

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **M/s. Hitech Specialities Solutions Ltd.**

Name of Owner: **Jayant Jagannath Sirsat**

Commercial Office Premises bearing Unit No. 205, 2nd Floor, Building Y (Trade Centre), **“Welspun House”**,
Senapati Bapat Marg, Lower Parel, Mumbai – 400013, State - Maharashtra, Country – India.

Latitude Longitude - 19°00'12.9"N 72°49'43.0"E

Valuation Done for:

The Zoroastrian Co-operative Bank Ltd

Fort Branch

Yusuf Building, Veer Nariman Road, Fort, Mumbai 400001,
State - Maharashtra, Country – India.



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

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office Premises bearing Unit No. 205, 2nd Floor, Building Y (Trade Centre), "Welspun House", Senapati Bapat Marg, Lower Parel, Mumbai – 400013, State - Maharashtra, Country – India belongs to **Jayant Jagannath Sirsat**. Name of **Proposed Purchaser** is **M/s. Hitech Specialities Solutions Ltd.**

Boundaries of the property.

North	Lodha Parkside
South	Internal Road
East	Under Construction Building
West	Times Tower

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood 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 **₹ 6,59,75,000.00** (Rupees Six Crore Fifty Nine Lakh Seventy Five 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.11.22 17:16:37 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

TZCBL Emp. No. Ref: ZCBL/CO/AUD/19-20/100

Encl.: Valuation report



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

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Mumbai - 400 072, (M.S.), INDIA
📞 TeleFax : +91 22 28371325/24
✉️ mumbai@vastukala.org

		Unit Nos. 204 to 206
25	Classification of the site	:
	a. Population group	: Urban
	b. High/ Middle/ Poor class	: Higher Middle Class
	c. Residential/ Non-Residential	: Commercial
	d. Development of surrounding area	: Developed Area
	e. Possibility of any threat to the property (Floods, calamities etc.).	: No
26	Proximity of civic amenities (like school, hospital, bus stop, market etc.).	: All Available near by
27	Level of the land (Plain, rock etc.)	: Plain
28	Terrain of the Land.	: Levelled
29	Shape of the land (Square/ rectangle etc.).	: Irregular
30	Type of use to which it can be put (for construction of house, factory etc.).	: Commercial purpose
31	Whether the plot is under town planning approved layout?	: Information not Available
32	Whether the building is intermittent or corner?	: Intermittent
33	Whether any road facility is available?	: Yes
34	Type of road available (B.T/Cement Road etc.).	: B.T. Road
35	Front Width of the Road?	: 09.00 Mt.
36	Source of water & water potentiality.	: Municipal Water Supply
37	Type of Sewerage System.	: Connected to Municipal Sewerage System
38	Availability of power supply.	: Yes
39	Advantages of the site.	: Located in developed area
40	Disadvantages of the site.	: No
41	Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold.	: As per Sub-Registrar of Assurance records
Valuation of the property:		
42	Total area of the Commercial Office	: Carpet Area in Sq. Ft. = 5,603.00 (Area as per actual site measurement for Amalgamated Unit Nos. 204 to 206) Carpet Area in Sq. Ft. = 1,885.00 (Area as per Memorandum of Understanding / Declaration Letter for Unit No. 205) Built Up Area in Sq. Ft. = 2,262.00 (Area as per Declaration Letter for Unit No. 205)

43	Prevailing market rate.	:	₹ 35,000.00 per Sq. Ft. Rate on Carpet Area
44	Floor Rise Rate per Sq. Ft.	:	₹ 0.00
45	PLC Rate per Sq. Ft.	:	₹ 0.00
46	Total Rate per Sq. Ft.	:	₹ 35,000.00 per Sq. Ft. Rate on Carpet Area
47	Guideline rate obtained from the Stamp Duty Ready Reckoner.	:	₹ 3,74,860.00 per Sq. M. i.e. ₹ 34,825.00 per Sq. Ft.
	Guideline rate obtained from the Stamp Duty Ready Reckoner.	:	₹ 3,12,673.00 per Sq. M. i.e. ₹ 29,048.00 per Sq. Ft.
48	Value of the property	:	₹ 6,59,75,000.00
49	The realizable value of the property	:	₹ 5,93,77,500.00
50	Distress value of the property	:	₹ 5,27,80,000.00
51	Insurable value of the property	:	₹ 61,07,400.00
Technical details of the building:			
52	Type of building (Residential / Commercial / Industrial).	:	Commercial
53	Year of construction.	:	1998 (As per Occupancy Certificate)
54	Future life of the property.	:	35 years Subject to proper, preventive periodic maintenance & structural repairs.
55	No. of floors and height of each floor including basement.	:	Ground + 7 Upper Floors. 2 nd Floor is having 6 Offices.
Type of construction			
56	(Load bearing/ R.C.C./ Steel framed)	:	R.C.C. Framed Structure
Condition of the building.			
57	External (excellent/ good/ normal/ poor)	:	Good
58	Internal (excellent/ good/ normal/ poor).	:	Good
59	Whether the Commercial Office is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation	:	Copy of Amended Approved Plan No. EEBP / 3058 / GS / A dated 23.10.2007 issued by Municipal Corporation of Greater Mumbai for Proposed Additions & Alterations to the existing Building Y (known as Trade Centre).
Remarks:			
1. As per site inspection, Unit Nos. 204 to 206 are internally amalgamated to form a single unit having single entrance and given on rent to M/s. Hitech Corporations. The said valuation is for Unit No. 205.			
2. For the purpose of valuation, we have considered the area as per Area as per Memorandum of Understanding / Declaration Letter.			
60	Specifications of Construction:		
sr.	Description	:	2 nd Floor
a	Foundation	:	R.C.C. Foundation
b	Basement	:	No
c	Superstructure	:	R.C.C. frame work with 9-inch-thick B. B. Masonry for external walls 6-inch thick B.B. Masonry for internal

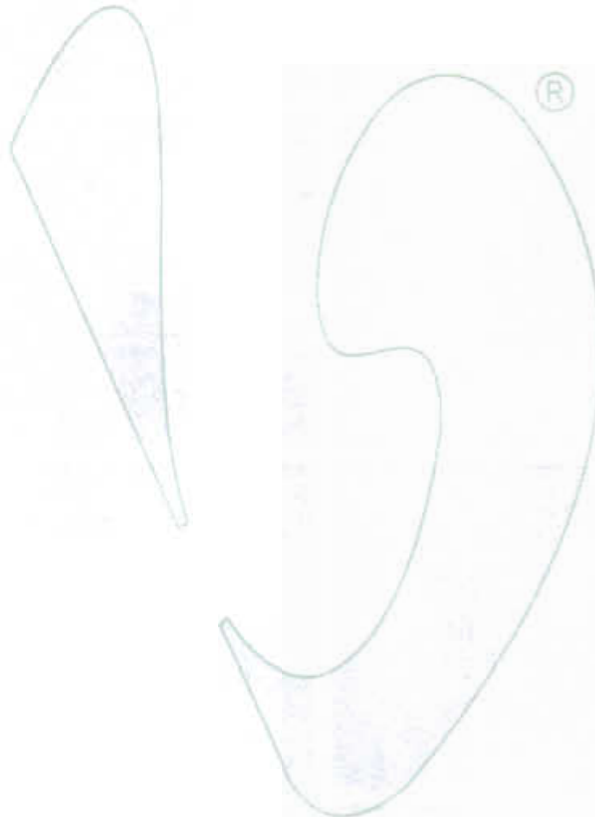
		walls
d	Joinery/Doors/Windows	: Glass doors
e	RCC Work	: R.C.C. Framed Structure
f	Plastering	: Cement Plastering + POP false ceiling
g	Flooring, Skirting	: Vitrified tiles flooring
h	Pantry Platform	: Granite
i	Whether any proof course is provided?	: No
j	Drainage	: Connected to Municipal Sewerage System
k	Compound Wall (Height, length and type of construction)	: Provided
l	Electric Installation (Type of wire, Class of construction)	: Concealed wiring
m	Plumbing Installation (No. of closets and wash basins etc.)	: Concealed plumbing
n	Bore Well	: Not Provided
o	Wardrobes, if any	: No.
p	Development of open area	: 3 Open Car Parking Spaces (as per Memorandum of Understanding / Declaration Letter), Chequered tile in open spaces, etc.
Valuation of proposed construction/ additions/ renovation if any:		
61	SUMMARY OF VALUATION:	:
	Part I Land	: ₹ 0.00
	Part II Building	: ₹ 6,59,75,000.00
	Part III Other amenities/ Miscellaneous	: ₹ 0.00
	Part IV Proposed construction	: ₹ 0.00
	TOTAL.	: ₹ 6,59,75,000.00
Calculation:		
1	Construction	:
1.01	Built up Area of Commercial Office	: 2,262.00 Sq. Ft.
1.02	Rate per Sq. Ft.	: ₹ 2,700.00
1.03	Cost of Construction = (1.01 x 1.02)	: ₹ 61,07,400.00
2	Value of property	:
2.01	Total Carpet Area of Commercial Office	: 1,885.00 Sq. Ft.
2.02	Rate per Sq. Ft.	: ₹ 35,000.00
2.03	Floor Rise Rate per Sq. Ft.	: ₹ 0.00
2.04	PLC Rate per Sq. Ft.	: ₹ 0.00
2.05	Total Rate per Sq. Ft.	: ₹ 35,000.00
2.06	Value of Commercial Office = (2.01 x 2.05)	: ₹ 6,59,75,000.00
3	The value of the property.	: ₹ 6,59,75,000.00

I certify that,

I/ my authorized representative, has inspected the subject property on 06.11.2023.

The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

There is no direct/ indirect interest in the property valued.



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Actual site photographs



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Actual site photographs



Route Map of the property


Site:ulr




Latitude Longitude - 19°00'12.9"N 72°49'43.0"E

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

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: MumbaiMain

Select Village: सोभर परेस डिव्हिजन

Search By: Survey No. Location

Enter Survey No: 448 Search

उपविभाग	खुली जमीन	निवासी मदनिका	बॉडीस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
12/93-भूभाग : उत्तरेस राव साहेब बोले मार्ग व जावळे मार्ग, पुर्वेस पश्चिम रेल्वे लाईन, दक्षिणेस गवानी रोड व भादनकर मार्ग वामधील विक्रीनी भूभाग.	110080	241620	277860	310210	241620	चौ. मीटर अंतीम प्लॉट नंबर
12/91H-भूभाग : पुर्वेस वा म जोशी मार्ग, पश्चिमेस शिब्राम शेड अजुलवार मार्ग, उत्तरेस पांडुरंग कुंभकर मार्ग व दक्षिणेस गणपतराव कदम मार्ग	126110	323420	374860	39100	327610	चौ. मीटर वि. टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Unit	3,74,860.00			
No increase for all floors from ground to 4 floors	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	3,74,860.00	Sq. Mtr.	34,825.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	1,26,110.00			
The difference between land rate and building rate (A – B = C)	2,48,750.00			
Depreciation Percentage as per table (D) [100% - 25%] (Age of the Building – 25 Years)	75%			
Rate to be adopted after considering depreciation [B + (C x D)]	3,12,673.00	Sq. Mtr.	29,048.00	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



Sale Instance

4562508 07-11-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि.मुंबई शहर 4 दस्त क्रमांक : 4562 2023 नोंदणी : Regn 63m
गावाचे नाव : लोअर परेल		
(1) विलेखाचा प्रकार	सेल डीड .	
(2) मोबदला	32900000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे।	32794088.6।	
(4) भू.मापन.पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: युनिट नं 1. माळा नं: 7 वा मजला.ए विंग. इमारतीचे नाव: ई. ब्लॉक नं: कमला सिटी. रोड : सेनापती बापट मार्ग.लोअर परेल.मुंबई 400013. इतर माहिती: सोबत एक कार पार्किंग स्पेस सहीत व दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 448 :))	
(5) क्षेत्रफळ	120.77 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्ताऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1) नाव :मेसर्स नायडा इंटरप्राइसेस तर्फे भागीदार संदीप बन्सली . - वय :-42 पत्ता :प्लॉट नं: शॉप नं 59. माळा नं . इमारतीचे नाव . ब्लॉक नं : ताडदेव एथर कॅडीशन भॉर्केट . रोड नं. ताडदेव मुंबई . महाराष्ट्र. मुंबई. पिन कोड :-400034 पॅन नं:-AAEFN4156E	
(8) दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव :कपिल बी मेहता एच सु एफ चे कर्ता कपिल मेहता . - वय :-39. पत्ता :प्लॉट नं: 11.ए. माळा नं . इमारतीचे नाव. हनुमान टेरेस . ब्लॉक नं . रोड नं : तारा टेम्पल लेन लॅमिनटन रोड. पुबई. महाराष्ट्र. MUMBAI. पिन कोड :-400007 पॅन नं :-AAOHK5829F	
(9) दस्ताऐवज करून दिल्याचा दिनांक	23/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	23.03.2023	
(11)अनुक्रमांक.खंड व पृष्ठ	4562 2023.	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	1974000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)श्रीरा		
मुल्यांकनासाठी विचारत घेतलेला तपशील -		
मुद्रांक शुल्क आकारलेला निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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Price Indicator

This screenshot shows a property listing on the 99acres website. The listing is for a commercial property priced at ₹9 Cr. The main image shows an office interior with cubicles. To the right of the image, there are several key features listed: 25 seats, 2,700 sq.ft. area, 7 floor (Gnd + 11 floors building), 3 private parking spots in basement, 2 meeting rooms and 2 cabins available, and 2 private washrooms available. The listing includes tabs for Overview, Dealer Details, Recommendations, and Articles. A 'Places nearby' section at the bottom lists Lower Park, Lower Park, South Mumbai, and Mumbai.

This screenshot shows another property listing on the 99acres website, priced at ₹5 Cr. The main image shows an office interior with cubicles. Key features listed include: 25-30 seats, 1,450 sq.ft. area, 1 floor (Gnd + 11 floors building), 2 private parking spots outside the building, 1 meeting room and 3 cabins available, 2 private washrooms available, and a private pantry (100.0 sq/ft). The listing also notes that 2 people have already been contacted since last week. It includes tabs for Overview, Dealer Details, Recommendations, and Articles. The 'Places nearby' section lists Lower Park, Lower Park, South Mumbai, and Mumbai. At the bottom, there are links to Sbi ATM, Reliance Life Sciences Pvt. Ltd, Laxmi Niwas General Hospital, and Bosco Nursing Home and Ent Research Centre.

Sale Instance

15294450 07-11-2023 Note :-Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक सह दु. नि. मुंबई शहर 3 दस्त क्रमांक 15294 2023 नोंदणी Regn 63m
गावाचे नाव : लोअर परेल		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	25100000	
(3) बाजारभाव भाडेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	19681800.76	
(4) भू-मापन पोटेहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : इतर माहिती: युनिट नं.601(युनिट नं.1).6वा मजला: सी- विंग, ट्रेड वर्ड: ट्रेड वर्ड प्रिमायसेस को-ऑप. सोसायटी लिमिटेड.कमला सिटी कमला मिल कंपाउंड.सेनापती बापट मार्ग,लोअर परेल,मुंबई - 400013.युनिट चे क्षेत्रफळ 722 चौ. फूट कारपेट सोबत एक कार पार्किंग स्पेस.((C.T.S. Number : 448 :))	
(5) क्षेत्रफळ	80.52 चौ.मीटर	
(6) आकारणी किंवा जुही देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -अजित पदरीनाथ रेडकर वय -62 पत्ता -प्लॉट नं 801, माळा नं ., इमारतीचे नाव ओमशिव सीएचएसएल. ब्लॉक नं ., रोड न मोगल लेन, माहीम, मुंबई, महाराष्ट्र, मुम्बई पिन कोड -400016 पॅन नं . AAJEPB3830M	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -आय.आर.एम इंशुरन्स ब्रोकर्स प्रा लिमिटेड चे ऑथोराईझ्ड सिग्नेटरी श्री राजेश विठ्ठलराव सदार वय -59, पत्ता -प्लॉट नं सी-905, माळा नं ., इमारतीचे नाव ट्रेड वर्ड, ब्लॉक नं कमला मिल कंपाउंड, रोड नं. सेनापती बापट मार्ग, लोअर परेल (पश्चिम), मुंबई, महाराष्ट्र, मुम्बई पिन कोड -400013 पॅन नं . AADL3816L	
(9) दस्तऐवज करून दिल्याचा दिनांक	03-08-2023	
(10) दस्त नोंदणी केल्याचा दिनांक	03-08-2023	
(11) अनुक्रमांक, खड व पृष्ठ	15294 2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1506000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरॉ		
मुल्यांकनासाठी विचारात घेतलेला तपशील-		
मुद्रांक शुल्क आकारण्या निबडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicators

NOBROKER
Office Space In Weri, Mumbai For Sale
₹ 3 Crores
₹ 6.01 Lacs/Month
3,490 Sq Ft

Office Space
Furnished
Full Furniture
Avg 22,1967

Get Related Details

Activity On This Property

Similar Properties

BOMBAY PROPERTY
Property ID: 15753
2400 sq ft Fully furnished Office for Sale in World Trade Kamala Mill Compound
Office for sale in Trade world Building
Kamala Mill Compound
Higher floor.
Office of approx 2400 carpet & 3900 scalable
Fully well furnished.
3 parking, 3 washrooms
Expected Rs. 9 Crores, negotiable

Send an enquiry for this property?
+91 98198 25671

₹ 9.00 Cr For Sale

For Sale Commercial Office Space For Sale at Kamala Mill, Kowda Mill World Trade Building, Lower Floor West

Declaration Letter



20th September, 2023.


TO WHOMSOEVER IT MAY CONCERN

This is to certify that **JAYANT JAGANNATH SIRSAT** is the owner of the Office premises bearing Unit No. 205, admeasuring 1885 sq.ft. or thereabouts carpet area, on the 2nd Floor of the building known as "Welspun House" together with the exclusive use of 3 Car Parking spaces in the Building, standing on the part of land bearing Cadastral Survey No. 448 of Lower Parel Division within the Registration District and Sub – District of Mumbai City situate at Senapati Bapat Marg, Lower Parel, Mumbai – 400 013, together with all the rights, privileges and benefits of and appurtenant / incidental to the ownership of the Office Unit. Details of the aforesaid Office Unit, Car Parking Spaces and the Building are as under:

- | | | |
|--|---|---|
| 1. Year of the Construction of the Building | : | 1998 |
| 2. Number of Wings | : | 1 (One) |
| 3. Number of Floors | : | Ground + 7 Upper Floors |
| 4. Number of Lifts | : | 4 (Four) |
| 5. Cadastral Survey No. & Division | : | 448, Lower Parel Division |
| 6. Tenure of the Land on which the building is Constructed | : | Ownership |
| 7. Carpet Area of Unit No. 205 | : | 1885.00 sq.ft. |
| 8. Built-up Area of Unit No. 205 | : | 2262.00 sq.ft. |
| 9. Location and Carpet Area of Car Parking Spaces | : | Building Compound
150.00 sq.ft. each |

The above Information has been given on the basis of the records held in this office.

Yours faithfully,

For Kamala Mills Limited,

 Director / Authorized Signatory.

KAMALA MILLS LIMITED

Kamala House, Kamala City, Senapati Bapat Marg, Lower Parel, Mumbai 400013 | www.kamala.co.in
 T: +91 22 2498 2428 | F: +91 22 2493 3434 | E: kamala@kamala.co.in | CIN: U99999MH1934PLC103845



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **Fair Market Value** purpose as on dated **22nd November 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 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.

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 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.
4. There is no direct/ indirect interest in the property valued.
5. 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 neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 6,59,75,000.00 (Rupees Six Crore Fifty Nine Lakh Seventy Five Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.11.22 17:16:48 +05'30'


Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
TZCBL Emp. No. Ref: ZCBL/CO/AUD/19-20/100

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