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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 Proposed Purchaser : **Mrs. Pinal Nitesh Chauhan & Mr. Nitesh Jaswantlal Chauhan**
Name of Owner : **Mr. Jayesh Punjalal Gada**

Residential Flat No. 37, 3rd Floor, Wing - B, "**Andheri Shreeramwadi Co-op. Hsg. Soc. Ltd.**", J. P. Road, Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, India.

Latitude Longitude : 19°7'38.8"N 72°50'7.4"E

Intended User:

Cosmos Bank

Vile Parle (East) Branch

Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, State - Maharashtra, Country - India

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 37, 3rd Floor, Wing - B, "**Andheri Shreeramwadi Co-op. Hsg. Soc. Ltd.**", J. P. Road, Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, India belongs to **Mr. Jayesh Punjalal Gada**. Name of Proposed Purchaser is **Mrs. Pinal Nitesh Chauhan & Mr. Nitesh Jaswantlal Chauhan**.

Boundaries of the property

North	: Sale Building (Ramwadi)
South	: JP Road
East	: Rishabh Tower
West	: Akruti Arcade

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 **₹ 50,04,000.00 (Rupees Fifty Lakhs Four Thousand 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.

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

Encl.: Valuation report



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- | | | | |
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|  Aurangabad |  Pune |  Indore |  Jaipur |

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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 19.03.2025 for Bank Loan Purpose.
1	Date of inspection	15.03.2025
3	Name of the owner / owners	Mr. Jayesh Punjalal Gada
	Name of the proposed purchaser	Mrs. Pinal Nitesh Chauhan & Mr. Nitesh Jaswantlal Chauhan
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 is not available
5	Brief description of the property	Address: Residential Flat No. 37, 3 rd Floor, Wing - B, "Andheri Shreeramwadi Co-op. Hsg. Soc. Ltd.", J. P. Road, Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, India. Contact Person : Mr. Jayesh Punjalal Gada (Owner) Contact No. 7738034771
6	Location, Street, ward no	J. P. Road Village - Ambivali, District - Mumbai Suburban
7	Survey / Plot No. of land	CTS No - 807 of Village - Ambivali New Survey No - 121
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. = 263.93 (Area as per Site measurement) Carpet Area in Sq. Ft. = 225.00 (Area As Per Draft Agreement for sale) Built Up Area in Sq. Ft. = 270.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, Pin - PIN - 400 053
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?	Owner Occupied - Mr. Jayesh Punjalal Gada
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
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	Owner Occupied - Mr. Jayesh Punjalal Gada
	(ii)	Portions in their occupation	Fully Owner Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	15,000/- 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.
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 flat 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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2000 (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, Vile Parle (East) Branch to assess Fair Market Value as on 19.03.2025 for Residential Flat No. 37, 3rd Floor, Wing - B, "**Andheri Shreeramwadi Co-op. Hsg. Soc. Ltd.**", J. P. Road, Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, India belongs to **Mr. Jayesh Punjalal Gada**. Name of Proposed Purchaser is **Mrs. Pinal Nitesh Chauhan & Mr. Nitesh Jaswantlal Chauhan**.

We are in receipt of the following documents:

1)	Copy of Sale Deed Registration No. 9307/2021 Dated 30.03.2021 between Mr. Kamalashankar Bhagawantiprasad Pande(The Transferor) And Mr. Jayesh Punjalal Gada(The Transferee).
2)	Copy of Draft Agreement for sale between Mr. Jayesh Punjalal Gada(The Vendor) And Mrs. Pinal Nitesh Chauhan & Mr. Nitesh Jaswantlal(The Purchasers) (Made in March 2025).
3)	Copy of Share Certificate No. 014 bearing Nos. 66 to 70 having 5 Shares of Rs. 50/- each transferred dated 27/01/2022 in the name of Mr. Jayesh Punjalal Gada issued The Andheri Shreeramwadi Co-op. Hsg. Soc. Ltd..
4)	Copy of Occupancy Certificate No. SRA/ENG/SRD/010/MHUR/W/OCC Dated 02.06.2000 issued by Slum Rehabilitation Authority (SRA).

Location

The said building is located at Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 053. The property falls in Residential Zone. It is at a traveling distance 250m from Azad Nagar Metro Station.

Building

The building under reference is having Ground + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is normal. The building is used for Residential purpose. 3rd Floor is having 7 Residential Flat. The building is having 1 lift.

Residential Flat:

The Residential Flat under reference is situated on the 3rd Floor The composition of Residential Flat is 1 Bedroom + Living



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Room + Kitchen + WC + Bathroom.(i.e. 1 BHK) This Residential Flat is Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 19th March 2025

The Carpet Area of the Residential Flat	:	225.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2000 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	25 Years
Cost of Construction	:	270.00 Sq. Ft. X ₹ 2,800.00 = ₹ 7,56,000.00
Depreciation $\{(100 - 10) \times (25 / 60)\}$:	37.50%
Amount of depreciation	:	₹ 2,83,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,70,020/- per Sq. M. i.e. ₹ 15,795/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,54,768/- per Sq. M. i.e. ₹ 14,378/- per Sq. Ft.
Value of property	:	225.00 Sq. Ft. X ₹ 23,500 = ₹52,87,500
Total Value of property as on 19th March 2025	:	₹52,87,500.00

(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 19th March 2025	:	₹ 52,87,500.00 - ₹ 2,83,500.00 = ₹ 50,04,000.00
Total Value of the property	:	₹ 50,04,000.00
The realizable value of the property	:	₹45,03,600.00
Distress value of the property	:	₹40,03,200.00
Insurable value of the property (270.00 X 2,800.00)	:	₹7,56,000.00
Guideline value of the property (270.00 X 14378.00)	:	₹38,82,060.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 37, 3rd Floor, Wing - B, "Andheri Shreeramwadi Co-op. Hsg. Soc. Ltd.", J. P. Road, Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, India for this particular purpose at **₹ 50,04,000.00 (Rupees Fifty Lakhs Four Thousand Only)** as on 19th March 2025

NOTES

- I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **19th March 2025** is **₹ 50,04,000.00 (Rupees Fifty Lakhs Four Thousand Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



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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.



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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 + 7 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Residential Flat Situated on 3 rd Floor				
3	Year of construction	: 2000 (As per occupancy certificate)				
4	Estimated future life	: 35 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, Powder coated Aluminum sliding windows, .				
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. Electrical wiring with concealed
(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.		:	Superior White
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

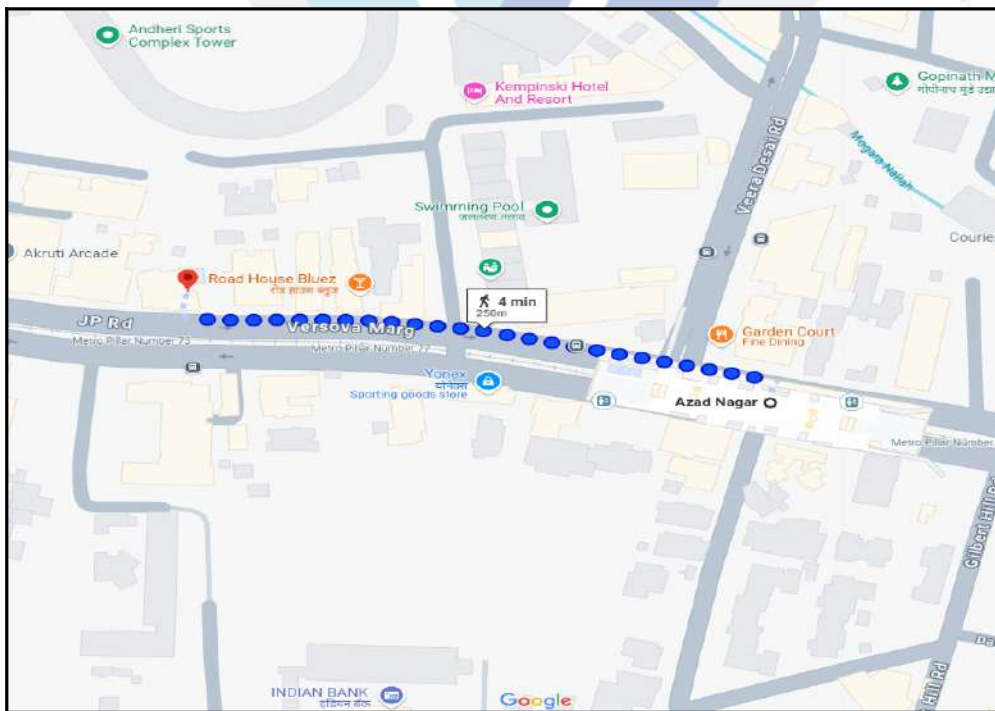
Actual Site Photographs



Route Map of the property





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



Longitude Latitude: 19°7'38.8"N 72°50'7.4"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Azad Nagar - 250m).

Ready Reckoner Rate


Department of Registration and Stamp
Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन


Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)
[Valuation Guidelines | User Manual](#)

Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
47/229-रस्ता: जयप्रकाश मार्ग - अंधेरी स्टेशन ते लिंक रोड जंक्शनपर्यंत.	109010	170020	195520	287000	170330	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	170020			
Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,70,020.00	Sq. Mtr.	15,795.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	109010			
The difference between land rate and building rate(A-B=C)	61,010.00			
Percentage after Depreciation as per table(D)	25%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,54,768.00	Sq. Mtr.	14,378.00	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



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e)	31 Floors and above	Increase by 20% on units located on 31 and above floors
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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	Shreeramwadi Gandhinagar, Andheri East		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹20,000.00	₹16,667.00	-



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1 BHK Flat In Shreeramwadi Gandhinagar Chsl Andheri West For Sale In Goodluck General ...

shreeramwadi gandhinagar building no 3 opp wadia school JP ROAD andheri west

₹ 45 Lacs

Negotiable

₹ 25,791 /Month


Estimated EMI

350

Sq.Ft.

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

Photos
Location



1 Bedroom

No. of Bedroom

1 Bathroom

No. of Bathroom

NA

Balcony

None

Parking

Dec 15, 2024

Posted On

Immediately

Possession

Shreeramwadi Gan...

Apartment

None

Power Backup

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Nearby: [VJRAY BANK, GOREGAON WEST](#) [Goregaon Railway Station](#) [Ashtangayoga](#) [Kokilaben Dhirubhai Ambani Hospital And Medical Research Institute](#) [Goregaon \(East\)](#)

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.3 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	350 Sq.Ft	Carpet Area	225 Sq.Ft

Activity On This Property

252

Unique Views

9

Shortlists

Sale Trend in Mumbai

Sale Instances

Property	Shreeramwadi Gandhinagar, Andheri East		
Source	Index no.2		
Floor	1st		
	Carpet	Built Up	Saleable
Area	225.00	270.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹23,654.00	₹19,711.00	-

17/03/2025, 18:10	igr_4587	
4587513 04-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. अंधेरी 6 दस्त क्रमांक : 4587/2023 नोदणी : Regn:63m
गावाचे नाव : आंबिवली		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	3000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5040405.37	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं. 114,पहिला मजला,बिल्डींग नं. 3,श्री रामवाडी गांधी नगर(एस.आर.ए)को.ओ.हौ.सो.लिमिटेड,वाडिया शाळे समोर,जे.पी. रोड,अंधेरी - पश्चिम,मुंबई - 400053.... (महसूल व वन विभाग यांचे आदेश क्रं मुद्रांक-2021/अनौ.सं.क्रं.12/प्र.क्रं.12 प्र.क्रं.107/म1(धोरण)दि.31/03/2021 अन्वये सदर दस्तात महिला खरेदीदार असल्याने मुद्रांक शुल्क मध्ये 1% सूट घेण्यात आली आहे.तसेच उक्त दस्तामध्ये नमूद रहिवासी घटक उक्त रहिवासी घटकाच्या दिनांकापासून पुढे 15 वर्षांच्या कालावधीपर्यंत कोणत्याही पुरुष खरेदीदाराला विकता येणार नाही.)((C.T.S. Number : 828 & 817 ;))	
(5) क्षेत्रफळ	25.09 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रेखा आर. भगत वय:-30 पत्ता:-प्लॉट नं: 114, माळा नं: पहिला मजला, इमारतीचे नाव: श्री रामवाडी गांधी नगर एस.आर.ए. को.ओ.हौ.सो.लिमिटेड , ब्लॉक नं: बिल्डींग नं. 3, वाडिया शाळे समोर, रोड नं: जे.पी. रोड, अंधेरी - पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-BCWBP0971N	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रियंका एच. मौर्या वय:-30; पत्ता:-प्लॉट नं: 293, माळा नं: -, इमारतीचे नाव: गणेश नगर, ब्लॉक नं: जुहू वसोवा लिंक रोड, रोड नं: अंधेरी - पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-BFQPM6819H	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	28/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	4587/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	252100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **19th March 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 knowledgeable 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.

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 **₹ 50,04,000.00 (Rupees Fifty Lakhs Four Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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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