

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-570/23-24	Dated 13-May-23
Buyer (Bill to) Cosmos Bank-Fort Branch Fort Branch 229/231, Perin Nariman Street, Bazar Gate, Fort 400001 GSTIN/UIN : 27AAAAT0742K1ZH 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. 31325 / 2300572	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,000.00
	CGST			180.00
	SGST			180.00
Total				₹ 2,360.00

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

Indian Rupee Two Thousand Three Hundred Sixty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total	2,000.00		180.00		180.00	360.00

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Remarks:
 Mr. Mayur Laxmidas Bramania & Mrs. Divya Mayur Bramania - Residential Flat No. 201, 2nd Floor, Wing - F, "Vandana Apartment", Vandana Sadan Co-op. Hsg. Soc. Ltd., Manvelpada Road, Virar (East), Palghar - 401 305, State - Maharashtra, Country - India
 Company's PAN : **AADCV4303R**

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

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

Rathod
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Mayur Laxmidas Bramania & Mrs. Divya Mayur Bramania**

Residential Flat No. 201, 2nd Floor, Wing – F, "**Vandana Apartment**", Vandana Sadan Co-op. Hsg. Soc. Ltd.,
Manvelpada Road, Virar (East), Palghar – 401 305, State – Maharashtra, Country – India.

Latitude Longitude - 19°26'53.3"N 72°49'08.1"E

Valuation Prepared for:

Cosmos Bank
Fort Branch

229/231, Perin Nariman Street, Bazar Gate, Fort, Mumbai – 400 001,
State – Maharashtra, Country – India.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabadi 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. 201, 2nd Floor, Wing – F, "Vandana Apartment", Vandana Sadan Co-op. Hsg. Soc. Ltd., Manvelpada Road, Virar (East), Palghar – 401 305, State – Maharashtra, Country – India belongs to **Mr. Mayur Laxmidas Bramania & Mrs. Divya Mayur Bramania**.

Boundaries of the property.

North : Wing – E
South : Attar Apartment
East : Shree Padma Asha Building
West : Open Plot

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 **₹ 30,19,125.00 (Rupees Thirty Lakh Nineteen Thousand One Hundred 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 valuation report.

Hence certified

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

Encl. Valuation Report

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PVT. LTD., o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.13 12:51:19 +05'30'

Auth. Sign.



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 2837 1325/24
mumbai@vastukala.org

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 VVCMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 6,500.00 Expected rental income per month

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, Fort Branch to assess fair market value as on 13.05.2023 for Residential Flat No. 201, 2nd Floor, Wing – F, "**Vandana Apartment**", Vandana Sadan Co-op. Hsg. Soc. Ltd., Manvelpada Road, Virar (East), Palghar – 401 305, State – Maharashtra, Country – India belongs to **Mr. Mayur Laxmidas Bramania & Mrs. Divya Mayur Bramania.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 30.07.2019 Between Mr. Devendra Raghunath Mhatre (the Transferor) and Mr. Mayur Laxmidas Bramania & Mrs. Divya Mayur Bramania (the Transferee).
2	Copy of Commencement Certificate No. NPV / BB / CR-366 / 88 dated 18.01.1988 issued by Virar Municipal Council.
3	Copy of Occupancy Certificate No. NPV / T7 / 449 / 89 dated 05.06.1989 issued by Virar Municipal Council.

LOCATION:

The said building is located at Survey No. 23777, 232/5 & 237/4 of Village Virar, Palghar. The property falls in Residential Zone. It is at a walkable distance 1 Km. from **Virar** railway station.

BUILDING:

The building under reference is having Ground + 2 **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 5 Residential Flat. The building is having No Lift.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC & Bath + Passage (i.e., **1BHK + WC & Bath**). The residential flat is finished with ceramic flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, casing capping electrification & concealed plumbing etc.

Valuation as on 13th May 2023

The Built Up Area of the Residential Flat	:	485.00 Sq. Ft.
--------------------------------------------------	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	1989 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	34 Years
Cost of Construction	:	485.00 X 2,500.00 = ₹ 12,12,500.00
Depreciation $\{(100-10) \times 34 / 60\}$:	51.00%
Amount of depreciation	:	₹ 6,18,375.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 51,840.00 per Sq. M. i.e. ₹ 4,816.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 38,192.00 per Sq. M. i.e. ₹ 3,548.00 per Sq. Ft.
Prevailing market rate	:	₹ 7,500.00 per Sq. Ft.
Value of property as on 13.05.2023	:	485.00 Sq. Ft. X ₹ 7,500.00 = ₹ 36,37,500.00

(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 13.05.2023	:	₹ 36,37,500.00 - ₹ 6,18,375.00 = ₹ 30,19,125.00
Total Value of the property	:	₹ 30,19,125.00
The realizable value of the property	:	₹ 27,17,213.00
Distress value of the property	:	₹ 24,15,300.00
Insurable value of the property (485.00 X 2,500.00)	:	₹ 12,12,500.00
Guideline value of the property (485.00 X 3,548.00)	:	₹ 17,20,780.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 201, 2nd Floor, Wing – F, "**Vandana Apartment**", Vandana Sadan Co-op. Hsg. Soc. Ltd., Manvelpada Road, Virar (East), Palghar – 401 305, State – Maharashtra, Country – India for this particular purpose at **₹ 30,19,125.00 (Rupees Thirty Lakh Nineteen Thousand One Hundred Twenty Five Only)** as on **13th May 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 May 2023 is ₹ 30,19,125.00 (Rupees Thirty Lakh Nineteen Thousand One Hundred 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.

PART III- DECLARATION

I hereby declare that

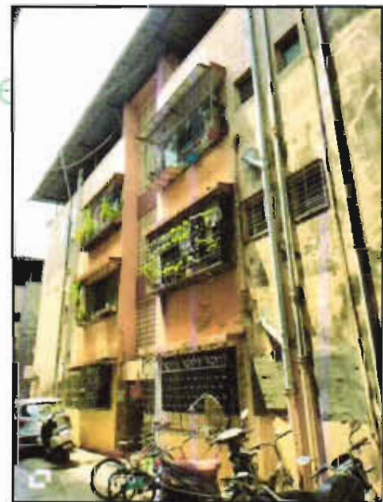
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

Think.Innovate.Create

ANNEXURE TO FORM 0-1

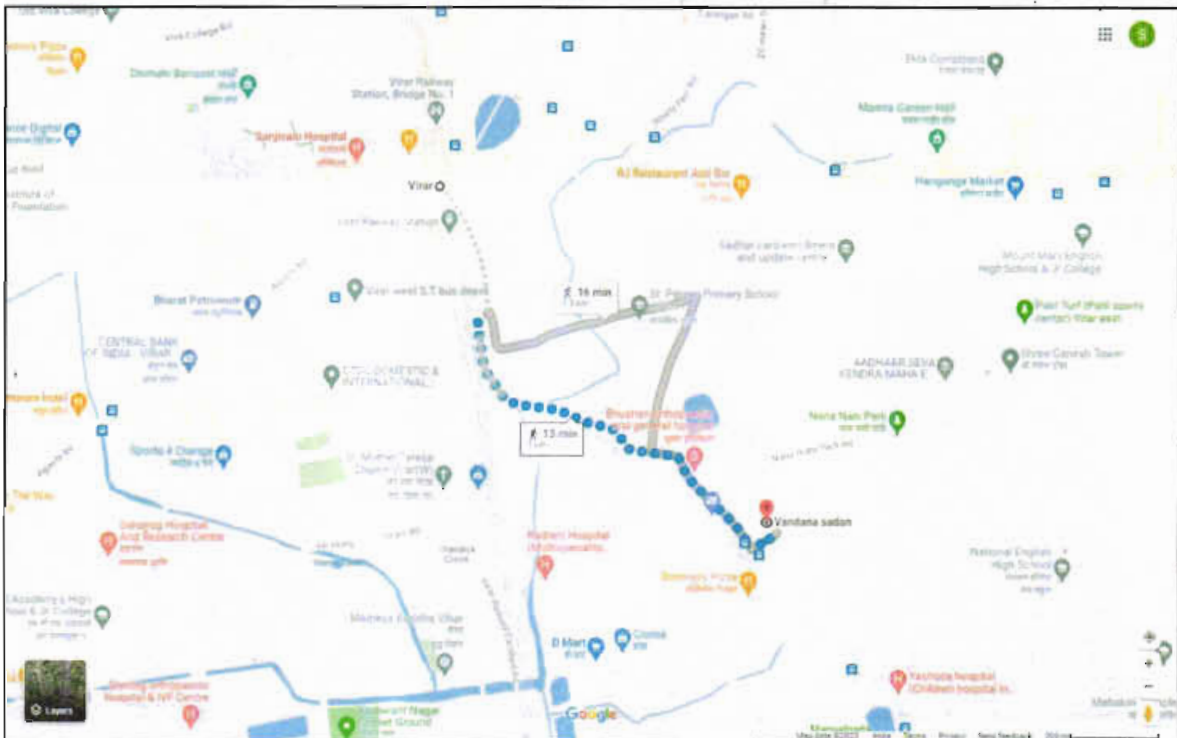
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 2 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 nd Floor
3	Year of construction	1989 (As per occupancy certificate)
4	Estimated future life	26 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, Aluminum sliding windows
10	Flooring	Ceramic flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Casing Capping 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	No 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°26'53.3"N 72°49'08.1"E

Note: The Blue line shows the route to site from nearest railway station (Virar – 1 Km.)



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



Ready Reckoner Rate



Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year 2023/2024 **Language** English

Annual Statement of Rates

Selected District पालघर

Select Taluka वसई

Select Village मोडे (गांव) विहार (वसई विहार नगर महानगरपालिका)

Search By Survey No Location

Enter Survey No 237

वर्ग/विवरण	सुरती मूल्य	विराही मूल्य	सडीस	पुकारे	बीघोसिक	एकक (R./.)	Attribute
4-पट्टीवाम व इतर तालमन अनुसूचित बाजारतील इमिनी	11700	57600	66700	70900	66700	चौ. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	57,600.00			
Reduced by 10% on Flat Located on 2 nd Floor	5,760.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	51,840.00	Sq. Mt.	4,816.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	11,700.00			
The difference between land rate and building rate (A – B = C)	40,140.00			
Depreciation Percentage as per table (D) [100% - 34%] (Age of the Building – 34 Years)	66%			
Rate to be adopted after considering depreciation [B + (C x D)]	38,192.00	Sq. Mt.	3,548.00	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 / Still / 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

1 BHK Flat In Solitaire Chs For Sale In Virar East

₹ 28 Lacs
Negotiable

₹ 11,048/Month
Estimated EMI

430
sq ft

Need Home Loan? [Apply Now](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Virar East / 1 BHK Flat for Sale in Virar East / Property Details

Photos Location

Video +6

Features: Woodwork/Carpeting, 2BHK, 3BHK, 4BHK, 5BHK, 6BHK, 7BHK, 8BHK, 9BHK, 10BHK, 11BHK, 12BHK, 13BHK, 14BHK, 15BHK, 16BHK, 17BHK, 18BHK, 19BHK, 20BHK, 21BHK, 22BHK, 23BHK, 24BHK, 25BHK, 26BHK, 27BHK, 28BHK, 29BHK, 30BHK, 31BHK, 32BHK, 33BHK, 34BHK, 35BHK, 36BHK, 37BHK, 38BHK, 39BHK, 40BHK, 41BHK, 42BHK, 43BHK, 44BHK, 45BHK, 46BHK, 47BHK, 48BHK, 49BHK, 50BHK, 51BHK, 52BHK, 53BHK, 54BHK, 55BHK, 56BHK, 57BHK, 58BHK, 59BHK, 60BHK, 61BHK, 62BHK, 63BHK, 64BHK, 65BHK, 66BHK, 67BHK, 68BHK, 69BHK, 70BHK, 71BHK, 72BHK, 73BHK, 74BHK, 75BHK, 76BHK, 77BHK, 78BHK, 79BHK, 80BHK, 81BHK, 82BHK, 83BHK, 84BHK, 85BHK, 86BHK, 87BHK, 88BHK, 89BHK, 90BHK, 91BHK, 92BHK, 93BHK, 94BHK, 95BHK, 96BHK, 97BHK, 98BHK, 99BHK, 100BHK

Overview

Age of Building	6-11 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.2 Per Sq Ft	Flooring	Mosaic
Buildup Area	430 Sq Ft	Carpet Area	131 Sq Ft

Activity On This Property

1185 Views 46 Favorites

Similar Properties

NOBROKER

1 BHK Flat In New Aniruddha Apartment For Sale In Virar East

₹ 30 Lacs
Negotiable

₹ 17,194/Month
Estimated EMI

305
sq ft

Need Home Loan? [Apply Now](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Virar East / 1 BHK Flat for Sale in Virar East / Property Details

Photos Location

Video +1

Features: Woodwork/Carpeting, 2BHK, 3BHK, 4BHK, 5BHK, 6BHK, 7BHK, 8BHK, 9BHK, 10BHK, 11BHK, 12BHK, 13BHK, 14BHK, 15BHK, 16BHK, 17BHK, 18BHK, 19BHK, 20BHK, 21BHK, 22BHK, 23BHK, 24BHK, 25BHK, 26BHK, 27BHK, 28BHK, 29BHK, 30BHK, 31BHK, 32BHK, 33BHK, 34BHK, 35BHK, 36BHK, 37BHK, 38BHK, 39BHK, 40BHK, 41BHK, 42BHK, 43BHK, 44BHK, 45BHK, 46BHK, 47BHK, 48BHK, 49BHK, 50BHK, 51BHK, 52BHK, 53BHK, 54BHK, 55BHK, 56BHK, 57BHK, 58BHK, 59BHK, 60BHK, 61BHK, 62BHK, 63BHK, 64BHK, 65BHK, 66BHK, 67BHK, 68BHK, 69BHK, 70BHK, 71BHK, 72BHK, 73BHK, 74BHK, 75BHK, 76BHK, 77BHK, 78BHK, 79BHK, 80BHK, 81BHK, 82BHK, 83BHK, 84BHK, 85BHK, 86BHK, 87BHK, 88BHK, 89BHK, 90BHK, 91BHK, 92BHK, 93BHK, 94BHK, 95BHK, 96BHK, 97BHK, 98BHK, 99BHK, 100BHK

Overview

Age of Building	10+ Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.2 Per Sq Ft	Flooring	Carpet
Buildup Area	131 Sq Ft	Carpet Area	131 Sq Ft

Activity On This Property

300 Views 11 Favorites

Similar Properties

Sales Instance

1321534 12-05-2023 Note: Generated Through eSearch Module. For original report please contact concern SRO office	सूची क्र.2	दुयाम निबंधक : सह दु.नि.वसई 5 दस्त क्रमांक . 1321/2023 नोदणी Regn 63m
गावाचे नाव : विरार		
(1) विलेखाचा प्रकार	करारनामा	
(2) म्मोबदला	3600000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2304000	
(4) भू.माण. पेटशिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन . इतर माहिती: सदनिका नं.बी-206,दुसरा मजला,न्यू गुलमोहर कॉ. ऑप. ही. सो. लि.,मनवेलपाडा रोड,गाव विरार,विरार पूर्व,ता. वसई,जि. पालघर-401305((Survey Number : 237, Hissa No.5 ;))	
(5) क्षेत्रफळ	40 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव .राकेश किसनलाल शर्मा . वय .59 पत्ता .प्लॉट नं. बी-206, माळा नं. दुसरा मजला, इमारतीचे नाव न्यु गुलमोहर कॉ. ऑप. ही. सो. लि. ब्लॉक नं. मनवेलपाडा रोड, गाव विरार . रोड नं. विरार पूर्व, महाराष्ट्र, THANE. पिन कोड -401305 पॅन नं.-BBMPS6764F	
(8)दस्तावेज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव .नितेश लक्ष्मण दर्पे वय .27, पत्ता .प्लॉट नं. 6/3, माळा नं. इमारतीचे नाव कृपाशंकर सिंह, गावदेवी रोड, ब्लॉक नं. गणेश कृपा सेवा मंडळ जवळ, रोड नं. पौईसर कादिवली पूर्व, मुंबई, महाराष्ट्र, मुम्बई पिन कोड -400101 पॅन नं.-CGCPD496-U 2) नाव .नितेश लक्ष्मण दर्पे वय .30, पत्ता .प्लॉट नं. 6/3, माळा नं. इमारतीचे नाव कृपाशंकर सिंह, गावदेवी रोड, ब्लॉक नं. गणेश कृपा सेवा मंडळ जवळ, रोड नं. पौईसर कादिवली पूर्व, मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400101 पॅन नं.-ASRPD8100H	
(9) दस्तावेज करून दिल्याचा दिनांक	25/01/2023	
(10)दस्त नोदणी केल्याचा दिनांक	25/01/2023	
(11)अनुक्रमांक, खड व पृष्ठ	1321/2023	
(12)बाजारभावाप्रमाणे मुद्राक शुल्क	252000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)भोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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 **₹ 30,19,125.00 (Rupees Thirty Lakh Nineteen Thousand One Hundred Twenty Five Only).**

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=VastuKa, email=manojbaburaochalikwar@vastukala.com,
serialNumber=1, postalCode=400005, st=Maharashtra,
394a28f2d23a32786258dc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.19 12:51:33 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Cosmos Emp. No. H.O./Credit/67/2019-20

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Vastukala Consultants (I) Pvt. Ltd.

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