

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Raju Ashok Rawtani**

Residential Flat No. 704, 7th Floor, "The Bhagwan Co-op. Hsg. Soc. Ltd.", Plot No. 785, TPS – III, 3rd Road, Khar (West), Mumbai – 400 052, State – Maharashtra, Country – India.

Latitude Longitude - 19°04'00.1"N 72°50'20.9"E

Valuation Done for:

Cosmos Bank

Bandra (West) Branch

16, Lubina Turner Road, Opp. Tava Restaurant, Bandra (West), Mumbai – 400 050,
State – Maharashtra, Country – India.

VALUATION OPINION REPORT

The property bearing Residential Flat No. 704, 7th Floor, "**The Bhagwan Co-op. Hsg. Soc. Ltd.**", Plot No. 785, TPS – III, 3rd Road, Khar (West), Mumbai – 400 052, State – Maharashtra, Country – India belongs to **Mr. Raju Ashok Rawtani**.

Boundaries of the property.

North : Ramee Constructions
South : Under Construction Building
East : Railway Track
West : 3rd 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 **₹ 2,57,58,720.00 (Rupees Two Crore Fifty Seven Lakh Fifty Eight Thousand Seven Hundred Twenty 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

Valuation Report of Residential Flat No. 704, 7th Floor, "The Bhagwan Co-op. Hsg. Soc. Ltd.", Plot No. 785, TPS – III, 3rd Road, Khar (West), Mumbai – 400 052, 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 21.08.2023 for Bank Loan Purpose |
| 2 | Date of inspection | 03.08.2023 |
| 3 | Name of the owner/ owners | Mr. Raju Ashok Rawtani |
| 4 | If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Sole Ownership |
| 5 | Brief description of the property | <u>Address:</u> Residential Flat No. 704, 7 th Floor, "The Bhagwan Co-op. Hsg. Soc. Ltd.", Plot No. 785, TPS – III, 3 rd Road, Khar (West), Mumbai – 400 052, State – Maharashtra, Country – India. <u>Contact Person:</u> Vidya Jadhav (Servant) Contact No. 9702340181 |
| 6 | Location, street, ward no | 3rd Road, Khar (West), Mumbai |
| | Survey/ Plot no. of land | Plot No. 785, TPS – III, CTS No. F/1548 at Village – Bandra (F) |
| 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. = 635.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 774.00 (Area as per Sale Deed) |
| 13 | Roads, Streets or lanes on which the land is abutting | Plot No. 785, TPS – III, 3rd Road, Khar (West), Mumbai – 400 052. |
| 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 | ₹ 53,500.00 Expected rental income per month |

| | | | |
|----|------|---|--|
| | (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 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 – 2007 (As per site information) |
| 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. |
| | <p>Remark:</p> <ol style="list-style-type: none"> As per site inspection, Flat No. 704 mentioned on the main entrance door. Society common name board not found. Occupancy Certificate is not provided. In the Agreement Property is mentioned as Flat No. 704 on 7th Floor but as per Approved Plan it is Flat No. 3 on 7th Floor. | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Bandra (West) Branch to assess fair market value as on 21.08.2023 for Residential Flat No. 704, 7th Floor, "The Bhagwan Co-op. Hsg. Soc. Ltd.", Plot No. 785, TPS – III, 3rd Road, Khar (West), Mumbai – 400 052, State – Maharashtra, Country – India belongs to **Mr. Raju Ashok Rawtani**.

We are in receipt of the following documents:

| | |
|---|---|
| 1 | Copy of Release Deed dated 29.08.2022 Between Mr. Sunil Ashok Ravtani & Mr. Pradip Ashok Ravtani (the Releasor) and Mr. Raju Ashok Rawtani (the Releasee) |
| 2 | Copy of Sale Deed dated 11.03.2014 Between Mr. Sunil Ramlubhaya Vohra & Mrs. Indu Sunil Vohra (the Transferors) and Mr. Ashok Bhambharam Rawtani (the Transferee) |
| 3 | Copy of Approved Plan dated 14.08.2001 issued by Municipal Corporation of Greater Mumbai. |
| 4 | Copy of Amended Commencement Certificate No. CE / 1243 / WS / AH dated 17.07.2007 issued by Municipal Corporation of Greater Mumbai. |
| 5 | Copy of Maintenance Bill No. 29 dated 13.06.2023 in the name of Ashok B. Rawtani issued by Bhagwan Co-op. Hsg. Soc. Ltd. |
| 6 | Copy of Electricity Bill Account No. 152090509 dated 07.06.2023 in the name of Ashok Bhambharam Rawtani issued by Adani Electricity. |

LOCATION:

The said building is located at Plot No. 785, TPS – III, CTS No. F/1548 at Village – Bandra (F), Khar (West), Mumbai. The property falls in Residential Zone. It is at a walkable distance 350 Mtr. from Khar railway station.

BUILDING:

The building under reference is having Stilt + 7 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 chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. 7th Floor is having 2 Residential Flat. The building is having 1 Lift.

Residential Flat:

The residential flat under reference is situated on the 7th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (i.e., **2BHK with 2 Toilets**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing.

Valuation as on 21st August 2023

| | | |
|--|----------|-----------------------|
| The Built Up Area of the Residential Flat | : | 774.00 Sq. Ft. |
|--|----------|-----------------------|

Deduct Depreciation:

| | | |
|---|----------|---|
| Year of Construction of the building | : | 2007 (As per site information) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2023 | : | 16 Years |
| Cost of Construction | : | 774.00 X 3,000.00 = ₹ 23,22,000.00 |
| Depreciation $\{(100-10) \times 16 / 60\}$ | : | 24.00% |
| Amount of depreciation | : | ₹ 5,57,280.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 2,49,260.00 per Sq. M. i.e., ₹ 23,157.00 per Sq. Ft. |
| Guideline rate (after depreciate) | : | ₹ 2,30,752.00 per Sq. M. i.e., ₹ 21,437.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 34,000.00 per Sq. Ft. |
| Value of property as on 21.08.2023 | : | 774.00 Sq. Ft. X ₹ 34,000.00 = ₹ 2,63,16,000.00 |

(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 21.08.2023 | : | ₹ 2,63,16,000.00 - ₹ 5,57,280.00 = ₹ 2,57,58,720.00 |
| Total Value of the property | : | ₹ 2,57,58,720.00 |
| The realizable value of the property | : | ₹ 2,31,82,848.00 |
| Distress value of the property | : | ₹ 2,06,06,976.00 |
| Insurable value of the property (774.00 X 3,000.00) | : | ₹ 23,22,000.00 |
| Guideline value of the property (774.00 X 21,437.00) | : | ₹ 1,65,92,238.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 704, 7th Floor, "The Bhagwan Co-op. Hsg. Soc. Ltd.", Plot No. 785, TPS – III, 3rd Road, Khar (West), Mumbai – 400 052, State – Maharashtra, Country – India for this particular purpose at **₹ 2,57,58,720.00 (Rupees Two Crore Fifty Seven Lakh Fifty Eight Thousand Seven Hundred Twenty Only)** as on 21st August 2023.

NOTES

1. with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **21st August 2023 is ₹ 2,57,58,720.00 (Rupees Two Crore Fifty Seven Lakh Fifty Eight Thousand Seven Hundred Twenty 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 | Stilt + 7 Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Residential Flat situated on 7 th Floor |
| 3 | Year of construction | 2007 (As per site information) |
| 4 | Estimated future life | 44 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, Powder Coated Aluminum sliding windows |
| 10 | Flooring | Vitrified tiles flooring |
| 11 | Finishing | Cement plastering |
| 12 | Roofing and terracing | R.C.C. Slab |
| 13 | Special architectural or decorative features, if any | No |
| 14 | (i) Internal wiring – surface or conduit | Concealed electrification |
| | (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 | 6'.0" High, R.C.C. column with B. B. masonry wall |
| 18 | No. of lifts and capacity | 1 Lift |
| 19 | Underground sump – capacity and type of construction | R.C.C tank |
| 20 | Over-head tank Location, capacity Type of construction | R.C.C tank on terrace |
| 21 | Pumps- no. and their horse power | May be provided as per requirement |
| 22 | Roads and paving within the compound approximate area and type of paving | Cement concrete in open spaces, etc. |
| 23 | Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity | Connected to Municipal Sewerage System |

Actual site photographs




Ready Reckoner Rate

| Home | Valuation Rules | User Manual | Close | Feedback | | | |
|---|---|---------------|--------|----------|--------|------------|----------------|
| Department of Registration & Stamps Government of Maharashtra नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन | | | | | | | |
| नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन बाजारमूल्य दर पत्रक | | | | | | | |
| Year | <i>Annual Statement of Rates</i> | | | Language | | | |
| 20232024 | | | | English | | | |
| Selected District | मुंबई(उपनगर) | | | | | | |
| Select Village | बांद्रा - एफ (अंधेरी) | | | | | | |
| Search By | <input checked="" type="radio"/> Survey No <input type="radio"/> Location | | | | | | |
| Enter Survey No | 1548 | Search | | | | | |
| उपविभाग | खुली जमीन | निवासी सदनिका | ऑफिस | दुकाने | जीओगिक | एकक (Rs./) | Attribute |
| 25/156 -भुभाग: उत्तरेस पी.डी. हिंदूजा मार्ग, पूर्वेस रेल्वे व अंशतः गावाची सीमा, दक्षिणेस एस.जी.जोशी मार्ग व पश्चिमेस व्ही. पी. रोड व एस.व्ही रोड. उपमूल्यदर विभाग क्र. 25/156 ए मधील मिळकती वगळता उर्वरित मिळकती | 133590 | 237390 | 282300 | 402700 | 237540 | चौरस मीटर | सि.टी.एस. नंबर |

Price Indicators

NOBROKER
My Bookings | Pay Rent | Post Your Property | Shyam Kat



2 BHK Flat In Bhagwan Cooperative Society For Sale In Khar West,
Khar West 3rd Road, Sikh Gurudwara


₹ 2.3 Crores
Non-negotiable


₹ 1.32 Lacs/Month
Estimated EMI

625
Sq.Ft

Need Home Loan ?
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Nearby: G7 Multiplex | Lucky Restaurant | McDonald's | Persian Darbar | Santa Cruz

| | |
|---|--|
| 2 Bedroom <small>No. of Bedroom</small> | May 24, 2023 <small>Posted On</small> |
| 2 Bathroom <small>No. of Bathroom</small> | Immediately <small>Possession</small> |
| NA <small>Balcony</small> | Bhagwan Cooperat... <small>Apartment</small> |
| Bike and Car <small>Parking</small> | None <small>Power Backup</small> |

[Get Owner Details](#)

Price trends by NBestimate

Report what was not correct in this property

[Listed by Broker](#) | [Sold Out](#) | [Wrong Info](#)

Overview


| | | | |
|---------------------|------------------|-------------------|----------------------------------|
| Age of Building | >10 Years | Ownership Type | Self Owned |
| Maintenance Charges | ₹4.3 Per Sq.Ft/M | Flooring | Marble/Granite |
| Builtup Area | 625 Sq.Ft | Furnishing Status | Semi Furnish Now |

Activity On This Property

403 Unique Views | 0 Shortlists | 3

Similar Properties

NOBROKER
My Bookings | Pay Rent | Post Your Property | Shyam Kat



2 BHK Flat in Mohini Heights For Sale In Khar West
5th road of sv road behind rajasthan restaurant

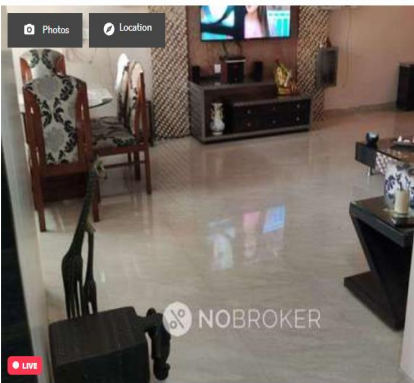
₹ 3.25 Crores
Negotiable

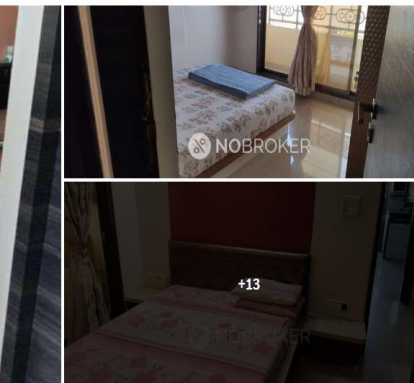
₹ 1.88 Lacs/Month
Estimated EMI

950
Sq.Ft

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Nearby: G7 Multiplex | Lucky Restaurant | McDonald's | Persian Darbar | Santa Cruz

| | |
|---|---|
| 2 Bedroom <small>No. of Bedroom</small> | Aug 3, 2023 <small>Posted On</small> |
| 2 Bathroom <small>No. of Bathroom</small> | Immediately <small>Possession</small> |
| NA <small>Balcony</small> | Mohini Heights <small>Apartment</small> |

[Contact](#)

Price trends by NBestimate

Report what was not correct in this property

[Listed by Broker](#) | [Sold Out](#) | [Wrong Info](#)


Overview

| | | | |
|---------------------|------------------|----------------|------------|
| Age of Building | >10 Years | Ownership Type | Self Owned |
| Maintenance Charges | ₹7.4 Per Sq.Ft/M | Flooring | NA |
| Builtup Area | 950 Sq.Ft | Carpet Area | 760 Sq.Ft |
| Furnishing Status | Fully Furnished | Facing | East |

Activity On This Property

1001 Unique Views | 1 Shortlists

Similar Properties

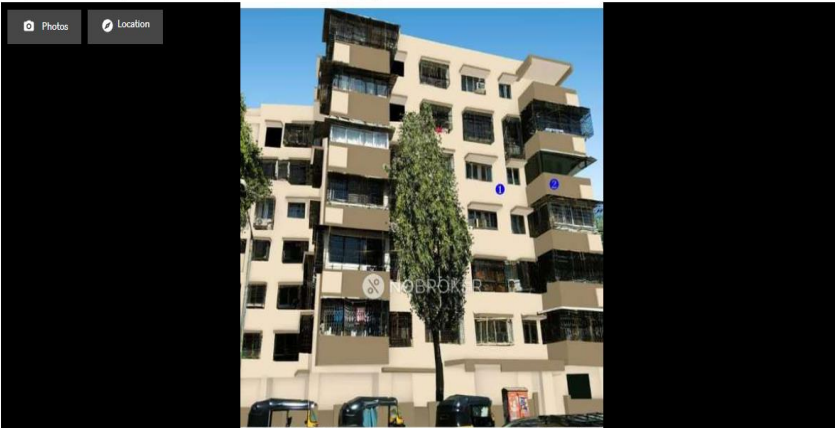
 2 BHK Flat In Bhagwan Society For S

Price Indicators

NOBROKER
My Bookings | Pay Rent | Post Your Property | [View](#) | [Shyam K](#)

2 BHK Flat In New Creation Chs 5th Road Khar (West) For Sale In Khar West
5th road khar (west)

Home / Flats for Sale in Mumbai / Flats for Sale in Khar west / 2bhk Flat for Sale in Khar west / Property Details



Nearby: G7 Multiplex | Lucky Restaurant | McDonald's | Persian Darbar | Santa Cruz

₹ 2.7 Crores
Non-negotiable

₹ 1.55 Lacs/Month
Estimated EMI

800
Sq.Ft

Need Home Loan ?
[Apply Loan](#)

| | |
|---|---|
| 2 Bedroom <small>No. of Bedroom</small> | Jul 10, 2023 <small>Posted On</small> |
| 2 Bathroom <small>No. of Bathroom</small> | Immediately <small>Possession</small> |
| NA <small>Balcony</small> | New Creation Chs 5... <small>Apartment</small> |
| Car <small>Parking</small> | None <small>Power Backup</small> |

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

[Listed by Broker](#) | [Sold Out](#) | [Wrong Info](#)

Overview

| | | | |
|---------------------|------------------|----------------|-----------------|
| Age of Building | >10 Years | Ownership Type | Self Owned |
| Maintenance Charges | ₹5.2 Per Sq.Ft/M | Flooring | Vitrified Tiles |
| Builtup Area | 800 Sq.Ft | Carpet Area | 770 Sq.Ft |

Activity On This Property


69 Unique Views | 0 Shortlists | 3

Similar Properties

NOBROKER
My Bookings | Pay Rent | Post Your Property | [View](#) | [Shyam K](#)

2 BHK Flat In Ellora Building For Sale In Khar West
Near DIYA ALUMINIUM

Home / Flats for Sale in Mumbai / Flats for Sale in Khar west / 2bhk Flat for Sale in Khar west / Property Details



Nearby: G7 Multiplex | Lucky Restaurant | McDonald's | Persian Darbar | Santa Cruz

₹ 3 Crores
Negotiable

₹ 1.72 Lacs/Month
Estimated EMI

820
Sq.Ft

Need Home Loan ?
[Apply Loan](#)

| | |
|---|---|
| 2 Bedroom <small>No. of Bedroom</small> | Jul 9, 2023 <small>Posted On</small> |
| 2 Bathroom <small>No. of Bathroom</small> | Immediately <small>Possession</small> |
| NA <small>Balcony</small> | Ellora Building <small>Apartment</small> |

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

[Listed by Broker](#) | [Sold Out](#) | [Wrong Info](#)

Overview

| | | | |
|---------------------|------------------|-------------------|-----------------|
| Age of Building | >10 Years | Ownership Type | Self Owned |
| Maintenance Charges | ₹4.9 Per Sq.Ft/M | Flooring | Vitrified Tiles |
| Builtup Area | 820 Sq.Ft | Furnishing Status | Fully Furnished |
| Facing | South | Floor | 2/7 |

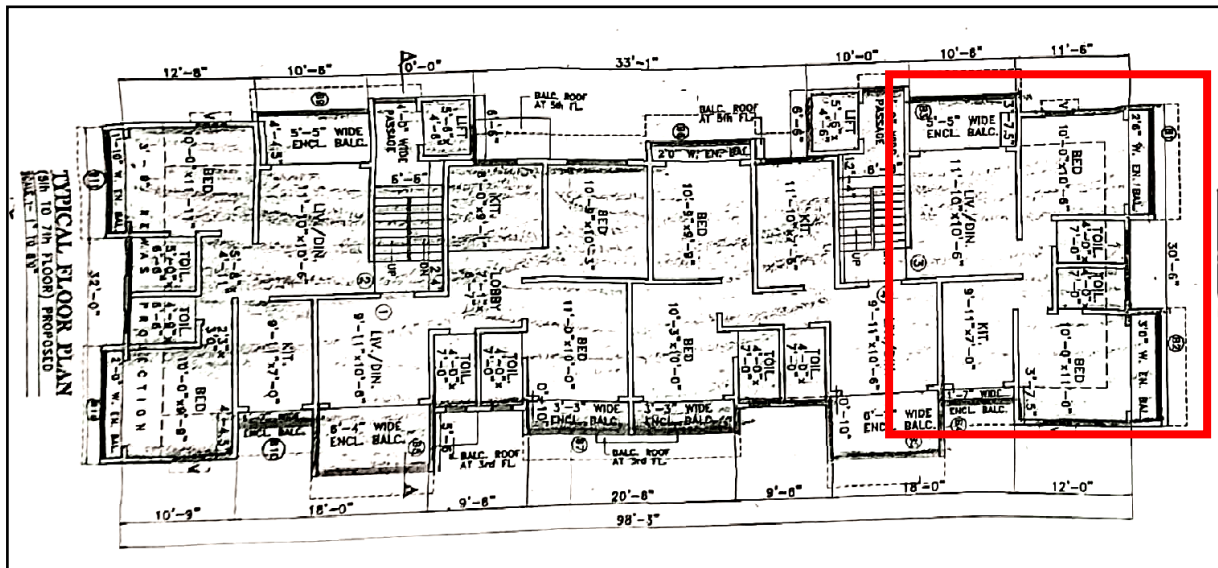
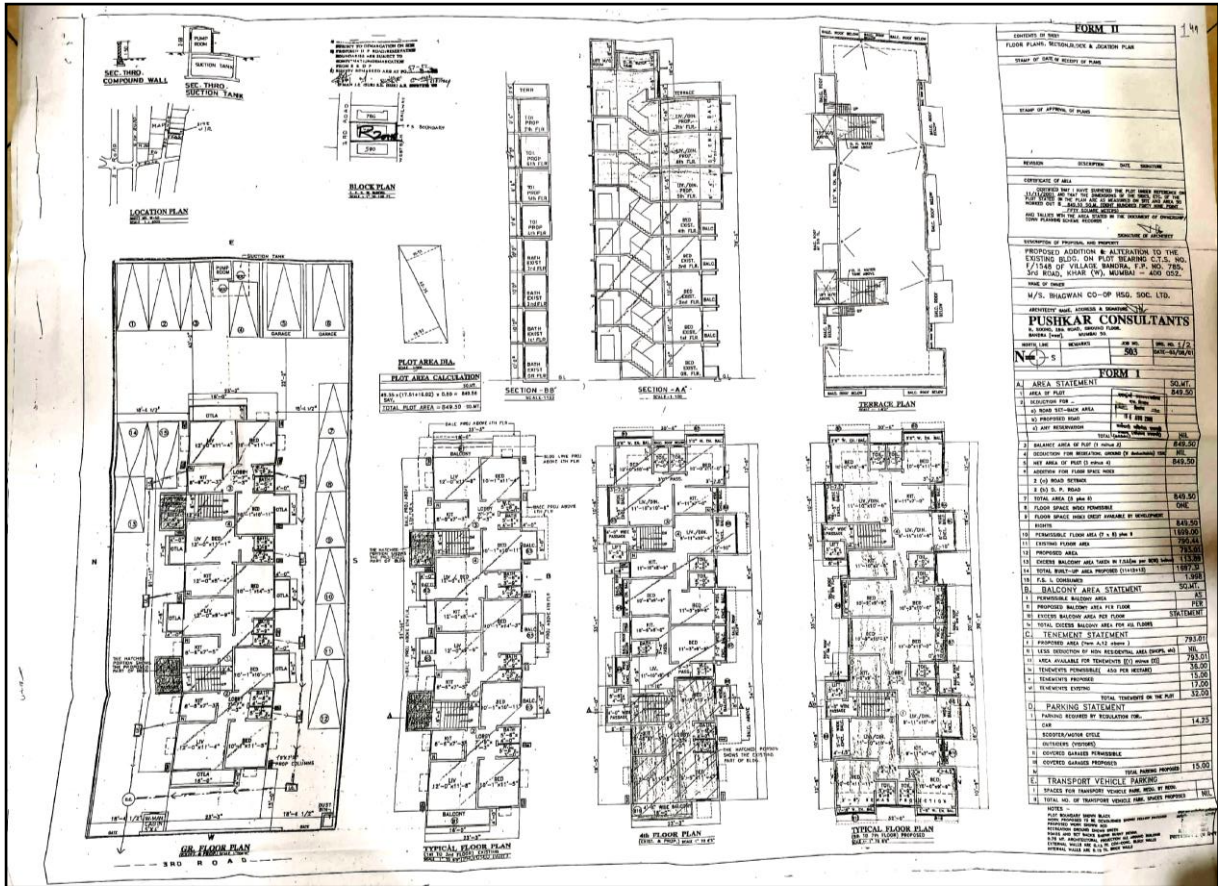
Activity On This Property

54 Unique Views | 0 Shortlists

Similar Properties

2 BHK Flat In New Creation Chs 5th R

Approved Plan



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st August 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 **₹ 2,57,58,720.00 (Rupees Two Crore Fifty Seven Lakh Fifty Eight Thousand Seven Hundred Twenty Only)**.