

## 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. <b>PG-2624/23-24</b>	Dated <b>25-Sep-23</b>
Buyer (Bill to) <b>Cosmos Bank - Ghatkopar</b> Ghatkopar West Branch Shop No-73, P.T.-4, Meera Sagar Building, Plot No-958, Navroji Ln, Opposite Param Keshav Baug Hall, Vidyavihar, Ghatkopar West, Mumbai, Maharashtra 400086 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>003913 / 2302706</b>	Delivery Note Date
	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**

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**

Remarks:

Mr. Jitendra Suresh Patil & Mrs. Ashwini Jitendra Patil  
 - Residential Flat No. 706, 7th Floor, Building No. 15A  
 /C1, "Chintamani 15A/C1 SRA Co-op. Hsg. Soc. Ltd.",  
 Sangharsh Nagar, Chandivali, Andheri (East), Mumbai  
 - 400 072, 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

**for Vastukala Consultants (I) Pvt Ltd**

Asmita Rathod

Authorised Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Jitendra Suresh Patil & Mrs. Ashwini Jitendra Patil**

Residential Flat No. 706, 7<sup>th</sup> Floor, Building No. 15A/C1, "Chintamani 15A/C1 SRA Co-op. Hsg. Soc. Ltd.",  
Sangharsh Nagar, Chandivali, Andheri (East), Mumbai – 400 072,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°06'22.0"N 72°54'08.0"E

### Valuation Prepared for:

**Cosmos Bank**

**Ghatkopar (West) Branch**

S. No. 73, Plot No. 958, P. T. 4, Mira Sagar Building, Nauroji Lane, Ghatkopar (West),  
Mumbai – 400 086, 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. 706, 7<sup>th</sup> Floor, Building No. 15A/C1, "Chintamani 15A/C1 SRA Co-op. Hsg. Soc. Ltd.", Sangharsh Nagar, Chandivali, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India belongs to **Mr. Jitendra Suresh Patil & Mrs. Ashwini Jitendra Patil**.

Boundaries of the property.

North	:	Internal Road
South	:	Triveni Sangam CHSL
East	:	Triveni Sangam CHSL
West	:	Dadasaheb Phalke 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 **₹ 34,57,845.00 (Rupees Thirty Four Lakh Fifty Seven Thousand Eight Hundred Forty Five 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: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, c=IN  
Date: 2023.09.25 12:52:18 +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



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### 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. 706, 7<sup>th</sup> Floor, Building No. 15A/C1, "Chintamani 15A/C1 SRA Co-op. Hsg. Soc. Ltd.", Sangharsh Nagar, Chandivali, Andheri (East), Mumbai – 400 072.**

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 25.09.2023 for Bank Loan Purpose
2	Date of inspection	20.09.2023
3	Name of the owner/ owners	<b>Mr. Jitendra Suresh Patil &amp; Mrs. Ashwini Jitendra Patil</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. 706, 7 <sup>th</sup> Floor, Building No. 15A/C1, "Chintamani 15A/C1 SRA Co-op. Hsg. Soc. Ltd.", Sangharsh Nagar, Chandivali, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Pawan Tiwari (Consultant) Contact No. 9619006962
6	Location, street, ward no	Sangharsh Nagar, Chandivali, Andheri (East), Mumbai
	Survey/ Plot no. of land	Survey No. 11A(P) 11A-191-402, 11D(P) 16, 16/1 to 92, 19, 19/1 to 28, 20(P), 25(P) 25/1 to 32 & 50(P) of Village Chandivali
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. = 239.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 225.00</b> <b>(Area as per Agreement for sale)</b>



		Built Up Area in Sq. Ft. = 270.00 (Area as per Index II)
13	Roads, Streets or lanes on which the land is abutting	Sangharsh Nagar, Chandivali, Andheri (East), Mumbai – 400 072.
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.
	<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	N.A.
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	<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	₹ 7,500.00 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.
		<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 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 – 2010 (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, Ghatkopar (West) Branch to assess fair market value as on 25.09.2023 for Residential Flat No. 706, 7<sup>th</sup> Floor, Building No. 15A/C1, "Chintamani 15A/C1 SRA Co-op. Hsg. Soc. Ltd.", Sangharsh Nagar, Chandivali, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India belongs to **Mr. Jitendra Suresh Patil & Mrs. Ashwini Jitendra Patil.**

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

1	Copy of Agreement for sale dated 20.09.2023 Between Mrs. Anita Ashok Kuchekar (The Transferor) and Mr. Jitendra Suresh Patil & Mrs. Ashwini Jitendra Patil (The Purchaser).
2	Copy of Occupancy Certificate No. SRA / DDTP / 178 / PL / AP / OCC dated 06.08.2010 issued by Municipal Corporation of Greater Mumbai.

**LOCATION:**

The said building is located at Survey No. 11A(P) 11A-191-402, 11D(P) 16, 16/1 to 92, 19, 19/1 to 28, 20(P), 25(P) 25/1 to 32 & 50(P) of Village Chandivali, Mumbai. The property falls in Residential Zone. It is at a travelling distance 2.3 Km. from Asfa Metro 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 building is used for residential purpose. 7<sup>th</sup> Floor is having 6 Residential Flat. The building is having 2 Lifts.

**Residential Flat:**

The residential flat under reference is situated on the 7<sup>th</sup> Floor. It consists of Living Room + Kitchen + Toilet (**i.e., 1RK + Toilet**). The residential flat is finished with Ceramic tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

**Valuation as on 25<sup>th</sup> September 2023**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>225.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2010 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	13 Years
Cost of Construction	:	270.00 X 2,700.00 = ₹ 7,29,000.00
Depreciation $\{(100-10) \times 11 / 60\}$	:	16.50%
Amount of depreciation	:	₹ 1,20,285.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,83,288.00 per Sq. M. i.e. ₹ 17,028.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,72,347.00 per Sq. M. i.e. ₹ 16,011.00 per Sq. Ft.
Prevailing market rate	:	₹ 16,000.00 per Sq. Ft.
<b>Value of property as on 25.09.2023</b>	<b>:</b>	<b>225.00 Sq. Ft. X ₹ 16,000.00 = ₹ 36,00,000.00</b>

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 25.09.2023</b>	<b>:</b>	<b>₹ 36,00,000.00 - ₹ 1,42,155.00 = ₹ 34,57,845.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 34,57,845.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 31,12,061.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 27,66,276.00</b>
<b>Insurable value of the property (270.00 X 2,700.00)</b>	<b>:</b>	<b>₹ 7,29,000.00</b>
<b>Guideline value of the property (270.00 X 16,011.00)</b>	<b>:</b>	<b>₹ 43,22,970.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 706, 7<sup>th</sup> Floor, Building No. 15A/C1, "Chintamani 15A/C1 SRA Co-op. Hsg. Soc. Ltd.", Sangharsh Nagar, Chandivali, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India for this particular purpose at **₹ 34,57,845.00 (Rupees Thirty Four Lakh Fifty Seven Thousand Eight Hundred Forty Five Only)** as on **25<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 **25<sup>th</sup> September 2023 is ₹ 34,57,845.00 (Rupees Thirty Four Lakh Fifty Seven Thousand Eight Hundred Forty 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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**Actual site photographs**










## 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**

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User Manual
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**Year** 2023/2024 Language English

**Annual Statement of Rates**

Selected District: मुंबई(उपनगर)

Select Village: चांदिवली - कुर्ली

Search By:  Survey No  Location

Enter Survey No: 11

अपविभाग	प्लॉट नंवीन	निवासी मर्यादित	नॉडीन	दुकाने	नॉडीन	एकक (रु./)	Attribute
115/542 - बुध्वांग: चांदिवली मर्यादित सर्वे विस्तारणी.	83828	174560	210860	229810	169920	रोलॉफ मॉडेल	चि.टी.एस. मंडळ

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,74,560.00			
Increase by 5% on Flat Located on 7 <sup>th</sup> Floor	8,728.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,83,288.00</b>	<b>Sq. Mtr.</b>	<b>17,028.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	83,820.00			
The difference between land rate and building rate (A – B = C)	99,468.00			
Depreciation Percentage as per table (D) [100% - 11%] (Age of the Building – 11 Years)	89%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,72,347.00</b>	<b>Sq. Mtr.</b>	<b>16,011.00</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

**NOBROKER**

1 RK Flat in Amarsleep Society For Sale in Chandivli, Powai  
 ₹ 40 Lacs  
 ₹ 22,825/Month  
 290 sq.ft

1 Bedroom  
 1 Bathroom  
 Nil  
 Bike and Car

May 27, 2023  
 Immediately  
 Amarsleep Society

Get Owner Details

Price trends by NREestimate  
 Recent value was not correct in this property  
 Lided by Broker Sold Out Wrong Info

Overview

Age of Building	~10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.1 Per Sq.Ft/M	Flooring	Nil
Buildup Area	290 Sq.ft	Carpet Area	240 Sq.ft

Activity On This Property  
 363 Views  
 1 Favorite

Similar Properties

**HOUSING.COM**

1 RK Flat  
 ₹ 37.0 L  
 240 sq.ft  
 ₹ 15.42 K/sq.ft  
 10 Year Old  
 Ready to Move  
 Highrise  
 Unfurnished

Property Overview

Project Name: [REDACTED]  
 Price: ₹ 37.0 L  
 ₹ 15.42 K/sq.ft

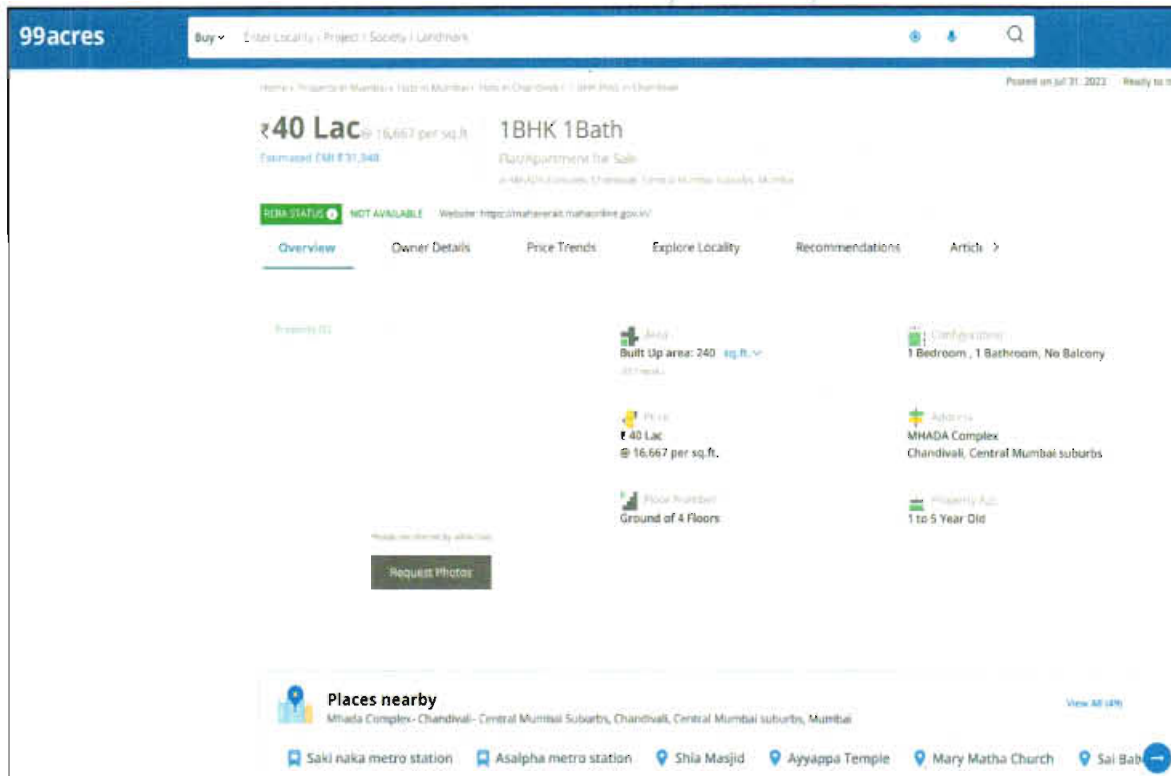
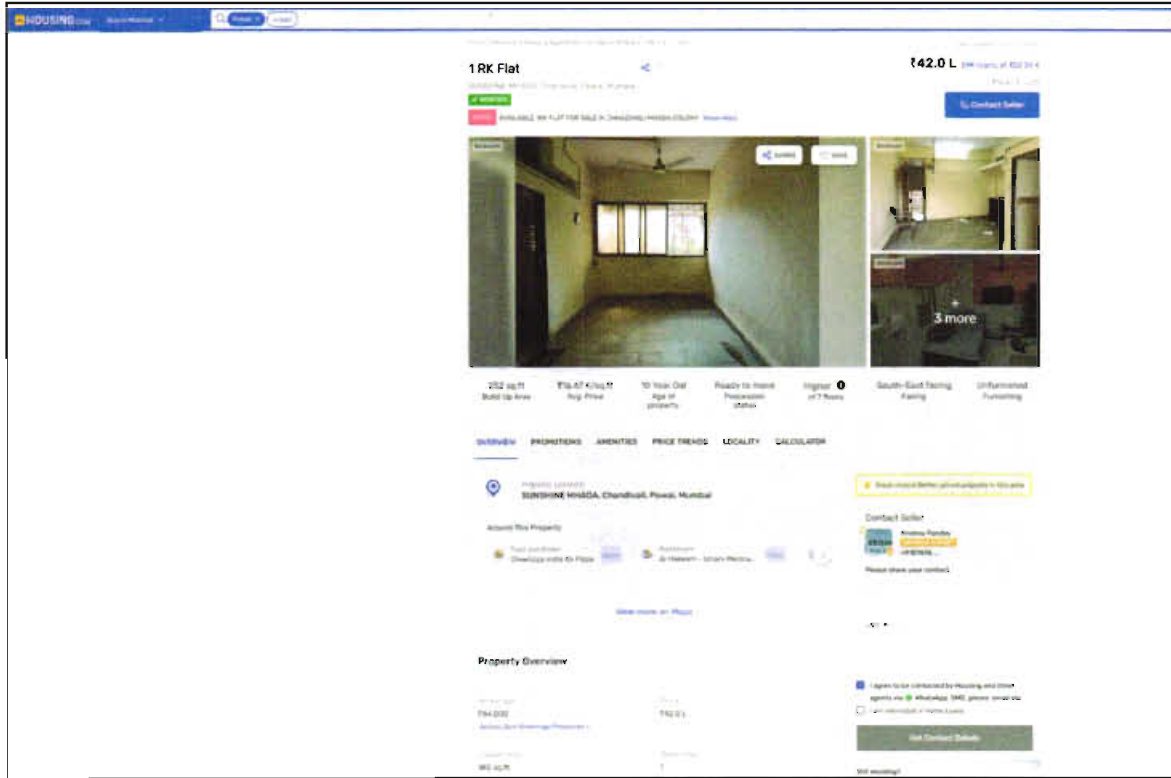
Property Details

240 sq.ft  
 ₹ 15.42 K/sq.ft  
 10 Year Old  
 Ready to Move  
 Highrise  
 Unfurnished

Property Overview

Project Name: [REDACTED]  
 Price: ₹ 37.0 L  
 ₹ 15.42 K/sq.ft

## Price Indicators



## Price Indicators

The screenshot displays a NoBroker property listing for a 1 RK flat in Sunshine. The listing includes the following details:

- Property Title:** 1 RK Flat in Sunshine For Sale in Powai
- Price:** ₹ 39 Lacs
- Monthly Rent:** ₹ 20,000/Month
- Area:** 270 Sq Ft
- Features:** 1 Bedroom, 1 Bathroom, Balcony, and a Bike and Car.
- Location:** Powai, Mumbai
- Listing Date:** Jun 30, 2023
- Availability:** Immediately
- Property Type:** Sunshine
- Listing Status:** None

The overview section provides additional statistics:

- Age of Building:** 10 Years
- Ownership Type:** Self-Owned
- Price per Sq Ft:** ₹ 1.3 Per Sq Ft
- Finishing:** NA
- Carpet Area:** 270 Sq Ft
- Renovation Status:** Unrenovated

The 'Activity On This Property' section shows 256 views and 8 likes. The 'Similar Properties' section is also visible.

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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> 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 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 **₹ 34,57,845.00 (Rupees Thirty Four Lakh Fifty Seven Thousand Eight Hundred Forty 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) PVT. LTD., ou=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manojbaburaochalikwar@vastukala.org, c=IN, postalCode=400075, serialNumber=1, givenName=Manoj, surname=Chalikwar, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.28 11:22:57 +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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**Vastukala Consultants (I) Pvt. Ltd.**

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