

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) Cosmos Bank-Zaveri Bazar Branch Zaveri Bazar Branch 19/21, Cosmos Bank Bldg, Vithalwadi Zaveri Bazar, Mumbai-400002 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. PG-5679/22-23 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 30210 / 46026 Dispatched through Terms of Delivery	Dated 13-Mar-23 Mode/Terms of Payment Other References Dated Delivery Note Date Destination
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Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				₹ 4,720.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Company's Bank Details
 Bank Name : The Cosmos Co-Operative Bank Ltd
 A/c No. : 0171001022668
 Branch & IFS Code : Vileparle & COSB0000017



UPI Virtual ID : Vastukala@icici

Remarks:

Mr. Lalitkumar Amritlal Jain - Residential Flat No. 2003,
 20th Floor, "Deekay Aria", Tulsidas Road, C.P. Tank,
 Charni Road (East), Mumbai - 400 004, State -
 Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO
 BE CLEARED WITHIN 45 DAYS OR INTEREST
 CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt Ltd

Rathee
 Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Lalitkumar Amritlal Jain**

Residential Flat No. 2003, 20th Floor, "**Deekay Aria**", Tulsidas Road, C.P. Tank, Charni Road (East),
Mumbai – 400 004, State – Maharashtra, Country – India.

Latitude Longitude - 18°57'19.6"N 72°49'38.6"E

Valuation Prepared for:

Cosmos Bank

Zaveri Bazar Branch

19/21, Cosmos Bank Building, Vithalwadi Zaveri Bazar, Mumbai – 400 002,
State - Maharashtra, Country – India.



Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. 2003, 20th Floor, "Deekay Aria", Tulsidas Road, C.P. Tank, Charni Road (East), Mumbai – 400 004, State – Maharashtra, Country – India belongs to **Mr. Lalitkumar Amritlal Jain**.

Boundaries of the property.

North	:	Tulsidas Road
South	:	Residential Building
East	:	Tulsidas Road
West	:	Motishah Jain Building

Considering various parameters recorded, 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 for **₹ 2,11,50,000.00 (Rupees Two Crore Eleven Lakh Fifty 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ
BABURAO
CHALIKWAR**
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=B, o=VASTUKALA CONSULTANTS (I) PVT LTD,
ou=ADMIN, 2.5.4.20198220646483560350c7f39e2885915490c34334
4133311527501741805052.pvtltd.co.in=000004,
st=Maharashtra,
serialNumber=11545684568-99888325688a3390319
13c2c3940282943275627564, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.03.14 09:35:43.40270

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report



Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Roipur
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Regd. Office : 121, 1st Floor, Akruti Star,
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Valuation Report of Residential Flat No. 2003, 20th Floor, "Deekay Aria", Tulsidas Road, C.P. Tank,
Charni Road (East), Mumbai – 400 004, State – Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

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

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 13.03.2023 for Bank Loan Purpose
2	Date of inspection	10.03.2023
3	Name of the owner/ owners	Mr. Lalitkumar Amritlal Jain
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. 2003, 20 th Floor, "Deekay Aria", Tulsidas Road, C.P. Tank, Charni Road (East), Mumbai – 400 004, State – Maharashtra, Country – India. Contact Person: Mr. Daiwesh Mishrey (Owner's Representative) Contact No. 81087 48712
6	Location, street, ward no	Tulsidas Road
	Survey/ Plot No. of land	C.S. No. 2869 of Bhuleshwar Division
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. = 750.00 (Area as per Actual Site Measurement) RERA Carpet in Sq. Ft. = 705.00 (Area as per Agreement for Sale) Built-up in Sq. Ft. = 776.00 (RERA Carpet Area + 10%) All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.

13	Roads, Streets or lanes on which the land is abutting	Tulsidas Road
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
21	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
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
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	N.A.
(ii)	Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 44,000.00 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.
		SALES	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		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.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Completion – 2022 (As per site

	year of completion	information)
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, Zaveri Bazar Branch to assess fair market value as on 13.03.2023 for Residential Flat No. 2003, 20th Floor, "Deekay Aria", Tulsidas Road, C.P. Tank, Charni Road (East), Mumbai – 400 004, State – Maharashtra, Country – India belongs to **Mr. Lalitkumar Amritlal Jain**.

We are in receipt of the following documents:

1	Copy of Agreement dated 30.12.2020 Between M/s. Deekay Developers (the Developer) and Mr. Lalitkumar Amritlal Jain (the Purchaser).
2	Copy of RERA Certificate No. P51900002895 dated 18.05.2020.(Download from RERA Site)

LOCATION:

The said building is located at C.S. No. 2869 of Bhuleshwar Division, Charni Road, Mumbai. The property falls in Residential Zone. It is at a travelling distance of 2.00 Km. from Charni Road railway station.

BUILDING:

The building under reference is having Ground + 22nd Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is Good. The building is used for residential purpose. 20th Floor is having 4 Residential Flat. 2 Lifts are provided in the building.

Residential Flat:

The residential flat under reference is situated on the 20th Floor. It consists of 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Passage. (i.e. **2 BHK + 2 Toilets**). The residential flat is finished with Marble tile flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & plumbing.

Valuation as on 13th March 2023

The RERA Carpet Area of the Residential Flat	:	705.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2022 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	01 Year
Cost of Construction	:	776.00 X 3,000.00 = ₹ 23,28,000.00
Depreciation $\{(100-10) \times 1 / 60\}$:	N.A., as the property age is below 5 years
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,93,226.00 per Sq. M. i.e. ₹ 17,951.00 per Sq. Ft.
Prevailing market rate	:	₹ 30,000.00 per Sq. Ft.
Value of property as on 13.03.2023	:	705.00 Sq. Ft. X ₹ 30,000.00 = ₹ 2,11,50,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Total Value of the property as on 13.03.2023	:	₹ 2,11,50,000.00
The realizable value of the property	:	₹ 1,90,35,000.00
Distress value of the property	:	₹ 1,69,20,000.00
Insurable value of the property (776.00 X 3,000.00)	:	₹ 23,28,000.00
Guideline value of the property (776.00 X 17,951.00)	:	₹ 1,39,29,976.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 2003, 20th Floor, "Deekay Aria", Tulsidas Road, C.P. Tank, Charni Road (East), Mumbai – 400 004, State – Maharashtra, Country – India for this particular purpose at **₹ 2,11,50,000.00 (Rupees Two Crore Eleven Lakh Fifty Thousand Only)**, as on 13th March 2023.

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 **13th March 2023** is **₹ 2,11,50,000.00 (Rupees Two Crore Eleven Lakh Fifty 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.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

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

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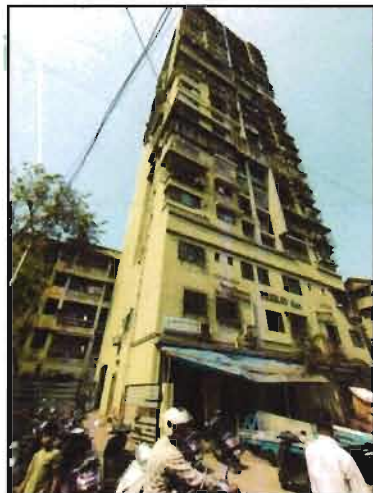
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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 22 nd Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 20 th Floor
3	Year of construction	2022
4	Estimated future life	01 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" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush doors, Powder Coated Aluminium sliding windows
10	Flooring	Marble tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	Yes
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
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	Provided
18	No. of lifts and capacity	2 Lifts
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude - 18°57'19.6"N 72°49'38.6"E


Note: The Blue line shows the route to site from nearest railway station (Charni Road – 2.00 km.)

Ready Reckoner Rate



Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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[Close](#)
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Year	Annual Statement of Rates						Language
2022/2023							English
Selected District		मुंबई(मैन)					
Select Village		भलेश्वर डिव्हिजन					
Search By		<input checked="" type="radio"/> Survey No <input type="radio"/> Location					
Enter Survey No		2869		Search			
उपविभाग	खुनी जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
5/50-मुभाग : पश्चिमेस डिव्हिजन सीमा, उत्तरेस मौलाना शीकत अली मार्ग, पुर्वेस हब्राहीम रहीमतुल्ला मार्ग व दक्षिणेस भुलेश्वर मार्ग व कळबादेवी मार्ग		83930	175660	218900	297000	175660	चौरस मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,75,660.00			
Increase by 10% on Flat Located on 20 th Floor	17,566.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,93,226.00	Sq. Mtr.	17,951.00	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

Table – D: 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

Deekay Aria
 ₹ 98.25 Lac to 2.26 Cr
 Advanced Stage Construction

Why Invest through Square Yards?

- Zero Brokerage - 100% Service - 0% Brokerage - We charge our customers nothing, Not today, not ever!
- Lowest Price Guaranteed - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it!
- Full Service Support - Our sales personnel are accountable for every step - site visits - home loans & post-sales!

Rating:

- Sports & Outdoor: 4.5
- Fittings & Furnishing: 4.5
- Green Area: 4.5
- Specifications: 4.5
- Decision Drivers: 4.4
- Lifestyle: 4.4
- Value for Money: 4.4

Overview | Price List | Floor Plans | Amenities | Specifications | Commute Time | Location & Landmarks | About Builder

Square Yards RERA Reg: AG190909454- | Project RERA Reg: PG190092826

Contact our Real Estate Experts

Deekay Aria
 ₹98.25 L - 2.26 Cr | ₹181.00/sq.ft
 ERM starts at ₹46.70 L

Deekay Aria Overview

- 132.00 sq.ft - 718.00 sq.ft
- 1 Building - 34 units
- May 2019
- ₹131.32/sq.ft
- ₹198.00/sq.ft
- 1-1.5BHK Apartment

₹181.00/sq.ft Avg. Price | ₹12.40/sq.ft - 718.00/sq.ft (Carpet Area)

Dec. 2020 Possession Start

Deekay Aria is a residential project developed by Cosmos Builders at Shreechakra in Mumbai. The project aims to offer a comfortable living condition for the residents by encompassing. Adding to the existing main facilities.

1 agent is authorized by Housing and other agents to offer brokerage. See also, please do not invest in many cases.

Price Indicators

Deekay Aria
By Deekay Developers in Girgaon

₹91.72 L onwards Request a Call Back

OVERVIEW LOCATION BUY RENT

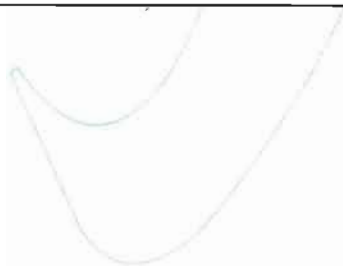
1 RK, 1, 2 BHK 912 - 718 sq.ft.
RERA ID: P0130002945

May-2022 (Ready to move) ₹ 91.72 L - 2.11 Cr

Apartment Aug-2017

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour
1 BHK Apartment Availability: Solid out	NA	392 - 424 sq ft (38 sq. ft. to 40 sq. ft.)	₹ 1.15 Cr - 1.24 Cr	NA NA
1 RK Apartment Availability: Solid out	NA	312 - 322 sq ft (29 sq. ft. to 30 sq. ft.)	₹ 91.72 L - 94.66 L	NA NA
2 BHK Apartment Availability: Solid out	NA	526 - 718 sq ft (48 sq. ft. to 66 sq. ft.)	₹ 1.54 Cr - 2.11 Cr	NA NA



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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 **13th March 2023**.

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 the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

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 neighbourhood 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 ₹ 2,11,50,000.00 (Rupees Two Crore Eleven Lakh Fifty Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ACORN,
2.5.4.20=9E22b6c4fad35dc03e0c27e26865913496c3d33041
11115279d11a1805652, postalCode=400009,
sq=Maharashtra,
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CHALIKWAR
Date: 2019.03.14 09:35:45:39

Auth. Sign.

Think.Innovate.Create