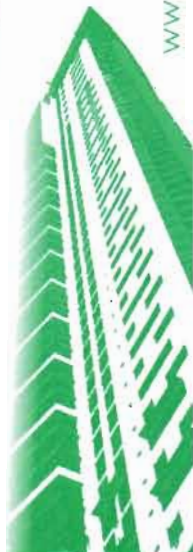
1	Purpose for which the valuation is made	To assess the Fair Market Value as on 06.12.2021 for Bank Loan Purpose
2	Date of inspection	27.11.2021
3	Name of the owner/ owners	Shri. Sachin Madhukar Paithankar & Mrs. Manjusha Sachin Paithankar
4	If the property is under joint Ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership (Details of ownership share not available)
5	Brief description of the property	Residential Flat No. 103, 1 st Floor, " Sadguru Co-op. Hsg. Soc. Ltd. ", Nanepada Road, Mulund (East), Mumbai – 400081, State - Maharashtra, Country – India
6	Location, street, ward no	Nanepada Road, Mulund (East)
7	Survey/ Plot no. of land	Survey No. 113, Hissa No. 4, C.T.S. No. 1057A of Village Mulund (East)
8	Is the property situated in residential/ commercial / mixed area / industrial area?	Residential
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Offices, 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, Railway
	LAND	
12	Area of land supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 414.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 400.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 480.00 (Carpet + 20%)
13	Roads, Streets or lanes on which the land is abutting	Nanepada Road
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial premium (ii) Ground rent payable per annum	N.A.



	(iii) Unearned increase payable to the Lessor in the event of sale or transfer	
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per documents provided
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.	N.A.
21	Attach a dimensioned site plan	Attached
	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?	Tenant Occupied – Mr. Vinit Nilesh Kulkarni
25	If the property owner occupied, specify portion and extent of area under owner-occupation	Since – 2 Years
26	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per local norms Percentage actually utilized – Details not available
	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	₹ 17,500.00 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 register of assurance record
39	Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in an apartment. The rate is considered as composite rate.
40	If sale instances are not available or not relied upon, 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 – 2010 (As per Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N.A.
43	For items of work done on contract, produce copies of agreements	N.A.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N.A.
45	Remarks	



PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (East) Branch, we have valued Residential Flat No. 103, 1st Floor, "Sadguru Co-op. Hsg. Soc. Ltd.", Nanepada Road, Mulund (East), Mumbai – 400081, State - Maharashtra, Country – India belongs to **Shri. Sachin Madhukar Paithankar & Mrs. Manjusha Sachin Paithankar**

We are in receipt of the following documents:

1.	Copy of Articles of Agreement dated 04.12.2009.
2.	Copy of Occupancy Certificate No. CE / 4761 / BPES / AT dated 11.06.2010 issued by Municipal Corporation of Greater Mumbai.
3.	Copy of Commencement Certificate No. CE / 4761 / BPES / AT dated 22.04.2004 issued by Municipal Corporation of Greater Mumbai.
4.	Copy of Share Certificate No. 04 dated 01.09.2014 issued by Sadguru Co-op. Hsg. Soc. Ltd.
5.	Copy of Approved Plan No. CE / 4761 / BPES / AT dated 11.06.2010 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located Survey No. 113, Hissa No. 4, C.T.S. No. 1057A of Village Mulund (East), Taluka – Kurla, District – Mumbai Suburban. The property falls in Residential Zone. It is about 1.1 Km. walkable distance from Mulund railway station.

BUILDING:

The building under reference is having Ground (Pt) + Stilt (Pt) + 1st to 5th + 6th (Part) + 7th Upper Floors (As per Occupancy Certificate). It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades. The building external condition is good. The building is used for residential purpose. The 1st Floor is having 4 Residential Flats. 1 Lift is provided in the building.

RESIDENTIAL FLAT:

The residential flat under reference is situated on the 1st Floor. It consists of 1 Bedroom + Living Room + Dining + Kitchen + WC + Bath + Passage. The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush doors, Powder coated aluminium sliding windows, Concealed and openable plumbing with C.P. fittings, Electrical wiring with concealed capping, Cement plastering with POP false ceiling.



Valuation as on 03rd December 2021

The Carpet Area of the Residential Flat: 480.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building	:	2010 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2021	:	11 Years
Cost of Construction	:	480.00 X 3,000.00 = ₹ 14,40,000.00
Depreciation $\{(100 - 10) \times 11 / 60\}$:	16.50%
Amount of Depreciation	:	₹ 2,37,600.00
Guideline rate obtained from the Stamp Duty Ready	:	₹ 1,39,250.00 per Sq. M.
Reckoner for new property	:	i.e. ₹ 12,937.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,24,534.00 per Sq. M. i.e. ₹ 11,569.00 per Sq. Ft.
Prevailing market rate	:	₹ 18,000.00 per Sq. Ft.
Value of property as on 06.12.2021	:	480.00 Sq. Ft. X ₹ 18,000.00 = ₹ 86,40,000.00

(Area of property x market rate of developed land & Residential premises as on 2021 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 06.12.2021	:	₹ 86,40,000.00 (-) ₹ 2,37,600.00 = ₹ 84,02,400.00
Total Value of the property	:	₹ 84,02,400.00
The realizable value of the property	:	₹ 75,62,160.00
Distress value of the property	:	₹ 67,21,920.00
Insurable value of the property	:	₹ 14,40,000.00

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 103, 1st Floor, "Sadguru Co-op. Hsg. Soc. Ltd.", Nanepada Road, Mulund (East), Mumbai – 400081, State - Maharashtra, Country – India for this particular purpose at ₹ 84,02,400.00 (Rupees Eighty Four Lakh Two Thousand Four Hundred Only) as on 06th December 2021.



NOTES

1. I, Sharadkumar B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 06th December 2021 is at **₹ 84,02,400.00 (Rupees Eighty Four Lakh Two Thousand Four Hundred 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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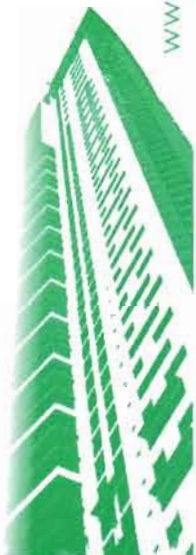
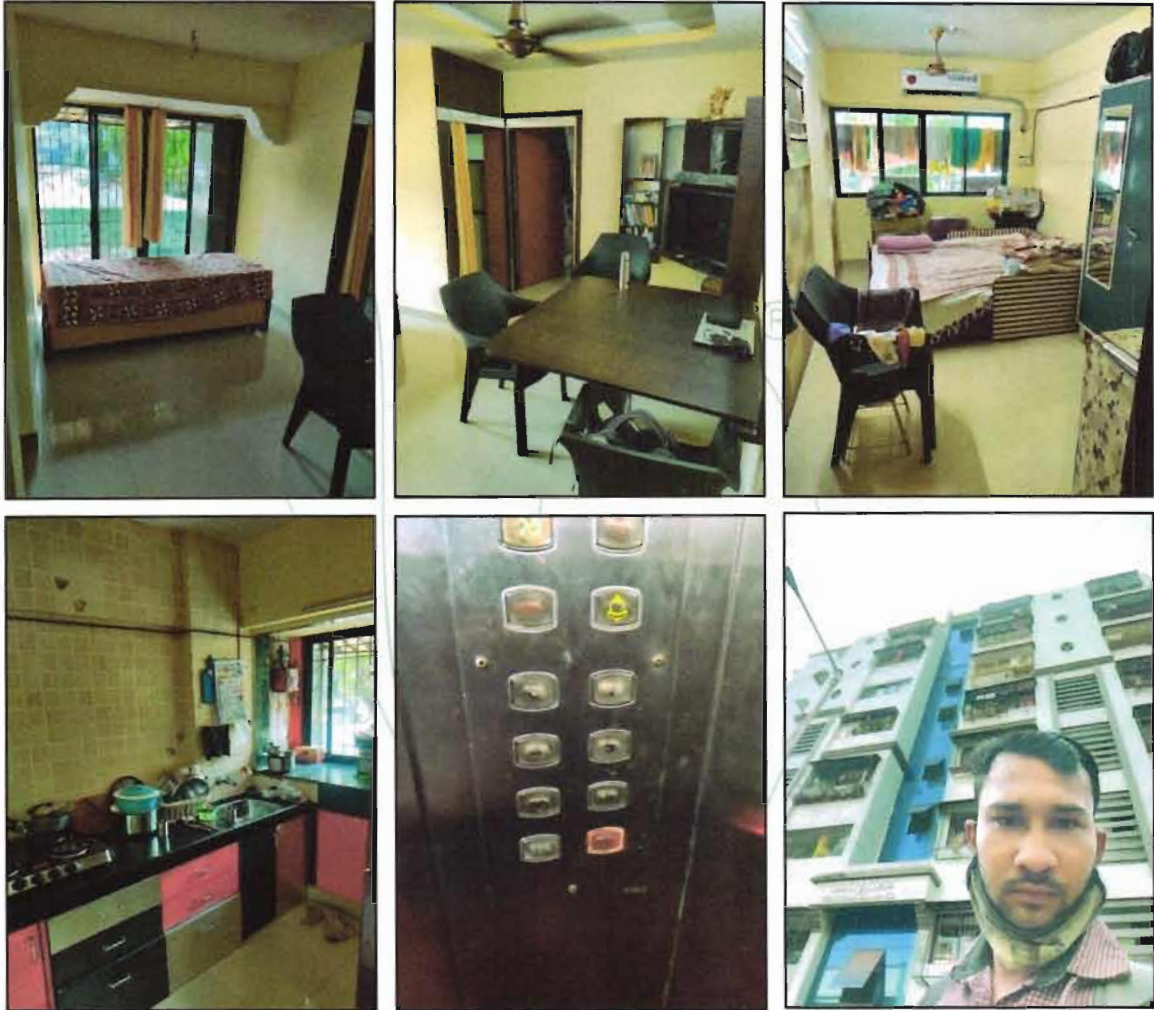


ANNEXURE TO FORM 0-1

1	No. of floors and height of each floor	Ground (Pt) + Stilt (Pt) + 1st to 5th + 6th (Part) + 7 th Upper Floors (As per Occupancy Certificate)
2	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat on 1 st Floor
3	Year of construction	2011 (As per Occupancy Certificate)
4	Estimated future life	49 years Subject to proper, preventive periodic maintenance and 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 frame with flush doors, Powder coated aluminium sliding windows
10	Flooring	Vitrified tiles 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.
15	(i) Internal wiring: surface /conduit	Concealed wiring
	(ii) Class of fittings: Superior/Ordinary/Poor.	Good
15	Sanitary installations	
	(i) No. of water closets	As per requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sinks	
16	Class of fittings: Superior coloured / superior white/ordinary.	Superior white
17	Compound wall Height and length Type of construction	5'.6" High, R.C.C. columns with B. B. Masonry wall.
18	No. of lifts and capacity	1 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	May be provide 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



Route Map of the property

Site u/r




Latitude Longitude: 19°09'51.2"N 72°57'11.4"E

Note: The Blue line shows the route to site from nearest Railway Station (Mulund – 11 km)



Ready Reckoner


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year
Annual Statement of Rates
Language

20212022
English

Selected District: मुंबई(उपनगर)

Select Village: मुलुंड (पू) - कुर्ला

Search By: Survey No Location

Enter Survey No:

उपविभाग	कुची जमीन	निवासी सदनिका	बॉक्स	डुकाने	औद्योगिक	एकक (Rs./)	Attribute
124/570 - भुभाग: रेल्वे लाईन व पूर्वे द्वितीय मार्ग सामथील सर्व मिळकती.	65670	139250	153220	224800	139250	चौरस मीटर	सि.डी.एस. नंबर



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Price Indicators

NOBROKER
My Bookings
Find Your Property

1 BHK Flat For Sale In Pinakin Apartment In Mulund East

Pinakin Society 101/Baghikar Rd, Sahakar Housing Colony, 400 045, Mumbai...


Home - Mumbai - Mulund east - 1BHK - Property Details

₹ 76 Lacs
negotiable

₹ 43,559/Month
Estimated EMV

385
Sq Ft

Need Home Loan?
[Apply Loan](#)



+11

1 Bedroom
No. of Bedrooms

1 Bathroom
No. of Bathrooms

NA
2BHK, 3BHK, 4BHK

Bike and Car
Parking

Nov 21, 2021
Posted On

Immediately
No. of Showrooms

Pinakin Apartment
Apartment

None
Power Backup

[Get Owner Details](#)

Report what was not correct in this property

[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 5.2 Per Sq.Ft/M	Flooring	NA
Builtup Area	385 Sq.Ft	Carpet Area	305 Sq.Ft

Activity On This Property

329 Views | 9 Shortlists | 9 Enquiries

Powered By: NBIEstimate

NOBROKER
My Bookings
Find Your Property

1 BHK Flat For Sale In Krishna Nivas In Mulund East

Krishna Nivas, 104/1, 20/10, 5/10, Ganesh Terhata


Home - Mumbai - Mulund east - 1BHK - Property Details

₹ 1.02 Crores
Year negotiable

₹ 59,460/Month
Estimated EMV

485
Sq Ft

Need Home Loan?
[Apply Loan](#)



[Request For Photos](#)

1 Bedroom
No. of Bedrooms

2 Bathroom
No. of Bathrooms

NA
2BHK, 3BHK, 4BHK

Bike
Parking

Jul 24, 2021
Posted On

Immediately
No. of Showrooms

Krishna Nivas
Apartment

None
Power Backup

[Get Owner Details](#)

Report what was not correct in this property

[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 0.0 Per Sq.Ft/M	Flooring	NA
Builtup Area	485 Sq.Ft	Furnishing Status	Semi Furnish Now

Activity On This Property

0 Views | 0 Shortlists | 0 Enquiries

Powered By: NBIEstimate



Sale Instance

Index 2	
658370 03-03-2021 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2 दुय्यम विबंधक . सह दु.ने. कुर्ला 2 दस्त क्रमांक 658/2021 नोंदणी Regn.63m
गावाचे नाव : मुलुंड	
(1) विक्रीचा प्रकार	क्रारनामा
(2) मालकी क्रमांक	9100000
(3) शाजारभावात भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे	6739700
(4) भू-माणन पोटहिससा व घरकमांक असल्यास	1) जालिखेचे नाव मुंबई मनपाहतर वर्गन. सधनिका नं. 204. माळा नं. 2 रा मजला. इमारतीचे नाव अनिल अपार्टमेंट ब्लॉक नं. 400061. रोड नं. व्हीपीएम न्युलथ्या जवळ मिठागर जॉस रोड. (C.T.G. Number : 1024. 1040.570.)
(5) क्षेत्रफळ	48.40 चौ मीटर
(6) आकारणी किंवा पुढी देण्यात आसेल तेव्हा	
(7) दस्तऐवज करून देणा-या विक्रीत ठेवणा-या पक्षकाराचे नाव किंवा विक्रीची न्यायालयाचा ब्रुकुमनामा किंवा आदेश असल्यास प्रतिकारिके नाव व पत्ता	1) नाव- अशोक महारडेन लनकराजन वष-38 पत्ता- प्लॉट नं. 204 माळा नं. - इमारतीचे नाव अनिल अपार्टमेंट ब्लॉक नं. मुंबई रोड नं. व्हीपीएम न्युलथ्या जवळ मिठागर जॉस रोड. महाराष्ट्र. MUMBAI. पिन कोड-400061 पिन नं- ASIPK8978M
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा विक्रीची न्यायालयाचा ब्रुकुमनामा किंवा आदेश असल्यास प्रतिकारिके नाव व पत्ता	1) नाव- राजकवला वीणक करी वष-59 पत्ता- प्लॉट नं. 205 माळा नं. - इमारतीचे नाव अनिल अपार्टमेंट ब्लॉक नं. मुंबई रोड नं. व्हीपीएम न्युलथ्या जवळ मिठागर जॉस रोड. महाराष्ट्र. MUMBAI. पिन कोड-400061 पिन नं- ABZPK7961Q
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2020
(10) दस्त नोंदणी केलेल्याचा दिनांक	11/01/2021
(11) अनुक्रमीक. खंड व पृष्ठ	658/2021
(12) शाजारभावाप्रमाणे मुराळ शुल्क	182000
(13) शाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) बौर	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना मिळवलेला अनुबंध :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **06th December 2021**

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 **₹ 84,02,400.00** (Rupees Eighty Four Lakh Two Thousand Four Hundred Only)

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
sn=CMD, email=cmd@vastukala.org, c=IN
Date: 2021.12.07 17:30:25 +05:30


Director

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09



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