

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-993/23-24	Dated 7-Jun-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 : 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. 31698 / 2300995	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 %	3,500.00
	CGST			315.00
	SGST			315.00
	Total			₹ 4,130.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Four Thousand One Hundred Thirty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,500.00	9%	315.00	9%	315.00	630.00
Total	3,500.00		315.00		315.00	630.00

Tax Amount (in words) : **Indian Rupee Six Hundred Thirty Only**

Remarks:
 "Name of Proposed Purchaser: Mr. Mihir Prakash Pandya Name of Owner: Mr. Jayesh Prabhudas Vora Residential Flat No. 43, 2nd Floor, ""Raghuvanshi Odhavram Krupa Co-op. Hsg. Soc. Ltd.""", Raghuvanshi Nagar, Sarojini Naidu Road, Opp. Ridhi Sidhi Apartment, Mulund (West), Mumbai – 400 080, 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**

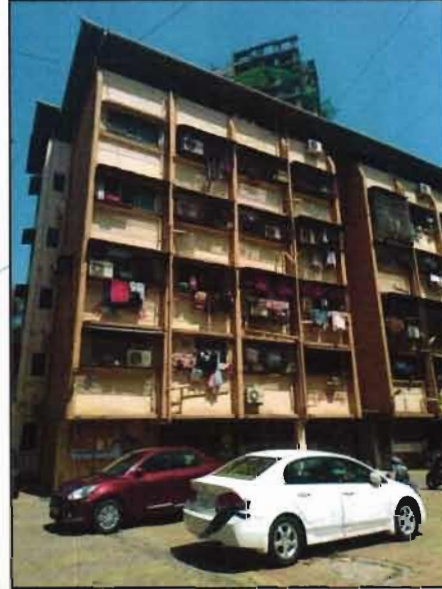

 UPI Virtual ID : **Vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Mr. Mihir Prakash Pandya**

Name of Owner: **Mr. Jayesh Prabhudas Vora**

Residential Flat No. 43, 2nd Floor, "**Raghuvanshi Odhavram Krupa Co-op. Hsg. Soc. Ltd.**", Raghuvanshi Nagar,
Sarajini Naidu Road, Opp. Ridhi Sidhi Apartment, Mulund (West), Mumbai – 400 080,
State – Maharashtra, Country – India.

Latitude Longitude - 19°10'50.0"N 72°57'26.5"E

Valuation Prepared for:

Cosmos Bank

Borivali (West) Branch

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 :** B1-001, U/B Floor, Boomerang
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org

**Valuation Report of Residential Flat No. 43, 2nd Floor, "Raghuvanshi Odhavram Krupa Co-op. Hsg. Soc. Ltd.",
Raghuvanshi Nagar, Sarojini Naidu Road, Opp. Ridhi Sidhi Apartment, Mulund (West),**

Mumbai – 400 080, 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 07.06.2023 for Bank Loan Purpose
2	Date of inspection	01.06.2023
3	Name of the owner/ owners	<u>Name of Proposed Purchaser:</u> Mr. Mihir Prakash Pandya <u>Name of Owner:</u> Mr. Jayesh Prabhudas Vora
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Single Ownership
5	Brief description of the property	<u>Address:</u> Residential Flat No. 43, 2 nd Floor, "Raghuvanshi Odhavram Krupa Co-op. Hsg. Soc. Ltd.", Raghuvanshi Nagar, Sarojini Naidu Road, Opp. Ridhi Sidhi Apartment, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India. <u>Contact Person:</u> Mrs. Chaya Vora (Owner's wife) Contact No. 9967606016
6	Location, street, ward no	Raghuvanshi Nagar, Sarojini Naidu Road, Opp. Ridhi Sidhi Apartment, Mulund (West), Mumbai
7	Survey/ Plot no. of land	Plot No. A, Survey No. 277, CTS No. 738A, 'T' Ward of Village – Mulund
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. = 210.00 (Area as per actual site measurement)

		Carpet Area in Sq. Ft. = 210.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 252.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Raghuvanshi Nagar, Sarojini Naidu Road, Opp. Ridhi Sidhi Apartment, Mulund (West), Mumbai – 400 080.
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

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 – 2003 (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 07.06.2023 for Residential Flat No. 43, 2nd Floor, "Raghuvanshi Odhavram Krupa Co-op. Hsg. Soc. Ltd.", Raghuvanshi Nagar, Sarojini Naidu Road, Opp. Ridhi Sidhi Apartment, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Mr. Jayesh Prabhudas Vora**. Name of **Proposed Purchaser** is **Mr. Mihir Prakash Pandya**.

We are in receipt of the following documents:

1	Copy of Proposed Purchaser Pan Card No. BQGPP6696C in the name of Mr. Mihir Prakash Pandya.
2	Copy of Agreement for Sale dated 29.08.2008 Between Mrs. Harsha Jitendra Thakkar (the Transferor) and Mr. Jayesh Prabhudas Vora (the Transferee).
3	Copy of Occupancy Certificate No. CE / 3234 / BPES / AT dated 24.01.2003 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at Plot No. A, Survey No. 277, CTS No. 738A, 'T' Ward of Village – Mulund, Mumbai. The property falls in Residential Zone. It is at a walkable distance 1 Km. from Mulund 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 is used for residential purpose. 2nd Floor is having 18 Residential Flat. The building having no lift.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of Living Room + Kitchen + WC & Bath + Passage (i.e., **1RK with WC & Bath**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Casing Capping electrification & Concealed plumbing etc.

Valuation as on 7th June 2023

The Built Up Area of the Residential Flat	:	210.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2003 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	20 Years
Cost of Construction	:	252.00 X 2,700.00 = ₹ 6,80,400.00
Depreciation $\{(100-10) \times 20 / 60\}$:	30.00%
Amount of depreciation	:	₹ 2,04,120.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,19,412.00 per Sq. M. i.e., ₹ 11,094.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,08,378.00 per Sq. M. i.e., ₹ 10,069.00 per Sq. Ft.
Prevailing market rate	:	₹ 17,500.00 per Sq. Ft.
Value of property as on 07.06.2023	:	252.00 Sq. Ft. X ₹ 17,500.00 = ₹ 44,10,000.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 07.06.2023	:	₹ 44,10,000.00 - ₹ 2,04,120.00 = ₹ 42,05,880.00
Total Value of the property	:	₹ 42,05,880.00
The realizable value of the property	:	₹ 37,85,292.00
Distress value of the property	:	₹ 33,64,704.00
Insurable value of the property (252.00 X 2,700.00)	:	₹ 6,80,400.00
Guideline value of the property (252.00 X 10,069.00)	:	₹ 25,37,388.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 43, 2nd Floor, "Raghuvanshi Odhavram Krupa Co-op. Hsg. Soc. Ltd.", Raghuvanshi Nagar, Sarojini Naidu Road, Opp. Ridhi Sidhi Apartment, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India for this particular purpose at **₹ 42,05,880.00 (Rupees Forty Two Lakh Five Thousand Eight Hundred Eighty Only)** as on **7th June 2023**.

NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **7th June 2023 is ₹ 42,05,880.00 (Rupees Forty Two Lakh Five Thousand Eight Hundred Eighty 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 + 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	2003 (As per occupancy certificate)
4	Estimated future life	40 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	Vitrified tiles 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



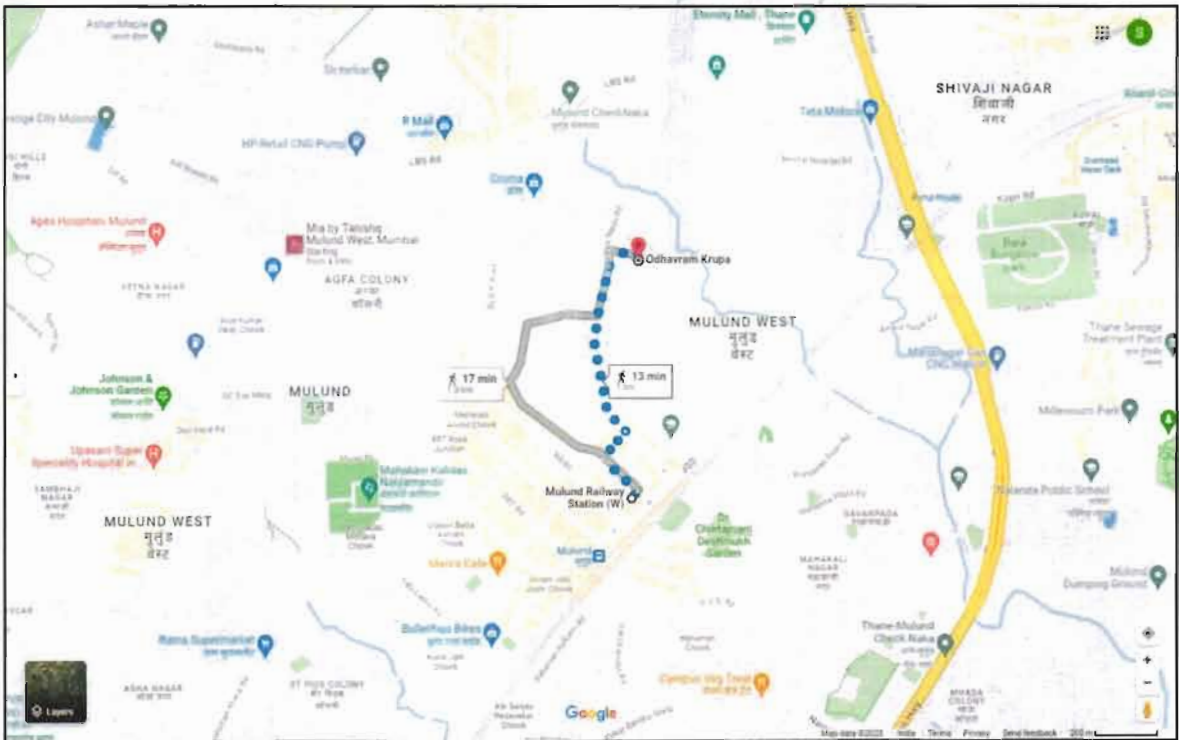
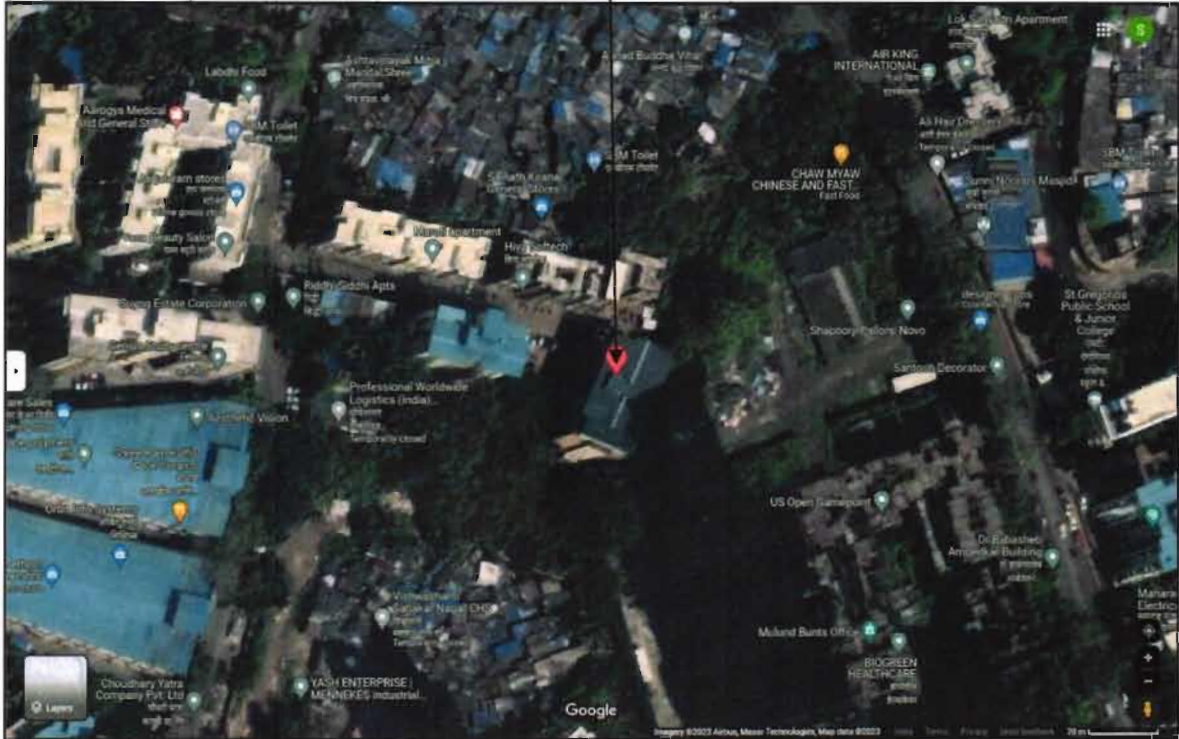
Raghuvanshi Odhavram Krupa Co-Op. Hsg. Soc. Ltd.
 Reg. No. 80M/WT/HSG(TC) 8714/2001
 Raghuvanshi Nagar, S.N. Road, Mulund (W) Mumbai - 400080.

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR
73 Kapil B. Ganatra	74 Navinchandra T. Chondori	75 Piyush M. Bagariya	76 Usha K. Sachde	77 Jayesh V. Shett
78 Poonam K. Ganatra	79 Indira J. Gais	80 Emifa N. Popal	81 Shriharsh C. Pandya	82 Raghuvanshi Samaj
83 Raghuvanshi Samaj	84 Sayant V. Shetkar	85 Kinjal D. Kalra	86 Nataraj K. Shah	87 Santosh C. Pandya
88 Raghuvanshi Samaj	89 Jayant H. Manotkar	90 Jyotish M. Thakkar		



Route Map of the property

Site w/r



Latitude Longitude - 19°10'50.0"N 72°57'26.5"E

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



Vastukala Consultants (I) Pvt. Ltd.
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Ready Reckoner Rate

DIVISION / VILLAGE: MULUND WEST Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation 'A' Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Lal Bahadur Shastri Marg (L. B. S. Marg) and Railway Line. All the remaining Properties except the Properties in Zone No. 123/568.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
123	123/567	64240	132680	152580	176500	132680
C. T. S. No. 92, 113, 471, 601, 643, 644, 645, 649, 650, 651, 652, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 669/1, 669/2, 669/3, 669/4, 669/5, 669/6, 669/7, 669/8, 669/10, 669/12, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 723A, 723E, 723F, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 736, 737, 738, 739, 740, 741, 743, 744, 745, 746, 747, 748, 749, 750, 752, 755, 756, 757, 758, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878.						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,32,680.00			
Reduced by 10% on Flat Located on 2 nd Floor	13,268.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,19,412.00	Sq. Mtr.	11,094.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	64,240.00			
The difference between land rate and building rate (A – B = C)	55,172.00			
Depreciation Percentage as per table (D) [100% - 20%] (Age of the Building – 20 Years)	80%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,08,378.00	Sq. Mtr.	10,069.00	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

1 RK Flat in Raghuapati Apartment For Sale in Mulund West

₹ 55 Lacs
Raghuapati

₹ 31,522/Month
Estimated EMI

300
Sq.Ft.

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Home / Flats for Sale in Mumbai / Flats for Sale in Mulund west / 1K Flat for Sale in Mulund west / Property Details

Photos Location

1 Bedroom
1 Bathroom
1
Car

May 4, 2023
Immediately
Raghuapati Apartment

Get Owner Details

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

Neighb: Neptune Element, Ashar IT Park, K166, Eminent Mall, Mulund

Overview

Age of Building	>18 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1 Per Sq.Ft/M	Financing	NA
Buildup Area	300 Sq.Ft	Furnishing Status	Unfurnished View Details

Activity On This Property

Similar Properties

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Mulund West Add

POPULAR PROJECT

₹49.0 L
1 RK Apartment
Attractive Flats with Attractive price, P&T Staff Colony, Mulund west, Mumbai
Reg. Price
₹20.42 K/sq.ft

Interested +

Home / Mumbai / Mulund West / Apartment for Sale in Mulund west / 1 RK Apartment

₹50.0 L EMI starts at ₹26.48 K
₹17.86 K/sq.ft

Contact Owner

No Property Images Available
[Request Photos](#)

280 sq.ft Build Up Area	₹17.86 K/sq.ft Avg. Price	15 Year Old Age of property	Ready to move Possession status	Middle of 4 floors	Semi Furnished Furnishing
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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 **7th June 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 ₹ 42,05,880.00 (Rupees Forty Two Lakh Five Thousand Eight Hundred Eighty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=India, email=manojbaburaochalikwar@vastukala.org, c=IN, postalCode=400015, streetAddress=Vastukala Consultants (I) Pvt. Ltd., Plot No. 10, Sector 10, Vashi, Dist. Thane, Maharashtra, India, postalCode=400015, serialNumber=1, cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=India, email=manojbaburaochalikwar@vastukala.org, c=IN, postalCode=400015, streetAddress=Vastukala Consultants (I) Pvt. Ltd., Plot No. 10, Sector 10, Vashi, Dist. Thane, Maharashtra, India, postalCode=400015

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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