

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	Invoice No. PG-1721/23-24 Dated 26-Jul-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References
Buyer (Bill to) Cosmos Bank-Fort Branch Fort Branch 229/231, Perin Nariman Street, Bazar Gate, Fort 400001 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No. Dated Dispatch Doc No. 002725 / 2301777 Delivery Note Date Dispatched through Destination Terms of Delivery


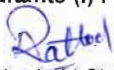
SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
	Total			₹ 4,720.00

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
Total	4,000.00		360.00		360.00	720.00

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

<p><i>Remarks:</i> Mr. Jamaluddin Usman Shaikh, Mr. Firoz Usman Shaikh, Shaikh Usman Mohammad Ibrahim & Mrs. Zulekhabi Usman Shaikh - Residential Flat No. 304, 3rd Floor, Wing - D, "Shree Sai Park D Wing Co-op. Hsg. Soc. Ltd.", Azad Nagar No. 2, Near Castle Mill, Village - Panchpakhadi, Thane (West), PIN Code - 400 601, State - Maharashtra, Country - India</p> <p>Company's PAN : AADCV4303R</p> <p>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</p>	<p>Company's Bank Details Bank Name : The Cosmos Co-Operative Bank Ltd A/c No. : 0171001022668 Branch & IFS Code: Vileparle & COSB0000017</p> <div style="text-align: center;">  UPI Virtual ID : Vastukala@icici </div> <p style="text-align: right;">for Vastukala Consultants (I) Pvt Ltd</p> <div style="text-align: right;">  Authorised Signatory </div>
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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Jamaluddin Usman Shaikh, Mr. Firoz Usman Shaikh, Shaikh Usman Mohammad Ibrahim & Mrs. Zulekhabi Usman Shaikh**

Residential Flat No. 304, 3rd Floor, Wing – D, "Shree Sai Park D Wing Co-op. Hsg. Soc. Ltd.", Azad Nagar No. 2, Near Castle Mill, Village – Panchpakhadi, Thane (West), PIN Code – 400 601, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'22.7"N 72°58'38.5"E

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Cosmos Bank



Fort Branch

229/231, Perin Nariman Street, Bazar Gate, Fort, Mumbai, PIN Code - 400001,
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 OPINION REPORT

The property bearing Residential Flat No. 304, 3rd Floor, Wing – D, "Shree Sai Park D Wing Co-op. Hsg. Soc. Ltd.", Azad Nagar No. 2, Near Castle Mill, Village – Panchpakhadi, Thane (West), PIN Code – 400 601, State – Maharashtra, Country – India belongs to **Mr. Jamaluddin Usman Shaikh, Mr. Firoz Usman Shaikh, Shaikh Usman Mohammad Ibrahim & Mrs. Zulekhabi Usman Shaikh.**

Boundaries of the property.

North	:	Navneet Bharat Society
South	:	Teeja Deep Mall
East	:	LBS Marg
West	:	Ekta

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 **₹ 86,73,710.00 (Rupees Eighty Six Lakh Seventy Three Thousand Seven Hundred Ten 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.**

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.07.26 11:59:05 +05'30



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

Encl. Valuation Report



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- | | | | |
|-------------|--------------|-------------|----------|
| 📍 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**
- 📞 Tele/Fax : +91 22 28371325/24
- ✉️ mumbai@vastukala.org

Valuation Report of Residential Flat No. 304, 3rd Floor, Wing – D, "Shree Sai Park D Wing Co-op. Hsg. Soc. Ltd.", Azad Nagar No. 2, Near Castle Mill, Village – Panchpakhadi, Thane (West), PIN Code – 400 601, 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 26.07.2023 for Bank Loan Purpose
2	Date of inspection	24.07.2023
3	Name of the owner/ owners	Mr. Jamaluddin Usman Shaikh, Mr. Firoz Usman Shaikh, Shaikh Usman Mohammad Ibrahim & Mrs. Zulekhabi Usman Shaikh.
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. 304, 3 rd Floor, Wing – D, "Shree Sai Park D Wing Co-op. Hsg. Soc. Ltd.", Azad Nagar No. 2, Near Castle Mill, Village – Panchpakhadi, Thane (West), PIN Code – 400 601, State – Maharashtra, Country – India. Contact Person: Mrs. Yogita (Seller) Contact No. 9702835678
6	Location, street, ward no	L.B.S. Marg
7	Survey/ Plot no. of land	Survey No. 39/A (p) 7 39/B (p) of village - Panchpakhadi
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. = 638.00 Cupboard Area = 21.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 569.00 (Area as per Agreement for sale)

		Built Up Area in Sq. Ft. = 683.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	LBS Marg
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?	Seller Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per TMC 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	₹ 18,000.00 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.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2008 (Approx.)
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.
	<u>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 26.07.2023 for Residential Flat No. 304, 3rd Floor, Wing – D, "Shree Sai Park D Wing Co-op. Hsg. Soc. Ltd.", Azad Nagar No. 2, Near Castle Mill, Village – Panchpakhadi, Thane (West), PIN Code – 400 601, State – Maharashtra, Country – India belongs to **Mr. Jamaluddin Usman Shaikh, Mr. Firoz Usman Shaikh, Shaikh Usman Mohammad Ibrahim & Mrs. Zulekhabi Usman Shaikh.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 20.07.2023
2	Copy of Commencement Certificate No. V. P. No. 95 / 119 / TMC / TDD / 369 dated 12.07.1996 issued by Thane Municipal Corporation.

LOCATION:

The said building is located at Survey No. 39/A (p) 7 39/B (p) of village – Panchpakhadi, Thane (West). The property falls in Residential Zone. It is at a travelling distance 3.2 Km. from Thane railway station.

BUILDING:

The building under reference is having Ground + 8 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 Flats. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 3rd Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilet (i.e., **2 BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 26th July 2023

The Carpet Area of the Residential Flat	:	569.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2008 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	15 Years
Cost of Construction	:	683.00 X 2,800.00 = ₹ 19,12,400.00
Depreciation $\{(100-10) \times 15 / 60\}$:	22.50%
Amount of depreciation	:	₹ 4,30,290.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,16,900.00 per Sq. M. i.e. ₹ 10,860.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,08,725.00 per Sq. M. i.e. ₹ 10,101.00 per Sq. Ft.
Prevailing market rate	:	₹ 16,000.00 per Sq. Ft.
Value of property as on 26.07.2023	:	569.00 Sq. Ft. X ₹ 16,000.00 = ₹ 91,04,000.00

(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 26.07.2023	:	₹ 91,04,000.00 - ₹ 4,30,290.00 = ₹ 86,73,710.00
Total Value of the property	:	₹ 86,73,710.00
The realizable value of the property	:	₹ 78,06,339.00
Distress value of the property	:	₹ 69,38,968.00
Insurable value of the property	:	₹ 19,12,400.00
Guideline value of the property	:	₹ 68,98,983.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 304, 3rd Floor, Wing – D, "Shree Sai Park D Wing Co-op. Hsg. Soc. Ltd.", Azad Nagar No. 2, Near Castle Mill, Village – Panchpakhadi, Thane (West), PIN Code – 400 601, State – Maharashtra, Country – India for this particular purpose at **₹ 86,73,710.00 (Rupees Eighty Six Lakh Seventy Three Thousand Seven Hundred Ten Only)**, as on **26th July 2023**.



NOTES

1. I, Sharadkumar 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 **26th July 2023 is ₹ 86,73,710.00 (Rupees Eighty Six Lakh Seventy Three Thousand Seven Hundred Ten 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 + 8 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	2008 (Approx.)
4.	Estimated future life	45 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, 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, 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	Not Provided
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



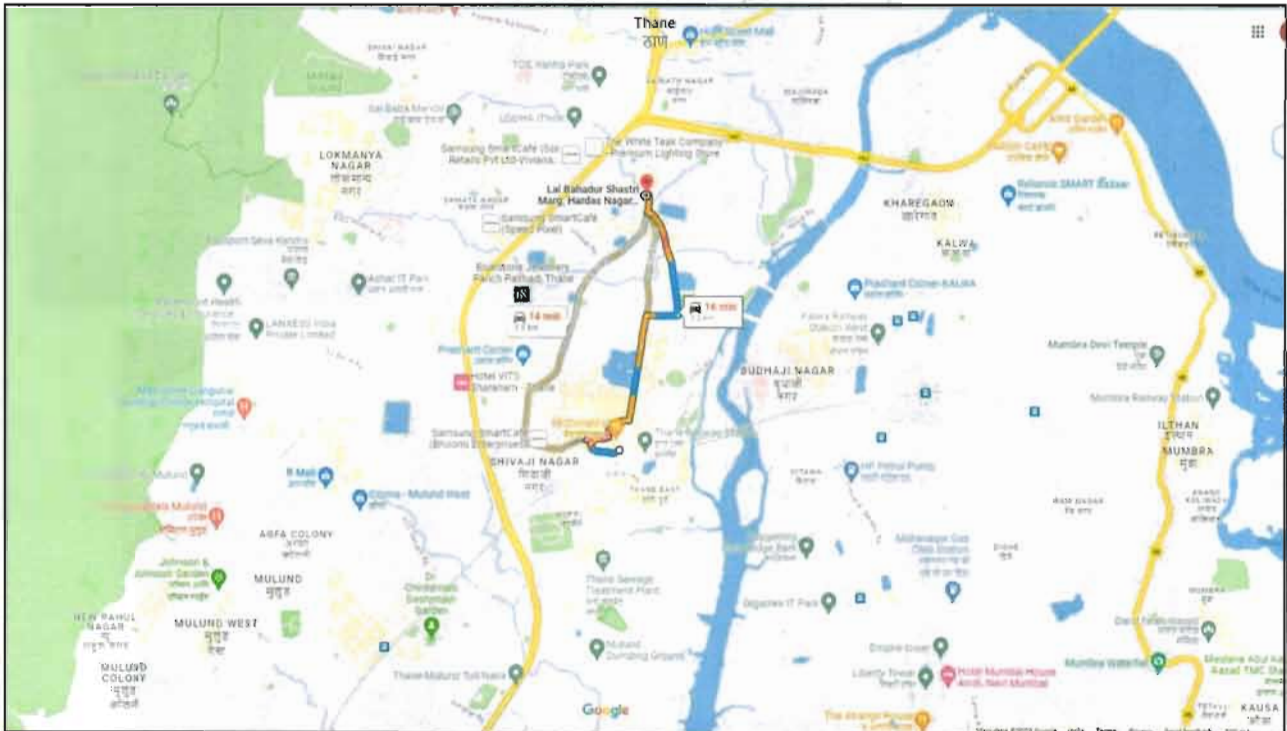
Actual site photographs



SHREE SAI PARK D'WING, COOP. HSG. SCTY LTD, THANE.	
101 RAJESH S. JAISWAL	102 N. B. M. AMITA NITIN KALAMBE
103 MILIND VASANT SONAVALE	104 FRANKLYN F. GONES
201 RAJENDRA KHUSHNANATH SAWANT	202 ABDUL GAFUR SHAIKH
203 KRISHNAKANT H. PHULORE	204 ATAHULLAH NISAR SHAIKH
301 DINESH D. HEGDE	302 YOGESH JAYENURA WALAVALKAR
303 DHUNDIRAJ G. DESHPANDE	304 D. MANOHAR D. DHAIGUDE
401 RAJENDRA SHAHURAO BHOSALE	402 RAIS ISRAR SHAIKH
403 IBRAHIM IMRAN SHAIKH	502 DATTARAM M. ZOLAGE
501 RAHUL VISHWASRAO THAKRE	504 JAVED ISRAR SHAIKH
503 MOHAMMAD W. H. KHAN	602 MOHAMAD IBRAHIM
601 MUJIB U. REHMAN ANSARI	604 UJWALA S. MOKASHI
603 MOHAN M. TALGAVKAR	702
701 FAROQUE AKRAM	704 SAVITRI AMARNATH TIWARI
703 KISAN RAJBHOJ MISHRA	802 SHAIKH OBAYDUR REHAMAN
801 SHAIKH M. A. REHMAN	804 MOHAMED FARHAN KHAN
803 JAGDISH R. KSHIRSAGAR	
B-1 KISAN RAJBHOJ MISHRA	



Route Map of the property Site u/r



Latitude Longitude - 19°12'22.7"N 72°58'38.5"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 3.2 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : PANCHPAKHADI Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban Area	Local Body Type	Class "B" Corporation			
Local Body Name	Thane Municipal Corporation					
Land Mark	5F) On North Panchpakhadi village, On South Noori Baug Road to Almeda Road Up to Eastern Express Highway, On West-Eastern Express Highway, On East Lal Bahadur Shashtri Marg, All the Properties Bounded.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
5	5/19/5	62400	116900	135800	178300	135800
Survey No. 5 to 19, 20A, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 39, 40, 41, 42, 43, 91, 92, 93, 94, 95, 96, 97, 98, 99, 108, 109B, 111, 112, 113, 193, 194, 195, 198, 199, 200, 201, 202, 203, 204, 205, 206, 210, 211, 212, 213, 230, 232, 233, 235, 237, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 350, 351, 352, 353, 354, 355, 356, 357, 358, 369, 479, 480, 496, 497, 516, 517, 518, 525						
Compare With Previous Year ↓						

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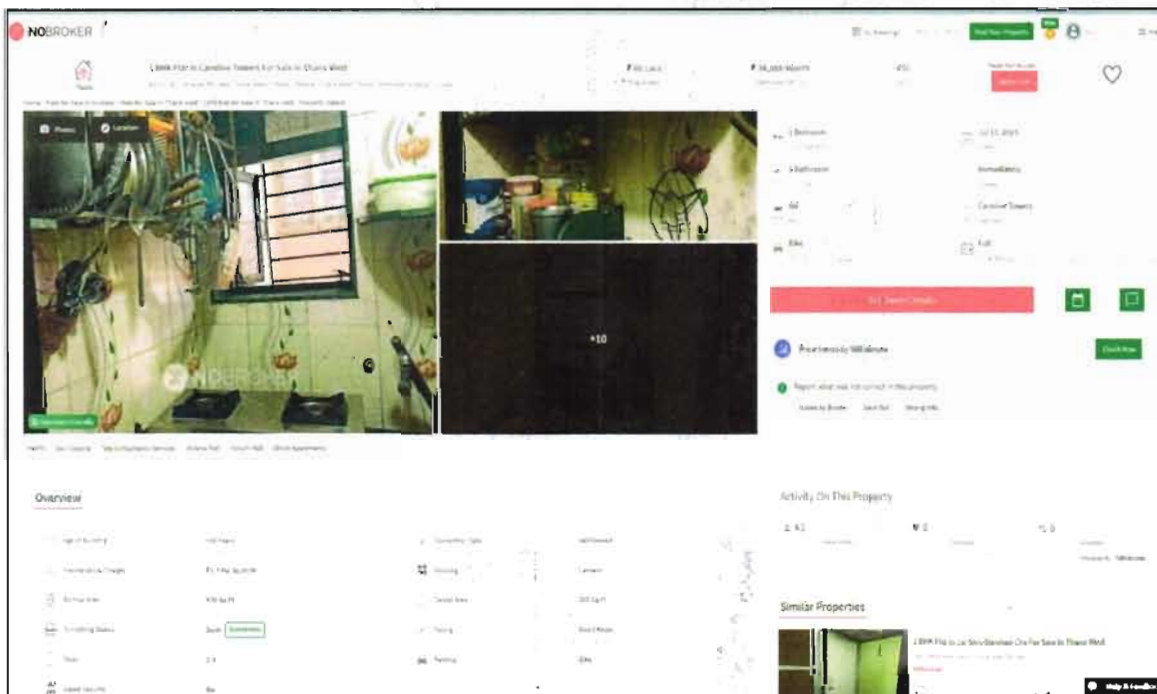
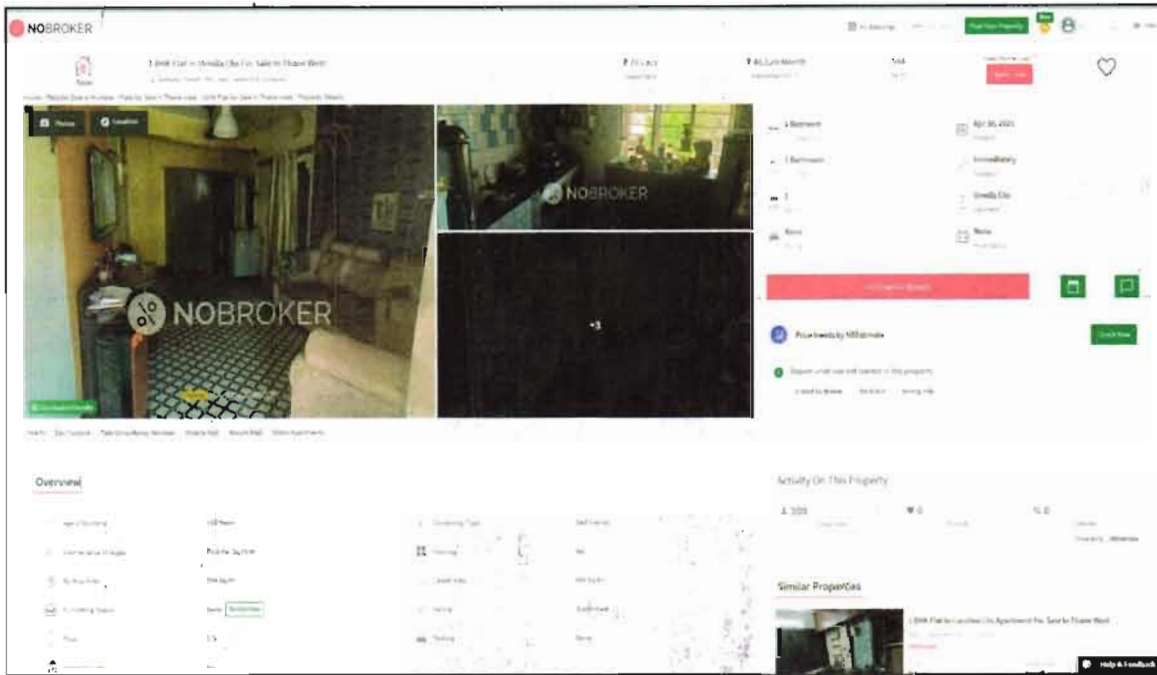


Vastukala Consultants (I) Pvt. Ltd.

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Price Indicators



Price Indicators

1 BHK Flat for Sale in Thane West

₹ 27,254,000

11 Years

27,254,000

Overview	Details
Age of Building	11 Years
Floor	2
Furnishing	Fully Furnished
Area	400 Sq. Ft.
Carpet Area	300 Sq. Ft.
Plot Area	1000 Sq. Ft.
Construction Status	Ready to Move
Ownership	Individual
Legal Status	Ready to Move
Water Supply	Yes
Electricity	Yes
Gas	Yes
Security	Yes

Activity On This Property

Similar Properties

2 BHK Flat for Sale in Thane West

₹ 41,324,000

11 Years

41,324,000

Overview	Details
Age of Building	11 Years
Floor	2
Furnishing	Fully Furnished
Area	400 Sq. Ft.
Carpet Area	300 Sq. Ft.
Plot Area	1000 Sq. Ft.
Construction Status	Ready to Move
Ownership	Individual
Legal Status	Ready to Move
Water Supply	Yes
Electricity	Yes
Gas	Yes
Security	Yes

Activity On This Property

Similar Properties

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th 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 herein above, existing economic scenario, and the information that is available with reference to the development of neighbourhood 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 ₹ 86,73,710.00 (Rupees Eighty Six Lakh Seventy Three Thousand Seven Hundred Ten Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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

Digitally signed by Sharadkumar B. Chalikwar
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