

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1401/23-24	Dated 4-Jul-23
Buyer (Bill to) Cosmos Bank-Zaveri Bazar Branch Zaveri Bazar Branch 19/21,Cosmos Bank Bldg, Vithalwadi Zaveri Bazar,Mumbai-400002 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002169 / 2301403	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

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

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		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:
 Mr. Maigaram Vardhaji Devasi & Mrs. Huadevi
 Maigaram Devasi - Residential Tenement No. 103, 1st
 Floor, "89/91 Shree Durgadevi Darshan Co-op. Hsg.
 Soc. Ltd.", 89/91 Durgadevi Street, Kumbharwada,
 Mumbai - 400 004, 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

 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Maigaram Vardhaji Devasi & Mrs. Huadevi Maigaram Devasi**

Residential Tenement No. 103, 1st Floor, "**89/91 Shree Durgadevi Darshan Co-op. Hsg. Soc. Ltd.**",
89/91 Durgadevi Street, Kumbharwada, Mumbai – 400 004,
State – Maharashtra, Country – India.

Latitude Longitude - 18°57'36.8"N 72°49'36.7"E

Valuation Done for:

Cosmos Bank

Zaveri Bazar Branch

19/21, Cosmos Bank Bldg., Vithalwadi, Zaveri Bazar, Mumbai – 400 002,
State – Maharashtra, Country – India.



Our Pan India Presence at :

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

📍 **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
📠 TeleFax : +91 22 28371325/24
✉️ mumbai@vastukala.org



VALUATION OPINION REPORT

The property bearing Residential Tenement No. 103, 1st Floor, "89/91 Shree Durgadevi Darshan Co-op. Hsg. Soc. Ltd.", 89/91 Durgadevi Street, Kumbharwada, Mumbai – 400 004, State – Maharashtra, Country – India belongs to **Mr. Maigaram Vardhaji Devasi & Mrs. Huadevi Maigaram Devasi.**

Boundaries of the property.

North : Durgadevi Street
South : Radha Krishna Mandir
East : Somji Building
West : Ram Mandir Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 75,19,500.00 (Rupees Seventy Five Lakh Nineteen Thousand Five 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,
ou=sdm,
c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
serialNumber=1455656648e028e0b2815584f6e9583193103
Date: 2023.07.04 15:50:39 +05'30'

Auth. Sign.



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



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Residential Tenement No. 103, 1st Floor, "**89/91 Shree Durgadevi Darshan Co-op. Hsg. Soc. Ltd.**", 89/91 Durgadevi Street, Kumbharwada, Mumbai – 400 004, 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 04.07.2023 for Bank Loan Purpose
2	Date of inspection	29.06.2023
3	Name of the owner/ owners	Mr. Maigaram Vardhaji Devasi & Mrs. Huadevi Maigaram Devasi
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 Tenement No. 103, 1 st Floor, " 89/91 Shree Durgadevi Darshan Co-op. Hsg. Soc. Ltd. ", 89/91 Durgadevi Street, Kumbharwada, Mumbai – 400 004, State – Maharashtra, Country – India. Contact Person: Mr. Maigaram Devasi (Owner) Contact No. 9920196777
6	Location, street, ward no	89/91 Durgadevi Street, Kumbharwada, Mumbai
	Survey/ Plot no. of land	C. S. No. 3943 of Bhuleshwar Division
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. = 222.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 225.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 270.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	89/91 Durgadevi Street, Kumbharwada, Mumbai – 400 004.

14	If freehold or leasehold land	Free hold
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	N.A.
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	₹ 16,000.00 Expected rental income per month



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	(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?	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 Tenement 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 – 2003 (As per part 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.
	Remark:	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Zaveri Bazar Branch to assess fair market value as on 04.07.2023 for Residential Tenement No. 103, 1st Floor, "89/91 Shree Durgadevi Darshan Co-op. Hsg. Soc. Ltd.", 89/91 Durgadevi Street, Kumbharwada, Mumbai – 400 004, State – Maharashtra, Country – India belongs to **Mr. Maigaram Vardhaji Devasi & Mrs. Huadevi Maigaram Devasi.**

We are in receipt of the following documents:

1	Copy of Sale Deed dated 22.09.2016 Between Mr. Narpal P. Sheth (the Vendor) and Mr. Maigaram Vardhaji Devasi & Mrs. Huadevi Maigaram Devasi (the Purchaser) (4 pages of agreement)
2	Copy of Part Occupancy Certificate No. EB / 6596 / C / RB dated 20.10.2003 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at C. S. No, 3943 of Bhuleshwar Division, Mumbai. The property falls in Residential Zone. It is at a walkable distance 1.5 Km. from Grant Road railway station.

BUILDING:

The building under reference is having Ground + 6 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 building is used for residential purpose. 1st Floor is having 17 Residential Tenements. The building is having 1 Lift.

Residential Tenement:

The residential tenement under reference is situated on the 1st Floor. It consists of Living Room + Kitchen + 1 Toilet (i.e. **1RK with 1 Toilet**). The residential tenement is finished with vitrified tiles flooring, Teak wood door frame with flush shutters, Aluminum sliding windows, Concealed electrification & Concealed plumbing.



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Valuation as on 04th July 2023

The Carpet Area of the Residential Tenement	:	225.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2003 (As per part occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	20 Years
Cost of Construction	:	270.00 X 3,000.00 = ₹ 8,10,000.00
Depreciation $\{(100-10) \times 20 / 60\}$:	30.00%
Amount of depreciation	:	₹ 2,43,000.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,75,660.00 per Sq. M. i.e. ₹ 16,319.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,57,314.00 per Sq. M. i.e. ₹ 14,615.00 per Sq. Ft.
Prevailing market rate	:	₹ 34,500.00 per Sq. Ft.
Value of property as on 04.07.2023	:	225.00 Sq. Ft. X ₹ 34,500.00 = ₹ 77,62,500.00

(Area of property x market rate of developed land & Residential premises as on 2023 - 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 04.07.2023	:	₹ 77,62,500.00 - ₹ 2,43,000.00 = ₹ 75,19,500.00
Total Value of the property	:	₹ 75,19,500.00
The realizable value of the property	:	₹ 67,67,550.00
Distress value of the property	:	₹ 60,15,600.00
Insurable value of the property (270 X 2,500.00)	:	₹ 8,10,000.00
Guideline value of the property (270 X 14,615.00)	:	₹ 39,46,050.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Tenement No. 103, 1st Floor, "89/91 Shree Durgadevi Darshan Co-op. Hsg. Soc. Ltd.", 89/91 Durgadevi Street, Kumbharwada, Mumbai – 400 004, State – Maharashtra, Country – India for this particular purpose at **₹ 75,19,500.00 (Rupees Seventy Five Lakh Nineteen Thousand Five Hundred Only)** as on **04th July 2023**.



NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **04th July 2023 is ₹ 75,19,500.00 (Rupees Seventy Five Lakh Nineteen Thousand Five 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:

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 6 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Tenement situated on 1 st Floor
3.	Year of construction	2003 (As per part occupancy certificate)
4.	Estimated future life	40 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 frame with flush shutters, 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
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
15.	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17.	Compound wall Height and length Type of construction	Not Provided
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



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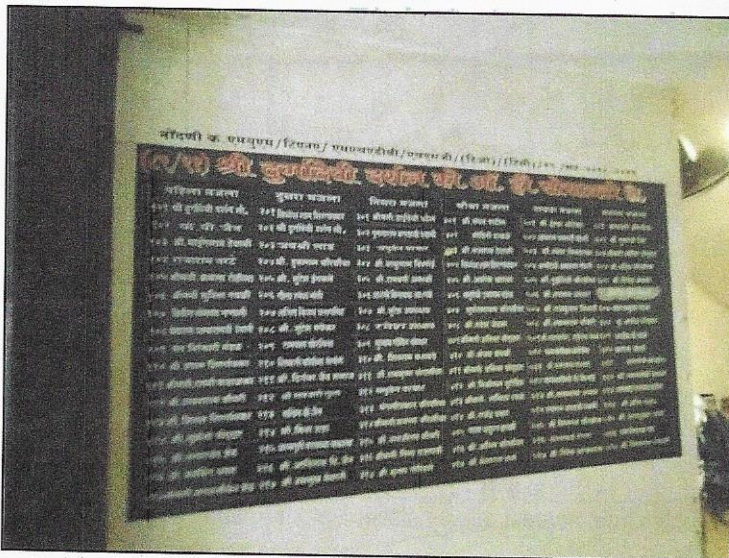
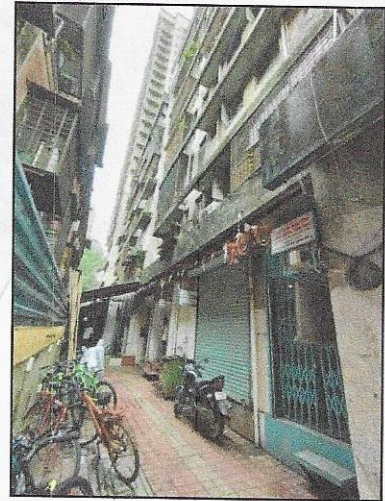
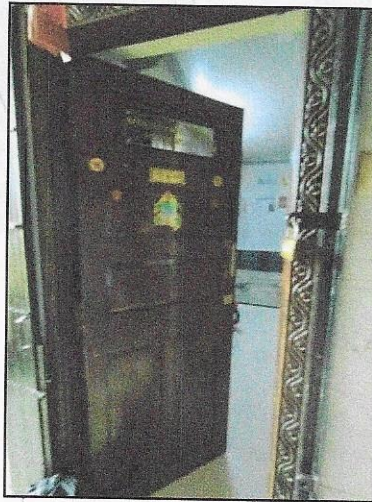
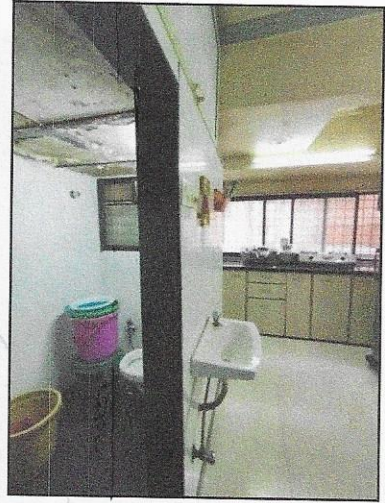
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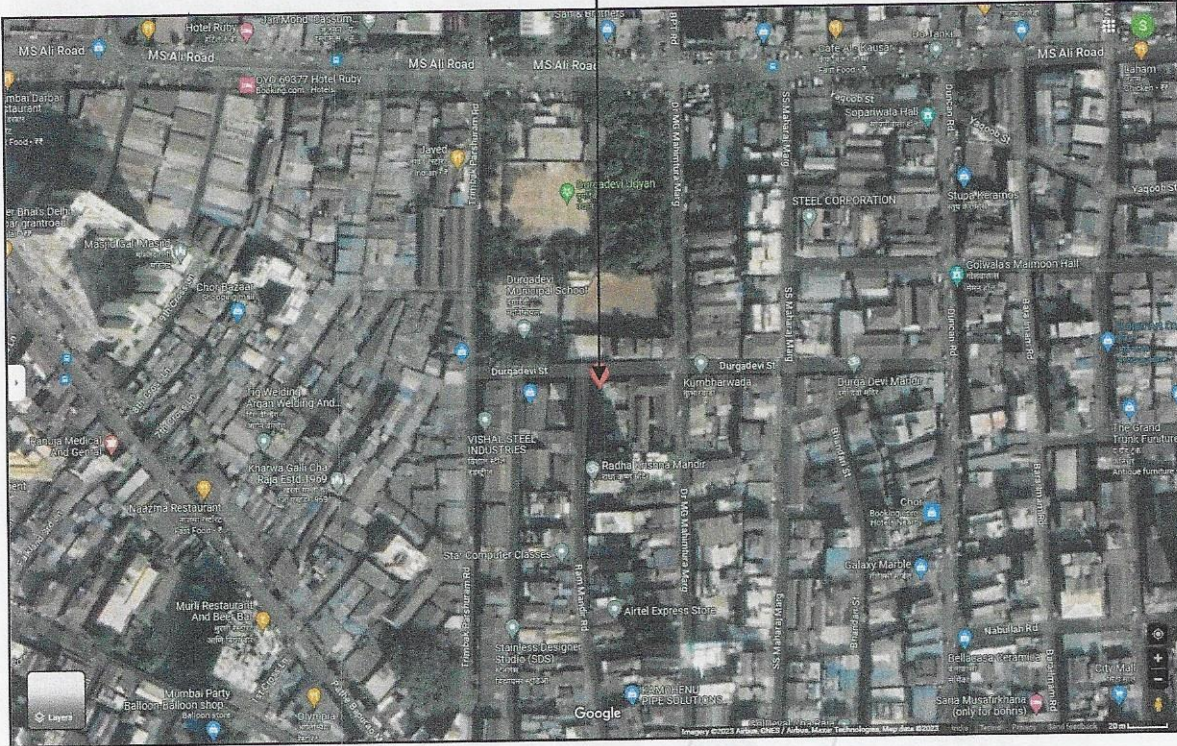


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 18°57'36.8"N 72°49'36.7"E

Note: The Blue line shows the route to site from nearest railway station (Grant Road – 1.5 Km.)



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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
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Feedback

Year: 20232024

Annual Statement of Rates

Language: English

Selected District: मुंबई(मेल)

Select Village: भुलेश्वर डिव्हीजन

Search By: Survey No Location

Enter Survey No: 3943

उपविभाग	सुली खमीन	निवावी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
5/50-धुभान : पश्चिमेस डिव्हीजन सीमा, उत्तरेस मौलाना शौकत अली मार्ग, पुर्वेस इब्राहीम रहीमवुल्ला मार्ग व दक्षिणेस भुलेश्वर मार्ग व कळवादेवी मार्ग	83930	175660	218900	297000	175660	चौरस मीटर	सि.टी.एस. नंबर

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Price Indicators

NOBROKER

1 RK Flat in Sikindar Building For Sale in Bhuleshwar
Sardar Vallabhbhai Patel Rd. Near Gol Devai Temple

₹ 70 Lacs
Non-negotiable

₹ 40,120/Month
Estimated EMI

250
Sq.Ft

Need Home Loan?
Apply Loan

1 Bedroom
1 Bathroom
1 Balcony
Bike Parking

Mar 20, 2023
Immediately
Sikindar Building
None

Get Owner Details

Price trends by NB Estimate

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

Overview

Age of Building	>10 Years	Ownership Type	Sold Owned
Maintenance Charges	₹6.8 Per Sq.Ft/M	Flooring	Vitrified Tiles
Buildup Area	250 Sq.Ft	Carpet Area	225 Sq.Ft

Activity On This Property

Similar Properties

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > 573 Sq-ft

Save Time & Money with MB Prime Find the right Property by calling Upto 35 Owners directly Join Prime @ 50% OFF

Posted on: Apr 16, 23 Property ID: 66609563

₹1.65 Cr How much loan can I get? ONLY ON MAGICBRICKS

573 Sq-ft 1 BHK Flat For Sale in **Nulli Bazar, Mumbai**

1 Bed 2 Baths Unfurnished

Carpet Area 499 sqft - ₹33,066/sqft

Floor 1 (Out of 3 Floors)

Transaction Type Resale

Status Ready to Move

Facing East

Furnished Status Unfurnished

Type Of Ownership Freehold

Age Of Construction Above 20 years

East Facing Property

Contact Owner Get Phone No. Last contact made 69 days ago

More Details

Price Breakup	₹1.65 Cr ₹6,25,000 Approx. Registration Charges
Booking Amount	₹10.0 Lac
Address	Nulli Bazar, Mumbai - South Mumbai, Maharashtra
Landmarks	Culalwadi Circle, Mulli Bazar

Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property **FREE**


Home > Property in Mumbai > House for Sale in Mumbai > House for Sale in Kumbharwada > 1 BHK House For Sale in Kumbharwada > 200 Sq-ft

Posted on: Mar 28, 23 Property ID: 47006209

Save Time & Money with **MB Prime** Find the right Property by calling Upto 35 Owners directly **Join Prime @ 50% OFF**

₹ 55.0 Lac How much loan can I get? **ONLY ON MAGICBRICKS**

1 BHK Owner Residential House For Sale **Kumbharwada, Mumbai**



1 Bed | 1 Bath | Unfurnished

Carpet Area 180 sqft - ₹30,556/sqft	Floor Ground (Out of 2 Floors)	Transaction Type Resale
Status Ready to Move	Additional Rooms 1 Store Room	Facing North
Furnished Status Unfurnished	Age Of Construction Above 20 years	

2 Photos

Contact Owner Get Phone No. Last contact made 5 days ago

More Details

Price Breakup **₹ 55 Lac | ₹ 2,75,000** Approx. Registration Charges | ₹ 100 Monthly

Address **Opp hamza tower veji lakhmji chawl, Kumbharwada, Mumbai - Western Mumbai, Maharashtra**

Landmarks **Mazgaon Garden , Opp Hamza Tower**

Furnishing **Unfurnished**

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **04th July 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.



