

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Varun Gupta**

Commercial Unit No. B2-305, 3rd Floor, Wing – B2, "**Boomerang Co-op. Premises Society Limited**",
Chandivali Farm Road, Chandivali, Andheri (East), Mumbai – 400 072,
State – Maharashtra, Country – India.

Latitude Longitude: 19°06'50.9"N 72°53'34.7"E

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Valuation Prepared for:

Private Valuation



Our Pan India Presence at :

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

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

Vastu/Mumbai/10/2023/4549/2303181
25/12-378-SBSKU
Date: 25.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Unit No. B2-305, 3rd Floor, Wing – B2, "**Boomerang Co-op. Premises Society Limited**", Chandivali Farm Road, Chandivali, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India belongs to **Mr. Varun Gupta**.

Boundaries of the property.

North : Chandivali Farm Road
South : Tax Centre
East : Oberoi Garden Estate
West : Narayan Plaza

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 **Fair Market Value** for this particular purpose at **₹ 2,14,83,000.00 (Rupees Two Crore Fourteen Lakh Eighty Three Thousand 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.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.25 17:52:00 +05'30'

Auth. Sign.



Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09



Our Pan India Presence at :

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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.**VALUATION REPORT (IN RESPECT OF UNIT)**

I		General	
1.	Purpose for which the valuation is made	:	To assess value of the property for Fair Market Value Purpose
2.	a)	Date of inspection	: 19.10.2023
	b)	Date on which the valuation is Made	: 25.10.2023
3.	List of documents produced for perusal: 1. Copy of Sale Deed dated 04.02.2022 Between Mr. Vikas Sharma & Mrs. Ruchi Sharma (the Seller) and Mr. Varun Gupta (the Purchaser). 2. Copy of Full Occupancy Certificate No. CE / 4059 / BPES / AL dated 05.05.2016 issued by Municipal Corporation of Greater Mumbai. 3. Copy of Full Commencement Certificate No. CE / 4059 / BPES / AL dated 19.12.2013 issued by Municipal Corporation of Greater Mumbai. 4. Copy of Society Maintenance Bill Tax Invoice No. 3448 dated 01.08.2023 in the name of Mr. Varun Gupta issued by Boomerang Co-op. Premises Society Limited.		
e	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Varun Gupta Address: Commercial Unit No. B2-305, 3 rd Floor, Wing – B2, " Boomerang Co-op. Premises Society Limited ", Chandivali Farm Road, Chandivali, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India. Contact Person: Mrs. Neetu Gupta (Owner's wife) Contact No. 9892859382 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a commercial unit is located on 3 rd floor. The composition of unit is Reception + Conference Room + Working Area + 2 Cabins + Pantry + 2 Toilets + Passage. The property is at 2.1 Km. travelling distance from nearest metro station Sakinaka.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: -
	b)	Door No.	: Commercial Unit No. B2-305
	c)	C.T.S. No. / Village	: C.T.S. No. 4A & 4B of Village Saki
	d)	Ward / Taluka	: Taluka – Kurla
	e)	Mandal / District	: District – Mumbai Suburban
	f)	Date of issue and validity of layout of approved map / plan	: As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.

	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Commercial Unit No. B2-305, 3 rd Floor, Wing – B2, "Boomerang Co-op. Premises Society Limited", Chandivali Farm Road, Chandivali, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India.
8.		City / Town	:	Andheri (East), Mumbai Suburban
		Residential area	:	No
		Commercial area	:	Yes
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Saki Municipal Corporation of Greater Mumbai
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		As per Site As per documents
		North	:	Chandivali Farm Road Details not available
		South	:	Tax Centre Details not available
		East	:	Oberoi Garden Estate Details not available
		West	:	Narayan Plaza Details not available
13.		Dimensions of the site		N. A. as property under consideration is a unit in an apartment building.
				A B As per the Deed Actuals
		North	:	- -
		South	:	- -
		East	:	- -
		West	:	- -
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 983.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 1,023.00 (Area as per Sale Deed) Built Up Area in Sq. Ft. = 1,228.00 (Area as per Index II)

			All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.
14.1	Latitude, Longitude & Co-ordinates of Unit	:	19°06'50.9"N 72°53'34.7"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 1,023.00 (Area as per Sale Deed)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Commercial
2.	Location	:	
	C.T.S. No.	:	C.T.S. No. 4A & 4B
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Saki Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Commercial Unit No. B2-305, 3 rd Floor, Wing – B2, "Boomerang Co-op. Premises Society Limited" , Chandivali Farm Road, Chandivali, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India.
	Description of the locality Residential / Commercial / Mixed	:	Commercial
	Year of Construction	:	2016 (As per occupancy certificate)
	Number of Floors	:	Lower Basement + Upper Basement + Ground + 8 Upper Floors
	Type of Structure	:	R.C.C. Framed Structure
	Number of Dwelling units in the building	:	10 Unit on 3 rd Floor
	Quality of Construction	:	Good
	Appearance of the Building	:	Good
	Maintenance of the Building	:	Good
3.	Facilities Available	:	
	Lift	:	8 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	One Basement Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III UNIT		
1	The floor in which the Unit is situated	: 3 rd Floor
2	Door No. of the Unit	: Commercial Unit No. B2-305
3	Specifications of the Unit	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified flooring
	Doors	: Teak wood door frame with flush doors & Glass door
	Windows	: Powder coated aluminum sliding windows
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	: Cement Plastering with POP false ceiling
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of:	: Details not available
	Tax amount:	: Details not available
5	Electricity Service connection No.:	: Details not available
	Meter Card is in the name of:	: Details not available
6	How is the maintenance of the Unit?	: Good
7	Sale Deed executed in the name of	: Mr. Varun Gupta
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Unit?	: Built Up Area in Sq. Ft. = 1,228.00 (Area as per Index II)
10	What is the floor space index (app.)	: As per MCGM norms
11	What is the Carpet Area of the Unit?	: Carpet Area in Sq. Ft. = 983.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 1,023.00 (Area as per Sale Deed)
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
13	Is it being used for Residential or Commercial purpose?	: Commercial purpose
14	Is it Owner-occupied or let out?	: Owner Occupied
15	If rented, what is the monthly rent?	: ₹ 63,000.00 Expected rental income per month
IV MARKETABILITY		:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
V Rate		:
1	After analyzing the comparable sale instances, what is the composite rate for a similar Unit with same specifications in the	: ₹ 17,500.00 to ₹ 19,500.00 per Sq. Ft. on Carpet Area

	adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	
2	What is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	: ₹ 18,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 15,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 1,70,000.00 per Sq. M. i.e. ₹ 15,793.00 per Sq. Ft.
	Guideline rate (after depreciation)	₹ 1,61,426.00 per Sq. M. i.e. ₹ 14,997.00 per Sq. Ft.
5	Age of the building	: 7 Years
6	Life of the building estimated	: 53 years Subject to proper, preventive periodic maintenance & structural repairs.
7	Remarks:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present value of the property	1,023.00 Sq. Ft.	18,000.00	1,84,14,000.00
2	Interior	1,023.00 Sq. Ft.	3,000.00	30,69,000.00
	Total value of the property			2,14,83,000.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in

question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Unit, where there are typically many comparables available to analyze. As the property is a Unit, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 17,500.00 to ₹ 19,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Unit size, location, upswing in real estate prices, sustained demand for Unit, all round development of commercial and residential application in the locality etc. We estimate ₹ 18,000.00 per Sq. Ft. on Carpet Area for valuation.

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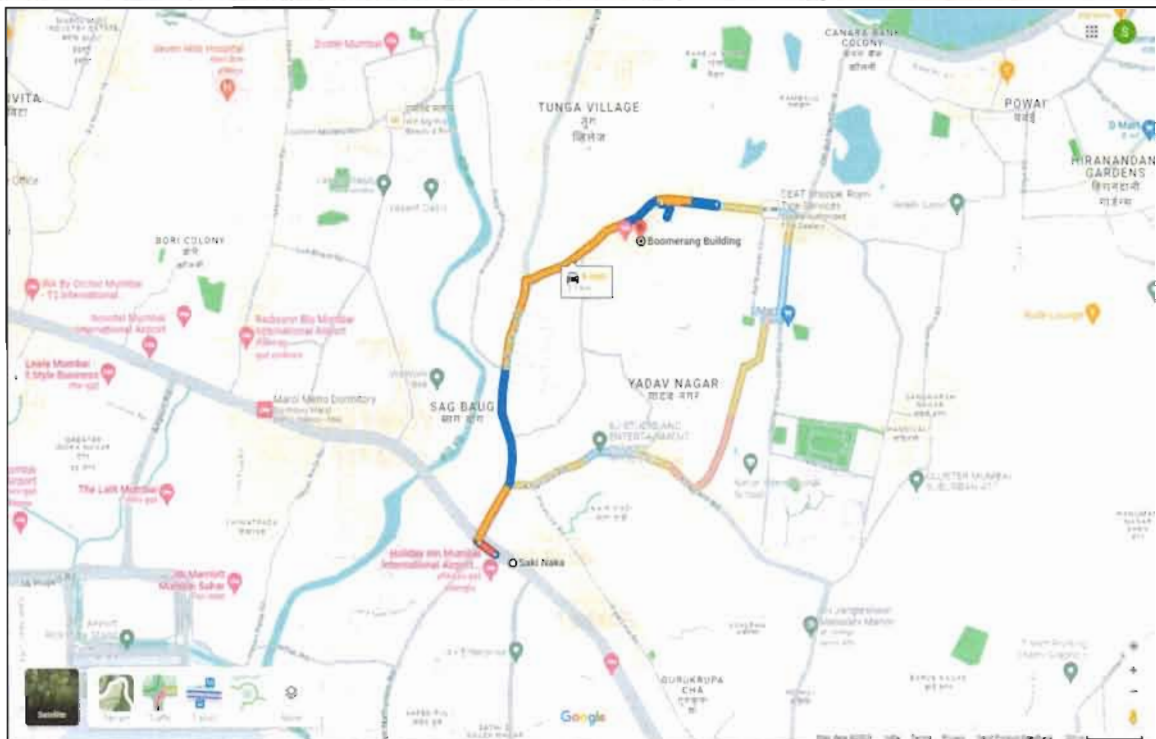


Actual site photographs



Route Map of the property

Site/ur



Latitude Longitude: 19°06'50.9"N 72°53'34.7"E

Note: The Blue line shows the route to site from nearest metro station (Sakinaka – 2.1 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						
Home	Valuation Rules	User Manual	Close Feedback			
Year 20232024	Annual Statement of Rates		Language English			
Selected District	मुंबई (उपनगर)					
Select Village	साकी - कुर्ला					
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location					
Enter Survey No	4	Search				
उपविभाग	बूटी जमीन	निवासी सदनिका	नोंदणीय एकक	एकक (Rs.)	Attribute	
116/543-मुभाग: साकी गावातील सर्व मिळकती.	47520	111570	170000	212800	111570	चौरस मीटर

Stamp Duty Ready Reckoner Market Value Rate for Unit	1,70,000.00			
No Increase at Unit Located on 3 rd Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,70,000.00	Sq. Mt.	15,793.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	47,520.00			
The difference between land rate and building rate (A – B = C)	1,22,480.00			
Depreciation Percentage as per table (D) [100% - 7%] (Age of the Building – 7 Years)	93%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,61,426.00	Sq. Mt.	14,997.00	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

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 My Bookings [Post Your Property](#) Sign Up

Office Space In Powai, Mumbai For Sale ₹ 2.73 Crores (₹ 2.73 Cr) ₹ 2.65 Lacs/Month (₹ 2.65 Lacs) 1,700 Sq.Ft. (1,700 Sq.Ft)

Commercial Buy Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Powai / Office space for Sale in Powai / Property Details

Photos Location Shortlist

Office Space Public And Reserved

Freehold 3

semi furnished 1 To 5 Year

Sep 7, 2023 Immediately

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

NoBroker Services

Credit Agreement Check Loan Eligibility Estimate Interiors Cost Book Legal Services Book Renovations

Activity On This Property

Similar Properties

Amenities

NOBROKER My Bookings [Post Your Property](#) Sign Up

Office Space In Powai, Mumbai For Sale ₹ 6 Crores (₹ 6 Cr) ₹ 4.31 Lacs/Month (₹ 4.31 Lacs) 4,150 Sq.Ft. (4,150 Sq.Ft)

Commercial Buy Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Powai / Office space for Sale in Powai / Property Details

Shortlist

Office Space Reserved

Freehold 4

Fully furnished More Than 10 Year

Oct 21, 2023 Immediately

[Get Owner Details](#)

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

NoBroker Services

Credit Agreement Check Loan Eligibility Estimate Interiors Cost Book Legal Services Book Renovations

Activity On This Property

Similar Properties

Description



Price Indicators

NOBROKER

Office in Powai, Mumbai For Sale

₹ 2.75 Crores
₹ 2.07 Lacs/Month
1,633 Sq Ft

Office
Freehold
Fully Furnished
Jun 24, 2023

Reserved
5 to 10 Year
Immediately

Get Owner Details

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

Amnities

Similar Properties

99acres

Commercial Buy

₹ 3 Cr

Overview Society Dealer Details Articles

Property (8) Society (9)

25 - 30 seats
2214 sq ft
2 meeting room and 4 cabins available
Private pantry (300 sqft)

1308 sq ft
2 public parking spots
2 private washrooms available

Places nearby



Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was owned by Mr. Varun Gupta.
2.	Purpose of valuation and appointing authority	As per the request Private Valuation, to assess value of the property for Fair Market Value Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharad B. Chalikwar – Regd. Valuer Meetali Rasal – Valuation Engineer Shyam Kajvilkar – Technical Manager Shamal Bodke – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 19.10.2023 Valuation Date – 25.10.2023 Date of Report – 25.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 19.10.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Unit size, location, upswing in real estate prices, sustained demand for Unit, all-round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **25th October 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Unit, admeasuring **1,023.00 Sq. Ft. Carpet Area** in the name of **Mr. Varun Gupta**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Varun Gupta**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Unit, admeasuring **1,023.00**

Sq. Ft. Carpet Area.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach / Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Unit and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Unit, admeasuring 1,023.00 Sq. Ft. Carpet Area.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25th October 2023**.

The term **Fair Market 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.

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 Fair Market value for this particular purpose at **₹ 2,14,83,000.00 (Rupees Two Crore Fourteen Lakh Eighty Three Thousand Only)**.

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

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.25 17:52:11 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09