

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Suresh Maruti Ranmale & Mrs. Snehal Suresh Ranmale**

Residential Flat No. A-404, 4th Floor, Wing – A, "**Sirvi Heritage Co-Op. Hsg. Soc. Ltd.**", Plot No. 153/B,
Sector - 4, JNPT Road, Village – Karanjade, Navi Mumbai, Taluka - Panvel, District - Raigad,
PIN Code – 410 209, State - Maharashtra, Country – India.

Latitude Longitude - 18°58'30.7"N 73°06'12.6"E

Valuation Done for:

Cosmos Bank

Naupada Thane Branch

Kusumanjali, Opposite Deodhar Hospital, Naupada, Thane (West),
State – Maharashtra, Country – India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
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VALUATION OPINION REPORT

The property bearing Residential Flat No. A-404, 4th Floor, Wing – A, "Sirvi Heritage Co-Op. Hsg. Soc. Ltd.", Plot No. 153/B, Sector - 4, JNPT Road, Village – Karanjade, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code – 410 209, State - Maharashtra, Country – India belongs to **Mr. Suresh Maruti Ranmale & Mrs. Snehal Suresh Ranmale.**

Boundaries of the property.

North : Internal Road
South : JNPT Road
East : Sai Sadan CHSL
West : Platinum Pride Building

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 **₹ 62,82,350.00 (Rupees Sixty Two Lakh Eighty Two Thousand Three Hundred Fifty 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.

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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20



www.vastukala.org

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**Valuation Report of Residential Flat No. A-404, 4th Floor, Wing – A, "Sirvi Heritage Co-Op. Hsg. Soc. Ltd.",
Plot No. 153/B, Sector - 4, JNPT Road, Village – Karanjade, Navi Mumbai, Taluka - Panvel, District - Raigad,
PIN Code – 410 209, 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 21.07.2023 for Banking Purpose
2	Date of inspection	17.07.2023
3	Name of the owner/ owners	Mr. Suresh Maruti Ranmale & Mrs. Snehal Suresh Ranmale
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. A-404, 4 th Floor, Wing – A, "Sirvi Heritage Co-Op. Hsg. Soc. Ltd.", Plot No. 153/B, Sector - 4, JNPT Road, Village – Karanjade, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code – 410 209, State - Maharashtra, Country – India. Contact Person: Mr. Hemant Arya (Tenant)
6	Location, street , ward no	Plot No. 153/B, Sector - 4, JNPT Road, Village – Karanjade, Navi Mumbai, Taluka - Panvel, District – Raigad.
	Survey/ Plot no. of land	Plot No. 153/B, Sector - 4 of Village - Karanjade
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. = 491.00 Flowerbed Area in Sq. Ft. = 125.00 Total Carpet Area in Sq. Ft. = 616.00 (Area as per actual site measurement)

		<p>Carpet Area in Sq. Ft. = 648.00 (Area as per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 778.00 (Carpet Area + 20%)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
13	Roads, Streets or lanes on which the land is abutting	Plot No. 153/B, Sector - 4, JNPT Road, Village – Karanjade, Navi Mumbai, Taluka - Panvel, District – Raigad.
14	If freehold or leasehold land	Freehold
15	<p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer</p>	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	Yes
	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?	Tenant Occupied (Mr. Hemant Arya) Rented since – 2 Years
	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 CIDCO norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Hemant Arya (Tenant)
	(ii) Portions in their occupation	Fully
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 18,000.00 Present rental income per month
	(iv) Gross amount received for the whole property	Details not provided
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 – 2017 (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.
45	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Thane Branch to assess fair market value as on 21.07.2023 for Residential Flat No. A-404, 4th Floor, Wing – A, "Sirvi Heritage Co-Op. Hsg. Soc. Ltd.", Plot No. 153/B, Sector - 4, JNPT Road, Village – Karanjade, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code – 410 209, State - Maharashtra, Country – India belongs to **Mr. Suresh Maruti Ranmale & Mrs. Snehal Suresh Ranmale.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 10.08.2015 (6 Pages from documents) between M/s. Sirvi Developers (the Developer) and Mr. Suresh Maruti Ranmale & Mrs. Snehal Suresh Ranmale (The Purchaser)
2	Copy of Commencement Certificate No. CIDCO / ATPO / BP-11118 / 2013 dated 29.07.2013 issued by CIDCO
3	Copy of Occupancy Certificate No. CIDCO / ATPO / BP-11118 / TPO (NM) / 2017 / 266 dated 28.07.2017 issued by CIDCO
4	Copy of Possession Letter dated 01.08.2017 issued by Sirvi Developers.

LOCATION:

The said building is located at Plot No. 153/B, Sector - 4 of Village - Karanjade, Navi Mumbai, Taluka - Panvel, District - Raigad. The property falls in Residential Zone. It is at a travel distance of 3.6 KM. from Panvel Railway station.

BUILDING:

The building under reference is having (Part) Ground + (Part) Stilt + 7 Upper Floor. 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building is used for residential purpose. 4th Floor is having 6 Residential Flats. The building is having 1 lift. The building external condition is good.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Flowerbed Area (i.e., **2 BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak Wood door frame with flush shutter with MS safety door, Powder coated Aluminum sliding windows & Concealed plumbing & electrification.

Valuation as on 21st July 2023

The Built Up Area of the Residential Flat	:	778.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2017 (As per Occupancy Certificate.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	6 Years
Cost of Construction	:	778.00 X 2,500.00 = ₹ 19,45,000.00
Depreciation $\{(100-10) \times 6 / 60\}$:	9.00%
Amount of depreciation	:	₹ 1,75,050.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 69,000.00 per Sq. M. i.e., ₹ 6,410.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 65,568.00 per Sq. M. i.e., ₹ 6,091.00 per Sq. Ft.
Prevailing market rate	:	₹ 8,300.00 per Sq. Ft.
Value of property as on 21.07.2023	:	₹ 778.00 Sq. Ft. X ₹ 8,300.00 = ₹ 64,57,400.00

(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 21.07.2023	:	₹ 64,57,400.00 - ₹ 1,75,050.00 = ₹ 62,82,350.00
Total Value of the property	:	₹ 62,82,350.00
The realizable value of the property	:	₹ 56,54,115.00

Distress value of the property	:	₹ 50,25,880.00
Insurable value of the property (778.00 Sq. Ft. X 2,500.00)	:	₹ 19,45,000.00
Guideline value of the property (778.00 Sq. Ft. X 6,091.00)		₹ 47,38,798.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. A-404, 4th Floor, Wing – A, "**Sirvi Heritage Co-Op. Hsg. Soc. Ltd.**", Plot No. 153/B, Sector - 4, JNPT Road, Village – Karanjade, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code – 410 209, State - Maharashtra, Country – India. for this particular purpose at **₹ 62,82,350.00 (Rupees Sixty Two Lakh Eighty Two Thousand Three Hundred Fifty Only)** as on **21st 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 **21st July 2023 is ₹ 62,82,350.00 (Rupees Sixty Two Lakh Eighty Two Thousand Three Hundred Fifty 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.

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PART III- DECLARATION

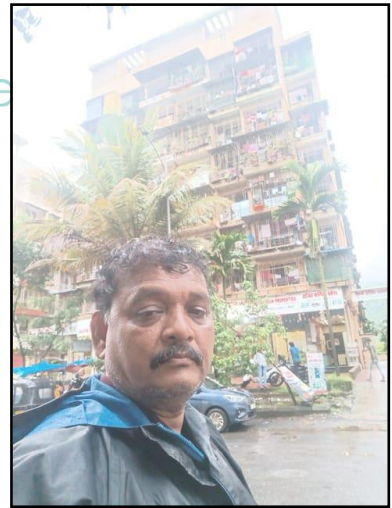
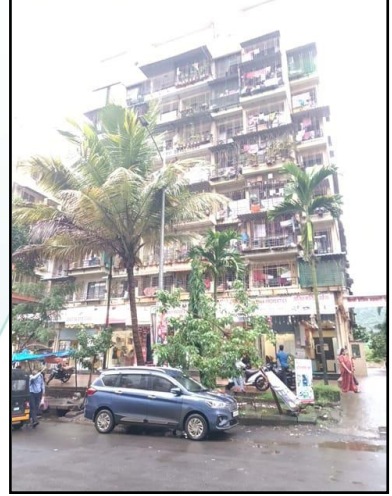
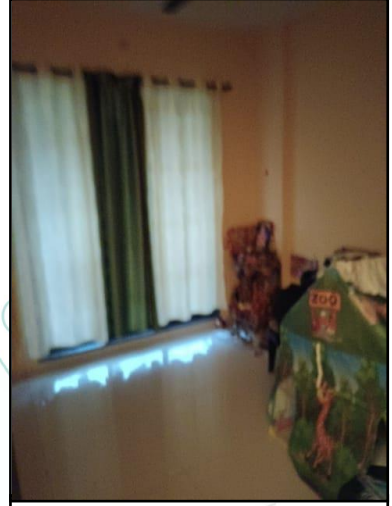
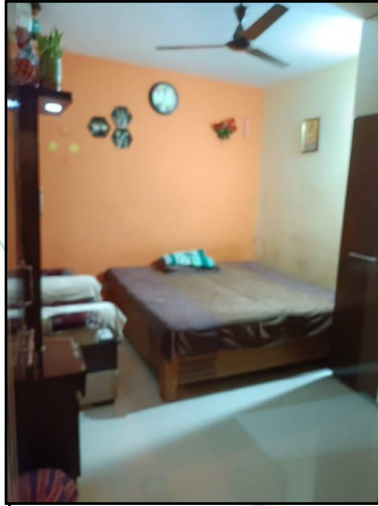
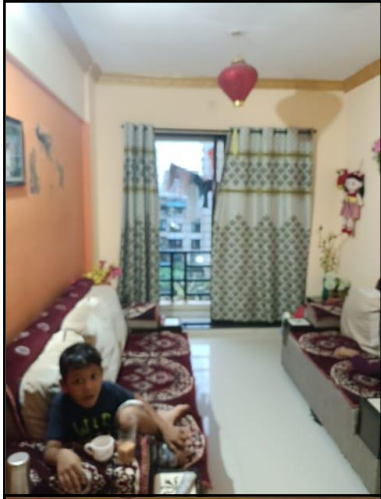
I hereby declare that

- (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:

ANNEXURE TO FORM 0-1**Technical details****Main Building**

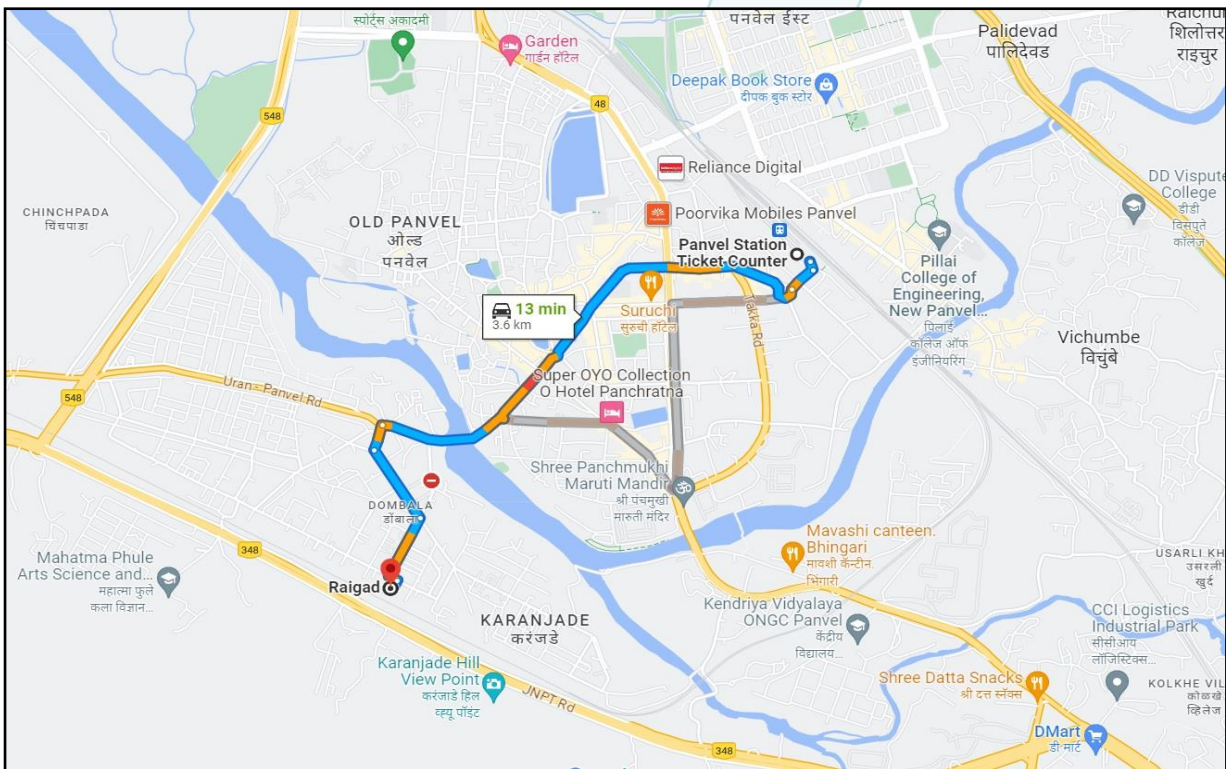
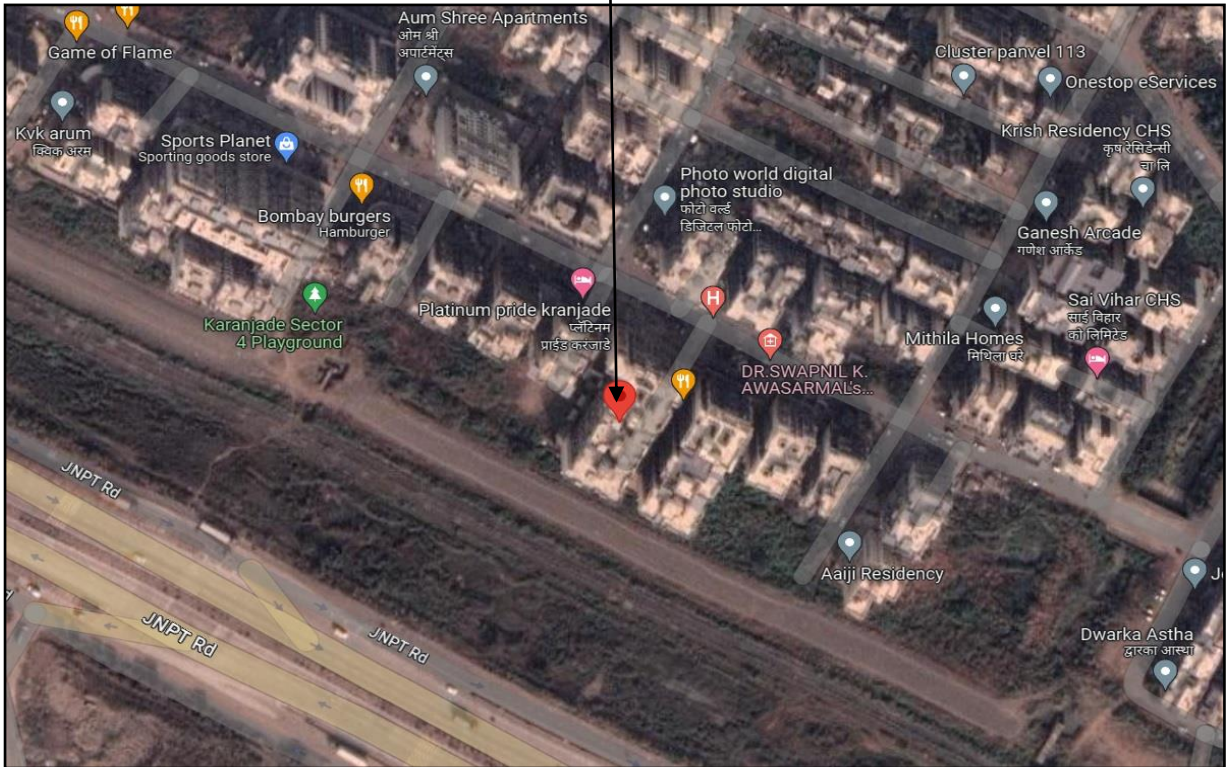
1.	No. of floors and height of each floor		(Part) Ground + (Part) Stilt + 7 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Residential Flat situated on 4 th Floor
3.	Year of construction		2017 (As per Occupancy Certificate)
4.	Estimated future life		44 Years 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 shutter with safety door Powder coated Aluminum sliding windows
10.	Flooring		Vitrified tiles flooring
11.	Finishing		Cement plastering with POP finishing
12.	Roofing and terracing		R.C.C. Slab
13.	Special architectural or decorative features, if any		No
14.	(i)	Internal wiring – surface or conduit	Concealed electrification
	(ii)	Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations		As per Requirement
	(i)	No. of water closets	
	(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		6'.0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity		1 Lift
19.	Underground sump – capacity and type of construction		R.C.C tank
20.	Over-head tank Location, capacity Type of construction		R.C.C tank on terrace
21.	Pumps- no. and their horse power		May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving		Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude - 18°58'30.7"N 73°06'12.6"E

Note: The Blue line shows the route to site from nearest railway station (Panvel – 3.6 KM)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

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 बाजारमूल्य दर पत्रक

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Valuation Rules User Manual
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Year: 20232024
Language: English

Selected District: रायगड


Select Taluka: पनवेल

Select Village: करंजाडे

Search By: Survey No Location

Select Location: इतर विकसनशिल विभाग

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.1	निवासी सदनिका	69000	चौ. मीटर
SurveyNo	27/27.2	कार्यालय/शैक्षयोगिक गाळा/पोडाऊत	74000	चौ. मीटर
SurveyNo	27/27.3	दुकाने	86200	चौ. मीटर
SurveyNo	27/0	-	0	NA
SurveyNo	27/0	-	0	NA


Department of Registration & Stamps
 Government of Maharashtra

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 महाराष्ट्र शासन

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 बाजारमूल्य दर पत्रक

Home
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Year: 20232024
Language: English

Selected District: रायगड

Select Taluka: पनवेल

Select Village: करंजाडे

Search By: Survey No Location

Select Location: त्रिनशेती झालेल्या जमिनी

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	9/9.7	सिडको सेक्टर क्र. 3	12800	चौ. मीटर
SurveyNo	9/9.8	सिडको सेक्टर क्र. 3 A	13600	चौ. मीटर
SurveyNo	9/9.9	सिडको सेक्टर क्र. 4	11800	चौ. मीटर

1 2 3

Price Indicators

NOBROKER
My Bookings | Pay Rent | Post Your Property

2 BHK Flat In Sai Vrindavan, Panvel For Sale In Panvel
Karanjade, Panvel, Navi Mumbai, Maharashtra 410206, India

Loan Verified

₹ 79 Lacs
Negotiable

₹ 45,278/Month
Estimated EMI

940
Sq.Ft

Need Home Loan?
Apply Loan

Home / Flats for Sale in Mumbai / Property Details

2 Bedroom <small>No. of Bedroom</small>	Jul 4, 2023 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
2 <small>Balcony</small>	Sai Vrindavan, Panv <small>Apartment</small>
Car <small>Parking</small>	Full <small>Power Backup</small>

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Nearby: Manish Market | Domino's Pizza | Jalaram Bhaveshwar Apartment

Overview

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.0 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	940 Sq.Ft	Furnishing Status	Fully Furnished

Activity On This Property

76 Unique Views | 1 Shortlist

Similar Properties

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2 BHK Flat In Satyam Residency For Sale In Panvel
Sector 4 Karanjade,

₹ 70 Lacs
Negotiable

₹ 40,120/Month
Estimated EMI

988
Sq.Ft

Need Home Loan?
Apply Loan

Home / Flats for Sale in Mumbai / Property Details

2 Bedroom <small>No. of Bedroom</small>	May 14, 2023 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
4 <small>Balcony</small>	Satyam Residency <small>Apartment</small>

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong Info

Nearby: Manish Market | Domino's Pizza | Jalaram Bhaveshwar Apartment

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.5 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	988 Sq.Ft	Carpet Area	700 Sq.Ft
Furnishing Status	Unfurnished Furnish Now	Facing	East

Activity On This Property

69 Unique Views | 0 Shortlist

Similar Properties

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2 BHK Flat For Sale in Satyam Residency, **Karanjade, Navi Mumbai**

2 Beds | 2 Baths | Unfurnished

Super Built-Up Area 985 sqft ₹ 6,701/sqft	Developer Sataym Concast Pvt. Ltd.	Project Satyam Residency
Floor 2 (Out of 8 Floors)	Transaction Type Resale	Status Ready to Move
Furnished Status Unfurnished		

Contact Owner
Get Phone No.
Last contact made 9 days ago

Contact Owner

manager mantanace
+91-98XXXXXXX

Get Phone No.

More Details

Price Breakup	₹ 66 Lac
Address	Satyam Residency, Plot No 07, Sector 04, Karanjade, Navi Mumbai, Karanjade, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Unfurnished

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₹ 79.5 Lac [How much loan can I get?](#)

773 Sq-ft 2 BHK Flat For Sale in **Karanjade, Navi Mumbai**

2 Beds | 2 Baths | 3 Balconies | 1 Covered Parking

Carpet Area 773 sqft ₹ 10,285/sqft	Floor 4 (Out of 7 Floors)	Transaction Type Resale
Status Ready to Move	Facing South -West	Lifts 2
Furnished Status Semi-Furnished	Car Parking 1 Covered	Type Of Ownership Freehold

Contact Owner
Get Phone No.
Last contact made 1 day ago

Contact Owner

Modak Zubair +91-98XXXXXXX

Get Phone No.

More Details

Price Breakup	₹ 79.5 Lac ₹ 2,200 Monthly
Address	Karanjade, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Semi-Furnished

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st 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 ₹ **62,82,350.00 (Rupees Sixty Two Lakh Eighty Two Thousand Three Hundred Fifty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Auth. Sign.

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