

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Prashant Vijay Kubal**

Residential Flat No. G-2, Ground Floor, Wing - A, "**Swati Chitra Co-op. Hsg. Soc. Ltd.**", Gagan Vihar Complex,  
Achole Road, Village - Achole, Nallasopara (East), Taluka – Vasai, District – Palghar, PIN Code – 401 209,  
State – Maharashtra, Country – India.

Latitude Longitude: 19°24'37.3"N 72°49'33.6"E

### Valuation Done for:

**Cosmos Bank**




**Vasai (West) Branch**

Morya Shopping Centre, S.No. 16, H.No. 10 & 11, NAVGHAR, Ambadi Road, Vasai (West),  
Palghar - 401 202, 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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

The property bearing Residential Flat No. G-2, Ground Floor, Wing - A, "Swati Chitra Co-op. Hsg. Soc. Ltd.", Gagan Vihar Complex, Achole Road, Village - Achole, Nallasopara (East), Taluka – Vasai, District – Palghar, PIN Code – 401 209, State – Maharashtra, Country – India belongs to **Mr. Prashant Vijay Kubal**.

### Boundaries of the property:

|       |                        |
|-------|------------------------|
| North | Neminath Nagar Complex |
| South | Achole Main Road       |
| East  | Sangam Building        |
| West  | Jeevan Chetna Building |

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 valued for banking purpose at **₹ 26,66,230.00 (Rupees Twenty Six Lakh Sixty Six Thousand Two Hundred Thirty 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.**

**Sharadkumar  
B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report in Form – 01

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: 2023.12.19 18:00:03 +05'30'

Auth. Sign.



### Our Pan India Presence at :

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

**Valuation Report of Residential Flat No. G-2, Ground Floor, Wing - A, "Swati Chitra Co-op. Hsg. Soc. Ltd."**  
**Gagan Vihar Complex, Achole Road, Village - Achole, Nallasopara (East), Taluka - Vasai,**  
**District - Palghar, PIN Code - 401 209, 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 19.12.2023 for Bank Loan Purpose  |
| 2  | Date of inspection   | 04.12.2023  |
| 3  | Name of the owner/ owners  | <b>Mr. Prashant Vijay Kubal</b>   |
| 4  | If the property is under joint Ownership / co-ownership, share of each such owner. Are the shares undivided?                           | Sole Ownership  |
| 5  | Brief description of the property  | Residential Flat No. G-2, Ground Floor, Wing - A, "Swati Chitra Co-op. Hsg. Soc. Ltd.", Gagan Vihar Complex, Achole Road, Village - Achole, Nallasopara (East), Taluka - Vasai, District - Palghar, PIN Code - 401 209, State - Maharashtra, Country - India. |
| 6  | Location, street, ward no  | Achole Road, Nallasopara (East)   |
| 7  | Survey/ Plot no. of land   | Survey No. 119 (Old Survey No. 22), Hissa No. 1 to 8 & 14 of Village - Achole   |
| 8  | Is the property situated in residential/ commercial/ mixed area/ industrial area?  | Residential   |
| 9  | Classification of locality-high class/ middle class/poor class   | Middle Class  |
| 10 | Proximity to civic amenities like schools, Hospitals, Offices, market, cinemas etc.  | All available at near by  |
| 11 | Means and proximity to surface communication by which the locality is served   | Served by Buses, Auto, Taxies and Private cars  |
|    | <b>LAND</b>  |   |
| 12 | Area of land supported by documentary proof. Shape, dimension and physical features  | Carpet Area in Sq. Ft. = 294.00<br>(Area as per Actual site measurement)<br><br><b>Built up Area in sq. Ft. = 410.00</b><br><b>(Area as per Agreement for Sale)</b>   |
| 13 | Roads, Streets or lanes on which the land is abutting  | Achole Road   |
| 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. | N.A.  |

|    |  |  |
|----|--|--|
|    | (i) Initial premium<br>(ii) Ground rent payable per annum<br>(iii) Unearned increase payable to the Lessor in the event of sale or transfer  |  |
| 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.  | N.A.   |
| 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.   | 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?  | Tenant Occupied  |
| 25 | If the property owner occupied, specify portion and extent of area under owner-occupation  | Fully Occupied   |
| 26 | What is the Floor Space Index permissible and Percentage actually utilized?  | Floor Space Index permissible - As per VVCMC norms<br>Percentage actually utilized – Details not available |
|    | <b>RENTS</b>   |  |
|    | (i) Names of tenants/ lessees/ licensees, etc  | Tenant Occupied – Mr. Ravindra Singh   |
|    | (ii) Portions in their occupation  | Fully Occupied   |
|    | (iii) Monthly or annual rent /compensation/license fee, etc. paid by each  | ₹ 6,000.00 Expected rental income per month  |
|    | (iv) Gross amount received for the whole property  | Details not available  |
| 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   | N.A.   |

|    |   |  |
|----|---|--|
|    | repairs and maintenance? Give particulars   |  |
| 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. | N.A.   |
| 39 | Land rate adopted in this valuation   | N. A. as the property under consideration is a Residential Flat in an apartment. The rate is considered as composite rate. |
| 40 | If sale instances are not available or not relied upon, the basis of arriving at the land rate  | N.A.   |
|    | <b>COST OF CONSTRUCTION</b>   |  |
| 41 | Year of commencement of construction and year of completion   | Year of Construction – 2000 (Approx.)  |
| 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.   |
| 45 | <b>Remarks</b>  |  |

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

Under the instruction of Cosmos Bank, Vasai (West) Branch, we have valued Residential Flat No. G-2, Ground Floor, Wing - A, "**Swati Chitra Co-op. Hsg. Soc. Ltd.**", Gagan Vihar Complex, Achole Road, Village - Achole, Nallasopara (East), Taluka – Vasai, District – Palghar, PIN Code – 401 209, State – Maharashtra, Country – India belongs to **Mr. Prashant Vijay Kubal**.

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

|   |  |
|---|--|
| 1 | Copy of Index - II dated 18.12.2023 b/w. Mrs. Sharda Shantaram Rane & Mr. Vikas Shantaram Rane (Seller) and Mr. Prashant Vijay Kubal (Purchaser) |
|---|--|

**LOCATION:**

The said building is located Survey No. 119 (Old Survey No. 22), Hissa No. 1 to 8 & 14, Gagan Vihar Complex, Achole Road, Village - Achole, Nallasopara (East), Taluka – Vasai, District – Palghar, PIN Code – 401 209, State – Maharashtra, Country – India. It is at a travel distance of 1.8 Km. from Nallasopara railway station. The surrounding locality is residential.

**BUILDING:**

The building under reference is having Ground + 4 upper floors. It is a R.C.C. Framed Structure framed with 9" thick external walls and 6" thick internal POP finished 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 whole building is used for Residential purpose. Ground floor is having 3 Residential flats. Lift is not provided in the building.

**Residential Flat:**

The Residential flat under reference is situated on the Ground floor. The Composition of Residential Flat is Living + Kitchen + Bath + W.C. (**i.e. Studio Apartment**). The Residential Flat is finished with Vitrified Tile Flooring, Teak Wood door frame with Flush doors, Cement Paint type, Cement Paint painting, Aluminium Sliding windows & concealed electrification, Concealed Plumbing.

**Valuation as on 19<sup>th</sup> December 2023**

|   |                  |
|---|------------------|
| The Built up Area of the Residential Flat | : 410.00 Sq. Ft. |
|---|------------------|

**Deduct Depreciation:**

|  |   |
|--|---|
| Year of Construction of the building                     | : 2000 (Approx.)  |
| Expected total life of building                          | : 60 Years  |
| Age of the building as on 2023                           | : 23 Years  |
| Cost of Construction                                     | : 410.00 Sq. Ft. X ₹ 2,600.00 = ₹ 10,66,000.00          |
| Depreciation   | : $\{(100-10) \times 23\} / 60.00 = 34.50\%$            |
| Amount of depreciation                                   | : ₹ 3,67,770.00   |
| Guideline Ready Reckoner rate obtain from the stamp Duty | : ₹ 69,400.00 Per Sq. M. i.e.<br>₹ 6,447.00 Per Sq. Ft. |
| Guideline Ready Reckoner rate (after Depreciation)       | : ₹ 57,854.00 Per Sq. M. i.e.<br>₹ 5,375.00 Per Sq. Ft. |
| <b>Value of property as on 19.12.2023</b>                | : 410.00 Sq. Ft. X ₹ 7,400.00 = ₹ 30,34,000.00          |

(Area of property x market rate of developed land & Residential premises as on 2023-24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

|  |   |
|--|---|
| <b>Depreciated fair value of the property as on 19.12.2023</b> | : ₹ 30,34,000.00 ₹ - ₹ 3,67,770.00 =<br><b>₹ 26,66,230.00</b> |
| Value of the property  | : <b>₹ 26,66,230.00</b>                                       |
| The realizable value of the property                           | : <b>₹ 23,99,607.00</b>                                       |
| Distress value of the property                                 | : <b>₹ 21,32,984.00</b>                                       |
| Insurable value of the property                                | : <b>₹ 10,66,000.00</b>                                       |
| Guideline value of the property                                | : <b>₹ 22,03,750.00</b>                                       |

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Taking into consideration above said facts, we can evaluate the value of Residential Flat No. G-2, Ground Floor, Wing - A, "Swati Chitra Co-op. Hsg. Soc. Ltd.", Gagan Vihar Complex, Achole Road, Village - Achole, Nallasopara (East), Taluka – Vasai, District – Palghar, PIN Code – 401 209, State – Maharashtra, Country – India for this particular purpose at **₹ 26,66,230.00 (Rupees Twenty Six Lakh Sixty Six Thousand Two Hundred Thirty Only)** as on 19<sup>th</sup> December 2023.

**NOTES**

I, Sharadkumar 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 **19th December 2023** is at **₹ 26,66,230.00 (Rupees Twenty Six Lakh Sixty Six Thousand Two Hundred Thirty Only)** Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.

1. 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.
2. 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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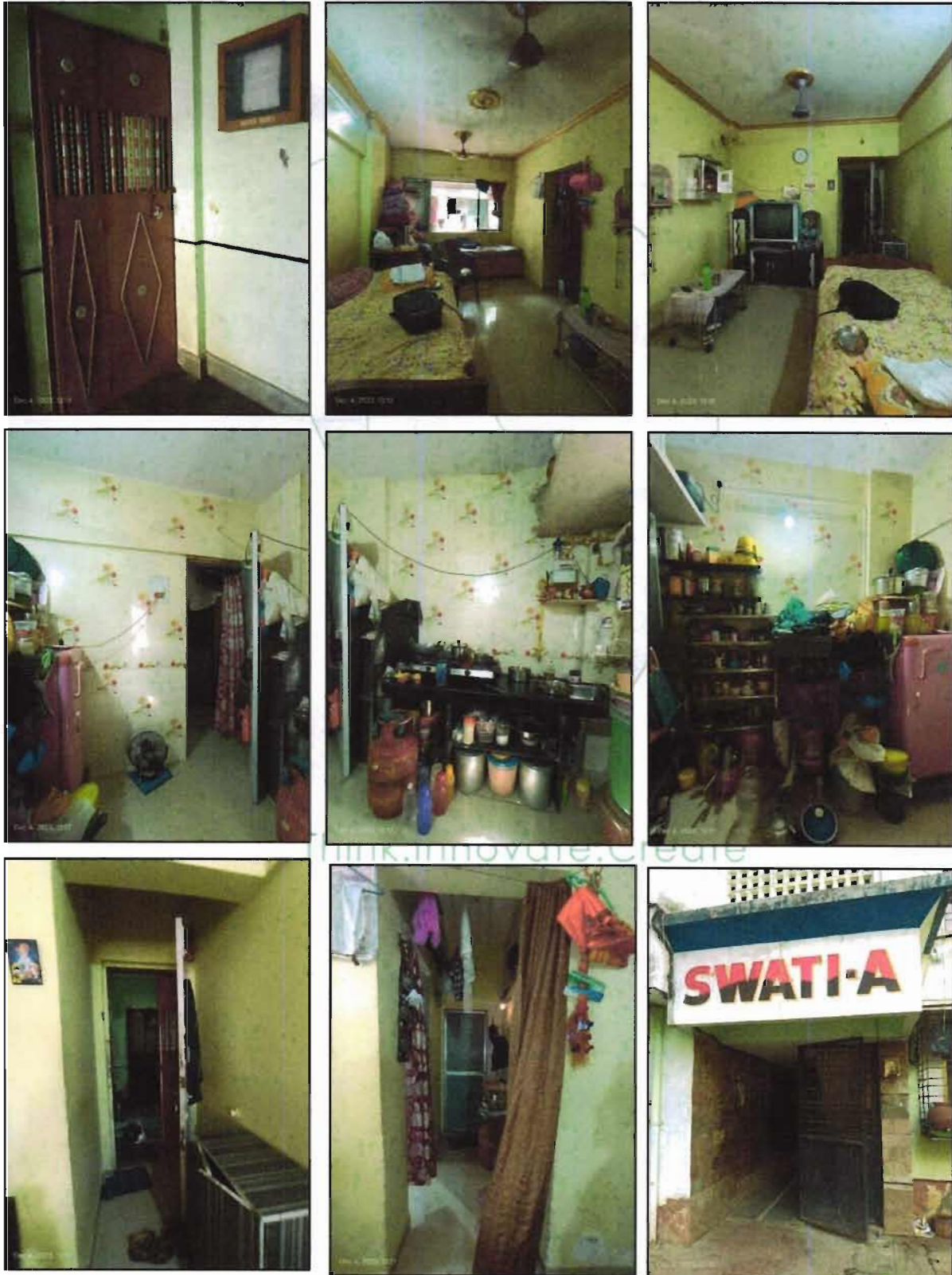




## ANNEXURE TO FORM 0-1

|    |  |   |
|----|--|---|
| 1  | No. of floors and height of each floor   | Ground + 4 upper floors   |
| 2  | Plinth area floor wise as per IS 3361-1966   | N.A. as the said property is a Residential Flat on Ground floor                     |
| 3  | Year of construction   | 2000 (Approx.)  |
| 4  | Estimated future life  | 37 years Subject to proper, preventive periodic maintenance and 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 doors, Aluminium sliding windows                    |
| 10 | Flooring   | Vitrified Tile Flooring   |
| 11 | Finishing  | Cement Plastering   |
| 12 | Roofing and Terracing  | R.C.C. Slab   |
| 13 | Special architectural or decorative features, if any   | No.   |
| 15 | (i) Internal wiring: surface/conduit   | Concealed   |
|    | (ii) Class of fittings: Superior/Ordinary/Poor.  | Ordinary  |
| 15 | Sanitary installations   |   |
|    | (i) No. of water closets   | As per requirement  |
|    | (ii) No. of lavatory basins  |   |
|    | (iii) No. of urinals   |   |
|    | (iv) No. of sinks  |   |
| 16 | Class of fittings: Superior colored / superior white/ordinary.                                   | Ordinary  |
| 17 | Compound wall<br>Height and length<br>Type of construction                                       | 5'6" High, R.C.C. columns with B. B. Masonry wall.                                  |
| 18 | No. of lifts and capacity  | No Lift   |
| 19 | Underground sump – capacity and type of construction   | R.C.C tank  |
| 20 | Over-head tank<br>Location, capacity<br>Type of construction                                     | R.C.C tank on Terrace   |
| 21 | Pumps- no. and their horse power   | May be provide as per requirement   |
| 22 | Roads and paving within the compound approximate area and type of paving                         | Open car parking. Paver Blocks in open spaces, etc.                                 |
| 23 | Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity | Connected to Municipal Sewerage System  |

## Actual site photographs



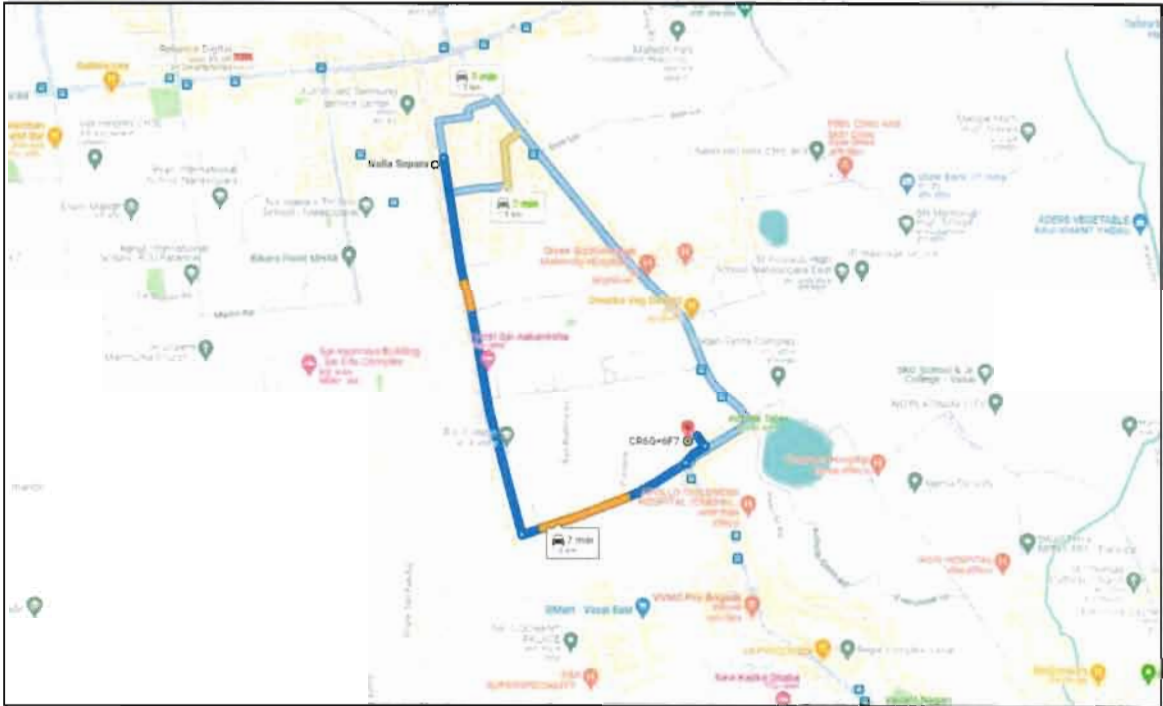
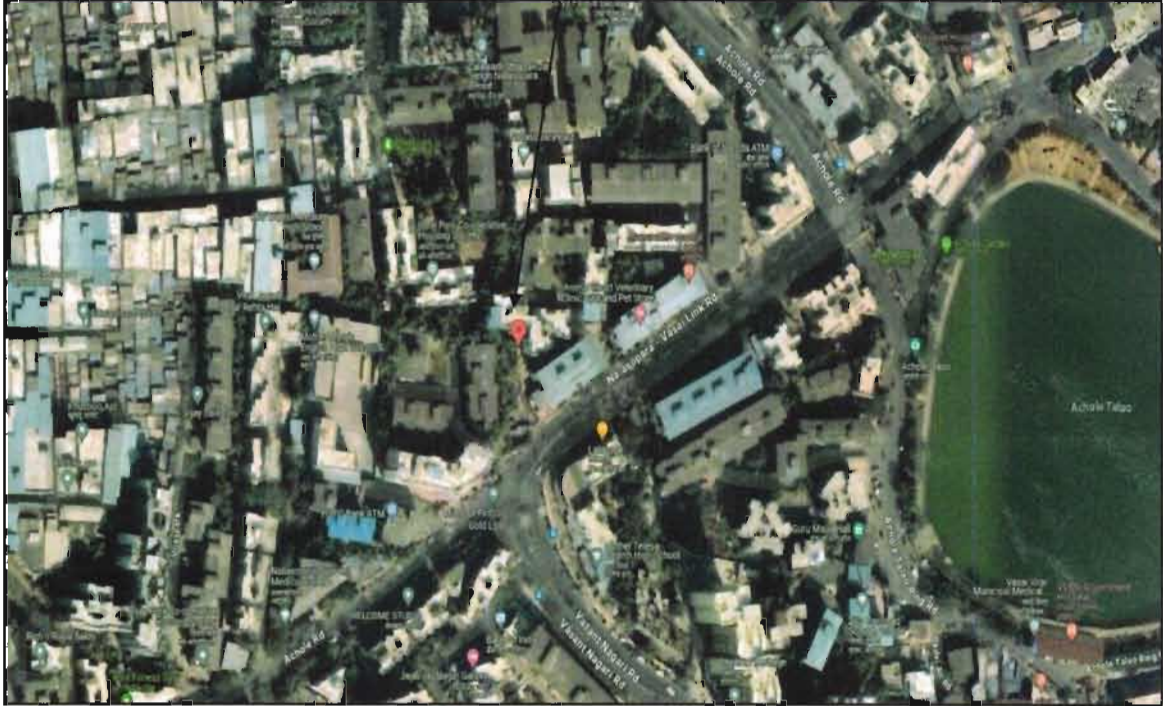
## Actual site photographs



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## Route Map of the property

Site u/r



**Latitude Longitude: 19°24'37.3"N 72°49'33.6"E**

Note: The Blue line shows the route to site from nearest railway station (Nallasopara – 1.8 Km.)

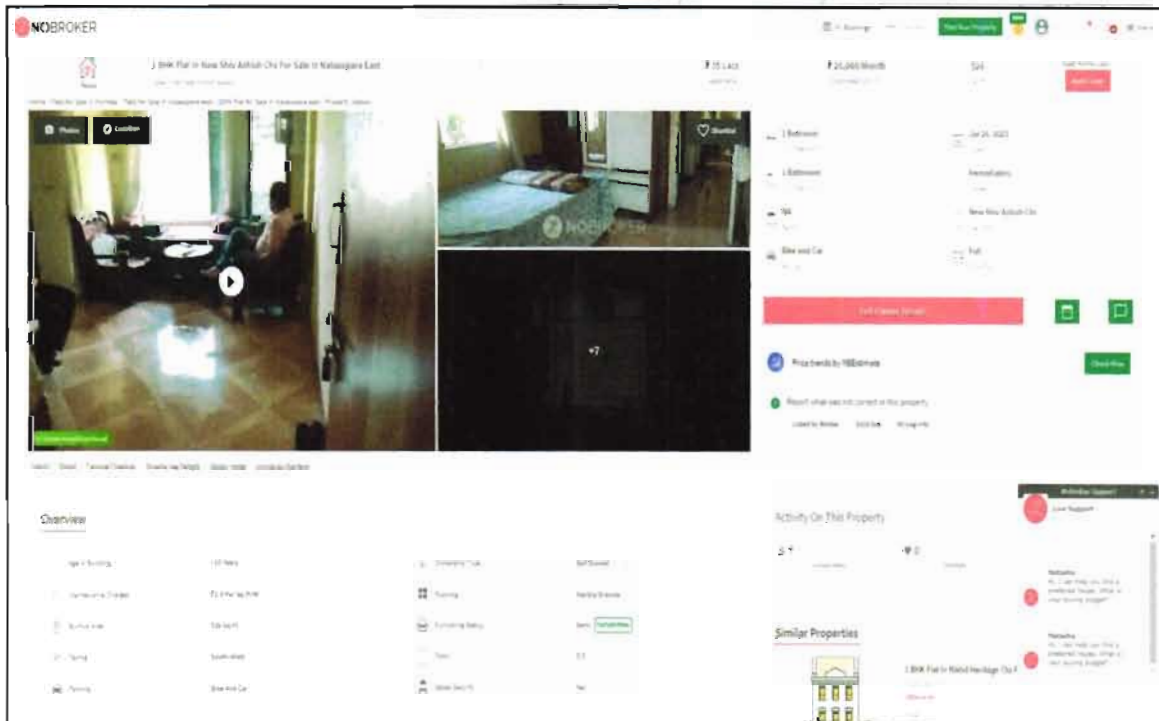
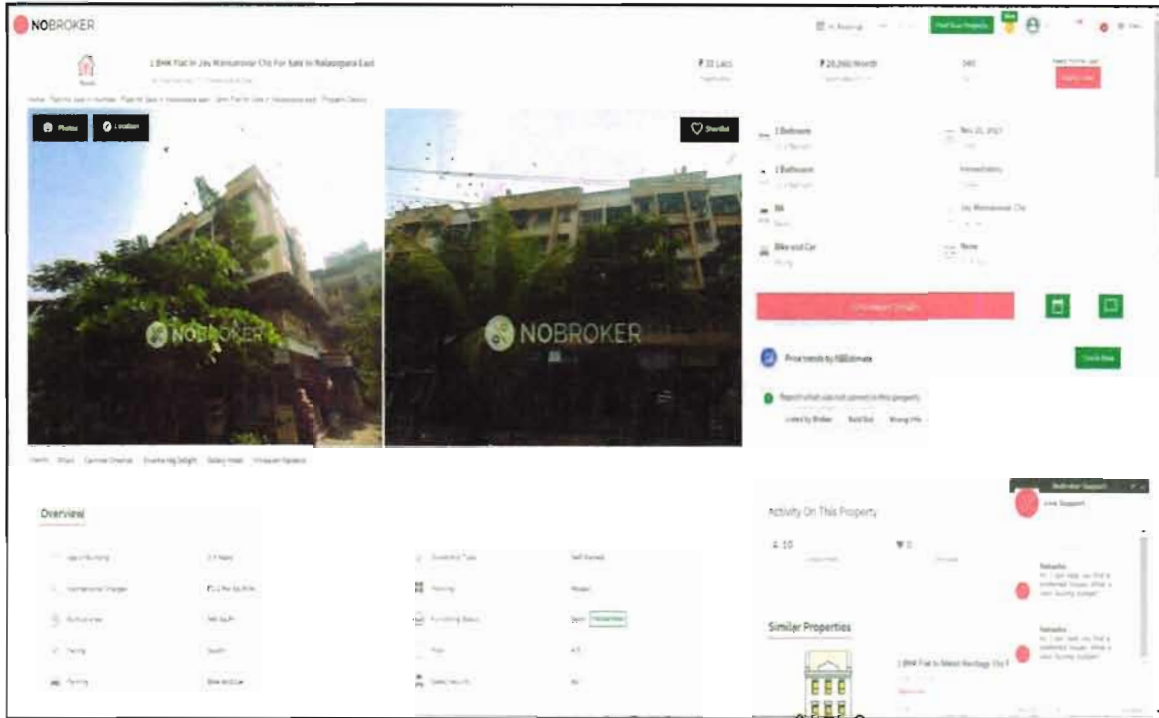
## Ready Reckoner

| DIVISION / VILLAGE : ACHOLE   |  |                 |                       |        |       |  |
|---|--|-----------------|-----------------------|--------|-------|--|
| Commence From 1st April 2023 To 31st March 2024   |  |                 |                       |        |       |  |
| Type of Area  | Urban  | Local Body Type | Corporation Class "C" |        |       |  |
| Local Body Name   | Vasai-Virar City Municipal Corporation                   |                 |                       |        |       |  |
| Land Mark   | Lands for residential and other similar permissible use. |                 |                       |        |       |  |
|   |  |                 |                       |        |       | Rate of Land + Building in ₹ per sq. m. Built-Up |
| Zone  | Sub Zone   | Land            | Residential           | Office | Shop  | Industrial                                       |
| 15  | 7  | 19200           | 69400                 | 80100  | 89400 | 80100  |
| Survey No. 1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 58, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 73, 74, 75, 76, 79, 102, 103, 104, 105, 107, 108, 109, 110, 111, 112, 113, 114, 115, 117, 119, 120, 121, 122, 123, 124, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 166, 167, 168, 169, 170, 171, 172, 176, 177, 179, 180, 181, 182, 183, 185, 186, 187, 188, 208, 209, 210, 211, 213, 214, 215, 216, 217, 218, 234, 235, 236, 237, 238, 239, 270, 271, 272, 273, 274, 275, 276, 277 |  |                 |                       |        |       |  |

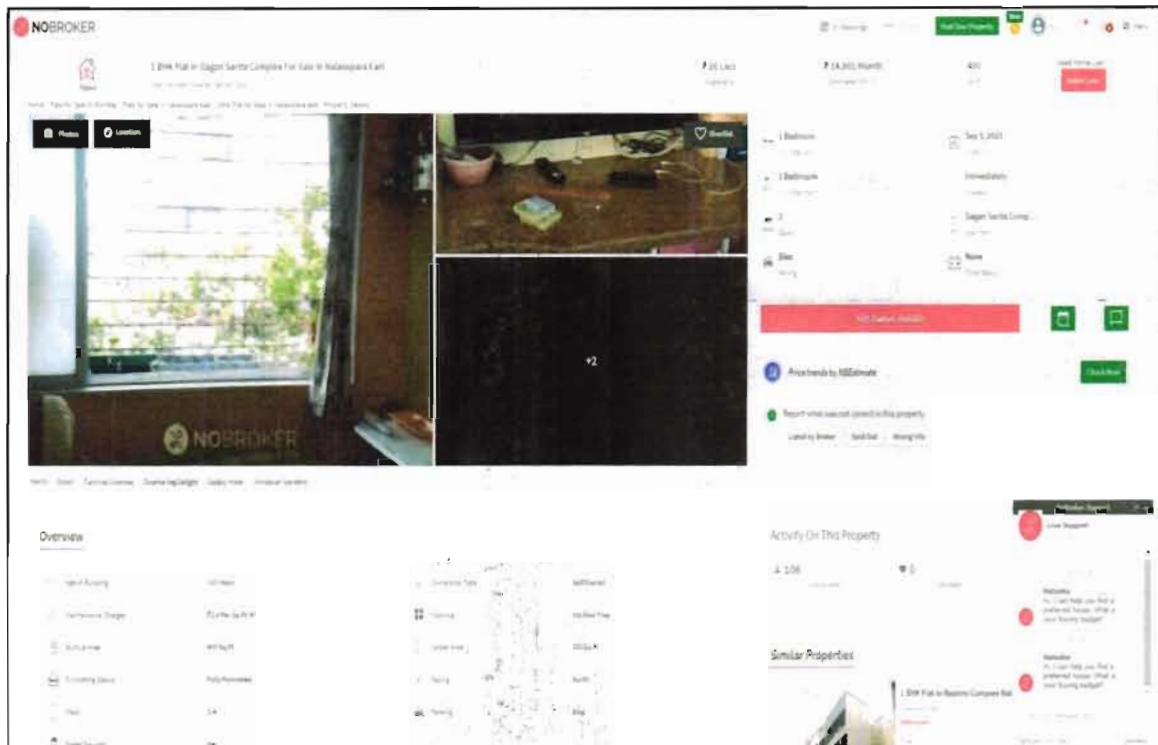


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## Price Indicators



## Price Indicators



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## Sale Instances

|  |   |   |
|--|---|---|
| 1213301<br>30-11-2023<br>Note: Generated Through eSearch Module For original report please contact concern SRC office    | <b>सूची क्र.2</b>   | पुस्तक क्रमांक: सह दु.नि.वसई 3<br>एन क्रमांक: 2253 2023<br>मंडळी<br>Region 0301 |
| <b>याबाबचे मातः आचोळे</b>  |   |   |
| 1) किंमतवाच प्रकार   | करारनामा  |   |
| 2) मूल्यमात्र  | 2500000   |   |
| 3) कायदाबाहेर भाड्यान घेतल्या जाणाऱ्या जागेच्या आकाराची तक्ता किंवा घरेलूदाखल ते मनुष्य जागेची                           | 2456000   |   |
| 4) मू. मालम. वेदवृत्तीचा व परवानगीचा अन्वयार्थ   | 1) पारिक्तेचे मातः पातणददार वेवर्ण - इतर माहिती - इतर माहिती: सदनिका क्र. 403, चौथे मजला, बी विंग, स्वती विंग को. अ. हो. सो. ली., गण विहार कॉम्प्लेक्स याव मीचे आचोळे, ता.ता.ता. वसई जिल्हा पालघर विभाग क्र. * ( Survey Number 118, Old Survey No 221, Hissa No 3, 4, 7, 1 )  |   |
| 5) क्षेत्रफळ   | 36.71 चौ.मीटर   |   |
| 6) कायदाबाहेर किंवा दुर्गो वेवर्ण अन्वयार्थ  |   |   |
| 7) दस्तऐवज कायदा वेवर्ण वा किंवा वेवर्ण नस किंवा किंवा न्यायालयीन दुरुमनाम किंवा अर्थात अन्वयार्थ, प्रोव्हिडिने मात व सत | 1) मात: किंवावेवर्ण वे विंग - 302-41 मात: वेवर्ण न वे 303, मात न , इतरांतवे मात: वेवर्ण वेवर्ण को. अ. हो. सो. ली., कोक न गण विहार कॉम्प्लेक्स, आचोळे, वेवर्ण न न्यायालयीन पूर्ण, मंगळूर, T24002, विंग कोड-401209 विंग नं- AQZ7947302  |   |
| 8) दस्तऐवज कायदा वेवर्ण वा किंवा वेवर्ण नस किंवा किंवा न्यायालयीन दुरुमनाम किंवा अर्थात अन्वयार्थ, प्रोव्हिडिने मात व सत | 1) मात: मूला व कोवर्ण - 302-41 मात: वेवर्ण न वे 303, मात न , इतरांतवे मात: दुर्गो अन्वयार्थ, कोक न गण विहार कॉम्प्लेक्स, आचोळे वेवर्ण, मंगळूर वेवर्ण वेवर्ण कोड-401209 विंग नं-ARAPG161616<br>2) मात: मूला व कोवर्ण - 302-41 मात: वेवर्ण न वे 303, मात न , इतरांतवे मात: दुर्गो अन्वयार्थ, कोक न गण विहार कॉम्प्लेक्स, आचोळे वेवर्ण, मंगळूर वेवर्ण वेवर्ण कोड-401209 विंग नं-85QPK79001 |   |
| 9) दस्तऐवज कायदा वेवर्ण वेवर्ण   | 13.02.2023  |   |
| 10) दस्तऐवज वेवर्ण वेवर्ण वेवर्ण   | 13.02.2023  |   |
| 11) अनुमतीचे वेवर्ण वेवर्ण   | 3253 2023   |   |
| 12) कायदाबाहेर भाड्यान घेतल्या जाणाऱ्या जागेच्या आकाराची तक्ता किंवा घरेलूदाखल ते मनुष्य जागेची                          | 175000  |   |
| 13) कायदाबाहेर भाड्यान घेतल्या जाणाऱ्या जागेच्या आकाराची तक्ता किंवा घरेलूदाखल ते मनुष्य जागेची                          | 25000   |   |
| 14) वेवर्ण   |   |   |
| पुस्तकबाबती वेवर्ण वेवर्ण वेवर्ण   |   |   |
| पुस्तक वेवर्ण वेवर्ण वेवर्ण वेवर्ण   | (i) within the limits of any Municipal Corporation or any Cantonment area situated to a   |   |



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### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference for **Bank Loan** purpose as on date **19th December 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.

### **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.

### 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 Banking Purpose as on day for is at ₹ 26,66,230.00 (Rupees Twenty Six Lakh Sixty Six Thousand Two Hundred Thirty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Director

Sharadkumar 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 Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,  
email=cmd@vastukala.org, c=IN  
Date: 2023.12.19 18:00:22 +05'30'

Auth. Sign.

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