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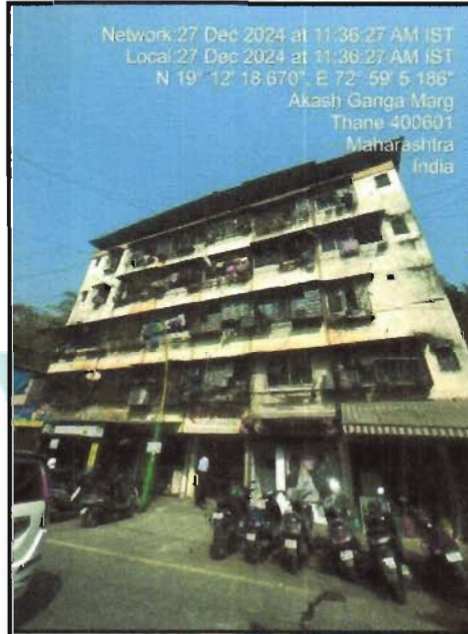
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Prathmesh Subhash Ghule**

Residential Flat No. 2, Ground Floor, Wing - B, "**Sharmila Co-op. Hsg. Soc. Ltd.**", Shivaji Nagar,
2nd Rabodi, Village - Majiwada, Taluka - Thane, District - Thane, Thane (West), PIN - 400 601, State
- Maharashtra, India.

Latitude Longitude : 19°12'19.3"N 72°59'5.1"E

Intended User:

Cosmos Bank
Mulund East

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti",
Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400
081, State – Maharashtra, Country – India



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Regd. Office

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Vastu/Mumbai/12/2024/013338/2309837

28/9-535-JAVS

Date: 28.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2, Ground Floor, Wing - B, "Sharmila Co-op. Hsg. Soc. Ltd.", Shivaji Nagar, 2nd Rabodi, Village - Majiwada, Taluka - Thane, District - Thane, Thane (West), PIN - 400 601, State - Maharashtra, India belongs to **Mr. Prathmesh Subhash Ghule**.

Boundaries of the property

North : 'A' Wing of Sharmila CHSL
South : Internal Road
East : Panchganga Building
West : Open Land

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 **₹ 36,33,750.00 (Rupees Thirty Six Lakhs Thirty Three Thousands Seven 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: 2024.12.28 16:44:25 +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/87/2022-23

Encl.: Valuation report



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Regd. Office

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Residential Flat No. 2, Ground Floor, Wing - B, "Sharmila Co-op. Hsg. Soc. Ltd.", Shivaji Nagar, 2nd Rabodi, Village - Majiwada, Taluka - Thane, District - Thane, Thane (West), PIN - 400 601, 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 28.12.2024 for Housing Loan Purpose.
1	Date of inspection	26.12.2024
3	Name of the owner / owners	Mr. Prathmesh Subhash Ghule
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. 2, Ground Floor, Wing - B, "Sharmila Co-op. Hsg. Soc. Ltd.", Shivaji Nagar, 2nd Rabodi, Village - Majiwada, Taluka - Thane, District - Thane, Thane (West), PIN - 400 601, State - Maharashtra, India. Contact Person : Mr. Amit Sawant (Tenant) Contact No. 8291882210
6	Location, Street, ward no	Shivaji Nagar Village - Majiwada, District - Thane
7	Survey / Plot No. of land	Village - Majiwada New Survey No - 63/3
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. = 328.36 (Area as per Site measurement) Built Up Area in Sq. Ft. = 300.00 (Area As Per Index- II)
13	Roads, Streets or lanes on which the land is abutting	Village - Majiwada, Taluka - Thane, District - Thane, Pin - PIN - 400 601
14	If freehold or leasehold land	Free Hold.



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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 – 1987 (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.

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?	Tenant Occupied - Mr. Amit Sawant from 1 year
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Amit Sawant from 1 year
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 12,500/- Present 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

44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.
<p>Remark:</p> <p>1) As per Site Inspection, Actual Carpet area 328.36 Sq. Ft. is more than Built-up area 300.00 Sq. Ft. mentioned in the documents provided to us. We have considered least area mentioned in the documents for valuation.</p> <p>2) As per site inspection and information, Original 1 RK flat converted in to 1 BHK. (Kitchen convertd into bedroom, Passage converted to Kitchen & Living room divided in parts)</p>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund East Branch to assess Fair Market Value as on 28.12.2024 for Residential Flat No. 2, Ground Floor, Wing - B, "**Sharmila Co-op. Hsg. Soc. Ltd.**", Shivaji Nagar, 2nd Rabodi, Village - Majiwada, Taluka - Thane, District - Thane, Thane (West), PIN - 400 601, State - Maharashtra, India belongs to **Mr. Prathmesh Subhash Ghule**.

We are in receipt of the following documents:

1)	Copy of Draft Agreement for sale between Mr. Jaywant Jagannath Chavan(The Transferor) And Mr. Prathmesh Subhash Ghule(The Transferee) (Made in December 2024).
2)	Copy of Index- II Registration No. 34552/2024 Dated 27.12.2024 between Mr. Jaywant Jagannath Chavan(The Transferor) And Mr. Prathmesh Subhash Ghule(The Transferee).
3)	Copy of Occupancy Certificate No. TMC/TDD/962/V.P. No. 310/83/01 Dated 05.10.1987 issued by Thane Municipal Corporation.
4)	Copy of Agreement for sale Registration No. 8592/2007 Dated 18.06.2007 between Mr. Manohar Balaji Gawde(The Transferor) And Mr. Jaywant Jagannath Chavan(The Transferee) (5 Pages from document).

Location

The said building is located at Village - Majiwada, Taluka - Thane, District - Thane, PIN - 400 601. The property falls in Residential Zone. It is at a traveling distance 3.1 km. from Thane Railway Station.

Building

The building under reference is having Ground + 4 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. Ground Floor is having 3 Residential Flat. The building is without lift.

Residential Flat:

The Residential Flat under reference is situated on the Ground Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + WC + Bathroom.(i.e. 1 BHK flat) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Alluminum sliding windows with M. S. Grills, Concealed plumbing with C.P. fittings. Casing Capping Electrical wiringetc.

Valuation as on 28th December 2024



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The Built Up Area of the Residential Flat	:	300.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1987 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	37 Years
Cost of Construction	:	300.00 Sq. Ft. X ₹ 2,500.00 = ₹ 7,50,000.00
Depreciation $\{(100 - 10) \times (37 / 60)\}$:	55.50%
Amount of depreciation	:	₹ 4,16,250.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,03,700/- per Sq. M. i.e. ₹ 9,634/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 77,097/- per Sq. M. i.e. ₹ 7,163/- per Sq. Ft.
Value of property	:	300.00 Sq. Ft. X ₹ 13,500 = ₹40,50,000
Total Value of property as on 28th December 2024	:	₹40,50,000.00

(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 28th December 2024	:	₹ 40,50,000.00 - ₹ 4,16,250.00 = ₹ 36,33,750.00
Total Value of the property	:	₹ 36,33,750.00
The realizable value of the property	:	₹32,70,375.00
Distress value of the property	:	₹29,07,000.00
Insurable value of the property (300.00 X 2,500.00)	:	₹7,50,000.00
Guideline value of the property (300.00 X 7163.00)	:	₹21,48,900.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2, Ground Floor, Wing - B, "Sharmila Co-op. Hsg. Soc. Ltd.", Shivaji Nagar, 2nd Rabodi, Village - Majiwada, Taluka - Thane, District - Thane, Thane (West), PIN - 400 601, State - Maharashtra, India for this particular purpose at **₹ 36,33,750.00 (Rupees Thirty Six Lakhs Thirty Three Thousands Seven Hundred And Fifty Only)** as on 28th December 2024

NOTES

1. I, Manoj Chalkwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **28th December 2024** is **₹ 36,33,750.00 (Rupees Thirty Six Lakhs Thirty Three Thousands Seven 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



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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.



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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:

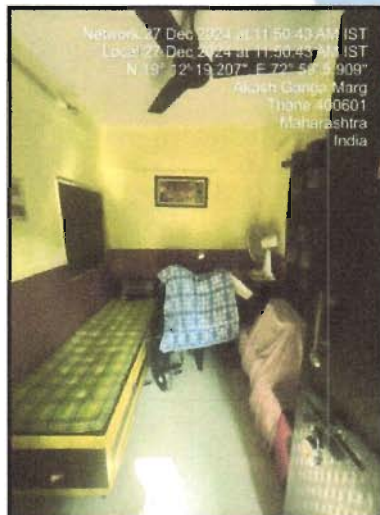
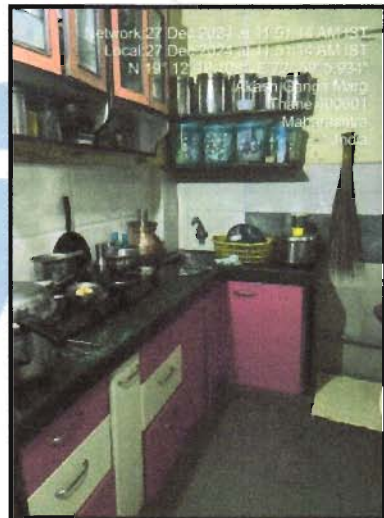
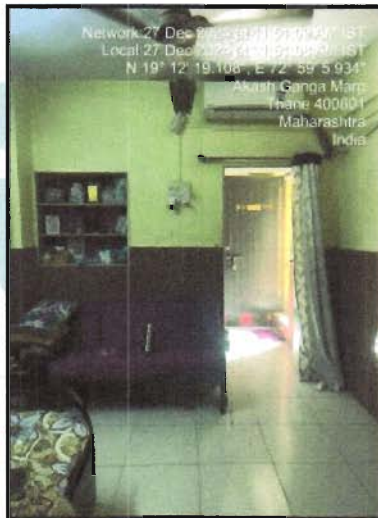
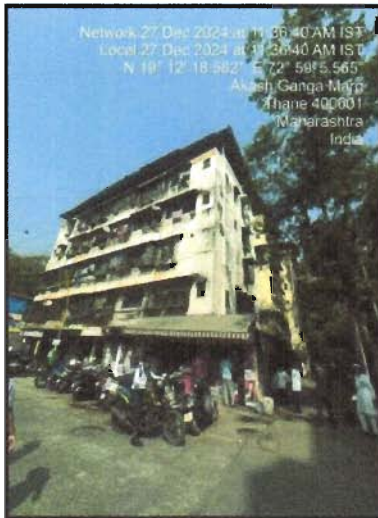
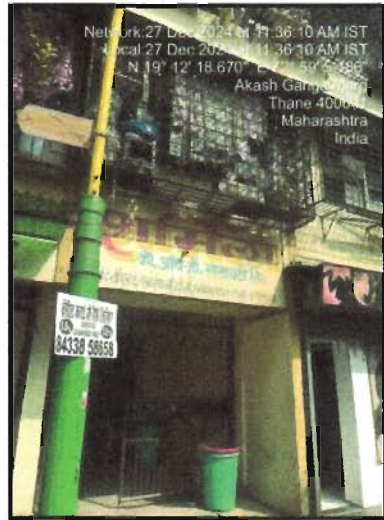
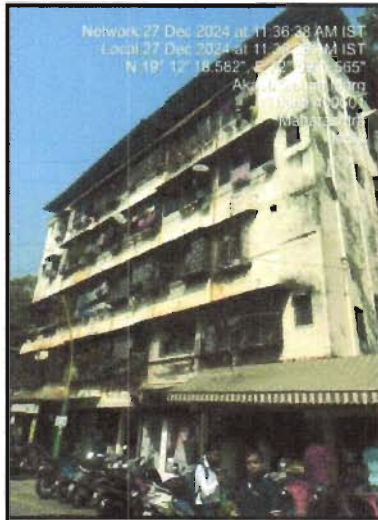
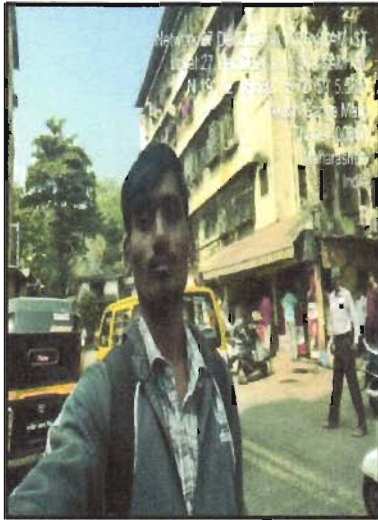
ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Ground + 4 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on Ground Floor				
3	Year of construction	: 1987 (As per occupancy certificate)				
4	Estimated future life	: 23 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 flush shutters, Alluminum sliding windows with M. S. Grills, .				
10	Flooring	: Vitrified tiles flooring.				
11	Finishing	: Cement Plastering.				
12	Roofing and terracing	: R.C.C. slab.				
13	Special architectural or decorative features, if any	: No				
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

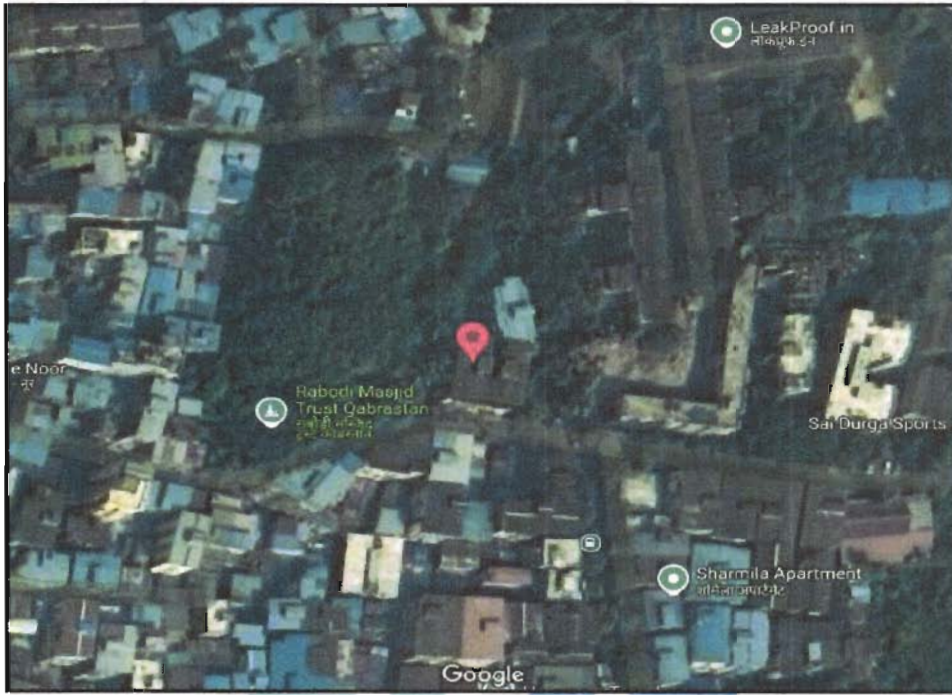
Technical details**Main Building**

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.		:	Ordinary
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		:	Not Provided
19	Underground sump – capacity and type of construction		:	RCC Tank
20	Over-head tank Location, capacity Type of construction		:	RCC 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		:	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

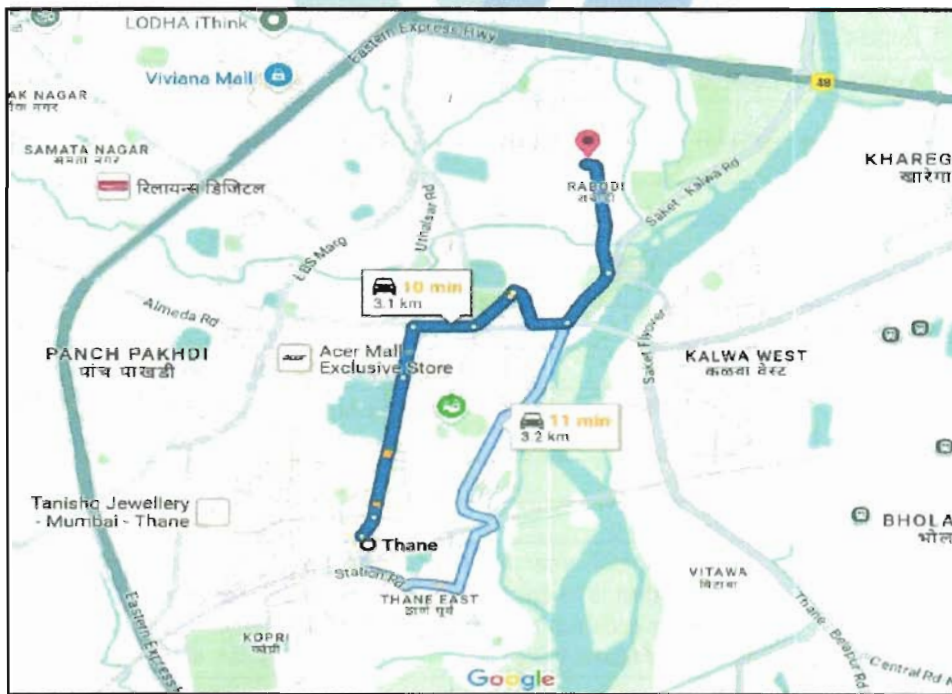
Actual Site Photographs



Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°12'19.3"N 72°59'5.1"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 3.1 km.).



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Ready Reckoner Rate

DIVISION / VILLAGE : MAJIWADA Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban Area		Local Body Type	Class III Corporation		
Local Body Name	Thane Municipal Corporation					
Land Mark	4C) All the Properties of Village Majiwada Touching Thane Creek, Survey No					
			Rate of Land + Building in ₹ per sq. m. Built-Up			
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
6	6/28	31800	103700	106100	130200	106100
<small>Survey No. 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 85, 82/A, 327B, 327C, 328, 329, 333, 384, 385, 386, 410, 423A, 423B, 423C, 424A, 424B, 424C</small>						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	103700			
No Increase on Flat Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,03,700.00	Sq. Mtr.	9,634.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	31800			
The difference between land rate and building rate(A-B=C)	71,900.00			
Percentage after Depreciation as per table(D)	37%			
Rate to be adopted after considering depreciation [B + (C X D)]	77,097.00	Sq. Mtr.	7,163.00	Sq. Ft.

Building not having lift

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

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

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

Price Indicators

Property	Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	291.67	350.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,400.00	₹12,000.00	-

NOBROKER

1 BHK Flat in Sai Shikte For Sale In Thane West

₹42 Lacs ₹24,072/Month 350 Sq Ft Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Thane / 1bhk Flat for Sale in Thane / Property Details

1 Bedroom Dec 28, 2024

1 Bathroom Immediately

NA Sai Shikte

Bike None

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate [Check Now](#)

Overview

Age of Building:	>10 Years	Ownership Type:	Self Owned
Maintenance Charges:	₹14.3 Per Sq.Ft/M	Flooring:	NA
Builtup Area:	350 Sq.Ft	Furnishing Status:	Unfurnished Furnish Now
Facing:	West	Floor:	1/41
Parking:	Bike	Gated Security:	No

Activity On This Property:

0 Unique Views 0 Shortlists 0 Contacted

Powered By: NBEstimate

Similar Properties

1 BHK Flat in Ajantha Ap...

₹42 Lacs 642 sqft

Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	187.50	225.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹16,000.00	₹13,333.00	-

99acres Buy | Enter Locality / Project / Society / Landmark | Post property

Home > 1 RK in Thane West > 1 RK in Rabodi | Posted on Dec 25, 2024 | Ready to move

₹30 Lac @ 13,333 per sq.ft. | **1RK 1Bath** | **Contact Owner** | **Shortlist**

Estimated EMI ₹23,961 | Studio Apartment for Sale | Shree Sai Seva Co. Rabodi, Thane West

RERA STATUS NOT AVAILABLE | Website: https://maharera.maharashtra.gov.in/

Overview | Owner Details | Explore Locality | Recommendations | Articles

Property (10)

Area
 Built Up area: 225 sq.ft. (20.8 sq.m.)
 Carpet area: 200 sq.ft. (18.58 sq.m.)

Price
 ₹ 30 Lac + Govt Charges & Tax @ 13,333 per sq.ft. (Negotiable)

Floor Number
 3rd of 3 Floors

Property Age
 10+ Year Old

Configuration
 1 Room, 1 Bathroom, No Balcony

Address
 Shree Sai Seva Co
 Rabodi, Thane West

Facing
 East

Places nearby
 Rabodi, Thane West | View All (50)

- Krishna temple
- Gaondevi Mandir Temple
- Suleman Mullar Hospital
- Shilotri Hospital
- Aarambh Hospital
- Sun...

Why should you consider this property?

- East Facing
- Top Floor
- Full Power Backup
- 24*7 Water
- Close to School
- Close to Hospital
- Close to Market
- Close to Railway Station
- Natural Light
- Parking Available



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Sale Instances

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	550.00	660.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹15,455.00	₹12,879.00	-

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

Home > Property in Thane > Flats for sale in Thane > Flats for sale in Thane West > Flats for sale in Rabodi > 1 BHK Flats for sale in Rabodi > 20 to 25 Lakh

Posted on Sep 04, 2024 | Ready to move

₹85 Lac

Estimated EMI ₹ 67,890

1BHK 1Bath

Flat/Apartment for Sale

in shahbaz apartment, Rabodi, Thane West

Contact Owner FREE

Shortlist

RERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

Overview
Owner Details
Registry Record
Explore Locality
Recommendations
Ar >

Area

Carpet area: 550 sq.ft. (51.1 sq.m)

Configuration

1 Bedroom, 1 Bathroom, 2 Balconies

Price

₹ 85 Lac

@ 15,454 per sq.ft. (Negotiable)

Address

shahbaz apartment
Rabodi, Thane West

Floor Number

7th of 4 Floors

Property Age

10+ Year Old

Photos not shared by advertiser

Request Photos

Places nearby
Rabodi, Thane West View All (50)

Krishna temple
Gaondevi Mandir Temple
Suleman Mulla Hospital
Shilotri Hospital
Aarambh Hospital
Sur...

Why should you consider this property?

Close to School
Close to Hospital
Close to Market
Parking Available
Modular Kitchen
Semi-Furnished

Transaction Type: **Resale** | Property Ownership: **Freehold** | Furnishing: **Semifurnished** | Parking: **1 Open**

Power Backup: **None** | Property Code: **458114696**



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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 **28th December 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 **₹ 36,33,750.00 (Rupees Thirty Six Lakhs Thirty Three Thousands Seven 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: 2024.12.28 16:44:48 +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/87/2022-23



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