

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-1849/23-24	Dated 4-Aug-23
Buyer (Bill to) COSMOS BANK- KANDIVALI(WEST) Kandivali (West) Branch Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002889 / 2301905	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**

Remarks:
 Mr. Kirit B. Shah - Residential Flat No. B/208, 2nd Floor,
 Building No. S2, "The Udyog Nagar Co-Op. Hsg. Soc.
 Ltd.", Kamla Vihar Complex, Dahanukar Wadi,
 Kandivali (West), Mumbai – 400 067, 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


 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Kirit B. Shah**

Residential Flat No. B/208, 2nd Floor, Building No. S2, "The Udyog Nagar Co-Op. Hsg. Soc. Ltd.",
Kamla Vihar Complex, Dahanukar Wadi, Kandivali (West), Mumbai – 400 067,
State – Maharashtra, Country – India.

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Latitude Longitude - 19°12'40.8"N 72°50'32.0"E

Valuation Prepared for:

Cosmos Bank

Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West),
Mumbai – 400 067, 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 / Kandivali (West) Branch / Mr. Kirit B. Shah (2889/2301905) Page 2 of 16

Vastu/Mumbai/08/2023/2889/2301905
04/11-51-PRSH
Date: 04.08.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. B/208, 2nd Floor, Building No. S2, "The Udyog Nagar Co-Op. Hsg. Soc. Ltd.", Kamla Vihar Complex, Dahanukar Wadi, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India. belongs to **Mr. Kirit B. Shah.**

Boundaries of the property.

North : Internal Road
South : Raj Residency
East : Kamala Vihar
West : Building No. S1

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 **₹ 1,95,64,950.00 (Rupees One Crore Ninety Five Lakh Sixty Four Thousand Nine 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.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PVT. LTD.,
o=VASTUKALA CONSULTANTS (I) PVT. LTD.,
st=Maharashtra,
serialNumber=11a54c55a4b0c0f8a5a2e5e0f0c4f0d1f7e,
emailAddress=manoj@vastukala.com, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.08.04 16:15:15 +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



www.vastukala.org

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. B/208, 2nd Floor, Building No. S2, "The Udyog Nagar Co-Op. Hsg. Soc. Ltd.", Kamla Vihar Complex, Dahanukar Wadi, Kandivali (West), Mumbai – 400 067,
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 04.08.2023 for Bank Loan Purpose
2	Date of inspection	03.08.2023
3	Name of the owner/ owners	Mr. Kirit B. Shah
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. B/208, 2 nd Floor, Building No. S2, "The Udyog Nagar Co-Op. Hsg. Soc. Ltd.", Kamla Vihar Complex, Dahanukar Wadi, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India. Contact Person: Mr. Kirit B. Shah (Owner) Mobile No. 9769990902
6	Location, street, ward no	Kamla Vihar Complex, Dahanukar Wadi, Kandivali (West), Mumbai – 400 067
7	Survey/ Plot no. of land	Survey No. 140, Hissa No. 2 & 4, New CTS No. 94A, 94B, 94C, 94D, 94E, 94F
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. = 902.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 1070.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Kamla Vihar Complex, Dahanukar Wadi, Kandivali (West), Mumbai – 400 067

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	Fully 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	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	₹ 40,000.00 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 up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of Completion – 1996 (As per Occupancy

	year of completion	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: At the time of site visit, the flat internal renovation work is in progress.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 04.08.2023 for Residential Flat No. B/208, 2nd Floor, Building No. S2, "The Udyog Nagar Co-Op. Hsg. Soc. Ltd.", Kamla Vihar Complex, Dahanukar Wadi, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mr. Kirit B. Shah.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 29.03.1997 between Jaywanti J. Shah (The Transferor) and Mr. Kirit B. Shah (The Transferees).
2	Copy of Occupancy Certificate No. CB / 84015 / BP (WS) / AR dated 18.06.1996 issued by Municipal Corporation of Greater Mumbai.
3	Copy of Society Share Certificate No. 27 dated 01.12.1981 in the name of Mr. Kirit B. Shah issued by The Udyog Nagar Co-Op. Hsg. Soc. Ltd.
4	Copy of Society Maintenance Bill No. 35 dated 01.01.2023 in the name of Mr. Kirit B. Shah issued by The Udyog Nagar Co-Op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at Survey No. 140, Hissa No. 2 & 4, New CTS No. 94A, 94B, 94C, 94D, 94E, 94F, Kamla Vihar Complex, Dahanukar Wadi, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 650 Mt. Kandivali Metro station.

BUILDING:

The building under reference is having Stilt + 7 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. 2nd Floor is having 4 Residential Flats. The building having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of 2 Bedrooms + Living Room + Dining + Kitchen + WC + Bath + Passage (i.e., **2BHK with WC + Bath**). The residential flat is finished with Marble flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 04th August 2023

The Built Up Area of the Residential Flat	:	1070.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1996 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	27 Years
Cost of Construction	:	1070.00 X 3,000.00 = ₹ 32,10,000.00
Depreciation $\{(100-10) \times 27 / 60\}$:	40.50%
Amount of depreciation	:	₹ 13,00,050.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,43,500.00 per Sq. M. i.e., ₹ 13,331.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,23,042.00 per Sq. M. i.e., ₹ 11,431.00 per Sq. Ft.
Prevailing market rate	:	₹ 19,500.00 per Sq. Ft.
Value of property as on 04.08.2023	:	1070.00 Sq. Ft. X ₹ 19,500.00 = ₹ 2,08,65,000.00

(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 04.08.2023	:	₹ 2,08,65,000.00 - ₹ 13,00,050.00 = ₹ 1,95,64,950.00
Total Value of the property	:	₹ 1,95,64,950.00
The realizable value of the property	:	₹ 1,76,08,455.00
Distress value of the property	:	₹ 1,56,51,960.00
Insurable value of the property (1070.00 X 3,000.00)	:	₹ 32,10,000.00
Guideline value of the property (1070.00 X 11,431.00)	:	₹ 1,22,31,170.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. B/208, 2nd Floor, Building No. S2, "The Udyog Nagar Co-Op. Hsg. Soc. Ltd.", Kamla Vihar Complex, Dahanukar Wadi, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India for this particular purpose at ₹ 1,95,64,950.00 (Rupees One Crore Ninety Five Lakh Sixty Four Thousand Nine Hundred Fifty Only) as on 04th August 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 **04th August 2023 is ₹ 1,95,64,950.00 (Rupees One Crore Ninety Five Lakh Sixty Four Thousand Nine 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.

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

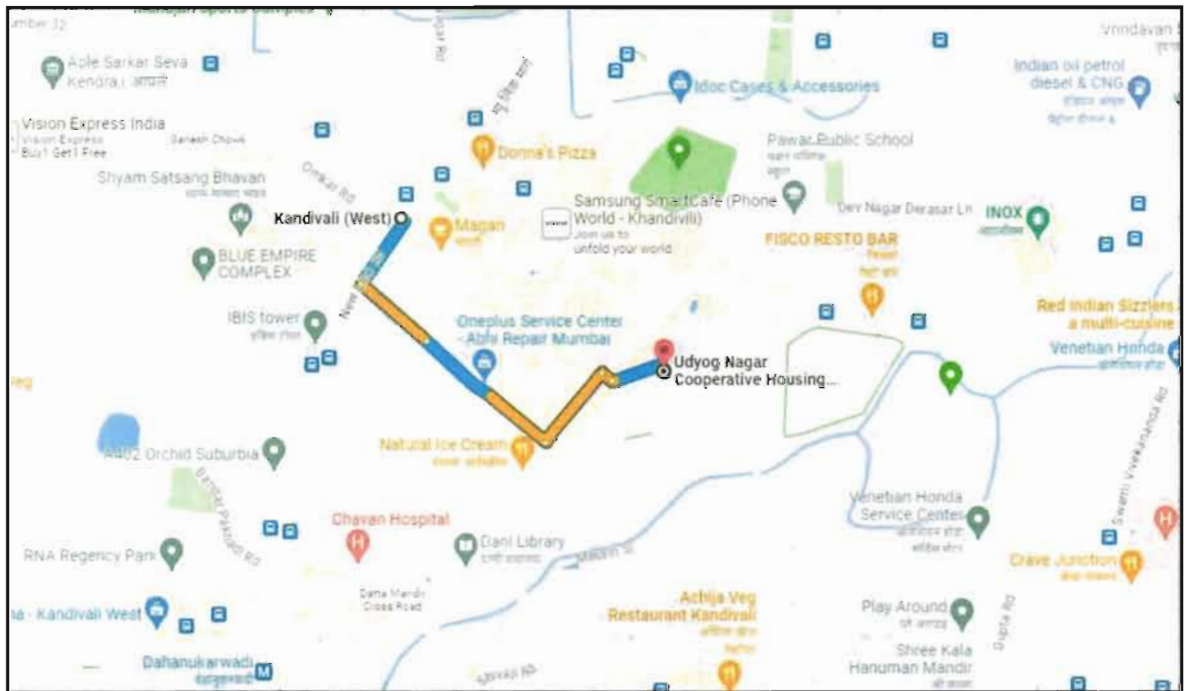
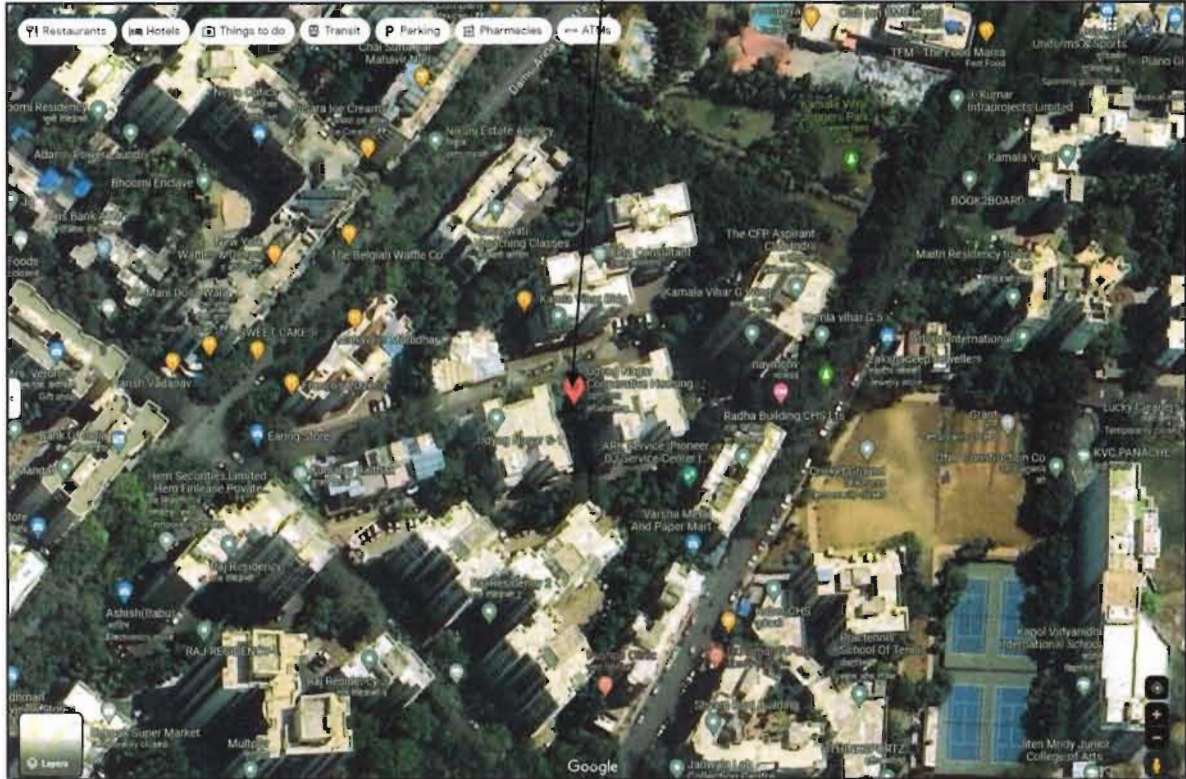
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 nd Floor
3.	Year of construction	1996 (As per Occupancy Certificate)
4.	Estimated future life	33 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 safety doors, Powder Coated Aluminium sliding windows
10.	Flooring	Marble 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	R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls
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 - 19°12'40.8"N 72°50'32.0"E

Note: The Blue line shows the route to site from nearest Metro station (Kandivali - 650 Mt.)



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



Ready Reckoner Rate

Department of Registration & Stamps
Government Of Maharashtra

नोंदणी व मूद्रांक विभाग
महाराष्ट्र शासन

Valuation Home Rule Guidelines LOGOUT

Valuation For Rural Area

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: [Help on Division](#)

District Name: Zone Name:

Attribute: SubZone Name:

Open Land	Residence	Office	Shop	Industry	Unit
67730	143500	165020	186400	143500	Square Meter

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Price Indicators

NOBROKER

1 BHK Flat in Shree Krishna For Sale in Kandivali West

₹ 1.07 Crores
₹ 61,326/Month
530 sq.ft.

1 Bedroom
1 Bathroom
RK
Bike and Car

Call Owner (022-...)

Price trends by NEEstimate

Report what was not correct in this property

Looked by Broker Sold Out Wrong Info

Activity On This Property

Overview

Age of Building: 102 Years
Ownership Type: Self Owned
Flooring: Verified Floor

NOBROKER

2 BHK Flat in Madhuban For Sale in Kandivali

₹ 2.6 Crores
₹ 1.40 Lacs/Month
2,250 sq.ft.

2 Bedroom
4 Bathroom
RK
Bike

Call Owner (022-...)

Price trends by NEEstimate

Report what was not correct in this property

Looked by Broker Sold Out Wrong Info

Activity On This Property

Overview

Age of Building: 100 Years
Ownership Type: Self Owned
Flooring: Verified Floor

Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mahavir Nagar > 2 BHK Flats for Sale in Mahavir Nagar > 750 Sq.Ft.

Posted on Jul 18, 2023 Property ID: 62190538

Get full support from Relationship Manager MB Prime Shortlist Properties Live Video Call Join Drive 50% OFF Communicates with Owners

₹1.45 Cr How much loan can I get?

2 BHK Flat For Sale in Bhoomi Enclave, Mahavir Nagar Kandivali West, Mumbai

2 Beds 2 Baths Furnished

Super Built-Up Area: 750 sqft - ₹ 19,333/sqft

Project: Bhoomi Enclave

Floor: 6 (Out of 7 Floors)

Transaction Type: Resale

Status: Ready to Move

Furnished Status: Furnished

Contact Owner Get Phone No.

More Details

Price Breakup: ₹1.45 Cr

Booking Amount: ₹100000 [Secure Now](#)

Address: Kandivali West, Mumbai, Mahavir Nagar Kandivali West, Mumbai - Western Mumbai, Maharashtra

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence

Home > Property for Sale in Mumbai > Property for Sale in Kandivali West > Property for Sale in Kamla Vihar CHS, Mumbai > 2 Bedroom 900 Sq Ft Apartment in Kandivali West Mumbai

Kamla Vihar CHS
2 Bedroom 900 Sq.Ft. Apartment in Kandivali West Mumbai
Listing ID: 44621004

₹ 2.1 Cr. Need Loan? Get Free Credit Score

2 Bedrooms + Pooja Room
Semi-Furnished
2 Bathroom
900 Sq Ft (Built-up Area)
Road View

4 Buyers Interested in this Property

Get Instant Home Loan Request for Call

Overview Furnishing Amenities Agent Overview About Project Data Intelligence Commute Time Kandivali West Reviews

Key Highlights

- Safe & Secure Locality
- Investment Opportunity
- Gated Society
- Prime Location

Family

Spacious 2 BHK for Sale at Mahavir Nagar, Kandivali West
It has huge compound as well as playing area for kids
It has OC
Good connectivity to Link road
Kandivali station is approx. 2 kms

Contact our Real Estate Experts

Preferred Partner
Hareesh Bhatnagar
+91988XXXXXX

Name: _____
Email ID: _____
City: _____ Phone Number: _____

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **04th August 2023**.

The term Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently 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 **₹ 1,95,64,950.00 (Rupees One Crore Ninety Five Lakh Sixty Four Thousand Nine Hundred Fifty Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India,
2.5.4.20=98226448a6f51d033405f9a26805913490c7f33ad13
3311579617a18b5652, postalCode=400099, st=Maharashtra,
serialNumber=1125046464d8f0c080b220c0406f04c0b311110ad
439428E2a79d327542386c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.04 16:10:25 +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

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