

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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	Invoice No. <b>PG-446/23-24</b> Delivery Note	Dated <b>6-May-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References
Buyer (Bill to) <b>JANASEVA SAHAKARI BANK-BHAYANDER EAST</b> BHAYANDER EAST Janki Awanue 1st Floor, Phatak Road, Bhaynder East Thane-401105 GSTIN/UIN : 27AAAAJ1528R2ZA State Name : Maharashtra, Code : 27	Buyer's Order No. Dispatch Doc No. <b>31159 / 2300453</b> Dispatched through	Dated Delivery Note Date Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,000.00</b>
	<b>CGST</b>			<b>180.00</b>
	<b>SGST</b>			<b>180.00</b>
	<b>Total</b>			<b>₹ 2,360.00</b>

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

**Indian Rupee Two Thousand Three Hundred Sixty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
<b>Total</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

Tax Amount (in words) **Indian Rupee Three Hundred Sixty Only**

**Remarks:**  
 Residential Flat No. 301, 3rd Floor, A – Wing,  
 "Padmanabh Darshan Co-op. Hsg. Soc. Ltd.", Mira  
 Bhayandar Road, Opp. Deepak Hospital, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India belongs to Mrs. Pooja Mahadev Mestry & Mr. Mahadev Lavu Mestry.

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 : **123105000319**  
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



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

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: Mrs. Pooja Mahadev Mestry & Mr. Mahadev Lavu Mestry

Residential Flat No. 301, 3<sup>rd</sup> Floor, A – Wing, "Padmanabh Darshan Co-op. Hsg. Soc. Ltd.",  
Mira Bhayandar Road, Opp. Deepak Hospital, Mira Road (East), Thane – 401 107,  
State – Maharashtra, Country – India.

Latitude Longitude: 19°17'37.2"N 72°51'39.2"E

### Valuation Done for: **Janseva Sahakari Bank**

**Bhayandar (East) Branch**

Janki Avenue, 1<sup>st</sup> Floor, Phatak Road, Bhayandar (East), Thane - 401105,  
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, Akruti Star,  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, 3<sup>rd</sup> Floor, A – Wing, "Padmanabh Darshan Co-op. Hsg. Soc. Ltd.", Mira Bhayandar Road, Opp. Deepak Hospital, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India belongs to **Mrs. Pooja Mahadev Mestry & Mr. Mahadev Lavu Mestry**.

### Boundaries of the property.

North	:	Mauli Grand Banquet
South	:	Mira Bhayandar Road
East	:	Snow White Apartment
West	:	Indralok Phase - I

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 Fair Market Value for this particular purpose at ₹ 46,53,000.00 (Rupees Forty Six Lakh Fifty Three 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 BABURAO  
CHALIKWAR

Digitally signed by Manoj Baburao Chalikwar  
DN: cn=Manoj Baburao Chalikwar, o=Vastukala Consultants (I) Private Limited,  
ou=Vastukala, email=manoj.chalikwar@vastukala.com, c=IN

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

JSB Emp. No. 36/LOAN H.O./2016-17/232

Encl. Valuation Report



### 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  
Tele/Fax : +91 22 28371225/24  
mumbai@vastukala.org

**Vastukala Consultants (I) Pvt. Ltd.**

121, 1st Floor, Ackruli Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	:	04.05.2023
	b) Date on which the valuation is Made	:	06.05.2023
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 21.04.2023 executed between the Transferor – Ms. Supriya Kishor Rane and the Transferees - Mrs. Pooja Mahadev Mestry & Mr. Mahadev Lavu Mestry.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p><b>Mrs. Pooja Mahadev Mestry &amp; Mr. Mahadev Lavu Mestry.</b></p> <p><b>Address:</b> Residential Flat No. 301, 3<sup>rd</sup> Floor, A – Wing, “Padmanabh Darshan Co-op. Hsg. Soc. Ltd.”, Mira Bhayandar Road, Opp. Deepak Hospital, Mira Road (East), District – Thane – 401 107, State – Maharashtra, Country – India.</p> <p><b>Contact Person:</b> Mr. Kishor Rane (Owner’s Representative)</p> <p>Joint Ownership Details of ownership share is not available</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat is located on 3 <sup>rd</sup> Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + WC + Bath + Passage (i.e. 1 BHK + WC + Bath). The property is at 2.00 Km. travelling distance from nearest metro station Mira Road.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Old Survey No. 358, New Survey No. 83, Hissa No. 4
	b) Door No.	:	Residential Flat No. 301
	c) C.T.S. No. / Village	:	Village – Goddev
	d) Ward / Taluka	:	Taluka – Thane
	e) Mandal / District	:	District – Thane
	f) Date of issue and validity of layout of approved map / plan	:	Copy of approved building plans were not provided and not verified.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
	i) Any other comments by our empanelled valuers on authentic of	:	N.A.

	approved plan		
7.	Postal address of the property	:	Residential Flat No. 301, 3 <sup>rd</sup> Floor, A – Wing, "Padmanabh Darshan Co-op. Hsg. Soc. Ltd.", Mira Bhayandar Road, Opp. Deepak Hospital, Mira Road (East), District – Thane – 401 107, State – Maharashtra, Country – India.
8.	City / Town	:	Mira Road (E)
	Residential area	:	Yes
	Commercial area	:	Yes
	Industrial area	:	No
9.	Classification of the area	:	(R)
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Goddev Mira Bhayandar Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	<b>Boundaries of the property</b>		<b>As per site</b> <b>As per documents</b>
	North	:	Mauli Grand Banquet                      Details not available
	South	:	Mira Bhayandar Road                      Details not available
	East	:	Snow White Apartment                      Details not available
	West	:	Indralok Phase - I                      Details not available
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
			A                      B As per the Deed                      Actuals
	North	:	-                      -
	South	:	-                      -
	East	:	-                      -
	West	:	-                      -
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 374.00 (Area as per actual site measurement)  Built-up Area in Sq. Ft. = 423.00 (Area as per Index - II)
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°17'37.2"N 72°51'39.2"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built-up Area in Sq. Ft. = 423.00 (Area as per Index - II)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant

II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Old Survey No. 358, New Survey No. 83, Hissa No. 4
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Goddev Mira Bhayandar Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 301, 3 <sup>rd</sup> Floor, A – Wing, "Padmanabh Darshan Co-op. Hsg. Soc. Ltd.", Mira Bhayandar Road, Opp. Deepak Hospital, Mira Road (East), District – Thane – 401 107, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 1991 (Approx.)
5.	Number of Floors	: Ground + 4 Upper Floors
	Type of Structure	: R.C.C. Framed Structure
	Number of Dwelling units in the building	: 4 Flats on 3 <sup>rd</sup> Floor
	Quality of Construction	: Normal
	Appearance of the Building	: Normal
	Maintenance of the Building	: Normal
	Facilities Available	:
	Lift	: Not Provided
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open / Covered Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes

III	FLAT	
1	The floor in which the flat is situated	: 3 <sup>rd</sup> Floor
2	Door No. of the flat	: Residential Flat No. 301
3	Specifications of the flat	:
	Roof	: R.C.C. Slab
	Flooring	: Carpet
	Doors	: Teak Wood door frame with Flush doors
	Windows	: Powder Coated Alluminum sliding windows
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	: Cement Plastering with POP false ceiling
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of:	: Details not available



	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Normal
7	Sale Deed executed in the name of	:	<b>Mrs. Pooja Mahadev Mestry &amp; Mr. Mahadev Lavu Mestry.</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	<b>Built-up Area in Sq. Ft. = 423.00 (Area as per Index - II)</b>
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 374.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 9,500.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 10,500.00 to ₹ 11,500.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 11,000.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 8,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 95,300.00 per Sq. M. i.e. ₹ 8,854.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 75,460.00 per Sq. M. i.e. ₹ 7,010.00 per Sq. Ft.

5	Age of the building	:	32 years
6	Life of the building estimated	:	28 years Subject to proper, preventive periodic maintenance & structural repairs.
<b>Remark:</b>			

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	423.00 Sq. Ft.	11,000.00	46,53,000.00
2	<b>Total Fair Market Value of the Property</b>			46,53,000.00
3	<b>Realizable value of the property</b>			41,87,700.00
4	<b>Distress value of the property</b>			37,22,400.00
5	<b>Insurable value of the property (423.00 X 2,500.00)</b>			10,57,500.00
6	<b>Guideline value of the property (As per Index - II)</b>			40,00,000.00

**Justification for price / rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 10,500.00 to ₹ 11,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹ 11,000.00 per Sq. Ft. on Built Up Area for valuation.



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## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 बाजारमूल्य दर पत्रक

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Valuation Rules
User Manual
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Feedback

**Year** 2023/2024 **Language** English

**Annual Statement of Rates**

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No  Location

Select	व्यवस्थापन	कुली कमीत	निवासी सरनिष्ठा	बोडींग	दुपाने	बैचोनिक	एक (रि.)
SurveyNo	3/18-एम) पु. विभाग फोर्डेर गावठील निळकती मंळे इमांक	33300	95300	109600	119100	109600	ची. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	95,300.00			
No increase for all floors from ground to 4 floors	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>95,300.00</b>	<b>Sq. Mtr.</b>	<b>8,854.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	33,300.00			
The difference between land rate and building rate (A – B = C)	62,000.00			
Depreciation Percentage as per table (D) (100% - 32%) (Age of the Building – 32 Years)	68%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>75,460.00</b>	<b>Sq. Mtr.</b>	<b>7,010.00</b>	<b>Sq. Ft.</b>

### 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

appt. Counting	1 BHK	1	Bedroom	1
1st Floor	185 Sq. Ft.	1	Bathroom	1
1st Floor	185 Sq. Ft.	1	Kitchen	1
1st Floor	185 Sq. Ft.	1	Living	1
1st Floor	185 Sq. Ft.	1	Study	1
1st Floor	185 Sq. Ft.	1	TV	1

 The listing also features an 'Activity On This Property' section showing 174 views and a 'Similar Properties' section with a link to view similar properties for Mira Road East."/>


appt. Counting	1 BHK	1	Bedroom	1
1st Floor	185 Sq. Ft.	1	Bathroom	1
1st Floor	185 Sq. Ft.	1	Kitchen	1
1st Floor	185 Sq. Ft.	1	Living	1
1st Floor	185 Sq. Ft.	1	Study	1
1st Floor	185 Sq. Ft.	1	TV	1

 The listing also features an 'Activity On This Property' section showing 97 views and a 'Similar Properties' section with a link to view similar properties for Mira Road East."/>

## Price Indicators

**NOBROKER**  
 1 BHK Flat In Spina Towers For Sale In Mira Road  
 ₹ 35 Lakh  
 ₹ 31,522/Month  
 499 sq.ft.

**Overview**

Age of Building	100 Years	Ownership Type	Self Owned
Interiors/Design	Full Furnish	Flooring	Tile
Built-up Area	499 sq.ft.	Carpeting Area	450 sq.ft.
Flooring	Tile	Water	On
Power	On	Land Status	Free

**Activity On This Property**  
 2 271

**Similar Properties**

**NOBROKER**  
 1 BHK Flat In Prashant Chy Mira Road For Sale In Mira Road East  
 ₹ 48 Lakh  
 ₹ 25,235/Month  
 500 sq.ft.

**Overview**

Age of Building	100 Years	Ownership Type	Self Owned
Interiors/Design	Full Furnish	Flooring	Marble Floor
Built-up Area	500 sq.ft.	Carpet Area	470 sq.ft.
Flooring	Marble Floor	Water	On
Power	On	Land Status	Free

**Activity On This Property**  
 2 45

**Similar Properties**





## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on 06<sup>th</sup> May 2023 and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

### Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring 423.00 Sq. Ft. Built Up Area in the name of Mrs. Pooja Mahadev Mestry & Mr.

**Mahadev Lavu Mestry.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

#### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mrs. Pooja Mahadev Mestry & Mr. Mahadev Lavu Mestry.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

#### Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

#### Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **423.00 Sq. Ft. Built Up Area.**

#### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

#### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach / Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the





