PROFORMA INVOICE

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, PG-2852/23-24 10-Oct-23 BOOMERANG, CHANDIVALI FARM ROAD, **Delivery Note** Mode/Terms of Payment ANDHERI-EAST 400072 AGAINST REPORT GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) STATE BANK OF INDIA- IFB MALAD Dispatch Doc No. Delivery Note Date INDUSTRIAL FINANCE BRANCH, 004225/2302937 NEAR CHINCHOLI PHATAK SINGNAL, S. V. ROAD, MALAD (W) Dispatched through Destination MUMBAI - 400 064 GSTIN/UIN : 27AAACS8577K2ZO Terms of Delivery State Name : Maharashtra, Code: 27 HSN/SAC Particulars GST Amount SI Rate No. 997224 18 % 1 **VALUATION FEE** 5,000.00 (Technical Inspection and Certification Services) CGST 450.00 SGST 450.00 Total 5.900.00 Amount Chargeable (in words) E. & O.E Indian Rupee Five Thousand Nine Hundred Only HSN/SAC Taxable Central Tax State Tax Total Rate Rate Value Amount Amount Tax Amount 5,000.00 900.00 9% 450.00 997224 9% 450.00 5,000.00 450.00 450.00 900.00 Total Tax Amount (in words): Indian Rupee Nine Hundred Only Company's Bank Details Bank Name : State Bank of India A/c No. 32632562114 Branch & IFS Code: MIDC Andheri (E) & SBIN0007074 Shri. Narshi Govind Patel & Smt. Leelaben Narshi Patel - Residential Flat No. 202, 2nd Floor, "Neelkanth Sadan Co-Op. Hsg. Soc. Ltd.", Plot No. 35, Hingwala Lane, Village - Ghatkopar, Taluka - Kurla, District -Mumbai Suburban, Ghatkopar (East), PIN - 400 077, State - Maharashtra, Country - India. AADCV4303R Company's PAN UPI Virtual ID : vastukala@icici Declaration NOTE - AS PER MSME RULES INVOICE NEED TO for Vastukala Consultants (J) Pvt Ltd BE CLEARED WITHIN 45 DAYS OR INTEREST Asmita Rathod CHARGES APPLICABLE AS PER THE RULE. MSME Registration No. - 27222201137 **Authorised Signatory**

This is a Computer Generated Invoice





CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report of the Immovable **Property**



Details of the property under consideration:

Name of Owner: Mr. K. S. Rathour & Mrs. V. K. Rathour

Commercial Office No. 304 & 305, 3rd Floor, Wing 'B', "Shubham Centre No. 2 Premises Co-op. Soc. Ltd.", Plot No. 1, Chakala Road, Andheri (East), Mumbai - 400 099, State - Maharashtra, Country - India.

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Latitude Longitude - 19°06'51.7"N 72°51'31.9"E

Valuation Prepared for: Cosmos Bank

Bandra (West) Branch

16, Lubina Turner Road, Opp. Tava Restaurant Bandra (West), Mumbai - 400 050, State - Maharashtra, Country - India



Our Pan India Presence at : Mumbai Aurangabad Pune Rajkot Thane **♥** Nanded Indore Raipur P Delhi NCR P Nashik Ahmedabad P 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 过 mumbai@vastukala.org

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For Cosmos Bank / Bandra (West) Branch / Mr. K. S. Rathour (4246/2302933) Page 2 of 16

Vastu/Mumbai/10/2023/4246/2302933 10/19-130-JASH Date: 10.10.2023

VALUATION OPINION REPORT

The property bearing Commercial Office No. 304 & 305, 3rd Floor, Wing 'B', "Shubham Centre No. 2 Premises Co-op. Soc. Ltd.", Plot No. 1, Chakala Road, Andheri (East), Mumbai – 400 099, State – Maharashtra, Country – India belongs to Mr. K. S. Rathour & Mrs. V. K. Rathour.

Boundaries of the property.

North Open Land & Andheri - Kurla Road

Shubham Centre Building No. 1 - 'B' Wing South

Building No. 2 - 'A' Wing & Cardinal Gracias Road East

West Shubham Residential Building No. 9

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 ₹ 2,10,15,937.00 (Rupees Two Crore Ten Lakh Fifteen Thousand Nine Hundred Thirty Seven 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**

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





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

Commercial Office No. 304 & 305, 3rd Floor, Wing 'B', "Shubham Centre No. 2 Premises Co-op. Soc. Ltd.".

Płot No. 1, Chakala Road, Andheri (East), Mumbai – 400 099, 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 10.10.2023 for Bank Loan Purpose		
2	Date of inspection	07.10.2023		
3	Name of the owner/ owners	Mr. K. S. Rathour & Mrs. V. K. Rathour		
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: Commercial Office No. 304 & 305, 3rd Floor, Wing 'B', "Shubham Centre No. 2 Premises Co-op. Soc. Ltd.", Plot No. 1, Chakala Road, Andheri (East), Mumbai – 400 099, State – Maharashtra, Country – India Contact Person: Mr. K. S. Rathour (Owner) Contact No.: 9892462600		
6	Location, street, ward no	Pfot No. 1, Chakala Road, Andheri (East), Mumbai		
	Survey/ Plot no. of land	Plot No. 1, Survey No. 28/4, CTS No. 491 & 491/1 to 10 of Village Chakala		
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Commercial 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. = 644.00 (Area as per actual site measurement)		
		Office No. Carpet Area in Sq. Ft. 304 362.00 305 282.00 Total 644.00 (Area as per Agreement for Sale)		



		Built-up Area in Sq. Ft. = 773.00 (Carpet Area + 20%)		
13	Roads, Streets or lanes on which the land is abutting	Chakala Road, Andheri (East), Mumbai		
14	If freehold or leasehold land	Freehold		
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	N. A.		
	(ii) Ground Rent payable per annum			
	(iii) Unearned increased payable to the	- J.(B)		
	Lessor in the event of sale or transfer	1		
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents		
47		Information not available		
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?	Owner Occupied in the name of Pil Developers Pvt. Ltd.		
	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	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	₹ 60,000.00 Expected rental income per month		
	(iv)	Gross amount received for the whole property	N.A.		
27		ny of the occupants related to, or close to ess associates of the owner?	N.A.		
28	of fix	parate amount being recovered for the use tures, like fans, geysers, refrigerators, and ranges, built-in wardrobes, etc. or for es charges? If so, give details	N. A.		
29	1	details of the water and electricity charges, to be borne by the owner	N. A.		
30		he tenant to bear the whole or part of the epairs and maintenance? Give particulars	N. A.		
31		t is installed, who is to bear the cost of enance and operation- owner or tenant?	N. A.		
32		ump is installed, who is to bear the cost of enance and operation- owner or tenant?	N. A.		
33			N. A.		
34		is the amount of property tax? Who is to t? Give details with documentary proof	Information not available		
35	no.,	e building insured? If so, give the policy amount for which it is insured and the all premium	Information not available		
36		y dispute between landlord and tenant ding rent pending in a court of rent?	N. A.		
37	1	any standard rent been fixed for the ses under any law relating to the control t?	N.A. Create		
	SALE	ES			
38	in the Name	nstances of sales of immovable property locality on a separate sheet, indicating the and address of the property, registration ale 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 Office in a building. The rate is considered as composite rate.		
40		instances are not available or not relied the basis of arriving at the land rate	N. A.		
	COST	OF CONSTRUCTION			





Valuation Report Prepared For: Cosmos Bank / Bandra (West) Branch / Mr. K. S. Rathour (4246/2302933) Page 6 of 16

41	Year of commencement of construction and year of completion	Year of Completion 1998 (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.		
	Remark: As pe site inspection, Office No. 304 and 305 are internally amalgamated with single entrance. For the purpose of valuation, we have considered the area as per Agreement for Sale			

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Bandra (West) Branch to assess fair market value as on 10.10.2023 for Commercial Office No. 304 & 305, 3rd Floor, Wing 'B', "Shubham Centre No. 2 Premises Co-op. Soc. Ltd.", Plot No. 1, Chakala Road, Andheri (East), Mumbai – 400 099, State – Maharashtra, Country – India belongs to Mr. K. S. Rathour & Mrs. V. K. Rathour.

We are in receipt of the following documents:

1	Copy of Declaration dated 16.06.2007 by Mr. K. S. Rathour for Office Premises No. 304 on 3rd Floor of
	Shubham Centre No. 2 having Area of 362 Sq. Ft.
2	Copy of Agreement for Sale dated 30.03.2000 between M/s. Ravi Construction Company (the Vendors)
	AND Mr. K. S. Rathour (the Purchaser) - Office No. 304
3	Copy of Agreement for Sale dated 30.03.2000 between M/s. Ravi Construction Company (the Vendors)
	AND Mrs. V. K. Rathour (the Purchaser) – Office No. 305
4	Copy of Full Occupancy Certificate No. CE / 1944 / WS / AK dated 05.06.2005 issued by Municipal
	Corporation of Greater Mumbai.
5	Copy of Part Occupancy Certificate No. CE / 1944 / WS / AK dated 04.09.1998 2005 issued by Municipal
	Corporation of Greater Mumbai.
6	Copy of Approved Plan No. CE / 1944 / WS / AK dated 15.06.2005 issued by Municipal Corporation of
	Greater Mumbai.
7	Copy of Letter dated 02.08.2017 regarding Office No. 304 in the name of Mr. Kuldeep Singh Haripaul
	Rathour and Office No. 305 in the name of Mrs. Vinod Kuldeep Singh Rathour are situated in the 'B' wing
	of the Subham Centre No. 2, Premises Co-op Society Ltd. There is not such Office in the 'A' Wing of the
	Subham Centre No. 2, Premises Co-op Society Ltd.
8	Copy of Share Certificate No. 28 bearing Nos. 136 to 140 having 5 Shares of Rs. 50/- each dated.
	25.02.2006 in the name of Mrs. V. K. Rathour issued by Shubham Centre No. 2 Premises Co-op. Soc.
9	Copy of Share Certificate No. 27 bearing Nos. 131 to 1135 having 5 Shares of Rs. 50/- each dated.
	25.02.2006 in the name of Mr. K. S. Rathour issued by Shubham Centre No. 2 Premises Co-op. Soc. Ltd.
10	Copy of Previous Valuation Report Dated 02.12.2017





LOCATION:

The said building is located on Plot No. 1, Survey No. 28/4, CTS No. 491 & 491/1 to 10 of Village Chakala, Andheri (East), Mumbai. The property falls in Commercial Zone. It is at 1.7 km. travelling distance from Andheri railway station.

BUILDING:

The building under reference is having Ground + 6 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 Commercial purpose. 3rd Floor is having 3 Commercial Offices. The building is having 1 Lift.

Commercial Office:

The commercial Office under reference is situated on the 3rd floor. The composition of commercial office is having Reception Area + 2 Cabins + Working Ara + 2 Toilets + Pantry. The commercial office is finished with Vitrified tiles flooring, Teak wood door frame with flush shutter to main entrance, Concealed electrification & plumbing etc.

Valuation as on 10th October 2023

The Built-up Area of the Commercial Office	9	773.00 Sq. Ft.
	1	

Deduct Depreciation:

Value of property as on 10.10.2023	:	773.00 Sq. Ft. X₹ 28,200.00 = ₹ 2,17,98,600.00
Prevailing market rate	:	₹ 28,200.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,57,543.00 per Sq. M. i.e. ₹ 14,636.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	01	₹ 1,85,960.00 per Sq. M. i.e. ₹ 17,276.00 per Sq. Ft.
Amount of depreciation	-	₹ 7,82,663.00
Depreciation {(100-10) X 25/60}		37.50%
Cost of Construction	10	773.00 X 2,700.00 = ₹ 20,87,100.00
Age of the building as on 2023		25 Years
Expected total life of building	:	60 Years
Year of Construction of the building	:	1998 (As per Part Occupancy Certificate)

(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)

Fair value of the property as on 10.10.2023		₹ 2,17,98,600.00 - ₹ 7,82,663.00 = ₹ 2,10,15,937.00
Total Value of the property	:	₹ 2,10,15,937.00





Valuation Report Prepared For Cosmos Bank / Bandra (West) Branch / Mr K. S Rathour (4246/2302933) Page 8 of 16

The realizable value of the property	1:	₹ 1,89,14,343.00
Distress value of the property	:	₹ 1,68,12,750.00
Insurable value of the property (773.00 X 2,700.00)	:	₹ 20,87,100.00
Guideline value of the property (773.00 X 14,636.00)	:	₹ 1,13,13,628.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 304 & 305, 3rd Floor, Wing 'B', "Shubham Centre No. 2 Premises Co-op. Soc. Ltd.", Plot No. 1, Chakala Road, Andheri (East), Mumbai − 400 099, State − Maharashtra, Country − India for this particular purpose at ₹ 2,10,15,937.00 (Rupees Two Crore Ten Lakh Fifteen Thousand Nine Hundred Thirty Seven Only). as on 10.10.2023.

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 10th October 2023 is ₹ 2,10,15,937.00 (Rupees Two Crore Ten Lakh Fifteen Thousand Nine Hundred Thirty Seven 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.
- This valuer should not be held responsible for authentication of documents, clear little and other such related matters. For that purpose Latest Legal Opinion should be sought.

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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:







ANNEXURE TO FORM 0-1

Technical details

Main Building

1.	No. of floors and height of each floor	Ground +6 Upper Floors		
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Office		
		situated on 3 rd Floor		
3	Year of construction	1998 (As per Part Occupancy Certificate)		
4	Estimated future life	35 Years Subject to proper, preventive periodic		
		maintenance & structural repairs		
5	Type of construction- load bearing	R.C.C. Framed Structure		
	walls/RCC frame/ steel frame			
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 to main		
		entrance		
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,	Yes		
	if any			
14	(i) Internal wiring – surface or	Concealed electrification		
	conduit	<i>y</i>		
	(ii) Class of fittings: Superior/	*		
15	Ordinary/ Poor.			
15	Sanitary installations (i) No. of water closets	N.A.		
	(ii) No. of lavatory basins	M.A.		
	(iii) No. of urinals			
	(iv) No. of sink			
16	Class of fittings: Superior colored / superior	Ordinary		
	white/ordinary.			
17	Compound wall	R.C.C. Framed Structure with 9" thick external		
	Height and length	walls and 6" thick internal brick walls		
10	Type of construction	4 1:4		
18	No. of lifts and capacity	1 lift		
19	Underground sump – capacity and type of construction	R.C.C tank		
20	Over-head tank	R.C.C tank on terrace		
	Location, capacity	1.0.0 talik on terrace		
	Type of construction			
21	Pumps- no. and their horse power	As per requirement		
22	Roads and paving within the compound	Chequred tiles in open spaces, etc.		
	approximate area and type of paving			
23	Sewage disposal – whereas connected to	Connected to Municipal Sewerage System		
	public sewers, if septic tanks provided, no.			
	and capacity			



Actual site photographs



















Actual site photographs













eate

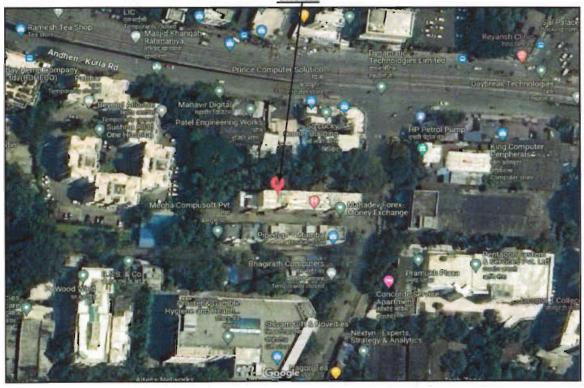


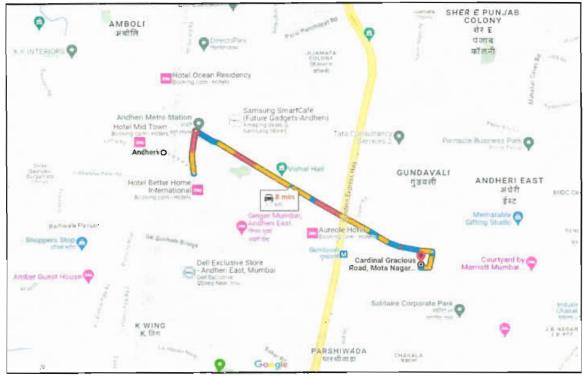




Route Map of the property

Site u/r





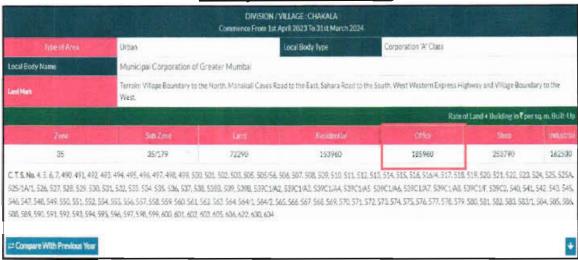
Latitude Longitude - 19°06'51.7"N 72°51'31.9"E

Note: The Blue line shows the route to site from nearest railway station (Andheri - 1.7km.)





Ready Reckoner Rate



Stamp Duty Ready Reckoner Market Value Rate for Office	1,85,960.00			
No increase for office located on 3rd floor with lift	0.00		"	
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,85,960.00	Sq. Mtr.	17,276.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	72,290.00			
The difference between land rate and building rate $(A - B = C)$	1,13,670.00			
Depreciation Percentage as per table (D) [100% - 25%] (Age of the Building – 25 Years)	75%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,57,543.00	Sq. Mtr.	14,636.00	Sq. Ft.

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	Rate
	the building	
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

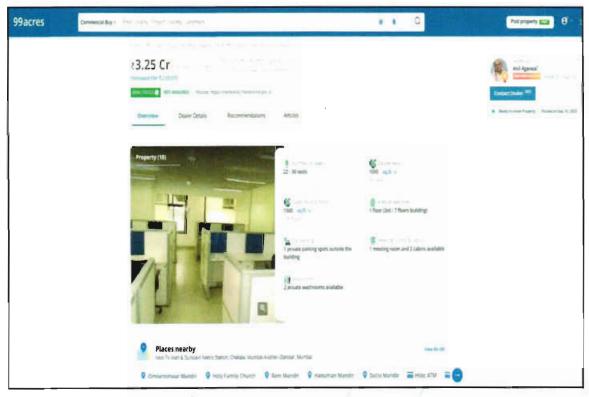
Table - D: Depreciation Percentage Table

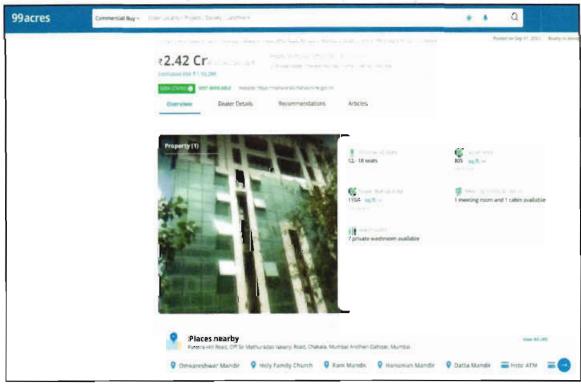
Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation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





Price Indicators









DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 10th 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 knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

- 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.
- 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.



Valuation Report Prepared For: Cosmos Bank / Bandra (West) Branch / Mr. K. S. Rathour (4245/2302933) Page 16 of 16

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 ₹ 2,10,15,937.00 (Rupees Two Crore Ten Lakh Fifteen Thousand Nine Hundred Thirty Seven Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

2.44.20-967256c4hz356c35e0c35922665911480c79335d4133 22.54.20-967256c4hz356c35e0c35922665911480c79335d4133 22.7961741855652, postalCode-000693, smilletareshina postalfilmanbur-41a56x356abbcc3904662x55x8lkea3chta31731bd 2280x25x31275x353c4c, smilletareshina

Director

Auth. Sign.

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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