

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
	PG-3547/23-24	28-Nov-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) COSMOS BANK NAUPADA BRANCH Kusumanjali, Opp Deodhar Hospital, Naupada GSTIN/UIN : 27AAIFM1544M1Z0 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	005221/2303709	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				₹ 4,720.00

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

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

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

Remarks:
 005221/ 2303709 Mr. Shantaram Ganpat Gaikwad - Residential Amalgamated Flat No. 102 & 102A, 1st Floor, Building No. C-6, "Vedant Phase III Co-Op. Hsg. Soc. Ltd.", Vartak Nagar, Pokhran Road No. 1, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 606, State - Maharashtra, 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**

Pooja Dagare

Authorised Signatory

This is a Computer Generated Invoice



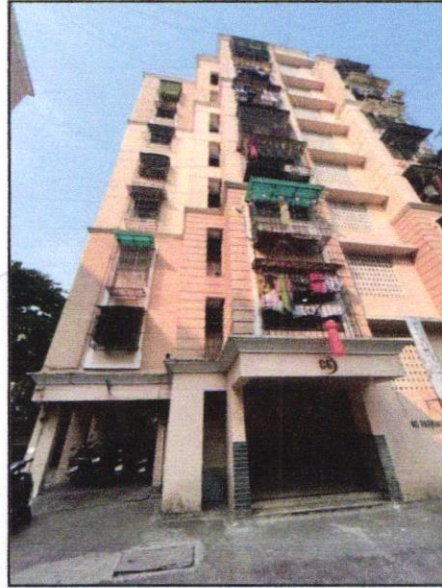
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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Shantaram Ganpat Gaikwad**

Residential Amalgamated Flat No. 102 & 102A, 1st Floor, Building No. C-6, "**Vedant Phase III Co-Op. Hsg. Soc. Ltd.**", Vartak Nagar, Pokhran Road No. 1, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 606, State - Maharashtra, India.

Latitude Longitude - 19°12'29.5"N 72°57'38.5"E

Valuation Prepared for:






Cosmos Bank

Naupada Thane Branch

Kusumanjali Building, Opp. Deodhar Hospital, Gokhale Road, 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 |

VALUATION OPINION REPORT

The property bearing Residential Amalgamated Flat No. 102 & 102A, 1st Floor, Building No. C-6, "Vedant Phase III Co-Op. Hsg. Soc. Ltd.", Vartak Nagar, Pokhran Road No. 1, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 606, State - Maharashtra, India belongs to **Mr. Shantaram Ganpat Gaikwad**.

Boundaries of the property.

North	: Building No. C - 7
South	: Building No. C - 5
East	: Vedant Complex Club House
West	: TMC Office

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 ₹ 1,05,07,950.00 (Rupees One Crore Five Lakh Seven 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 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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admins,
2.5.4.205=9822b6c4e435de03e0c739e26860919490c75e33d413331
15279b17a1805652, postalCode=400069, st=Maharashtra,
serialNumber=41a5a506d4b8c289652a55a8fca3e0b31e11bd2e39
4e282a29a127b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.28 17:37:22 +05'30'

Auth. Sign.



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

Our Pan India Presence at :

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

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

Valuation Report of Residential Amalgamated Flat No. 102 & 102A, 1st Floor, Building No. C-6, "Vedant Phase III Co-Op. Hsg. Soc. Ltd.", Vartak Nagar, Pokhran Road No. 1, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 606, State - Maharashtra, 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 28.11.2023 for Bank Loan Purpose
2	Date of inspection	24.11.2023
3	Name of the owner/ owners	Mr. Shantaram Ganpat Gaikwad
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 Amalgamated Flat No. 102 & 102A, 1 st Floor, Building No. C-6, "Vedant Phase III Co-Op. Hsg. Soc. Ltd.", Vartak Nagar, Pokhran Road No. 1, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 606, State - Maharashtra, India. Contact Person: Mr. Shantaram Gaikwad (Owner) Contact No. 9892128848
6	Location, street, ward no	Vartak Nagar, Pokhran Road No. 1, Village - Panchpakhadi, Thane (West), Taluka & District - Thane
	Survey/ Plot no. of land	Survey No. 143/1A, 145/A, 145/B, 146/1A, 146/2, 146/3, 146/4, 146/5A, 146/6A, 147/1A, 148/1A, 148/2A, 148/4, 148/5, 148/6, 148/8A, 149/1A, 149/2A & 149/3A of Village – Panchpakhadi
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. = 665.00 (Area as per actual site measurement of Amalgamated Flat No. 102 & 102A)



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		<p>Area as per Agreement for Sale are as under:</p> <table border="1"> <thead> <tr> <th>Flat No.</th> <th>Carpet Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>102</td> <td>288.00</td> </tr> <tr> <td>102A</td> <td>282.00</td> </tr> <tr> <td>Total Area</td> <td>570.00</td> </tr> </tbody> </table> <p>Built Up Area in Sq. Ft. = 684.00 (Total Carpet Area + 20%)</p>	Flat No.	Carpet Up Area in Sq. Ft.	102	288.00	102A	282.00	Total Area	570.00
Flat No.	Carpet Up Area in Sq. Ft.									
102	288.00									
102A	282.00									
Total Area	570.00									
13	Roads, Streets or lanes on which the land is abutting	Vartak Nagar, Pokhran Road No. 1, Village - Panchpakhadi, Thane (West), Taluka & District - Thane								
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?	Owner Occupied								
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Occupied								

25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per TMC 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	₹ 26,000.00 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.
	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

BUILDING:

The building under reference is having Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential purpose. 1st Floor is having 2 Residential Flat. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Cupboard Area (i.e., **2BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters with safety door, Powder Coated Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 28th November 2023

The Total Carpet Area of the Residential Flat	:	570.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2006 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	17 Years
Cost of Construction	:	684.00 X 2,500.00 = ₹ 17,10,000.00
Depreciation $\{(100-10) \times 17 / 60\}$:	25.50%
Amount of depreciation	:	₹ 4,36,050.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,44,700.00 per Sq. M. i.e. ₹ 13,443.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,28,533.00 per Sq. M. i.e. ₹ 11,941.00 per Sq. Ft.
Prevailing market rate	:	₹ 19,200.00 per Sq. Ft.
Value of property as on 28.11.2023	:	570.00 Sq. Ft. X ₹ 19,200.00 = ₹ 1,09,44,000.00

(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)

Depreciated fair value of the property as on 28.11.2023	:	₹ 1,09,44,000.00 - ₹ 4,36,050.00 = ₹ 1,05,07,950.00
Total Value of the property	:	₹ 1,05,07,950.00
The realizable value of the property	:	₹ 94,57,155.00
Distress value of the property	:	₹ 84,06,360.00
Insurable value of the property (684 X 2,500.00)	:	₹ 17,10,000.00
Guideline value of the property (684 X 11,941.00)	:	₹ 81,67,644.00



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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Still + 7 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	2006 (As per Occupancy Certificate)
4.	Estimated future life	43 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 with safety door, Powder Coated Aluminium sliding windows
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, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed Capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(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



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Route Map of the property

Site u/r



Latitude Longitude - 19°12'29.5"N 72°57'38.5"E


Note: The Blue line shows the route to site from nearest railway station (Thane – 3.8 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
वाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year 2023/2024 Language English

Selected District ठाणे

Select Taluka ठाणे

Select Village भाकाने नाथ : पंचनाथवारी

Search By Survey No Location

SurveyNo	प्लॉट/खण्ड	पूजी मूल्य	नियमिती मूल्य	समीक्षित मूल्य	पुण्याचे मूल्य	समीक्षित मूल्य (रु./A)
SurveyNo	5/15/G-5* वाळवंत ना.वाठा, डेअरी फार्म कोक व नर्सरी वनात सर्व मंथर	46000	101800	117500	127200	117500
SurveyNo	5/16/1A-कोरप वा विठ्ठली सडका करीत	57000	129100	136800	185100	138800
SurveyNo	5/16/1B-नेरात डी.वॉ.	49600	144700	148100	215300	148100
SurveyNo	5/16/1/C-नरपडगा डी. वॉ.कोरप	46500	124500	136000	182000	136000
SurveyNo	5/16/A-5* वाळवंत औद्योगिक वसाहत पुणे व.वाठे	45100	130100	143000	161400	143000

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,44,700.00			
No Increase, Flat Located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,44,700.00	Sq. Mtr.	13,443.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	49,600.00			
The difference between land rate and building rate (A – B = C)	95,100.00			
Depreciation Percentage as per table (D) [100% - 17%] (Age of the Building – 17 Years)	83%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,28,533.00	Sq. Mtr.	11,941.00	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 the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

HOUSING.COM Buy in Thane

Thane West

OVERVIEW PROMOTIONS FURNISHINGS AMENITIES PRICE TRENDS LOCALITY CALCULATOR

Property Location
vartak nagar, Vartak Nagar, Thane West, Thane

Around This Property
Food and Drinks: Fishland The Family Resta...
Healthcare: Suburban Diagnostics Indi...

View more on Maps

Property Overview

Brokerage	₹90,000	Price	₹45.0 L
Registral	Access Zero Brokerage Properties >		
Carpet Area	260 sq.ft	Bedrooms	1
Bathrooms	1	Parking	No Parking
Balcony	No Balcony	Added	11 days ago

About this property

Awesome! Better priced property in this area

Contact Seller
Sachin Navgire
+9186528...

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc
I am interested in Home Loans

Still deciding?

Share Report

magicbricks Buy Rent Sell Home Loans

Property for Sale in Thane

₹69.6 Lac **₹83.7 Lac** EMI: ₹40k | How much can I get? **Special Price by Owner**

1 BHK Flat For Sale in Vedant Complex, **Vartak Nagar, Thane**

1 Bed 2 Baths Semi-Furnished

Carpet Area: 420 sqft - ₹2,190/sqft
Floor: 6 (Out of 7 Floors)
Facing: South - East

Developer: **Vedant Buildcon**
Project: **Vedant Complex**
Transaction Type: **Resale**
Lift: 1
Status: **Ready to Move**
Furnished Status: **Semi-Furnished**

Contact Owner Book Site Visit

Last contact made 1 day ago

More Details

Price Breakup: ₹69.6 Lac **₹83.7 Lac** | ₹2,400 Monthly
Booking Amount: ₹100000
Address: C-x, xxx., Vartak Nagar, Thane - Central Thane, Maharashtra

Contact Owner: **manoj Pauthak** -91-9600000000

Book Site Visit



Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property **FREE**

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Vartak Nagar > 1 BHK Flats for Sale in Vartak Nagar > 425 Sq-ft
Posted on: Nov 23, 23 Property ID: 62754395

₹ 87.0 Lac EMI: ₹ 39k | [Get pre-approved loan](#) [Viewed on site](#)

1 BHK 625 Sq-ft Flat For Sale **Vartak Nagar, Thane**

1 Bed 2 Baths Semi-Furnished

Carpet Area
475 sqft
₹ 18.31/sqft

Floor
2 (Out of 7 Floors)

Facing
East

Developer
Vedant Bulidcon

Transaction Type
Resale

Lift
1

Project
Vedant Complex

Status
Ready to Move

Furnished Status
Semi-Furnished

East Facing Property

Contact Agent
Get Phone No.

Last contact made 53 days ago

More Details

Price Breakup **₹ 87 Lac | ₹ 2.500** Monthly

Booking Amount **₹ 10 Lac**

Address **Vedant Complex, Near Singhania School, Thane West, Thane, Maharashtra, Vartak Nagar, Thane - Central Thane, Maharashtra**

Contact Agent

Certified Agent
Sudhir Thakkar -9520000000

Get Phone No.

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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 **28th November 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 **₹ 1,05,07,950.00 (Rupees One Crore Five Lakh Seven Thousand Nine Hundred Fifty 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=9822b6c4fad35dcd3e0c039e26865913490c7d133d413331
15279b17a18b5655, postalCode=400069, st=Maharashtra,
serialNumber=41a55a565ab6bc2f988832c5a8f6c0d3efb21131bd2a39
4e28f2a29a327b623bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.28 17:37:51 +0530

Avinah



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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