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Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Asha Niranjana & Mrs. Devaki S. Kotian**

Residential Flat No. 602, 6th Floor, Wing - A, Building No. 91, "Shubhangan – III Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex Village - Penkarpada, Mira Road (East), Taluka & District - Thane, PIN - 401 107
State - Maharashtra, Country - India.

Latitude Longitude - 19°16'26.6"N 72°51'36.5"E

Valuation Prepared for: **Cosmos Bank**

Bhayander (West) Branch

Shop No. 3, 4, 5, Rishab Apartment, S. No. - 5A, Hissa No. 1Part, Patel Nagar No.1, Station Road, Bhayander (West), Thane - 401 101, State -Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

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VALUATION OPINION REPORT

The property bearing Residential Flat No. 602, 6th Floor, Wing - A, Building No. 91, “Shubhangan – III Co-op. Hsg. Soc. Ltd.”, Poonam Sagar Complex, Village - Penkarpada, Mira Road (East), Taluka & District - Thane, PIN - 401 107, State - Maharashtra, Country - India, State - Maharashtra, Country - India belongs to **Mrs. Asha Niranjan & Mrs. Devaki S. Kotian.**

Boundaries of the property.

North : Internal Road
South : Shubhangan I And II
East : Happy Home Estate
West : Savita Enclave

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 **₹ 55,36,326.00 (Rupees Fifty Five Lakh Thirty Six Thousand Three Hundred Twenty Six 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.

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

Auth. Sign.




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Valuation Report of Residential Flat No. 602, 6th Floor, Wing - A, Building No. 91, "Shubhangan – III Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex, Village - Penkarpada, Mira Road (East), Taluka & District - Thane, PIN - 401 107, State - Maharashtra, Country - India, 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 20.04.2024 for Bank Loan Purpose
2	Date of inspection	19.04.2024
3	Name of the owner/ owners	Mrs. Asha Niranjana & Mrs. Devaki S. Kotian.
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 602, 6 th Floor, Wing - A, Building No. 91, "Shubhangan – III Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex, Village - Penkarpada, Mira Road (East), Taluka & District - Thane, PIN - 401 107, State - Maharashtra, Country - India, State - Maharashtra, Country - India. Contact Person: Mrs. Devaki S. Kotian (Owner) Contact No.: 9969026613
6	Location, street, ward no	Poonam Sagar Road
7	Survey/ Plot no. of land	Old Survey No. 199 (pt), New Survey No. 31(pt)
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. = 369.00 Dry Area in Sq. Ft. = 31.00 Dry Balcony Area in Sq. Ft. = 15.00 Balcony Area in Sq. Ft. = 27 Total Area in Sq. Ft. = 442.00 (Area as per Actual Site Measurement)

		Carpet Area in Sq. Ft. = 386.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 463.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Poonam Sagar Road
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 MBMC 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	₹ 12,000.00 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	N.A.
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 law?	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 upon, the basis of arriving at the land rate	N. A.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Construction – 2005 (As per Part 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.
	<u>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Bhayander (West) Branch to assess fair market value as on 20.04.2024 for Residential Flat No. 602, 6th Floor, Wing - A, Building No. 91, “**Shubhangan – III Co-op. Hsg. Soc. Ltd.**”, Poonam Sagar Complex, Village - Penkarpada, Mira Road (East), Taluka & District - Thane, PIN - 401 107, State - Maharashtra, Country - India, State - Maharashtra, Country - India belongs to **Mrs. Asha Niranjana & Mrs. Devaki S. Kotian.**

We are in receipt of the following documents:

1	<ol style="list-style-type: none"> 1) Copy of Agreement for Sale dated 06.09.2004 between M/s. Vinamra Construction (the Transferors) AND Mrs. Asha Niranjana & Mrs. Devaki S. Kotian (the Purchasers). 2) Copy of Part Occupancy Certificate No. MNP / NR / 665 / 2005-06 dated 12.07.2005 issued by Mira Bhayander Municipal Corporation. 3) Copy of Commencement Certificate No. M.B. / MNP / NR / 286 / 3654 / 2003-04 dated 19.07.2003 issued by Mira Bhayander Municipal Corporation. 4) Copy of Maintenance Bill No. 23 dated 01.04.2024 in the name of Mrs. Asha Niranjana & Mrs. Devaki S. Kotian issued by Shubhangan – III Co-op. Hsg. Soc. Ltd.
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LOCATION:

The said building is constructed at land bearing Survey No. Old Survey No. 199(pt), New Survey No. 31(pt) of Village - Penkarpada, Taluka & District Thane within the limits of Mira – Bhayander Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 1.1 km. from Mira Road railway station.

BUILDING:

The building under reference is having Part Ground + Part Stilt + 7 Upper Floors. It is a R.C.C. framed structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The building is used for residential purpose. 6th Floor is having 4 Residential Flats. The building has 1 lift.

Residential Flat:

The residential flat under reference is situated on the 6th Floor. It consists of 1 Bedroom + Living Room + Kitchen + W.C. + Bath (i.e., 1 BHK). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 20th April 2024

The Carpet Area of the Residential Flat	: 386.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	: 2005 (As per Occupancy Certificate)
Expected total life of building	: 60 Years
Age of the building as on 2024	: 19 Years
Cost of Construction	: 463.00 X 2,800.00 = ₹ 12,96,400.00
Depreciation $\{(100-10) \times 19 / 60\}$: 28.50%
Amount of depreciation	: ₹ 3,69,474.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	: ₹ 99,225.00 per Sq. M. i.e. ₹ 9,218.00 per Sq. Ft.
Guideline rate (after depreciate)	: ₹ 87,288.00 per Sq. M. i.e. ₹ 8,109.00 per Sq. Ft.
Prevailing market rate	: ₹ 15,300.00 per Sq. Ft.
Value of property as on 20.04.2024	: 386.00 Sq. Ft. X ₹ 15,300.00 = ₹ 59,05,800.00

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

Depreciated fair value of the property as on 20.04.2024	: ₹ 59,05,800.00 - ₹ 3,69,474.00 = ₹ 55,36,326.00
Total Value of the property	: ₹ 55,36,326.00
The realizable value of the property	: ₹ 49,82,693.00
Distress value of the property	: ₹ 44,29,061.00
Insurable value of the property (463 X 2,800.00)	: ₹ 12,96,400.00
Guideline value of the property (463 X 8,109.00)	: ₹ 37,54,467.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 602, 6th Floor, Wing - A, Building No. 91, "Shubhangan – III Co-op. Hsg. Soc. Ltd.", Poonam Sagar Complex, Village - Penkarpada, Mira Road (East), Taluka & District - Thane, PIN - 401 107, State - Maharashtra, Country - India, State - Maharashtra, Country - India for this particular purpose at ₹ 55,36,326.00 (Rupees Fifty Five Lakh Thirty Six Thousand Three Hundred Twenty Six Only) as on 20th April 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 20th April 2024 is ₹ 55,36,326.00 (Rupees Fifty Five Lakh Thirty Six Thousand Three Hundred Twenty Six 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

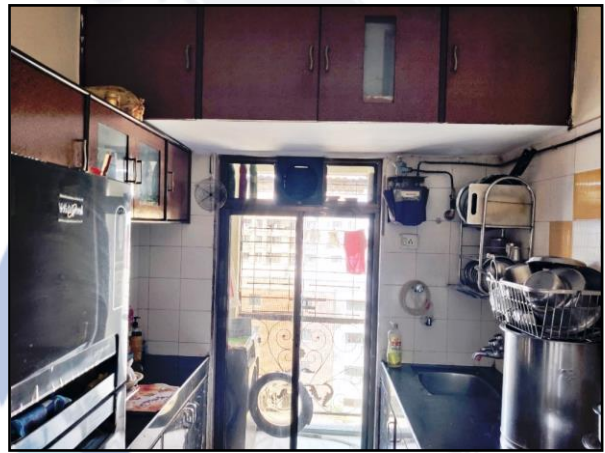
I hereby declare that

- (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

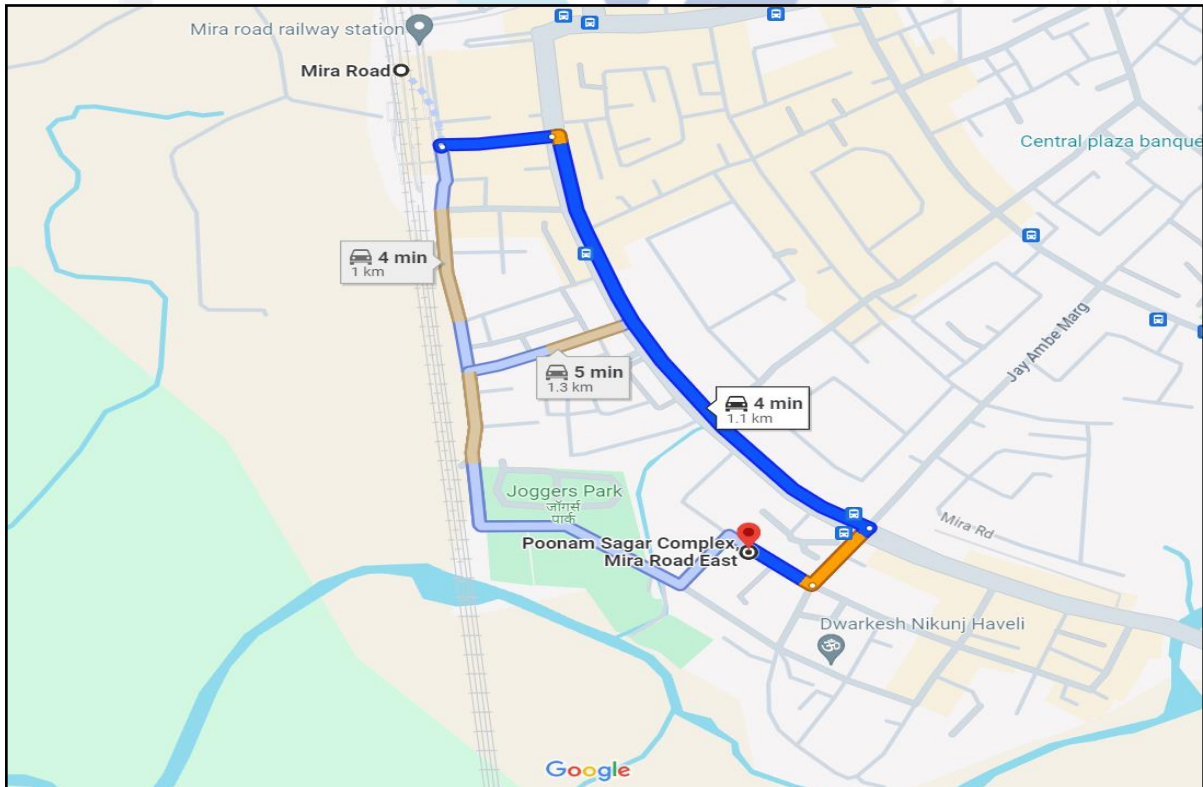
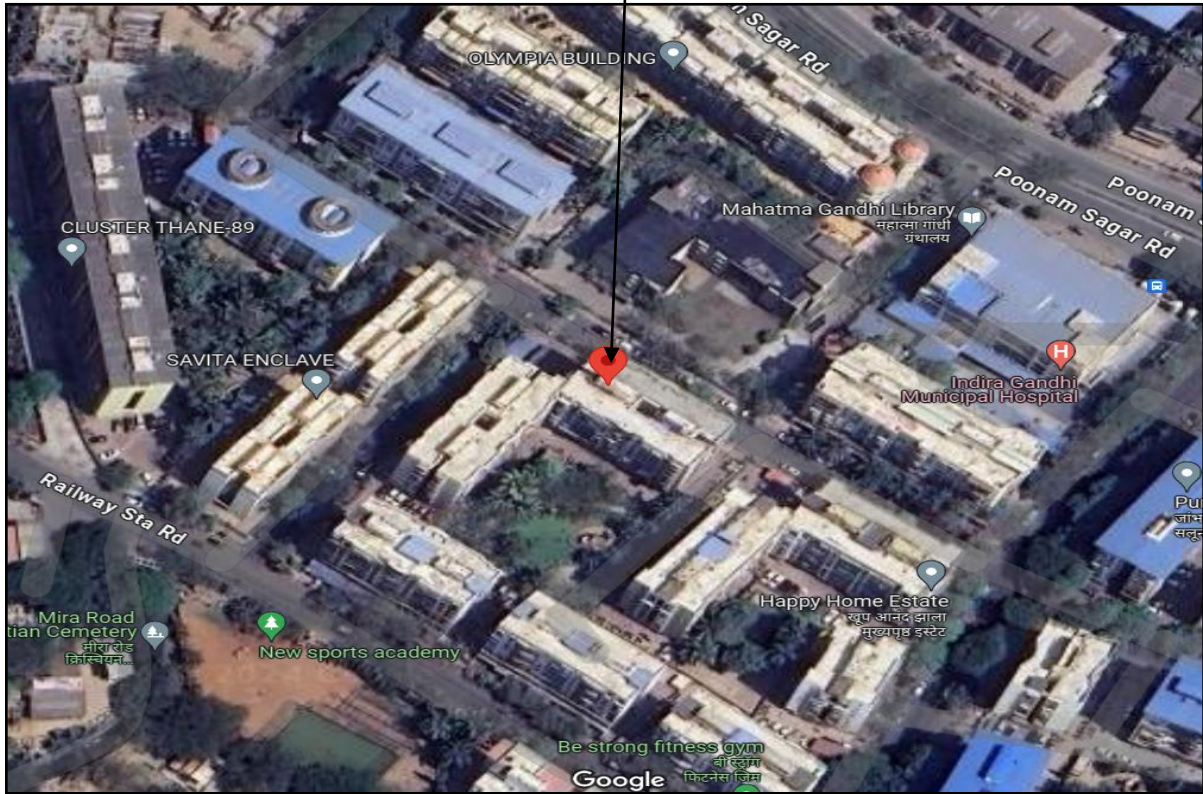
Technical details		Main Building
1.	No. of floors and height of each floor	Part Ground + Part Stilt + 7 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 6 th Floor
3.	Year of construction	2005 (As per Part Occupancy Certificate)
4.	Estimated future life	41 Years Subject to proper, preventive periodic maintenance & structural repairs
5.	Type of construction- load bearing walls/RCC frame/ steel frame	R.C.C. Framed Structure
6.	Type of foundations	R.C.C. Foundation
7.	Walls	All external walls are 9" thick and partition walls are 6" thick.
8.	Partitions	6" thick brick wall
9.	Doors and Windows	Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. slab roofing
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	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	Existing
18.	No. of lifts and capacity	1 lift
19.	Underground sump – capacity and type of construction	R.C.C tank
20.	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°16'26.6"N 72°51'36.5"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 1.1 km.)



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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 20242025	<i>Annual Statement of Rates</i>		Language English
Selected District	ठाणे		
Select Taluka	ठाणे		
Select Village	मौजे [गांव] पेणकरपाडा		
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location		
Enter Survey No	31	<input type="button" value="Search"/>	
उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस
4/21-पी) सु- भाग मौजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पुर्वेकडील सर्व मिळकती संव्हे क्रमांक	36400	94500	107200
			दुकाने
			118200
			औद्योगिक
			107200
			एकक (Rs./)
			चौ. मीटर
			Attribute
			सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	94,500.00			
5% Decrease for Flat located on 6 th floors	4,725.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	99,225.00	Sq. Mtr.	9,218.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	36,400.00			
The difference between land rate and building rate (A – B = C)	62,825.00			
Depreciation Percentage as per table (D) [100% - 19%] (Age of the Building – 19 Years)	81%			
Rate to be adopted after considering depreciation [B + (C x D)]	87,288.00	Sq. Mtr.	8,109.00	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

NOBROKER

1 BHK Flat In Poonam Sagar Complex For Sale In Vasundhra
Poonam Sagar Complex near ganivar hotel

₹ 75 Lacs Negotiable

₹ 42,985/Month Estimated EMV

550 Sq.Ft

Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Mira road east / 1BHK Flat for Sale in Mira road east / Property Details

Photos Location Shortlist

1 Bedroom No. of Bedroom: Apr 8, 2024
2 Bathroom No. of Bathroom: Immediately
1 Bkany: Poonam Sagar Com...
Bike: None

Get Owner Details

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate [Check Now](#)

Nearty: D Mart, McDonald's, Pooas Multiplex, INOX, Delta Windscreen

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹24 Per Sq.Ft/M	Flooring	Marble/Granite
Buildup Area	550 Sq.Ft	Carpet Area	475 Sq.Ft
Furnishing Status	Fully Furnished	Paving	Don't Know
Floor	6/7	Parking	Bike
Gated Security	Yes		

Activity On This Property

25 Unique Views 0 Shortlists 0 Contacts

Powered by: NBEstimate

Similar Properties

1 BHK Flat In Jupiter-mercury Chs Ltd For Sale In Mira Bhayander

NOBROKER

1 BHK Flat In Poonam Sagar Complex For Sale In Vasundhra
Poonam Sagar Complex near ganivar hotel

₹ 75 Lacs Negotiable

₹ 42,985/Month Estimated EMV

550 Sq.Ft

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Photos Location Shortlist

1 Bedroom No. of Bedroom: Apr 8, 2024
2 Bathroom No. of Bathroom: Immediately
1 Bkany: Poonam Sagar Com...
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Get Owner Details

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

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Buildup Area	550 Sq.Ft	Carpet Area	475 Sq.Ft
Furnishing Status	Fully Furnished	Paving	Don't Know
Floor	6/7	Parking	Bike
Gated Security	Yes		

Activity On This Property

25 Unique Views 0 Shortlists 0 Contacts

Powered by: NBEstimate

Similar Properties

1 BHK Flat In Jupiter-mercury (

NoBroker Support

Live Support Customer Support

Chat started

Natasha

Hi, I can help you find a preferred house. What is your buying budget?

Hi, I can help you with selection of the right property. What is your budget?

Type a message here...



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Price Indicators

The screenshot shows a real estate listing on the NoBroker platform. The main listing is for a 1 BHK flat in Poonam Sagar Complex, priced at ₹75 Lacs with an estimated EMI of ₹42,985/month. The listing includes a photo of the building, a location map, and a list of features such as 1 bedroom, 2 bathrooms, and a bike parking space. The 'Overview' section provides details on the building's age, maintenance charges, and other specifications. A chat window is open on the right side of the page.

Listing Details:

- Property: 1 BHK Flat in Poonam Sagar Complex For Sale In Vasundhara
- Price: ₹75 Lacs (Negotiable)
- Estimated EMI: ₹42,985/Month
- Area: 550 Sq.Ft.
- Features: 1 Bedroom, 2 Bathrooms, 1 Balcony, Bike Parking

Overview Table:

Age of Building	>18 Years	Ownership Type	Self Owned
Maintenance Charges	₹24 Per Sq.Ft/M	Flooring	Marble/Granite
Buildup Area	550 Sq.Ft	Carpet Area	475 Sq.Ft
Furnishing Status	Fully Furnished	Facing	Don't Know
Floor	6/7	Parking	Bike
Gated Security	Yes		



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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 April 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 **₹ 55,36,326.00 (Rupees Fifty Five Lakh Thirty Six Thousand Three Hundred Twenty Six Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.