



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Sukhidevi R. Chaudhary**

Residential Flat No. 3, Ground Floor, "Garden View Co-Op. Hsg. Soc. Ltd.", Village - Kolivali,
Kalyan (West), PIN Code – 421 301, Taluka – Kalyan, District – Thane,
State - Maharashtra, Country – India

Latitude Longitude - 19°15'35.3"N 73°07'54.7"E

Valuation Prepared for:

Cosmos Bank

Kalyan Khadakpada Branch

Ground Floor, Shiv Villa Apt. Opp. Gagangiri Society, Sai Chowk, Khadakpada Kalyan (West), PIN – 421 301,
Taluka – Kalyan, District – Thane, State - Maharashtra, Country – India

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in| Tel : 80978 82976 / 90216 25621

Our Pan India Presence at :

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

Regd. Office

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

☎ +91 2247495919

✉ mumbai@vastukala.co.in

🌐 www.vastukala.co.in



Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Cosmos Bank – Kalyan Khadakpada Branch/ Mrs. Sukhidevi R. Chaudhary (9215/2306772)

Page 2 of 17

www.vastukala.co.in

Vastu/Mumbai/06/2024/9215/2306772

15/07-216-BHNK

Date: 15.06.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 3, Ground Floor, "Garden View Co-Op. Hsg. Soc. Ltd.", Village - Kolivali, Kalyan (West), PIN Code – 421 301, Taluka – Kalyan, District – Thane, State - Maharashtra, Country – India belongs to **Mrs. Sukhidevi R. Chaudhary**.

Boundaries of the property.

North	:	Internal Road & Open Plot
South	:	Om Samruddhi CHSL
East	:	Shrij Darshan CHSL
West	:	Internal Road & Open Plot

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 ₹ **24,49,500.00 (Rupees Twenty Four Lakh Forty Nine Thousand Five Hundred 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**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.15 15:54:23 +05'30'

Manoj

Director

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



Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in| Tel : 80978 82976 / 90216 25621

Our Pan India Presence at :

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

Regd. Office

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

📞 +91 2247495919

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

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	No
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Copy of Approved Plan Document No. KDMP / NRV / BP / 678 - 286 dated 01.02.2007 issued by Kalyan Dombivali Municipal Corporation
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 – Rijo Reji
	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	Mr. Rijo Reji
	(ii) Portions in their occupation	Fully Occupied
	(iii) Monthly or annual rent /compensation /license fee, etc. paid by each	₹ 5,000.00 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	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 upon, 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 commencement of construction– 2007 (As per Commencement Certificate) Year of Completion – 2012 (Approx.)
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.

Valuation as on 15th June 2024

The Built-up Area of the Residential Flat	:	375.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2012 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	12 Years
Cost of Construction	:	375.00 Sq. Ft. X ₹ 2,600.00 = ₹ 9,75,000.00
Depreciation $\{(100-10) \times 7 / 60\}$:	18.00%
Amount of depreciation	:	₹ 1,75,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 60,800.00 per Sq. M. i.e. ₹ 5,648.00 per Sq. Ft.
Guideline rate (After Depreciation)	:	₹ 55,304.00 per Sq. M. i.e. ₹ 5,138.00 per Sq. Ft.
Prevailing market rate	:	₹ 7,000.00 per Sq. Ft.
Value of property as on 15.06.2024	:	375.00 Sq. Ft. X ₹ 7,000.00 = ₹ 26,25,000.00

(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 15.06.2024	:	₹ 26,25,000.00 - ₹ 1,75,500.00 = ₹ 24,49,500.00
Total Value of the property		₹ 24,49,500.00
The Realizable value of the property	:	₹ 22,04,550.00
Distress value of the property	:	₹ 19,59,600.00
Insurable value of the property	:	₹ 9,75,000.00
Guideline value of the property	:	₹ 19,26,750.00

Taking into consideration above said facts, we can evaluate the value of Residential Flat No. 3, Ground Floor, "Garden View Co-Op. Hsg. Soc. Ltd.", Village - Kolivali, Kalyan (West), PIN Code – 421 301, Taluka – Kalyan, District – Thane, State - Maharashtra, Country – India for this particular purpose at **₹ 24,49,500.00 (Rupees Twenty Four Lakh Forty Nine Thousand Five Hundred Only)** as on **15th June 2024**.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 **15th June 2024 is ₹ 24,49,500.00 (Rupees Twenty Four Lakh Forty Nine Thousand Five Hundred Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5th Floor
3	Year of construction	2012 (Approx.)
4	Estimated future life	48 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.



Since 1989

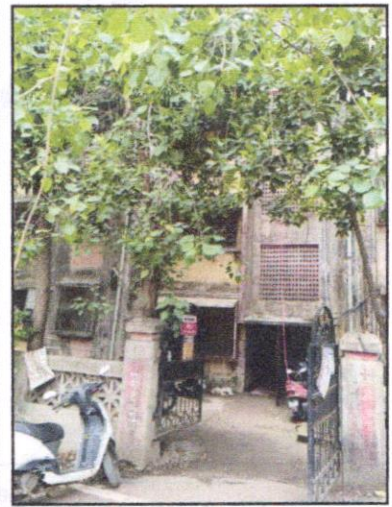
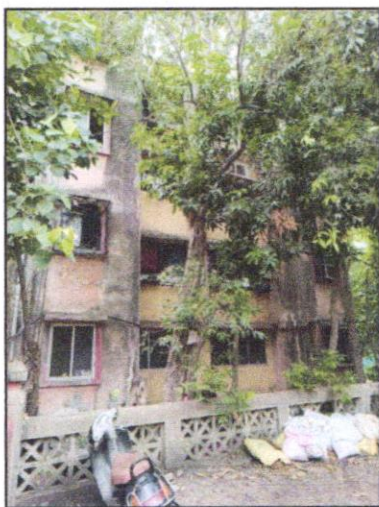
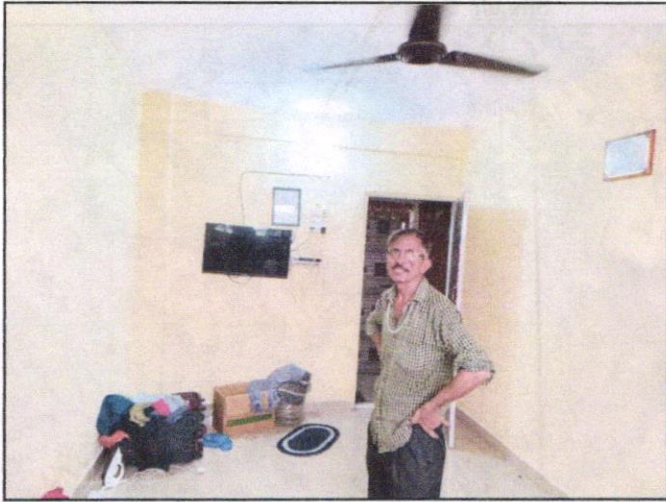
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



8	Partitions	6" thick brick wall
9	Doors and Windows	Teak Wood door framed with flush door, Powdered Coated Aluminium sliding windows
10	Flooring	Vitrified Tiles flooring
11	Finishing	Cement plastering
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	No
14	(i) Internal wiring – surface or conduit	Casing Caping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Open plumbing
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	Not Provided
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



Ready Reckoner Rate

Department of Registration and Stamp Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)			
Home		Valuation Guidelines User Manual	
Year	2024-2025	Language	English
Selected District	Thane		
Select Taluka	Kalyan		
Select Village	Gavache Nav : Koliwali (Kalyan Dombivli I		
Search By	<input checked="" type="radio"/> Survey No. <input type="radio"/> SubZones		
Enter Survey No	40	<input type="button" value="Search"/>	
उपविभाग	खुली जमीन	निवासी घटकिका	औद्योगिक इकाये
16/64-विभाग 8 व कोमिडनी वा गावातील नई विक्रयनी	15000	60800	69600 76000 80600
		औद्योगिक	एकक (Rs./) Attribute
		को. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Residential Flat	60,800.00			
No increase by Flat Located on Ground Floor	5,648.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	60,800.00	Sq. Mt.	5,648.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	15,000.00			
The difference between land rate and building rate (A – B = C)	45,800.00			
Depreciation Percentage as per table (D) [100% - 12%] (Age of the Building – 12 Years)	88%			
Rate to be adopted after considering depreciation [B + (C x D)]	55,304.00	Sq. Mt.	5,138.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / Unit 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 RK Flat For Sale in Khadakpada
 ₹ 28 Lacs (₹ 28,00,000)
 ₹ 16,048/Month (₹ 16,048 per month)
 370 sq ft
 Jun 22, 2024
 1 Bedroom
 1 Bathroom
 1BHK
 1BHK
 Full
 Get Owner Details
 Report what was not correct in this property
 Listed by Broker Sold Out Living Info

Overview

Age of Building	> 50 Years	Ownership Type	Self Owned
Flooring	Marble/Granite	Carpet Area	370 Sq Ft
Furnishing Status	Unfurnished	Facing	East
Floor	5 th	Parking	None
Water Security	No		

NoBroker Services

- Training
- Check Loan Eligibility
- Submit Interest Cost
- Bank Legal Services
- Create Agreement

Activity On This Property

Similar Properties

- 1 RK Flat For Sale in Sanghvi Estates
- 1 RK Flat For Sale in Anandnagar
- 1 RK Flat For Sale in ...

NOBROKER
 1 BHK Flat in Parijat Building For Sale in Kalyan West
 ₹ 50 Lacs (₹ 50,00,000)
 ₹ 25,457/Month (₹ 25,457 per month)
 565 sq ft
 Mar 16, 2024
 1 Bedroom
 1 Bathroom
 1BHK
 1BHK
 None
 None
 Get Owner Details
 Report what was not correct in this property
 Listed by Broker Sold Out Living Info
 Price trends by 1BHK
 Check More

Overview

Age of Building	> 50 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2,100 Sq Ft	Flooring	Marble/Greeter
Carpet Area	565 Sq Ft	Carpet Area	525 Sq Ft
Furnishing Status	Unfurnished	Facing	South
Floor	4 th	Parking	None
Water Security	No		

Activity On This Property

Similar Properties

NoBroker Support

- Live Support Customer Support
- Chat Now
- Hi, I can help you with selection of the right property within your budget!

Price Indicators

NOBROKER

1 BHK Flat in Jamuna Apartment For Sale in Kalyan West
View on Map View on Map View on Map View on Map

₹40 Lacs ₹1,143/sq.ft. ₹22,325/Month ₹42/sq.ft. 525 sq.ft. Need Home Loan? **Apply Loan**

1 Bedroom Feb 21, 2024
 1 Bathroom Immediately
 NA Jamuna Apartment
 None None

Overview

Age of Building	140 Years	Ownership Type	Self-Owned
Maintenance Charges	₹12 Per Sq. Ft.	Flooring	Marbled Tiles
Carpet Area	433 Sq. Ft.	Legal Area	433 Sq. Ft.
Running Status	Upcoming Apartment	Roofing	Dark Green
Floor	NA	Terming	None
Direct Security	Yes		

Activity On This Property

Similar Properties

NoBroker Services



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sale Instances

गावाचे नाव : कोलिवली	
463070	सूची क्र.2
01-02-2024	दुय्यम निबंधक : दु.नि. कल्याण 1
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दस्त क्रमांक : 4630/2023
	नोंदणी :
	Regn:63m
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3000000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2485500
(4) भू-मापन.फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव.कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: मौजे कोलिवली येथील सर्वे क्र 34 हिस्सा नं.6,सर्वे नं.35 हिस्सा नं.1/15 यावरील लोढा गार्डन येथील जाई जुई,हरभंगार,गुलमोहर,प्राजक्ता,रजनीगंधा को.ऑ.हो.सो.ली मधील प्राजक्ता बिल्डिंग मधील सदनिका क्र 202.2 वा मजला एकूण क्षेत्र 440 चौ फुट बिल्ट अप((Survey Number : 34/6, 35/1/15 :))
(5) क्षेत्रफळ	440 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या तिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव-सुरेखा संजीव गिरी -- वय-45 पत्ता-फ्लॉट नं. फ्लॉट क्र 1301, माळा नं. बिल्डिंग क्र 3/बी, इमारतीचे नाव ऋतु रिवर साइड इस्टेट, ब्लॉक नं. कोलिवली, गंधारी रोड, रोड नं. अप्रवाल कॉलेज जवळ, कल्याण प, महाराष्ट्र, ठाणे. पिन कोड-421301 पॅन नं.-AKPPG8550N 2) नाव-संजीव प्रकाश गिरी -- वय-52 पत्ता-फ्लॉट नं. फ्लॉट क्र 1301, माळा नं. बिल्डिंग क्र 3/बी, इमारतीचे नाव ऋतु रिवर साइड इस्टेट, ब्लॉक नं. कोलिवली, गंधारी रोड, रोड नं. अप्रवाल कॉलेज जवळ, कल्याण प, महाराष्ट्र, ठाणे. पिन कोड-421301 पॅन नं.-ABPPG6597E
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव-शहाजी शिवाजी घाग -- वय-34, पत्ता-फ्लॉट नं. फ्लॉट क्र 902, माळा नं. , इमारतीचे नाव साई गौरव सी -1, ब्लॉक नं. गोदरेज हिल रोड, खडकपाडा, रोड नं. साई चौक, कल्याण प, महाराष्ट्र, ठाणे. पिन कोड-421301 पॅन नं.-AVKPG2765R 2) नाव-शालिनी शिवाजी घाग -- वय-60, पत्ता-फ्लॉट नं. फ्लॉट क्र 902, माळा नं. , इमारतीचे नाव साई गौरव सी -1, ब्लॉक नं. गोदरेज हिल रोड, खडकपाडा, रोड नं. साई चौक, कल्याण प, महाराष्ट्र, ठाणे. पिन कोड-421301 पॅन नं.-EEHPG9526J
(9) दस्तऐवज करून दिल्याचा दिनांक	26/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	26/04/2023
(11) अनुक्रमांक.खंड व पृष्ठ	4630/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्याकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to :-

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15th June 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 ₹ 24,49,500.00 (Rupees Twenty Four Lakh Forty Nine Thousand Five Hundred Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.15 15:54:33 +05'30'

Manoj

Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

