

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Purshottamdass Sagarmal Saraf & Mr. Sanjeev P. Saraf**

Residential Flat No. B-101, 1<sup>st</sup> Floor, Wing - B, "Nav Asiad Co-Op. Hsg. Soc. Ltd.", Tilak Road,  
Near Neeta Tours & Travels, Opp. Kelkar Sports, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan,  
District - Thane, PIN Code - 421 201, State - Maharashtra, Country – India.

**Latitude Longitude - 19°13'02.1"N 73°05'30.7"E**

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### Valuation Done for:

**Cosmos Bank**

**Dombivli (East) Branch**




Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivli ( East), Taluka Kalyan, District Thane,  
PIN Code - 400605, 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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**Mumbai** - 400 072, (M.S.), INDIA  
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 mumbai@vastukala.org



Valuation Report Prepared For: Cosmos Bank–Dombivli (East) Branch/ Mr. Purshottamdass Sagarmal Saraf (3569/2302951) Page 2 of 17

Vastu/Thane/10/2023/3569/2302951  
11/10-148-PSVS  
Date: 11.10.2023

## VALUATION OPINION REPORT

The property bearing Residential Flat No. B-101, 1<sup>st</sup> Floor, Wing - B, "Nav Asiad Co-Op. Hsg. Soc. Ltd.", Tilak Road, Near Neeta Tours & Travels, Opp. Kelkar Sports, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, Country – India belongs to **Mr. Purshottamdass Sagarmal Saraf & Mr. Sanjeev P. Saraf.**

### Boundaries of the property.

North : Internal Road / Chawl  
South : Alankar Society  
East : Wing – A  
West : Tilak 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 **₹ 53,77,500.00 (Rupees Fifty Three Lakh Seventy Seven 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.



Director

Auth. Sign.

**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 in Form – 01



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E-mail : [thane@vastukala.org](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

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TeleFax : +91 22 28371325/24  
✉ [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

Valuation Report of Residential Flat No. B-101, 1st Floor, Wing - B, "Nav Asiad Co-Op. Hsg. Soc. Ltd.", Tilak Road, Near Neeta Tours & Travels, Opp. Kelkar Sports, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, 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 11.10.2023 for Banking Purpose
2	Date of inspection	04.09.2023
3	Name of the owner/ owners	<b>Mr. Purshottamdass Sagarmal Saraf &amp; Mr. Sanjeev P. Saraf</b>
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	<b>Address:</b> Residential Flat No. B-101, 1 <sup>st</sup> Floor, Wing - B, "Nav Asiad Co-Op. Hsg. Soc. Ltd.", Tilak Road, Near Neeta Tours & Travels, Opp. Kelkar Sports, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, Country – India.  <b>Contact Person:</b> Ms. Jinal Waghela (Owner's Cousin) Contact No. 9323594074
6	Location, <b>street</b> , ward no	Tilak Road, Near Neeta Tours & Travels, Opp. Kelkar Sports, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane
	Survey/ Plot no. of land	Survey No. 378, Hissa No. 1 of Village - Gajbandhan Patharli
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 533.00 (Area as per Actual Site Measurement)

		<b>Built Up Area in Sq. Ft. = 600.00 (Area as per Agreement for sale)</b>
13	<b>Roads</b> , Streets or lanes on which the land is abutting	Tilak Road, Near Neeta Tours & Travels, Opp. Kelkar Sports, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane
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	Yes
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	N.A.
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 KDMC norms Percentage actually utilized – Details not available
26	<b>RENTS</b>	
	(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	₹ 13,500.00 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.
		<b>SALES</b>	
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 upon, the basis of arriving at the land rate	N. A.

<b>COST OF CONSTRUCTION</b>		
41	Year of commencement of construction and year of completion	Year of Completion – 1982 (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.
<b>Remark:</b> Flat No. 101 mentioned in the Agreement whereas Flat No. 111 mentioned in the Index II. Separate legal opinion should be taken in this regard.		

**PART II- VALUATION****GENERAL:**

Under the instruction of Cosmos Bank, Dombivli (East) Branch to assess fair market value as on 11.10.2023 for Residential Flat No. B-101, 1<sup>st</sup> Floor, Wing - B, "**Nav Asiad Co-Op. Hsg. Soc. Ltd.**", Tilak Road, Near Neeta Tours & Travels, Opp. Kelkar Sports, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, Country – India belongs to **Mr. Purshottamdass Sagarmal Saraf & Mr. Sanjeev P. Saraf.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 17.12.1991 between M/s. Sudarsnan Syntneties (Bom) Pvt. Ltd. (Transferor) and Mr. Purshottamdass Sagarmal Saraf & Mr. Sanjeev P. Saraf (transferee).
2	Copy of Property Tax Assessment No. 358396 dated 05.05.2023 for the year 2023-2024 issued by Kalyan Dombivli Municipal Corporation.
3	Copy of Search Report dated 09.09.2023 issued by Vijay B. Chavan (Advocate).

**LOCATION:**

The said building is located at Survey No. 378, Hissa No. 1 of Village - Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane. The property falls in Residential Zone. It is at walkable distance of 700 M. from Dombivli railway station.

**BUILDING:**

The building under reference is having Ground + 2 Upper Floor. 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 is used for residential purpose. 1<sup>st</sup> Floor is having 2 Residential Flats. The building Wing B is having 2 entrance & lift is not provided in the building.

**Residential Flat:**

The residential flat under reference is situated on the 1<sup>st</sup> Floor. It consists of 1 Bedroom + Living Room + Kitchen + Bath + WC + Passage. (i.e., **1 BHK with Bath + WC**). The residential flat is finished with Ceramic flooring, Teak Wood door frame with flush shutter with safety door, Aluminum sliding windows & Concealed plumbing & Concealed & Casing capping electrification.

**Valuation as on 11<sup>th</sup> October 2023**

<b>The Built Up Area of the Residential Flat</b>	<b>:</b>	<b>600.00 Sq. Ft.</b>
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**Deduct Depreciation:**

Year of Construction of the building	:	1982 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	41 Years
Cost of Construction	:	600.00 X 2,500.00 = ₹ 15,00,000.00
Depreciation $\{(100-10) \times 41/60\}$	:	61.50%
Amount of depreciation		₹ 9,22,500.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 52,440.00 per Sq. M. i.e. ₹ 4,872.00 per Sq. Ft.
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property (after Depreciation)		₹ 37,336.00 per Sq. M. i.e. ₹ 3,469.00 per Sq. Ft.
Prevailing market rate	:	₹ 10,500.00 per Sq. Ft.
<b>Value of property as on 11.10.2023</b>	<b>:</b>	<b>₹ 600.00 Sq. Ft. X ₹ 10,500.00 = ₹ 63,00,000.00</b>

(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)

<b>Depreciated fair value of the property as on 11.10.2023</b>	<b>:</b>	<b>₹ 63,00,000.00 - ₹ 9,22,500.00 = ₹ 53,77,500.00</b>
<b>The Fair Market value of the property</b>		<b>₹ 53,77,500.00</b>
<b>The Realizable value of the property</b>	:	<b>₹ 48,39,750.00</b>
<b>Distress value of the property</b>	:	<b>₹ 43,02,000.00</b>
<b>Insurable value of the property (600.00 Sq. Ft. X 2,500.00)</b>	:	<b>₹ 15,00,000.00</b>
<b>Guideline value of the property (600 X 3,469.00)</b>		<b>₹ 20,81,400.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. B-101, 1<sup>st</sup> Floor, Wing - B, "Nav Asiad Co-Op. Hsg. Soc. Ltd.", Tilak Road, Near Neeta Tours & Travels, Opp. Kelkar Sports, Village – Gajbandhan Patharli, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, Country – India for this particular purpose at **₹ 53,77,500.00 (Rupees Fifty Three Lakh Seventy Seven Thousand Five Hundred Only)**. as on **11<sup>th</sup> October 2023**.

## **NOTES**

1. I, Manoj 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 **11<sup>th</sup> October 2023 is ₹ 53,77,500.00 (Rupees Fifty Three Lakh Seventy Seven 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:

### **ANNEXURE TO FORM 0-1**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	Ground + 2 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 1 <sup>st</sup> Floor
3.	Year of construction	1982 (As per site information)
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 shutter with safety door, Aluminum sliding windows



10	Flooring	Ceramic flooring
11	Finishing	Cement plastering with POP finishing
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 & Casing Capping electrification Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	No 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



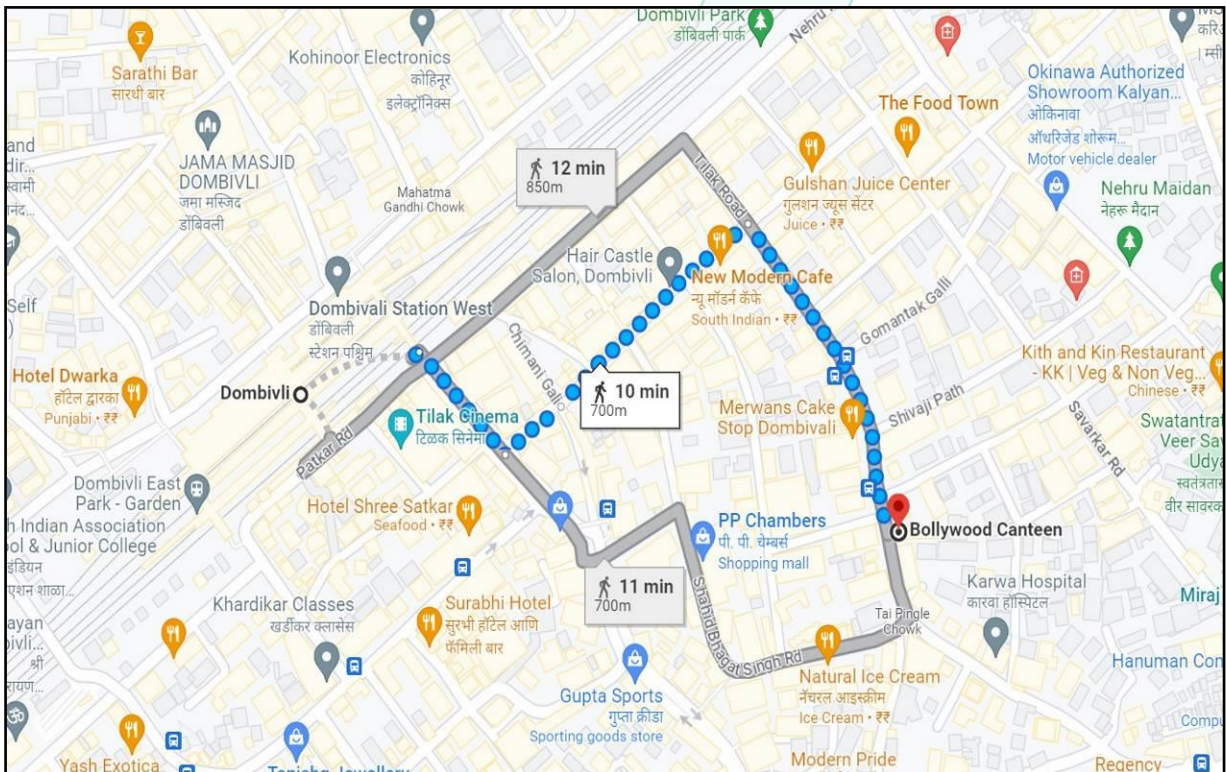
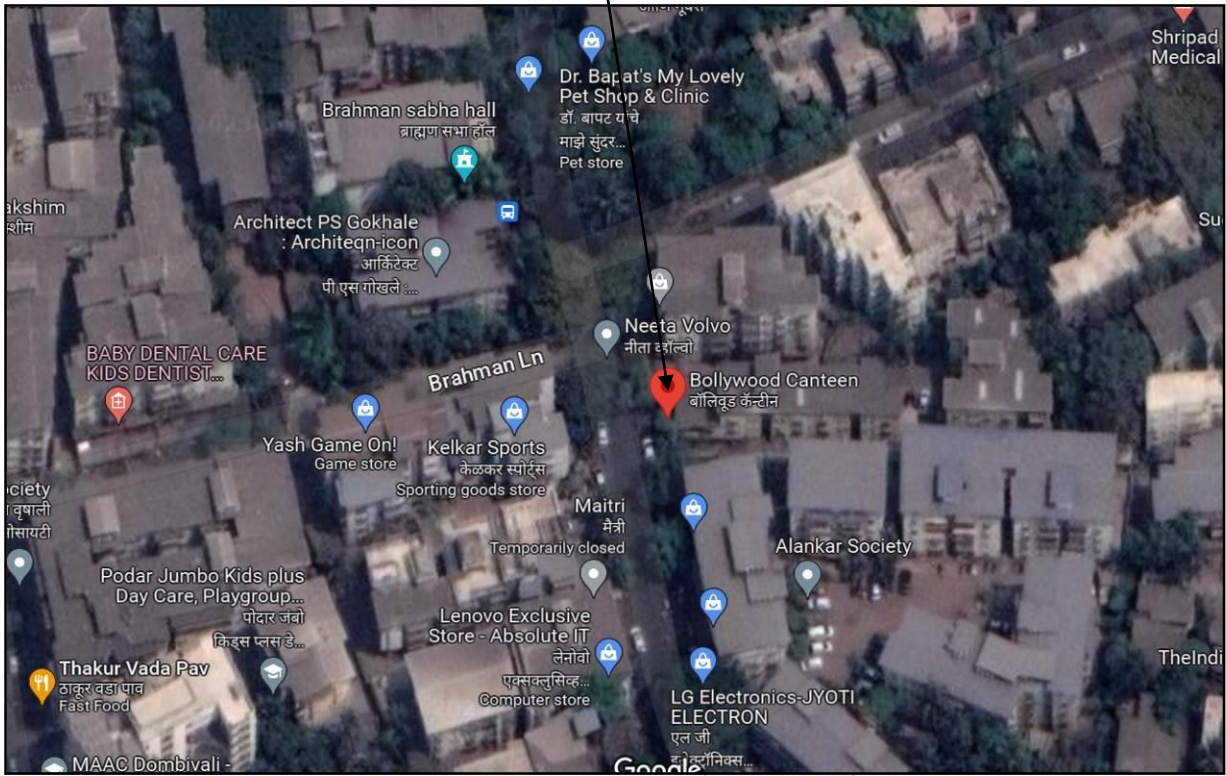
## Actual site photographs



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## Route Map of the property

Site u/r



**Latitude Longitude - 19°13'02.1"N 73°05'30.7"E**

**Note: The Blue line shows the route to site from nearest railway station (Dombivli – 700M)**

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Thane

Select Taluka: Kalyan

Select Village: Gavache Nav : Gajabandhan Patharli (

Search By:  Survey No.  Location

Select	उपविभाग	बुकी जमीन	निवासी सदनिका	ऑफिस रुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	8/33-विभाग 20अ : डोंबिवली स्टेशनच्या पूर्वेकडील समांतर रेल्याच्या दर्शनी भागातील बोन्ही बाजुकडील मिळकती	15600	55200	6330068800	63300	चौ. मीटर
SurveyNo	8/32-विभाग 19क ट्रान्समिशन लाइन चा पूर्वेकडील भाग (पाथली गाव)	24500	64800	7450088500	74500	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	55,200.00			
Reduced by 5% on Flat Located on 1 <sup>st</sup> Floor	2,760.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>52,440.00</b>	<b>Sq. Mtr.</b>	<b>4,872.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	15,600.00			
The difference between land rate and building rate (A – B = C)	36,840.00			
Depreciation Percentage as per table (D) [100% - 41%] (Age of the Building – 41 Years)	59%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>37,336.00</b>	<b>Sq. Mtr.</b>	<b>3,469.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
<b>b)</b>	<b>First Floor</b>	<b>95%</b>
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

# Price Indicators

**NOBROKER**

1 BHK Flat In J.J.Heights,Dombivli East For Sale in Dombivli East  
gajbhandran-patahari

₹ 48 Lacs (Negotiable) | ₹ 27,510/Month (Estimated EM) | 500 Sq. Ft.

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Photos | Location

1 Bedroom (No. of Bedroom) | Mar 21, 2023 (Pushed On)

1 Bathroom (No. of Bathroom) | Immediately (Possession)

NA (Carport) | J.jheights,dombivl... (Apartment)

Bike (Parking) | Full (Power Backup)

[Get Owner's Details](#)

Price trends by NREestimate [Check Now](#)

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

Nearby: Tilkia Cinema | New Modern Cafe | Gopi Cine Mall | PP Chambers | Raj Vaibhav Complex

**Overview**

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.4 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	500 Sq.Ft	Furnishing Status	Unfurnished <a href="#">Furnish Now</a>
Facing	Don't Know	Floor	2/6
Parking	Bike	Gated Security	No

**Activity On This Property**

19 Unique Views | 0 Shortlists | 0 Contacted  
Powered by: NREestimate

**Similar Properties**

1 BHK Flat In Ravi Darshan Chs Ltd For Sale in Dombivli East  
Dependent near Royal Garden  
White wall  
Bike

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₹ 50.0 Lac (EMI - ₹ 23k) | Can Lafford Kit

562 Sq.Ft 1 BHK Flat For Sale in Dombivli East, Thane

1 Bed | 1 Bath | Semi-Furnished

Super Built-Up Area: 562 sqft + ₹ 8,807/sqft | Floor: 4 (Out of 4 Floors) | Transaction Type: Resale

Status: Ready to Move | Furnishing Status: Semi-Furnished

[Contact Owner](#) | [Get Phone No.](#) | Last contact made 4 days ago

**More Details**

Price Breakup: ₹ 50 Lac  
 Booking Amount: ₹ 50,000  
 Address: Dombivli East, Thane - Beyond Thane, Maharashtra  
 Furnishing: Semi-Furnished

**Description:** Multistorey apartment is available for sale. It is a good location property. Please contact for more details.

Posted on: Aug 26, 23 | Property ID: 56078079

**Contact Owner**  
Krutika Sawant - 91-9700000000

[Get Phone No.](#)

## Price Indicators

The screenshot displays a real estate listing on the Magicbricks website. The listing is for a 1 BHK flat for sale in Madhukar Galaxy, Dombivli East, Thane. The price is ₹35.0 Lac, with an EMI of ₹16k. The flat has a super built-up area of 630 sqft (₹5,556/sqft), 1 bed, 1 bath, and 2 balconies. It is unfurnished and located on the 1st floor of a 4-story building. The developer is RR Enterprise, and the project is Madhukar Galaxy. The transaction type is resale, and the status is ready to move. The facing is east, and the type of ownership is co-operative society. The listing includes a contact owner section with the name Amit Chand and a phone number, and a 'Get Phone No.' button. A 'More Details' section provides a price breakup of ₹35 Lac, a booking amount of ₹1.0 Lac, and the address: A 105, Dombivli East, Thane - Beyond Thane, Maharashtra. It also shows the estimated EMI of ₹15786 and an option to apply for a home loan. The listing was posted on Jul 20, 23, and the property ID is 6823947.

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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 **11<sup>th</sup> October 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 ₹ **53,77,500.00 (Rupees Fifty Three Lakh Seventy Seven Thousand Five Hundred Only)**.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

**Auth. Sign.**

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