

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Rakeshkumar Mohanlal Gupta & Mr. Vikesh Mohanlal Gupta**

Residential Room No. 006, Ground Floor, Wing - B, "Sewri Vitthal Vinayak Sadan Co-Op. Hsg. Soc. Ltd."
Plot No. 177-B, Opp. Swan Mill, Thokersey Jivraj Road, Sewri (West),
Mumbai – 400 015, State - Maharashtra, Country – India.

Latitude Longitude - 18°59'38.6"N 72°50'57.0"E

Think.Innovate.Create

Valuation Prepared for:

Cosmos Bank

Fort Branch

229/231, Perin Nariman Street, Bazar Gate, Fort 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 : 81-001, 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/11/2023/5312/2303756
30/23-452-PRSH
Date: 30.11.2023

VALUATION OPINION REPORT

The property bearing Residential Room No. 006, Ground Floor, Wing - B, "Sewri Vitthal Vinayak Sadan Co-Op. Hsg. Soc. Ltd.", Plot No. 177-B, Opp. Swan Mill, Thokersey Jivraj Road, Sewri (West), Mumbai – 400 015, State - Maharashtra, Country – India belongs to **Mr. Rakeshkumar Mohanlal Gupta & Mr. Vikesh Mohanlal Gupta**.

Boundaries of the property.

North	:	Wing - C
South	:	Chawl Area
East	:	Sewri Cemetery Road
West	:	Thokersey Jivraj 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 **₹ 60,91,344.00 (Rupees Sixty Lakh Ninety-One Thousand Three Hundred Forty-Four 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
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: 2023.11.30 16:58:24 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01



Our Pan India Presence at :

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

Regd. Office : B1-001, 11/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Residential Room No. 006, Ground Floor, Wing - B, "**Sewri Vitthal Vinayak Sadan Co-Op. Hsg. Soc. Ltd.**"

Plot No. 177-B, Opp. Swan Mill, Thokersey Jivraj Road, Sewri (West), Mumbai – 400 015,

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 30.11.2023 for Banking Purpose
2	Date of inspection	29.11.2023
3	Name of the owner/ owners	Mr. Rakeshkumar Mohanlal Gupta & Mr. Vikesh Mohanlal Gupta
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Room No. 006, Ground Floor, Wing - B, " Sewri Vitthal Vinayak Sadan Co-Op. Hsg. Soc. Ltd. ", Plot No. 177-B, Opp. Swan Mill, Thokersey Jivraj Road, Sewri (West), Mumbai – 400 015, State - Maharashtra, Country – India. Contact Person: Mr. Rakeshkumar Gupta (Owner) Contact No. 9870518220
6	Location, street, ward no	Thokersey Jivraj Road
	Survey/ Plot no. of land	Plot No. 177-B, C.S. No. 177 of Parel Sewri Division, Opp. Swan Mill, Thokersey Jivraj Road, Sewri (West), Mumbai – 400 015
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 178.00 (Area as per actual site measurement) Carpet Up Area in Sq. Ft. = 180.00

		(Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 216.00 (Carpet Area + 20%)
13	Roads, Streets or lanes on which the land is abutting	Plot No. 177-B, C.S. No. 177 of Parel Sewri Division, Opp. Swan Mill, Thokersey Jivraj Road, Sewri (West), Mumbai – 400 015
14	If freehold or leasehold land	Lease 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.
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Attached
24	Is the building owner occupied/ tenanted/ both?	Owner Occupied
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MHADA norms Percentage actually utilized – Details not available

26	RENTS		
	(i)	Names of tenants/ lessees/ licensees, etc	Owner Occupied
	(ii)	Portions in their occupation	Fully Owner Occupied
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 15,000/- (expected rented income per month)
	(iv)	Gross amount received for the whole property	Details not provided
27	Are any of the occupants related to, or close to business associates of the owner?		Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details		N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner		N. A.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars		N. A.
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?		N. A.
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?		N. A.
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof		Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium		Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?		N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?		N. A.
	SALES		
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.		As per sub registrar of assurance records
39	Land rate adopted in this valuation		N. A. as the property under consideration is a Residential Room 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.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Completion – 2000 (As per Sale Deed)
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.
	<u>Remark:</u>	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 30.11.2023 for Residential Room No. 006, Ground Floor, Wing - B, "**Sewri Vitthal Vinayak Sadan Co-Op. Hsg. Soc. Ltd.**", Plot No. 177-B, Opp. Swan Mill, Thokersey Jivraj Road, Sewri (West), Mumbai – 400 015, State - Maharashtra, Country – India belongs to **Mr. Rakeshkumar Mohantal Gupta & Mr. Vikesh Mohantal Gupta.**

We are in receipt of the following documents:

1	Copy of Sale Deed 02.08.2016 between Mr. Pradip Shantaram Dhumale (The Owner) and Mr. Rakeshkumar Mohantal Gupta & Mr. Vikesh Mohantal Gupta (The Purchaser's).
2	Copy of Possession Receipt dated 08.09.2000.
3	Copy of Society Share Certificate No. 082 dated 22.09.2019 in the name of Mr. Rakeshkumar Mohantal Gupta & Mr. Vikesh Mohantal Gupta issued by Sewri Vitthal Vinayak Sadan Co-Op. Hsg. Soc. Ltd.

LOCATION:

The said building is located at Plot No. 177-B, C.S. No. 177 Parel Sewri Division. The property falls in Residential Zone. It is at a travelling distance 1.1 Km. from Sewri railway station.

BUILDING:

The building under reference is having Ground + 5 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is normal. The building is used for residential purpose. Ground Floor is having 10 Residential Rooms. The building is having No lift.

Residential Room:

The residential Room under reference is situated on the Ground Floor. The composition of Room will be Living Room + Kitchen + W.C. & Bath (i.e., **1RK + W.C & Bath**). The residential Room is finished with Vitrified tiles flooring, Teak wood door frame with flush door, Aluminum sliding windows & Casing Capping electrification & Concealed plumbing, Cement plastering with POP finished.

Valuation as on 30th November 2023

The Total Carpet Area of the Residential Room	:	180.00 Sq. Ft.
---	---	----------------

Deduct Depreciation:

Year of Construction of the building	:	Year of Completion – 2000 (As per Sale Deed)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	23 years
Cost of Construction	:	216.00 Sq. Ft. X ₹ 2,800.00 = ₹ 6,04,800.00
Depreciation	:	34.50%
Amount of depreciation		₹ 2,08,656.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,37,980.00 per Sq. M. i.e., ₹ 12,819.00 per Sq. Ft.
Guideline rate obtained from (After Depreciation)		₹ 1,18,839.00 per Sq. M. i.e., ₹ 11,040.00 per Sq. Ft.
Prevailing market rate	:	₹ 35,000.00 per Sq. Ft.
Value of property as on 30.11.2023	:	180.00 Sq. Ft. X ₹ 35,000.00 = ₹ 63,00,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 30.11.2023	:	₹ 63,00,000.00 - ₹ 2,08,656.00 = 60,91,344.00
Total Value of the property	:	₹ 60,91,344.00
The realizable value of the property	:	₹ 54,82,210.00
Distress value of the property	:	₹ 48,73,075.00
Insurable value of the property (216.00 X 2,800.00)	:	₹ 6,04,800.00
Guideline value of the property (216.00 X 11,040.00)	:	₹ 23,84,640.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Room No. 006, Ground Floor, Wing - B, "Sewri Vitthal Vinayak Sadan Co-Op. Hsg. Soc. Ltd.", Plot No. 177-B, Opp. Swan Mill, Thokersey Jivraj Road, Sewri (West), Mumbai – 400 015, State - Maharashtra, Country – India for this particular purpose at ₹ 60,91,344.00 (Rupees Sixty Lakh Ninety-One Thousand Three Hundred Forty-Four Only) as on 30th November 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 **30th November 2023 is ₹ 60,91,344.00 (Rupees Sixty Lakh Ninety-One Thousand Three Hundred Forty-Four 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:

Think.Innovate.Create



ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 5 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Room situated on Ground Floor
3	Year of construction	2000 (As per Sale Deed))
4	Estimated future life	37 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 door
10	Flooring	Vitrified 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	Casing Capping electrification Concealed plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	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

Actual site photographs

A photograph of a document, likely a list of names and addresses, written in Hindi. It appears to be a directory or a list of residents.

Thi eate



Ready Reckoner Rate

Open Land	Residence	Office	Shop	Industry	Unit
54760	137980	161020	256400	141150	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Room	1,37,980.00			
No Reduced by Room Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	1,37,980.00	Sq. Mt.	12,819.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	54,760.00			
The difference between land rate and building rate (A – B = C)	83,220.00			
Depreciation Percentage as per table (D) [100% - 23%] (Age of the Building – 23 Years)	77%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,18,839.00	Sq. Mt.	11,040.00	Sq. Ft.

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 Room is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
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

HOUSING.com Buy or Rent

1 BHK Independent Builder Floor ₹59.0 L (₹46 starts at ₹31.28 L)

By **Home101 Builders**

Property Type: **Apartment**

225 sq ft Built-Up Area | **₹26.22 K/sq ft** Avg. Price | **Ready to move** Possession status | **High-rise** of 7 floors | **Fully Furnished** Furnishing

Overview | Popular Properties Nearby | Ratings and Reviews | Price Trends | Locality | Project Data | Developer

Madina Tower, Saveri, Mumbai

Around This Property

2 Spine Restaurants | 1 Clinic (Dr. Hemant Shah)

Property Overview

Madina Tower | **No Charge** | **₹59.0 L**

Contact Seller | **Message** | **+919820111111**

Get Contact Details

NOBROKER My Bookings | Post Your Property

1 RK Flat in Vithal Vinayak Sadan Shivdi For Sale in Swan Mill Sankul, Swan Mill Compound... ₹70 Lacs | ₹40,120/Month Estimated EM | 220 sq ft

Home / Flats for Sale in Mumbai / Flats for Sale in Panel / 1 RK Flat for Sale in Panel / Property Details

1 Bedroom | **1 Bathroom** | **NA** | **Cat**

Get Owner's Details

Overview

Age of Building	3.5 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.3 Per Sq Ft/M	Flooring	Ceramic
Built-up Area	220 Sq Ft	Carpet Area	180 Sq Ft

Activity On This Property

± 250 | 0 | 1/3

Similar Properties

Price Indicator

The screenshot shows a real estate listing on the 99acres website. The property is a 1BHK 1Bath unit with a carpet area of 270 sq.ft. The price is listed as ₹1.2 Cr (₹44,444 per sq.ft.). The listing includes a gallery of photos, a 'Places nearby' section with locations like Diamond, Baradevi Temple, and Buddhist Temple, and various filters for property type, price, and location. The listing is dated August 05, 2021, and is marked as 'Ready to move'.



Think.Innovate.Create

Sales Instance

7301450	सूची क्र.2	दुय्यम निबंधक : सह द. नि. मुंबई शहर 3
30-11-2023		दस्त क्रमांक : 7301/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : परेल-शिवडी		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5400000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2907721.53	
(4) भू-मापन,पोटशिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: रूम नं .508, माळा नं: 5 वा मजला,बी विंग, इमारतीचे नाव: शिवडी विठ्ठल विनायक सदन को ऑप हौ सो ली. ब्लॉक नं: टी जे रोड, रोड नं: शिवडी,मुंबई 400015((C. T.S. Number : 177 ;))	
(5) क्षेत्रफळ	180 चौ.फूट	
(6)आकारणी किंवा जुटी 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:-तानूबाई बंडू न्यारे वय:-77 पत्ता:-प्लॉट नं: रूम नं.304,बी विंग, माळा नं: . इमारतीचे नाव: विठ्ठल विनायक सदन, ब्लॉक नं: टी जे रोड, रोड नं: शिवडी मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400015 पॅन नं:-ANQPN8634C	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वृषाली फंकज अवेरी वय:-32, पत्ता:-प्लॉट नं: रूम नं.07, माळा नं: . इमारतीचे नाव: धोंडू झेपले चाल, ब्लॉक नं: के के मोदी वाडी,टी जे रोड, रोड नं: शिवडी मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400015 पॅन नं:-ASAPR0338Q 2): नाव:-फंकज सुरेश अवेरी वय:-36, पत्ता:-प्लॉट नं: रूम नं.07, माळा नं: . इमारतीचे नाव: धोंडू झेपले चाल, ब्लॉक नं: के के मोदी वाडी,टी जे रोड, रोड नं: शिवडी मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400015 पॅन नं:-AUBPA3424B	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	17/04/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	7301/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	324000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)खेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **30th November 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 **₹ 60,91,344.00 (Rupees Sixty Lakh Ninety-One Thousand Three Hundred Forty-Four Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.11.30 16:58:43 +05'30'

Auth. Sign.

Think.Innovate.Create