

**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.	Dated
	<b>PG-2165/23-24</b>	<b>25-Aug-23</b>
	Delivery Note	Mode/Terms of Payment
		<b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>Cosmos Bank - Mulund (West) Branch</b> Mulund (West) Branch Apurva Co-Op. Housing Society, Govardhan Nagar, L.B.S. Road, Mulund (West), Mumbai - 400 080 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>003326 / 2302229</b>	
	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>4,000.00</b>		<b>360.00</b>		<b>360.00</b>	<b>720.00</b>


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

**Remarks:**  
 Mr. Ganesh Shripat Katkar & Mrs. Shweta Ganesh Katkar, Residential Flat No. 204, 2nd Floor, Building No. 1, "Ashapura Gauri Tower", Village - Navagaon (Thakurli), Dombivali (West), Taluka - Kalyan, District - Thane, PIN - 421 201, 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**  
**Asmita Rathod**  
 Authorised Signatory

This is a Computer Generated Invoice

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Ganesh Shripat Katkar & Mrs. Shweta Ganesh Katkar**

Residential Flat No. 204, 2<sup>nd</sup> Floor, Building No. 1, "Ashapura Gauri Tower", Village - Navagaon (Thakurli),  
Dombivali (West), Taluka - Kalyan, District - Thane, PIN – 421 201,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°13'43.7"N 73°04'55.3"E

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### Valuation Prepared for:

**Cosmos Bank**

**Mulund (West) Branch**

Apporva Co-op Hsg. Society, Gowardhan Nagar, Lbs Marg, Mulund (West)  
Mumbai – 400 080, 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. 204, 2<sup>nd</sup> Floor, Building No. 1, "Ashapura Gauri Tower", Village - Navagaon (Thakurli), Dombivali (West), Taluka - Kalyan, District - Thane, PIN - 421 201, State - Maharashtra, Country - India belongs to **Mr. Ganesh Shripat Katkar & Mrs. Shweta Ganesh Katkar**.

### Boundaries of the property.

North	:	Bhagwan Krupa Building
South	:	Umesh Nagar Road
East	:	Kulswamini Arcade CHSL
West	:	Umesh Nagar Road

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 **₹ 40,09,000.00 (Rupees Forty Lakhs Nine Thousand 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

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

Encl. Valuation Report

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
c=INDIA,  
2.5.4.20=982230c4fad25ab033eb0294e2885f154a43876a2f6a3276a22525a2c:cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.08.25 11:08:04 +05'30'



ThinAuth.Sign.vate.Create



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- |             |              |             |          |
|-------------|--------------|-------------|----------|
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| 📍 Delhi NCR | 📍 Nashik     | 📍 Ahmedabad | 📍 Jaipur |

📍 **Regd. Office** : BI-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](mailto:mumbai@vastukala.org)

Residential Flat No. 204, 2nd Floor, Building No. 1, "Ashapura Gauri Tower", Village - Navagaon (Thakurli),  
Dombivali (West), Taluka - Kalyan, District - Thane, PIN - 421 201,  
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 25.08.2023 for Bank Loan Purpose
2	Date of inspection	23.08.2025
3	Name of the owner/ owners	<b>Mr. Ganesh Shripat Katkar &amp; Mrs. Shweta Ganesh Katkar.</b>
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	<b>Address:</b> Residential Flat No. 204, 2nd Floor, Building No. 1, "Ashapura Gauri Tower", Village - Navagaon (Thakurli), Dombivali (West), Taluka - Kalyan, District - Thane, PIN - 421 201, State - Maharashtra, Country - India. <b>Contact Person:</b> Mrs. Shweta Katkar (Owner) Contact No.: 9930458359
6	Location, street, ward no	Reti Bunder Cross Road,
	Survey/ Plot no. of land	Plot No. 5, New Survey No. 210, Old Survey No. 325 of Village - Navagaon (Thakurli) and New Survey No. 89, Old Survey No. 145 of Village - Goandevi
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 339.00 Dry Balcony Area = 13.00 Flowerbed Area = 12.00 Balcony Area = 17.00 (Area as per Measurement)



		<p><b>Carpet Area in Sq. Ft. = 422.00 (Area as per Agreement for Sale)</b></p> <p>Built-up Area in Sq. Ft. = 464.00 (Carpet Area + 10%)</p> <p><b>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 are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</b></p>
13	Roads, Streets or lanes on which the land is abutting	Reti Bunder Cross Road
14	If freehold or leasehold land	Free hold
15	<p>If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.</p> <p>(i) Initial Premium</p> <p>(ii) Ground Rent payable per annum</p> <p>(iii) Unearned increased payable to the Lessor in the event of sale or transfer</p>	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	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?	Owner 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 KDMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(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	₹ 8,000.00 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	As per sub registrar of assurance records

	in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	
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 2022 (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, Mulund (West) Branch to assess fair market value as on 25.08.2023 for Residential Flat No. 204, 2<sup>nd</sup> Floor, Building No. 1, "Ashapura Gauri Tower", Village - Navagaon (Thakurli), Dombivali (West), Taluka - Kalyan, District - Thane, PIN – 421 201, State – Maharashtra, Country – India belongs **Mr. Ganesh Shripat Katkar & Mrs. Shweta Ganesh Katkar.**

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

1	Copy of Agreement for Sale dated 18.01.2022 between M/s. Ashapura Aashish Enterprises (the Developer / Landlord/Promoter) AND Mr. Ganesh Shripat Katkar & Mrs. Shweta Ganesh Katkar (the Purchaser /Allottee) – 5 Pages
2	Copy of Occupancy Certificate KDMC / TPD / CC / DOM / 285 dated 13.10.2022 issued Kalyan Dombivli Municipal Corporation.
3	Copy of Building Permission And Commencement Certificate No. KDMC / TPD / BP / DOM / 2018-2019 / 10 / 203 dated 28.07.2021 issued by Kalyan Dombivli Municipal Corporation.
4	Copy of Rera Registration Certificate No. P51700020414 dated 09.09.2021 (Downloaded from RERA Site)
5	Copy of Approved Building Plan No. KDMC / NRV / BP / DOM / 2018-2019 / 10 / 77 dated 25.11.2020 issued by Kalyan Dombivli Municipal Corporation.



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**LOCATION:**

The said building is located on Plot No. 5, New Survey No. 210, Old Survey No. 325 of Village - Navagaon (Thakurli) and New Survey No. 89, Old Survey No. 145 of Village - Goandevi, Taluka - Kalyan, District - Thane. The property falls in Residential Zone. It is at a travelling distance of 1.5 KM. travelling distance from Dombivli railway station.

**BUILDING:**

The building under reference is having Ground + 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The external condition of building is good. The building is used for residential purpose. 2<sup>nd</sup> Floor is having 4 Residential Flats. The building has 1 Lift.

**Residential Flat:**

The residential flat under reference is situated on the 2<sup>nd</sup> floor. The composition of residential flat is having Living Room + Kitchen + 1 Bedroom + Passage + WC + Bath. (i.e., **1 BHK + WC + Bath**). 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 25<sup>th</sup> August 2023**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>422.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2022 (Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	1 Years
Cost of Construction	:	464.00 X 2,800.00 = ₹ 12,99,200.00
Depreciation $\{(100-10) \times 1 / 60\}$	:	N.A. the building age is below 5 years
Amount of depreciation	:	N.A.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 69,300.00 per Sq. M. i.e. ₹ 6,438.00 per Sq. Ft.
Prevailing market rate	:	₹ 9,500.00 per Sq. Ft.
<b>Value of property as on 25.08.2023</b>	<b>:</b>	<b>422.00 Sq. Ft. X ₹ 9,500.00 = ₹ 40,09,000.00</b>

(Area of property x market rate of developed land & Commercial premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Fair value of the property as on 25.08.2025</b>	<b>:</b>	<b>₹ 40,09,000.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 40,09,000.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 36,08,100.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 32,07,200.00</b>



Insurable value of the property (464.00 X 2,800.00)	:	₹ 12,99,200.00
Guideline value of the property (464.00 X 6,438.00)	:	₹ 29,87,232.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 204, 2nd Floor, Building No. 1, "Ashapura Gauri Tower", Village - Navagaon (Thakurli), Dombivali (West), Taluka - Kalyan, District - Thane, PIN – 421 201, State – Maharashtra, Country – India for this particular purpose at ₹ 40,09,000.00 (Rupees Forty Lakhs Nine Thousand Only).

### NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 25<sup>th</sup> August 2023 is ₹ 40,09,000.00 (Rupees Forty Lakhs Nine Thousand 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

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I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:



## ANNEXURE TO FORM 0-1

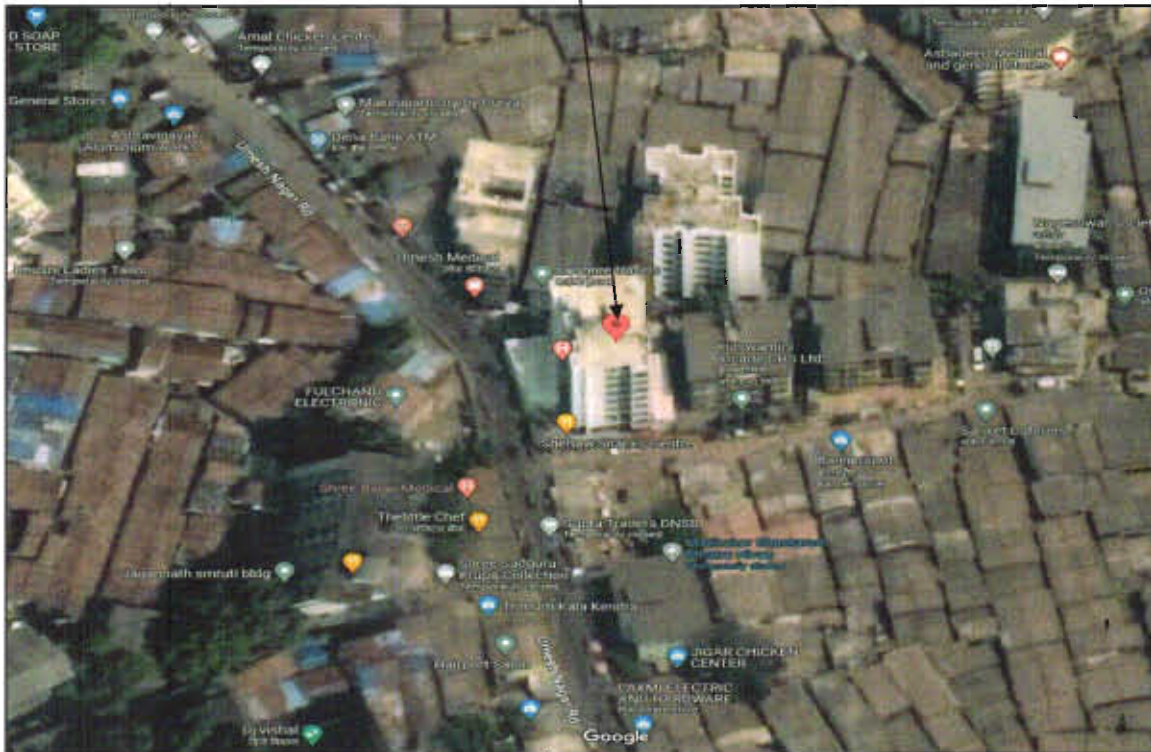
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2 <sup>nd</sup> Floor
3.	Year of construction	2022 (As per Occupancy Certificate)
4.	Estimated future life	59 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
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP false ceiling
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.	
15.	Sanitary installations	
	(i) No. of water closets	N.A.
	(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	As per requirement
22.	Roads and paving within the compound approximate area and type of paving	Chequered tiles in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System





## Route Map of the property

Site u/r




Latitude Longitude - 19°13'43.7"N 73°04'55.3"E

**Note:** The Blue line shows the route to site from nearest railway station (Dombivli – 1.5KM.)



## 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
Annual Statement of Rates
Language: English

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No  Location

Enter Survey No:

व्यवस्थापन	पुणे जमीन	विद्यती सवधि	नोंदणी	दुपणे	वैधानिक	एचए (Pls.)	Attribute
4/21-विभाग 18अ: नवगाव - मध्य रेलवेला पश्चिमेकडील (दुर्गेश्वरी) गाव	25900	69300	79300	91300	79300	मी. मीटर	मि.टी.एच. नंबर
4/21-विभाग 18अ: नवगाव - मध्य रेलवेला पश्चिमेकडील गाव मि.व.न.म. इलेक्ट्रा नवगाव भागातील सर्व जमीन	25900	69300	79300	91300	79300	मी. मीटर	साईट नंबर

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## Price Indicators

**Ashapura Gauri Tower**  
Dombivli East | 1 BHK Apartment | 264 - 479 Sq.ft

**Project Name:** Ashapura Gauri Tower  
**Project Status:** Under construction  
**Units Available:** 7

**Configuration:** 1 BHK Apartment  
**Area:** 264 - 479 Sq.ft  
**Project No.:** P51700020404

**Price Range:** ₹27.2 L - 45.87 L  
**Price Per Sq.ft:** ₹9,577 /sq.ft

**Completion Date:** Dec - 2022

**EMI Calculator:** ₹91,655

**Ashapura Gauri Tower** | Dombivli | Mumbai | By Ashapura Developer

**CONFIGURATIONS FOR ASHAPURA GAURI TOWER**

Configuration	Area (Sq.ft)	Price (₹)
1 BHK (4.50 x 12.00)	264	₹27.20 L
1 BHK (2.50 x 18.00)	450	₹45.87 L

**FLOOR PLAN FOR ASHAPURA GAURI TOWER**

- 1 BHK (264 sq.ft)
- 1 BHK (450 sq.ft)

**PROJECT SPECIFICATIONS:**

- Location:** Thakurli, Dombivli
- Possession Date:** December 2022
- Project Size:** 0.95 Acres, 49 Units
- Developer:** Ashapura Developer
- Plot Size:** 0.1 BHK

**REQUEST DETAILS**



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### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25<sup>th</sup> 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 ₹ 40,09,000.00 (Rupees Forty Lakhs Nine Thousand 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  
Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD.,  
ou=Director,  
cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.25 15:29:23 +05'30'

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