

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ajit Ramesh Dusane & Mrs. Amita Ajit Dusane**

Residential Flat No. 1504, 15th Floor, Tower - 4, "Oak", Runwal Forests 1, 2, 3 & 4 Co-op. Hsg. Soc. Ltd.,
Opp. Mangatram Petrol Pump, Lal Bahadur Shastri Marg, Bhandup (West), Mumbai - 400 078,
State - Maharashtra, Country – India

Latitude Longitude - 19°08'13.5"N 72°55'55.7"E

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Valuation Prepared for:

Cosmos Bank

Kalyan Branch

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



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

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Mumbai **Aurangabad** **Pune** **Rajkot**
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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. 1504, 15th Floor, Tower - 4, "Oak", Runwal Forests 1, 2, 3 & 4 Co-op. Hsg. Soc. Ltd., Opp. Mangatram Petrol Pump, Lal Bahadur Shastri Marg, Bhandup (West), Mumbai - 400 078, State - Maharashtra, Country – India belongs to **Mr. Ajit Ramesh Dusane & Mrs. Amita Ajit Dusane**.

Boundaries of the property.

North	:	Internal Road
South	:	Ground & Under Construction Building
East	:	Tower 8 (Magnolia) Runwal Forests
West	:	Tower 3 Pine A

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 ₹ 1,71,45,000.00 (Rupees One Crore Seventy One 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.

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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



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**Valuation Report of Residential Flat No. 1504, 15th Floor, Tower - 4, "Oak", Runwal Forests 1, 2, 3 & 4
Co-op. Hsg. Soc. Ltd., Opp. Mangatram Petrol Pump, Lal Bahadur Shastri Marg, Bhandup (West),
Mumbai - 400 078, 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 15.03.2023 for Banking Purpose
2	Date of inspection	14.03.2023
3	Name of the owner/ owners	Mr. Ajit Ramesh Dusane & Mrs. Amita Ajit Dusane.
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. 1504, 15 th Floor, Tower - 4, "Oak", Runwal Forests 1, 2, 3 & 4 Co-op. Hsg. Soc. Ltd., Opp. Mangatram Petrol Pump, Lal Bahadur Shastri Marg, Bhandup (West), Mumbai - 400 078, State - Maharashtra, Country – India Contact Person: Mr. Aniket Patil (Tenant) Contact No. 8007899355
6	Location, street, ward no	Lal Bahadur Shastri Marg, S Ward
7	Survey/ Plot no. of land	CTS No. 596, 596/1 to 6, 597, 597/1 to 7,598, 598/1 to 3, 599A, 599A/1 to 81, 601, 602, 602/1 to 9, 603, 604, 605, 605/1 to 17, 606, 606/1 to 83, 607/1 to 31, 607A, 607D of Village – Kanjur – W
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. = 613.00 Dry Balcony Area in Sq. Ft. = 20.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 635.00

		(Area as per Agreement for Sale) Built up Area in Sq. Ft. = 762.00 (Area as per Index - II)
13	Roads, Streets or lanes on which the land is abutting	Lal Bahadur Shastri Marg
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.	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?	Tenant Occupied – Aniket Patil
	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	Tenant Occupied – Aniket Patil
	(ii) Portions in their occupation	Fully Occupied

	(iii)	Monthly or annual rent /compensation /license fee, etc. paid by each	₹ 45,000.00 Present rental income per month
	(iv)	Gross amount received for the whole property	Details not provided
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		SALES	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a 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 completion	Year of Completion – 2020 (As per 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.
45	Remarks	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Kalyan Branch to assess fair market value as on 15.03.2023 for Residential Flat No. 1504, 15th Floor, Tower - 4, "Oak", Runwal Forests 1, 2, 3 & 4 Co-op. Hsg. Soc. Ltd., Opp. Mangatram Petrol Pump, Lal Bahadur Shastri Marg, Bhandup (West), Mumbai - 400 078, State - Maharashtra, Country – India belongs to **Mr. Ajit Ramesh Dusane & Mrs. Amita Ajit Dusane.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale (10 pages from Documents) dated 29.09.2022
2	Copy of Commencement Certificate No. CE / 1375 / BPES / AS dated 07.06.2015 issued by Municipal Corporation of Greater Mumbai
3	Copy of Part Occupancy Certificate No. CHE / ES / 1458 / S / 337 (NEW) / OCC / 1 / NEW dated 21.08.2020 issued by Municipal Corporation of Greater Mumbai

LOCATION:

The said building is located at CTS No. 596, 596/1-6, 597, 597/1-7, & others of Village – Kanjur, S Ward, Bhandup (West), Mumbai - 400 078, State - Maharashtra, Country – India. The property falls in Residential Zone. It is at travelling distance of 1.7 Km. from Bhandup railway station.

BUILDING:

The building under reference is having 3 Basement + Ground + 1 Podium + 38 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 staircase is of R.C.C. with R.C.C. trades and risers with Vitrified tile floor finish. The building is used for residential purpose. 15th Floor is having 6 Residential Flats.

Residential Flat:

The residential flat under reference is situated on the 15th Floor. The composition of residential flat consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets. (i.e. **2 BHK + 2 Toilets**). Along with 1 Covered Car Parking Space No. B3 - 481. The residential flat is finished with Vitrified tiles flooring, Teak Wood door framed with flush door, Powder Coated Aluminum sliding windows & Concealed plumbing & Concealed electrification.

Valuation as on 15th March 2023

The Carpet Area of the Residential Flat	:	635.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2020 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	3 Years
Cost of Construction	:	762.00 Sq. Ft. X ₹ 3,000.00 = ₹ 22,86,000.00
Depreciation	:	N.A., as the property age is below 5 years
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,66,463.00 per Sq. M. i.e. ₹ 15,465.00 per Sq. Ft.
Prevailing market rate	:	₹ 27,000.00 per Sq. Ft.
Value of property as on 15.03.2023	:	635.00 Sq. Ft. X ₹ 27,000.00 = ₹ 1,71,45,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 – 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 15.03.2023	:	₹ 1,71,45,000.00
Total Value of the property		₹ 1,71,45,000.00
The realizable value of the property	:	₹ 1,54,30,500.00
Distress value of the property	:	₹ 1,37,16,000.00
Insurable value of the property	:	₹ 22,86,000.00
Guideline value of the property	:	₹ 1,17,84,330.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 1504, 15th Floor, Tower - 4, "Oak", Runwal Forests 1, 2, 3 & 4 Co-op. Hsg. Soc. Ltd., Opp. Mangatram Petrol Pump, Lal Bahadur Shastri Marg, Bhandup (West), Mumbai - 400 078, State - Maharashtra, Country – India for this particular purpose at **₹ 1,71,45,000.00 (Rupees One Crore Seventy One Lakh Forty Five Thousand Only)** as on **15th 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 **15th March 2023 is ₹ 1,71,45,000.00 (Rupees One Crore Seventy One 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:

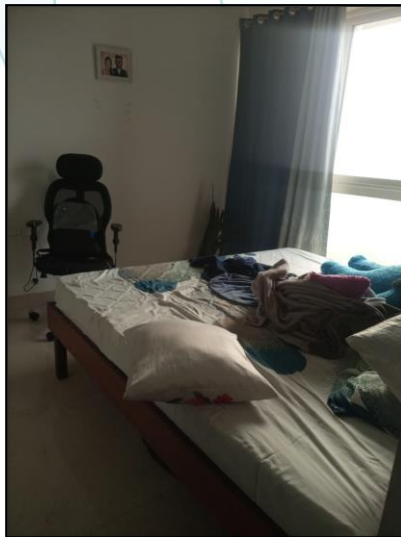
ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	3 Basement + Ground + 1 Podium + 38 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 15 th Floor
3	Year of construction	2020 (As per Occupancy Certificate)
4	Estimated future life	57 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 door, Powder Coated Alluminum 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
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
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		4 Lifts
19	Underground sump – capacity and type of construction		R.C.C tank
20	Over-head tank Location, capacity Type of construction		R.C.C tank on terrace
21	Pumps- no. and their horse power		May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving		Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity		Connected to Municipal Sewerage System

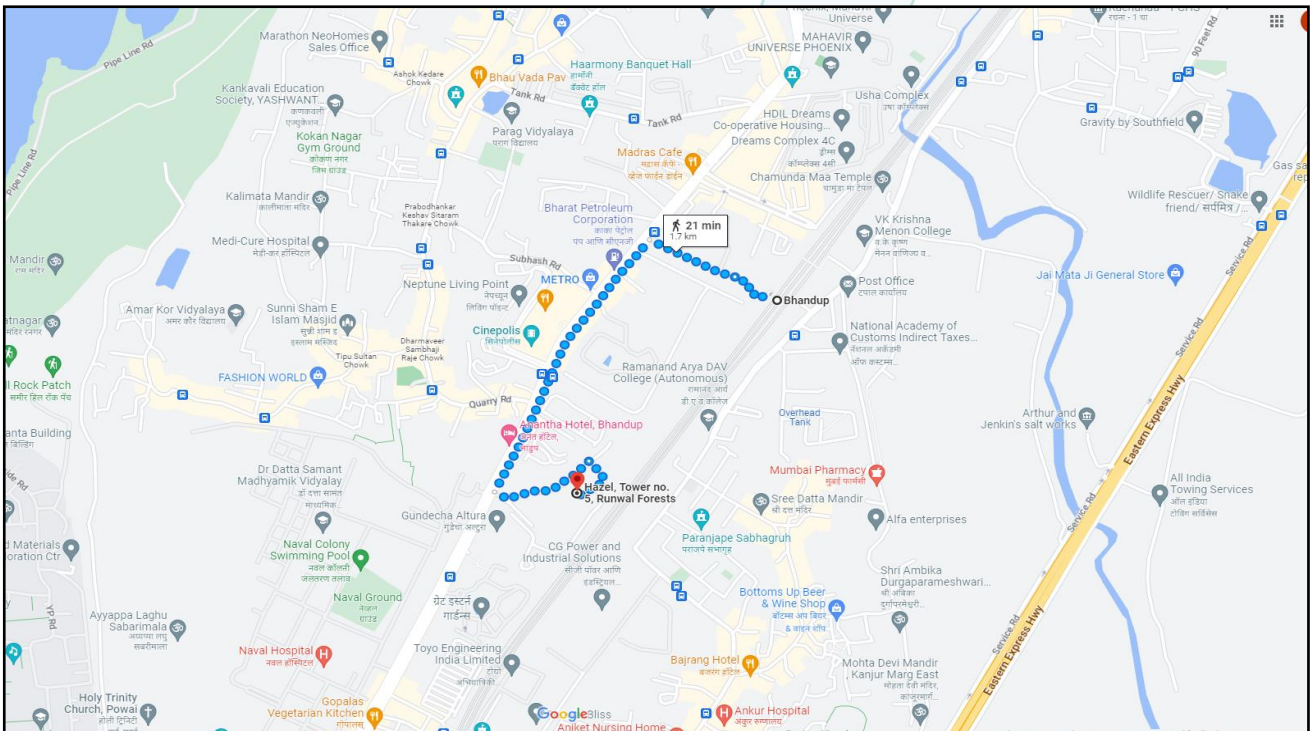
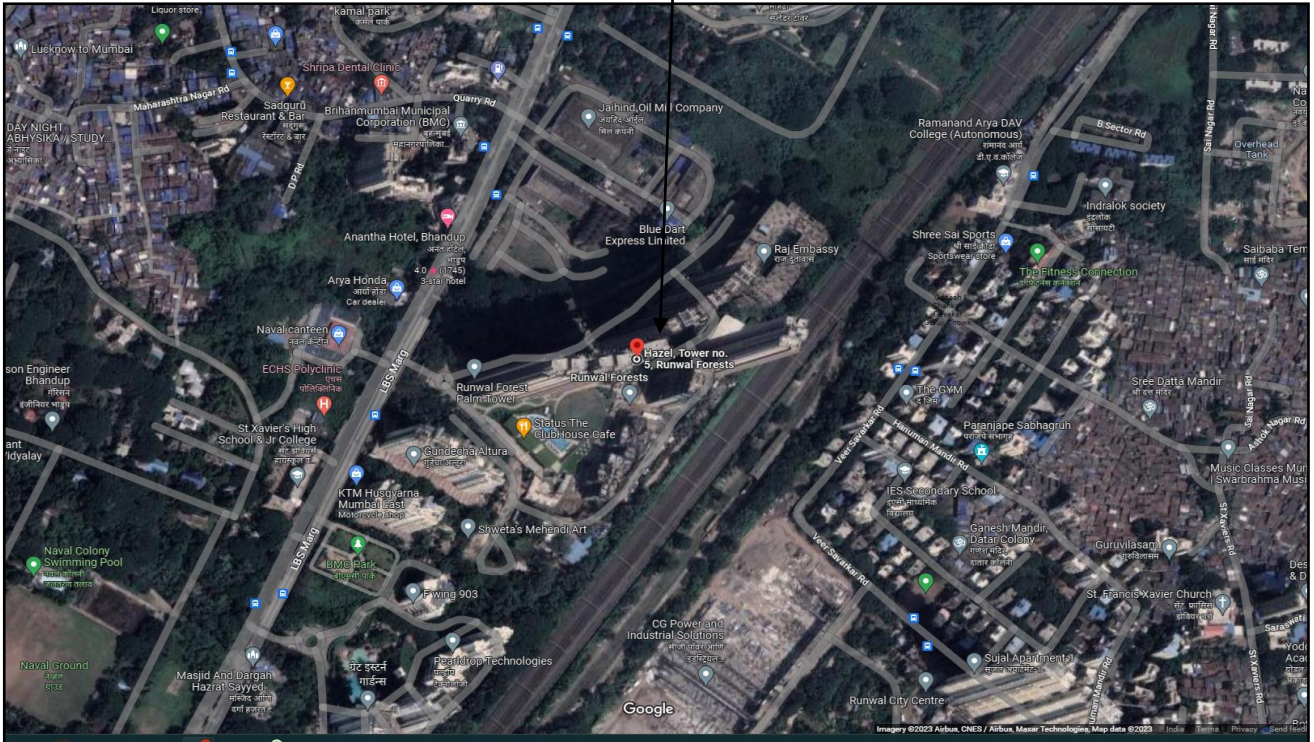
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Actual site photographs



Route Map of the property


Site,ulr



Latitude Longitude - 19°08'13.5"N 72°55'55.7"E

Note: The Blue line shows the route to site from nearest railway station (Bhandup – 1.7 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Annual Statement of Rates						
Year						Language
20222023						English
Selected District	मुंबई(उपनगर)					
Select Village	कांजूर - कुली					
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location					
Enter Survey No	596					Search
उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)
120/548B-5 हेक्टर पेक्षा जास्त असलेल्या मिळकती.	67220	151330	163970	180050	147720	चौरस मीटर
Attribute						सि.टी.एस. नंबर

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Price Indicators

Buy | Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Kanjurmarg west > 2 BHK Flats in Kanjurmarg west

Verified
₹2 Cr @ 25,940 per sq.ft.
 Estimated EMI ₹ 1,59,741
 99 acres estimated price **₹1.6 - 1.9 Cr**

2BHK 2Baths
 Flat/Apartment for Sale
 In Runwal Forests, Kanjurmarg west, Central Mumbai suburbs, Mumbai

REGISTRATION No: P51800001838 | Website: https://maharera.it.mahaonline.gov.in

Overview | Society | Dealer Details | Price Trends | Registry Record | Recommendation

Property (9) | **Society (62)**

Area
 Super Built up area 1101 sq.ft. (102.29 sq.m.)
 Built Up area: 900 sq.ft. (83.61 sq.m.)
 Carpet area: 771 sq.ft. (71.63 sq.m.)

Configuration
 2 Bedrooms, 2 Bathrooms, No Balcony with Store Room

Price
 ₹ 2 Crore+ Govt Charges & Tax @ 25,940 per sq.ft. [View Price Details](#)

Address
 Runwal Forests Kanjurmarg west, Central Mumbai suburbs

Floor Number
 10th of 58 Floors

Facing
 South-West

Overlooking
 Pool

Property Age
 0 to 1 Year Old [View Construction Status](#)

Places nearby
 Kanjurmarg west, Central Mumbai suburbs, Mumbai

Neptune Magnet Mall | Galleria Shopping Mall | R City Mall, Lal Bahadur Shastri Rd | Eastern Express Hwy | IIT Bomb

Buy | Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Kanjurmarg west > 2 BHK Flats in Kanjurmarg west

Posted on Feb 24, 2023 | Ready to move

₹2.15 Cr @ 28,552 per sq.ft.
 Estimated EMI ₹ 1,71,721

2BHK 2Baths
 Flat/Apartment for Sale
 In Runwal Forests, Kanjurmarg west, Central Mumbai suburbs, Mumbai

REGISTRATION No: P51800001838 | Website: https://maharera.it.mahaonline.gov.in

Overview | Society | Owner Details | Price Trends | Registry Record | Recommendation

Property (4) | **Society (62)**

Area
 Carpet area: 753 sq.ft. (69.96 sq.m.)

Configuration
 2 Bedrooms, 2 Bathrooms, No Balcony

Price
 ₹ 2.15 Crore+ Govt Charges & Tax @ 28,552 per sq.ft. (All inclusive)

Address
 Runwal Forests Kanjurmarg west, Central Mumbai suburbs

Floor Number
 14th of 38 Floors

Facing
 West

Overlooking
 Pool, Park/Garden, Club, Main Road, Others

Property Age
 1 to 5 Year Old [View Construction Status](#)

Places nearby
 Kanjurmarg west, Central Mumbai suburbs, Mumbai

Neptune Magnet Mall | Galleria Shopping Mall | R City Mall, Lal Bahadur Shastri Rd | Eastern Express Hwy | IIT Bomb

Price Indicators

Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Kanjurmg west > 2 BHK Flats in Kanjurmg west

₹1.25 Cr @ 18,628 per sq.ft.
Estimated EMI ₹99,838

99 acres estimated price ₹86 - 99 L

2BHK 2Baths
Flat/Apartment for Sale
in Runwal Forests, Kanjurmg west, Central Mumbai suburbs, Mumbai

REERA STATUS REGISTERED | Registration No: PS1800001838 | Website: <https://maharerait.mahaonline.gov.in>

Overview Society Dealer Details Price Trends Registry Record Recommendation >

Property (9) Society (62)

Area
Super Built up area 671 sq.ft. (62.34 sq.m.)
Built Up area: 598 sq.ft. (55.56 sq.m.)
Carpet area: 471 sq.ft. (43.76 sq.m.)

Configuration
2 Bedrooms , 2 Bathrooms, No Balcony with Study Room

Price
₹ 1.25 Crore+ Govt Charges & Tax @ 18,628 per sq.ft. [View Price Details](#)

Address
Runwal Forests
Kanjurmg west, Central Mumbai suburbs

Floor Number
15th of 38 Floors

Facing
East

Overlooking
Main Road

Property Age
0 to 1 Year Old [View Construction Status](#)

Places nearby
Near Mangatram Petrol Pump, Kanjurmg west, Central Mumbai suburbs, Mumbai [View All \(12\)](#)

Neptune Magnet Mall Galleria Shopping Mall R City Mall, Lal Bahadur Shastri Rd Eastern Express Hwy IIT Bomb

Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Kanjurmg west > 2 BHK Flats in Kanjurmg west

Posted on Mar 03, 2023 | Ready to move

₹1.78 Cr @ 16,840 per sq.ft.
Estimated EMI ₹1,42,169

2BHK 2Baths
Flat/Apartment for Sale
in Runwal Forests, Kanjurmg west, Central Mumbai suburbs, Mumbai

REERA STATUS REGISTERED | Registration No: PS1800001838 | Website: <https://maharerait.mahaonline.gov.in>

Overview Society Dealer Details Price Trends Registry Record Recommendation >

Property (20) Society (62)

Area
Built Up area: 1057 sq.ft. (98.2 sq.m.)
Carpet area: 661 sq.ft. (61.41 sq.m.)

Configuration
2 Bedrooms , 2 Bathrooms, No Balcony with Pooja Room

Price
₹ 1.78 Crore @ 16,840 per sq.ft. (Negotiable) [View Price Details](#)

Address
Runwal Forests
Kanjurmg west, Central Mumbai suburbs

Floor Number
25th of 40 Floors

Facing
East

Overlooking
Park/Garden

Property Age
1 to 5 Year Old [View Construction Status](#)

Places nearby
2501, Kanjurmg west, Central Mumbai suburbs, Mumbai [View All \(12\)](#)

Neptune Magnet Mall Galleria Shopping Mall R City Mall, Lal Bahadur Shastri Rd Eastern Express Hwy IIT Bomb

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15th 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 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 **₹ 1,71,45,000.00 (Rupees One Crore Seventy One Lakh Forty Five Thousand 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.

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