

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ritesh K. Doshi**

Residential Flat No. 207, 2nd Floor, C Wing, "Kailash Park C Wing Building Co-op. Hsg. Soc. Ltd.",
Narayan Nagar, L.B.S. Marg, Ghatkopar (West), Mumbai – 400086, State - Maharashtra, Country – India.

Think.Innovate.Create

Latitude Longitude - 19°05'12.9"N 72°53'50.9"E

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 |  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 OPINION REPORT

The property bearing Residential Flat No. 207, 2nd Floor, C Wing, "Kailash Park C Wing Building Co-op. Hsg. Soc. Ltd.", Narayan Nagar, L.B.S. Marg, Ghatkopar (West), Mumbai – 400086, State - Maharashtra, Country – India belongs to **Mr. Ritesh K. Doshi**.

Boundaries of the property.

North	:	Open Plot
South	:	L.B.S. Marg
East	:	B Wing
West	:	Internal 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 **₹ 59,50,815.00 (Rupees Fifty Nine Lakh Fifty Thousand Eight Hundred Fifteen 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: 2024.02.03 15:03:31 +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



www.vastukala.org

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 Flat No. 207, 2nd Floor, C Wing, "**Kailash Park C Wing Building Co-op. Hsg. Soc. Ltd.**", Narayan Nagar, L.B.S. Marg, Ghatkopar (West), Mumbai – 400086, 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 03.02.2024 for Bank Loan Purpose
2	Date of inspection	01.02.2024
3	Name of the owner/ owners	Mr. Ritesh K. Doshi
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	Address Residential Flat No. 207, 2 nd Floor, C Wing, " Kailash Park C Wing Building Co-op. Hsg. Soc. Ltd. ", Narayan Nagar, L.B.S. Marg, Ghatkopar (West), Mumbai – 400086, State - Maharashtra, Country – India. Contact Person: Mr. Ritesh K. Doshi (Owner) Contact No. 9833152915
6	Location, street, ward no	L.B.S. Marg, Narayan Nagar
7	Survey/ Plot no. of land	C.T.S. No. 66, 81, 82 & 83(Part) 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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 296.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 390.00 (Area as per Sale Deed)
13	Roads, Streets or lanes on which the land is abutting	Narayan Nagar, L.B.S. Marg, Ghatkopar (West), Mumbai – 400086
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?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized - Details not available
26	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	₹ 12,500.00 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?	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 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.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 1981 (As per Sale Deed)
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.
<p>Remark:</p> <ol style="list-style-type: none"> As per site inspection, 1RK Flat converted into 1BHK Flat. For the purpose of valuation, we have considered the area as per sale deed. As per actual site measurement, the Carpet area is 296.00 Sq. Ft. and Built-up area mentioned in the sale deed is 390.00 Sq. Ft. The loading on carpet to built-up is 32%, hence, we have adjusted the rate accordingly. 		

PART II- VALUATION

GENERAL:

Under the instruction of Residential Flat No. 207, 2nd Floor, C Wing, "Kailash Park C Wing Building Co-op. Hsg. Soc. Ltd.", Narayan Nagar, L.B.S. Marg, Ghatkopar (West), Mumbai – 400086, State - Maharashtra, Country – India belongs to **Mr. Ritesh K. Doshi**.

We are in receipt of the following documents:

1.	Copy of Sale Deed dated 10.11.2012 between Mr. Sanjay R. Dixit (the Seller) AND Mr. Ritesh K. Doshi (the Purchaser).
----	--

LOCATION:

The said building is located at C.T.S. No. 66, 81, 82 & 83(Part) of Village – Ghatkopar Kiroal, Taluka – Kurla, District – Mumbai Suburban. The property falls in Residential Zone. It is at a travelling distance of 1.7 KM from Ghatkopar Railway Station.

BUILDING:

The building under reference is having Ground + 2 Upper Floors. It is a R.C.C. famed 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 external condition is normal. The building is used for residential purpose. 2nd Floor is having 3 Residential Flats.

Residential Flat:

The residential flat under reference is situated on the 2nd Floor. As per site inspection, 1RK Flat converted into 1BHK Flat. It consists of 1 Bedroom + Living Room + Kitchen + 1 Toilet + Passage (i.e., **1BHK + 1 Toilet**). The residential flat is finished with Vitrified tiles flooring, Wooden door frame with flush doors, Powder coated Aluminium Sliding Windows, Concealed plumbing & electrification etc.

Valuation as on 03rd February 2024

The Built-up Area of the Residential Flat	:	390.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	1981 (As per Sale Deed)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	43 years
Cost of Construction	:	390.00 Sq. Ft. X ₹ 2,700.00 = ₹ 10,53,000.00
Depreciation $\{(100-10) \times 43 / 60\}$:	64.50%
Amount of depreciation		₹ 6,79,185.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,24,974.00 per Sq. M. i.e. ₹ 11,610.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after depreciate)	:	₹ 1,02,238.00 per Sq. M. i.e. ₹ 9,498.00 per Sq. Ft.
Prevailing market rate	:	₹ 17,000.00 per Sq. Ft.
Value of property as on 03.02.2024	:	390.00 Sq. Ft. X ₹ 17,000.00 = ₹ 66,30,000.00

(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 03.02.2024	:	₹ 66,30,000.00 - ₹ 6,79,185.00 = ₹ 59,50,815.00
Total Value of the property	:	₹ 59,50,815.00
The realizable value of the property	:	₹ 53,55,734.00
Distress value of the property	:	₹ 47,60,652.00
Insurable value of the property	:	₹ 10,53,000.00
Guideline value of the property	:	₹ 37,04,220.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 207, 2nd Floor, C Wing, "Kailash Park C Wing Building Co-op. Hsg. Soc. Ltd.", Narayan Nagar, L.B.S. Marg, Ghatkopar (West), Mumbai – 400086, State - Maharashtra, Country – India for this particular purpose at **₹ 59,50,815.00 (Rupees Fifty Nine Lakh Fifty Thousand Eight Hundred Fifteen Only)** as on **03rd February 2024.**

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 **03rd February 2024 is ₹ 59,50,815.00 (Rupees Fifty Nine Lakh Fifty Thousand Eight Hundred Fifteen 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:

Think.Innovate.Create



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 Residential Flat situated on 2 nd Floor
3.	Year of construction	1981 (As per Sale Deed)
4.	Estimated future life	17 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Wooden door frame with flush shutters, 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 electrification & plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	6'.0" High, R.C.C. column with B. B. masonry wall
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	Paver Blocks in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Think.Innovate.Create

Actual site photographs



Ready Reckoner Rate

DIVISION / VILLAGE : GHATKOPAR KIROI Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation 'A' Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Road: Lal Bahadur Shastri Marg (L. B. S. Marg).					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
103	103/495	72100	138860	159690	223700	138860

C. T. S. No. 7, 8, 9, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 78, 79, 80, 81, 82, 83, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 199, 200, 201, 203, 204, 205, 206, 207, 208, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 411, 412, 413, 414, 415, 416, 417, 418, 419, 490.

[Compare With Previous Year](#)

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,38,860.00			
Reduced by 10% on Flat Located on 2 nd Floor	13,886.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,24,974.00	Sq. Mtr.	11,610.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	72,100.00			
The difference between land rate and building rate (A – B = C)	52,874.00			
Depreciation Percentage as per table (D) [100% - 43%] (Age of the Building – 43 Years)	57%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,02,238.00	Sq. Mtr.	9,498.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial 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 Buy - 1 BHK Property - Flats / Society - Landmarked

Posted on Nov 21, 2023 | Ready to move

₹92 Lac @ 20,000 per sq.ft. **1BHK 2Baths**
 Estimated EMI ₹ 75,485

NOT AVAILABLE Website: <https://maharashtra.maharegion.gov/>

Overview Society Owner Details Price Trends Society Reviews Explore Locality

Property (1) Society (1)

Area: Carpet area: 460 sq.ft. (14.64 sq.m.)

Price: ₹ 92 Lac + Govt Charges & Tax @ 20,000 per sq.ft. (All Inclusive, Negotiable)

Floor Number: 1st of 2 Floors

Property Age: 10+ Year Old

Configuration: 1 Bedroom, 2 Bathrooms, 2 Balconies

Address: Kailash Park Darshan CHS, Ghatkopar West, Central Mumbai suburbs

Location: Main Road

Places nearby 135, Ghatkopar West, Central Mumbai suburbs, Mumbai

Vivo ghatkopar metro station | Jagruti nagar metro station | Fish Market | Tabera Masjid | Shankar mandir | Du

99acres Buy - 1 BHK Property - Flats / Society - Landmarked

Posted on Jan 02, 2024 | Ready to move

₹85 Lac @ 16,037 per sq.ft. **1BHK 2Baths**
 Estimated EMI ₹ 67,890

NOT AVAILABLE Website: <https://maharashtra.maharegion.gov/>

Overview Society Dealer Details Price Trends Society Reviews Explore Locality

Property (1) Society (1)

Area: Super Built up area 530 sq.ft. (15.58 sq.m.)
 Carpet area: 400 sq.ft. (11.94 sq.m.)

Price: ₹ 85 Lac + Govt Charges & Tax @ 16,037 per sq.ft. (Negotiable) [View Price Details](#)

Floor Number: Ground of 2 Floors

Location: Main Road/Others

Configuration: 1 Bedroom, 2 Bathrooms, No Balcony

Address: Kailash Park Darshan CHS, Ghatkopar West, Central Mumbai suburbs

Location: East

Property Age: 10+ Year Old

Places nearby Ghatkopar West, Central Mumbai suburbs, Mumbai

[View All \(4\)](#)

Price Indicator

NOBROKER

1 BHK Flat in Kailash Park Darshan Chs For Sale in Kailash Park Housing Society

₹92 Lacs
₹92,728/Month
260 sq.ft.

Home / Flats for Sale in Mumbai / Flats for Sale in Chhatrapati / Flats for Sale in Chhatrapati / Property Details

Photos Location

NOBROKER

Overview

- Age of Building: 144 Years
- Maintenance Charge: ₹2 / Per Sq. Ft. M
- Building Area: 400 Sq. Ft.
- Ownership Type: Self Owned
- Furnishing: Unfurnished
- Carpet Area: 400 Sq. Ft.

Activity On This Property

103 views 1 likes 0 shares

NOBROKER

1 BHK Flat in Kailash Park Darshan Chs For Sale in Chhatrapati West

₹95 Lacs
₹95,208/Month
800 sq.ft.

Home / Flats for Sale in Mumbai / Flats for Sale in Chhatrapati West / Flats for Sale in Chhatrapati West / Property Details

Photos Location

NOBROKER

Overview

- Age of Building: 144 Years
- Maintenance Charge: ₹2.7 Per Sq. Ft. M
- Building Area: 400 Sq. Ft.
- Ownership Type: Self Owned
- Furnishing Status: Semi Furnished
- Carpet Area: 400 Sq. Ft.

Activity On This Property

103 views 0 likes 0 shares

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **03rd February 2024**.

The term Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

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

UNDER LYING ASSUMPTIONS

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ 59,50,815.00 (Rupees Fifty Nine Lakh Fifty Thousand Eight Hundred Fifteen 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: 2024.02.03 15:04:04 +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

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

