

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Mahendra Manilal Dand (Flat No. 101) &**

Mrs. Chhaya Piyush Dand & Smt. Hemlata Mahendra Dand (Flat No. 102)

Residential Amalgamated Flat Nos. 101 & 102, 1st Floor, Building No. D, "**Vardhman Nagar Building No. D Co-Op. Hsg. Soc. Ltd.**", Vardhman Nagar, Dr. R. P. Road, Mulund (West), Mumbai – 400 080,
State – Maharashtra, Country – India.

Latitude Longitude - 19°10'46.4"N 72°56'54.8"E

Valuation Prepared for:

Cosmos Bank

Mulund (West) Branch



Apporva Co-op Hsg. Society, Gowardhan Nagar, Lbs Marg, Mulund (West), Mumbai – 400 080,
State – Maharashtra, Country – India.



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

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 **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



Vastu/Thane/08/2023/3205/2302268
28/04-414-PSSH
Date: 26.08.2023

VALUATION OPINION REPORT

The property bearing Residential Amalgamated Flat Nos. 101 & 102, 1st Floor, Building No. D, "**Vardhman Nagar Building No. D Co-Op. Hsg. Soc. Ltd.**", Vardhman Nagar, Dr. R. P. Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Shri. Mahendra Manilal Dand (Flat No. 101) & Mrs. Chhaya Piyush Dand & Smt. Hemlata Mahendra Dand (Flat No. 102).**

Boundaries of the property.

North : Wing – E
South : Wing - C
East : Internal Road
West : Under Construction Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for ₹ **1,85,64,425.00 (Rupees One Crore Eighty Five Lakh Sixty Four Thousand Four Hundred Twenty Five 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.**

Think.Innovate.Create



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report in Form – 01



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✉ mumbai@vastukala.org

Residential Amalgamated Flat Nos. 101 & 102, 1st Floor, Building No. D, "Vardhman Nagar Building No. D Co-Op. Hsg. Soc. Ltd.", Vardhman Nagar, Dr. R. P. Road, Mulund (West), Mumbai – 400 080, 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 28.08.2023 for Banking Purpose
2	Date of inspection	19.08.2023
3	Name of the owner/ owners	Shri. Mahendra Manilal Dand (Flat No. 101) & Mrs. Chhaya Piyush Dand & Smt. Hemlata Mahendra Dand (Flat No. 102)
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 Amalgamated Flat Nos. 101 & 102, 1 st Floor, Building No. D, "Vardhman Nagar Building No. D Co-Op. Hsg. Soc. Ltd.", Vardhman Nagar, Dr. R. P. Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India. Contact Person: Mr. Piyush Dand - (Owner's Son) Contact No. 9987302220
6	Location, street, ward no	Ward No. T, Vardhman Nagar, Dr. R. P. Road, Mulund (West), Mumbai
	Survey/ Plot no. of land	C.T.S. No. 878 of Village - Mulund
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. = 833.00 (Area as per Actual Site Measurement) Area as per Documents are as under:

		Flat No.	Built Up Area in Sq. Ft.
		101	350.00
		102	585.00
		Total Area	935.00
13	Roads, Streets or lanes on which the land is abutting	Vardhman Nagar, Dr. R. P. Road, Mulund (West), Mumbai	
14	If freehold or leasehold land	Freehold	
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A. [®]	
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents	
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available	
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available	
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available	
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No	
21	Attach a dimensioned site plan	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 local 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	₹ 38,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	Details not provided
27		Are any of the occupants related to, or close to business associates of the owner?	Information not available
28		Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	N. A.
29		Give details of the water and electricity charges, If any, to be borne by the owner	N. A.
30		Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	N. A.
31		If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
32		If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	N. A.
33		Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	N. A.
34		What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35		Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36		Is any dispute between landlord and tenant regarding rent pending in a court of rent?	N. A.
37		Has any standard rent been fixed for the premises under any law relating to the control of rent?	N. A.
		SALES	
38		Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39		Land rate adopted in this valuation	N. A. as the property under consideration is a Residential Flat in a building. The rate is considered as composite rate.

40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	N. A.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 1982 (As per Agreement for Sale)
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: As per site inspection, Flat No. 101 & 102 are internally amalgamated to form a single flat with single entrance door. For the purpose of valuation, we have considered the area as per Deed of Transfer of Flat No. 101 & 102.	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghodbunder Branch to assess fair market value as on **28.08.2023** for Residential Amalgamated Flat Nos. 101 & 102, 1st Floor, Building No. D, "**Vardhman Nagar Building No. D Co-Op. Hsg. Soc. Ltd.**", Vardhman Nagar, Dr. R. P. Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Shri. Mahendra Manilal Dand (Flat No. 101) & Mrs. Chhaya Piyush Dand & Smt. Hemlata Mahendra Dand (Flat No. 102).**

We are in receipt of the following documents:

1	Copy Deed of <i>Transfer for (Flat No. 101)</i> dated 02.09.2017 between Smt. Harsha Harshad Shah & Shri. Harshad Prabhudas Shah (the Transferors) and Shri. Mahendra Manilal Dand (The Transferee).
2	Copy Agreement for sale (<i>Flat No. 102</i>) dated 02.09.2017 between Shri. Harshad Prabhudas Shah (The Transferor) and Mrs. Chhaya Piyush Dand & Smt. Hemlata Mahendra Dand (The Transferees).
2	Copy Declaration–Cum-Indemnity (<i>Flat No. 102</i>) for the Year 2017 (9 Pages from Documents)
3	Copy of No Objection Certificate for (Flat No. 101) dated 31.08.2017 issued by Vardhman Nagar Building No. D Co-Op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at C.T.S. No. 878 of Village - Mulund, Mulund (West), Mumbai – 400 080. The property falls in Residential Zone. It is at a traveling distance 1.2 from Mulund Station.

BUILDING:

The building under reference is having (Part) Ground + (Part) Stilt + 7th 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 Good. The building is used for residential purpose. 1st Floor is having 4 Residential Flat. The building is having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 1st Floor. As per site inspection Flat No. 102 & 103 are internally amalgamated to form a single flat with single entrance door. It consists of 3 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + WC + Passage (i.e. **3 BHK with 2 Toilets + WC**). The residential flat is finished with Italian Marble flooring, Teak wood door frame with flush shutters with safety door, Powder Coated Aluminum sliding windows & Concealed electrification & Concealed plumbing. The flat internal condition is Excellent.

Valuation as on 28th August 2023

The Total Built Up Area of the Residential Flat	:	935.00 Sq. Ft. (R)
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Deduct Depreciation:

Year of Construction of the building	:	1982 (As per Agreement for Sale)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	41 years
Cost of Construction	:	935.00 Sq. Ft. X ₹ 3,000.00 = ₹ 28,05,000.00
Depreciation $\{(100-10) \times 41 / 60\}$:	61.50%
Amount of depreciation	:	₹ 17,25,075.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 132,680.00 per Sq. M. i.e. ₹ 12,326.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,09,410.00 per Sq. M. i.e. ₹ 10,164.00 per Sq. Ft.
Prevailing market rate	:	₹ 21,700.00 per Sq. Ft.
Value of property as on 28.08.2023	:	935.00 Sq. Ft. X ₹ 21,700.00 = ₹ 2,02,89,500.00

(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 28.08.2023	:	₹ 2,02,89,500.00 - ₹ 17,25,075.00 = ₹ 1,85,64,425.00
Total Value of the property	:	₹ 1,85,64,425.00
The realizable value of the property	:	₹ 1,67,07,983.00
Distress value of the property	:	₹ 1,48,51,540.00
Insurable value of the property (935.00 X 3,000.00)	:	₹ 28,05,000.00
Guideline value of the property (935.00 X 10,164.00)	:	₹ 95,03,340.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Amalgamated Flat Nos. 101 & 102, 4th Floor, Building No. G, "Vardhman Nagar Building No. G Co-Op. Hsg. Soc. Ltd.", Vardhman Nagar, Dr. R. P. Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India for

this particular purpose at ₹ 1,85,64,425.00 (Rupees One Crore Eighty Five Lakh Sixty Four Thousand Four Hundred Twenty Five Only). as on 28th August 2023.

NOTES

1. I, Sharad B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 28th August 2023 is ₹ 1,85,64,425.00 (Rupees One Crore Eighty Five Lakh Sixty Four Thousand Four Hundred Twenty Five 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

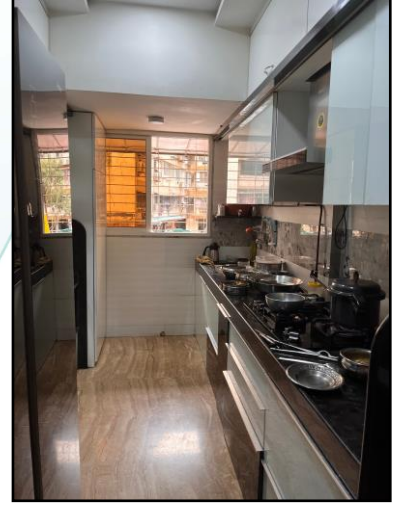
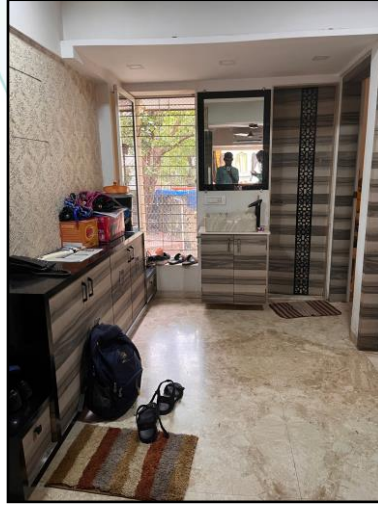
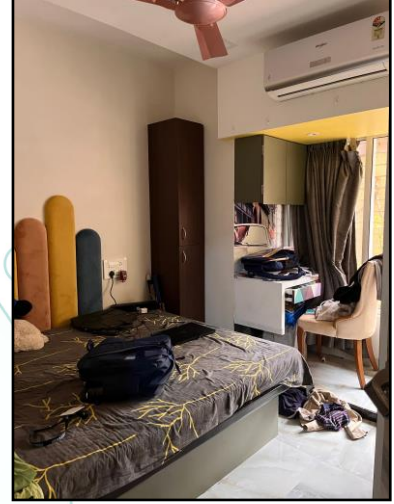
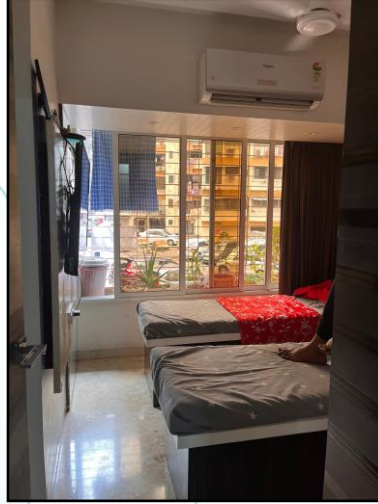
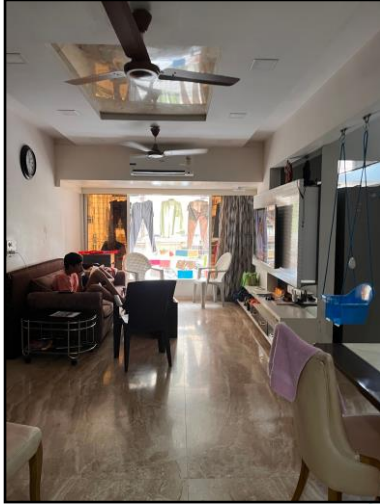
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

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	Technical details	Main Building
1.	No. of floors and height of each floor	(Part) Ground + (Part) Stilt + 7 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 st Floor
3.	Year of construction	1982 (As per Agreement for Sale)
4.	Estimated future life	19 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 with safety door
10	Flooring	Italian Marble flooring
11	Finishing	Cement plastering with POP false ceiling
12	Roofing and terracing	R.C.C. Slab
13	Special architectural or decorative features, if any	Yes
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	Chequered tiles 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



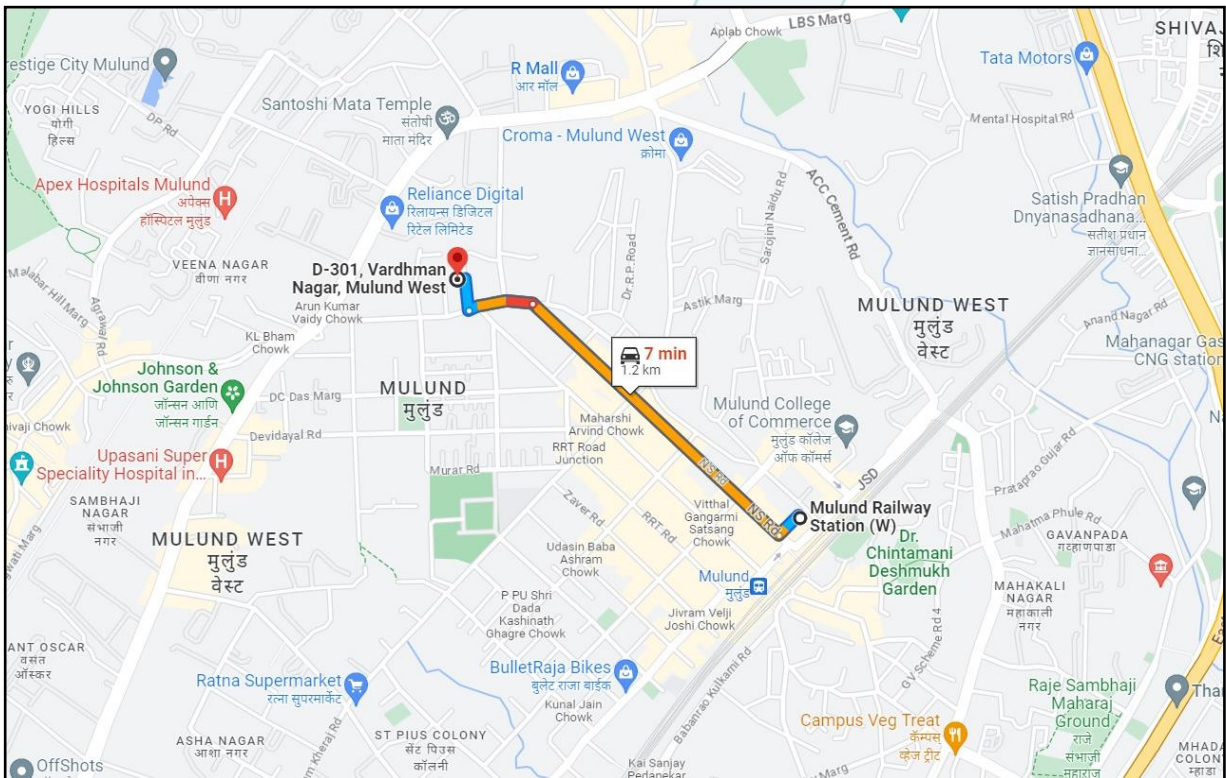
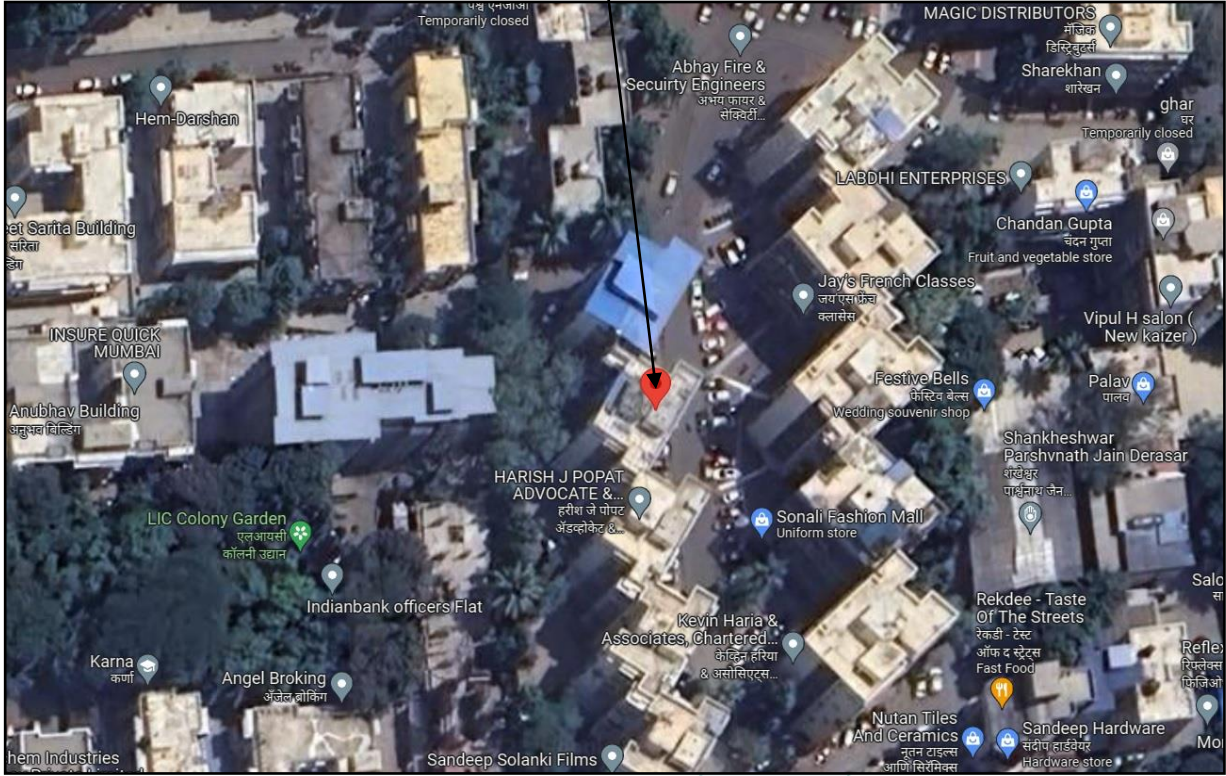
Actual site photographs



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Route Map of the property


Site u/r



Latitude Longitude - 19°10'46.4"N 72°56'54.8"E

Note: The Blue line shows the route to site from nearest railway station (Mulund – 1.2 KM)

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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Annual Statement of Rates

Year: 20232024 Language: English

Selected District: मुंबई (उपनगर)

Select Village: मुंबई (प) - कुर्ली

Search By: Survey No Location

Enter Survey No: 878

उपविभाग	खुली खमीन	निवासी सपत्तिका	बॉक्स	रुफने	बौचोविक	एकक (Rs.)	Attribute
123/567 - मुभाग: एल.डी.एस. मार्ग व रेल्वे वार्डन मधील विभाग क्रमांक 123/568 मधील मिळकती सोडून उर्वरित सर्व मिळकती.	64240	132680	152580	176500	132680	चौरस मीटर	वि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat (A)	132,680.00			
No Increase, Flat Located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	132,680.00	Sq. Mtr.	12,326.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	64,240.00			
The difference between land rate and building rate (A – B = C)	68,440.00			
Depreciation Percentage as per table (D) [100%-34%] (Age of the building – 34 Years)	66%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,09,410.00	Sq. Mtr.	10,164.00	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

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

NOBROKER
My Bookings | Pay Rent | Post Your Property | shobha.kuperkar



1 BHK Flat in B Building For Sale In Mulund West
Dr Rajendra Prasad Rd, Vardhman Nagar Near Babubhai Jagjivandas

₹ 1.2 Crores
Negotiable

₹ 68,777/Month
Estimated EMI

580
Sq.Ft

Need Home Loan?
[Apply Loan](#)

1 Bedroom <small>No. of Bedroom</small>	Feb 26, 2023 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	B 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

Nearby: O2 Business Commercial Park | Neptune Element | R Mall | D Mart | Mulund

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.6 Per Sq.Ft/M	Flooring	NA
Builtup Area	580 Sq.Ft	Furnishing Status	Semi Furnish Now
Facing	South-West	Floor	7/7

Activity On This Property

266 Unique Views | 0 Shortlists | 0 Contacts

Similar Properties

1 BHK Flat in Harsha Apartment For Sale In Mulund

NOBROKER
My Bookings | Pay Rent | Post Your Property | shobha.kuperkar

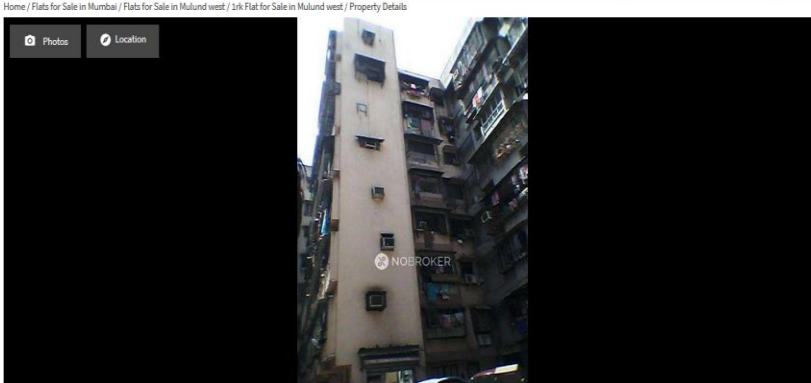
1 RK Flat in Vardhman Nagar Apartments For Sale In Mulund West
Mulund West, Mulund, Mumbai

₹ 85 Lacs
Negotiable

₹ 48,717/Month
Estimated EMI

350
Sq.Ft

Need Home Loan?
[Apply Loan](#)



1 Bedroom <small>No. of Bedroom</small>	Jul 1, 2023 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
1 <small>Balcony</small>	Vardhman Nagar A... <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

Nearby: O2 Business Commercial Park | Neptune Element | R Mall | D Mart | Mulund

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹21.4 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	350 Sq.Ft	Carpet Area	325 Sq.Ft
Furnishing Status	Semi Furnish Now	Facing	North-East

Activity On This Property

56 Unique Views | 0 Shortlists | 2 Contacts

Similar Properties

1 RK Flat in Sukruti Apartment For Sale In Mulund

Price Indicators

HOUSING.com Buy In Mumbai

700 sq.ft
Build Up Area

₹15.71 K/sq.ft
Avg. Price

12 Year Old
Age of property

Ready to move
Possession status

Lower
of 15 floors

West facing
Facing

Unfurnished
Furnishing

5 more

OVERVIEW PROMOTIONS FURNISHINGS BUY-O-METER AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

Property Location
Ansal Whispering Meadows, Vardhman Nagar, Mulund West, Mumbai

Around This Property

- Food and Drinks: Woodland Retreat (1.9m)
- Healthcare: Deepesh Pharmacy (100m)
- Shopping: Vastika Estate

[View more on Maps](#)

Property Overview

Project Name	Brokerage
Ansal Whispering Meadows	₹11 Lacs
	Access Zero Brokerage Properties >
Price	Carpet Area
₹1.1 Cr	430 sq.ft

Contact Seller
JATIN AHUJA
HOUSING EXPERT
+9177383...
Hi Vastukala Consultant!
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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 **28th 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 knowledgeable and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for **₹ 1,85,64,425.00 (Rupees One Crore Eighty Five Lakh Sixty Four Thousand Four Hundred Twenty Five Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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

Auth. Sign.

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