

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) Cosmos Bank - Mulund (East) GROUND +1ST FLOOR OF SHOP NO-2, 1ST FLOOR OF SHOP NO-1, 'ROMELL VASANTI', VASANTI VIHAR CO-OP HSG SOC LTD NAVGHAR RAOD,MULUND-EAST GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. PG-1990/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 003078 / 2302050 Dispatched through Terms of Delivery	Dated 14-Aug-23 Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination
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Sl 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. Bharatesh Chandayya Pujari & Mrs. Sowmya Bharatesh Pujari - Residential Flat No. 204, 2nd Floor, Building No. 1, Wing - B, "Lily Building No. 1 & 2 Co -Op. Hsg. Soc. Ltd.", Cosmos Orchid, Ghodbunder Road, Kasarwadavali, Village - Vadavali, Thane (West), Thane - 400 615, 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**

Patil
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Bharatesh Chandayya Pujari & Mrs. Sowmya Bharatesh Pujari**

Residential Flat No. 204, 2nd Floor, Building No. 1, Wing – B, "**Lily Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd.**",
Cosmos Orchid, Ghodbunder Road, Kasarwadavali, Village – Vadavali, Thane (West),
Thane – 400 615, State – Maharashtra, Country – India.

Latitude Longitude - 19°16'13.7"N 72°58'08.0"E

Valuation Prepared for:

Cosmos Bank

Mulund (East) Branch

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-op. Hsg. Soc. Ltd.,
Navghar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Reqd. 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. 204, 2nd Floor, Building No. 1, Wing – B, "Lily Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd.", Cosmos Orchid, Ghodbunder Road, Kasarwadavali, Village – Vadavali, Thane (West), Thane – 400 615, 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 14.08.2023 for Bank Loan Purpose
2	Date of inspection	11.08.2023
3	Name of the owner/ owners	Mr. Bharatesh Chandayya Pujari & Mrs. Sowmya Bharatesh Pujari
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. 204, 2 nd Floor, Building No. 1, Wing – B, "Lily Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd.," Cosmos Orchid, Ghodbunder Road, Kasarwadavali, Village – Vadavali, Thane (West), Thane – 400 615, State – Maharashtra, Country – India. Contact Person: Mr. Ayush Patil (Seller's Son) Contact Number: 8369566194
6	Location, street, ward no	Cosmos Orchid, Ghodbunder Road, Kasarwadavali, Village – Vadavali, Thane (West), Thane – 400 615
7	Survey/ Plot no. of land	Survey No. 42, 40 & Hissa No. 3 (Part); 4 of Village – Vadavali
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. = 397.00 Balcony Area in Sq. Ft. = 60.00

		<p>Cup Board Area in Sq. Ft. = 12.00 Total Carpet Area in Sq. Ft. = 469.00 (Area as per Actual Site Measurement)</p> <p>Carpet Area in Sq. Ft. = 426.00 (Area as per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 511.00 (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	Ghodbunder Road, Kasarwadavali, Village – Vadavali, Thane (West), Thane – 400 615.
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?	Vacant
	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 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	₹ 11,500.00 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.
<u>COST OF CONSTRUCTION</u>		
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.
<u>Remark:</u>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Mulund (East) Branch to assess fair market value as on 14.08.2023 for Residential Flat No. 204, 2nd Floor, Building No. 1, Wing – B, "Lily Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd.," Cosmos Orchid, Ghodbunder Road, Kasarwadavali, Village – Vadavali, Thane (West), Thane – 400 615, State – Maharashtra, Country – India belongs to **Mr. Bharatesh Chandayya Pujari & Mrs. Sowmya Bharatesh Pujari.**

We are in receipt of the following documents:

1	Copy of Index II No. 11371 / 2023 dated 07.08.2023 between Mr. Hemant Patil & Mrs. Ashwini Patil and Mr. Bharatesh Chandayya Pujari & Mrs. Sowmya Bharatesh Pujari.
2	Copy of Commencement Certificate V. P. No. S06 / 0011 / 08 / TMC / TDD / 0730 / 12 dated 14.12.2012 issued by CIDCO.
3	Copy of Occupancy Certificate V.P. No. S06 / 0011 / 08 / TMC / TDD / OCC / 0404 / 17 dated 13.10.2017 issued by Thane Municipal Corporation, Thane.

LOCATION:

The said building is located at Survey No. 42, 40 & Hissa No. 3 (Part), 4 of Village – Vadavali. The property falls in Residential Zone. It is at a travelling distance 12.3 Km. from Thane railway station.

BUILDING:

The building under reference is having Ground (Part) + Stilt (Part) + 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 Flat. The building having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. It consists of Living Room + 1 Bedroom + Kitchen + WC + Bath + Passage + Balcony Area + Cup Board Area (i.e., **1BHK with W.C. + Bath**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 14th August 2023

The Built Up Area of the Residential Flat	:	511.00 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	:	06 Years
Cost of Construction	:	511.00 X 2,500.00 = ₹ 12,77,500.00
Depreciation $\{(100-10) \times 06 / 60\}$:	09.00%
Amount of depreciation	:	₹ 1,14,975.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 97,700.00 per Sq. M. i.e., ₹ 9,077.00 per Sq. Ft.
Guideline-rate (after depreciate)	:	₹ 93,032.00 per Sq. M. i.e., ₹ 8,643.00 per Sq. Ft.
Prevailing market rate	:	₹ 11,000.00 per Sq. Ft.
Value of property as on 14.08.2023	:	511.00 Sq. Ft. X ₹ 11,000.00 = ₹ 56,21,000.00

(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 14.08.2023	:	₹ 56,21,000.00 - ₹ 1,14,975.00 = ₹ 55,06,025.00
Total Value of the property	:	₹ 55,06,025.00
The realizable value of the property	:	₹ 49,55,423.00
Distress value of the property	:	₹ 44,04,820.00
Insurable value of the property (511 X 2,500.00)	:	₹ 12,77,500.00
Guideline value of the property (As per Index II)	:	₹ 46,41,727.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 204, 2nd Floor, Building No. 1, Wing – B, "Lily Building No. 1 & 2 Co-Op. Hsg. Soc. Ltd.," Cosmos Orchid, Ghodbunder Road, Kasarwadavali, Village – Vadavali, Thane (West), Thane – 400 615, State – Maharashtra, Country – India for this particular purpose at ₹ 55,06,025.00 (Rupees Fifty Five Lakh Six Thousand Twenty Five Only) as on 14th August 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 **14th August 2023 is ₹ 55,06,025.00 (Rupees Fifty Five Lakh Six Thousand Twenty Five 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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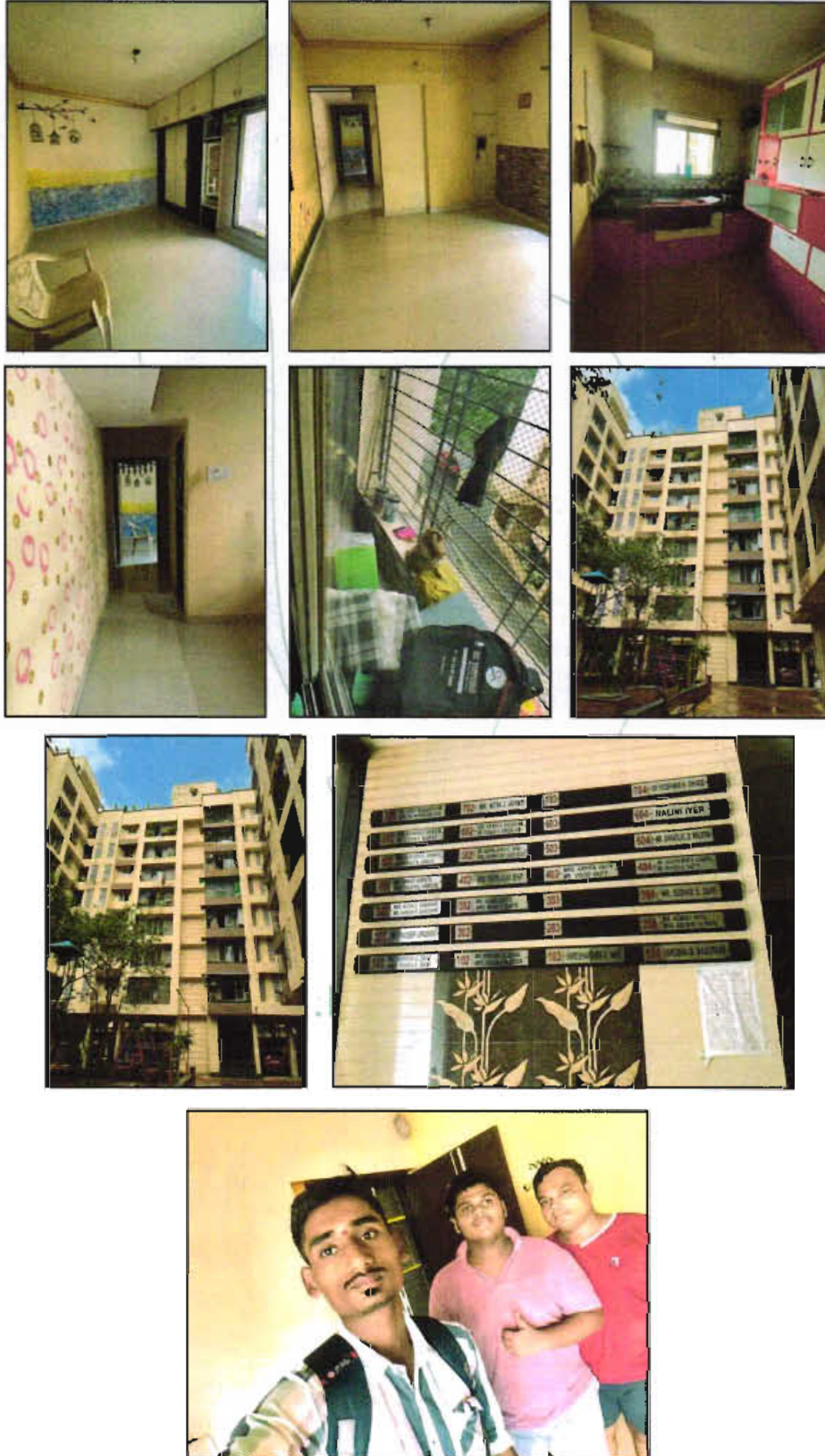


ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground (Part) + Stilt (Part) + 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	2017 (As per occupancy certificate)
4.	Estimated future life	54 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 Aluminium sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finished
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.	Open plumbing
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	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

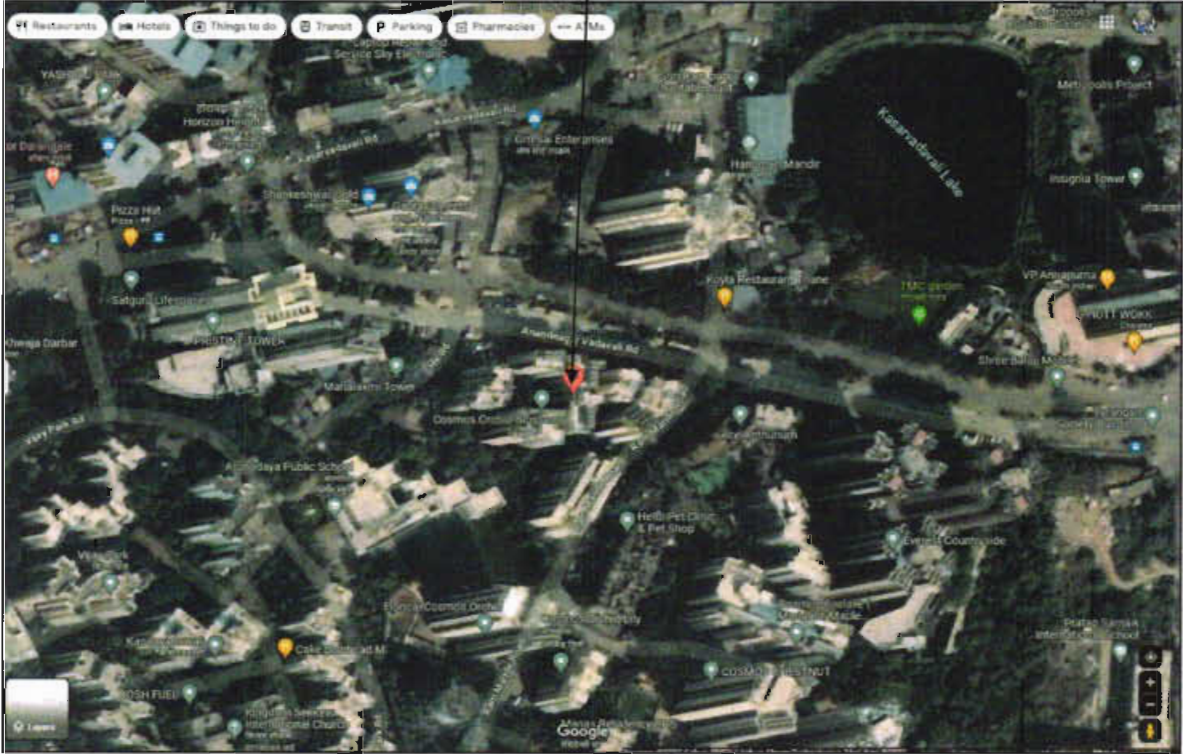


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°16'13.7"N 72°58'08.0"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 12.3 Km.)



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विभाग**
महाराष्ट्र शासन



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Valuation For Influence Area

*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Kokan [Help on Division](#)

District Name: ठाणे Taluka Name: ठाणे Village/Zone Name: पावार्च नाथ : वडवती (ठाणे

Attribute: सह नगर 42 SubZone Name: 13/48-1B(4) रत्नापसुन रु

Mahapalika Area: Thane Municipal Corpo

Open Land	Residence	Office	Shop	Industry	Unit
19900	97700	109100	121900	109100	Square Meter

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Price Indicators

99acres Buy - Enter Locality | Project | Society | Landmark

₹65 Lac | ₹13,347 per sq.ft. | 1BHK 1Bath

Estimated EMI ₹51,849

Registration No. P51720211045 | Network: Hyper Maharashtra Maharashtra.gov.in

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

Property (10) | Society (21)

Carpet Area: 487 sq.ft. | 1 Bedroom, 1 Bathroom, No Balcony

Price: ₹65 Lac @ 13,347 per sq.ft. (Negotiable) View Price

Address: Cosmos Orchid, Kasarvadavali, Thane

Floor: 6 of 7 Floors | Facing: South West

Completion: Others | Property Age: 5 to 10 Year Old

3 people already contacted since last week

Places nearby: 001, Kasarvadavali, Thane, Mumbai

magicbricks Buy | Rent | Sell | Home Loans | Login | Post Property

₹65.0 Lac | EMI: ₹25k | Get pre-approved loan

1 BHK 250 Sq.ft Flat For Sale | Kasarvadavali, Thane

1 Bed | 1 Bath | 2 Balconies | Unfurnished

Carpet Area: 441sqft* | 714.739sqft

Floor: 6 (Out of 7 Floors)

Facing: East | Lift: 1

Developer: Cosmos Group | Project: Cosmos Orchid

Transaction Type: Resale | Status: Ready to Move

Furnished Status: Unfurnished

East Facing Property

Contact Agent | Get Phone No.

Neeraj | 9800000000

Get Phone No.

More Details

Price Breakup: ₹65 Lac | ₹25,000 Monthly

Booking Amount: ₹51,000 **Secure Now!**

Address: Near Hypersity Mall, Ghodbundar Road, Kasarvadavali, Thane W., Kasarvadavali, Thane - Central Thane, Maharashtra

Landmarks: near hyper city mall



Sales Instance

257874
12-08-2023

सूची क्र. २

Note:-Generated Through eDisplay v2.1
Module,For original report please contact
concern SRO office.

दुय्यम निवधक :सह दु.नि टाणे २

दस्तावेज क्रमांक:2578/2022

नोंदणी:

Regn:63m

गाव : वडवली

(1)दस्तावेजा प्रकार	करारनामा
(2)मोबदला	4925000
(3)प्राज्ञारभाव (भावेपट्ट्याच्या वाचतातपट्ट्याक आकारणी देता कि पट्टेदार ति नमूद कराव)	4021160
(4)भूमापन ,पोटहिस्सा व धरक्रमांक (असल्यास)	1) सदनिका नं : 403, माळा नं : 4,विंग ए,विल्डिंग नं.1, इमारतीचे नाव : लिली,कॉमर्सास ऑचिड, ब्लॉक नं : वडवली, रोड नं : जी.बी. रोड,टाणे पश्चिम
(5)क्षेत्रफळ	1) 49.40 चौ.मीटर
(6)आकारणी किंवा नुडी देण्यात असेल तेव्हा	
(7)दस्तावेजा करून देणाऱ्या / लिहून देवणाऱ्या पक्षकारांचे नाव किंवा विवाही न्यायालयाचा हुकूमनामा किंवा आदेश अमल्यास प्रतिवादीचे नाव व पत्ता	1) मेहमूद मस्तान शेख 41 प्लॉट नं : - माळा नं : - इमारतीचे नाव : कम नं.42 देवकी निवास कासारवडवली घोडबंदर रोड टाणे पश्चिम ब्लॉक नं : - रोड नं : - महाराष्ट्र THANE. 400615
(8)दस्तावेजा करून देणाऱ्या पक्षकारांचे नाव किंवा विवाही न्यायालयाचा हुकूमनामा किंवा आदेश अमल्यास प्रतिवादीचे नाव व पत्ता	1) अंकित भूपेंद्र काटवा 31 प्लॉट नं : - माळा नं : - इमारतीचे नाव : 201 महात्मा फुले नगर वर्तक नगर नाका पोखरण रोड नं.1 टाणे पश्चिम ब्लॉक नं : - रोड नं : - महाराष्ट्र THANE. 400606
(9)दस्तावेजा करून दिल्याचा दिनांक	04/02/2022
(10)दस्त नोंदणी केल्याचा दिनांक	04/02/2022
(11)अनुक्रमांक,खंड व पृष्ठ	2578/2022
(12)प्राज्ञारभावाप्रमाणे मूद्रांक शुल्क	295500
(13)प्राज्ञारभावाप्रमाणे नोंदणी शुल्क	30000
(14)श्रींग	
मूल्यांकनासाठी विचारात घेतलेला तपशील :-	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **14th 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 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 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 ₹ 55,06,025.00 (Rupees Fifty Five Lakh Six Thousand Twenty Five 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,
c=IN, email=MANOJ.BABURAO.CHALIKWAR@VASTUKALA.COM,
serial=1022961741889652, postalCode=400060, st=Maharashtra,
streetAddress=41, Jyoti Vihar, Sector 10, Vashi, Mumbai 400087, IN, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.14 12:54:21 +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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