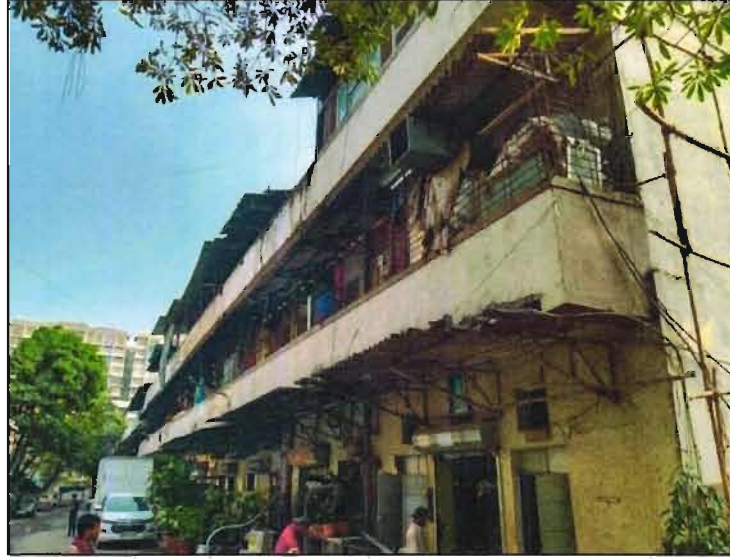


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Radhika Aggarwal NEE Radhika Darshan Gupta**

Industrial Unit No. C-17, Ground Floor, 'C' Wing, "Agra Road Industrial Premises Co-op. Soc. Ltd."
Ghatkopar Industrial Estate, Behind R City Mall, L.B.S. Marg, Ghatkopar (West), Mumbai – 400 086
State – Maharashtra, Country – India.

Latitude Longitude - 19°06'07.0"N 72°54'51.3"E

Think.Innovate.Create

Valuation Prepared for:

Cosmos Bank

Santacruz (East) Branch

Ground Floor, Uday Darshan Building, Jawaharlal Nehru Road, Golibar, Santacruz (East), Mumbai – 400 055,
State – Maharashtra, Country – India



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Roipur
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/01/2024/5725/2304765

31/18-467-JASH

Date: 31.01.2024

VALUATION OPINION REPORT

The property bearing Industrial Unit No. C-17, Ground Floor, 'C' Wing, "Agra Road Industrial Premises Co-op. Soc. Ltd.", Ghatkopar Industrial Estate, Behind R City Mall, L.B.S. Marg, Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India belongs to **Mrs. Radhika Aggarwal NEE Radhika Darshan Gupta**.

Boundaries of the property.

North	:	Compound Road
South	:	Part of C - Block & B - Block
East	:	Internal Road
West	:	Internal Road / Hill View Industrial 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 **₹ 1,00,26,694.00 (Rupees One Crore Twenty Six Thousand Six Hundred Ninety Four 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.31 13:27:36 +05'30'

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

Encl. Valuation Report



Our Pan India Presence at :

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

Regd. Office : B-1-001, U/B Floor, Boomerang,
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mumbai@vastukala.org

Industrial Unit No. C-17, Ground Floor, 'C' Wing, "**Agra Road Industrial Premises Co-op. Soc. Ltd.**", Ghatkopar Industrial Estate, Behind R City Mall, L.B.S. Marg, 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 31.01.2024 for Bank Loan Purpose
2	Date of inspection	19.12.2023
3	Name of the owner/ owners	Mrs. Radhika Aggarwal NEE Radhika Darshan Gupta
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: Industrial Unit No. C-17, Ground Floor, 'C' Wing, " Agra Road Industrial Premises Co-op. Soc. Ltd. ", Ghatkopar Industrial Estate, L.B.S. Marg, Behind R City Mall, Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India. Contact Person: Mrs. Radhika Aggarwal (Owner) Contact No.: 9819194910
6	Location, street, ward no	Ghatkopar Industrial Estate, L.B.S. Marg, Behind R City Mall, Ghatkopar (West), Mumbai
	Survey/ Plot no. of land	C.T.S. No. 165, 165/1, 165/2, 165/3, 165/4 of Village Ghatkopar, Taluka Kurla
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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 429.00 MS Loft Area in Sq. Ft. = 157.00 (Area as per actual site measurement)

		Carpet Area in Sq. Ft. = 436.00 (Area as per Deed of Release) Built-up Area in Sq. Ft. = 523.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	L.B.S. Marg, Behind R City Mall, Ghatkopar (West), Mumbai
14	If freehold or leasehold land	Freehold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant 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 MCGM norms Percentage actually utilized – Details not available
26	RENTS	

	(i)	Names of tenants/ lessees/ licensees, etc	Anjali Enterprises (Wholesale & Retail Paper And Board Merchants)
	(ii)	Portions in their occupation	Entire Unit
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 35,000.00 Present rental income per month
	(iv)	Gross amount received for the whole property	Information not available
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N.A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N.A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N.A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N.A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N.A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N.A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N.A.
		SALES	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Industrial Unit in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied	N. A.

	up on, the basis of arriving at the land rate	
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Construction – 1971 (As per Deed of Release)
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: As there are no permission documents available for the Loft, it is not considered for the purpose of valuation. For the purpose of valuation, we have taken area as per the agreement. Hence, to give proper weightage to the value of the property, higher rate i.e. Rs. 21,000/- per Sq. Ft. is considered.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Santacruz Branch to assess fair market value as on 31.01.2024 for Industrial Unit No. C-17, Ground Floor, 'C' Wing, "Agra Road Industrial Premises Co-op. Soc. Ltd.", Ghatkopar Industrial Estate, Behind R City Mall, L.B.S. Marg, Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India belongs to **Mrs. Radhika Aggarwal NEE Radhika Darshan Gupta**.

We are in receipt of the following documents:

1	Copy of Deed of Release dated 12.10.2021 between City Mrs. Simmi Agarwal NEE Simmi Darshan Gupta (the Releasor) AND Mrs. Radhika Aggarwal NEE Radhika Darshan Gupta (the Releasee)
2	Copy of Letter No. CE / 6519 / BSIII / A / N regarding acceptance of Completion Certificate submitted by Architect accepted by Municipal Corporation of Greater Mumbai.
4	Copy of Death Certificate of Darshan Madanlal Gupta dated 23.04.2021 issued by Municipal Corporation OF Greater Mumbai.
5	Copy of No Objection Certificate No. ARIP / 289 2021 dated 05.10.2021 issued by Agra Road Industrial Premises Co-op. Soc. Ltd.

LOCATION:

The said building is located at land bearing C.T.S. No. 165, 165/1, 165/2, 165/3, 165/4 of Village Ghatkopar, Taluka Kurla. The property falls in Industrial Zone. It is at a travelling distance of 2.4 km. from Ghatkopar railway station.

BUILDING:

The building under reference is having Ground + 2 upper floors. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. At the time of visit, the external building renovation work was in progress. The building is used for Industrial purpose. Ground Floor is having 28 Industrial Units. The building is no lift.

Industrial Unit:

The industrial unit under reference is situated on the ground floor. The composition of industrial unit is having single working with storage area with loft. The industrial unit is finished with PCC flooring, MS rolling shutter to main entrance, Open electrification etc.

Valuation as on 31st January 2024

The Built-up Area of the Industrial Unit	:	523.00 Sq. Ft.
---	---	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	1971 (As per Deed of Release)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	53
Cost of Construction	:	523.00 X 2,300.00 = ₹ 12,02,900.00
Depreciation $\{(100-10) \times 53 / 60\}$:	79.50%
Amount of depreciation	:	₹ 9,56,306.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,37,730.00 per Sq. M. i.e. ₹ 12,795.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 99,443.00 per Sq. M. i.e. ₹ 9,238.00 per Sq. Ft.
Prevailing market rate	:	₹ 21,000.00 per Sq. Ft.
Value of property as on 31.01.2024	:	523.00 Sq. Ft. X ₹ 21,000.00 = ₹ 1,09,83,000.00

(Area of property x market rate of developed land & Industrial Unit as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 31.01.2024	:	₹ 1,09,83,000.00 - ₹ 9,56,306.00
Total Value of the property	:	₹ 1,00,26,694.00
The realizable value of the property	:	₹ 90,24,025.00
Distress value of the property	:	₹ 80,21,355.00
Insurable value of the property (523.00 X 2,300.00)	:	₹ 12,02,900.00
Guideline value of the property (523.00 X 9,238.00)	:	₹ 48,31,474.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. C-17, Ground Floor, 'C' Wing, "Agra Road Industrial Premises Co-op. Soc. Ltd.", Ghatkopar Industrial Estate, Behind R City Mall, L.B.S. Marg, Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India for this particular purpose at ₹ 1,00,26,694.00 (Rupees One Crore Twenty Six Thousand Six Hundred Ninety Four Only) as on 31.01.2024.

NOTES

ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 2 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Industrial Unit situated on Ground Floor
3	Year of construction	1971 (As per Release Deed)
4	Estimated future life	07 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 to main entrance
10	Flooring	PCC 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	Open electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	
	(i) No. of water closets	N.A.
	(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	Provided
18	No. of lifts and capacity	No 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	Chequered tiles 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

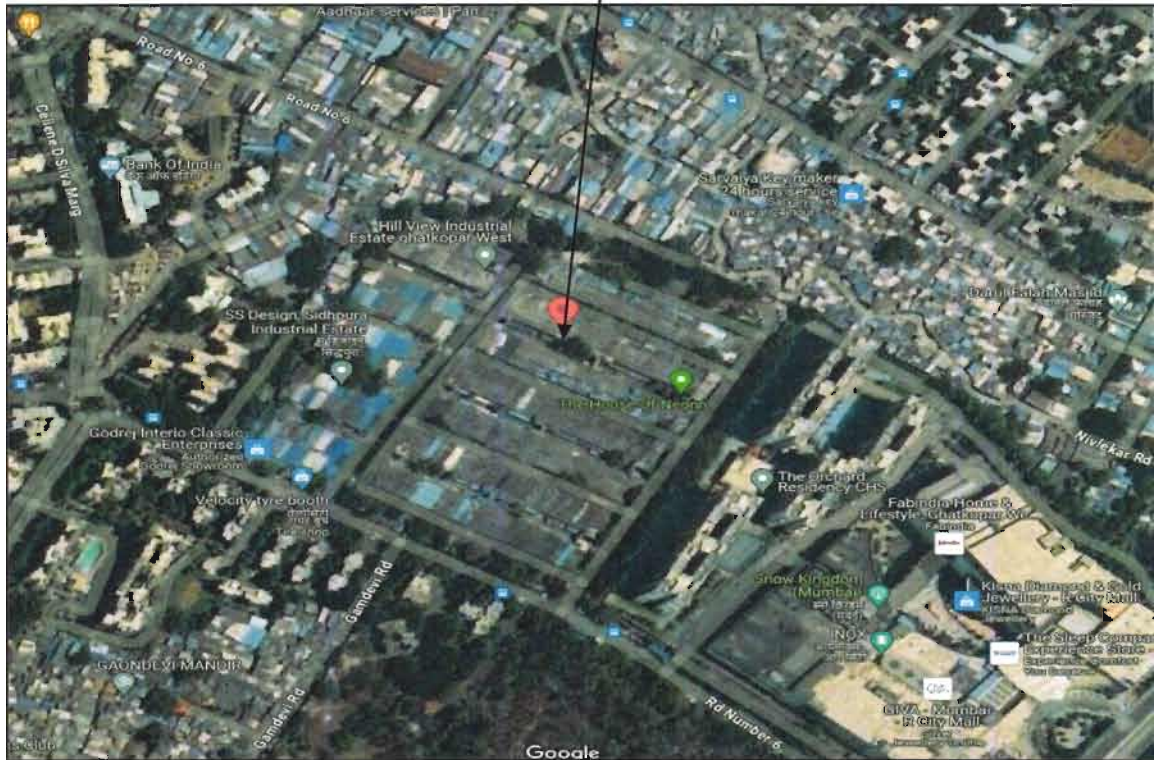


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°06'07.0"N 72°54'51.3"E

Note: The Blue line shows the route to site from nearest railway station (Ghatkopar – 2.4 km.)

Ready Reckoner Rate



Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year
 20232024

Annual Statement of Rates

Language
 English

Selected District मुंबई (उपनगर)

Select Village घाटकोपर - कुर्ली

Search By Survey No Location

Enter Survey No 165

उपविभाग	चुनी जमीन	निवासी मरनिफ	बांधीय	तुफाने	नौचोनिक	एकक (R.R.)	Attribute
102/480-पुभाग: एक वॉर्ड हद्दीने 27.45 मी. रुंद रस्ता व रायफल रोजच्या पश्चिमेकडील 18.30 मी व 36.60 मी रस्त्यापर्यंत, पश्चिमेक बाब हद्द, दक्षिणेक एच.बी.एस. मार्ग व बाब सीघा.	65490	137730	158390	174800	137730	चौरस मीटर	शि.टी.एस. मंजर
102/486A-रस्ता : बाळ बहादुर शास्त्री मार्गाच्या पूर्वेकडील दक्षिणेकच्या विळकडी.	116370	218510	251260	273130	218510	चौरस मीटर	शि.टी.एस. मंजर

Stamp Duty Ready Reckoner Market Value Rate for Office	1,37,730.00			
No increase on Unit Located on Ground Floor without lift	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,37,730.00	Sq. Mtr.	12,795.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	65,490.00			
The difference between land rate and building rate (A – B = C)	72,240.00			
Depreciation Percentage as per table (D) [100% - 53%] (Age of the Building – 53 Years)	47%			
Rate to be adopted after considering depreciation [B + (C x D)]	99,443.00	Sq. Mt.	9,238.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / industrial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: Depreciation Percentage Table

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

Price Indicators

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

Home / Commercial property for sale in Mumbai - Warehouse for sale in Mumbai - Warehouse for sale in Ghatkopar West

₹1.78 Cr @ 22,284 per sq.ft. Warehouse for Sale in Ghatkopar West, Central Mumbai suburbs, Mumbai

Estimated EMI ₹ 1,42,589

REBA STATUS: NOT AVAILABLE Website: <https://www.99acres.com/mumbai/warehouse-for-sale-in-ghatkopar-west>

Overview Owner Details Recommendations Articles

Property Age: 10+ Year Old

Carpet area: 801 sq.ft.

₹ 1.78 Crore+ Govt Charges & Tax @ 22,284 per sq.ft.

Facing: South-West

Request Photos

Places nearby: Ghatkopar West, Central Mumbai suburbs, Mumbai

- Hanuman Temple
- Holy Cross church
- Shiv Mandir
- Temple
- Maheshwar Mandir
- Ganesh Mandir
- Shree

NOBROKER My Bookings My Bookings Post Your Property

Office Space In Ghatkopar West, Mumbai For Sale

₹ 65 Lacs (₹ 65,00,000) 48,810/Month 370 Sq.Ft 240 Sq.Ft

Address: [Redacted] Ghatkopar West, Mumbai

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Ghatkopar West / Office space for Sale in Ghatkopar West / Property Details

Photos Location

Office Space: Public

Freehold: 3

Fully Furnished: 5 To 10 Year

Aug 20, 2023

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Activity On This Property

1,446

Similar Properties

NoBroker Services

- Condo Agreement
- Check Loan Eligibility
- Title Deed Verification
- Basic Legal Services
- Home Renovation



Sales Instance

21322390 22-12-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि. कुर्ला 3 दस्त क्रमांक : 21322/2023 नोंदणी : Regn:63m
गावाचे नाव : घाटकोपर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	20000000	
(3) बाजारभाव भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14709564	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: युनिट नं ए-15, माळा नं: तळ मजला,ए ब्लॉक, इमारतीचे नाव: आग्रा रोड इंडस्ट्रियल प्रिमाईसेस को ऑप सोसायटी लि, ब्लॉक नं: घाटकोपर इंडस्ट्रियल इस्टेट, रोड : घाटकोपर पश्चिम,मुंबई 400086, इतर माहिती: एकूण क्षेत्र 106.8 चौ मीटर बिल्टअप((C.T.S. Number : 165 ;))	
(5) क्षेत्रफळ	106.8 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अकबर खान पुत्तन खान वय:-57 पत्ता:-प्लॉट नं: डी/1603, माळा नं: 16, इमारतीचे नाव: लेक कॅसल, ब्लॉक नं: व्हिफ एवेन्यू, फॉरिस्ट क्लब जवळ, हिरानंदानी गार्डन्स , रोड नं: पवई, महाराष्ट्र, मुंबई. पिन कोड:-400076 पॅन नं:-ADUPA7478D 2): नाव:-अख्तर मोहम्मद पुत्तन खान वय:-49 पत्ता:-प्लॉट नं: डी/1603, माळा नं: 16, इमारतीचे नाव: लेक कॅसल, ब्लॉक नं: व्हिफ एवेन्यू, फॉरिस्ट क्लब जवळ, हिरानंदानी गार्डन्स, रोड नं: पवई, महाराष्ट्र, MUMBAL. पिन कोड:-400076 पॅन नं:-AMNPK1807G 3): नाव:-रेहबर पुत्तन खान वय:-46 पत्ता:-प्लॉट नं: डी/1603, माळा नं: 16, इमारतीचे नाव: लेक कॅसल, ब्लॉक नं: व्हिफ एवेन्यू, फॉरिस्ट क्लब जवळ, हिरानंदानी गार्डन्स, रोड नं: पवई, महाराष्ट्र, MUMBAL. पिन कोड:-400076 पॅन नं:-AJMPK5210D	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चंद्रशेखर रामकुमार यादव वय:-38; पत्ता:-प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: निर्मल यादव चाल, ब्लॉक नं: राम नगर, टेम्पीपाडा रोड , रोड नं: भांडुप पश्चिम , महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-AAYPY4690G	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/10/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	26/10/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	21322/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1200000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारत घेतलेला तपशील:-		

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 **₹ 1,00,26,694.00 (Rupees One Crore Twenty Six Thousand Six Hundred Ninety Four Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.31 17:40:10 +05'30'


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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