

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Sudarshan Vinayak More & Mrs. Rasika Sudarshan More**

Residential Flat No. 503, 5<sup>th</sup> Floor, Wing - A, "Shivpratap Co-Op. Hsg. Soc. Ltd.", Almeda Road,  
Behind Jay Surya Tower, Chandanwadi, Panchpakhadi, Thane (West),  
Thane – 400 602, State – Maharashtra, Country – India.

Latitude Longitude - 19°11'53.8"N 72°58'07.9"E

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### Valuation Prepared for:

**Cosmos Bank**

**Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West),  
Mumbai – 400 028, State – Maharashtra, Country – India.



### Our Pan India Presence at :

- |           |            |           |        |
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| Mumbai    | Aurangabad | Pune      | Rajkot |
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## VALUATION OPINION REPORT

The property bearing Residential Flat No. 503, 5<sup>th</sup> Floor, Wing - A, "Shivpratap Co-Op. Hsg. Soc. Ltd.", Almeda Road, Behind Jay Surya Tower, Chandanwadi, Panchpakhadi, Thane (West), Thane – 400 602, State – Maharashtra, Country – India belongs to **Mr. Sudarshan Vinayak More & Mrs. Rasika Sudarshan More.**

Boundaries of the property.

North	:	Slum Area
South	:	Slum Area & Almeda Road
East	:	Slum Area
West	:	Jay Surya Tower

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 **₹ 38,21,580.00 (Rupees Thirty Eight Lakh Twenty One Thousand Five Hundred Eighty 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**

**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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Director,  
2.5.4.20=9622b6c4b435d053e5e5f5e25865f13400f4d35d4133  
8113279d7a18b5532, postalCode=400069, st=Maharashtra,  
serialNumber=41346446a28c89262a55a6c5e3e31731bd2  
f994e2e3d25a222a2328, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.28 14:05:54 +0530

Auth. Sign.



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| 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 Flat No. 503, 5<sup>th</sup> Floor, Wing - A, "Shivpratap Co-Op. Hsg. Soc. Ltd.",  
Almeda Road, Behind Jay Surya Tower, Chandanwadi, Panchpakhadi, Thane (West),  
Thane – 400 602. 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 18.09.2023 for Bank Loan Purpose
2	Date of inspection	16.09.2023
3	Name of the owner/ owners	<b>Mr. Sudarshan Vinayak More &amp; Mrs. Rasika Sudarshan More</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. 503, 5 <sup>th</sup> Floor, Wing - A, "Shivpratap Co-Op. Hsg. Soc. Ltd.", Almeda Road, Behind Jay Surya Tower, Chandanwadi, Panchpakhadi, Thane (West), Thane – 400 602, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mrs. Tanishka Pashte (Seller's Wife) Contact No. 9224241481
6	Location, street, ward no	Almeda Road, Behind Jay Surya Tower, Chandanwadi, Panchpakhadi, Thane (West), Thane – 400 602
7	Survey/ Plot no. of land	Final Plot No. 386A, CTS No. 629 of Village Panchpakhadi
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. = 225.00 (Area as per Actual site Measurement)  Carpet Area in Sq. Ft. = 225.00 (Area as per Agreement for Sale)

		<b>Built Up Area in Sq. Ft. = 270.00 (Area as per Index II)</b>
13	Roads, Streets or lanes on which the land is abutting	Final Plot No. 386A, CTS No. 629 of Village Panchpakhadi
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.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Copy of Approved Plan V.P. No. 2006 / 96 / TMC / TDD / TPS / 01 dated 02.04.2007 issued by Thane Municipal Corporation, Thane.
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?	Seller 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 TMC 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	₹ 9,500.00 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.
		<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 up on, 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 – 2009 (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> As per site inspection, 1 RK Flat converted into 1 BHK by converting Kitchen into bedroom & Passage into Kitchen.		

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 18.09.2023 for Residential Flat No. 503, 5<sup>th</sup> Floor, Wing - A, "**Shivpratap Co-Op. Hsg. Soc. Ltd.**", Almeda Road, Behind Jay Surya Tower, Chandanwadi, Panchpakhadi, Thane (West), Thane – 400 602, State – Maharashtra, Country – India belongs to **Mr. Sudarshan Vinayak More & Mrs. Rasika Sudarshan More.**

### We are in receipt of the following documents:

1	Copy of Agreement for sale dated 13.09.2023 Mr. Nilesh Babu Pashte (The Transferor) And Mr. Sudarshan Vinayak More & Mrs. Rasika Sudarshan More (The Transferee's).
2	Copy of Permission / Commencement Certificate V. P. No. 2006 / 96 / TMC / TDD / 01 dated 02.04.2007 issued by Thane Municipal Corporation, Thane.
3	Copy of Approved Plan V.P. No. 2006 / 96 / TMC / TDD / TPS / 01 dated 02.04.2007 issued by Thane Municipal Corporation, Thane.
4	Copy of No Objection Certificate dated 12.09.2023 in the name of Mr. Sudarshan Vinayak More & Mrs. Rasika Sudarshan More issued by Shivpratap Co-Op. Hsg. Soc. Ltd.

### LOCATION:

The said building is located at Final Plot No. 386A, CTS No. 629 of Village Panchpakhadi, Thane (West), Thane – 400 602. The property falls in Residential Zone. It is at a walkable distance 2.2 Km. from Thane railway station.

### BUILDING:

The building under reference is having Ground + 8 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. 5<sup>th</sup> Floor is having 5 Residential Flats. The building having 1 Lift. The building external conditional is normal.

### Residential Flat:

The residential flat under reference is situated on the 5<sup>th</sup> Floor. As per site inspection, 1 RK Flat converted into 1 BHK by converting Kitchen into bedroom & Passage into Kitchen. The present composition of Flat is of 1 Bedroom + Living Room + Kitchen + WC + Bath (i.e., **1BHK with WC + Bath**). The residential flat is finished with Partly vitrified & Partly Mosaic tiles flooring, Teak wood door frame with solid flush doors shutters, Powder coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc. The flat finished with cement plastering with POP finished.



**Valuation as on 18<sup>th</sup> September 2023**

The Built-Up Area of the Residential Flat	:	270.00 Sq. Ft.
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**Deduct Depreciation:**

Year of Construction of the building	:	2009 (Approx.)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	14 Years
Cost of Construction	:	270.00 X 2,600.00 = ₹ 7,02,000.00
Depreciation $\{(100-10) \times 14 / 60\}$	:	21.00%
Amount of depreciation	:	₹ 1,47,420.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,11,055.00 per Sq. M. i.e., ₹ 10,317.00 per Sq. Ft.
Guideline rate (After Depreciate)	:	₹ 1,04,243.00 per Sq. M. i.e., ₹ 9,684.00 per Sq. Ft.
Prevailing market rate	:	₹ 14,700.00 per Sq. Ft.
<b>Value of property as on 18.09.2023</b>	:	<b>270.00 Sq. Ft. X ₹ 14,700.00 = ₹ 39,69,000.00</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)

Depreciated fair value of the property as on 18.09.2023	:	₹ 39,69,000.00 - ₹ 1,47,420.00 = ₹ 38,21,580.00
Total Value of the property	:	₹ 38,21,580.00
The realizable value of the property	:	₹ 34,39,422.00
Distress value of the property	:	₹ 30,57,264.00
Insurable value of the property (270.00 X 2,600.00)	:	₹ 7,02,000.00
Guideline value of the property (270.00 X 9,684.00)	:	₹ 26,14,680.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 503, 5<sup>th</sup> Floor, Wing - A, "Shivpratap Co-Op. Hsg. Soc. Ltd.", Almeda Road, Behind Jay Surya Tower, Chandanwadi, Panchpakhadi, Thane (West), Thane – 400 602, State – Maharashtra, Country – India for this particular purpose at ₹ 38,21,580.00 (Rupees Thirty Eight Lakh Twenty One Thousand Five Hundred Eighty Only) as on 18<sup>th</sup> September 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 **18<sup>th</sup> September 2023 is ₹ 38,21,580.00 (Rupees Thirty Eight Lakh Twenty One Thousand Five Hundred Eighty 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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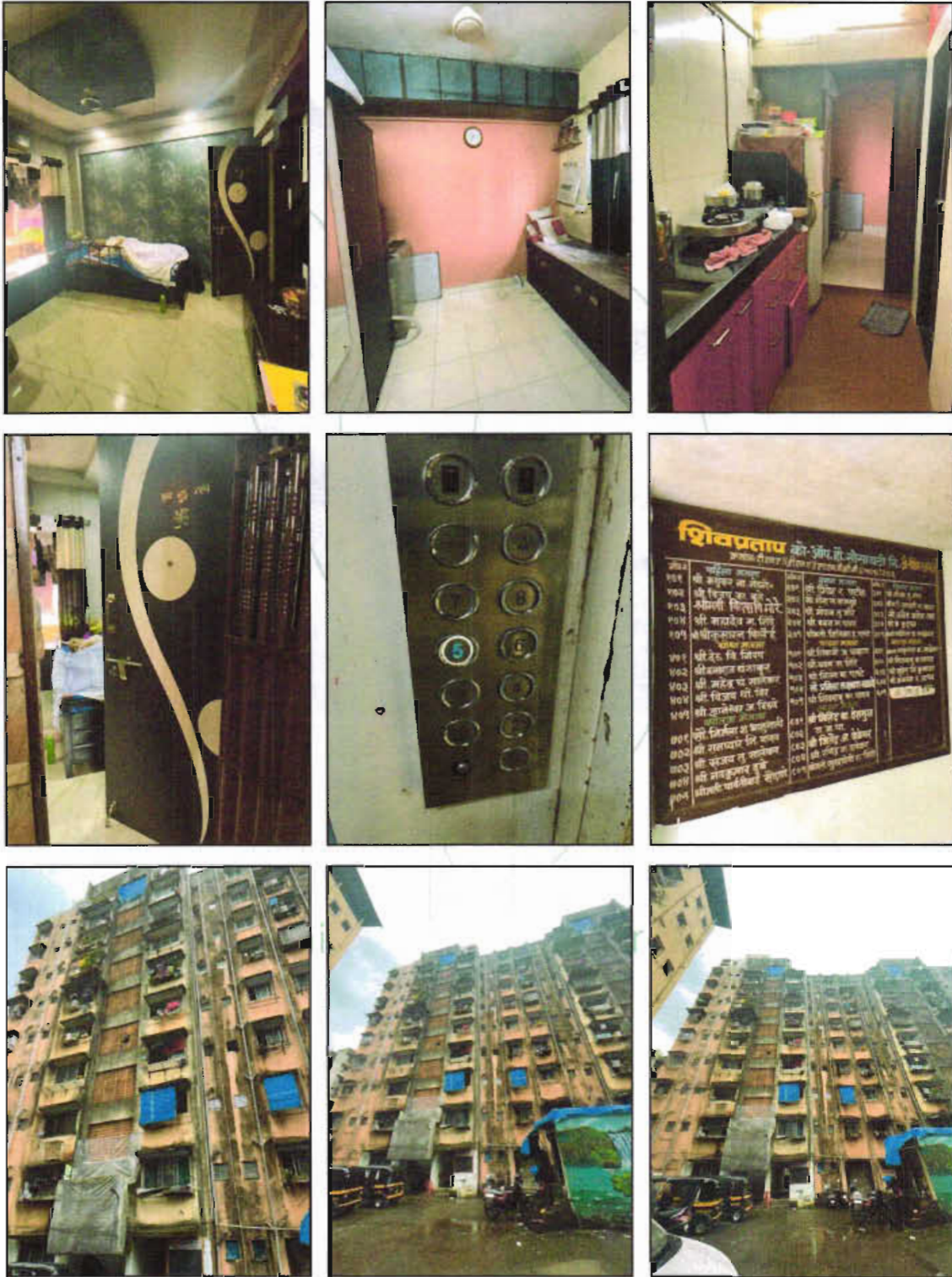




## ANNEXURE TO FORM 0-1

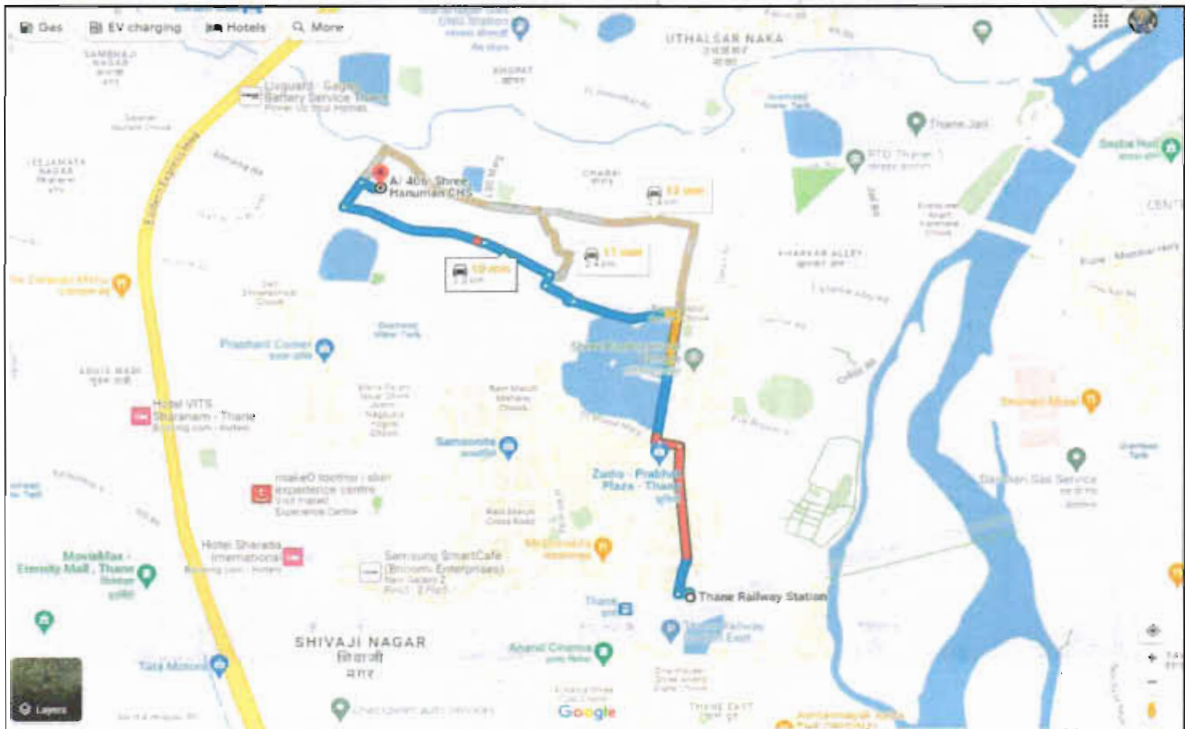
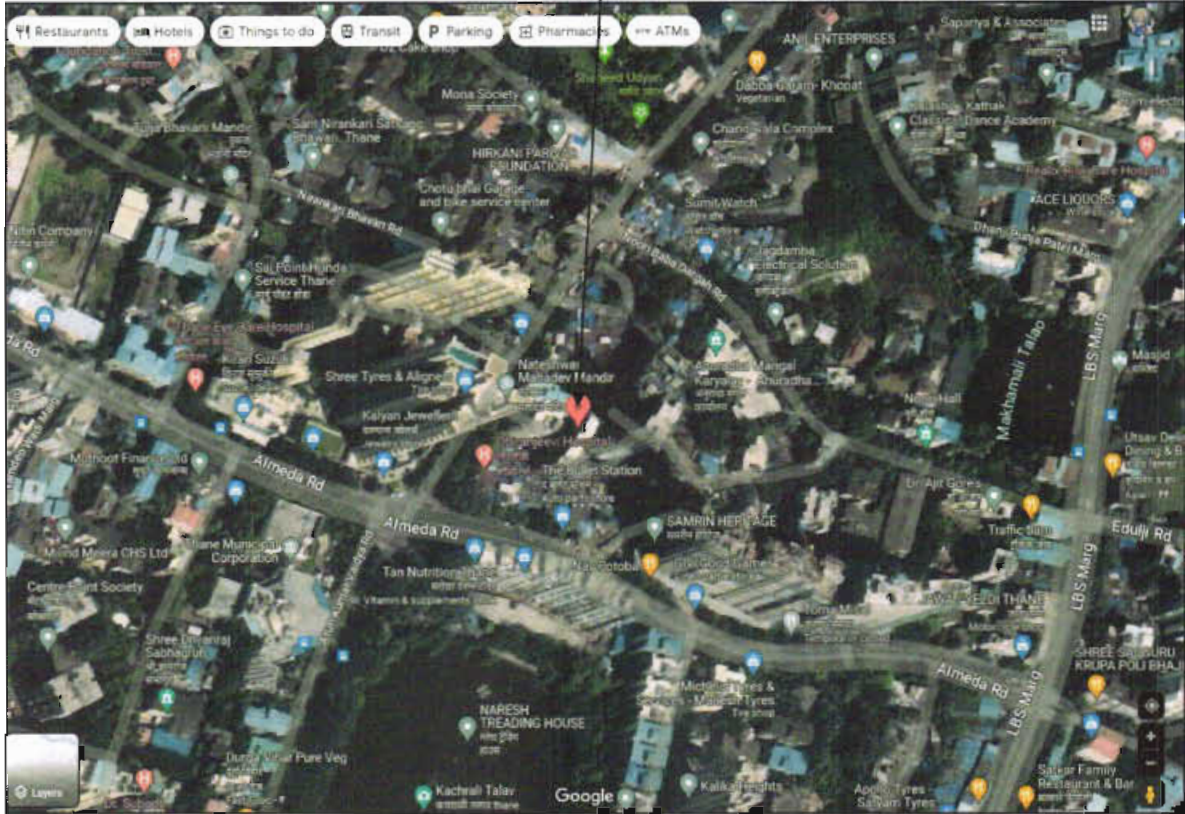
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 8 <sup>th</sup> Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 5 <sup>th</sup> Floor
3.	Year of construction	2009 (Approx.)
4.	Estimated future life	46 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 solid flush doors, Powder coated aluminium sliding windows
10.	Flooring	Partly vitrified & Partly Mosaic tiles flooring
11.	Finishing	Cement plastering with POP finished
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	
	(i) No. of water closets	As per Requirement
	(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

### Actual site photographs



## Route Map of the property

Site:u/r



Latitude Longitude - 19°11'53.8"N 72°58'07.9"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 2.2 Km.)



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## Ready Reckoner Rate

**Department of Registration & Stamps**  
Government Of Maharashtra

**नोंदणी व मूलांक विभाग**  
महाराष्ट्र शासन

**Valuation For Urban Area**

\*\*\* welcome to valuation of properties in Maharashtra \*\*\*

**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name:  [Help on Division](#)

District Name:  Taluka Name:  Village/Zone Name:

Attribute:  SubZone Name:

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
62400	116800	135800	178300	135800	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	1,16,900.00			
Increase by 5% on Flat Located on 5 <sup>th</sup> Floor	5,845.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,11,055.00</b>	<b>Sq. Mtr.</b>	<b>10,317.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	62,400.00			
The difference between land rate and building rate (A – B = C)	48,655.00			
Depreciation Percentage as per table (D) [100% - 14%] (Age of the Building – 14 Years)	86%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,04,243.00</b>	<b>Sq. Mtr.</b>	<b>9,684.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: Depreciation Percentage Table**

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



## Price Indicators

**99acres** Buy Enter Locality / Project / Society / Landmark

Posted on Aug 10, 2023 | Ready to move

**₹37.5 Lac** @ ₹11,538 per sq.ft. **1BHK 1Bath**  
 Estimated EMI ₹ 29,250  
 Flag Apartment for Sale  
 Khale Compound, Panich Pakhadi, Thane, Mumbai

**RISK STATUS** NOT AVAILABLE | Website: <https://maharashtra.mahatransaction.gov.in/>

Overview | Owner Details | Price Trends | Explore Locality | Recommendations | Article

**Property (12)**

**Super Built up area:** 325 sq.ft.  
**Built Up area:** 300 sq.ft.  
**Carpet area:** 225 sq.ft.

**Price:** ₹ 37.5 Lac  
 @ 11,538 per sq.ft. (all inclusive) [View Price Details](#)

**Address:** Khale Compound, Panich Pakhadi, Thane

**Floor:** 1<sup>st</sup> of 4 Floors

**Completion:** 1 to 5 Year Old

**Places nearby**  
 B/1, Behind Krishna-Dham Society, Panich Pakhadi, Thane, Mumbai

**99acres** Buy Enter Locality / Project / Society / Landmark

Posted on Aug 02, 2023 | Ready to move

**₹37 Lac** @ ₹13,455 per sq.ft. **1BHK 1Bath**  
 Estimated EMI ₹ 29,552  
 Independent Building for Sale  
 Khopat, Thane, Mumbai

**RISK STATUS** NOT AVAILABLE | Website: <https://maharashtra.mahatransaction.gov.in/>

Overview | Owner Details | Price Trends | Explore Locality | Recommendations | Article

**Property (10)** [Explore Locality](#) [Photos/Videos](#)

**Built Up area:** 275 sq.ft.

**Price:** ₹ 37 Lac  
 @ 13,455 per sq.ft.

**Address:** Khopat, Thane

**Floor:** 1<sup>st</sup> of 1 Floors

**Completion:** undefined

[Request Photos](#)

Property Ownership: **Freehold** | Furnishing: **Semifurnished** | Floor: **Bas.Flop** | None

Property Code: L70578550  
[www.99acres.com/L70578550](https://www.99acres.com/L70578550)

## Price Indicators

**NOBROKER** 1 RK Flat in Wandita Apartment For Sale in Thane

₹ 45 Lacs  
₹ 25,781/Month  
380 sq.ft.

1 Bedroom  
1 Bathroom  
NA  
Bike

Get Owner Details

Price trends by NB estimate

Report what was not correct in this property

Activity On This Property

199 views 1 heart 0 share

**Overview**

Age of Building: 10 Years  
Ownership Type: Self Owned  
Maintenance Charges: ₹ 2 Per Sq.Ft/M

**NOBROKER** 1 BHK Flat in Hari Har Mahadev Society Apartment For Sale in T...

₹ 72 Lacs  
₹ 41,386/Month  
408 sq.ft.

1 Bedroom  
1 Bathroom  
NA  
Bike and Car

Get Owner Details

Price trends by NB estimate

Report what was not correct in this property

Activity On This Property

57 views 2 heart 0 share

**Overview**

Age of Building: 10 Years  
Ownership Type: Self Owned  
Maintenance Charges: ₹ 4.3 Per Sq.Ft/M



### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18<sup>th</sup> September 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 ₹ 38,21,580.00 (Rupees Thirty Eight Lakh Twenty One Thousand Five Hundred Eighty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=BA, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=india,  
2.5.4.20=992286c4fad35c0390c79a26865913490c79433081333  
115279b17a18b9502, postalCode=400049, st=Maharashtra,  
serialNumber=134565662bc090982a55af87c3c037191d3e  
194282c29a32786258c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.20 14:08:11 +05'30'

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