

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) COSMOS BANK- KANDIVALI(WEST) Kandivali (West) Branch Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West), Mumbai - 400 067, GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Invoice No. PG-5648/22-23 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 30224 / 45996 Dispatched through Terms of Delivery	Dated 11-Mar-23 Mode/Terms of Payment Other References Dated Delivery Note Date Destination
--	---	--

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
	Total			₹ 4,720.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value		Central Tax		State Tax		Total Tax Amount
	Value	Rate	Amount	Rate	Amount		
997224	4,000.00	9%	360.00	9%	360.00	720.00	
Total	4,000.00		360.00		360.00	720.00	

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

Remarks:
 "Mrs. Nisha Mitesh Ranka & Mr. Mitesh Hastimal Ranka - Residential Flat No. B/603, 6th Floor, Wing – B, "Shree Shatrunjay Co-Op. Hsg. Soc. Ltd.", M. G. Cross Road No. 4, Behind Patel Nagar, Kandivali (West), Mumbai, PIN Code – 400 067, 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 : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd

Signature
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Nisha Mitesh Ranka & Mr. Mitesh Hastimal Ranka**

Residential Flat No. B/603, 6th Floor, Wing – B, "Shree Shatrunjay Co-Op. Hsg. Soc. Ltd.",
M. G. Cross Road No. 4, Behind Patel Nagar, Kandivali (West), Mumbai,
PIN Code – 400 067, State Maharashtra, Country – India.

Latitude Longitude - 19°12'27.5"N 72°50'32.6"E

Valuation Done for:

Think.**Cosmos Bank**.Create




Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West),
Mumbai – 400 067, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

-  **Regd. Office** : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org

VALUATION OPINION REPORT

The property bearing Residential Flat No. B/603, 6th Floor, Wing – B, "Shree Shatrunjay Co-Op. Hsg. Soc. Ltd.", M. G. Cross Road No. 4, Behind Patel Nagar, Kandivali (West), Mumbai, PIN Code – 400 067, State Maharashtra, Country – India belongs to **Mrs. Nisha Mitesh Ranka & Mr. Mitesh Hastimal Ranka**.

Boundaries of the property.

North	:	Kokil Kunj Apartment
South	:	Vasant Vaibhav Tower
East	:	Internal Road
West	:	Society Parking

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 ₹ 1,04,07,400.00 (Rupees One Crore Four Lakh Seven Thousand Four 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 BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, serial=40000000000000000000000000000000, c=IN
Date: 2023.03.11 16:10:00 +05'30'



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

Think.Auth.Sign.Innovate.Create



Our Pan India Presence at :

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

📍 **Regd. Office** : 121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), **Mumbai** - 400 093, (M.S.), INDIA
📞 TeleFax : +91 22 28371325/24
✉ mumbai@vastukala.org

Valuation Report of Residential Flat No. B/603, 6th Floor, Wing – B, "Shree Shatrunjay Co-Op. Hsg. Soc. Ltd.",
M. G. Cross Road No. 4, Behind Patel Nagar, Kandivali (West), Mumbai,
PIN Code – 400 067, 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 11.03.2023 for Banking Purpose
2	Date of inspection	10.03.2023
3	Name of the owner/ owners	Mrs. Nisha Mitesh Ranka & Mr. Mitesh Hastimal Ranka.
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. B/603, 6 th Floor, Wing – B, "Shree Shatrunjay Co-Op. Hsg. Soc. Ltd.", M. G. Cross Road No. 4, Behind Patel Nagar, Kandivali (West), Mumbai, PIN Code – 400 067, State Maharashtra, Country – India. Contact Person: Mrs. Nisha Ranka (Owner) Mobile No. 9321199997
6	Location, street, ward no	M. G. Cross Road No. 4, R - Ward
7	Survey/ Plot no. of land	CTS No. 1070 of Village - Kandivali
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. = 459.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 425.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 510.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is	M. G. Cross Road No. 4

	abutting	
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	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	N.A.
	(ii) Portions in their occupation	N.A.

	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	N.A.
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	N.A.
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		SALES	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.
40		If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
		COST OF CONSTRUCTION	
41		Year of commencement of construction and	Year of commencement of construction – 1990

	year of completion	(As per Commencement Certificate) Year of completion - 1993 (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.
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	N. A.

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 11.03.2023 for Residential Flat No. B/603, 6th Floor, Wing – B, “**Shree Shatrunjay Co-Op. Hsg. Soc. Ltd.**”, M. G. Cross Road No. 4, Behind Patel Nagar, Kandivali (West), Mumbai, PIN Code – 400 067, State Maharashtra, Country – India belongs to **Mrs. Nisha Mitesh Ranka & Mr. Mitesh Hastimal Ranka.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 07.07.2018
2	Copy of Occupancy Certificate No. CHE / 7917 / BP (WS) / AR dated 18.08.2004 issued by Municipal Corporation of Greater Mumbai (Reference Architect letter dated 07.04.1993)
4	Copy of Commencement Certificate No. CHE / 7917 / BSII / AP / AR dated 30.06.1990 issued by Municipal Corporation of Greater Mumbai
5	Copy of Society Maintenance Bill No. 3357 dated 01.01.2023
6	Copy of Society Share Certificate Document No. 34

LOCATION:

The said building is located at CTS No. 1070 of Village - Kandivali. The property falls in Residential Zone. It is at a walkable distance 1.5 Km. from Dahanukarwadi Metro station.

BUILDING:

The building under reference is having Stilt + 7 Upper Floor. 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 staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building is used for residential purpose. 6th Floor is having 4 Residential Flats. The building is having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 6th Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bath + W.C. (i.e. **1 BHK + W.C. + Bath.**) The residential flat is finished with Vitrified flooring, Teak Wood door framed with flush doors, Powdered Coated Aluminum sliding windows & Concealed plumbing & Concealed electrification.

Valuation as on 11th March 2023

The Carpet Area of the Residential Flat	:	425.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	1993 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	30 Years
Cost of Construction	:	510.00 Sq. Ft. X ₹ 2,800.00 = ₹ 14,28,000.00
Depreciation $\{(100-10) \times 30 / 60\}$:	45.00%
Amount of depreciation		₹ 6,42,600.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,50,675.00 per Sq. M. i.e. ₹ 13,998.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,25,792.00 per Sq. M. i.e. ₹ 11,686.00 per Sq. Ft.
Prevailing market rate	:	₹ 26,000.00 per Sq. Ft.
Value of property as on 11.03.2023	:	₹ 425.00 Sq. Ft. X ₹ 26,000.00 = ₹ 1,10,50,000.00

(Area of property x market rate of developed land & Residential premises as on 2021 - 22 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 11.03.2023	:	₹ 1,10,50,000.00 - ₹ 6,42,600.00 = ₹ 1,04,07,400.00
Total Value of the property	:	₹ 1,04,07,400.00
The Realizable value of the property	:	₹ 93,66,660.00
Distress value of the property	:	₹ 83,25,920.00
Insurable value of the property	:	₹ 14,28,000.00
Guideline value of the property	:	₹ 59,59,860.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. B/603, 6th Floor, Wing – B, "Shree Shatrunjay Co-Op. Hsg. Soc. Ltd.", M. G. Cross Road No. 4, Behind Patel Nagar, Kandivali (West), Mumbai, PIN Code – 400 067, State Maharashtra, Country – India for this particular purpose at ₹ 1,04,07,400.00 (Rupees One Crore Four Lakh Seven Thousand Four Hundred Only) as on 11th March 2023.

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 **11th March 2023 is ₹ 1,04,07,400.00 (Rupees One Crore Four Lakh Seven Thousand Four 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:

Think.Innovate.Create

ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 7 Upper Floor
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	1993 (Approx.)
4	Estimated future life	30 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 framed with flush doors, Powdered Coated Aluminum 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	Concealed electrification Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	
	(i) No. of water closets	As per Requirement
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
	(iv) No. of sink	
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	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

Think.Innovate.Create

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°12'27.5"N 72°50'32.6"E

Note: The Blue line shows the route to site from nearest Metro station (Dahanukarwadi – 1.5 Km)

76

Ready Reckoner Rate

DIVISION / VILLAGE : KANDIVALI Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: 90 Feet, D. P. Road to the North, and Village Boundary to the East and South, Link Road to the West.					
Rate of Land + Building In ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
79	79/353	67730	143500	165020	186400	143500
C. T. S. No. 27, 28, 29, 30, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 384, 471, 625, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 672, 673, 674, 675, 676, 677, 678, 679, 683, 684, 685, 686, 688, 692, 725, 726, 727, 794, 801, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921.						
<input type="button" value="Compare With Previous Year"/> <input type="button" value=""/>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,43,500.00			
Increase by 5% on Flat Located on 6 th Floor	7,175.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,50,675.00	Sq. Mtr.	13,998.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	67,730.00			
The difference between land rate and building rate (A – B = C)	82,945.00			
Depreciation Percentage as per table (D)	70%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,25,792.00	Sq. Mtr.	11,686.00	Sq. Ft.

Multi-Storied building with Lift

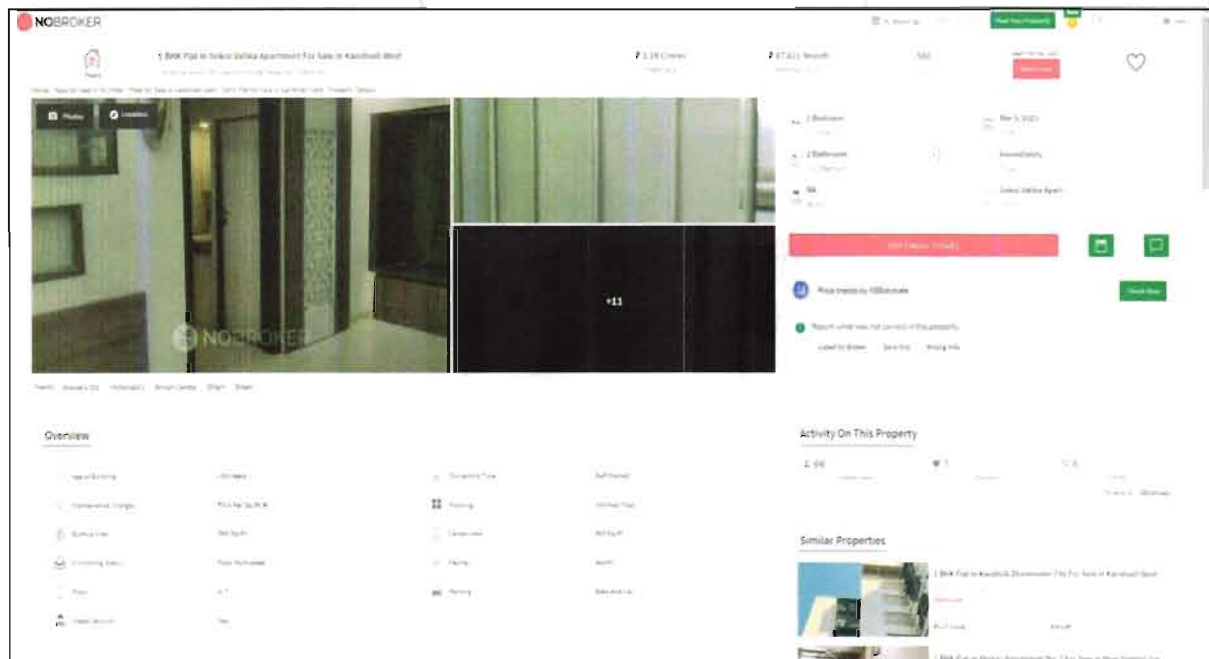
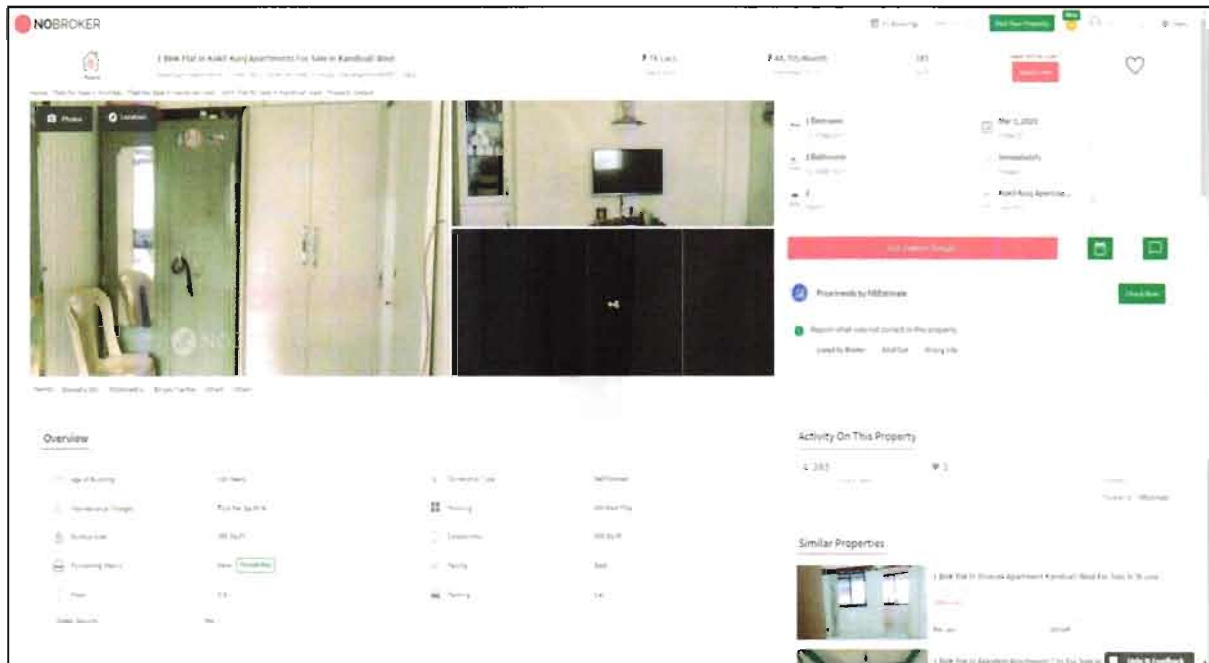
For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	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

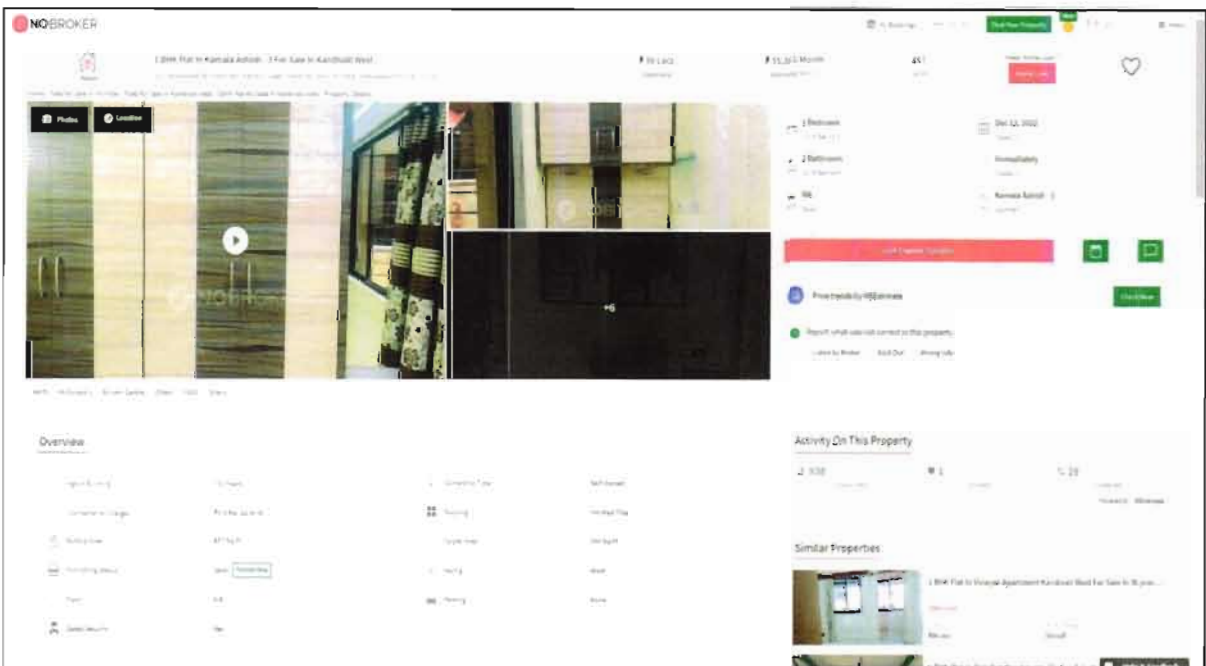
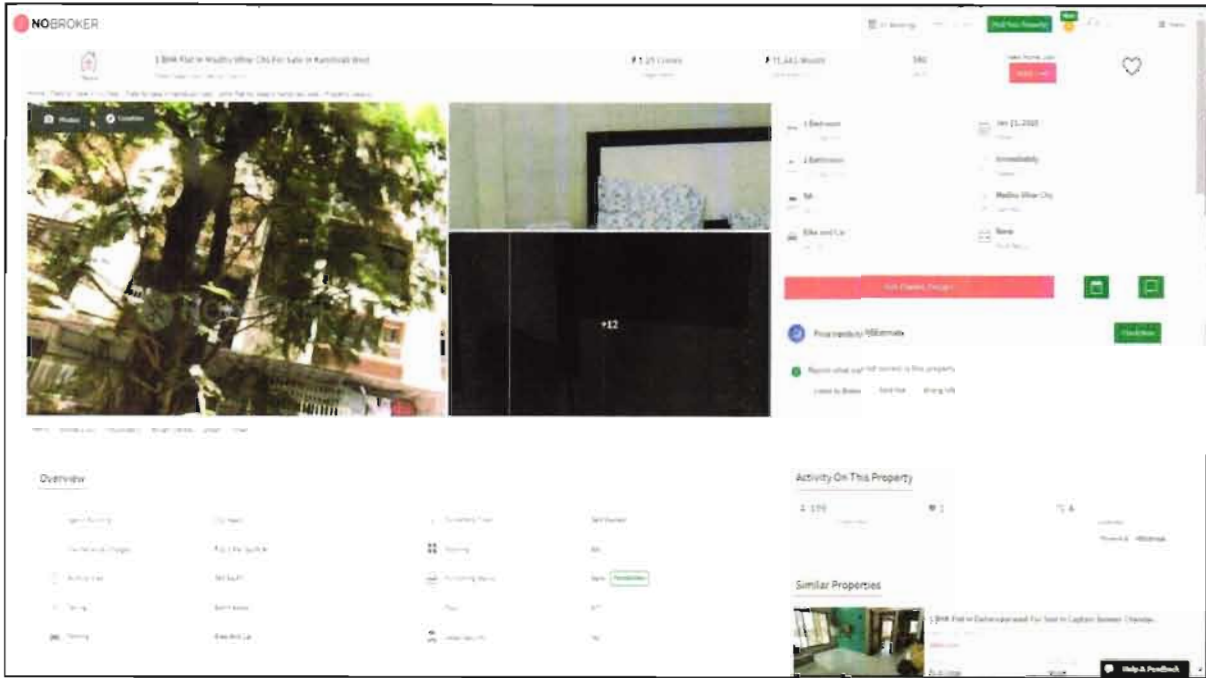
Table – D: Depreciation Percentage Table

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

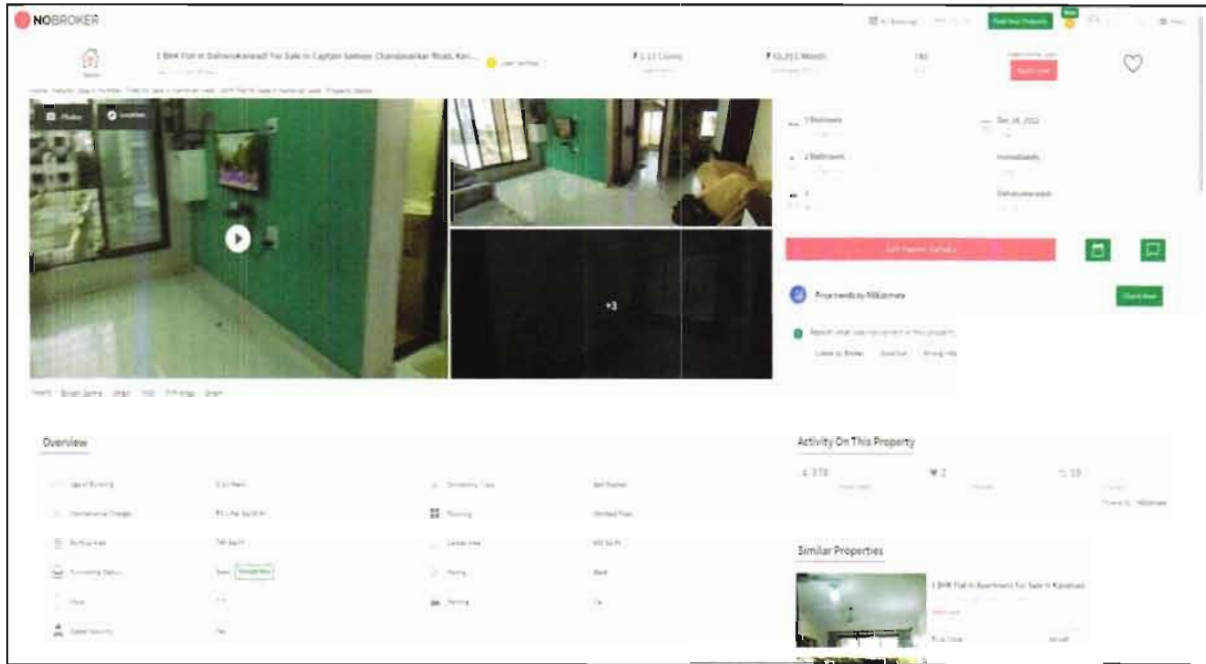
Price Indicators



Price Indicators



Price Indicators



Think.Innovate.Create

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **11th March 2023**.

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 knowledgeable 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.

