

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	Invoice No. PG-28/23-24	Dated 7-Apr-23
Buyer (Bill to) COSMOS BANK BHAYANDAR WEST BRANCH Shop No. 3, 4, 5, Rishab Apartment, S. No. - 5A, Hissa No. 1Part, Patel Nagar No.1, Station Road, Bhayander (West), Thane - 401 101, GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 30820 / 2300031	Delivery Note Date
Dispatched through		Destination
Terms of Delivery		

SI 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:

Mrs. Sejal Girish Doshi & Mr. Girish Rasiklal Doshi -
 Residential Flat No. 201, 2nd Floor, Wing - C,
 "Chandrapuri Co-Op. Hsg. Soc. Ltd.", Kedarmal Road,
 Opp. Zaveri Diamond House, Malad (East), Mumbai -
 400 097, 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**

Rattal
 Authorised Signatory

This is a Computer Generated Invoice



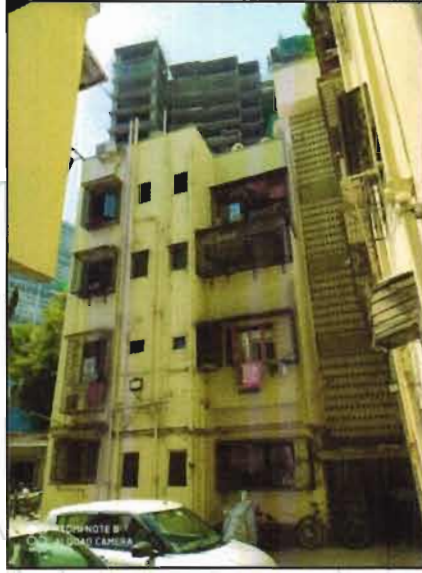
Vastukala Consultants (I) Pvt. Ltd.

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: **Mrs. Sejal Girish Doshi & Mr. Girish Rasiklal Doshi**

Residential Flat No. 201, 2nd Floor, Wing – C, "Chandrapuri Co-Op. Hsg. Soc. Ltd.", Kedarmal Road,
Opp. Zaveri Diamond House, Malad (East), Mumbai – 400 097
State – Maharashtra, Country – India.

Latitude Longitude - 19°11'05.5"N 72°51'11.8"E

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Valuation Prepared for:

Cosmos Bank



Bhayander (West)

Shop No. 3, 4, 5, Rishab Apartment, S. No. 5A, Hissa No. 1 (Pt), Patel Nagar No. 1, Station Road,
Bhayander (West), Thane – 401 101, 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. 201, 2nd Floor, Wing – C, "Chandrapuri Co-Op. Hsg. Soc. Ltd.", Kedarmal Road, Opp. Zaveri Diamond House, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India belongs to **Mrs. Sejal Girish Doshi & Mr. Girish Rasiklal Doshi.**

Boundaries of the property.

North	:	Wing – B
South	:	Under Construction Building
East	:	Slum Area
West	:	Kedarmal Road

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 **₹ 1,07,28,652.00 (Rupees One Crore Seven Lakh Twenty Eight Thousand Six Hundred Fifty Two 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.

Sharadkumar
B. Chalikwar

C.M.D.

Auth. Sign

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
o=EMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.07 17:15:12 +05'30'



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

Reg. No. (N) CCIT/1-14/52/2008-09



Our Pan India Presence at :

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

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

Valuation of Residential Flat No. 201, 2nd Floor, Wing – C, "Chandrapuri Co-Op. Hsg. Soc. Ltd.",
Kedarmal Road, Opp. Zaveri Diamond House, Malad (East), Mumbai – 400 097
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 07.04.2023 for Bank Loan Purpose
2	Date of inspection	06.04.2023
3	Name of the owner/ owners	Mrs. Sejal Girish Doshi & Mr. Girish Rasiklal Doshi
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. 201, 2 nd Floor, Wing – C, "Chandrapuri Co-Op. Hsg. Soc. Ltd.", Kedarmal Road, Opp. Zaveri Diamond House, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India. Contact Person: Mrs. Sejal Doshi (Owner) Contact No. 9773633824
6	Location, street, ward no	Kedarmal Road, Opp. Zaveri Diamond House, Malad (East), Mumbai – 400 097
	Survey/ Plot no. of land	CTS No. 447/B, 447/B/1 to 447/B/32 of Village Malad
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. = 531.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 545.00 (Area as per Agreement for Sale)

		Built Up Area in Sq. Ft. = 654.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Kedarmal Road, Opp. Zaveri Diamond House, Malad (East), Mumbai – 400 097
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	₹ 22,000.00 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	Year of Completion – 1987 (As per Occupancy Certificate)
42	What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
43	For items of work done on contract, produce copies of agreements	N. A.
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, Bhayander (West) Branch to assess fair market value as on 07.04.2023 for Residential Flat No. 201, 2nd Floor, Wing – C, "Chandrapuri Co-Op. Hsg. Soc. Ltd.", Kedarmal Road, Opp. Zaveri Diamond House, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India belongs to **Mrs. Sejal Girish Doshi & Mr. Girish Rasiklal Doshi**

We are in receipt of the following documents:

1	Copy of Agreement for Transfer dated 30.03.2023 Between Pramodchandra Babaldas Shaha & Mrs. Nirmala Pramodchandra Shaha (the Transferor) and Mrs. Sejal Girish Doshi & Mr. Girish Rasiklal Doshi (the Transferee) (3 pages from Documents).
2	Copy of Occupancy Certificate No. Not Readable dated 05.01.1987 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at CTS No. 447/B, 447/B/1 to 447/B/32 of Village Malad. The property falls in Residential Zone. It is at a walkable distance 550 Mt. from Malad 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" thick internal brick walls. The walls are having sand faced plaster from outside. The building external condition is normal. The building is used for residential purpose. 2nd Floor is having 4 Residential Flat.

Residential Flat:

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

Valuation as on 07th April 2023

The Carpet Area of the Residential Flat	:	545.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1987 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	36 Years
Cost of Construction	:	654.00 X 2,800.00 = ₹ 18,31,200.00
Depreciation $\{(100-10) \times 36 / 60\}$:	54.00%
Amount of depreciation	:	₹ 9,88,848.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,19,178.00 per Sq. M. i.e. ₹ 11,072.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 98,929.00 per Sq. M. i.e. ₹ 9,191.00 per Sq. Ft.
Prevailing market rate	:	₹ 21,500.00 per Sq. Ft.
Value of property as on 07.04.2023	:	545.00 Sq. Ft. X ₹ 21,500.00 = ₹ 1,17,17,500.00

(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)

Depreciated fair value of the property as on 07.04.2023	:	₹ 1,17,17,500.00 - ₹ 9,88,848.00 = ₹ 1,07,28,652.00
Total Value of the property	:	₹ 1,07,28,652.00
The realizable value of the property	:	₹ 96,55,787.00
Distress value of the property	:	₹ 85,82,922.00
Insurable value of the property (654.00 X 2,800.00)	:	₹ 18,31,200.00
Guideline value of the property (As per Index II)	:	₹ 65,28,015.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 201, 2nd Floor, Wing – C, "Chandrapuri Co-Op. Hsg. Soc. Ltd.", Kedarmal Road, Opp. Zaveri Diamond House, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India for this particular purpose at **₹ 1,07,28,652.00 (Rupees One Crore Seven Lakh Twenty Eight Thousand Six Hundred Fifty Two Only)** as on 07th April 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 **07th April 2023 is ₹ 1,07,28,652.00 (Rupees One Crore Seven Lakh Twenty Eight Thousand Six Hundred Fifty Two 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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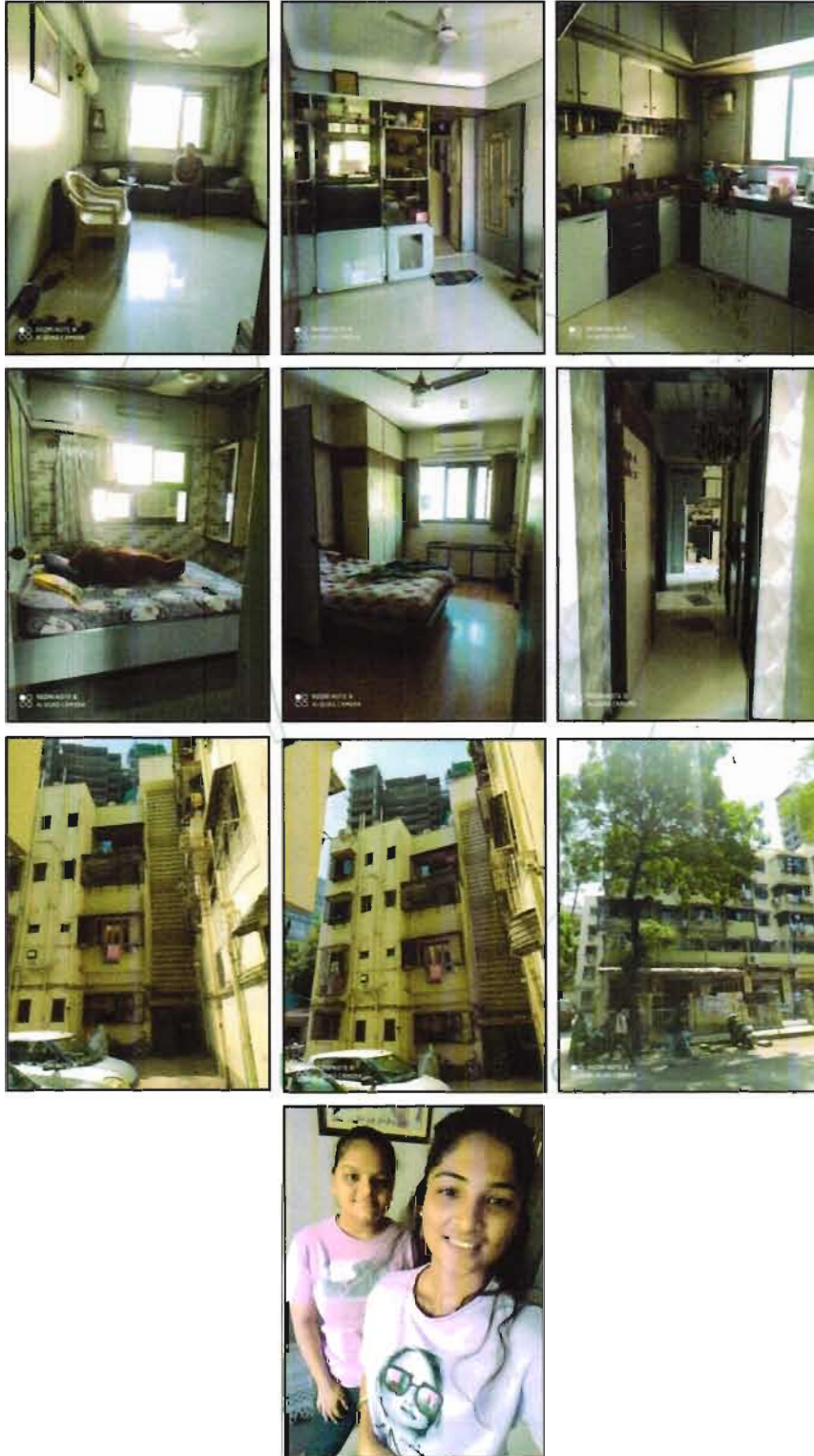
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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 nd Floor
3.	Year of construction	1987 (As per Occupancy Certificate)
4.	Estimated future life	24 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 shutters, Powder Coated Aluminium sliding windows
10.	Flooring	Vitrified flooring
11.	Finishing	Cement plastering with POP finished
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 Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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	Not Provided
18.	No. of lifts and capacity	Not provided
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 ulr



Latitude Longitude - 19°11'05.5"N 72°51'11.8"E

Note: The Blue line shows the route to site from nearest railway station (Malad – 550 Mt.)

Ready Reckoner Rate

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,32,420.00			
Reduced by 10% on Flat Located on 2 nd Floor	13,242.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,19,178.00	Sq. Mt.	11,072.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	62,930.00			
The difference between land rate and building rate (A – B = C)	56,248.00			
Depreciation Percentage as per table (D) [100% - 36%] (Age of the Building – 36 Years)	64%			
Rate to be adopted after considering depreciation [B + (C x D)]	98,929.00	Sq. Mt.	9,191.00	Sq. Ft.

Building not having lift

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

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

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

NOBROKER

2 BHK Flat in Shiv Prasad Chs Ltd For Sale in Malad East

₹ 1.35 Crores | ₹ 27,274/Month | 125 sq ft

Overview

Age of Building	210 Years	Ownership Type	Self-Owned
Maintenance Charges	₹ 1 Per Sq.Foot	Flooring	Marble Tiles
Built-up Area	125 Sq.Ft	Carpet Area	125 Sq.Ft

Activity On This Property

111 Views | 3 Favorites | 1 Inquiries

NOBROKER

1 BHK Flat in Omkar Sry For Sale in Malad East

₹ 32 Lacs | ₹ 28,230/Month | 210 sq ft

Overview

Age of Building	410 Years	Ownership Type	Self-Owned
Maintenance Charges	₹ 1.2 Per Sq.Foot	Flooring	Marble Tiles
Built-up Area	210 Sq.Ft	Carpet Area	210 Sq.Ft

Activity On This Property

630 Views | 10 Favorites | 1 Inquiries



Price Indicators

magicbricks Home | Property for Sale in Mumbai | Flats for Sale in Mumbai | Flats for Sale in Malad East | 2 BHK Flats for Sale in Malad East - 700 Sq Ft

₹1.45 Cr [Get ₹43,500 cashback on Home Loan](#)

2 BHK 700 Sq Ft Flat For Sale in **Malad East, Mumbai**

2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area: 577 sqft | ₹25,09/sqft

Floor: 10 (Out of 23 Floors)

Transaction Type: New Property

Facing: East

Lifts: 2

Furnished Status: Unfurnished

Car Parking: 1 Covered

Type Of Ownership: Co-operative Society

Age Of Construction: Under Construction

East Facing Property

Contact Agent: [Get Phone No.](#) Last contact made 50 days ago

Contact Agent
 Certified Agent
Ravan vohra (91-9800000000)

Your Name: _____
 Email: _____
 IND +91: _____ Mobile Number: _____
[Agree to View \(B\) & Terms of Use](#)

[Get Contact Details](#)

More Details

Price Breakup: ₹1.45 Cr | ₹7,25,000 Approx. Registration Charges | ₹4,500 Monthly

Booking Amount: ₹2.0 Lac

RERA ID: P51800026675

Address: malad west, Malad East, Mumbai - Western Mumbai, Maharashtra

Landmarks: Project is located in the heart of Malad west nearing possession. Pr

Furnishing: Unfurnished

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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 **07th April 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 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 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 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 **₹ 1,07,28,652.00 (Rupees One Crore Seven Lakh Twenty Eight Thousand Six Hundred Fifty Two Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
serial=2302, email=rcnd@vastukala.org, c=IN
Date: 2023.04.07 17:15:27 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

Reg. No. (N) CCIT/1-14/52/2008-09

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