

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Sanjay Krishna Pandey & Mr. Krishna Kumar Dubey**

Commercial Shop No. G-23, Ground Floor, Wing – A, "**Pushpak Dham A & B Wing Co-op. Hsg. Soc. Ltd.**" Near Hindustan Co Op Bank Ltd, Khadakpada Road, Khadakpada, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India.

Latitude Longitude - 19°15'03.2"N 73°08'03.7"E

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### Valuation Done for:

**Cosmos Bank**

**Kalyan Branch**

Ground Floor, Shiv Villa Apartment Opp. Gagangiri Society Sai Chowk, Khadakpada, Kalyan (West) - 421 301. State – Maharashtra, Country – India.



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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Mumbai	Aurangabad	Pune	Rajkot
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**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 Commercial Shop No. G-23, Ground Floor, Wing – A, "Pushpak Dham A & B Wing Co-op. Hsg. Soc. Ltd." Near Hindustan Co Op Bank Ltd, Khadakpada Road, Khadakpada, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India belongs to **Mr. Sanjay Krishna Pandey & Mr. Krishna Kumar Dubey.**

### Boundaries of the property.

North : Shree Swami Samarth Society  
South : Khadakpada Road  
East : Khadakpada Road  
West : Heena Ashish Apartment

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 **₹ 35,37,810.00 (Rupees Thirty Five Lakh Thirty Seven Thousand Eight 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.**

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

Auth. Sign.



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**Valuation Report of Commercial Shop No. G-23, Ground Floor, Wing – A, "Pushpak Dham A & B Wing Co-op. Hsg. Soc. Ltd." Near Hindustan Co Op Bank Ltd, Khadakpada Road, Khadakpada, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, 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 15.09.2023 for Bank Loan Purpose
2	Date of inspection	14.09.2023
3	Name of the owner/ owners	<b>Mr. Sanjay Krishna Pandey &amp; Mr. Krishna Kumar Dubey</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> Commercial Shop No. G-23, Ground Floor, Wing – A, "Pushpak Dham A & B Wing Co-op. Hsg. Soc. Ltd." Near Hindustan Co Op Bank Ltd., Khadakpada Road, Khadakpada, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Vikas Gupta (Tenant's Employee) Contact No. 8355962419
6	Location, street, ward no	Ward No. 9 (2/16), Near Hindustan Co Op Bank Ltd., Khadakpada Road, Khadakpada, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane
7	Survey/ Plot no. of land	Survey No. 112 Part of Village - Chikanghar
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. = 200.00 (Area as per Actual Site Measurement)

		<b>Built Up Area in Sq. Ft. = 270.00 (Area as per Agreement for Sale)</b>
13	Roads, Streets or lanes on which the land is abutting	Near Hindustan Co Op Bank Ltd., Khadakpada Road, Khadakpada, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane
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. (R)
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied – Nic Ice - cream
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – As per KDMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	



	(i)	Names of tenants/ lessees/ licensees, etc	Nic Ice - cream
	(ii)	Portions in their occupation	Fully occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 15,000.00 Present rental income per month
	(iv)	Gross amount received for the whole property	Details not available
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. <sup>(R)</sup>
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		<b>SALES</b>	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial Shop in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied	N. A.

	up on, the basis of arriving at the land rate	
	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2000 (As per Part 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><u>Remark:</u></b>	

## PART II- VALUATION

### **GENERAL:**

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 15.09.2023 for Commercial Shop No. G-23, Ground Floor, Wing – A, "Pushpak Dham A & B Wing Co-op. Hsg. Soc. Ltd." Near Hindustan Co Op Bank Ltd., Khadakpada Road, Khadakpada, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India belongs to **Mr. Sanjay Krishna Pandey & Mr. Krishna Kumar Dubey.**

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

1	Copy of Agreement for sale dated 05.12.2022 Between Mrs. Sanjeevani Ajit Waghamare (the Transferor / Seller) and Mr. Sanjay Krishna Pandey & Mr. Krishna Kumar Dubey (the Transferees / Purchasers).
2	Copy of Part Occupancy Certificate No. KDMC / NRV / CC / KV / 248 dated 25.09.2000 issued by Kalyan Dombivli Municipal Corporation (only for Ground floor Shops & first Floor).
3	Copy of Commencement Certificate No. KDMC / NRV / BP / KV / 40-18 dated 23.04.1999 issued by Kalyan Dombivli Municipal Corporation.

### **LOCATION:**

The said building is located at Survey No. 112 Part of Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane. The property falls in Residential Zone. It is at a travelling distance 2.6 KM from Kalyan station.

### **BUILDING:**

The building under reference is having Basement + Ground + 7 Upper Floors - continuing to Commercial – Ground + 1 Building with AC sheet roofing. 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 external condition is normal. The building is used for residential & Commercial purpose. Ground Floor is having 24 Commercial Shop. 1 Lift was provided in the building.

### **Commercial Shop:**

The commercial shop under reference is situated on the Ground Floor. It consists of single unit. The commercial shop is finished with Vitrified tiles flooring, MS Rolling Shutter with M. S. Gate, Concealed electrification etc.

**Valuation as on 15<sup>th</sup> September 2023**

<b>The Built Up Area of the Commercial Shop</b>	:	<b>270.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2000 (As per Part Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	23 Years
Cost of Construction	:	270.00 Sq. Ft. X ₹ 2,600.00 = ₹ 7,02,000.00
Depreciation $\{(100-10) \times 23 / 60\}$	:	34.50%
Amount of depreciation	:	₹ 2,42,190.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 80,100.00 per Sq. M. i.e., ₹ 7,441.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner (after depreciate)	:	₹ 67,197.00 per Sq. M. i.e., ₹ 6,243.00 per Sq. Ft.
Prevailing market rate	:	₹ 14,000.00 per Sq. Ft.
<b>Value of property as on 15.09.2023</b>	:	<b>270.00 Sq. Ft. X ₹ 14,000.00 = ₹ 37,80,000.00</b>

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

<b>Depreciated fair value of the property as on 15.09.2023</b>	:	<b>₹ 37,80,000.00 - ₹ 2,42,190.00 = ₹ 35,37,810.00</b>
<b>Total Value of the property</b>	:	<b>₹ 35,37,810.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 31,84,029.00</b>
<b>Distress value of the property</b>	:	<b>₹ 28,30,248.00</b>
<b>Insurable value of the property (270.00 X 2,600.00)</b>	:	<b>₹ 7,02,000.00</b>
<b>Guideline value of the property (270.00 X 6,243.00)</b>	:	<b>₹ 16,85,610.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. G-23, Ground Floor, Wing – A, "Pushpak Dham A & B Wing Co-op. Hsg. Soc. Ltd." Near Hindustan Co Op Bank Ltd., Khadakpada Road, Khadakpada, Village – Chikanghar, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India for this particular purpose at **₹ 35,37,810.00 (Rupees Thirty Five Lakh Thirty Seven Thousand Eight Hundred Ten Only)** as on **15<sup>th</sup> September 2023**.

## **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 **15<sup>th</sup> September 2023 is ₹ 35,37,810.00 (Rupees Thirty Five Lakh Thirty Seven Thousand Eight 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:

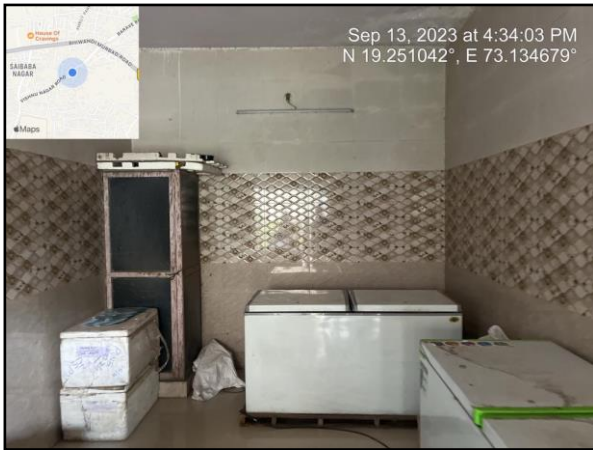
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**ANNEXURE TO FORM 0-1**

<b>Technical details</b>		<b>Main Building</b>
1.	No. of floors and height of each floor	Basement+ Ground + 7 Upper Floors - continuing to Commercial – Ground + 1 Building.
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3	Year of construction	2000 (As per Part Occupancy Certificate)
4	Estimated future life	37 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	MS Rolling Shutter with M. S. Gate
10	Flooring	Vitrified tiles flooring
11	Finishing	Cement plastering with POP finishing
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	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 provided
19	Underground sump – capacity and type of construction	R.C.C tank
20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

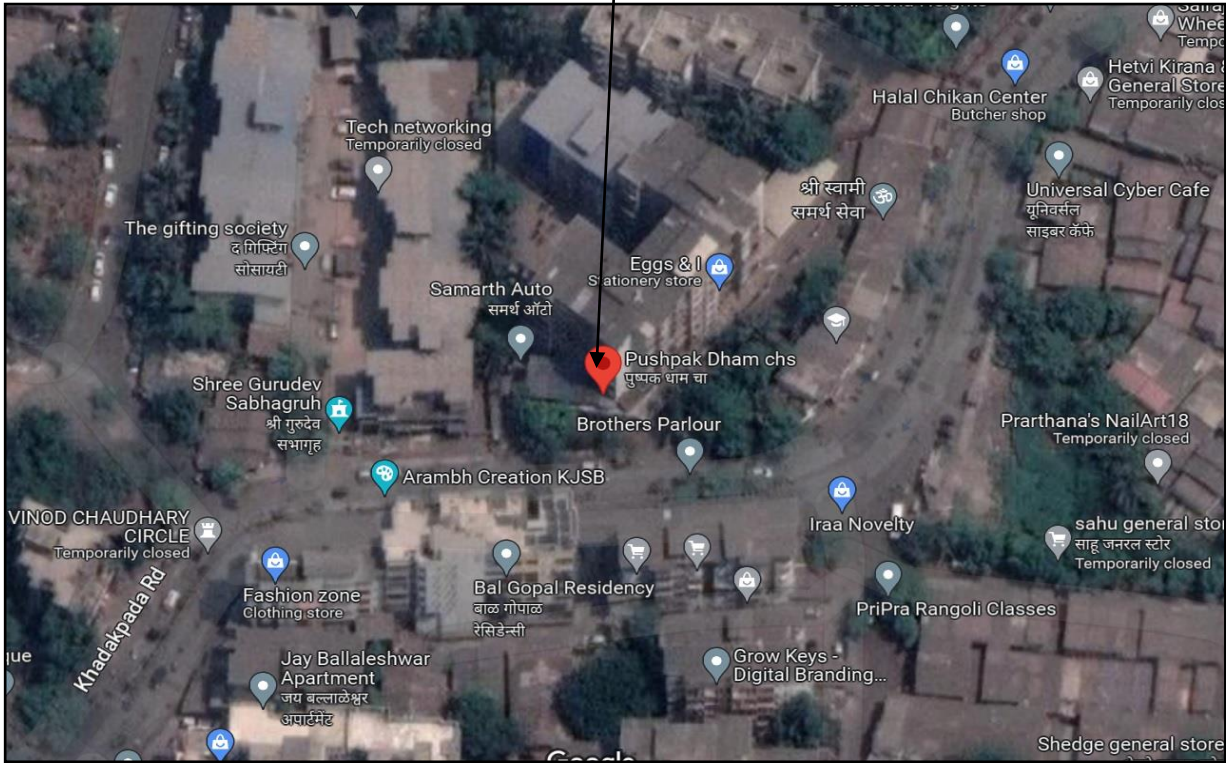
## Actual site photographs





## Route Map of the property


Site u/r



Latitude Longitude - 19°15'03.2"N 73°08'03.7"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 2.6 KM.)

## Ready Reckoner Rate


**Department of Registration and Stamp**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**Annual Statement of Rates Ver. 2.0**  
**( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )**

Home
Valuation Guidelines | User Manual

Year:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस इकाने	औद्योगिक	एकक (Rs./)	Attribute
2/16-विभाग 9: उरलेल्या भागातील निळकती वरील विभागातील सि.स.न झालेल्या भागातील निळकती	24000	63100	72500	80100	72500	चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for <b>Shop</b>	80,100.00			
No Increase on Shop Located on Ground Floor	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>80,100.00</b>	<b>Sq. Mtr.</b>	<b>7,441.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	24,000.00			
The difference between land rate and building rate (A – B = C)	56,100.00			
Depreciation Percentage as per table (D) [100% - 23%] (Age of the Building – 23 Years)	77%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>67,197.00</b>	<b>Sq. Mtr.</b>	<b>6,243.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



# Price Indicators

**magicbricks** Buy ▾ Rent ▾ Sell ▾ Home Loans ▾ Login ▾ Post Property **FREE**

Home > Commercial Property for Sale in Thane > Shop for Sale in Thane > Shop for Sale in Kalyan West > 225 Sq.ft

Posted on: Jun 15, 23 Property ID: 67528693

**Save Time & Money with MB Prime** Find the right Property by calling Upto 35 Owners directly **Join Prime @ 50% OFF**

**Contact Owner**  
Sudesh Atal -91-96XXXXXXX

**Get Phone No.**

₹25.0 Lac ₹11,111/sqft EMI - ₹11k | [Get pre-approved loan](#)

Commercial Shop For Sale in [Kalyan West, Thane](#)

Ground Floor | Unfurnished

Super Area: 225 sqft ₹11,111/sqft  
Floor: Ground (Out of 5 Floors)

**Contact Owner** **Get Phone No.** Last contact made 2 days ago

**99acres** Commercial Buy ▾ Enter Locality / Project / Society / Landmark Post property **FREE**

Home > Commercial property for sale in Mumbai > Shop for sale in Mumbai > Shop for sale in Kalyan West

**₹40 Lac** @ 18,181 per sq.ft. Estimated EMI ₹31,948

Commercial Shops for Sale in Archies CHS, Kalyan West, Mumbai Beyond Thane, Mumbai

RERA STATUS: NOT AVAILABLE Website: <https://maharera.tn.mahaonline.gov.in/>

**Overview** Dealer Details Recommendations Articles

**Property (3)**

**Sale Amount** ₹40 Lac+ Govt Charges & Tax @ 18,181 per sq.ft. [View Price Details](#)

**Carpet Area** 220 sq.ft. (20.44 sq.m.)

**Built-up Area** 300 sq.ft. (27.87 sq.m.)

**Floor Number** Basement

**Parking** Only private parking available

**Washrooms** Only Public Washrooms available

**Key Highlights** Near Elevator

**Property Age** 10+ Year Old

5 people viewed this property this week

**Ready to move Property** | Posted on Sep 11, 2023

**MAHESH SARAFE** **FEATURED DEALER** | Member Since Mar, 2018

**Contact Dealer FREE**



# Price Indicators

**Property (4)**

Number of seats 25 - 50 seats	Carpet Area 1750 sq.ft. (162.58 sq.m.)
Super Built-up Area 2070 sq.ft. (192.31 sq.m.)	Area spread over 1 floor (1st / 3 floors building)
Meeting rooms & cabins 4 meeting rooms and 4 cabins available	Washrooms 2 private washrooms available

**Places nearby**  
Khadakpada, Mumbai Beyond Thane, Mumbai

- Shree Ram Mandir
- Kali Masjid
- Kilbil Children's Hospital
- Pratibha Hospital
- Anand Nursing Home
- Aavush

**Property (4)**

Sale Amount ₹ 46.5 Lac+ Govt Charges & Tax @ 21,428 per sq.ft.	Carpet Area 217 sq.ft. (20.16 sq.m.)
Built-up Area 310 sq.ft. (28.8 sq.m.)	Floor Number Ground
Parking Only public parking available	Washrooms Only Public Washrooms available
Key Highlights Main road facing, Near Entrance	Property Age 1 to 5 Year Old

**Places nearby**  
001, Adharwadi, Mumbai Beyond Thane, Mumbai

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

This exercise is to assess **Fair Market Value** of the property under reference as on **15<sup>th</sup> September 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 **₹ 35,37,810.00 (Rupees Thirty Five Lakh Thirty Seven Thousand Eight Hundred Ten Only).**

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

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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