

PROFORMA INVOICE

 VASTUKALA <small>Unlocking Excellence</small>	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.co.in	Invoice No. PG-483/24-25	Dated 15-May-24
	Delivery Note	Mode/Terms of Payment	
	Reference No. & Date.	Other References	
Buyer (Bill to) COSMOS BANK- DOMBIVALI BRANCH Dombivali (East) Branch Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali (East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated	
	Dispatch Doc No. 008293/2306362	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 %	7,771.18
	CGST			699.41
	SGST			699.41
	Total			₹ 9,170.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Nine Thousand One Hundred Seventy Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	7,771.18	9%	699.41	9%	699.41	1,398.82
Total	7,771.18		699.41		699.41	1,398.82

Tax Amount (in words) : **Indian Rupee One Thousand Three Hundred Ninety Eight and Eighty Two paise Only**

Remarks:
 008293/2306362 Mr. Kaushik Jayant Gogri - Commercial
 Shop No. 2, Ground Floor, "Rukmini Co-Op. Hsg. Soc.
 Ltd.", Manpada Road, Opp. Godrej Showroom, Near
 Samata Hospital, Village - Gajbandhan Patharli,
 Dombivli (East), Taluka - Kalyan, District - Thane, PIN
 Code - 421 201, 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

for Vastukala Consultants (I) Pvt Ltd

Avinash
 Authorised Signatory

This is a Computer Generated Invoice



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www.vastukala.co.in

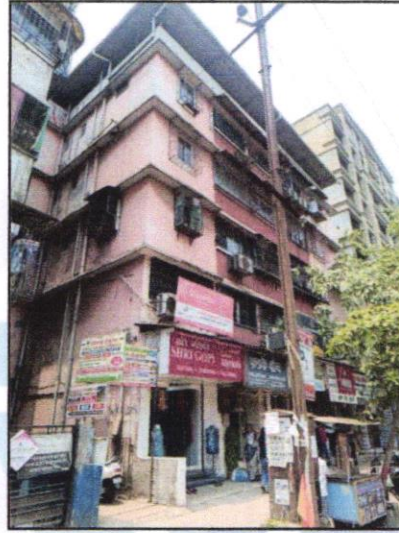
MSME Reg No: UDYAM-MH-18-0083617

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: **Mr. Kaushik Jayant Gogri**

Commercial Shop No. 2, Ground Floor, "**Rukmini Co-Op. Hsg. Soc. Ltd.**", Manpada Road, Opp. Godrej Showroom, Near Samata Hospital, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India.

Latitude Longitude - 19°12'48.5"N 73°05'28.6"E

Intended Users:

Cosmos Bank

Dombivli (East) Branch

Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivli (East), Taluka Kalyan, District Thane, PIN Code - 400605, 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



VALUATION OPINION REPORT

The property bearing Commercial Shop No. 2, Ground Floor, "Rukmini Co-Op. Hsg. Soc. Ltd.", Manpada Road, Opp. Godrej Showroom, Near Samata Hospital, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India belongs to **Mr. Kaushik Jayant Gogri**.

Boundaries of the property.

North : Janaki Hari CHS
South : Kanchan Dhara Building
East : Manpada Road
West : Ramdarshan Building

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 **₹ 75,45,000.00 (Rupees Seventy Five Lakh Forty Five Thousand 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 in Form – 01

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.05.17 17:30:00 +05'30'

Avinat

Auth. Sign.



Valuation Report of Commercial Shop No. 2, Ground Floor, "Rukmini Co-Op. Hsg. Soc. Ltd.", Manpada Road, Opp. Godrej Showroom, Near Samata Hospital, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, 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 17.05.2024 for Banking Purpose
2	Date of inspection	20.04.2024
3	Name of the owner/ owners	Mr. Kaushik Jayant Gogri
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 Shop No. 2, Ground Floor, "Rukmini Co-Op. Hsg. Soc. Ltd.", Manpada Road, Opp. Godrej Showroom, Near Samata Hospital, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India. Contact Person: Mr. Raju Kakirde (Owner's Representative) Contact No. 8828861523
6	Location, street , ward no	Manpada Road, Opp. Godrej Showroom, Near Samata Hospital, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane
7	C.T.S. No. / Survey/ Plot no. of land	C.T.S. No. 11025 to 11029, Survey No. 64/2(Part), 64/13/1(Part) of Village – Gajbandhan Patharli
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential cum 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. = 253.00 Ofla Area in Sq. Ft. = 31.00 Total Carpet Area in Sq. Ft. = 284.00 (Area as per actual site measurement)

		Built up Area in Sq. Ft. = 300.00 (Area as per Agreement for sale)
13	Roads, Streets or lanes on which the land is abutting	Manpada Road, Opp. Godrej Showroom, Near Samata Hospital, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane
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	Yes
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
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 – Phadke Watch Agency
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per DMC 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	₹ 19,000.00 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 Commercial Shop 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 – 1996 (As per Agreement)

Valuation as on 17th May 2024

The Built Up Area of the Commercial Shop	:	300.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1996 (As per Agreement)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	28 Years
Cost of Construction	:	300.00 Sq. Ft. X ₹ 2,500.00 = ₹ 7,50,000.00
Depreciation $\{(100-10) \times 28\} / 60$:	42.00%
Amount of depreciation		₹ 3,15,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 97,300.00 per Sq. M. i.e. ₹ 9,039.00 per Sq. Ft.
Guideline rate (after Depreciation)	:	₹ 78,092.00 per Sq. M. i.e. ₹ 7,255.00 per Sq. Ft.
Prevailing market rate	:	₹ 26,200.00 per Sq. Ft.
Value of property as on 17.05.2024	:	₹ 300.00 Sq. Ft. X ₹ 26,200.00 = ₹ 78,60,000.00

(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)

Total Value of the property	:	₹ 78,60,000.00 - ₹ 3,15,000.00 = ₹ 75,45,000.00
The Fair Market value of the property		₹ 75,45,000.00
The Realizable value of the property	:	₹ 67,90,500.00
Distress value of the property	:	₹ 60,36,000.00
Insurable value of the property (300.00 X 2500.00)	:	₹ 7,50,000.00
Guideline value of the property (300.00 X 7,255.00)	:	₹ 21,76,500.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Commercial Shop No. 2, Ground Floor, "Rukmini Co-Op. Hsg. Soc. Ltd.", Manpada Road, Opp. Godrej Showroom, Near Samata Hospital, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State – Maharashtra, Country – India for this particular purpose at **₹ 75,45,000.00 (Rupees Seventy Five Lakh Forty Five Thousand Only)**, as on **17th May 2024**.



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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 **17th May 2024 is ₹ 75,45,000.00 (Rupees Seventy Five Lakh Forty Five Thousand 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 + 4 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Commercial Shop situated on Ground Floor
3.	Year of construction		1996 (As per Agreement)
4.	Estimated future life		32 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		M.S. Rolling Shutter with Wooden frame Glass door
10.	Flooring		Ceramic flooring
11.	Finishing		Cement plastering 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
	(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		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		R.C.C tank on terrace
	Location, capacity		
	Type of construction		

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



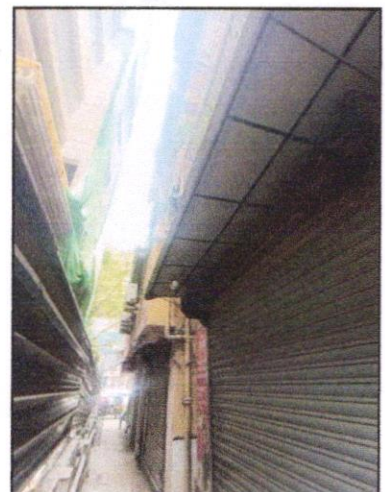
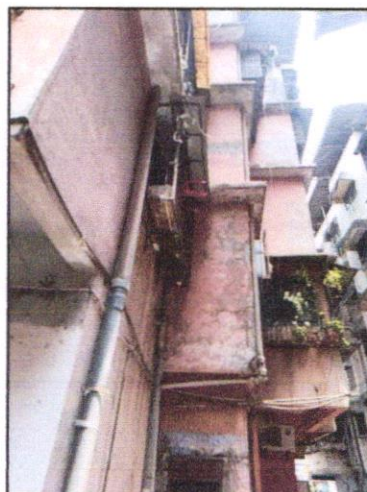
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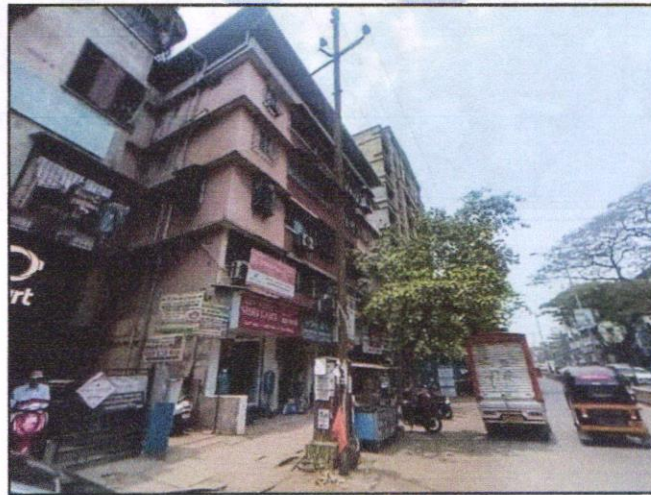
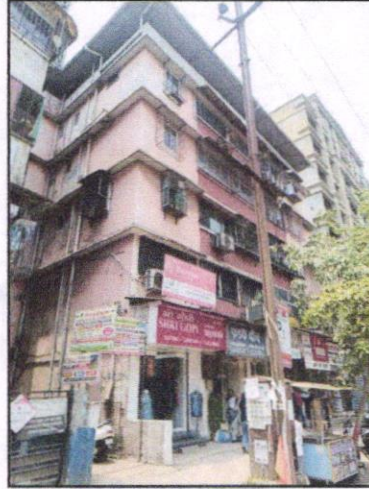
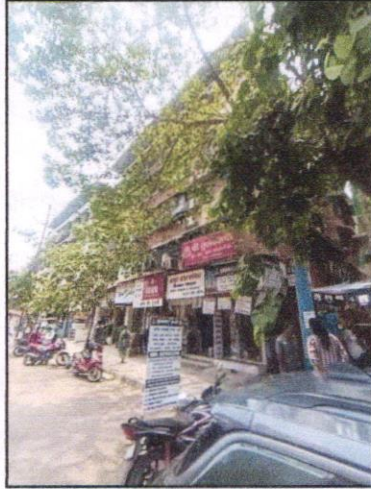
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Actual site photographs

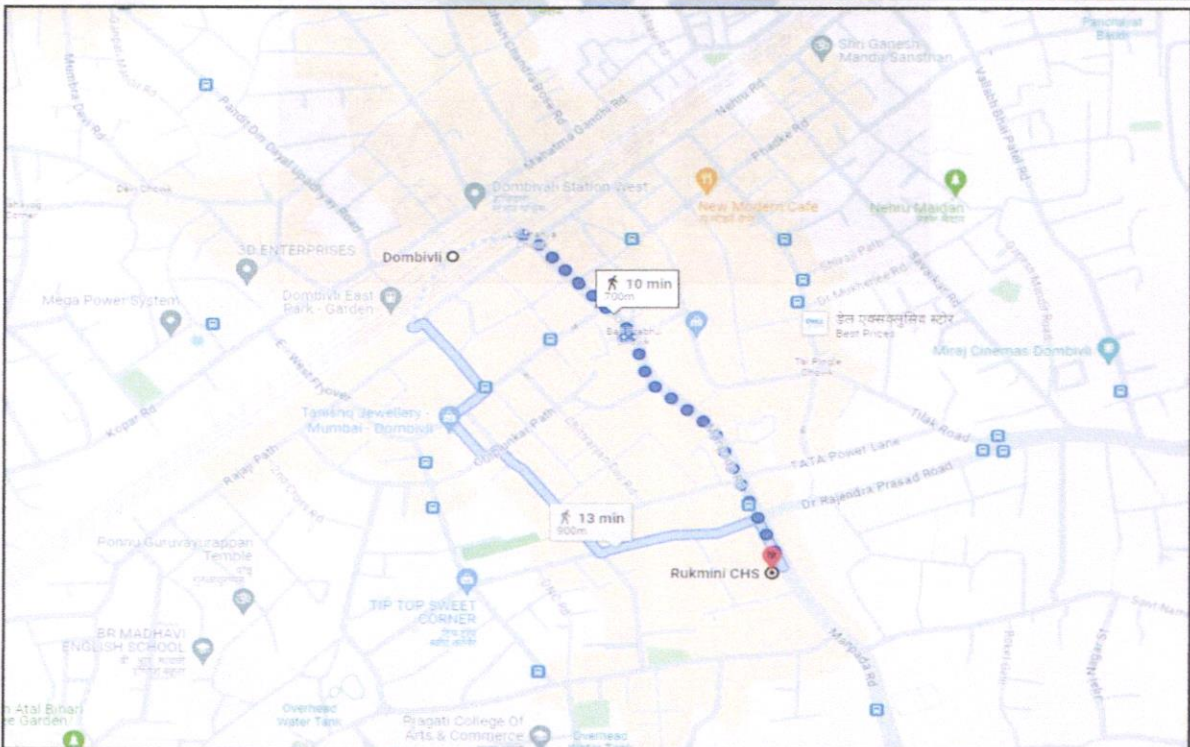


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°12'48.5"N 73°05'28.6"E

Note: The Blue line shows the route to site from nearest railway station (Dombivli – 700M)



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Ready Reckoner Rate

Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

Annual Statement of Rates Ver. 2.0
(वाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home

Valuation Guidelines | User Manual

Year: 2024-2025

Selected District: Thane

Select Taluka: Kalyan

Select Village: Gavache Nav : Gajabandhan Patharli

Search By: Survey No. SubZones

Select	उपविभाग	सुन्नी इमीत	निवारी मर्यादिका	नॉर्मल दुकाने	बीयोमिन्	मरक (रिड.)
SurveyNo	8/30-विभाग 19अ : पारधी - रेल्वे स्टेशनप्राथम्य इतिहासक बाजार मान्यता-रिडरटीव् इन्-टी भाग असलेल्या मिळकती	18100	49300	6260068400	62600	बी मिटर
SurveyNo	8/31-विभाग 19अ 2 : बाहेर व टाकणी बांध्या मध्ये असलेल्या पारधी गावाबा बाग वि द म	16300	45300	5230062200	52300	बी मिटर
SurveyNo	0/34-विभाग 19अ 3 म. 2. : पारधी मध्ये बाजार-बा बाजारका रोजच्या रोजी टाकण्या इलीस भाग असलेल्या मिळकती (दुसरा इतिहासक मुक्किलियल इटी मरक)	19400	47700	5830070600	58300	बी मिटर
SurveyNo	8/35-विभाग 19अ 2 म. 2. : पारधी मध्ये बाजार-बा बाजारका रोजच्या रोजी पारधी मिळकती (दुसरा इतिहासक म्. इटीप्राथम्य मावरीतीये इतिहास-बा बाजारका रोज मरकिया मिळकती) मरक	23200	67900	7750085100	77500	बी मिटर
SurveyNo	8/36-विभाग 19अ 1 पारधी (इतिहासक बाजारका इतिहासकटीव भाग, बाजोम-इतिहासक बाजार (बाह्य इतिहासक), उभर - पुढे मावरी इट मरक (रीम) बीके व टाकणी इत्यादि मरके असलेल्या पारधी भाग	28700	76900	8810097300	88100	बी मिटर

Stamp Duty Ready Reckoner Market Value Rate for Shop	97,300.00			
No Reduced, Shop Located on Ground Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	97,300.00	Sq. Mt.	9,039.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	28,700.00			
The difference between land rate and building rate (A – B = C)	68,600.00			
Depreciation Percentage as per table (D) [100% - 28%] (Age of the Building – 28 Years)	72%			
Rate to be adopted after considering depreciation [B + (C x D)]	78,092.00	Sq. Mt.	7,255.00	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 Shop 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



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Price Indicators

HOUSING.COM Commercial in Mumbai

Home / Thane / Dombivli East / Shop for sale in Dombivli East / 100 sq.ft Shop in Dombivli East, Thane Last updated: Jul 19, 2023

100 sq.ft Shop, Dombivli East, Thane **₹35.0 L**

Tilak Nagar, Dombivli East, Thane

100 Sq.Ft
Carpet Area

5% P.A.
Expected ROI

Freehold
Ownership

Residential Project
Location Hub

GF/ 7 Floors
Floors

ABOUT OVERVIEW ADDITIONAL DETAILS AMENITIES

NOBROKER

Shop in Dombivli West, Mumbai **₹1 Crore**

₹75,093/Month **300 Sq.Ft** **250 Sq.Ft**

Estimated EMI

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Dombivli West / Shops for Sale in Dombivli West / Prepa...

Photos Location

NOBROKER

Shortlist

Shop
Property Type

Freehold
Ownership Type

Unfurnished
Furnishing

Apr 25, 2024
Project To

Public And Reserved
Parking 1-5 Car

Ground Floor
Office/Floor

5 To 10 Year
Age of Project

Immediately
Availability

Listed by Broker Sold Out Wrong Info

NoBroker Services

Create Agreement

Check Loan Eligibility

Estimate Interiors Cost

Book Legal Services

Book Renovations

Amenities

Power Backup
Need To Arrange

Washroom(s)

Lift
None

Water Storage Facility

Activity On This Property

25 Unique Views

0 Shortlists

0 Contacted

Followed By: **REEstimate**

Similar Properties

Shop in Dombivli West, Mumbai

₹80 Lacs

300 sq.ft



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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 **17th May 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 ₹ **75,45,000.00 (Rupees Seventy Five Lakh Forty Five Thousand 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
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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

