

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-5024/23-24	Dated 5-Mar-24
Buyer (Bill to) COSMOS BANK- KALYAN BRANCH KALYAN BRANCH Ground floor, Shiv Villa Apt. Opp. gagangiri Soc Sai Chowk, Khadakpada Kalyan West 421301 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. 007336/2305339	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	5,000.00
	CGST			450.00
	SGST			450.00
Total				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			450.00		450.00	900.00

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

Remarks:
 007336/2305339 Dr. Sainath Sitaram Bairagi -
 Commercial Office No. 204, 2nd Floor, Building No. 1,
 "The Big World of Soman Sun Citi", Birla Collage
 Road, Village - Chikanghar, Kalyan (West), Thane -
 421 301, 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 : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

ASMITA JAYSING RATHOD

Digitally signed on 05-03-2024 10:41:27

Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Dr. Sainath Sitaram Bairagi**

Commercial Office No. 204, 2nd Floor, Building No. 1, "The Big World of Soman Sun Citi", Birla Collage Road, Village – Chikanghar, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India.

Latitude Longitude - 19°14'55.6"N 73°08'34.6"E

Valuation Prepared for:

Cosmos Bank












Kalyan Khadakpada Branch

Ground Floor, Shiv Villa Apt. Opp. Gagangiri Soc. Sai Chowk, Khadakpada, Kalyan (West), PIN - 421301, State – Maharashtra, Country – India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

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

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



Vastu/Thane/03/2024/7336/2305339
05/18-87-PSVSM
Date: 05.03.2024

VALUATION OPINION REPORT

The property bearing Commercial Office No. 204, 2nd Floor, Building No. 1, "The Big World of Soman Sun Citi", Birla Collage Road, Village – Chikanghar, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India belongs to **Dr. Sainath Sitaram Bairagi**.

Boundaries of the property.

North : Bhiwandi – Murbad Road
South : Ganesh Apartment
East : Internal Road
West : Shiv Ganga Apartment

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 **₹ 46,57,062.00 (Rupees Forty-Six Lakh Fifty-Seven Thousand Sixty-Two 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

Encl. Valuation Report

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.05 16:45:07 +05'30'

Manoj

Auth. Sign.



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Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA

TeleFax : +91 22 28371325/24

mumbai@vastukala.org

Valuation Report of Commercial Office No. 204, 2nd Floor, Building No. 1, "The Big World of Soman Sun Citi", Birla Collage Road, Village – Chikanghar, Kalyan (West), Thane – 421 301, 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 05.03.2024 for Bank Loan Purpose
2	Date of inspection	29.02.2024
3	Name of the owner/ owners	Dr. Sainath Sitaram Bairagi
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: Commercial Office No. 204, 2 nd Floor, Building No. 1, "The Big World of Soman Sun Citi", Birla Collage Road, Village – Chikanghar, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India. Contact Person: Mr. Kishor Markande (Owner's Employee) Contact No. 9167368306
6	Location, street, ward no	Birla Collage Road
7	Survey/ Plot no. of land	Survey No. 13 & Hissa No. 3,2 of Village Chikanghar
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	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. = 189.00 Balcony Area in Sq. Ft. = 20.00 Total Carpet Area in Sq. Ft. = 209.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 212.00 Flower Bed Area in Sq. Ft. = 19.00 Total Carpet Area in Sq. Ft. = 231.00

		(Area as per Agreement for sale) Built Up Area in Sq. Ft. = 277.00 (Total Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Birla Collage Road
14	If freehold or leasehold land	Free Hold
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Vacant
	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 KDMC norms Percentage actually utilized – Details not available
26	RENTS	

	(i) Names of tenants/ lessees/ licensees, etc	Vacant
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 15,500.00 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?	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 Office 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	
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2019 (As per Building Completion 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, Kalyan Khadakpada Branch to assess fair market value as on 05.03.2024 for Commercial Office No. 204, 2nd Floor, Building No. 1, "**The Big World of Soman Sun Citi**", Birla Collage Road, Village – Chikanghar, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India belongs to **Dr. Sainath Sitaram Bairagi.**

We are in receipt of the following documents:

1	Copy of Sale Deed dated 23.08.2016 Between Mr. Rajesh Vasudeo Dalvi & Mrs. Sushma Rajesh Dalvi (The Sellers) and Dr. Sainath Sitaram Bairagi (The Purchasers).
2	Copy of Approved Plan No. KDMC / NRV / CC / KV / OCC / 420 /19 dated 14.06.2019 issued by Kalyan Dombivli Municipal Corporation.
3	Copy of Building Completion Certificate No. KDMC / NRV / CC / KV / OCC / 420/19 dated 14.06.2019 issued by Kalyan Dombivli Municipal Corporation.
4	Copy of Commencement Certificate No. KDMC / NRV / BP / KV / 777 - 244 dated 23.03.2010 issued by Kalyan Dombivli Municipal Corporation.

LOCATION:

The said building is located at Survey No. 13 & Hissa No. 3,2 of Village Chikanghar, Kalyan (West), Thane. The property falls in Commercial Zone. It is at a travelling distance 3.00 Km. from Kalyan railway station.

BUILDING:

The building under reference is having Part Ground & Part Stilt + 3rd + 4th (Part) 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 Commercial purpose. 2nd Floor is having 21 Commercial Offices (As per Sale Plan). The building is having 2 Lifts.



Commercial Office:

The Commercial Office under reference is situated on the 2nd Floor. It consists of Working Area + 1 Toilet + Balcony Area. It is finished with Vitrified tiles flooring, MS Rolling Shutter, Aluminum sliding windows, Concealed electrification & Plumbing. The internal condition of office is normal.

Valuation as on 05th March 2024

The Built-Up Area of the Commercial Office	:	277.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2019 (As per Building Completion Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	05 Years
Cost of Construction	:	277.00 X 2,500.00 = ₹ 6,92,500.00
Depreciation $\{(100-10) \times 05 / 60\}$:	07.50%
Amount of depreciation	:	₹ 51,938.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 76,100.00 per Sq. M. i.e., ₹ 7,070.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 73,500.00 per Sq. M. i.e., ₹ 6,828.00 per Sq. Ft.
Prevailing market rate	:	₹ 17,000.00 per Sq. Ft.
Value of property as on 05.03.2024	:	277.00 Sq. Ft. X ₹ 17,000.00 = ₹ 47,09,000.00

(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 05.03.2024	:	₹ 47,09,000.00 - ₹ 51,938.00 = ₹ 46,57,062.00
Total Value of the property	:	₹ 46,57,062.00
The realizable value of the property	:	₹ 41,91,356.00
Distress value of the property	:	₹ 37,25,650.00
Insurable value of the property (277.00 X 2,500.00)	:	₹ 6,92,500.00
Guideline value of the property (277.00 X 6,828.00)	:	₹ 18,91,356.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Office No. 204, 2nd Floor, Building No. 1, "The Big World of Soman Sun Citi", Birla Collage Road, Village – Chikanghar, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India for this particular purpose at ₹ 46,57,062.00 (Rupees Forty-Six Lakh Fifty-Seven Thousand Sixty-Two Only) as on 05th March 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 **05th March 2024 is ₹ 46,57,062.00 (Rupees Forty-Six Lakh Fifty-Seven Thousand Sixty-Two 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	Part Ground & Part Stilt + 3 rd + 4 th (Part)
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Office situated on 2 nd Floor
3.	Year of construction	2019 (As per Building Completion Certificate)
4.	Estimated future life	55 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 solid flush doors, Aluminium sliding windows
10.	Flooring	Vitrified tiles flooring

11	Finishing	Cement plastering with POP finished
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 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	Not Provided
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

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Actual site photographs




Route Map of the property



Latitude Longitude - 19°14'55.6"N 73°08'34.6"E


Note: The Blue line shows the route to site from nearest railway station (Kalyan – 3.00 Km.)

Ready Reckoner Rate



**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation For Influence Area

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

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Kokan Help on Division

District Name: ठाणे Taluka Name: कल्याण Village/Zone Name: पावसद माव - विक्रम डर

Attribute: नई नगर SubZone Name: 2/12 -विभाग.9 विक्रमडर

Mahapalika Area: Kalyan/Dombival Munc

Open Land	Residence	Office	Shop	Industry	Unit
24100	69000	76100	55600	76100	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Office	76,100.00			
No Increase Office Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	76,100.00	Sq. Mtr.	16,783.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	24,100.00			
The difference between land rate and building rate (A – B = C)	52,000.00			
Depreciation Percentage as per table (D) [100% - 05%] (Age of the Building – 05 Years)	95%			
Rate to be adopted after considering depreciation [B + (C x D)]	73,500.00	Sq. Mtr.	6,828.00	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

99acres
Commercial Buy

₹50 Lac ₹18,352 per sq.ft. Ready to move

BUY STATUS NOT AVAILABLE [Website: mca2search.com/manager/govt](#)

[Overview](#) [Dealer Details](#) [Recommendations](#)



2 people viewed this property this week

- 🛋️ Number of seats: 5 - 10 seats
- 🏠 Carpet Area: 272 sq.ft. 10.76 sq.m
- 🏠 Super Builtup Area: 419 sq.ft. 18.76 sq.m
- 🏠 Ready to move: 1 floor (1st / 4 floors building)
- 🏠 Meeting rooms & cabins: 1 meeting room and 1 cabin available
- 🚻 Washrooms: 2 washrooms available (1 private, 1 shared)

magicbricks
Login | Post Property

₹88.0 Lac ₹16,000/sqft Posted on: Dec 24, 23 | Property ID: 68905247


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Office Space For Sale in Chikan Ghar, Kalyan




Furnished

Super Area	550 sqft - ₹16,000/sqft	Carpet Area	350 sqft - ₹23,143/sqft	Floor	1 (Out of 21 Floors)
Pantry	No Personal Pantry	Washroom	1	Overlooking	Main Road Facing
Facing	East				

1 Photos


Contact Owner

Get Phone No.



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Price Indicators

The screenshot shows a listing on Housing.com for a 198 sq.ft Bare shell Office Space in Kalyan West. The price is ₹45.0 L. The listing includes a search bar with 'Kalyan West, K' and a 'Download App' button. The main heading is '198 sq.ft Bare shell Office Space, Kalyan West, Kalyan' with a price tag of '₹45.0 L' and a 'Contact User' button. Below the heading, it says 'Chikan Ghar, Kalyan West, Kalyan'. There is a placeholder for a property image with the text 'No Property image Available'. At the bottom, there are five key features: '198 Sq.Ft Built Up Area', '6.67% P.A. Current Roi', 'Others Flooring', 'Commercial Zone Type', and 'B2/ 16 Floors'.

198 Sq.Ft Built Up Area	6.67% P.A. Current Roi	Others Flooring	Commercial Zone Type	B2/ 16 Floors Floors
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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 **05th March 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 **₹ 46,57,062.00 (Rupees Forty-Six Lakh Fifty-Seven Thousand Sixty-Two 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: 2024.03.05 16:45:20 +05'30'

Arinal
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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