

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. PG-2962/23-24	Dated 18-Oct-23
Buyer (Bill to) COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital,Naupada GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 004386/2303061	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 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				4,720.00

Amount Chargeable (in words)

Indian Rupee Four Thousand Seven Hundred Twenty Only

E. & O.E

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
Total	4,000.00		360.00		360.00	720.00

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

Remarks:

Mr. Maheshwar Shantu Mhalsekar - Residential Flat No. 104, 1st Floor, Wing 'A', "Chandresh Ashish Co-op. Hsg. Soc. Ltd.", Lodha Heritage, Desle Pada, Mouje - Bhopar, Dombivli (East), Taluka - Kalyan, District - Thane, PIN - 401 204, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd

Asmita Rathod

Authorised Signatory

This is a Computer Generated Invoice



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. Maheshwar Shantu Mhalsekar**

Residential Flat No. 104, 1st Floor, Wing 'A', "**Chandresh Ashish Co-op. Hsg. Soc. Ltd.**", Lodha Heritage,
Desle Pada, Mouje – Bhopar, Dombivli (East), Taluka - Kalyan, District – Thane, PIN – 401 204,
State - Maharashtra, Country – India.

Latitude Longitude - 19°11'35.4"N 73°05'09.2"E

Valuation Prepared for:

Cosmos Bank




Naupad Branch

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602,
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,
Chandivalli 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. 104, 1st Floor, Wing 'A', "Chandresh Ashish Co-op. Hsg. Soc. Ltd.", Lodha Heritage, Desle Pada, Mouje – Bhopar, Dombivli (East), Taluka - Kalyan, District – Thane, PIN – 401 204, State - Maharashtra, Country – India belongs to **Mr. Maheshwar Shantu Mhalsekar**.

Boundaries of the property.

North : Lodha Internal Road
South : 'B' Wing of "Chandresh Ashish"
East : Chandresh Udyan CHSL
West : 'D' Wing of "Chandresh Ashish"

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 **₹ 27,66,875.00 (Rupees Twenty Seven Lakh Sixty Six Thousand Eight Hundred Seventy 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

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl. Valuation Report

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.20=7823264c8ad35d4c31edc19a090659134001f3d33413331
5279b17f185652, postalCode=400068, st=Maharashtra,
serialNumber=40454544ab4c28442c3a55a85e1c4ab3711ed7e3f
4c9872c3a7974567c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.18 18:35:23 +05'30'



Auth. Sign.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, (J)B Floor, Boomerang,
Chandivli Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Residential Flat No. 104, 1st Floor, Wing 'A', "Chandresh Ashish Co-op. Hsg. Soc. Ltd.",
Lodha Heritage, Desle Pada, Mouje – Bhopar, Dombivli (East), Taluka - Kalyan, District – Thane, PIN – 401 204,
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 18.10.2023 for Bank Loan Purpose
2	Date of inspection	14.10.2023
3	Name of the owner/ owners	Mr. Maheshwar Shantu Mhalsekar
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership
5	Brief description of the property	Address Residential Flat No. 104, 1 st Floor, Wing 'A', "Chandresh Ashish Co-op. Hsg. Soc. Ltd.", Lodha Heritage, Desle Pada, Mouje – Bhopar, Dombivli (East), Taluka - Kalyan, District – Thane, PIN – 401 204, State - Maharashtra, Country – India. Contact Person: Mr. Maheshwar Shantu Mhalsekar (Owner) Contact No. 9930050326
6	Location, street, ward no	Near Lodha Servajanik Udyan, Lodha Internal Road, Desle Pada, Dombivli (East), Thane.
7	Survey/ Plot no. of land	Survey No. 31 & 242, Hissa No. 4 (pt) of Mouje Bhopar
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. = 362.00 (Area as per actual site measurement) Built-up Area in Sq. Ft. = 475.00 (Area as per Gift Deed)
13	Roads, Streets or lanes on which the land is abutting	Near Lodha Servajanik Udyan, Lodha Internal Road, Desle Pada

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 (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?	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 KDMC 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	₹ 6,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	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.
		COST OF CONSTRUCTION	

41	Year of commencement of construction and year of completion	Year of Completion – 2005 (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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess fair market value as on 18.10.2023 for Residential Flat No. 104, 1st Floor, Wing 'A', "**Chandresh Ashish Co-op. Hsg. Soc. Ltd.**", Lodha Heritage, Desle Pada, Mouje – Bhopar, Dombivli (East), Taluka - Kalyan, District – Thane, PIN – 401 204, State - Maharashtra, Country – India belongs to **Mr. Maheshwar Shantu Mhalsekar**.

We are in receipt of the following documents:

1.	Copy of Gift Deed dated 06.09.2014 between Mrs. Sarita D. Mhalsekar (the Donor) AND Mr. Maheshwar Shantu Mhalsekar (the Donee)
2.	Copy of Agreement for Sale dated 22.06.2014 between Mr. Ozhukil Thevarkalathil Muraleedharan (the Vendor/s) AND Mrs. Sarita D. Mhalsekar (the Purchaser/s)
3.	Copy of Commencement Certificate No. MNP / NRV / BP / DV / 706-207 dated 13.03.1997 issued by Kalyan Mahanagarपालिका.
4.	Copy of Occupancy Certificate No. 116/C dated 07.12.2005 issued by Gram Panchayat Bhopar, Desle Pada.

LOCATION:

The said building is located at bearing Survey No. 31 & 242, Hissa No. 4 (pt) of Mouje Bhopar, Taluka Kalyan, District Thane, within the limits of Kalyan Doimbivli Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 3.5 km from Dombivli Railway Station.

BUILDING:

The building under reference is having Ground + 4 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 external condition is good. The building is used for residential purpose. 1st Floor is having 4 Residential Flats. The building is without lift.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of Living Room + 1 Bedroom + Kitchen + WC + Bath + Passage (**i.e. 1 BHK with WC & Bath**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminium Sliding Windows, Concealed plumbing & electrification etc.

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 **18th October 2023 is ₹ 27,66,875.00 (Rupees Twenty Seven Lakh Sixty Six Thousand Eight Hundred Seventy 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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Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org

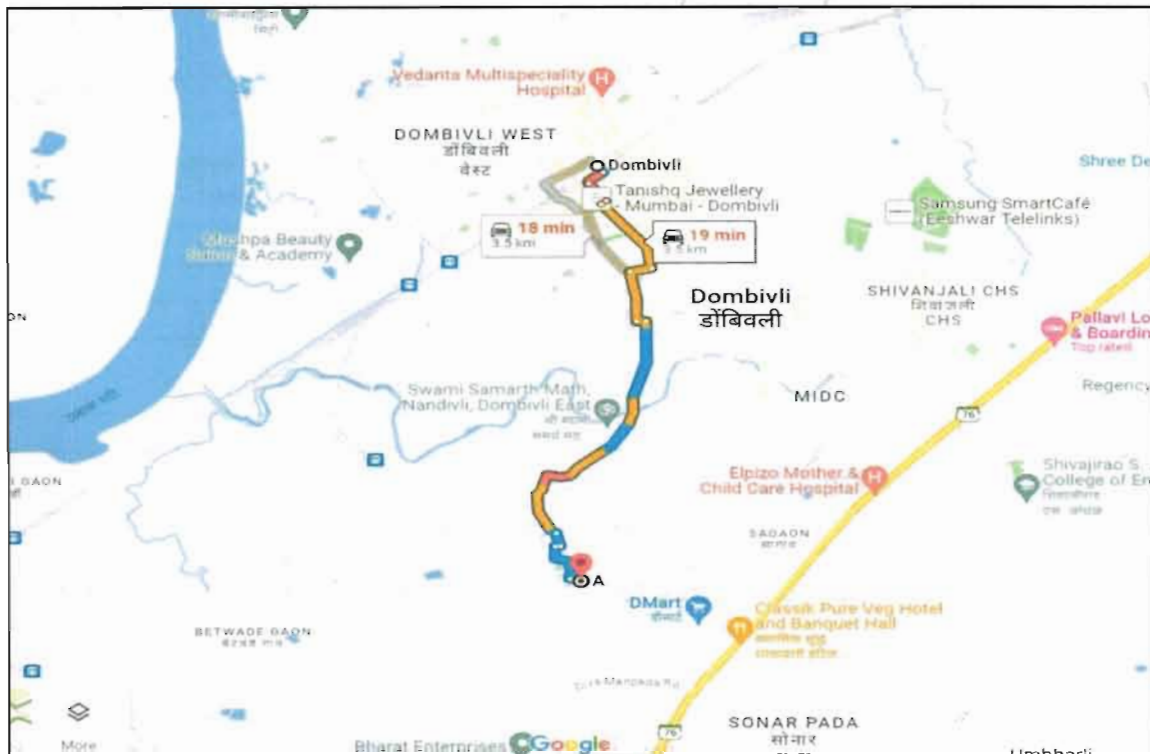
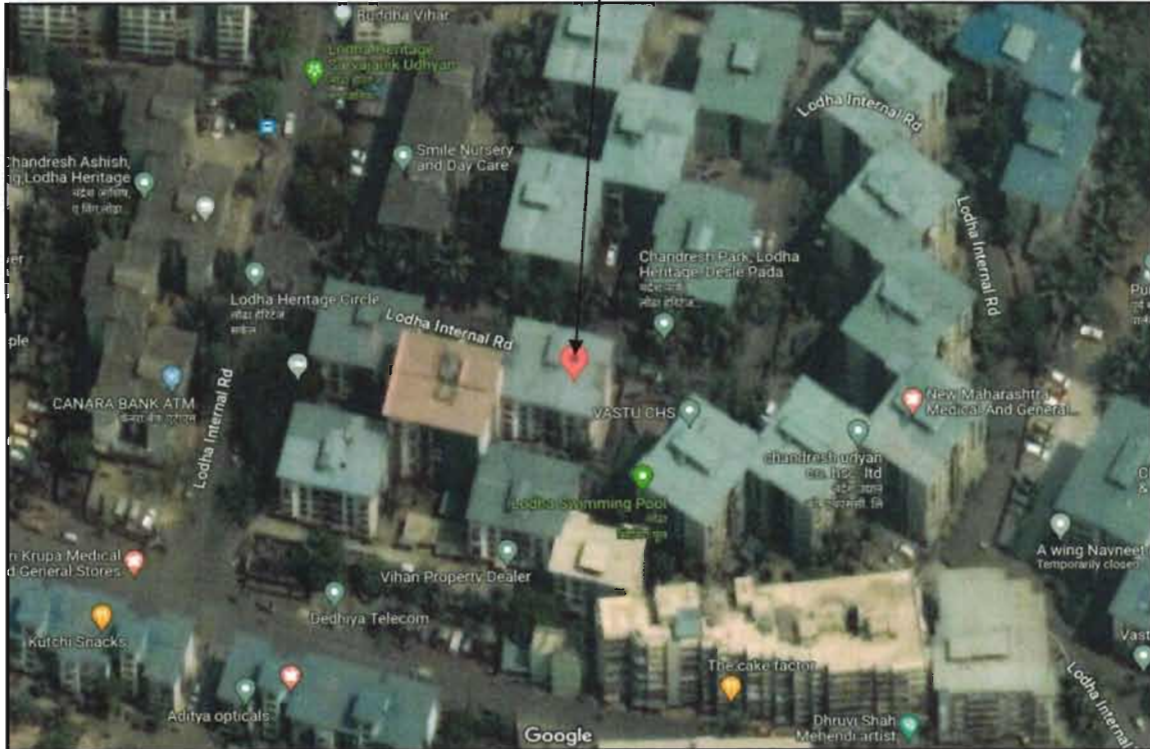


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°11'35.4"N 73°05'09.2"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 3.5 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	2023-2024	Language	English
Selected District	Thane		
Select Taluka	Kalyan		
Select Village	Gavache Nav : Bhopar V Deslepada (F)		
Search By	<input checked="" type="radio"/> Survey No. <input type="radio"/> Location		
Enter Survey No	31	<input type="button" value="Search"/>	
उपविभाग	सुधी ज्येष्ठ	विभागीय सडनिका	सडनिका दुबरे
45/140-सीडि भोपर गावडीतील रडीबास विभागातील मिळकती	23900	55900	68900/82600 68900
			वैशेषिक एकर (Rs./) Attribute
			फी. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	55,900.00			
No Increase for flat located on 1 st floors	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	55,900.00	Sq. Mtr.	5,193.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	23,900.00			
The difference between land rate and building rate (A – B = C)	32,000.00			
Depreciation Percentage as per table (D) [100% - 18%] (Age of the Building – 18 Years)	82%			
Rate to be adopted after considering depreciation [B + (C x D)]	50,140.00	Sq. Mtr.	4,658.00	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 Chandresh Park, Lodha Heritage For Sale in Dombivli

₹ 17,384/Month
485 sq ft

1 Bedroom

1 Bathroom

₹ 17,384/Month

₹ 35.84 per sq ft

Aug 24, 2023

Immediate

Chandresh Park, L...

View Details

Price trends by NE Estimate

Report what was not correct in this property

Linked to Broker | Book Visit | Message Info

Activity On This Property

Similar Properties

Age of Building	Completion Type	Self Owned
1-10 Years	Self Owned	Yes
Homeowner's Change	Flooring	Yes
₹ 1.8 Per Sq. Ft.	Yes	Yes
Built-up Area	Furnishing Status	Yes
485 Sq Ft	Yes	Yes
Flooring	Pool	Yes
Best Tiles	Yes	Yes
Parking	Other Amenities	Yes
Bike And Car	Yes	Yes

NOBROKER

1 BHK Flat in Lodha Heritage For Sale in Dombivli East

₹ 17,384/Month
475 sq ft

1 Bedroom

1 Bathroom

₹ 17,384/Month

₹ 36.58 per sq ft

Aug 24, 2023

Immediate

Lodha Heritage

View Details

Price trends by NE Estimate

Report what was not correct in this property

Linked to Broker | Book Visit | Message Info

Activity On This Property

Similar Properties

Age of Building	Completion Type	Self Owned
1-10 Years	Self Owned	Yes
Homeowner's Change	Flooring	Yes
₹ 1.8 Per Sq. Ft.	Yes	Yes
Built-up Area	Furnishing Status	Yes
475 Sq Ft	Yes	Yes
Flooring	Pool	Yes
Best Tiles	Yes	Yes
Parking	Other Amenities	Yes
Bike And Car	Yes	Yes

Price Indicator

magicbricks Buy Sell Home Loans

Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Dombivli East > 2 BHK Flats for Sale in Dombivli East > 800 Sq.Ft

Get full support from Relationship Manager **MB Prime** Shortlists Properties Communicates with Owners Live Video Call **Join Prime @ 50% Off**

Posted on: Apr 28, 23 Property ID: 4076305

₹45.0 Lac EMI - ₹20k Get pre-approved loan

2 BHK Flat For Sale in Lodha heritage Dombivli East, Thane

2 Beds 2 Baths Semi-Furnished

Super Built-Up Area: 800 sqft ₹5823/sqft

Developer: Lodha Project: Lodha Heritage

Floor: 1 (Out of 3 Floors) Transaction Type: Resale Status: Ready to Move

Furnished Status: Semi-Furnished

Contact Owner Get Phone No. Last contact made 42 days ago

More Details

Price Breakup: ₹45 Lac

Booking Amount: ₹50000

Address: Dombivli East, Thane - Beyond Thane, Maharashtra

Furnishing: Semi-Furnished

Description: Multistorey Apartment is located at the advantageous 1st floor in a tower of total 3 floors.

square yards Thane Buy Rent Projects Agents Services Resources Intelligence

Home > Property for Sale in Thane > Property for Sale in Dombivli East > Property for Sale in Lodha Heritage, Thane > 525 Sq.Ft. Apartment in Dombivli East Thane

43 Views Compare

Lodha Heritage
1 Bedroom 525 Sq.Ft. Apartment in Dombivli East Thane
Listing ID: #9865442

₹ 35 L Need Loan? Get Pre-Loan Score

1 Bedroom+ Study Room
Semi-Furnished
1 Bathroom
525 Sq Ft. (Built up Area)
Road View

Get instant Home Loan Request for Call

Overview Furnishing Amenities Agent Overview About Project Data Intelligence Commute Time Dombivli East Reviews

Key Highlights

- Prime Location
- Reputed Builder
- Safe & Secure Locality
- Investment Opportunity

Family

Nestled in the thriving city of Thane, this beautifully designed 1 BHK apartment in Dombivli East is the perfect choice for those seeking a comfortable and convenient lifestyle.

- Located on the first floor of the renowned Lodha Heritage project, this semi-furnished apartment spans across an area of 525 square feet, ensuring ample space for all your needs. As you enter the apartment, you will be greeted with a warm and inviting ambience.
- The spacious living room is well-lit and offers a stunning view of the road.
- It is the perfect spot to relax and unwind after a long day.

Contact our Real Estate Experts

Vijay Singh +91 9865442442

Name: _____
Phone No: _____
+91: _____
Phone Number: _____

Enable location through WhatsApp

Contact Now

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th 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:

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 **₹ 27,66,875.00 (Rupees Twenty Seven Lakh Sixty Six Thousand Eight Hundred Seventy Five Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=90226c64a335d03a6c179e2665913495f3d3394133
1115279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566abcc89d6b2a55affce3cb31f31bd2
e394e282e29a327b6256fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.18 14:46:10 +05'30'

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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