PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX

State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org

Buyer (Bill to)

COSMOS BANK- BORIVALI MRO A-2

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai -400 092, State - Maharashtra, Country - India.

GSTIN/UIN State Name : 27AAAAT0742K1ZH : Maharashtra, Code: 27

Invoice No.	Dated
PG-1861/23-24	5-Aug-23
Delivery Note	Mode/Terms of Payment AGAINST REPORT
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No. 002283 / 2301920	Delivery Note Date
Dispatched through	Destination

Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1		997224 GST GST	18 %	4,000.00 360.00 360.00
		Total		4,720.00

Amount Chargeable (in words)

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable	Central Tax		State Tax		Total
	Value	Rate	Amount	Rate	Amount	Tax 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

Remarks:

Mr. Rameshsingh Harisingh Thakur & Mrs. Rekha Ramesh Singh - Residential Duplex Flat No. A-1502, 15th & 16th Floor, Wing - A, "Patel Paradise Co-op. Hsg. Soc. Ltd.", Plot No. 1, 31 & 32, Sector - 35E, Kharghar, Navi Mumbai - 410 210, Taluka - Panvel, District - Raigad, 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

UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Kattoch Authorieed Signatory

F & O F

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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



CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mr. Rameshsingh Harisingh Thakur & Mrs. Rekha Ramesh Singh

Residential Duplex Flat No. A-1502, 15th & 16th Floor, Wing – A, "Patel Paradise Co-op. Hsg. Soc. Ltd.", Plot No. 1, 31 & 32, Sector – 35E, Kharghar, Navi Mumbai – 410 210, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India.

<u>Latitude Longitude - 19°04'11.5"N 73°04'28.0"E</u>

Valuation Prepared for: Cosmos Bank

Borivali MRO A-2 Branch

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India.



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

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: Cosmos Bank / Borivali MRO A-2 Branch / Mr. Rameshsingh Thakur (2283/2301920) Page 2 of 18

Vastu/Mumbai/08/2023/2283/2301920 05/10-66-SBSKM

Date: 05.08.2023

VALUATION OPINION REPORT

The property bearing Residential Duplex Flat No. A-1502, 15th & 16th Floor, Wing – A, "Patel Paradise Co-op. Hsg. Soc. Ltd.", Plot No. 1, 31 & 32, Sector – 35E, Kharghar, Navi Mumbai – 410 210, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India belongs to Mr. Rameshsingh Harisingh Thakur & Mrs. Rekha Ramesh Singh.

Boundaries of the property.

North : Krishna Residency
South : CISF Road

East : Internal Road & Garden Court West : Nalah & Venus Paradise

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 ₹ 3,18,49,636.00 (Rupees Three Crore Eighteen Lakh Forty Nine Thousand Six Hundred Thirty Six 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 Signath impred by MANCE RABILITATO CHALLESSON

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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



Regd. Office: B1-001, L//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 Duplex Flat No. A-1502, 15th & 16th Floor, Wing – A, "Patel Paradise Co-op. Hsg. Soc. Ltd.", Plot No. 1, 31 & 32, Sector – 35E, Kharghar, Navi Mumbai – 410 210, Taluka – Panvel.

<u>District – Raigad, State – Maharashtra, Country – India.</u>

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 05.08.2023 for Bank Loan Purpose
2	Date of inspection	03.07.2023
3	Name of the owner/ owners	Mr. Rameshsingh Harisingh Thakur & Mrs. Rekha Ramesh Singh
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 Duplex Flat No. A-1502, 15th & 16th Floor, Wing – A, "Patel Paradise Co-op. Hsg. Soc. Ltd.", Plot No. 1, 31 & 32, Sector – 35E, Kharghar, Navi Mumbai – 410 210, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India. Contact Person: Mr. Rameshsingh Thakur (Owner) Contact No. 8169298539
6	Location, street, ward no	Kharghar, Navi Mumbai
	Survey/ Plot no. of land	Plot No. 1, 31 & 32, Sector – 35E of Village – Kharghar
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	Area as per actual site measurement are as under:



		Floor	Carpet Area in Sq. Ft.	Adjoining Terrace Area in Sq. Ft.	Total Area in Sq. Ft.
		15th Floor	904.00	139.00	1,043.00
		16th Floor	862.00	154.00	1,016.00
		Top Terrac	e Area		824.00
		Total Carp	et Area in S	Sq. Ft.	2,883.00
		Carpet Area Adjoining Te (Area as per Built Up Are (Carpet Are	rrace Area i Sale Deed) ea in Sq. Ft.	n Sq. Ft. = 212	2.00
13	Roads, Streets or lanes on which the land is abutting	Plot No. 1, Navi Mumba		ector – 35E,	Kharghar,
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 docui	nents		
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information 1	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 r	not available	,	
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information r	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.			



	IMPI	ROVEMENTS	
22		ch plans and elevations of all structures ding on the land and a lay-out plan.	Copy of Approved Plan Vide No. CIDCO / BP / ATPO / 330 dated 13.02.2007 issued by CIDCO.
23		ish technical details of the building on a trate sheet (The Annexure to this form may sed)	Attached
24	Is the	e building owner occupied/ tenanted/ both?	Owner Occupied
		e property owner occupied, specify portion extent of area under owner-occupation	N.A.
25		t is the Floor Space Index permissible and entage actually utilized?	Floor Space Index permissible – As per CIDCO norms Percentage actually utilized – Details not available
26	REN	TS	A.
	(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	₹ 66,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		any of the occupants related to, or close to ness associates of the owner?	Information not available
28	of fi	parate amount being recovered for the use xtures, like fans, geysers, refrigerators, ing ranges, built-in wardrobes, etc. or for ces charges? If so, give details	N.A. Ite.Create
29	1	details of the water and electricity charges, y, to be borne by the owner	N. A.
30	1	the tenant to bear the whole or part of the repairs and maintenance? Give particulars	N. A.
31	1	ift is installed, who is to bear the cost of itenance and operation- owner or tenant?	N. A.
32		oump is installed, who is to bear the cost of atenance and operation- owner or tenant?	N. A.
33	for li	has to bear the cost of electricity charges ghting of common space like entrance hall, s, passage, compound, etc. owner or nt?	N. A.



What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
SALES	
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
Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Duplex Flat in a building. The rate is considered as composite rate.
If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
COST OF CONSTRUCTION	7
Year of commencement of construction and year of completion	Year of Completion – 2012 (As per Occupancy Certificate)
What was the method of construction, by contract/By employing Labour directly/ both?	N. A.
For items of work done on contract, produce copies of agreements	N. A.
For items of work done by engaging Labour directly, give basic rates of materials and supported by documentary proof.	ina.Create
more than Carpet Area 13,40.00 & Terrace of provided to us. We have considered area me	Area 2,883.00 Sq. Ft. (Including Terrace Area) is Area 212.00 Sq. Ft. mentioned in the agreement Intioned in the documents. Hence, to give proper In rate i.e., ₹18,555.00 per Sq. Ft. on Built Up Area
	ls the building insured? If so, give the policy no., amount for which it is insured and the annual premium Is any dispute between landlord and tenant regarding rent pending in a court of rent? Has any standard rent been fixed for the premises under any law relating to the control of rent? SALES 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. Land rate adopted in this valuation If sale instances are not available or not relied up on, the basis of arriving at the land rate COST OF CONSTRUCTION Year of commencement of construction and year of completion What was the method of construction, by contract/By employing Labour directly/ both? For items of work done on contract, produce copies of agreements For items of work done by engaging Labour directly, give basic rates of materials and supported by documentary proof. Remark: 1. As per Site Inspection, Actual Total Carpet more than Carpet Area 13,40.00 & Terrace of provided to us. We have considered area me weightage to the value of the property, higher





PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Borivali MRO A-2 Branch to assess fair market value as on 05.08.2023 for Residential Duplex Flat No. A-1502, 15th & 16th Floor, Wing – A, "Patel Paradise Co-op. Hsg. Soc. Ltd.", Plot No. 1, 31 & 32, Sector – 35E, Kharghar, Navi Mumbai – 410 210, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India belongs to Mr. Rameshsingh Harisingh Thakur & Mrs. Rekha Ramesh Singh.

We are in receipt of the following documents:

1	Copy of Sale Deed dated 18.02.2019 Between Mr. Anupam Chakrabarty & Mrs. Amrita Chakrabarty (the
	Seller) & Mr. Rameshsingh Harisingh Thakur & Mrs. Rekha Ramesh Singh (the Purchaser).
2	Copy of Occupancy Certificate No. CIDCO / BP-9522 / ATPO (NM & K) 2012 / 1037 dated 23.10.2012
	issued by CIDCO.
3	Copy of Approved Plan Vide No. CIDCO / BP / ATPO / 330 dated 13.02.2007 issued by CIDCO.

LOCATION:

The said building is located at Plot No. 1, 31 & 32, Sector – 35E of Kharghar, Navi Mumbai. The property falls in Residential Zone. It is at a travelling distance 6.4 Km. from Kharghar railway station.

BUILDING

The building under reference is having (Part) Ground + (Part) Stilt + 16 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. 15th Floor & 16th Floor is having 2 Residential Duplex Flat. The building is 2 lifts.

Residential Duplex Flat:

The residential Duplex Flat under reference is situated on the 15th & 16th Floor. 15th Floor consists of Bedroom + Living Room + Dining + Kitchen + 2 Toilets + Passage + Terrace + Internal Staircase & 16th Floor consist of 3 Bedrooms + 2 Toilets + Passage + Terrace + Top Terrace. The residential Duplex Flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing, cement plastering with POP false ceiling etc.

Valuation as on 05th August 2023 hink. Innovate. Create

The Built Up Area of the Residential Duplex Flat	;	1,608.00 Sq. Ft.
Adjoining Terrace Area	:	212.00 Sq. Ft.

Deduct Depreciation:

Year of Construction of the building	:	2012 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	11 Years
Cost of Construction	:	1,608.00 X 2,700.00 = ₹ 43,41,600.00
Depreciation {(100-10) X 11 / 60}	:	16.50%





Valuation Report Prepared For: Cosmos Bank / Borivali MRO A-2 Branch / Mr. Rameshsingh Thakur (2283/2301920) Page 8 of 18

Amount of depreciation	:	₹ 7,16,364.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,35,850.00 per Sq. M. i.e., ₹ 12,621.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹1,24,933.00 per Sq. M.
		i.e., ₹ 11,607.00 per Sq. Ft.
Prevailing market rate	:	₹ 19,000.00 per Sq. Ft. for Duplex Flat ₹ 9,500.00 per Sq. Ft. for Terrace

Value of property as on 05.08.2023

Particulars	Built Up Area (Sq. F.t)	Rate (₹)	Value (₹)
Flat	1,608.00	19,000.00	3,05,52,000.00
Terrace	212.00	9,500.00	20,14,000.00
		Total Value	3,25,66,000.00

(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	V :	₹ 3,25,66,000.00 - ₹ 7,16,364.00 =
05.08.2023		₹ 3,18,49,636.00
Total Value of the property	:	₹ 3,18,49,636.00
The realizable value of the property	:	₹ 2,86,64,672.00
Distress value of the property	:	₹ 2,54,79,710.00
Insurable value of the property	:	₹ 43,41,600.00
Guideline value of the property	:	₹ 1,98,94,504.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Duplex Flat No. A-1502, 15th & 16th Floor, Wing – A, "Patel Paradise Co-op. Hsg. Soc. Ltd.", Plot No. 1, 31 & 32, Sector – 35E, Kharghar, Navi Mumbai – 410 210, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India for this particular purpose at ₹ 3,18,49,636.00 (Rupees Three Crore Eighteen Lakh Forty Nine Thousand Six Hundred Thirty Six Only) as on 05th August 2023.



Valuation Report Prepared For: Cosmos Bank / Borivali MRO A-2 Branch / Mr. Rameshsingh Thakur (2283/2301920) Page 9 of 18

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 05th August 2023 is ₹ 3,18,49,636.00 (Rupees Three Crore Eighteen Lakh Forty Nine Thousand Six Hundred Thirty Six 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	(Part) Ground + (Part) Stilt + 16 Upper Floors		
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Duplex		
	·	Flat situated on 15th & 16th Floor		
3	Year of construction	2012 (As per occupancy certificate)		
4	Estimated future life	49 Years Subject to proper, preventive periodic		
		maintenance & structural repairs		
5	Type of construction- load bearing	R.C.C. Framed Structure		
	walls/RCC frame/ steel frame			
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,		
	<u> </u>	Powder Coated 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,	Yes		
	if any			
14	(i) Internal wiring – surface or	Concealed electrification		
	conduit			
	(ii) Class of fittings: Superior/	Concealed plumbing		
	Ordinary/ Poor.	-1		
15	Sanitary installations			
	(i) No. of water closets	As per Requirement		
	(ii) No. of lavatory basins			
	(iii) No. of urinals	<i>f</i>		
	(iv) No. of sink			
16	Class of fittings: Superior colored / superior	Ordinary		
	white/ordinary.			
17	Compound wall	R.C.C. Framed Structure with 9" thick external		
	Height and length Type of construction	walls and 6" thick internal brick walls		
	Type of constituetion	10.010010		
18	No. of lifts and capacity	2 Lifts		
19	Underground sump – capacity and type of	R.C.C tank		
	construction			
20	Over-head tank	R.C.C tank on terrace		
	Location, capacity			
0.1	Type of construction	May be assided as as a site of the		
21	Pumps- no. and their horse power	May be provided as per requirement		
22	Roads and paving within the compound	Cement concrete in open spaces, etc.		
00	approximate area and type of paving	Connected to Municipal Courses Contact		
23	Sewage disposal – whereas connected to	Connected to Municipal Sewerage System		
	public sewers, if septic tanks provided, no.			
	and capacity			





Actual site photographs



















Actual site photographs















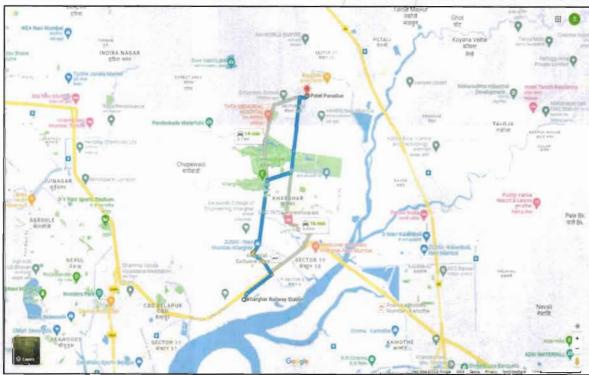




Route Map of the property

Site_|u/r





 $\label{eq:Latitude Longitude - 19°04'11.5"N 73°04'28.0"E}$ Note: The Blue line shows the route to site from nearest railway station (Kharghar - 6.4 Km.)





Ready Reckoner Rate



Stamp Duty Ready Reckoner Market Value Rate for Duplex Flat	1,23,500.00			
Increase by 10% on Duplex Flat Located on 15th & 16th Floor	12,350.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,35,850.00	Sq. Mtr.	12,621.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	36,600.00			
The difference between land rate and building rate (A – B = C)	99,250.00			
Depreciation Percentage as per table (D) [100% - 11%]	89%			
(Age of the Building – 11 Years)	- L			
Rate to be adopted after considering depreciation [B + (C x D)]	1,24,933.00	Sq. Mtr.	11,607.00	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 Duplex 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

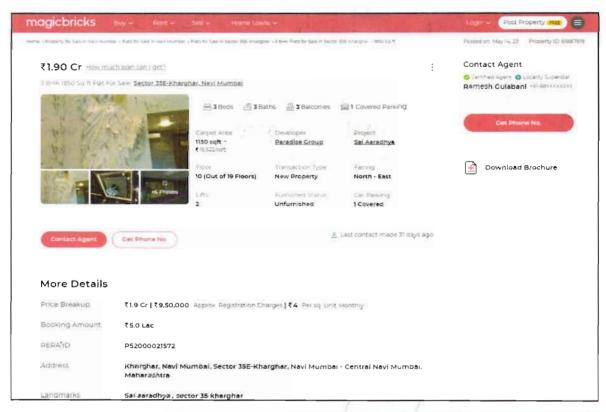
Table - D: Depreciation Percentage Table

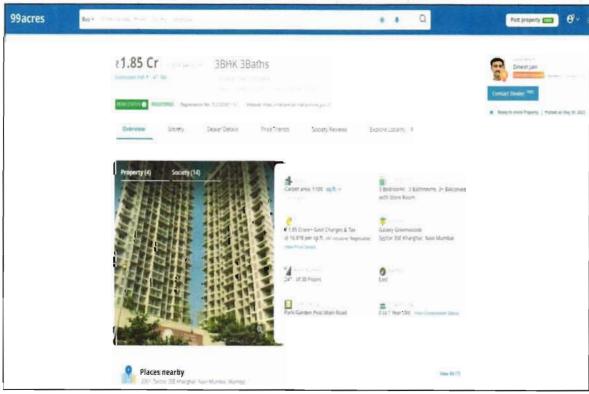
Completed Age of Building in Years	Value in percent after depreciation		
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.	
0 to 2 Years	100%	100%	
Above 2 & up to 5 Years	95%	95%	
Above 5 Years	After initial 5 year for every year 1% depreciation 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



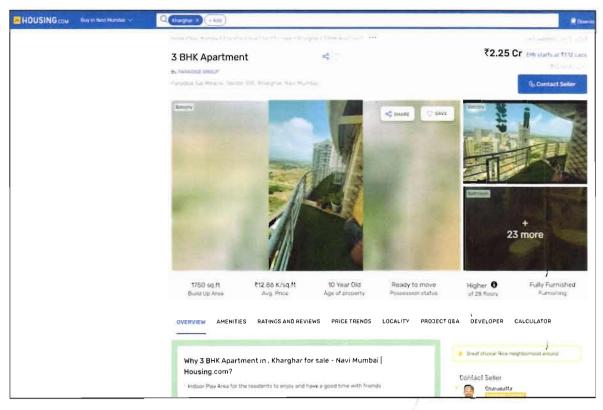


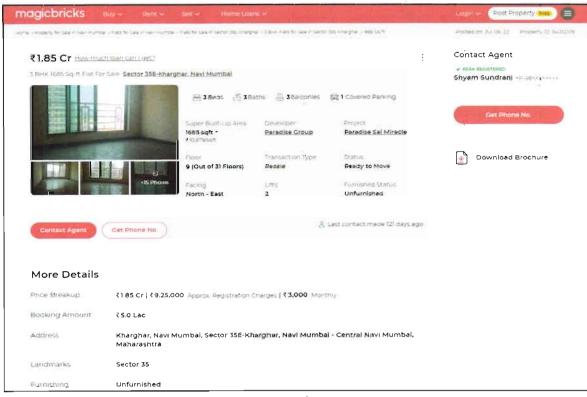






Price Indicators









Valuation Report Prepared For: Cosmos Bank / Borivali MRO A-2 Branch / Mr. Rameshsingh Thakur (2283/2301920) Page 17 of 18

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 05th August 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

- 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.



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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 ₹ 3,18,49,636.00 (Rupees Three Crore Eighteen Lakh Forty Nine Thousand Six Hundred Thirty Six Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

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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