

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Lalit Manakchand Kothari & Mrs. Smita Lalit Kothari**

Industrial Unit No. 214, 2<sup>nd</sup> Floor, "**Ramgopal Industrial Estate**", New Ramgopal Industrial Estate Co-op. Society Ltd., Dr. Rajendra Prasad Road, Mulund (West), Mumbai – 400 080,  
State – Maharashtra, Country – India.

Latitude Longitude - 19°10'44.4"N 72°57'08.9"E

### Valuation Prepared for:

**Cosmos Bank**

**Mulund (West) Branch**

Apurva Co-Op. Housing Society, Govardhan Nagar, L.B.S. Road, Mulund (West), Mumbai – 400 080,  
State – Maharashtra, Country – India.



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

## VALUATION OPINION REPORT

The property bearing Industrial Unit No. 214, 2<sup>nd</sup> Floor, "Ramgopal Industrial Estate", New Ramgopal Industrial Estate Co-op. Society Ltd., Dr. Rajendra Prasad Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Mr. Lalit Manakchand Kothari & Mrs. Smita Lalit Kothari.**

Boundaries of the property.

North	:	K. K. Ind. Estate
South	:	Internal Road
East	:	Dr. R. P. Road
West	:	Jamnadas Ind. Estate

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 **₹ 59,45,950.00 (Rupees Fifty-Nine Lakh Forty-Five Thousand Nine Hundred Fifty 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  
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 Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.12.08 12:20:21 +05'30'

Auth. Sign.



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Valuation Report of Industrial Unit No. 214, 2<sup>nd</sup> Floor, "Ramgopal Industrial Estate", New Ramgopal Industrial Estate Co-op. Society Ltd., Dr. Rajendra Prasad Road, Mulund (West), Mumbai – 400 080,

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 08.12.2023 for Bank Loan Purpose
2	Date of inspection	23.11.2023
3	Name of the owner/ owners	<b>Mr. Lalit Manakchand Kothari &amp; Mrs. Smita Lalit Kothari</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> Industrial Unit No. 214, 2 <sup>nd</sup> Floor, "Ramgopal Industrial Estate", New Ramgopal Industrial Estate Co-op. Society Ltd., Dr. Rajendra Prasad Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Dilip Pishawikar (Seller) Contact No. 9223354076
6	Location, street, ward no	Dr. Rajendra Prasad Road, Mulund (West), Mumbai
7	Survey/ Plot no. of land	'T' Ward, Survey No. 311(P), CTS No. 846 of Village Mulund
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial 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. = 466.00 (Area as per actual site measurement)  Built Up Area in Sq. Ft. = 545.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is	Dr. Rajendra Prasad Road, Mulund (West),

	abutting	Mumbai – 400 080.
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?	Vacant
	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	₹ 15,000.00 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?	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 Industrial Unit 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 – 1980 (As per agreement

	year of completion	for sale & 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, Mulund (West) Branch to assess fair market value as on 08.12.2023 for Industrial Unit No. 214, 2<sup>nd</sup> Floor, "**Ramgopal Industrial Estate**", New Ramgopal Industrial Estate Co-op. Society Ltd., Dr. Rajendra Prasad Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Mr. Lalit Manakchand Kothari & Mrs. Smita Lalit Kothari.**

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

1	Copy of Agreement for sale dated 01.12.2023 between Smt. Ashuta Dilip Pishwikar (the Transferor) and Mr. Lalit Manakchand Kothari & Mrs. Smita Lalit Kothari (the Transferees).
2	Copy of chain Agreement dated 17.03.1980 between Shri, Gobind Kaliandas Daryanant (the Vendor) and Mr. Dilip Dattatraya Pishawikar & Mr. Vasudev Godhumal Kushalani (the Purchasers).
3	Copy of Occupancy Certificate issued by Municipal Corporation of Greater Mumbai dated 12.09.1980

### LOCATION:

The said building is located at 'T' Ward, Survey No. 311(P), CTS No. 846 of Village Mulund, Mumbai. The property falls in Industrial Zone. It is at a travelling distance 1.1 Km. from Mulund railway station.

### BUILDING:

The building under reference is having Ground + 3<sup>rd</sup> 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 industrial purpose. 2<sup>nd</sup> Floor is having 29 Industrial Unit. The building having 1 lift.

### Industrial Unit:

The industrial unit under reference is situated on the 2<sup>nd</sup> Floor. It consists of single unit. The industrial unit is finished with PCC & Kota flooring, Teak wood door frame with flush shutters, M. S. Rolling Shutter, Openable Type windows, Conduit electrification, Cement plastering etc.

### Valuation as on 08<sup>th</sup> December 2023

<b>The Built-Up Area of the Industrial Unit</b>	<b>:</b>	<b>545.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1980 (As per agreement for sale & Occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	43 Years
Cost of Construction	:	545.00 X 2,000.00 = ₹ 10,90,000.00
Depreciation $\{(100-10) \times 43 / 60\}$	:	64.50%
Amount of depreciation	:	₹ 7,03,050.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,19,412.00 per Sq. M. i.e. ₹ 11,094.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 95,688.00 per Sq. M. i.e. ₹ 8,890.00 per Sq. Ft.
Prevailing market rate	:	₹ 12,200.00 per Sq. Ft.
<b>Value of property as on 08.12.2023</b>	:	<b>545.00 Sq. Ft. X ₹ 12,200.00 = ₹ 66,49,000.00</b>

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

<b>Depreciated fair value of the property as on 08.12.2023</b>	:	<b>₹ 66,49,000.00 - ₹ 7,03,050.00 = ₹ 59,45,950.00</b>
<b>Total Value of the property</b>	:	<b>₹ 59,45,950.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 53,51,355.00</b>
<b>Distress value of the property</b>	:	<b>₹ 47,56,760.00</b>
<b>Insurable value of the property (545 X 2,000.00)</b>	:	<b>₹ 10,90,000.00</b>
<b>Guideline value of the property (545 X 8,890.00)</b>	:	<b>₹ 48,45,050.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 214, 2<sup>nd</sup> Floor, "Ramgopal Industrial Estate", New Ramgopal Industrial Estate Co-op. Society Ltd., Dr. Rajendra Prasad Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India for this particular purpose at ₹ 59,45,950.00 (Rupees Fifty Nine Lakh Forty Five Thousand Nine Hundred Fifty Only) as on 08<sup>th</sup> December 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 **08<sup>th</sup> December 2023 is ₹ 59,45,950.00 (Rupees Fifty Nine Lakh Forty Five Thousand Nine 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 + 3rd Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is an Industrial Unit situated on 2 <sup>nd</sup> Floor
3	Year of construction	1980 (As per agreement for sale & Occupancy certificate)
4	Estimated future life	17 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 shutters, M. S. Rolling Shutter, Openable Type windows
10	Flooring	PCC & Kota flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Conduit electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	Not Provided
18	No. of lifts and capacity	1 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	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°10'44.4"N 72°57'08.9"E**

**Note:** The Blue line shows the route to site from nearest railway station (Mulund – 1.1 Km.)

## Ready Reckoner Rate

DIVISION / VILLAGE : MULUND WEST Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Lal Bahadur Shastri Marg (L. B. S. Marg) and Railway Line. All the remaining Properties except the Properties in Zone No. 123/568.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
123	123/567	64240	132680	152580	176500	132680
741, 743, 744, 745, 746, 747, 748, 749, 750, 752, 755, 756, 757, 758, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 882, 887, 888, 889, 890, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953,						
<span style="background-color: #2c4e64; color: white; padding: 2px;">⇐ Compare With Previous Year</span> <span style="float: right; background-color: #2c4e64; color: white; padding: 2px;">↓</span>						

Stamp Duty Ready Reckoner Market Value Rate for Unit	1,32,680.00			
Reduce by 10% at Unit Located on 2 <sup>nd</sup> Floor	13,268.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Decrease) (A)</b>	<b>1,19,412.00</b>	<b>Sq. Mt.</b>	<b>11,094.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	64,240.00			
The difference between land rate and building rate (A – B = C)	55,172.00			
Depreciation Percentage as per table (D) [100% - 43%] (Age of the Building – 43 Years)	57%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>95,688.00</b>	<b>Sq. Mt.</b>	<b>8,890.00</b>	<b>Sq. Ft.</b>

### Valuation of Multistoried Industrial Unit

While Valuing Industrial gala in multistoried industrial building, value of industrial gala on 1<sup>st</sup> to 4<sup>th</sup> floor is to be reduced by 5% for each floor.

### 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

**Ghar.tv** Select City Search
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Property in Mumbai / Property in Mulund West / Property in Dr Rajendra Prasad Road / Industrial Gale for Sale in New Unique Industrial Estate
Last updated on 08 Jun 2019

### 490 Sq.ft Industrial Gale for Sale in New Unique Industrial Estate

Dr Rajendra Prasad Road, Mulund West, Mumbai - 400080

Building: New Unique Industrial Estate

**₹ 65.00 Lacs**

₹ 13265 / Sq.ft

**Amit Arun Sandge**  
Owner

Connect Now

Configuration Industrial Gale	Carpet Area <b>490 Sq.ft</b>	Possession <b>Ready To Move</b>
Floor Number <b>3</b>	Furnishing <b>Un-Furnished</b>	Property Code <b>CHARL43666</b>

Is there any error or missing information?

Report Error / Add Missing Information

**99acres**
Commercial Buy Enter Locality / Project / Society / Landmark

Home / Commercial property for sale in Mumbai / Factory for sale in Mumbai / Factory for sale in Mulund / Factory for sale in Mulund West

Posted on Oct 30, 2023

## ₹ 1 Cr

@ 13,571 per sq.ft

Estimated EMI ₹ 79,670

REERA STATUS

NOT AVAILABLE

Website: <https://mahareraat.mahaonline.gov.in/>

Factory for Sale

in unique industrial estate, Mulund West, Central Mumbai suburbs, Mumbai

**Overview** Dealer Details Recommendations Articles

Photos not shared by advertiser

Request Photos

<p><b>Area</b></p> <p>Plot area: <b>700 sq.ft.</b></p> <p style="font-size: x-small;">(64 Ft x 108 Ft)</p> <p>Built Up area: <b>815 sq.ft.</b> (77.71 wks)</p>	<p><b>Configuration</b></p> <p>Factory with 1 Washroom</p>
<p><b>Price</b></p> <p>₹ 1 Crore+ Govt Charges &amp; Tax @ 13,571 per sq.ft. (Negotiable)</p>	<p><b>Address</b></p> <p>unique industrial estate, Mulund West, Central Mumbai suburbs</p>
<p><b>Facing</b></p> <p>North-East</p>	<p><b>Property Age</b></p> <p>10+ Year Old</p>

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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 **08<sup>th</sup> December 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 **₹ 59,45,950.00 (Rupees Fifty Nine Lakh Forty Five Thousand Nine Hundred Fifty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.12.08 12:20:32 +05'30'

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