

Tax 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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org	Invoice No. MUM/2324/DEC/173	Dated 20-Dec-23
Buyer (Bill to) COSMOS BANK - VILEPARLE EAST Vile Parle (East) Branch Pratik Evenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East), Mumbai - 400 057, GSTIN/UIN : 27AAAAT0742K1ZH 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. 005416/2304084	Delivery Note Date
Dispatched through		Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	997224	18 %	5,000.00
	CGST			450.00
	SGST			450.00
Total				IN ₹ 5,900.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Five Thousand Nine Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

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

Remarks:

005416/2304084 Mr. Sushil R. Sartan & Mrs. Ravinder Sushil Sartan - Commercial Shop No. 8, Ground Floor, "Muskurahat Co-Op. Hsg. Soc. Ltd.", Babrekar Nagar, Charkop, Kandivali (West), Mumbai - 400 067, 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**

Customer's Seal and Signature

for VASTUKALA CONSULTANTS (I) PVT LTD

ASMITA JAYSING RATHOD

Digitally signed on 20-12-2023 17:36:12

Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sushil R. Sartan & Mrs. Ravinder Sushil Sartan**

Commercial Shop No. 8, Ground Floor, "Muskurahat Co-Op. Hsg. Soc. Ltd.", Babrekar Nagar,
Charkop, Kandivali (West), Mumbai – 400 067, State - Maharashtra, Country – India

Latitude Longitude - 19°12'17.1"N 72°49'31.7"E

Valuation Prepared for:

Cosmos Bank

Vile Parle (East) Branch

Pratik Avenue, Ground Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East),
Mumbai – 400 057, 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,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org

Vastu/Mumbai/12/2023/5416/2304084
20/19-313-PRVSB
Date: 20.12.2023

VALUATION OPINION REPORT

The property bearing Commercial Shop No. 8, Ground Floor, "Muskurahat Co-Op. Hsg. Soc. Ltd.", Babrekar Nagar, Charkop, Kandivali (West), Mumbai – 400 067, State - Maharashtra, Country – India belongs to **Mr. Sushil R. Sartan & Mrs. Ravinder Sushil Sartan.**

Boundaries of the property.

North	: Ambedkar Road
South	: Krishna Tower
East	: Gyan Darshan
West	: Old Link Road

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 **₹ 1,05,17,370.00 (Rupees One Crore Five Lakh Seventeen Thousand Three Hundred Seventy 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.20 17:35:24 +05'30'

Auth. Sign.



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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 Commercial Shop No. 8, Ground Floor, “Muskurahat Co-Op. Hsg. Soc. Ltd.”, Babrekar Nagar, Charkop, Kandivali (West), Mumbai – 400 067, 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 20.12.2023 for Banking Purpose
2	Date of inspection	05.12.2023
3	Name of the owner/ owners	Mr. Sushil R. Sartan & Mrs. Ravinder Sushil Sartan
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership shares is not available
5	Brief description of the property	Address: Commercial Shop No. 8, Ground Floor, “Muskurahat Co-Op. Hsg. Soc. Ltd.”, Babrekar Nagar, Charkop, Kandivali (West), Mumbai – 400 067, State - Maharashtra, Country – India. Contact Person: Mr. Bharat Jain (Tenant) Contact No. 9167389167
6	Location, street , ward no	Babrekar Nagar, Charkop, Kandivali (West), Mumbai – 400 067
7	Survey/ Plot no. of land	Plot No. 2, Survey No. 157 of Village Kandivali
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Cum Commercial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 293.00 (Area as per Actual Site measurement) Built Up Area in Sq. Ft. = 465.00 (Area as Agreement for Sale)
13	Roads, Streets or lanes on which the land is	Babrekar Nagar, Charkop, Kandivali

	abutting	(West), Mumbai – 400 067
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	Yes
	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?	Tenant – Occupied – Mr. Bharat Jain (Mirakle – Electronic Hardware Shop)
	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 MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Tenant Occupied – Mr. Bharat Jain (Mirakle – Electronic Hardware Shop)
	(ii) Portions in their occupation	Fully Occupied



	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 25,500.00 Present rental income per month
	(iv)	Gross amount received for the whole property	Details not available
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
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Commercial Shop 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 – 2002 (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, Vile Parle (East) Branch to assess fair market value as on 20.12.2023 for Commercial Shop No. 8, Ground Floor, "Muskurahat Co-Op. Hsg. Soc. Ltd.", Babrekar Nagar, Charkop, Kandivali (West), Mumbai – 400 067, State - Maharashtra, Country – India belongs to **Mr. Sushil R. Sartan & Mrs. Ravinder Sushil Sartan.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 27.08.2008 between M/s. J.D. Enterprises (The Transferor) And Mr. Sushil R. Sartan & Mrs. Ravinder Sushil Sartan (The Transferees).
2	Copy of Occupancy Certificate No. CHE / A - 0705 / BP (WS) / AR dated 09.04.2002 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at Plot No. 2, Survey No. 157 of Village Kandivali. The property falls in Residential Zone. It is at a travel distance of 2.2 Km. from Kandivali metro station.

BUILDING:

The building under reference is having Ground + 7 Upper Floor. 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 is used for residential cum Commercial purpose. Ground floor is having 15 Commercial Shops. The building external condition is Good. Building is having 2 lifts.

Commercial Shop:

The commercial shop under reference is situated on the Ground Floor. The Shop is used as Electronic Hardware Shop. It consists of 1 Unit + 1 Toilet. The shop is finished with Mosaic tiles flooring, MS Rolling Shutter, Concealed plumbing & Casing Capping electrification.



Vastukala Consultants (I) Pvt. Ltd.

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Valuation as on 20th December 2023

The Built-up Area of the Commercial Shop	:	465.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2002 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	21 Years
Cost of Construction	:	465.00 Sq. Ft. X 2,800.00 = ₹ 13,02,000.00
Depreciation $\{(100-10) \times 21 / 60\}$:	31.50%
Amount of depreciation		₹ 4,10,130.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,66,830.00 per Sq. M. i.e., ₹ 15,499.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,43,969.00 per Sq. M. i.e., ₹ 13,375.00 per Sq. Ft.
Value of property as on 20.12.2023	:	₹ 465.00 Sq. Ft. X ₹ 23,500.00 = ₹ 1,09,27,500.00

(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 20.12.2023	:	₹ 1,09,27,500.00 - ₹ 4,10,130.00 = ₹ 1,05,17,370.00
Total Value of the property	:	₹ 1,05,17,370.00
The realizable value of the property	:	₹ 94,65,633.00
Distress value of the property	:	₹ 84,13,896.00
Insurable value of the property (465.00 × 2,800.00)	:	₹ 13,02,000.00
Guideline value of the property (465.00 × 13,375.00)	:	₹ 62,19,375.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Commercial Shop No. 8, Ground Floor, "Muskurahat Co-Op. Hsg. Soc. Ltd.", Babrekar Nagar, Charkop, Kandivali (West), Mumbai – 400 067, State - Maharashtra, Country – India for this particular purpose at **₹ 1,05,17,370.00 (Rupees One Crore Five Lakh Seventeen Thousand Three Hundred Seventy Only)** as on 20th 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 **20th December 2023 is ₹ 1,05,17,370.00 (Rupees One Crore Five Lakh Seventeen Thousand Three Hundred Seventy 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:

ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Ground + 7 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3.	Year of construction	2002 (As per Occupancy Certificate)
4.	Estimated future life	39 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

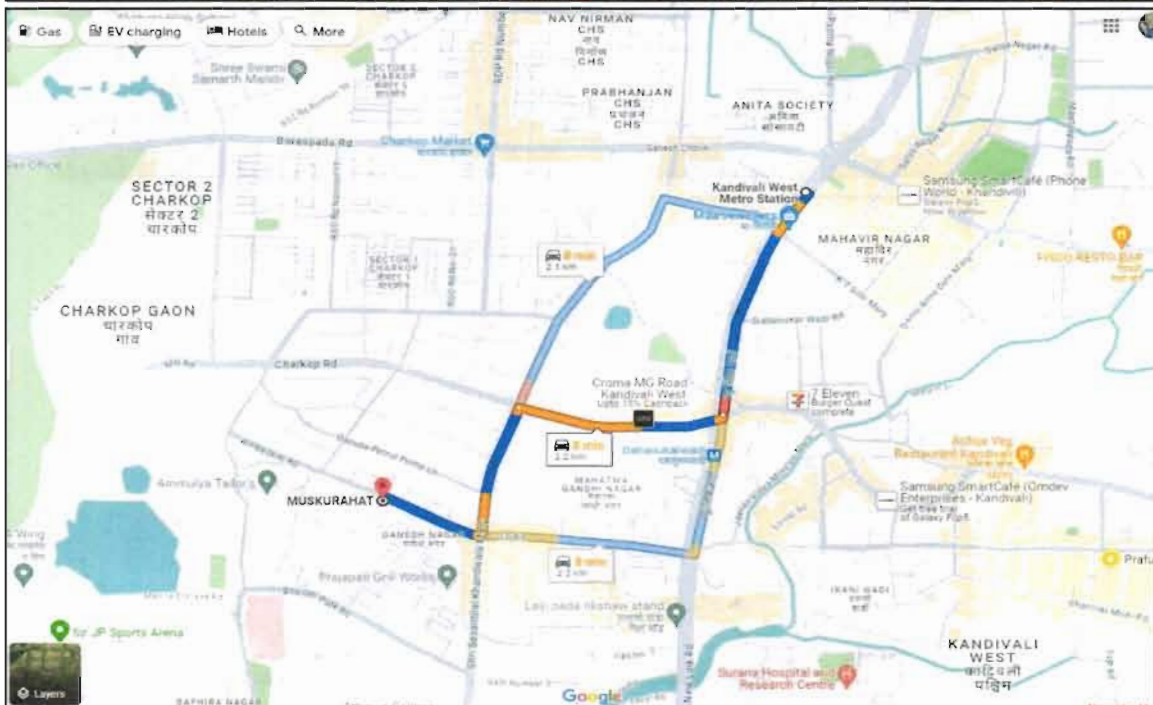
		are 6" thick.
8	Partitions	6" thick brick wall
9	Doors and Windows	MS Rolling Shutter
10	Flooring	Mosaic tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Casing Capping electrification Concealed plumbing
	(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	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	2 Lifts
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°12'17.1"N 72°49'31.7"E

Note: The Blue line shows the route to site from nearest Metro station (Kandivali – 2.2 Km.)

Ready Reckoner Rate

Valuation For Rural Area

*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: [Help on Division](#)

District Name: Zone Name: [Help on Zone](#)

Attribute: SubZone Name:

Open Land	Residence	Office	Shop	Industry	Unit
57970	133460	153460	166830	133460	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Shop	1,66,830.00			
No Increase by Shop Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,66,830.00	Sq. Mt.	15,499.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	57,970.00			
The difference between land rate and building rate (A – B = C)	1,08,860.00			
Depreciation Percentage as per table (D) [100% - 21%] (Age of the Building – 21 Years)	79%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,43,969.00	Sq. Mt.	13,375.00	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 Commercial in Mumbai

Home / Mumbai / Kandivali West / Shop for sale in Kandivali West / 125 sq.ft Shop in Kandivali West, Mumbai Last updated: Sep 26, 2023

125 sq.ft Shop, Kandivali West, Mumbai **₹45.0 L**

Chandiv Sector 9, Kandivali West, Mumbai

No Property Images Available

125 Sq.Ft Carpet Area	3.2% P.A. Current ROI	Leasehold Ownership	Residential Project Location Hub	81/ 6 Floors Floors
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[ABOUT](#) [OVERVIEW](#) [ADDITIONAL DETAILS](#) [AMENITIES](#)

99acres Commercial Buy

Commercial Shop for Sale in Kandivali West, Mumbai Posted on Nov 26, 2023 | Ready to move

Real Estate Agency: **₹85 Lac** Commercial Shop for Sale

Estimated EMI: ₹17,830

Website: <https://www.99acres.com/online.gov.in/>

[Overview](#) [Owner Details](#) [Recommendations](#) [Articles](#)

Property ID:

- Sale Amount:** ₹85 Lac
@ 38,636 per sq.ft.
- Built-up Area:** 315 sq.ft.
- Parking:** Only public parking available
- Key Highlights:** Main road facing, Near Entrance

- Carpet Area:** 220 sq.ft.
- Floor Number:** Ground
- Washrooms:** Private Washrooms available
- Property Age:** 10+ Year Old

Price Indicators

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

Residential Project

₹1.1 Cr

₹24,444 per sq.ft.

Estimated Size: ₹21.837

Website: <https://www.99acres.com/>

Posted on Oct 16, 2022 | Ready to move


Overview

Owner Details

Recommendations

Articles

Property ID:



Video (1/1) | Photos (7)

Sale Amount

₹ 1.1 Crore

@ 24,444 per sq.ft.

Built up Area

450 sq.ft.

Plot Area

450 sq.ft.

Parking

Multi level parking available

Carpet Area

300 sq.ft.

Plot Area

450 sq.ft.

Year Under Construction

Ground

Project Age

1 to 3 Year Old

Places nearby

Shop 1, Kandivali West, Mumbai Andheri-Dahisar, Mumbai

[Saibaba Mandir Saibaba Temple](#) [SMVS Swaminarayan Temple](#) [Shikta House Ganesh Temple](#) [United bank of india ATM](#)

HOUSING.COM
Commercial In Mumbai


250 sq.ft Shop, Kandivali West, Mumbai

Chankop Sector 9, Kandivali West, Mumbai

₹90.0 L

Last updated: Jun 16, 2022

Contact Seller



No Property Images Available

250 Sq.Ft
Carpet Area

3.33% P.A.
Current RoI

Leasehold
Ownership

Residential Project
Location Hub

0F/7 Floors
Floors

[ABOUT](#)

[OVERVIEW](#)

[ADDITIONAL DETAILS](#)

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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 **20th 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 ₹ 1,05,17,370.00 (Rupees One Crore Five Lakh Seventeen Thousand Three Hundred Seventy 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: 2023.12.20 17:35:36 +05'30'

Auth. Sign.

Think.Innovate.Create