

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-42/23-24	Dated 10-Apr-23
Buyer (Bill to) COSMOS BANK - BORIVALI WEST BORIWALI WEST Shop No 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai - 400092, GSTIN/UIN : 27AAAATQ742K1ZH 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. 30847 / 2300044	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**

Remarks:
 Mr. Abhijit Gurunath Kadulkar & Mrs. Anuja Abhijit Kadulkar - Residential Flat No. B/303, 3rd Floor, Wing - B, "Kremlin Co-Op. Hsg. Soc. Ltd.", Jay - Raj Nagar, Shri Mahishamardini Temple Marg, Borivali (West), Mumbai - 400 091, 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

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

for Vastukala Consultants (I) Pvt Ltd

(Signature)
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Abhijit Gurunath Kadulkar & Mrs. Anuja Abhijit Kadulkar**

Residential Flat No. B/303, 3rd Floor, Wing - B, "**Kremlin Co-Op. Hsg. Soc. Ltd.**", Jay – Raj Nagar,
Shri Mahishamardini Temple Marg, Borivali (West), Mumbai – 400 091
State – Maharashtra, Country – India.

Latitude Longitude - 19°14'01.4"N 72°50'32.0"E

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Valuation Prepare for:

Cosmos Bank

Borivali (West)

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West),
Mumbai – 400 092, 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, Ackruti 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. B/303, 3rd Floor, Wing - B, "Kremlin Co-Op. Hsg. Soc. Ltd.", Jay – Raj Nagar, Shri Mahishamardini Temple Marg, Borivali (West), Mumbai – 400 091, State – Maharashtra, Country – India belongs to **Mr. Abhijit Gurunath Kadulkar & Mrs. Anuja Abhijit Kadulkar.**

Boundaries of the property.

North	: Yogi Swami CHSL
South	: Internal Road
East	: Rajshri Avenue CHSL
West	: Internal 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 **₹ 1,48,35,600.00 (Rupees One Crore Forty Eight Lakh Thirty Five Thousand Six Hundred 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

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
email=csd@vastukala.org,
c=IN
Date: 2023.04.10 15:12:52 +05'30'

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
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Regd. Office : 121, 1st Floor, Akruti Star,
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Valuation Report of Residential Flat No. B/303, 3rd Floor, Wing - B, "Kremlin Co-Op. Hsg. Soc. Ltd.", Jay – Raj Nagar, Shri Mahishamardini Temple Marg, Borivali (West), Mumbai – 400 091
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 10.04.2023 for Bank Loan Purpose
2	Date of inspection	08.04.2022
3	Name of the owner/ owners	Mr. Abhijit Gurunath Kadulkar & Mrs. Anuja Abhijit Kadulkar
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. B/303, 3 rd Floor, Wing - B, "Kremlin Co-Op. Hsg. Soc. Ltd.", Jay – Raj Nagar, Shri Mahishamardini Temple Marg, Borivali (West), Mumbai – 400 091, State – Maharashtra, Country – India. Contact Person: Mr. Abhijit Gurunath Kadulkar (Owner) Contact No. 9820034259
6	Location, street, ward no	Ward – R, Jay – Raj Nagar, Shri Mahishamardini Temple Marg, Borivali (West), Mumbai – 400 091
	Survey/ Plot no. of land	Survey No. 37 (Part), C. T. S. No. 261 (Part) of Village Borivali
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. = 594.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 720.00 (Area as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	Ward - R, Jay - Raj Nagar, Shri Mahishamardini Temple Marg, Borivali (West), Mumbai - 400 091
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	N.A.
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
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	₹ 31,000.00 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 upon, 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 – 1992 (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, Borivali (West) Branch to assess fair market value as on 10.04.2023 for Residential Flat No. B/303, 3rd Floor, Wing - B, "Kremlin Co-Op. Hsg. Soc. Ltd.", Jay – Raj Nagar, Shri Mahishamardini Temple Marg, Borivali (West), Mumbai – 400 091, State – Maharashtra, Country – India belongs to **Mr. Abhijit Gurunath Kadulkar & Mrs. Anuja Abhijit Kadulkar.**

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 06.08.2007 Between Mr. C.M. Mogre & Mrs. Shaila C. Mogre (the Transferors) & Mr. Abhijit Gurunath Kadulkar & Mrs. Anuja Abhijit Kadulkar (the Transferees).
2	Copy of Occupancy Certificate No. CE / 6030 / BP / WS / AR dated 04.06.1992 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Electricity Bill No. 101654498214 dated 31.01.2023 in the name of Mr. Abhijit Gurunath Kadulkar issued by MSEDCL.

LOCATION:

The said building is located at Survey No. 37 (Part), C. T. S. No. 261 (Part) of Village Borivali. The property falls in Residential Zone. It is at a travelling distance 2 Km. from Borivali railway station.

BUILDING:

The building under reference is having Ground + 6 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. 3rd Floor is having 4 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 consists of Living 2 Bedrooms + Kitchen + 2 Toilets + Flowerbed + Passage (i.e. **2BHK + 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 10th April 2023

The Built Up Area of the Residential Flat	:	720.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1992 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	31 Years
Cost of Construction	:	720.00 X 3,000.00 = ₹ 21,60,000.00
Depreciation $\{(100-10) \times 31 / 60\}$:	40.50%
Amount of depreciation	:	₹ 10,04,400.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,57,310.00 per Sq. M. i.e. ₹ 14,614.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,29,469.00 per Sq. M. i.e. ₹ 12,028.00 per Sq. Ft.
Prevailing market rate	:	₹ 22,000.00 per Sq. Ft.
Value of property as on 10.04.2023	:	720.00 Sq. Ft. X ₹ 22,000.00 = ₹ 1,58,40,000.00

(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)

Depreciated fair value of the property as on 10.04.2023	:	₹ 1,58,40,000.00 - ₹ 10,04,400.00 = ₹ 1,48,35,600.00
Total Value of the property	:	₹ 1,48,35,600.00
The Realizable value of the property	:	₹ 1,33,52,040.00
Distress value of the property	:	₹ 1,18,68,480.00
Insurable value of the property (720 X 3,000.00)	:	₹ 21,60,000.00
Guideline value of the property (720 X 12,028.00)	:	₹ 86,60,160.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B/303, 3rd Floor, Wing - B, "Kremlin Co-Op. Hsg. Soc. Ltd.", Jay – Raj Nagar, Shri Mahishamardini Temple Marg, Borivali (West), Mumbai – 400 091, State – Maharashtra, Country – India for this particular purpose at ₹ 1,48,35,600.00 (Rupees One Crore Forty Eight Lakh Thirty Five Thousand Six Hundred Only) as on 10th 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 **10th April 2023 is ₹ 1,48,35,600.00 (Rupees One Crore Forty Eight Lakh Thirty Five Thousand Six Hundred 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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ANNEXURE TO FORM 0-1

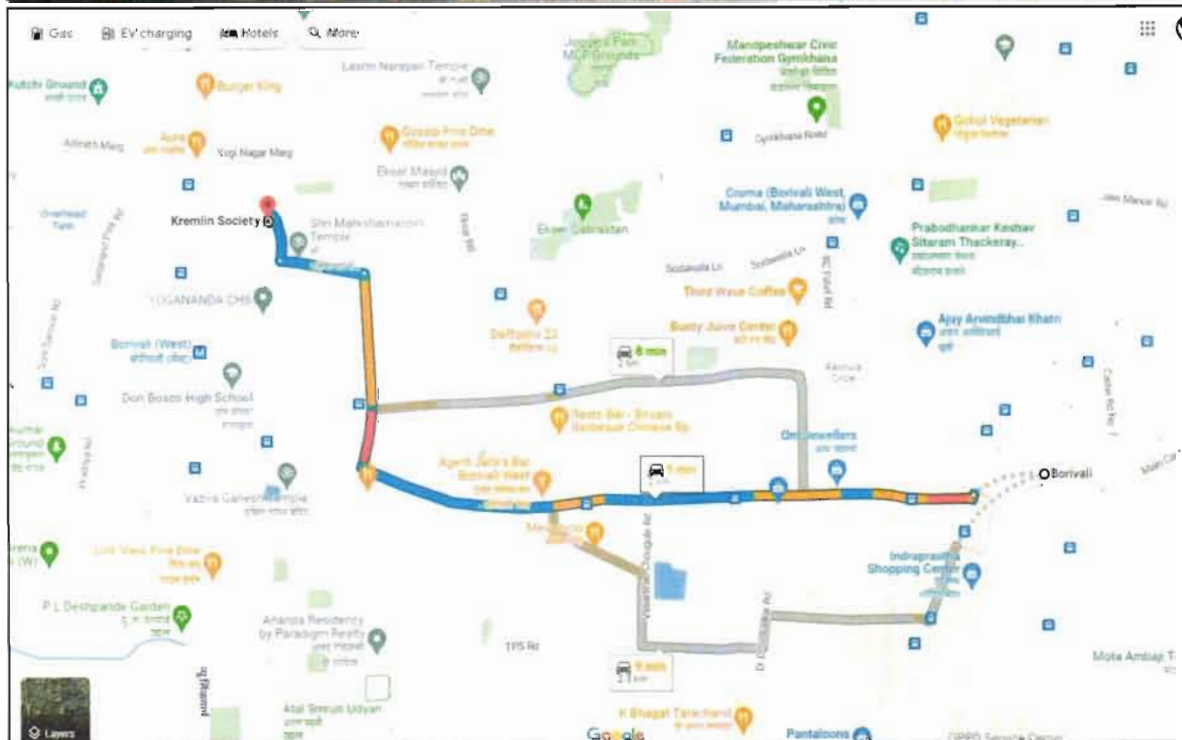
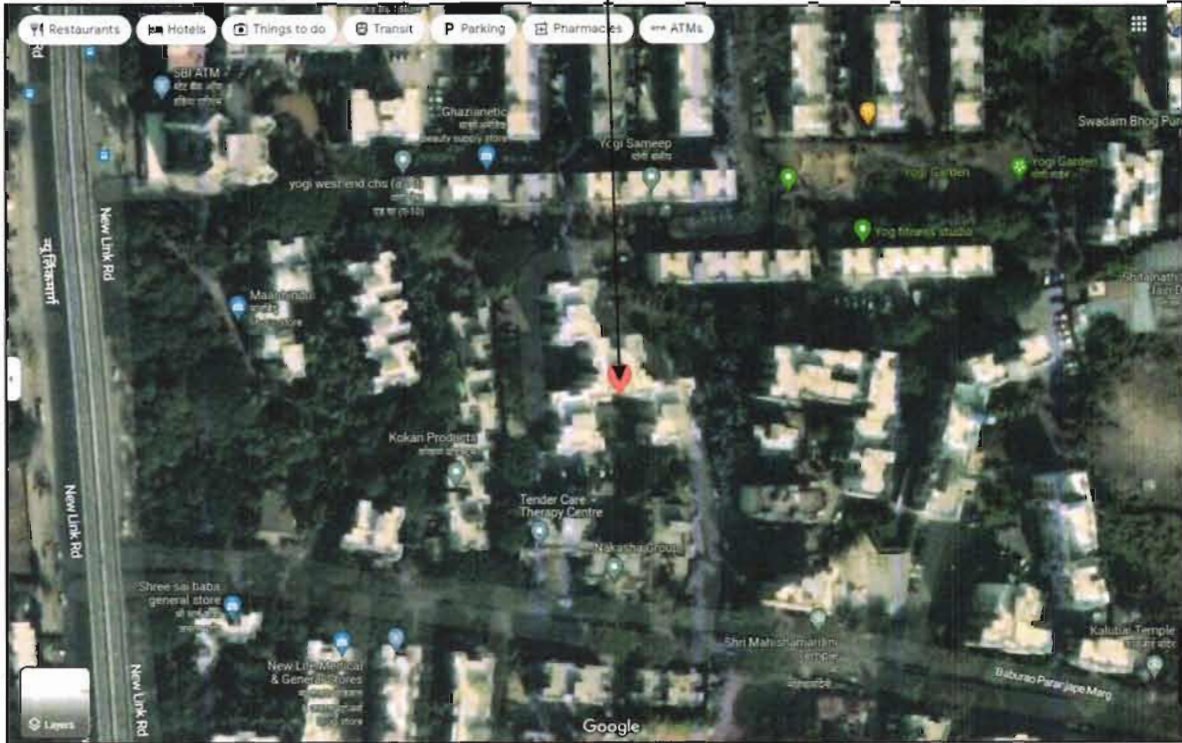
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 6 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3	Year of construction	1992 (As per Occupancy Certificate)
4	Estimated future life	29 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 Aluminum sliding windows
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finished
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
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	1 Lift
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 - 19°14'01.4"N 72°50'32.0"E

Note: The Blue line shows the route to site from nearest railway station (Borivali – 2 Km.)

Ready Reckoner Rate

Department of Registration & Stamps
Government Of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: [Help on Division](#)

District Name: Zone Name:

Attribute: SubZone Name:

Open Land	Residence	Office	Shop	Industry	Unit
67500	157310	180900	223100	157310	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,57,310.00			
No Increase by Flat Located on 3 rd floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,57,310.00	Sq. Mt.	14,614.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	67,500.00			
The difference between land rate and building rate (A – B = C)	89,810.00			
Depreciation Percentage as per table (D) [100% - 31%] (Age of the Building – 31 Years)	69%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,29,469.00	Sq. Mt.	12,028.00	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

NOBROKER

2 BHK Flat in Amazon Chs Borivali For Sale in Amazon Building

₹ 1.82 Crores
₹ 1.56 Lacs/Month
886 Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Borivali west / 2BHK Flat for Sale in Borivali west / Property Details

Photos Location

NOBROKER

2 Bedrooms
2 Bathrooms
NA
Bike and Car

Mar 6, 2023
Immediatly
Amazon Chs Boriva...
Notif

Get Query Details

Price Trends by MEstimate
Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

Activity On This Property

501 5 1

Similar Properties

Overview

Age of Building	15 Years	Ownership Type	Sold Out
Maintenance Charges	₹ 3.8 Per Sq.Ft/M	Flooring	Marble/Granite
Buildup Area	830 Sq.Ft	Carpet Area	440 Sq.Ft

HOUSING.COM

2 BHK Apartment

₹ 1.8 Cr
886 sq.ft. Built Up Area

₹ 422.50 K/sq.ft. Carpet Area

15 Year Old Apartment

Ready To Move Possession Status

Lower 4th Floor

East Facing Facing

Spacious Furnished Flat

Overview

Price	₹ 1.8 Cr
Carpet Area	422.50 sq.ft.
Built Up Area	886 sq.ft.

Price Indicators

2 BHK Apartment ₹2.15 Cr (₹25,000/sq.ft)

855 sq.ft Built Up Area | ₹25.15 K/sq.ft Avg. Price | 15 Year Old Age of property | Ready to move Possession status | Lower of 12 floors | East facing Facing | Semi Furnished Furnishing

Property Location: Yogi Bafna, Yogi Nagar, Borivali West, Mumbai

Overview: 2 BHK, 855 sq.ft, ₹2.15 Cr

1 BHK Flat in Laxman Jeevan Society For Sale in Borivali West ₹85 Lacs

₹48,717/Month Rent | 380 sq.ft

1 Bedroom | 1 Bathroom | 2 | Bike and Car

Overview: 1 BHK, 380 sq.ft, ₹85 Lacs



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **10th 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 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 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 **₹ 1,48,35,600.00 (Rupees One Crore Forty Eight Lakh Thirty Five Thousand Six Hundred Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

C.M.D.

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
c=IN
Date: 2023.04.10 15:12:59 +05'30'

Auth. Sign

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

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