

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
Buyer (Bill to) COSMOS BANK Ambernath Branch Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near Hutatma Chawk Ambernath (East) GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Dispatch Doc No.	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,000.00
	CGST			180.00
	SGST			180.00
Total				₹ 2,360.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Two Thousand Three Hundred Sixty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total			180.00		180.00	360.00

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**

Remarks:

Mr. Kaleem Rauf Khan & Mrs. Tamnum Bano Kaleem Khan - Residential Flat No. 103, 1st Floor, "Sai Nidhi Apartment", Sai Nidhi Co-Op. Hsg. Soc. Ltd., Gopal Nagar, Gaon Devi Road, Village - Kulgaon, Badlapur (East), Taluka - Ambemath, District - Thane, PIN Code - 421 503, 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



UPI Virtual ID : VASTUKALATHANE@icici

for Vastukala Consultants (I) Pvt Ltd

[Signature]
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. Kaleem Rauf Khan & Mrs. Tarnnum Bano Kaleem Khan**

Residential Flat No. 103, 1st Floor, "**Sai Nidhi Apartment**", Sai Nidhi Co-Op. Hsg. Soc. Ltd.", Gopal Nagar, Gaon Devi Road, Village – Kulgaon, Badlapur (East), Taluka – Ambernath, District – Thane, PIN Code – 421 503, State – Maharashtra, Country – India.

Latitude Longitude - 19°09'32.9"N 73°14'47.7"E

Valuation Done for:

Cosmos Bank

Ambernath Branch

Panvelkar Pride, Shop No. 1 to 4, Plot No. 63 - 64, C. T. S. No. 4740, Near Hutatma Chowk, Ambernath (East), 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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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. 103, 1st Floor, "**Sai Nidhi Apartment**", Sai Nidhi Co-Op. Hsg. Soc. Ltd.",
Gopal Nagar, Gaon Devi Road, Village – Kulgaon, Badlapur (East), Taluka – Ambernath, District – Thane,
PIN Code – 421 503, 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 06.10.2023 for Banking Purpose
2	Date of inspection	22.09.2023
3	Name of the owner/ owners	Mr. Kaleem Rauf Khan & Mrs. Tarnnum Bano Kaleem Khan
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. 103, 1 st Floor, " Sai Nidhi Apartment ", Sai Nidhi Co-Op. Hsg. Soc. Ltd.", Gopal Nagar, Gaon Devi Road, Village – Kulgaon, Badlapur (East), Taluka – Ambernath, District – Thane, PIN Code – 421 503, State – Maharashtra, Country – India. Contact Person: Mr. Kaleem Rauf Khan (Owner) Contact No.: 7977339664
6	Location, street, ward no	Gopal Nagar, Gaon Devi Road, Village – Kulgaon, Badlapur (East), Taluka – Ambernath, District – Thane.
	Survey/ Plot no. of land	Municipal Property No. 15004646, Plot No. 22 & 23, Survey No. 12, Hissa No. 10 Part of Village - Kulgaon
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. = 497.00 (Area as per Actual Site Measurement)

		Carpet Area in Sq. Ft. = 496.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 596.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Municipal Property No. 15004646, Plot No. 22 & 23, Survey No. 12, Hissa No. 10 Part of Village - Kulgaon
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?	Seller Occupied - Mr. Avinash Arun Shrivardhankar
	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 KBMC 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	₹ 5,000.00 Expected rental income per month
	(iv) Gross amount received for the whole property	Details not provided
27	Are any of the occupants related to, or close to business associates of the owner?	N.A.
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.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2014 (As per site 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, Ambemath Branch to assess fair market value as on 06.10.2023 for Residential Flat No. 103, 1st Floor, "**Sai Nidhi Apartment**", Sai Nidhi Co-Op. Hsg. Soc. Ltd.", Gopal Nagar, Gaon Devi Road, Village – Kulgaon, Badlapur (East), Taluka – Ambemath, District – Thane, PIN Code – 421 503, State – Maharashtra, Country – India belongs to **Mr. Kaleem Rauf Khan & Mrs. Tarnnum Bano Kaleem Khan.**

We are in receipt of the following documents:

1	Copy of Agreement for sale / Transfer dated 12.09.2023 between Mr. Avinash Arun Shrivardhankar (The Seller / Transferor) and Mr. Kaleem Rauf Khan & Mrs. Tarnnum Bano Kaleem Khan (The Purchasers / Transferors).
2	Copy of Occupancy Certificate No. KBMC / BP / 335 / 2013 -2014 dated 01.03.2014 issued by Kulgaon Badlapur Municipal Council.

LOCATION:

The said building is located at Plot No. 22 & 23, Survey No. 12, Hissa No. 10 Part of Village - Kulgaon, Badlapur (East), Taluka – Ambemath, District – Thane. The property falls in Residential Zone. It is at a travelling distance 1.6 Km. from Badlapur railway station.

BUILDING:

The building under reference is having Part Ground + 3 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 building is used for residential purpose. 1st Floor is having 3 Residential Flat. Lift is not provided in building.



Residential Flat:

The property is a Residential Flat located on 1st Floor. The composition of Flat is having 1 Bedroom + Living + Kitchen + 2 Toilets + Passage (i.e., **1BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutter door, Powder coated aluminum sliding windows & Concealed electrification & plumbing.

Valuation as on 06th October 2023

The Built Up Area of the Residential Flat	:	596.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2014 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	9 years
Cost of Construction	:	596.00 Sq. Ft. X ₹ 2,500.00 = ₹ 14,90,000.00
Depreciation $\{(100-10) \times 9 / 60\}$:	13.50%
Amount of depreciation	:	₹ 2,01,150.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 40,850.00 per Sq. M. i.e., ₹ 3,795.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 37,939.00 per Sq. M. i.e., ₹ 3,525.00 per Sq. Ft.
Value of property as on 06.10.2023	:	596.00 Sq. Ft. X ₹ 4,500.00 = ₹ 26,82,000.00

(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)

Depreciated fair value of the property as on 15.06.2023	:	₹ 26,82,000.00 (-) ₹ 2,01,150.00 = ₹ 24,80,850.00
Total Value of the property	:	₹ 24,80,850.00
The realizable value of the property	:	₹ 22,32,765.00
Distress value of the property	:	₹ 19,84,680.00
Insurable value of the property (596.00 X 2,500.00)	:	₹ 14,90,000.00
Guideline Value of the property (596.00 X 3,525.00)	:	₹ 21,00,900.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 103, 1st Floor, "Sai Nidhi Apartment", Sai Nidhi Co-Op. Hsg. Soc. Ltd., Gopal Nagar, Gaon Devi Road, Village – Kulgaon, Badlapur (East), Taluka – Ambemath, District – Thane, PIN Code – 421 503, State – Maharashtra, Country – India for this particular purpose at ₹ 24,80,850.00 (Rupees Twenty Four Lakh Eighty Thousand Eight Hundred Fifty Only) as on 06th October 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 **06th October 2023 is ₹ 24,80,850.00 (Rupees Twenty Four Lakh Eighty Thousand Eight Hundred Fifty Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

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

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ANNEXURE TO FORM 0-1

Technical details

Main Building

1.	No. of floors and height of each floor		Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Residential Flat situated on 1 st Floor
3.	Year of construction		2014 (As per Occupancy Certificate)
4.	Estimated future life		51 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 shutter door
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.	Concealed plumbing
15.	Sanitary installations		As per Requirement
	(i)	No. of water closets	
	(ii)	No. of lavatory basins	
	(iii)	No. of urinals	
	(iv)	No. of sink	
16.	Class of fittings: Superior colored / superior white/ordinary.		Ordinary
17.	Compound wall Height and length Type of construction		6'0" High, R.C.C. column with B. B. masonry wall
18.	No. of lifts and capacity		No 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		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



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Actual site photographs

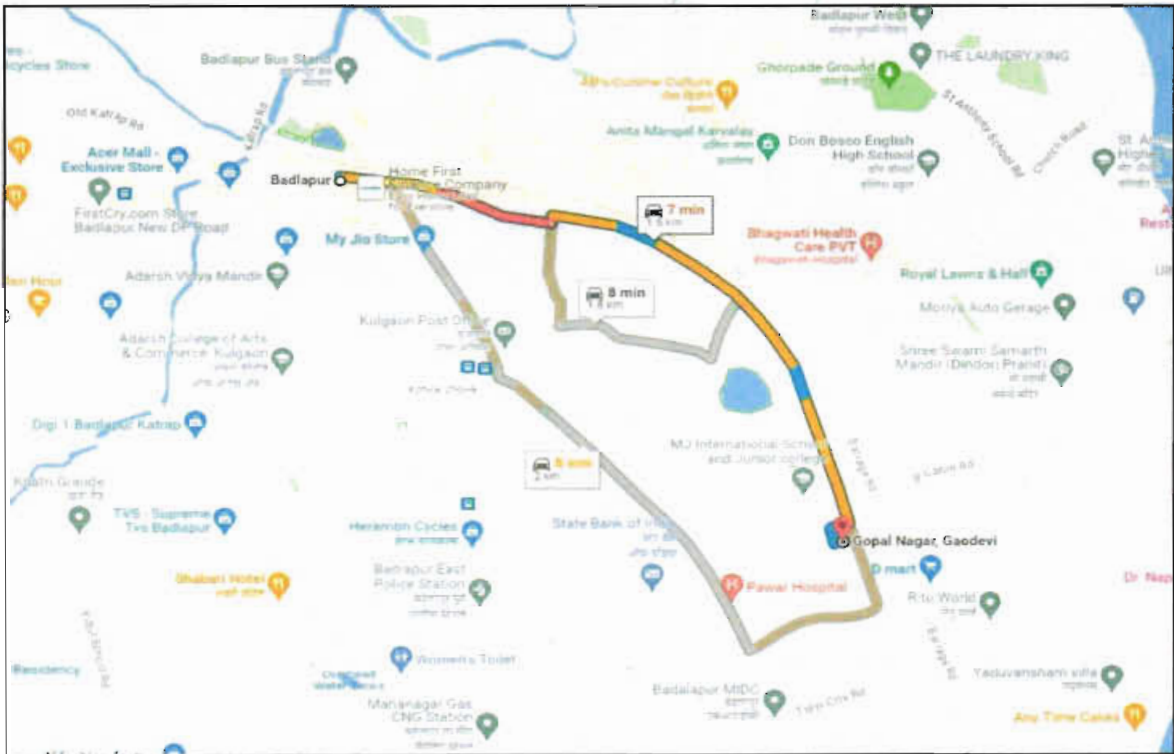
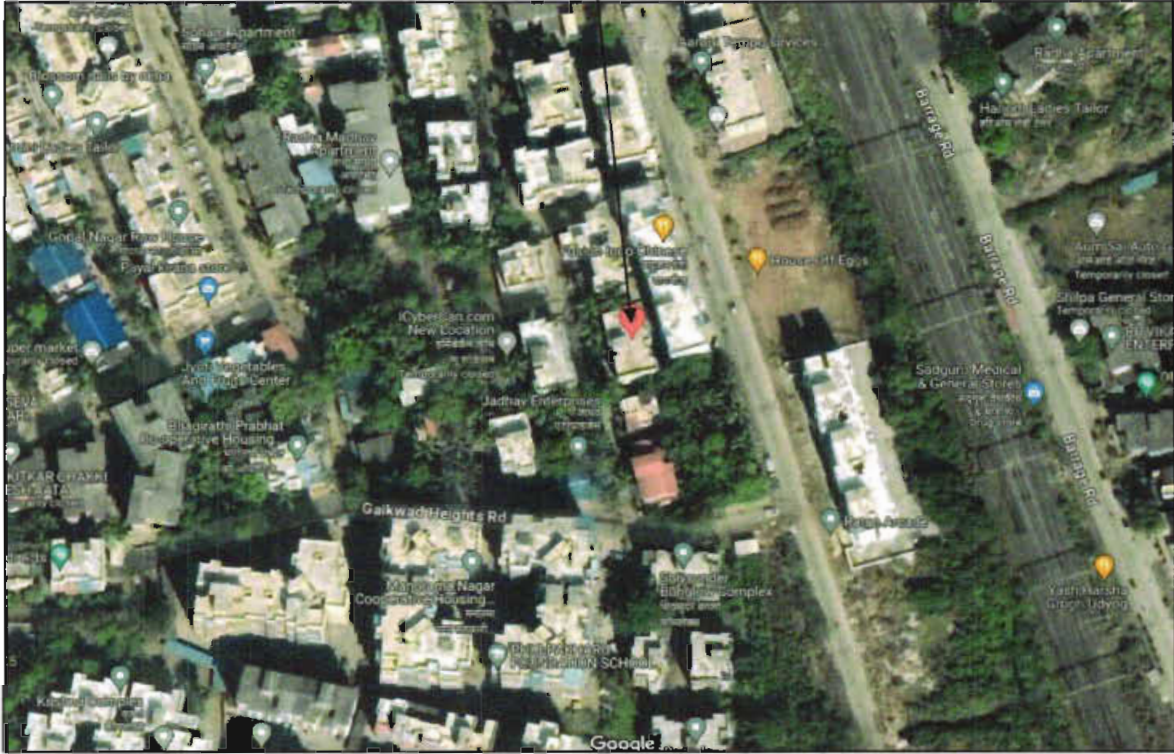


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Route Map of the property

Site.u/r



Latitude Longitude - 19°09'32.9"N 73°14'47.7"E

Note: The Blue line shows the route to site from nearest railway station (Badlapur – 1.6 Km.)



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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
Language: English

Selected District: ठाणे

Select Taluka: अंबरनाथ

Select Village: नीवे (गांव) कुळगांव

Search By: Survey No Location

Enter Survey No: 12

उपविभाग	बूटी वर्गीय	निवासी सदनिका	वैदिक	दुकाने	वैचोपिक	एफक (R.R.)	Attribute
2/8-बी-1/क-1) कुळगावचे उत्तरेकडील कावप मोठ्ठरीचे सीमियासून ह्यापटेभान साईनपर्वत पश्चिमेकडील कावप, शिरपावपासून पश्चिमेकडील स.न.35,40,41,कुळगाव पावठाण स.न. 8,8,18,19, व 83 न्या दरम्यानच्या मिळकती	8350	45000	52300	63800	52300	बी. मोटर	सि.टी.एच. नंबर
2/8-बी-1/क-2) सर्वे नंबर	8510	43000	46600	53800	48600	बी. मोटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	43,000.00			
Reduced 5%, Flat Located on 1 st Floor	2,150.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	40,850.00	Sq. Mtr.	3,795.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	8,510.00			
The difference between land rate and building rate (A – B = C)	32,340.00			
Depreciation Percentage as per table (D) [100% - 9%] (Age of the Building – 9 Years)	91%			
Rate to be adopted after considering depreciation [B + (C x D)]	37,939.00	Sq. Mtr.	3,525.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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 BHK Flat in Arc Manorama Nagar For Sale in Badliapur

₹ 28 Lacs
₹ 14,901/Month
495 sq.ft.

Overview

Age of Building	9-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.4 Per Sq. Ft/M	Flooring	NA
Buildup Area	495 Sq.ft	Furnishing Status	Unfurnished

NOBROKER

1 BHK Flat in Radha Nandini Apartment, Brajdhoom Society For Sale in...

₹ 28 Lacs
₹ 14,948/Month
550 sq.ft.

Overview

Age of Building	1-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.1 Per Sq. Ft/M	Flooring	Block/Granite
Buildup Area	550 Sq.ft	Carpet Area	340 Sq.ft

Price Indicators

99acres Buy ▾ Enter Locality / Project / Society / Landmark

Home / Flats in Mumbai / Flats in Mumbai / Flats in Badlapur East / 1 BHK Flats in Badlapur East / 1 to 30 Lacs

₹30 Lac @ 4,000 per sq.ft. **1BHK 1Bath**
 Estimated EMI ₹ 23,961 **Built Apartment for Sale**
 ARC Manorama Nagar, Badlapur East, Mumbai Beyond Thane, Mumbai

EMBA STATUS REGISTERED Registration No. 19170021254 Website: <https://maharajmumbai.gov.in/>

Overview Society Owner Details Price Trends Society Reviews Explore Locality

Area
 Super Built up area: 750 sq.ft.
 Built Up area: 715 sq.ft.
 Carpet area: 550 sq.ft.

Price
 ₹ 30 Lac @ 4,000 per sq.ft. (Negotiable) View Price Details

Address
 ARC Manorama Nagar
 Badlapur East, Mumbai Beyond Thane

Floor Number
 7th of 7 Floors

Facing
 South

Property Age
 1 to 5 Year Old

Request Photos

Places nearby
 E/702 7th Floor Manorama Nagar Badlapur East, Badlapur East, Mumbai Beyond Thane, Mumbai

Mahalaxmi Mandir Hanuman Mandir Swami Samarsh Math Datta Mandir Mahakali Mandir Ambamata

HOUSING.com Buy in Mumbai ▾ Badlapur East

Home / Thane / Badlapur East / Apartment for Sale in Badlapur East / 1 BHK Flat

₹27.0 L EMI starts at ₹14,50 x

By **ARC ASSOCIATES**
 ARC Manorama Nagar 3 Wing, Badlapur East, Thane

Offers Zero brokerage Know More **Contact Owner**

Request Photos

660 sq.ft Build Up Area **₹4.09 K/sq.ft** Avg. Price **10 Year Old** Age of property **Ready to move** Possession status **Higher** of 7 floors **Semi Furnished** Furnishing

OVERVIEW PROMOTIONS POPULAR PROPERTIES NEARBY BUY-O-METER AMENITIES RATINGS AND REVIEWS PRICE TRENDS

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **06th October 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 ₹ 24,80,850.00 (Rupees Twenty Four Lakh Eighty Thousand Eight Hundred Fifty 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=CAT-IF-1763,
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cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.26 13:37:01 +05'30'

Auth. Sign.

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