

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Shri. Chetan Sitaram Patil**

Commercial Shop No. 13, Ground Floor, "**Cheetpark Co-Op. Hsg. Soc. Ltd.**", Property No. b08011898400, Plot No. 6 & 7, New/Current Survey No. 40/1, New Nashik Highway, Gandhari Road, Village - Kolivali, Municipality Ward No. 8B2, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India.

Latitude Longitude : 19°15'34.0"N 73°7'56.8"E

Intended User:

Cosmos Bank
Naupada

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State - Maharashtra, Country - India.



VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 13, Ground Floor, "**Cheetpark Co-Op. Hsg. Soc. Ltd.**", Property No. b08011898400, Plot No. 6 & 7, New/Current Survey No. 40/1, New Nashik Highway, Gandhari Road, Village - Kolivali, Municipality Ward No. 8B2, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India belongs to **Shri. Chetan Sitaram Patil**.

Boundaries of the property

North	: Tulsi Plaza
South	: Anand Home Society
East	: Kalyan-Sape Road
West	: Anand Home Society

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 **₹ 37,93,125.00 (Rupees Thirty Seven Lakhs Ninety Three Thousands One Hundred And Twenty Five 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



Commercial Shop No. 13, Ground Floor, "Cheetpark Co-Op. Hsg. Soc. Ltd.", Property No. b08011898400, Plot No. 6 & 7, New/Current Survey No. 40/1, New Nashik Highway, Gandhari Road, Village - Kolivali, Municipality Ward No. 8B2, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, 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 21.12.2024 for Bank Loan Purpose.
1	Date of inspection	20.12.2024
3	Name of the owner / owners	Shri. Chetan Sitaram Patil
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. 13, Ground Floor, "Cheetpark Co-Op. Hsg. Soc. Ltd.", Property No. b08011898400, Plot No. 6 & 7, New/Current Survey No. 40/1, New Nashik Highway, Gandhari Road, Village - Kolivali, Municipality Ward No. 8B2, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India. Contact Person : Shri Chetan Sitaram Patil (Owner) Contact No. 9220463063
6	Location, Street, ward no	Municipality Ward No - 8B2, New Nashik Highway Village - Kolivali, District - Thane
7	Survey / Plot No. of land	Village - Kolivali, Plot No - 6 & 7 New Survey No - 40/1
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. = 160.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 128.00 Otla Area in Sq. Ft.= 32.00 Built Up Area in Sq. Ft. = 175.00 (Area As Per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Village - Kolivali, Taluka - Kalyan, District - Thane, Pin - PIN Code - 421 301
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 - Shri. Chetan Sitaram Patil
	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 KDMC norms Percentage actually utilized – Details not available

26	RENTS		
	(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied - Shri. Chetan Sitaram Patil
	(ii)	Portions in their occupation	Fully Owner Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	13,100.00 (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?		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	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2002 (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, Naupada Branch to assess Fair Market Value as on 21.12.2024 for Commercial Shop No. 13, Ground Floor, "**Cheetpark Co-Op. Hsg. Soc. Ltd.**", Property No. b08011898400, Plot No. 6 & 7, New/Current Survey No. 40/1, New Nashik Highway, Gandhari Road, Village - Kolivali, Municipality Ward No. 8B2, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India belongs to **Shri. Chetan Sitaram Patil**.

We are in receipt of the following documents:

1)	Copy of Agreement for sale Document No.2711 / 2009 Dated 29.04.2009 between Shri. Anilkumar Pandey (The Transferor) And Shri. Chetan Sitaram Patil(The transferee).
2)	Copy of Building Completion Certificate No.KDMC / NRV / CC / KV / 115 Dated 30.04.2002 issued by Kalyan Dombivli Municipal Corporation.
3)	Copy of Amended Commencement Certificate No.KDMC / NRV / BP / KV / 163 - 63 Dated 20.07.2000 issued by Kalyan Dombivli Municipal Corporation.
4)	Copy of No Objection Certificate Dated 29.04.2009 issued by Kalyan Dombivli Municipal Corporation.
5)	Copy of Tax Receipt Dated 17.04.2009 issued by Kalyan Dombivli Municipal Corporation in the name of Anil Kumar Pande.

Location

The said building is located at bearing Plot No - 6 & 7 in Municipality Ward No - 8B2, Village - Kolivali, Taluka - Kalyan, District - Thane, PIN Code - 421 301. The property falls in Commercial Zone. It is at a traveling distance 3.4 Km from Kalyan 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 Good. The building is used for Commercial purpose. Ground Floor is having 15 Commercial Shop. The building is without lift.



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Commercial Shop:

The Commercial Shop under reference is situated on the Ground Floor The composition of shop is Single unit + Opla Area. Height of shop is 10.45 ft. This Commercial Shop is Ceramic Tile Flooring, MS Grill with MS Rolling Shutter, Aluminium Sliding Windows with window grills, Concealed Electrical Wiring etc.

Valuation as on 21st December 2024

The Built Up Area of the Commercial Shop	:	175.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2002 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	22 Years
Cost of Construction	:	175.00 Sq. Ft. X ₹ 2,500.00 = ₹ 4,37,500.00
Depreciation $\{(100 - 10) \times (22 / 60)\}$:	33.00%
Amount of depreciation	:	₹ 1,44,375.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 76,000/- per Sq. M. i.e. ₹ 7,061/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 62,580/- per Sq. M. i.e. ₹ 5,814/- per Sq. Ft.
Value of property	:	175.00 Sq. Ft. X ₹ 22,500 = ₹39,37,500
Total Value of property as on 21st December 2024	:	₹39,37,500.00

(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 21st December 2024	:	₹ 39,37,500.00 - ₹ 1,44,375.00 = ₹ 37,93,125.00
Total Value of the property	:	₹ 37,93,125.00
The realizable value of the property	:	₹34,13,813.00
Distress value of the property	:	₹30,34,500.00
Insurable value of the property (175.00 X 2,500.00)	:	₹4,37,500.00
Guideline value of the property (175.00 X 5814.00)	:	₹10,17,450.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 13, Ground Floor, "Cheetpark Co-Op. Hsg. Soc. Ltd.", Property No. b08011898400, Plot No. 6 & 7, New/Current Survey No. 40/1, New Nashik Highway, Gandhari Road, Village - Kolivali, Municipality Ward No. 8B2, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India for this particular purpose at **₹ 37,93,125.00 (Rupees Thirty Seven Lakhs Ninety Three Thousands One Hundred And Twenty Five Only)** as on 21st December 2024

NOTES

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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 **21st December 2024** is **₹ 37,93,125.00 (Rupees Thirty Seven Lakhs Ninety Three Thousands One Hundred And Twenty Five 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.



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PART III- VALUATION

I, hereby declare that

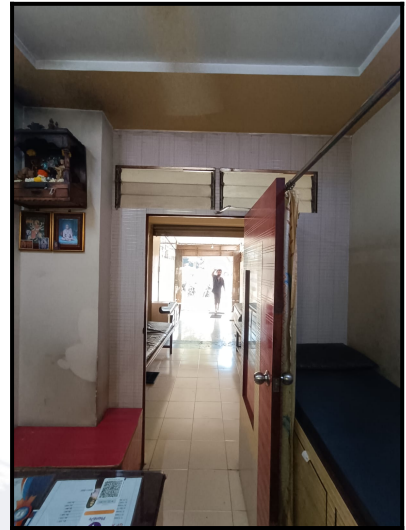
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

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 Commercial Shop Situated on Ground Floor				
3	Year of construction	: 2002 (As per occupancy certificate)				
4	Estimated future life	: 38 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 Grill with MS Rolling Shutter, Aluminium Sliding Windows with window grills, .				
10	Flooring	: Ceramic Tile 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				
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 Electrical Wiring
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

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	: As per Requirement
16	Class of fittings: Superior colored / superior white/ordinary.	: Ordinary
17	Compound wall Height and length Type of construction	:
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



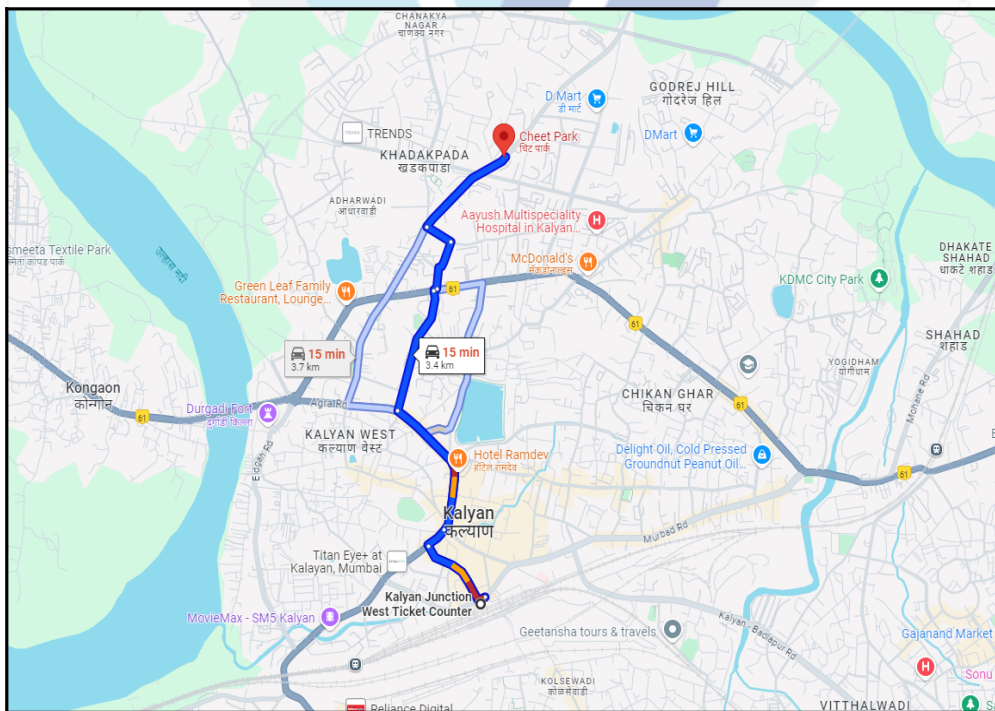
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°15'34.0"N 73°7'56.8"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kalyan - 3.4 Km).

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 Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

उपविभाग	खुली जमीन	निवासी	सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
19/64-विभाग.8ब कोलीवली या गावातील सर्व मिळकती	15000	60800	69600	76000	69600	चौ. मीटर	सर्वेक्षण नंबर	

Stamp Duty Ready Reckoner Market Value Rate for Shop	76000			
No Increase on Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	76,000.00	Sq. Mtr.	7,061.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	15000			
The difference between land rate and building rate(A-B=C)	61,000.00			
Percentage after Depreciation as per table(D)	22%			
Rate to be adopted after considering depreciation [B + (C X D)]	62,580.00	Sq. Mtr.	5,814.00	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%



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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	Shop		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	194.00	232.80	279.36
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹25,773.00	₹21,478.00	₹17,898.00

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

Home > Shop for sale in Thane Outskirts > Shop for sale in Kalyan > Shop for sale in Kalyan West Posted on Dec 13, 2024

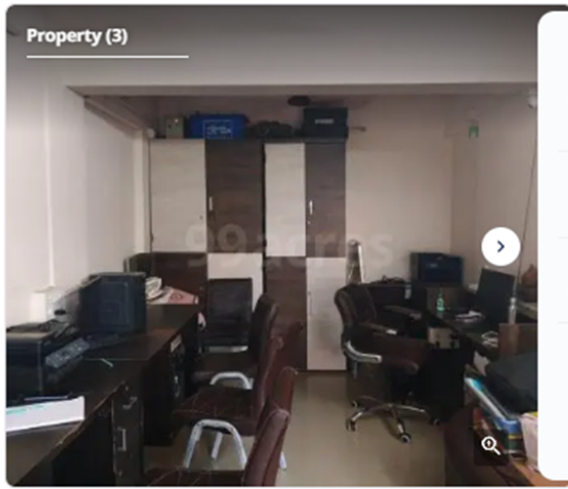
Verified Residential Project

₹50 Lac @ 25,773 per sq.ft. Commercial Shops for Sale

Estimated EMI ₹39,935 in Royce Galaxy, Kalyan West, Thane

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

[Overview](#) [Dealer Details](#) [Recommendations](#)



Property (3)

- 🏠 Sale Amount
₹50 Lac+ Govt Charges & Tax
@ 25,773 per sq.ft. (Negotiable) [View Price](#)
- 📏 Carpet Area
194 sq.ft. (18.02 sq.m.)
- 🏠 Floor Number
1st
- 🚗 Parking
Only public parking available
- 🚻 Washrooms
Only Public Washrooms available
- 🔑 Key Highlights
Near Entrance
- 🏠 Property Age
1 to 5 Year Old

📍 **Places nearby** [View All](#)

Near Km Agarwal College, Kalyan West, Thane

📍 Shree Ram Mandir

📍 Kali Masjid

+ Shwaas Multispeciality Hospital

+ Tanmay Health Care

+ Aayush Hospital

Why you should consider this property?

🔑 **Key Highlights** of the property

✓ East Facing

✓ On-Call Maintenance Staff

Price Indicators

Property	Shop		
Source	square yards		
Floor	-		
	Carpet	Built Up	Saleable
Area	291.67	350.00	420.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹25,714.00	₹21,429.00	₹17,857.00

square yards Thane Buy Rent Projects Agents Services Resources Data Intelligence Advertise with us Sell or Rent Property

Home > Property in Thane > Shop in Thane > Shop in Kalyan West > Commercial Shop 350 Sq.Ft. in Kalyan West Thane

113 Views Compare Share

Punyodaya Park
Commercial Shop 350 Sq.Ft. in Kalyan West Thane
 Listing ID #7357453
₹ 75 L
 Unfurnished
 350 Sq.Ft. (Built-up Area)
 1st Floor

Recent Registered Sale
 Div 2024 ₹ 60 L (30 Sq)

Whatsapp Request for Call

Found Something Wrong with this Listing? Report Here.

Samit Agrawal
Pro Agent

Get a CIBIL Linked Home Loan Estimate

- 50+ Banks, Max Loan Amount
- Lowest ROI

Get CIBIL-Linked Estimate

Interiors Package

- Made to Order
- Lowest Prices, 10-Year Warranty

Book a Consultation Now

Professional Valuation Report in ₹999

- Market Value
- Govt. Value, Rental Value

Request a Professional Valuation

Are you Looking to Advertise a Property

- 10Mn Property Seekers
- Transaction Every 15 Minutes

Reach out to us Now

Overview Amenities Agent Overview About Project Data Intelligence Reviews Map and Landmarks Hot Selling Similar Properties

Property Information

Listing Type Sale	Building Type Commercial	Property Type Shop	City Thane
Micro market Kalyan	Locality Kalyan West	Project Punyodaya Park	Price 75 L
Area 350 Sq.Ft. (Area)	Lift Availability No	Personal Washroom Yes	Power Back-up Available
Floor Number 1	Tower/Block tower	Power Back-up Available	Unit No 339

Amenities

INTERIO
CORPORATE

Enjoy ₹25,000 Off on Interior Services for a Limited Time.

- Lowest Prices Guaranteed
- 10-Year Warranty
- Timely Delivery Assurance

Get Offer

Price Indicators

Property	Shop		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	166.67	200.00	240.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹21,600.00	₹18,000.00	₹15,000.00

Pay Rent Post Your Property New Binu Surendren

Shop In Kalyan, Mumbai For Sale
Yogidham, Area, Kalyan, Maharashtra 421301,...

₹ 36 Lacs
18,000 / Sq.Ft

₹ 27,033/Month
Estimated EMI

200 Sq.Ft
Built Up Area

Apply Loan

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Gauripeda / Shops for Sale in Gauripeda / Prope...

Shop
Property Type

Public
Parking

Freehold
Ownership Type

Ground Floor
Of Total 18 Floors

Unfurnished
Furnishing

Less Than A Year
Age of Property

Jul 9, 2024
Posted On

Immediately
Available From

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Nearby: HDFC Bank Medhev Shristi Baleji Ent And Eye Hospital SMS Multiplex Lok Dhara Phase 2 Garden

NoBroker Services

NEW

Create Agreement

NEW

Check Loan Eligibility

NEW

Estimate Interiors Cost

Book Legal Services

Book Renovations

Activity On This Property

5

Unique Views

0

Shortlists

1

Contacted

Powered By: NBEstimate

Amenities

Power Backup

Dg Backup

Washroom(s)

No Washroom

Security

NA

Lift

Common

Water Storage Facility

NA

Similar Properties

Shop in Kalyan, Mumba...

Gauripeda, britan world school, I...

Within 5 km

Price: ₹30 Lacs

Area: 231 sqft

Shop in Gauripada Tala...

221 villa, near gauripeda talav

Within 5 km

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st 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 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 **₹ 37,93,125.00 (Rupees Thirty Seven Lakhs Ninety Three Thousands One Hundred And Twenty Five 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

