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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Smt. Nirmala Umesh Nagda**

Commercial Shop No. 1, Ground Floor, "**Jai Mahavir Darshan Co-op. Hsg. Soc. Ltd.**", CTS No. 609 & 609/1 to 19, L. T. Road, Village - Mulund, Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, India.

Latitude Longitude : 19°10'15.5"N 72°57'31.9"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

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

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Vastu/Mumbai/01/2025/013721/2310119

20/3-238-JAVS

Date: 20.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 1, Ground Floor, "Jai Mahavir Darshan Co-op. Hsg. Soc. Ltd.", CTS No. 609 & 609/1 to 19, L. T. Road, Village - Mulund, Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, India belongs to **Smt. Nirjala Umesh Nagda**.

Boundaries of the property

North : Trilok Heights
South : Sambav Wadi Building
East : L. T. Road
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 **₹ 1,26,78,146.00 (Rupees One Crore Twenty Six Lakhs Seventy Eight Thousands One Hundred And Forty Six 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: 2025.01.20 12:52:54 +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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Commercial Shop No. 1, Ground Floor, "Jai Mahavir Darshan Co-op. Hsg. Soc. Ltd.", CTS No. 609 & 609/1 to 19, L. T. Road, Village - Mulund, Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, 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 20.01.2025 for Housing Loan Purpose.
1	Date of inspection	17.01.2025
3	Name of the owner / owners	Smt. Nirmala Umesh Nagda
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: Commercial Shop No. 1, Ground Floor, "Jai Mahavir Darshan Co-op. Hsg. Soc. Ltd.", CTS No. 609 & 609/1 to 19, L. T. Road, Village - Mulund, Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, India. Contact Person : Mr. Subhash Vira (Tenant) Contact No. 9833589662
6	Location, Street, ward no	Municipality Ward No - T, L. T. Road Village - Mulund, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 609 & 609/1 to 19 of Village - Mulund
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial 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. = 186.21 (Area as per Site measurement) Built Up Area in Sq. Ft. = 211.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Mulund, Taluka - Kurla, District - Mumbai Suburban, Pin - PIN - 400 081



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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?	Tenant Occupied - Mr. Subhash Vira since last 12 years.
	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 SRA norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Subhash Vira since last 12 years.
	(ii) Portions in their occupation	Fully Tenant Occupied
	(iii) Monthly or annual rent/compensation/license fee, etc. paid by each	Rs. 85,000/- (Present Renal Income Per Month)
	(iv) Gross amount received for the whole property	N.A.

27	Are any of the occupants related to, or close to business associates of the owner?	Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
26	SALES	
37	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
38	Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial 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 – 2008 (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.
Remark:		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund East Branch to assess Fair Market Value as on 20.01.2025 for Commercial Shop No. 1, Ground Floor, "Jai Mahavir Darshan Co-op. Hsg. Soc. Ltd.", CTS No. 609 & 609/1 to 19, L. T. Road, Village - Mulund, Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, India belongs to **Smt. Nirmala Umesh Nagda**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Registration No.- Dated 15.11.1999 between M/s. Meera Developers, a partnership firm(The Builder) And Smt. Nirmala Umesh Nagda(The Purchaser).
2)	Copy of Commencement Certificate No. SRA/CE/157/T/PL/AP Dated 04.03.1999 issued by Slum Rehabilitation Authority (SRA).
3)	Copy of Occupancy Certificate No. SRA/Eng/157/T/PL/AP/OCC Dated 01.09.2008 issued by Slum Rehabilitation Authority (SRA).
4)	Copy of Share Certificate No.1 bearing Nos. 001 to 005 having 5 Shares of Rs. 50/- each dated 25/02/2007 in the name of Smt. Nirmala Umesh Nagda issued by Jai Mahavir Darshan Co-op. Hsg. Soc. Ltd..

Location

The said building is located at Municipality Ward No - T, Village - Mulund, Taluka - Kurla, District - Mumbai Suburban, PIN - 400 081. The property falls in Residential Zone. It is at a traveling distance 240m from Mulund Railway Station.

Building

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

Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor As per site inspection, the composition of Shop is single unit. This shop is having Kota Stone Tile Flooring, MS Rolling Shutter, Concealed Electrification etc.

Valuation as on 20th January 2025

The Built Up Area of the Commercial Shop	:	211.00 Sq. Ft.
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Deduct Depreciation:



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Year of Construction of the building	: 2008 (As per occupancy certificate)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 17 Years
Cost of Construction	: 211.00 Sq. Ft. X ₹ 2,800.00 = ₹ 5,90,800.00
Depreciation $\{(100 - 10) \times (17 / 60)\}$: 25.50%
Amount of depreciation	: ₹ 1,50,654.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 2,32,200/- per Sq. M. i.e. ₹ 21,572/- per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 2,03,060/- per Sq. M. i.e. ₹ 18,865/- per Sq. Ft.
Value of property	: 211.00 Sq. Ft. X ₹ 60,800 = ₹1,28,28,800
Total Value of property as on 20th January 2025	: ₹1,28,28,800.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 20th January 2025	: ₹ 1,28,28,800.00 - ₹ 1,50,654.00 = ₹ 1,26,78,146.00
Total Value of the property	: ₹ 1,26,78,146.00
The realizable value of the property	: ₹1,14,10,331.00
Distress value of the property	: ₹1,01,42,517.00
Insurable value of the property (211.00 X 2,800.00)	: ₹5,90,800.00
Guideline value of the property (211.00 X 18865.00)	: ₹39,80,515.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 1, Ground Floor, "Jai Mahavir Darshan Co-op. Hsg. Soc. Ltd.", CTS No. 609 & 609/1 to 19, L. T. Road, Village - Mulund, Municipality Ward No. T, Taluka - Kurla, District - Mumbai Suburban, Mulund (East), Mumbai, PIN - 400 081, State - Maharashtra, India for this particular purpose at **₹ 1,26,78,146.00 (Rupees One Crore Twenty Six Lakhs Seventy Eight Thousands One Hundred And Forty Six Only)** as on 20th January 2025

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 **20th January 2025** is **₹ 1,26,78,146.00 (Rupees One Crore Twenty Six Lakhs Seventy Eight Thousands One Hundred And Forty Six 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.



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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	: Part Ground + Part Stilt + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Commercial Shop Situated on Ground Floor				
3	Year of construction	: 2008 (As per occupancy certificate)				
4	Estimated future life	: 43 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	: MS Rolling Shutter, N.A., .				
10	Flooring	: Kota Stone Tile 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 Electrification
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/ Poor.					



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Technical details		Main Building	
15	Sanitary installations (i) No. of water closets (ii) No. of lavatory basins (iii) No. of urinals (iv) No. of sink	:	Not found
16	Class of fittings: Superior colored / superior white/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	:	1Lift
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



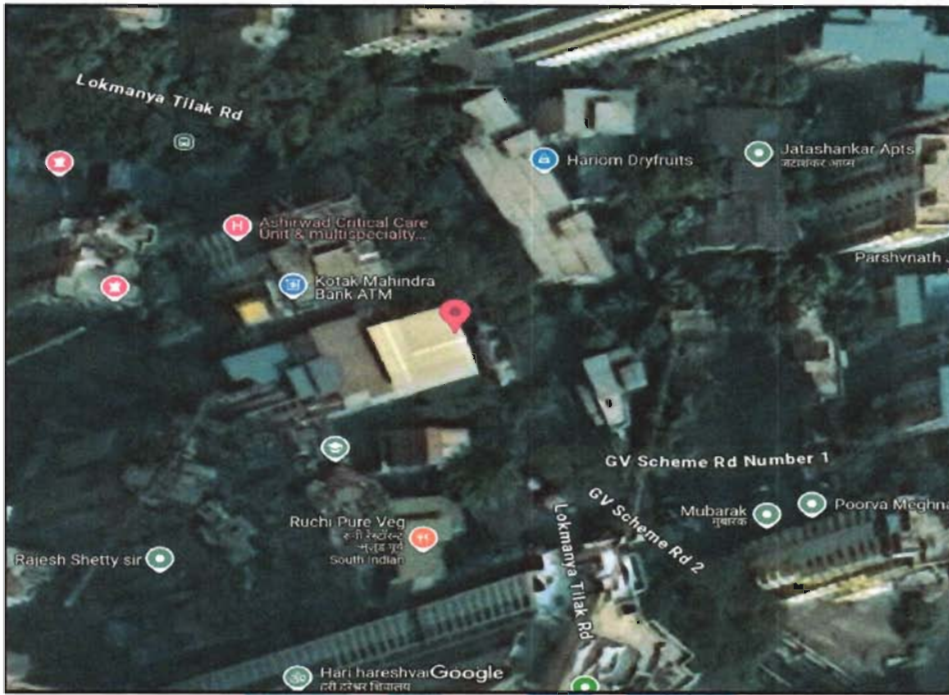
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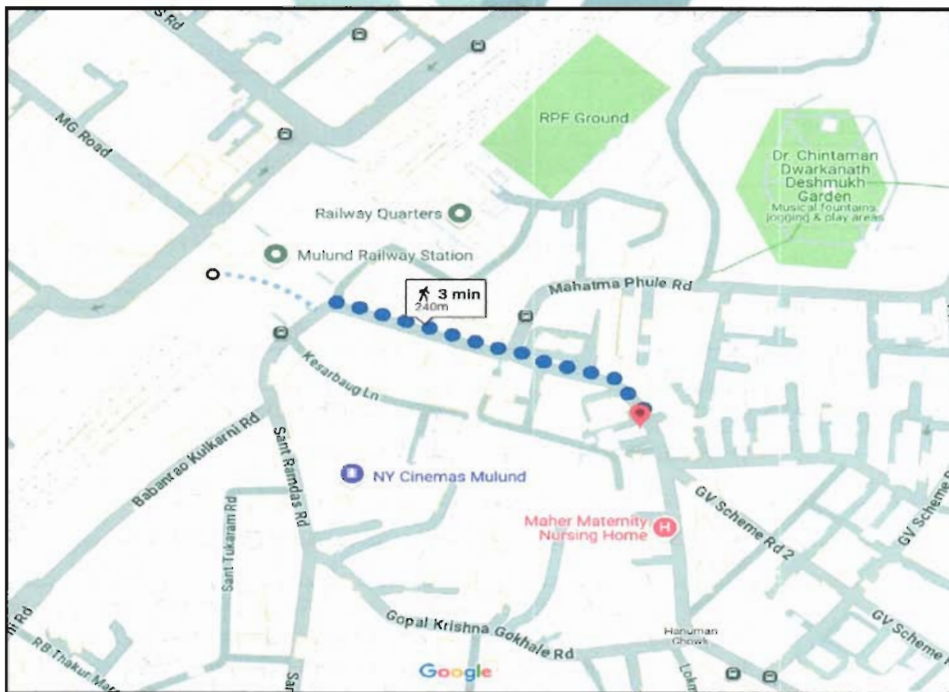
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Route Map of the property



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



Longitude Latitude: 19°10'15.5"N 72°57'31.9"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Mulund - 240m).

Ready Reckoner Rate

DIVISION / VILLAGE : MULUND EAST Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater M Mumbai					
Land Mark	Road: Lokmanya Tilak Marg (LT. Marg).					
Rate of Land + Building In ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
124	124/572	60790	142010	151690	232200	136690
CTS No. 511, 512, 513, 515, 515C, 517, 518, 518A, 518A/8, 519, 521, 522, 524, 525, 526, 527, 528, 529, 530, 605, 606, 607, 608, 609, 671, 672, 678, 679, 680, 681, 615, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 687						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Shop	232200			
Shop Located on Ground Floor	232200			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	2,32,200.00	Sq. Mtr.	21,572.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	60790			
The difference between land rate and building rate(A-B=C)	171,410.00			
Percentage after Depreciation as per table(D)	17%			
Rate to be adopted after considering depreciation [B + (C X D)]	2,03,060.00	Sq. Mtr.	18,865.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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Price Indicators

Property	Shop		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	280.00	336.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹85,714.00	₹71,429.00	-

Buy Rent Sell Home Loans

Login Post Property

Posted on: Jan 15, 25 Property ID: 1

₹2.40 Cr ₹53333/sqft **EMI - ₹1.08L** | [Get Loan offers from 34+ banks](#)

Commercial Shop For Sale in [Mulund East, Mumbai](#)

12ft wide Entry

Ground Floor

Overlooking Main Road

Super Area
450 sqft -
₹53,333/sqft

Property Age
5 to 10 years

Lifts
3

Carpet Area
280 sqft -
₹85,714/sqft

Units On Floor
6

Pantry
Wet Pantry

Floor
Ground (Out of 25 Floors)

Maintenance Charges
2,000 Monthly

Contact Agent

Niraj Manek +91-9710000000

Get Phone No.

✓ Main Road Facing ✓ Grade A- Class Building

Contact Agent

Get Phone No.

Last contact made: 7 days ago

More Details

Price	₹2.4 Cr
Booking Amount	₹2.5 Lac
Facilities	Power Back Up, Lift, Reserved Parking, Visitor Parking, Intercom Facility, Internet/Wi-Fi Connectivity, CCTV Camera, Fire Sprinklers
Address	Mulund east., Mulund East, Mumbai - Central Mumbai, Maharashtra
Unfurnished	
Facing	East
Water Availability	24 Hours Available

View all details

Description: Such hot shops are rare to get, dont miss this opportunity.

Price Indicators

Property	Shop		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	333.33	400.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹75,001.00	₹62,500.00	-

Pay Rent
Post Your Property
New
Trupti Parmari
♥
🔔
☰ Menu

Shop In Prasad Apartment, Mumb...
Commercial Buy

prasad apartment, chaphekar bandhu marg

₹ 2.5 Crores
62,500 / Sq.Ft

₹ 1.88 Lacs/Month
Estimated EMI

400 Sq.Ft
Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Mulund east / Shops for Sale in Mulund east / Prope...

📷 Photos
📍 Location

📷 Photos
📍 Location

📷 Photos
📍 Location

📍 Shortlist

Shop
Property Type

Freehold
Ownership Type

Semi Furnished
Furnishing

Nov 22, 2024
Posted On

Public
Parking

Ground Floor
Of Total 3 Floors

More Than 10 Year
Age of Property

Immediately
Available From

Get Owner Details
📅
🗨️

🚩 Report what was not correct in this property

Listed by Broker
Sold Out
Wrong info

NoBroker Services

New

Create Agreement

Check Loan Eligibility

New

Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

🔍 37
Unique Views

♥ 0
Shortlists

🗨️ 0
Contacted

Powered By: NBEstimate

Description

Good direction as per vastu having 2 entrances

Amenities

🌟

🌟

Powered By: Smart Recommendation

Similar Properties

There are no Similar Properties



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Price Indicators

Property	Shop		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	200.00	240.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹77,500.00	₹64,583.00	-

NOBROKER

Pay Rent
Post Your Property
New
Trupti Parmar
Menu

Shop In Mulund East, Mumbai For ...
G.V. Scheme Road No -2

₹ 1.55 Crores **₹ 1.16 Lacs/Month** **240 Sq.Ft**

64,583 / Sq Ft Estimated EMI

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Mulund east / Shops for Sale in Mulund east / Prope...

Photos
Location

Shortlist

Shop
Property Type

Freehold
Ownership Type

Unfurnished
Furnishing

Oct 22, 2024
Posted On

Public And Reserved
Parking / Slot

Ground Floor
Of Total 15 Floors

1 To 5 Year
Age of Property

Immediately
Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

NoBroker Services

NEW

Create Agreement

NEW

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

15

Unique Views

0

Shortlists

0

Contacted

Powered By: NBEstimate

Description:

Prime Commercial Space Available ???
240 sq. ft. Shop+ 120 sq. ft. Loft
No Hotels can be opened
Only 5 mins away from the station.
Situatd on a busline main road.

6.2

7.6

Powered By: Smart Recommendation

Similar Properties

Shop in Mulund East, Mu...

Dugal Khatim Dakhale Road, Near

1.3 km away

Price Area

₹1.5 Crores 365 sqft

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **20th January 2025**

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 **₹ 1,26,78,146.00 (Rupees One Crore Twenty Six Lakhs Seventy Eight Thousands One Hundred And Forty Six 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,
email=manoj@vastukala.org, c=IN
Date: 2025.01.20 12:53:04 +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/87/2022-23



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