

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 - Malad East Malad East Shop No. 1, 2 & 3 Khandwala Lane, Khandwala Arcade, Off Daffatry Road, Malad East, Mumbai 400097 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. PG-1626/23-24 Dated 19-Jul-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 002484 / 2301683 Delivery Note Date Dispatched through Destination Terms of Delivery
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SI 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**

Company's Bank Details

Bank Name : **The Cosmos Co-Operative Bank Ltd**

A/c No. : **0171001022668**

Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

Remarks:

Mr. Pratap Pandurang Patil - Residential Flat No. 302, 3rd Floor, Wing - B, "Kanha Mhatre Residency Co-op. Hsg. Soc. Ltd.", Naringi Road, Virar (East), Palghar - 401 305, State - Maharashtra, Country - India.

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt Ltd

Patil
Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Pratap Pandurang Patil**

Residential Flat No. 302, 3rd Floor, Wing – B, "**Kanha Mhatre Residency Co-op. Hsg. Soc. Ltd.**",
Naringi Road, Virar (East), Palghar – 401 305, State – Maharashtra, Country – India.

Latitude Longitude - 19°28'03.2"N 72°48'51.6"E

Valuation Prepared for:

Cosmos Bank

Malad (East) Branch

Shop No. 1, 2 & 3, Khandwala Lane, Khandwala Arcade, Off. Daffatry Road, Malad (East),
Mumbai – 400 097, 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 Prepared For: Cosmos Bank / Malad (East) Branch / Mr. Pratap Pandurang Patil (2484/2301683) Page 2 of 16

Vastu/Mumbai/07/2023/2484/2301683
19/02-308-SBSK
Date: 19.07.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 302, 3rd Floor, Wing – B, "Kanha Mhatre Residency Co-op. Hsg. Soc. Ltd.", Naringi Road, Virar (East), Palghar – 401 305, State – Maharashtra, Country – India belongs to **Mr. Pratap Pandurang Patil**.

Boundaries of the property.

North : Naringi Road
South : Baburao Apartment
East : Vasant Apartment
West : Prakash Deep Apartment

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 **₹ 18,72,000.00 (Rupees Eighteen Lakh Seventy Two Thousand 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

Digitally signed by Manoj Baburao Chalikwar
DN: cn=Manoj Baburao Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Vastukala
Consultants (I) Pvt. Ltd., email=manoj@vastukala.com,
c=IN, serial=19072023190720231907202319072023,
date=2023.07.20.12:31:08+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

Encl. Valuation Report



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Roipur
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. 302, 3rd Floor, Wing – B, "Kanha Mhatre Residency Co-op. Hsg. Soc. Ltd.", Naringi Road, Virar (East), Palghar – 401 305, 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 19.07.2023 for Bank Loan Purpose
2	Date of inspection	17.07.2023
3	Name of the owner/ owners	Mr. Pratap Pandurang Patil
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address: Residential Flat No. 302, 3 rd Floor, Wing – B, "Kanha Mhatre Residency Co-op. Hsg. Soc. Ltd.", Naringi Road, Virar (East), Palghar – 401 305, State – Maharashtra, Country – India. Contact Person: Mr. Sachin Salgaonkar (Owner's representative) Contact No. 8108368361
6	Location, street, ward no	Naringi Road, Virar (East), Palghar
7	Survey/ Plot no. of land	Survey No. 206, Hissa No. 3 of Village – Naringi
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, Taxis, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 266.00 Flowerbed Area in Sq. Ft. = 18.00 Total Carpet Area in Sq. Ft. = 284.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 312.00 (Area as per Agreement)
13	Roads, Streets or lanes on which the land is abutting	Naringi Road, Virar (East), Palghar – 401 305.
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 VVCMC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 4,000.00 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 – 2019 (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, Malad (East) Branch to assess fair market value as on 19.07.2023 for Residential Flat No. 302, 3rd Floor, Wing – B, "**Kanha Mhatre Residency Co-op. Hsg. Soc. Ltd.**", Naringi Road, Virar (East), Palghar – 401 305, State – Maharashtra, Country – India belongs to **Mr. Pratap Pandurang Patil**.

We are in receipt of the following documents:

1	Copy of Agreement dated 25.06.2015 issued by M/s. Aai Laxmi Developers (the Builders) and Mr. Pratap Pandurang Patil (the Purchaser).
2	Copy of Occupancy Certificate No. VVCMC / TP / OC / VP-7221 / 325 / 2018-19 dated 16.03.2019 issued by Vasai Virar City Municipal Corporation.
3	Copy of Commencement Certificate No. VVCMC / TP / CC / VP-5246 / 482 / 2013-14 dated 10.05.2013 issued by Vasai Virar City Municipal Corporation.

LOCATION:

The said building is located at Survey No. 206, Hissa No. 3 of Village – Naringi, Palghar. The property falls in Residential Zone. It is at a travelling distance 1.5 Km. from Virar 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. 3rd Floor is having 4 Residential Flat. The building having No Lift.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of Living Room + Kitchen + WC + Bath + Passage (i.e., **1 RK with WC & Bath**). The residential flat is finished with Ceramic tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 19th July 2023

The Built Up Area of the Residential Flat	:	312.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2019 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	04 Years
Cost of Construction	:	312.00 X 2,500.00 = ₹ 7,80,000.00
Depreciation $\{(100-10) \times 4 / 60\}$:	N.A., as the property age is 5 years.
Amount of depreciation	:	
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 38,080.00 per Sq. M. i.e., ₹ 3,538.00 per Sq. Ft.
Guideline rate (after depreciate)	:	N.A., as the property age is 5 years.
Prevailing market rate	:	₹ 6,000.00 per Sq. Ft.
Value of property as on 19.07.2023	:	312.00 Sq. Ft. X ₹ 6,000.00 = ₹ 18,72,000.00

(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 19.07.2023	:	₹ 18,72,000.00
Total Value of the property	:	₹ 18,72,000.00
The realizable value of the property	:	₹ 16,84,800.00
Distress value of the property	:	₹ 14,97,600.00
Insurable value of the property (312.00 X 2,500.00)	:	₹ 7,80,000.00
Guideline value of the property (312.00 X 3,538.00)	:	₹ 11,03,856.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 302, 3rd Floor, Wing – B, "Kanha Mhatre Residency Co-op. Hsg. Soc. Ltd.", Naringi Road, Virar (East), Palghar – 401 305, State – Maharashtra, Country – India for this particular purpose at **₹ 18,72,000.00 (Rupees Eighteen Lakh Seventy Two Thousand Only)** as on 19th July 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 **19th July 2023 is ₹ 18,72,000.00 (Rupees Eighteen Lakh Seventy Two Thousand 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:

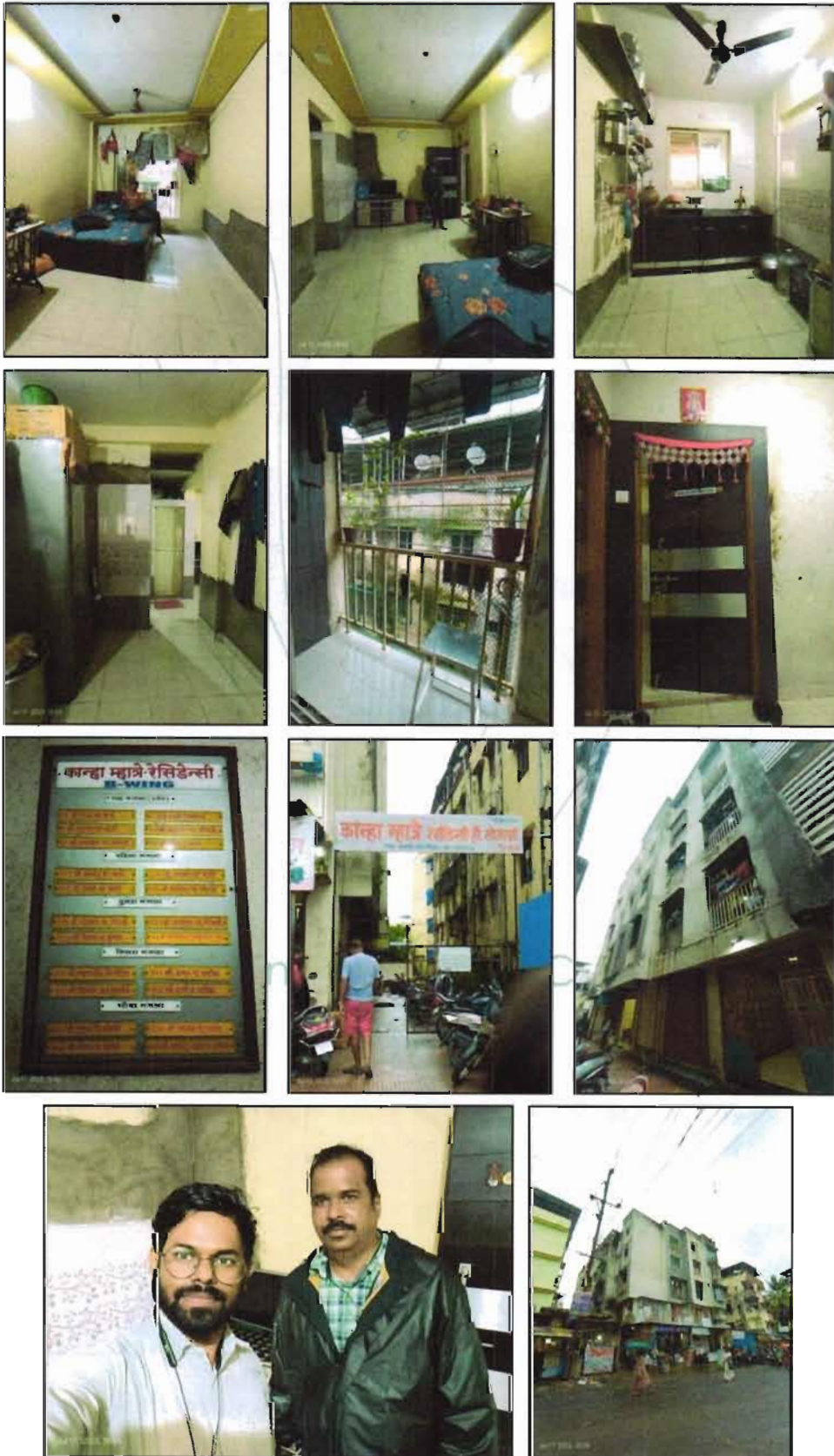
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ANNEXURE TO FORM 0-1

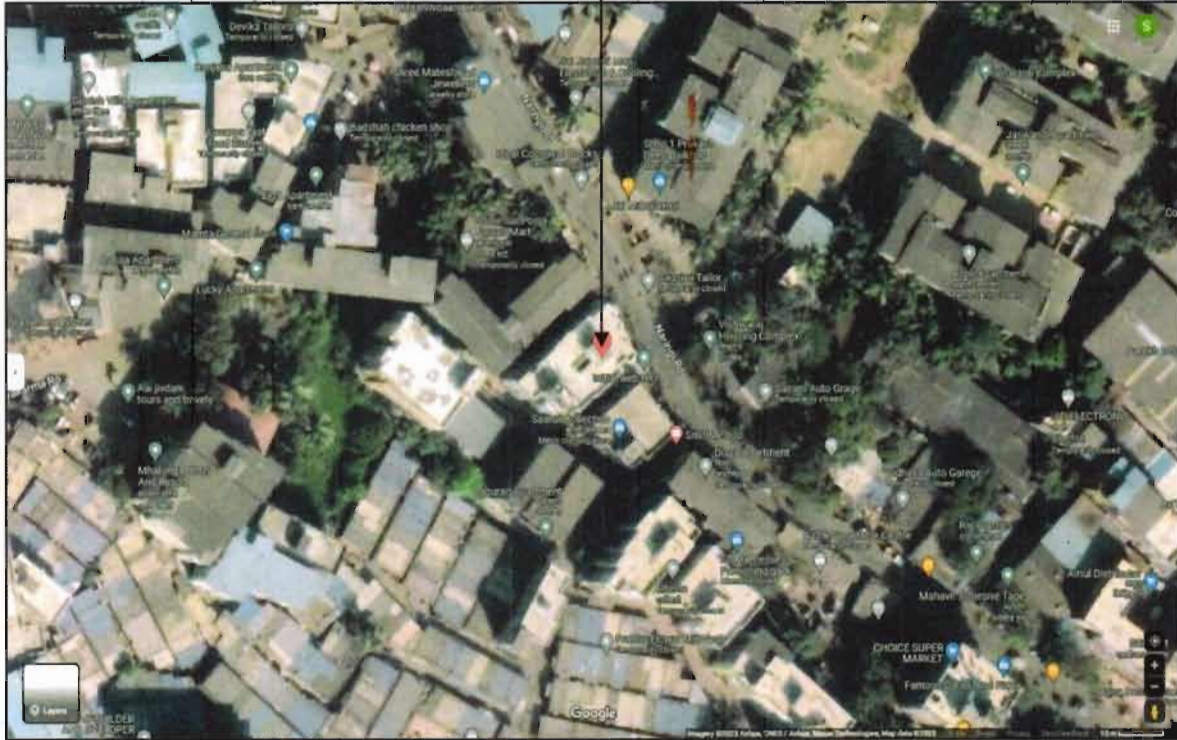
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 4 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 3 rd Floor
3.	Year of construction	2019 (As per occupancy certificate)
4.	Estimated future life	56 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	Ceramics tiles flooring
11.	Finishing	Cement plastering with POP false ceiling
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	Yes
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(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.	Superior Colored
17.	Compound wall Height and length Type of construction	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
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°28'03.2"N 72°48'51.6"E

Note: The Blue line shows the route to site from nearest railway station (Virar – 1.5 Km.)



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Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year 2023/2024 **Language** English

Selected District पालघर

Select Taluka वरुई

Select Village नोजे (गांव) गारिगी (वसई विहार शहर महानगरपालिका)

Search By Survey No Location

Enter Survey No 206

वर्गिकरण	पूची क्रमांक	निवासी दरदरिदा	खोलीय	दुकाने	खोलीय एकक (Ru.)	Attribute
8-रहिल्यात व इतर तत्काल अनुज्ञेय आवासातील इमिनी	9310	44800	51500	56900	51500	चौ. मीटर यवई मंजर

Stamp Duty Ready Reckoner Market Value Rate for Flat	44,800.00			
Reduced by 15% on Flat Located on 3 rd Floor	6,720.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	38,080.00	Sq. Mtr.	3,538.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	00.00			
The difference between land rate and building rate (A – B = C)	00.00			
Depreciation Percentage as per table (D) [100% - 4%] (Age of the Building – 4 Years)	0%			
Rate to be adopted after considering depreciation [B + (C x D)]	00.00	Sq. Mtr.	00.00	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 Kamha Residency For Sale In Narsing Road, Virar East
Narsing Road, Virar East, Maharashtra

₹ 20 Lacs
₹ 11,482 /Month
375 sq.ft.

1 Bedroom
1 Bathroom
2
Car

May 27, 2021
Immediately
Kamha Residency
None

Get Owner Details

Price trends by NB Estimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 1.1 Per Sq.Ft/M	Flooring	Vitrified Tiles
Built-up Area	375 Sq.Ft	Carpet Area	175 Sq.Ft

Activity On This Property

157 Views 0 Favorites 1.0 Rating

Similar Properties

NOBROKER

1 RK Flat In Vaishnavi Heritage Co-operative Housing Society For Sale In Virar East
Narsing Road, Virar East, Maharashtra

₹ 21 Lacs
₹ 12,026 /Month
375 sq.ft.

1 Bedroom
1 Bathroom
NA
Bike

Jun 16, 2021
Immediately
Vaishnavi Heritage
None

Get Owner Details

Price trends by NB Estimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Overview

Age of Building	10-15 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 4.0 Per Sq.Ft/M	Flooring	Marble
Built-up Area	375 Sq.Ft	Funding Status	Unfunded

Activity On This Property

46 Views 3 Favorites 1.0 Rating

Similar Properties

Price Indicators

NOBROKER

1 RK Flat in Parbhawrupa For Sale in Virar East

₹ 25 Lacs
₹ 14,325/Monthly
410 Sq Ft

1 Bedroom
1 Bathroom

May 5, 2023
Immediately
Parbhawrupa
Partial

Get Owner Details

Price trends by VBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Price

Activity On This Property

Similar Properties

Overview

Age of Building	9-20 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 0.3 Per Sq Ft/M	Flooring	Whitened Tiles
Buildup Area	410 Sq Ft	Carpet Area	200 Sq Ft

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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 **19th July 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 ₹ 18,72,000.00 (Rupees Eighteen Lakh Seventy Two Thousand Only).

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Vastukala, c=IN
2.5.4.2004002204c4ba05d023edc19628883f13495012433241111
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Date: 2023.07.19 11:31:17 +05'30'

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