

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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	Invoice No. <b>PG-1792/23-24</b>	Dated <b>31-Jul-23</b>
Buyer (Bill to) <b>COSMOS BANK - DADAR WEST</b> DADAR BRANCH Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>2697 / 2301849</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>4,000.00</b>
	<b>CGST</b>			<b>360.00</b>
	<b>SGST</b>			<b>360.00</b>
<b>Total</b>				<b>₹ 4,720.00</b>

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

**Indian Rupee Four Thousand Seven Hundred Twenty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
<b>Total</b>			<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

*Remarks:*  
 Mrs. Priya Hingorani - Residential Flat No. 31, 3rd Floor,  
 Building No. 4-B, "Seema", The Central Government  
 Employees Co-Op. Hsg. Soc. Ltd., N. Dutta Marg, Four  
 Bungalows, Andheri (West), Mumbai – 400 053, 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**

*Payeme*  
 Authorised Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Priya Hingorani**

Residential Flat No. 31, 3<sup>rd</sup> Floor, Building No. 4-B, "**Seema**", The Central Government Employees Co-Op. Hsg. Soc. Ltd., N. Dutta Marg, Four Bungalows, Andheri (West), Mumbai – 400 053,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°07'23.5"N 72°49'35.7"E

### Valuation Prepared for:

**Cosmos Bank**

**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai – 400 028,  
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](mailto:mumbai@vastukala.org)

Valuation Report Prepared For: Cosmos Bank - Dadar Branch / Mrs. Priya Hingorani (2697/2301849)

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Vastu/Mumbai/07/2023/2697/2301849  
31/10-474-PRNI  
Date: 31.07.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 31, 3<sup>rd</sup> Floor, Building No. 4-B, "Seema", The Central Government Employees Co-Op. Hsg. Soc. Ltd., N. Dutta Marg, Four Bungalows, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Mrs. Priya Hingorani**.

### Boundaries of the property.

North : Internal Road & Gharkul Society<sup>®</sup>  
South : Building No. 3-B  
East : Sangeetkar N Dutta Marg  
West : Building No. 1 & 2

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 ₹ 1,50,24,123.00 (Rupees One Crore Fifty Lakh Twenty Four Thousand One Hundred Twenty Three Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

MANOJ BABURAO  
CHALIKWAR

Director

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Encl.: Valuation report

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=B, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
c=IN,  
2.5.4.201982206464835&0140194268591340c592308191  
31527851741885422, postalCode=400046, st=Maharashtra,  
serialNumber=414564654abdc9986b2a55a8fcd0db317110c2e  
294c0f52a9a32762506c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.07.31 17:13:28 +05'30'

Auth. Sign.



### 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. 31, 3<sup>rd</sup> Floor, Building No. 4-B, "Seema", The Central Government Employees Co-Op. Hsg. Soc. Ltd., N. Dutta Marg, Four Bungalows, Andheri (West), Mumbai – 400 053, 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 31.07.2023 for Bank Loan Purpose
2	Date of inspection	27.07.2023
3	Name of the owner/ owners	<b>Mrs. Priya Hingorani</b>
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	<b>Address:</b> Residential Flat No. 31, 3 <sup>rd</sup> Floor, Building No. 4-B, "Seema", The Central Government Employees Co-Op. Hsg. Soc. Ltd., N. Dutta Marg, Four Bungalows, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Shwet (Tenant) Contact No. - 9265661911
6	Location, street, ward no	N. Dutta Marg
	Survey/ Plot no. of land	Survey No. 155 (Part) 1 to 5
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, Auto and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 501.00 (Area as per Society Letter)</b>  Built Up Area in Sq. Ft. = 601.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	N. Dutta Marg
14	If freehold or leasehold land	Freehold

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.
	<b>IMPROVEMENTS</b>	
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. Shwet
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
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
26	<b>RENTS</b>	
	(i) Names of tenants/ lessees/ licensees, etc	Mr. Shwet
	(ii) Portions in their occupation	Fully Occupied
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 30,000.00 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.
		<b>SALES</b>	
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 up on, the basis of arriving at the land rate	N. A.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of completion – 1980 (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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch for Housing Loan as on 31.07.2023 for Residential Flat No. 31, 3<sup>rd</sup> Floor, Building No. 4-B, "Seema", The Central Government Employees Co-Op. Hsg. Soc. Ltd., N. Dutta Marg, Four Bungalows, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Mrs. Priya Hingorani**

### We are in receipt of the following documents:

1	Copy of Society Share Certificate No. 31 – IV dated 24.08.1988 in the name of Mrs. Priya Hingorani issued by The Central Government Employees Co-Op. Hsg. Soc. Ltd.
2	Copy of Occupancy Certificate No. GB / 2294 / A dated 07.07.1980 issued by Municipal Corporation of Greater Mumbai.

### LOCATION:

The said building is located at Survey No. 155 (Part) 1 to 5 of Village – Varsova, Andheri (West), Mumbai – 400 053. The property falls in Residential Zone. It is at a travelling distance 1.3 Km. from D. N. Nagar Metro station.

### BUILDING:

The building under reference is having Ground + 3 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. 3<sup>rd</sup> floor is having 4 Residential Flat.

### Residential Flats:

The Residential Flat under reference is situated on the 3<sup>rd</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + WC + Bath. (i.e., **1 BHK + WC + Bath**). The Residential Flat is finished with Carpet flooring, Teak Wood door frame with flush doors, Powder Coated Aluminium Sliding windows & Casing Capping Electrification & Concealed Plumbing.

### Valuation as on 31<sup>st</sup> July 2023

The Carpet Area of the Residential Flat	:	501.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	1980 (As per Society Letter)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	43 years
Cost of Construction	:	601.00 X 2,600.00 = ₹ 15,62,600.00
Depreciation	:	64.50%
Amount of depreciation	:	₹ 10,07,877.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,39,017.50 per Sq. M. i.e., ₹ 12,915.00 per Sq. Ft.
Guideline rate obtained after depreciation	:	₹ 1,11,714.00 per Sq. M. i.e., ₹ 10,378.00 per Sq. Ft.
Prevailing market rate	:	₹ 32,000.00 per Sq. Ft.
<b>Value of property as on 31.07.2023</b>	:	<b>501.00 Sq. Ft. X ₹ 32,000.00 = ₹ 1,60,32,000.00</b>

(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)

<b>Depreciated fair value of the property as on 31.07.2023</b>	:	<b>₹ 1,60,32,000.00 - 10,07,877.00 = 1,50,24,123.00</b>
<b>Total Value of the property</b>	:	<b>₹ 1,50,24,123.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 1,35,21,711.00</b>
<b>Distress value of the property</b>	:	<b>₹ 1,20,19,298.00</b>
<b>Insurable value of the property (601.00 × 2,600.00)</b>	:	<b>₹ 15,62,600.00</b>
<b>Guideline value (601.00 X ₹ 10,378.00)</b>	:	<b>₹ 62,37,178.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 31, 3<sup>rd</sup> Floor, Building No. 4-B, "Seema", The Central Government Employees Co-Op. Hsg. Soc. Ltd., N. Dutta Marg, Four Bungalows, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India this particular purpose at ₹ 1,50,24,123.00 (Rupees One Crore Fifty Lakh Twenty Four Thousand One Hundred Twenty Three Only) as on 31<sup>st</sup> 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 **31<sup>st</sup> July 2023** is **₹ 1,50,24,123.00 (Rupees One Crore Fifty Lakh Twenty Four Thousand One Hundred Twenty Three 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 + 3 <sup>rd</sup> 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 <sup>rd</sup> Floor
3.	Year of construction	1980 (As per Occupancy Certificate)
4.	Estimated future life	17 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

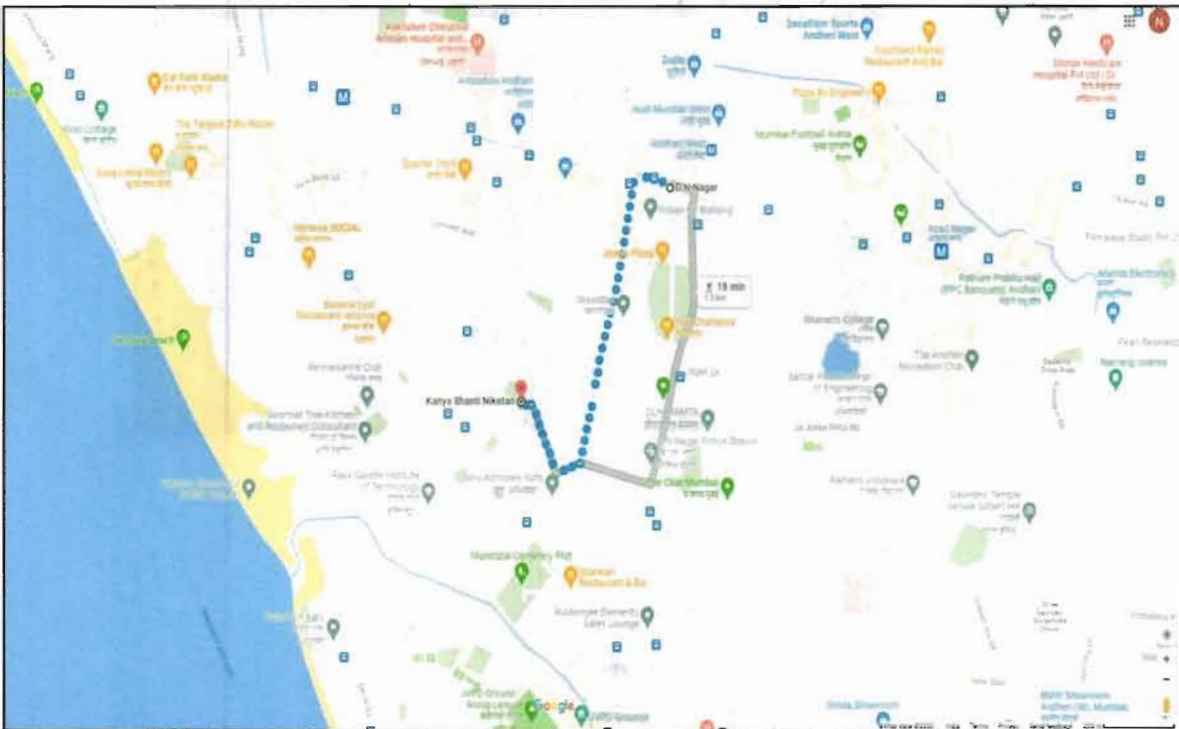
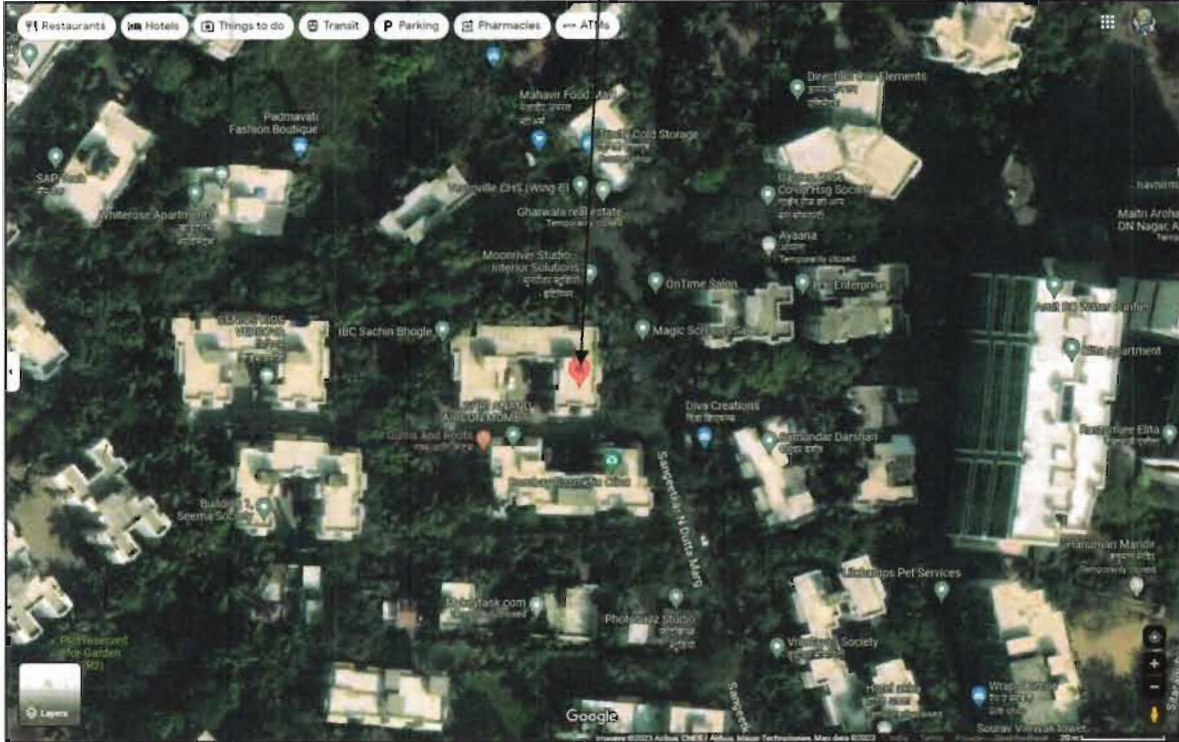
7	Walls	All external walls are 9" thick and partition walls are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	Teak wood door frame with flush
10	Flooring	Carpet flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, 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	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	Not Provided
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°07'23.5"N 72°49'35.7"E**

**Note:** The Blue line shows the route distance to site from nearest metro station (D. N. Metro Station – 1.1 Km.)

## Ready Reckoner Rate



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

**Year** 20232024 **Language** English

**Annual Statement of Rates**

Selected District: मुंबई(उपनगर)

Select Village: वसोवा ( अंधेरी )

Search By:  Survey No  Location

Enter Survey No: 155

उपविभाग	खुली जमीन	निवासी मदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
49/237-मुभाग: वसोवा पावडागातील मिळकती.	75520	163550	188090	204440	163550	चौरस मीटर	सि.टी.एस. नंबर.

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## Price Indicators

**NOBROKER**

1 BHK Flat in Jupiter 2 For Sale in Andheri West

₹ 1.1 Crores

₹ 74,328/Month

₹ 450

1 BHK

1 Bathroom

1BHK and 1BHK

₹ 1.1 Crores (₹ 450/sq ft)

May 11, 2023

Immediately

Activity On This Property

283 Views

0 Favorites

12.4 Contacts

Similar Properties

1 BHK Flat in Jupiter 2 Apartment For Sale in Andheri West

**NOBROKER**

1 BHK Flat in Kishor For Sale in Andheri West

₹ 1.8 Crores

₹ 1.22 Lacs/Month

₹ 450

1 BHK

1 Bathroom

1BHK and 1BHK

₹ 1.8 Crores (₹ 450/sq ft)

Jul 9, 2023

Immediately

Activity On This Property

36 Views

0 Favorites

12.1 Contacts

Similar Properties

1 BHK Flat in Kishor Apartment For Sale in Andheri West

## Price Indicators

**NOBROKER**  
1 BHK Flat in Khar West, Mumbai For Sale in Andher West  
₹ 35,71,500  
1.3 Crores  
1 BHK  
1 Bath  
1 Balcony  
₹ 27,522  
Immediately  
₹ 35,71,500

**Overview**

Lift in Building	Yes	Government Tax	Self Owned
Water Supply	Yes	Planning	Approved Plan
Water Supply	Yes	Water Supply	On Site
Water Supply	Yes	Water Supply	On Site
Water Supply	Yes	Water Supply	On Site
Water Supply	Yes	Water Supply	On Site

**Activity On This Property**

Price	Area	Per Sq Ft
₹ 34.4	12.8	₹ 2,687

**Similar Properties**

- 1 BHK Flat in Shiv Dinkar, For Sale in Andher West

**NOBROKER**  
2 BHK Flat in Khar West, Mumbai For Sale in Andher West  
₹ 42,83,000  
1.32 Crores  
2 BHK  
2 Bath  
1 Balcony  
₹ 27,522  
Immediately  
₹ 42,83,000

**Overview**

Lift in Building	Yes	Government Tax	Self Owned
Water Supply	Yes	Planning	Approved Plan
Water Supply	Yes	Water Supply	On Site
Water Supply	Yes	Water Supply	On Site
Water Supply	Yes	Water Supply	On Site
Water Supply	Yes	Water Supply	On Site

**Activity On This Property**

Price	Area	Per Sq Ft
₹ 28.3	12.2	₹ 2,319

**Similar Properties**

- 1 BHK Flat in Shiv Dinkar, For Sale in Andher West

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **31<sup>st</sup> 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 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, 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 ₹ 1,50,24,123.00 (Rupees One Crore Fifty Lakh Twenty Four Thousand One Hundred Twenty Three 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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admins,  
2.5.4.2b3e422b4e44ud5dc33e0e9e2686591349dc3d333d4133  
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19947922e9a2273a2259c, ou=ADMIN, cn=MANOJ BABURAO CHALIKWAR,  
Date: 2023.07.31 12:13:42 +05'30'

Auth. Sign.

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