

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Shri. Suresh P. Goswami**

Residential Flat No. 605, 6<sup>th</sup> Floor, Wing – C, Building No. 3, "Ghatkopar Karma Kiran SRA Co-op. Hsg. Soc. Ltd.", Kama Cross Lane, Hansoti Road, Ghatkopar (West), Mumbai – 400 086,  
State – Maharashtra, Country – India.

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Latitude Longitude - 19°05'00.7"N 72°54'00.9"E

### Valuation Prepared for:

**Cosmos Bank**

**Dadar Branch**




Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West),  
Mumbai – 400 028, State – Maharashtra, Country – India.



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#### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
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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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 605, 6<sup>th</sup> Floor, Wing – C, Building No. 3, "**Ghatkopar Karma Kiran SRA Co-op. Hsg. Soc. Ltd.**", Kama Cross Lane, Hansoti Road, Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India belongs to **Shri. Suresh P. Goswami**.

Boundaries of the property.

North : Wing – B  
South : Fatima Cemetery Road  
East : Om Shivam CHSL  
West : Fatima Cemetery

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 **₹ 56,00,520.00 (Rupees Fifty Six Lakh Five Hundred Twenty 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**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
c=INDIA,  
2.5.4.20=91122b6c7ad25dc33a0c32926213134997f3e33541331,  
1.5279b17a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=41a54a56a8b8cc994a2a55a8f0ca3e031f31b6e319  
4e28f7c9a3278a2554c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.12.04 17:25:53 +05'30'

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



### Our Pan India Presence at :

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Chandivali Farm Road, Andheri (East),  
**Mumbai** - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

**Valuation Report of Residential Flat No. 605, 6<sup>th</sup> Floor, Wing – C, Building No. 3, "Ghatkopar Karma Kiran SRA Co-op. Hsg. Soc. Ltd.", Kam Cross Lane, Hansoti Road, Ghatkopar (West), Mumbai – 400 086,**

**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 04.12.2023 for Bank Loan Purpose
2	Date of inspection	02.12.2023
3	Name of the owner/ owners	<b>Shri. Suresh P. Goswami</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Sole Ownership Details of ownership share is not available
5	Brief description of the property	<b>Address:</b> Residential Flat No. 605, 6 <sup>th</sup> Floor, Wing – C, Building No. 3, "Ghatkopar Karma Kiran SRA Co-op. Hsg. Soc. Ltd.", Kama Cross Lane, Hansoti Road, Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Arti Anchan (Tenant) Contact No. 8108426942
6	Location, street, ward no	Kama Cross Lane, Hansoti Road, Ghatkopar (West), Mumbai
7	Survey/ Plot no. of land	CTS No. 637 to 660 of Village – Ghatkopar Kirol
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 232.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 225.00</b> <b>(Area as per Agreement for sale)</b>  Built Up Area in Sq. Ft. = 270.00

		(Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Kama Cross Lane, Hansoti Road, Ghatkopar (West), Mumbai – 400 086.
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?	Tenant Occupied – Mr. Arti Anchan
	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 SRA 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 Present 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 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.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and year of completion	Year of Completion – 2001 (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.
	<b>Remark:</b>	

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 04.12.2023 for Residential Flat No. 605, 6<sup>th</sup> Floor, Wing – C, Building No. 3, "**Ghatkopar Karma Kiran SRA Co-op. Hsg. Soc. Ltd.**", Kama Cross Lane, Hansoti Road, Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India belongs to **Shri. Suresh P. Goswami**.

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

1	Copy of Society Share Certificate No. 076 in the name of Shri. Suresh P. Goswami dated 30.03.2005 issued by Ghatkopar Karma Kiran SRA Co-op. Hsg. Soc. Ltd.
2	Copy of Society NOC date 03.12.2023 issued by Ghatkopar Karma Kiran SRA Co-op. Hsg. Soc. Ltd
3	Copy of Mahanagar Gas Bill No. 210001010571 date 14.10.2023 in the name of Mr. Suresh P. Goswami
4	Copy of Maintenance Bill No. 9070 date 01.12.2023 in the name of Mr. Sureshgiri P. Goswami issued by Ghatkopar Karma Kiran SRA CHSL
5	Copy of Electricity Bill No. 150294240 date 23.10.2023
6	Copy of Articles of Agreement dated 09.01.1998 Between M/s. Savla Associates (the Owners) and Shri. Sureshgiri P. Goswami & Smt. Jayaben S. Goswami (the Tenant).
7	Copy of Agreement for Permeant Alternate Accommodation Letter dated 19.01.2001.
8	Copy of Agreement for Alternate Letter dated 26.01.2001.
9	Copy of Occupancy Certificate No. SRA / CHE / 313 / N / PL / AP / Building No. 3 dated 27.02.2001 issued by Slum Rehabilitation Authority.

**LOCATION:**

The said building is located at CTS No. 637 to 660 of Village – Ghatkopar Kiroli, Mumbai. The property falls in Residential Zone. It is at a walkable distance 900 Mtr. from Vidyavihar railway station.

**BUILDING:**

The building under reference is having Ground + 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. 6<sup>th</sup> Floor is having 6 Residential Flat. The building having 1 Lift.

**Residential Flat:**

The residential flat under reference is situated on the 6<sup>th</sup> Floor. It consists of Living Room + Kitchen + Toilet + Passage (**i.e., 1RK with Toilet**). The residential flat is finished with Vitrified & Kota flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, casing capping & concealed electrification & concealed & open plumbing etc. The flat internal condition is normal.



**Valuation as on 04<sup>th</sup> December 2023**

<b>The Carpet Area of the Residential Flat</b>	<b>:</b>	<b>225.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	2001 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	22 Years
Cost of Construction	:	270.00 X 2,800.00 = ₹ 7,56,000.00
Depreciation $\{(100-10) \times 22 / 60\}$	:	33.00%
Amount of depreciation	:	₹ 2,49,480.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,34,463.00 per Sq. M. i.e. ₹ 12,492.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,17,146.00 per Sq. M. i.e. ₹ 10,883.00 per Sq. Ft.
Prevailing market rate	:	₹ 26,000.00 per Sq. Ft.
<b>Value of property as on 04.12.2023</b>	<b>:</b>	<b>225.00 Sq. Ft. X ₹ 26,000.00 = ₹ 58,50,000.00</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 04.12.2023</b>	<b>:</b>	<b>₹ 58,50,000.00 - ₹ 2,49,480.00 =</b> <b>₹ 56,00,520.00</b>
<b>Total Value of the property</b>	<b>:</b>	<b>₹ 56,00,520.00</b>
<b>The realizable value of the property</b>	<b>:</b>	<b>₹ 50,40,468.00</b>
<b>Distress value of the property</b>	<b>:</b>	<b>₹ 44,80,416.00</b>
<b>Insurable value of the property (270.00 X 2,800.00)</b>	<b>:</b>	<b>₹ 7,56,000.00</b>
<b>Guideline value of the property (270.00 X 10,883.00)</b>	<b>:</b>	<b>₹ 29,38,410.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 605, 6<sup>th</sup> Floor, Wing – C, Building No. 3, "Ghatkopar Karma Kiran SRA Co-op. Hsg. Soc. Ltd.", Kama Cross Lane, Hansoti Road, Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India for this particular purpose at **₹ 56,00,520.00 (Rupees Fifty Six Lakh Five Hundred Twenty Only)**, as on **04<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 **04<sup>th</sup> December 2023 is ₹ 56,00,520.00 (Rupees Fifty Six Lakh Five Hundred Twenty 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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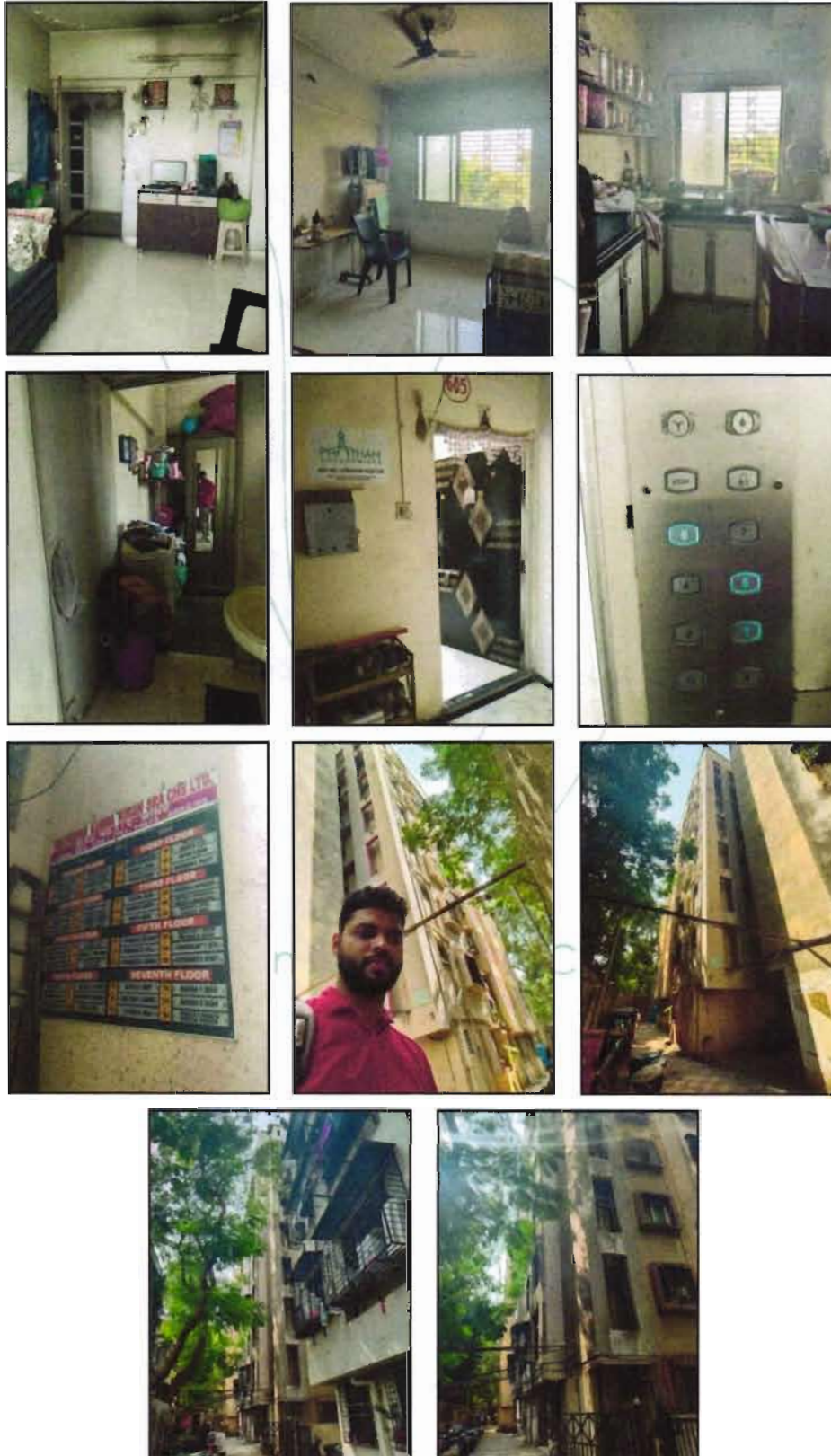




**ANNEXURE TO FORM 0-1**

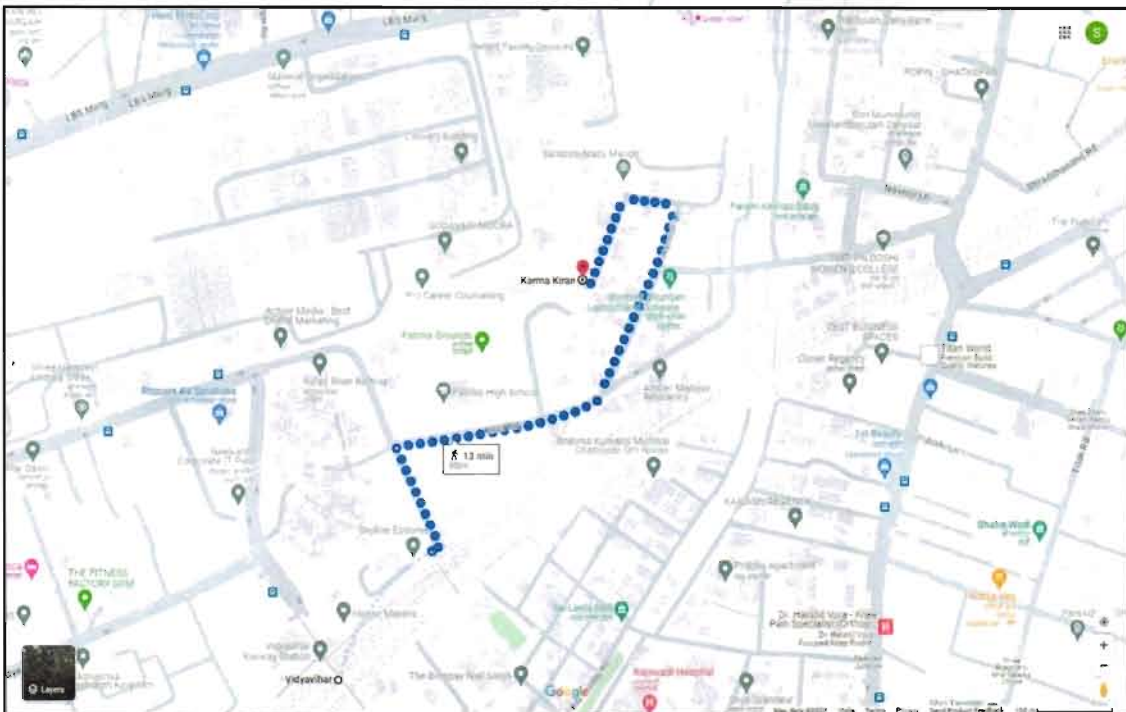
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 6 <sup>th</sup> Floor
3.	Year of construction	2001 (As per Occupancy Certificate)
4.	Estimated future life	38 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, Aluminum sliding windows
10.	Flooring	Vitrified & 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	Casing Capping & Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed & Open 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

### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude - 19°05'00.7"N 72°54'00.9"E**

**Note:** The Blue line shows the route to site from nearest railway station (Vidyavihar – 900 Mtr.)

## 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: मुंबई(उपनगर)  
 Select Village: घाटकोपर - किरोळ - कुर्ना  
 Search By:  Survey No  Location  
 Enter Survey No: 537

वपविभाग	प्लॉट नं. / खेती नं.	निवासी मर्यादा	खेती मर्यादा	पुकाने	खेतीमर्यादा	एकक (Sq. Ft.)	Attribute
103/490 - भूभाग : उत्तरेम नाल बहादुर शास्त्री मार्ग, पूर्वेम बसवदादा पाटील मार्ग, दक्षिणेम मध्य रेल्वे, पश्चिमेम पाव हद्द वा भूभागमधील ज्ञान क्रमांक 103/489 वा भूभाग वगळून उर्वरित भूभाग.	55750	128060	147270	160070	128060	चौरस मीटर	मि.टी.एम. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,28,060.00			
Increase by 5% on Flat Located on 6 <sup>th</sup> Floor	6,403.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,34,463.00</b>	<b>Sq. Mtr.</b>	<b>12,492.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	55,750.00			
The difference between land rate and building rate (A – B = C)	78,713.00			
Depreciation Percentage as per table (D) [100% - 22%] (Age of the Building – 22 Years)	78%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,17,146.00</b>	<b>Sq. Mtr.</b>	<b>10,883.00</b>	<b>Sq. Ft.</b>

### 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

The screenshot shows a real estate listing on the NOBROKER website. The main heading is "1 RK Flat in Milhan Enclave For Sale in Shalivan West". The price is listed as ₹ 60 Lacs. The listing includes a large image of the building, a map, and a table of specifications. The specifications table is as follows:

Property	Value	Property	Value
1 RK Building	1.3 BHK	Ownership Type	Self/Gated
Ownership Type	Freehold/Leasehold	Flooring	Marble/Tile
Carpet Area	227 sq.ft.	Number of Floors	Unfurnished
Water	Water	Pool	Not
Power	One	Security	No

Additional details include: 1 Bedroom, 1 Bathroom, 2 BHK, and 1 BHK. The listing is dated Nov 26, 2023, and is located in Milhan Enclave. A "Get Query Details" button is visible.

The screenshot shows a real estate listing on the makaan.com website. The main heading is "1 RK Studio Apartment - 410 sq ft". The price is listed as ₹ 75 Lacs. The listing includes a large image of the apartment interior, a smaller image of the bathroom, and a table of specifications. The specifications table is as follows:

Property	Value	Property	Value
1 RK Studio Apartment	410 sq ft	Ready to move	1
Resale			

Additional details include: "Bathroom 2 images" and a "Contact Now" button. The listing is dated 10/11/23.

## Price Indicators

**NOBROKER**

1 RK Flat in Sarvodaya Society For Sale in Ghatalpukur West  
 Price: ₹ 90 Lacs  
 ₹ 51,582/Month  
 0%

**Overview**

Age of Building	10 Years	Ownership Type	Self Owned
Intercom or Ganga	Full Per Sq Ft	Flooring	Marble
Build-up Area	400 Sq Ft	Carpet Area	200 Sq Ft
Furnishing Status	Unfurnished	Facing	East
Pool	Yes	Parking	None

Activity On This Property  
 174 Views  
 1 Favorite

Similar Properties  
 1 RK Flat in Harsaha For Sale in G...

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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 **04<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 knowledgeable and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### **UNDER LYING ASSUMPTIONS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



### DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ 56,00,520.00 (Rupees Five Hundred Five Hundred Twenty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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33115279017a18b5652, postalCode=400069, st=Maharashtra,  
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