

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Ms. Shaikh Saba Masroor**

Residential Flat No. 101, 1st Floor, "**Peace Apartment**", Off Aurangabad – Nashik Highway,
Police Colony, Padegaon, Aurangabad, Pin – 431 002, State – Maharashtra, Country – India.

Latitude Longitude: 19°53'32.3"N 75°16'38.3"E

Valuation Prepared for:

Private Valuation



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Vastukala Consultants (I) Pvt. Ltd.

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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 Visa Purpose.
2.	a)	Date of inspection : 24.05.2023
	b)	Date on which the valuation is made : 26.05.2023
3.	List of documents produced for perusal: 1. Copy of Sale Deed dated 18.06.2019 between Mr. Saleem Shamsheer Patel (Vendor) and Ms. Shaikh Saba Masroor (Purchaser). 2. Copy of Commencement Certificate No. 826/623/17/2017-18 dated 22.11.2017 issued by Aurangabad Municipal Corporation. 3. Copy of Building Plan No. OC/289/17/2022-23 dated 18.11.2022, approved by Aurangabad Municipal Corporation. 4. Copy of RERA Registration No. P51500015185 dated 07.02.2018	
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)	: Ms. Shaikh Saba Masroor Address: Residential Flat No. 101, 1 st Floor, " Peace Apartment ", Off Aurangabad – Nashik Highway, Police Colony, Padegaon, Aurangabad, Pin – 431 002, State – Maharashtra, Country – India. Contact Person: Mr. Mohammed Raza Qureshi Mobile No.: 99233 11500
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential flat is located on 1 st Floor. The composition of flat is 2 Bedrooms + Living + Dining + Kitchen + 2 Toilets + Balcony + Terrace (i.e. 2 BHK + 2 Toilets + Balcony + Terrace). The property is at 6.3 km. Travelling distance from nearest Railway Station Aurangabad.
6.	Location of property	:
	a)	Plot No. / Survey No. : Gut No. 42
	b)	Door No. : Residential Flat No. 101
	c)	C.T.S. No. / Village : Gut No. 42 of Village – Padegaon
	d)	Ward / Taluka : Aurangabad
	e)	Mandal / District : Aurangabad
	f)	Date of issue and validity of layout of approved map / plan : Copy of Building Plan No. OC/289/17/2022-23 dated 18.11.2022, approved by Aurangabad Municipal Corporation.
	g)	Approved map / plan issuing authority : Corporation.
	h)	Whether genuineness or authenticity of approved map/ plan is verified : Yes
	i)	Any other comments by our : No

	empanelled valuers on authentic of approved plan		
7.	Postal address of the property	:	Residential Flat No. 101, 1 st Floor, "Peace Apartment", Off Aurangabad – Nashik Highway, Police Colony, Padegaon, Aurangabad, Pin – 431 002, State – Maharashtra, Country – India.
8.	City / Town	:	Aurangabad
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Padegaon Aurangabad 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.	Boundaries of the property		As per Site As per documents
	North	:	Police Colony Details not available
	South	:	60 Mtr. Road Details not available
	East	:	Side Margin Details not available
	West	:	Internal Road 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. = 587.00 Terrace / Balcony in Sq. Ft. = 316.00 (Area as per actual site measurement) RERA Carpet Area in Sq. Ft. = 611.00 (Area as per Sale Deed)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°53'32.3"N 75°16'38.3"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	RERA Carpet Area in Sq. Ft. = 611.00 (Area as per Sale Deed)
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.	:	Gut No. 42 of Village – Padegaon
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Padegaon Aurangabad Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 101, 1 st Floor, “ Peace Apartment ”, Off Aurangabad – Nashik Highway, Police Colony, Padegaon, Aurangabad, Pin – 431 002, State – Maharashtra, Country – India.
	Description of the locality Residential / Commercial / Mixed	:	Residential
	Year of Construction	:	New Building (As per Site Information)
	Number of Floors	:	Basement + Ground + 13 upper floors
	Type of Structure	:	R.C.C. Framed Structure
	Number of Dwelling units in the building	:	6 Flats on 1 st Floor
	Quality of Construction	:	Good
	Appearance of the Building	:	Good
	Maintenance of the Building	:	Good
3.	Facilities Available	:	
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Basement + Open 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	:	1 st floor
2	Door No. of the Flat	:	Residential Flat No. 101
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified flooring
	Doors	:	Teakwood flush doors
	Windows	:	Powder Coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering + 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	:	Ms. Shaikh Saba Masroor
8	What is the undivided area of land as per Sale Deed?	:	Details not available

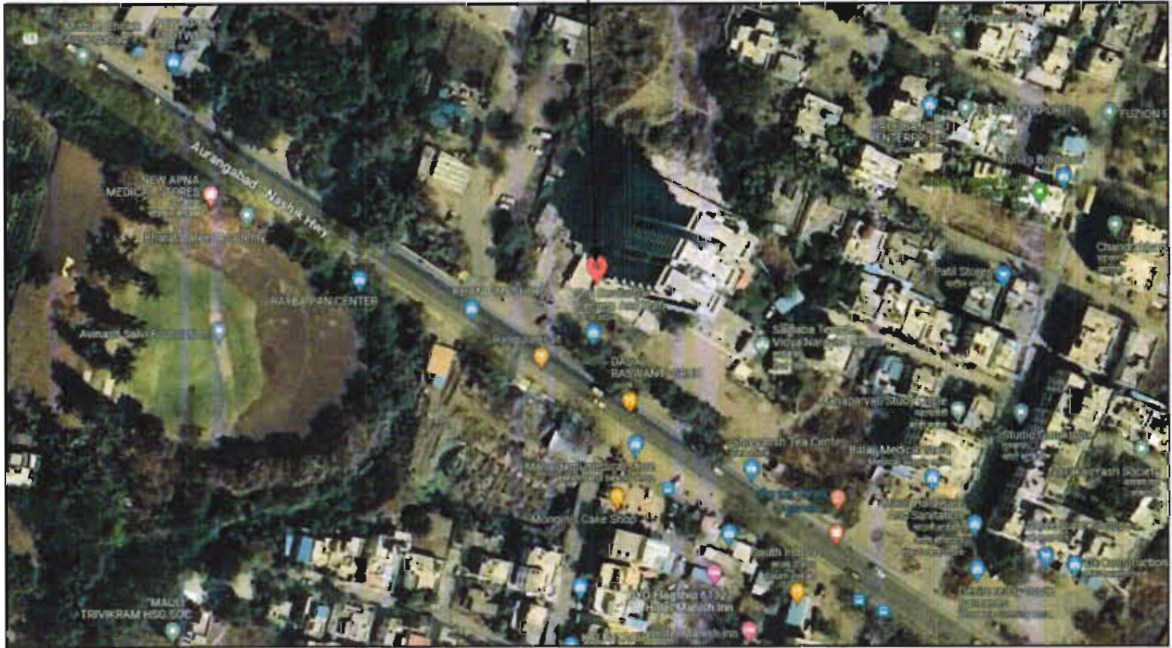
9	What is the plinth area of the Flat?	:	Built up Area in Sq. Ft. = 672.00 (Sale Deed Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per AMC norms
11	What is the Carpet Area of the Flat?	:	RERA Carpet Area in Sq. Ft. = 611.00 (Area as per Sale Deed)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
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?	:	₹ 7,500.00 Expected rental income per month
IV	MARKETABILITY	:	
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
V	Rate	:	
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)	:	₹ 5,500.00 to ₹ 6,500.00 per Sq. Ft. on Carpet area
2	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).	:	₹ 6,000.00 per Sq. Ft. on Carpet area
3	Break - up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 3,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 35,860.00 per Sq. M. i.e. ₹ 3,331.00 per Sq. Ft.
5	Age of the building	:	New Building
6	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Remarks: -		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present value of the property	611.00Sq. Ft.	6,000.00	36,66,000.00
	Total value of the property			36,66,000.00
	Insurable value of the property (672.00 Sq. Ft. X ₹ 2,500.00)			16,80,000.00
	Guideline value of the property (672.00 Sq. Ft. X ₹ 3,331.00)			22,38,432.00

Route Map of the property

Site r



Latitude Longitude: 19°53'32.3"N 75°16'38.3"E

Note: The Blue line shows the route to site from nearest Metro railway station (Aurangabad – 6.3 km.)

Ready Reckoner Rate

Select	वसतिघात	सुरती मती	मिळवणी मती/दर	वरीलच सुटणे	वरीलचिच दर	एकक (Rs./)
Survey No	18.563 क-सी कोकरीया व कोकरीयात वाणी विकसीत केलेल्या पुढरकमपरावीस मिळकतीसाठी	10000	32500	38000	44000	0 चौ. मीटर
Survey No	18.563 - पुढई मद्राभारतीय वई रडिक्शन मिळकती	9800	35000	41240	44830	0 चौ. मीटर
Survey No	18.564क-से. असेच पुढरकमपरावीस वाणी विकसीत केलेल्या पुढरकमपरावीस मिळकतीसाठी	7900	32060	37790	42000	0 चौ. मीटर
Survey No	18.564 - उररीत मई मिळकती (रडिक्शन)	7400	30790	35410	40000	0 चौ. मीटर
Survey No	18.565क-सी असेच पुढरकमपरावीस वा. सि. सी. वाकरवाई असेच वाणी विकसीत केलेल्या पुढरकमपरावीस मिळकतीसाठी	7000	30500	36080	41000	0 चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	35,860.00			
No Increase by Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	35,860.00	Sq. Mtr.	3,331.00	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



Sales Instances

1594 20-05-2023 Note: Generated Through eSearch Module. For original report please contact concern SRO office	सूची क्र.2	दुग्गल विस्थापक सह ट्रस्टि, औरंगाबाद 5 दस्ता क्रमांक : 15/2023 शेती नं. Regn 53m
गावाचे नाव : पडेगांव		
(1) विक्रीचा प्रकार	गेज सैड	
(2) मूल्यदरा	4000000	
(3) बाजारमूल्य प्रतिशत/दरामा बाबत/प्रतिशत/दरामा अंकासाठी देणे की परदेशीर ते मनुष्य करणे	3088263.2	
(4) भू-मालकी क्षेत्र/वेळी व पत्रकारिता/अवकाश	1) यातिकेचे नाव- औरंगाबाद म न चा इतर वर्गाने . इतर माहिती: मोठे पडेगांव ता व जि. औरंगाबाद येथील गट नं 43 पैकी पॉट नं 2 "भाऊली हार्डवेअर" मधील पॉट नं एक-9 सेकंड पतो/अर ज्याचे कारपेट क्षेत्र 66.29 चौ मी व विल्ल क्षेत्र 66.12 चौ मी (GAT NUMBER : 43 .)	
(5) क्षेत्रफळ	0.0 चौ मीटर	
(6) अंकासाठी किंवा घुडी देण्यात असेल किंवा		
(7) दस्तऐवज बनवणे देणे/वा घेणे/वा देण्यात येणे किंवा देण्याची आवश्यकता कुठल्यान किंवा आदेश अन्वयेत/प्रतिबंधित नाव व पत्र	1) नाव- दुग्गलार्थी भाऊसाहेब सुभाषे योगेश्वरी पु. अमा मणुपु. मे. के. के. कन्व्हन्शन रॉड अखुत रस्ता वर खोलेत खान हाथिये येथे/दुग्गल - वर -52 सहा. पॉट नं. - पाला नं. - इमालीचे नाव - बळीक नं. - रोड नं. मोठे/दुग्गल औरंगाबाद, महाराष्ट्र, औरंगाबाद, पिन कोड -431001 पिन नं.	
(8) दस्तऐवज बनवणे देणे/वा घेणे/वा देण्यात येणे किंवा देण्याची आवश्यकता कुठल्यान किंवा आदेश अन्वयेत/प्रतिबंधित नाव व पत्र	1) नाव- औरंगाबाद खान येथे/दुग्गल - वर -54 सहा. पॉट नं. - पाला नं. - इमालीचे नाव - बळीक नं. - रोड नं. पॉट नं 128, लॉट नं 12, बाबाजीपु, औरंगाबाद, महाराष्ट्र, औरंगाबाद, पिन कोड -431001 पिन नं.	
(9) दस्तऐवज बनवणे देण्याचा दिनांक	30/12/2022	
(10) दस्तऐवज घेण्याचा दिनांक	02/01/2023	
(11) मंजुरीचा दिनांक व पत्र	15/2023	
(12) बाजारमूल्यदरामाचे मूलांक गुण	240000	
(13) बाजारमूल्यदरामाचे रोटीची गुण	30000	



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Price Instances

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 600 sq-ft 2 BHK flat for sale at ₹40.0 Lac. The listing includes a main image of the flat's interior, a smaller image of the flat's exterior, and a '16 Photos' button. The listing details are as follows:

Property Details	Specifications	Transaction Details
600 Sq-ft 2 BHK Flat For Sale	2 Beds, 2 Baths, 2 Balconies, Unfurnished	Resale
Carpet Area: 600 sqft • ₹6.67/sqft	Floor: 1 (Out of 4 Floors)	Status: Ready to Move
Status: Ready to Move	Furnished Status: Unfurnished	Age Of Construction: 5 to 10 years

Additional information from the listing includes: 'Get full support from Relationship Manager MB Prime', 'Shortlists Properties Communicates with Owners', 'Live Video Call', 'Join Prime @ 50% OFF', 'Contact Owner MUZAFFAR Khan -919100000000', and 'Last contact made 75 days ago'.

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Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was Purchased by Ms. Shaikh Saba Masroor from Mr. Saleem Shamsheer Patel vide Sale Deed dated 18.06.2019.
2.	Purpose of valuation and appointing authority	As per the request Privet Valuation, to assess value of the property for Visa Purpose .
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Shashikant Chalikwar – Valuation Engineer Vaishali Sarmalkar – Technical Manager Abhishek Harijan – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 24.05.2023 Valuation Date – 26.05.2023 Date of Report – 26.05.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 24.05.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **26th 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 **RERA Carpet Area in Sq. Ft. = 611.00** in the name of **Ms. Shaikh Saba Masroor**. 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 **Ms. Shaikh Saba Masroor**. 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 **RERA Carpet Area in Sq. Ft. = 611.00.**

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 subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **RERA Carpet Area in Sq. Ft. = 611.00.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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.



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property for under reference as on **26th May 2023**.

The term **Fair Market 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.

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 Fair Market value for **Visa Purpose** at **₹ 36,66,000.00 (Rupees Thirty Six Lakh Sixty Six Thousand Only)**.

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.org, c=IN, postalCode=400001, st=Maharashtra, serial=1711042819, version=1, reason=I have nothing to prove to anyone, email=manoj@vastukala.org, c=IN, postalCode=400001, st=Maharashtra, serial=1711042819, version=1, reason=I have nothing to prove to anyone


Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763