

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Ayurvedic Society of Bombay City**
Name of Client: **Sanctum Work Pvt. Ltd.**

Land and Building bearing Plot Nos. A-2419/30A & A-2418/30B, C. S. Nos. 793 & 794, "**Bomanji Lane House with Godown**", Near BEST Storage, Gr W No. 2419, Bomanji Street, Fort, Mumbai – 400 001,
State - Maharashtra, Country – India

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Longitude Latitude: 18°56'07.2"N 72°50'04.2"E

Valuation Prepared for:

Private Purpose



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/12/2023/5475/2303867
07/13-96-VSU
Date: 07.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Land and Building bearing Plot Nos. A-2419/30A & A-2418/30B, C. S. Nos. 793 & 794, "**Bomanji Lane House with Godown**", Near BEST Storage, Gr W No. 2419, Bomanji Street, Fort, Mumbai – 400 001, State - Maharashtra, Country – India, belongs to **Ayurvedic Society of Bombay City**. Name of Client is **Sanctum Work Pvt. Ltd.**

Boundaries of the property.

North : Building
South : Road
East : Road
West : Lane, Sajid Yasin Chamber & Maravoor Chamber

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 **Government / Ready Reckoner Value** purpose at **₹ 2,10,73,511.00 (Rupees Two Crore Ten Lakh Seventy Three Thousand Five Hundred Eleven 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

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

**Sharadkumar
Chalikwar**
Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2023.12.07 17:26:30 +05'30'



Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Roipur
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

	Structure:		
	The structure thereof is load bearing of Ground + 1 upper floor with AC sheet roof. It is in dilapidated condition. As per our physical measurement constructed area are as under and considered for valuation:		
	Floor	Constructed area (Sq. M.)	
	Ground	162.21	
	First	162.21	
6.	Location of property	:	
	a) Plot No. / Survey No.	: A-2419/30A & A-2418/30B	
	b) Door No.	: Not applicable	
	c) C.T.S. No. / Village	: C. S. No. 793 & 794 Village – Fort Division	
	d) Ward / Taluka	: Ward 'A'	
	e) Mandal / District	: District - Mumbai Main	
7.	Postal address of the property	: Land and Building bearing Plot Nos. A-2419/30A & A-2418/30B, C. S. Nos. 793 & 794, " Bomanji Lane House with Godown ", Near BEST Storage, Gr W No. 2419, Bomanji Street, Fort, Mumbai – 400 001, State - Maharashtra, Country – India	
8.	City / Town	: City	
	Residential area	: Yes	
	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	: MCGM	
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.	In Case it is Agricultural land, any conversion to house site plots is contemplated	: N.A.	
13.	Boundaries of the property	Actual	As per document
	North	: Building	Details not available
	South	: Road	Details not available
	East	: Road	Details not available
	West	: Lane, Sajid Yasin Chamber & Maravoor Chamber	Details not available
14.1	Dimensions of the site	N. A. as the plot under consideration is irregular in shape.	
		A As per the Deed	B Actual

	North	:	-	-								
	South	:	-	-								
	East	:	-	-								
	West	:	-	-								
14.2	Latitude, Longitude & Co-ordinates of property	:	18°56'07.2"N 72°50'04.2"E									
14.	Extent of the site	:	As per Property Card plot area are as under and considered for valuation.									
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	<table border="1"> <thead> <tr> <th>C. S. No.</th> <th>Plot area (Sq. M.)</th> </tr> </thead> <tbody> <tr> <td>793</td> <td>85.29</td> </tr> <tr> <td>794</td> <td>76.92</td> </tr> <tr> <td>TOTAL</td> <td>162.21</td> </tr> </tbody> </table>		C. S. No.	Plot area (Sq. M.)	793	85.29	794	76.92	TOTAL	162.21
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Floor	Constructed area (Sq. M.)											
Ground	162.21											
First	162.21											
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant as structure is in dilapidated condition									
II	CHARACTERSTICS OF THE SITE											
1.	Classification of locality	:	Middle class									
2.	Development of surrounding areas	:	Normal									
3.	Possibility of frequent flooding/ sub-merging	:	No									
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by									
5.	Level of land with topographical conditions	:	Plain									
6.	Shape of land	:	Irregular									
7.	Type of use to which it can be put	:	As per MCGM DP Plan.									
8.	Any usage restriction	:	As per MCGM DP Plan.									
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan not provided for our verification.									
10.	Corner plot or intermittent plot?	:	Corner									
11.	Road facilities	:	Yes									
12.	Type of road available at present	:	Tar Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Below 20 ft.									
14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Mostly available but presently disconnected.									
16.	Underground sewerage system	:	Mostly Available									
17.	Is Power supply is available in the site	:	Mostly available but presently disconnected.									
18.	Advantages of the site	:	Located in developed area									
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost /	:	No									

tidal level must be incorporated)										
Part – A (Valuation of land)										
1	Size of plot	: As per Property Card plot area are as under and considered for valuation. <table border="1"> <thead> <tr> <th>C. S. No.</th> <th>Plot area (Sq. M.)</th> </tr> </thead> <tbody> <tr> <td>793</td> <td>85.29</td> </tr> <tr> <td>794</td> <td>76.92</td> </tr> <tr> <td>TOTAL</td> <td>162.21</td> </tr> </tbody> </table>	C. S. No.	Plot area (Sq. M.)	793	85.29	794	76.92	TOTAL	162.21
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793	85.29									
794	76.92									
TOTAL	162.21									
	North & South	: -								
	East & West	: -								
2	Total extent of the plot	: As per Property Card plot area are as under and considered for valuation. <table border="1"> <thead> <tr> <th>C. S. No.</th> <th>Plot area (Sq. M.)</th> </tr> </thead> <tbody> <tr> <td>793</td> <td>85.29</td> </tr> <tr> <td>794</td> <td>76.92</td> </tr> <tr> <td>TOTAL</td> <td>162.21</td> </tr> </tbody> </table>	C. S. No.	Plot area (Sq. M.)	793	85.29	794	76.92	TOTAL	162.21
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794	76.92									
TOTAL	162.21									
3	Guidelines Rates from Government Portal (an evidence thereof to be enclosed)	: ₹ 93,990.00 per Sq. M. for 1 FSI. South Mumbai is having FSI of 1.33 Hence rate shall be ₹ 1,25,007.00								
4	Estimated value of land	: ₹ 2,02,77,385.00								
Part – B (Valuation of Building)										
1	Technical details of the building	:								
	a) Type of Building (Residential / Commercial / Industrial)	: Vacant as structure is in dilapidated condition								
	b) Type of construction (Load bearing / RCC / Steel Framed)	: Load bearing								
	c) Year of construction	: More than 60 years old.								
	d) Number of floors and height of each floor including basement, if any	: Ground + 1 upper floor								
	e) Plinth area floor-wise	: Salvage value is consider being building is in dilapidated condition								
	f) Condition of the building	: Building is in dilapidated condition								
	i) Exterior – Excellent, Good, Normal, Poor	: Building is in dilapidated condition								
	ii) Interior – Excellent, Good, Normal, Poor	: Building is in dilapidated condition								
	g) Date of issue and validity of layout of approved map	: Copy of Approved Plan not provided for our verification.								
	h) Approved map / plan issuing authority	:								
	i) Whether genuineness or authenticity of approved map / plan is verified	: -								
	j) Any other comments by our empanelled valuers on authentic of approved plan	: -								

4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum hand rails	:	
10.	False ceiling	:	
	Total		

Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	Building is in dilapidated condition
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		

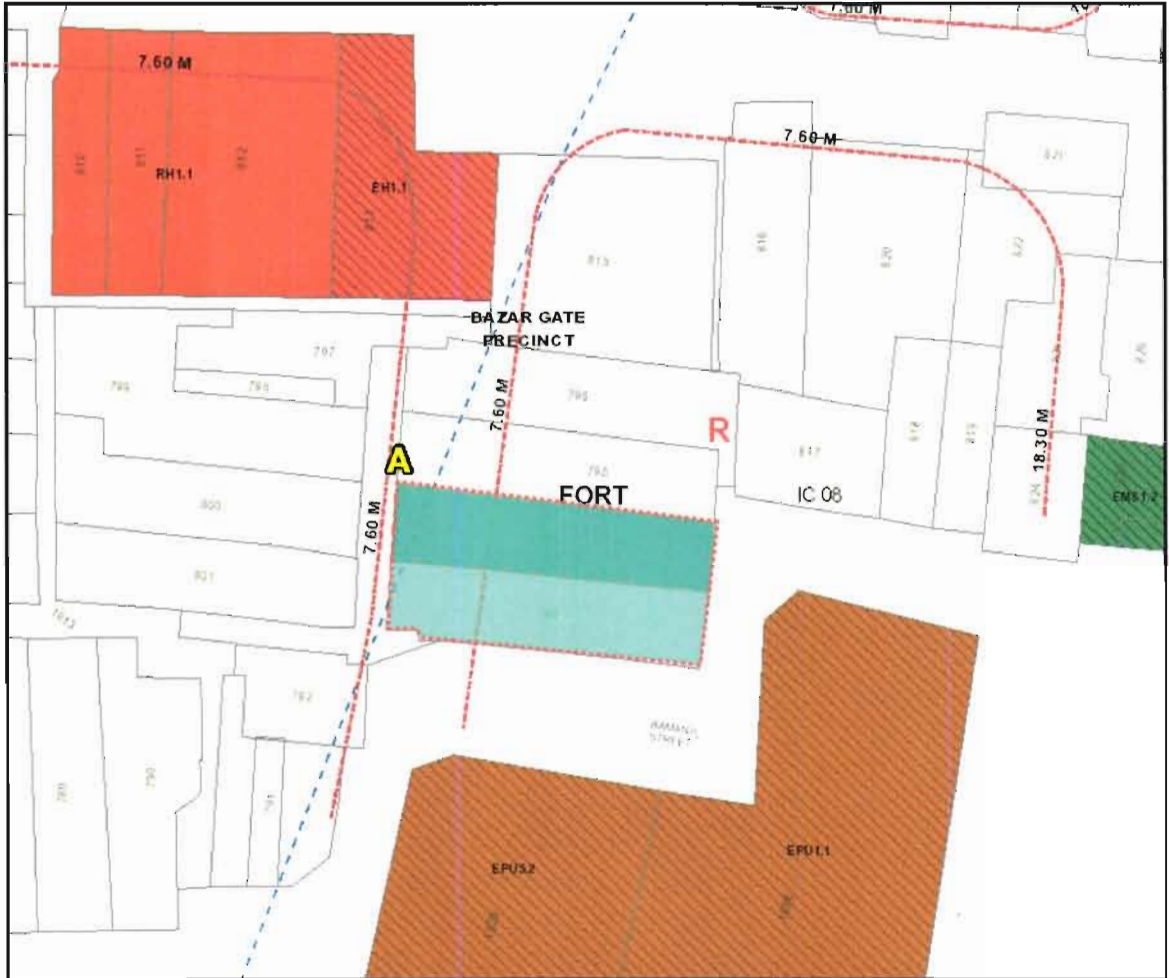
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Building is in dilapidated condition
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

Government / Ready Reckoner Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	162.21	1,25,007.00	2,02,77,385.00
Building			
Ground Floor	162.21	2,454.00	3,98,063.00
First Floor	162.21	2,454.00	3,98,063.00
		Total	2,10,73,511.00

Remarks	1. Plot bearing Nos. A-2419/30A & A-2418/30B, C. S. Nos. 793 & 794 are amalgamated. Separate demarcation of each plot is not available. We have considered the are of plot as per Property Card.
	2. The structure thereof is in dilapidated condition, hence Salvage Value is considered for valuation.

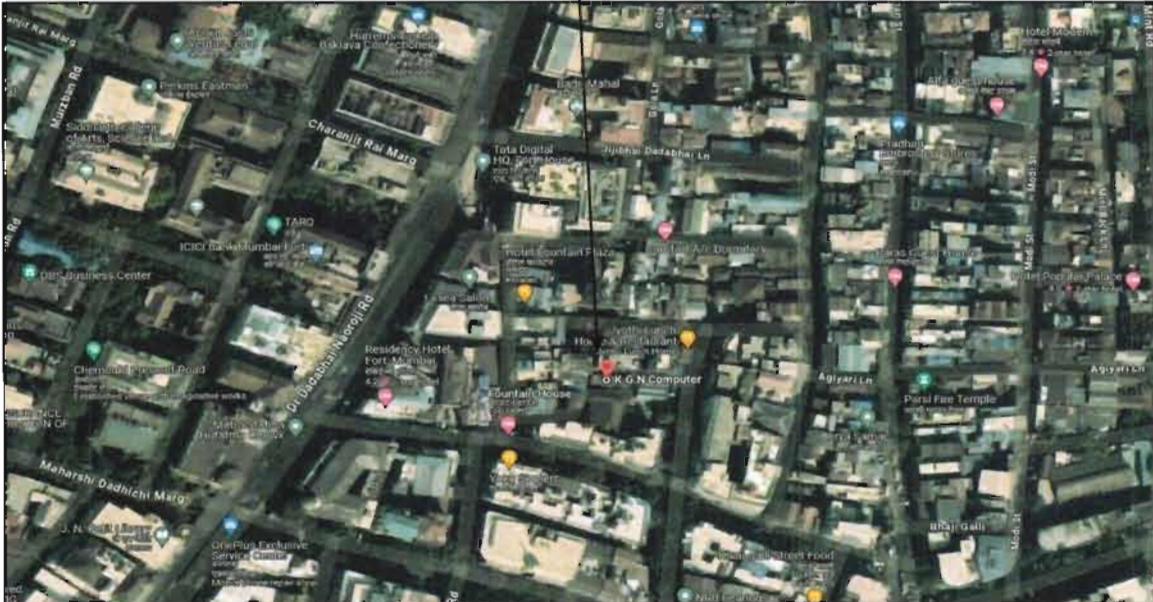
MCGM DP Plan



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Route Map of the property

Site u/r



Longitude Latitude: 18°56'07.2"N 72°50'04.2"E

Note: The Blue line shows the route to site from nearest Railway Station (CST – 700 M.)

Property Card – C. S. No. 794


S. O. Balankle
Validated by: SURE K. K. SHYAM

MUTUAL REGISTER FOR THE TOWN AND ISLANDS OF BOMBAY
(Prepared under Section 302 of the Maharashtra Land Revenue Act, 1956)

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq. Yds/Mts.	7. Katchment Survey No.	8. Collector's New No. (Collector's New No. 1)
10	WINDING STREET	208	794	(CHIT & COMMON RESERVE) (LAND) (PEANUT & SOY) S. T. R.	11.7000 0 00 00 00.000000 11.70	475144	GENERAL AGENT (S.No. 1) S. J. P. C. S. R. M. S. S.
9. Grant Date: 18. Name of Person or Beneficial Ownership as to Govt.		11. Mode of Acquisition by Present Owner			12. Evolution of Title		
(SUCCESSION) (SUCCESSION) (BY WILL)		(BY SUCCESSION) (BY SUCCESSION) (BY WILL)			NIL		
(18) - (NAME OF THE SOCIETY) S. J. P. C. S. R. M. S. S. (SOCIETY FORMED UNDER SECTION 133 OF THE M. A. ACT, 1947) (SOCIETY FORMED UNDER SECTION 133 OF THE M. A. ACT, 1947) SOCIETY OF BOMBAY CITY.		(18) - (NAME OF THE SOCIETY) S. J. P. C. S. R. M. S. S. (SOCIETY FORMED UNDER SECTION 133 OF THE M. A. ACT, 1947) (SOCIETY FORMED UNDER SECTION 133 OF THE M. A. ACT, 1947) SOCIETY OF BOMBAY CITY.			(18) - (NAME OF THE SOCIETY) S. J. P. C. S. R. M. S. S. (SOCIETY FORMED UNDER SECTION 133 OF THE M. A. ACT, 1947) (SOCIETY FORMED UNDER SECTION 133 OF THE M. A. ACT, 1947) SOCIETY OF BOMBAY CITY.		
13. Original Grant from Govt., if any		14. Lease from Public Body or Fairholder			15. Ground Rent and Public Body or Fairholder		16. Superintendents Details
NIL		NIL			NIL		1182-201-01.02.02, 00-00.00.00.00.00.00
17. Remarks		18. Contained					


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Govt. / 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)

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Year: 2023-2024 Language: English


Selected District: MumbaiMain

Select Village: फोर्ट दिव्हीवन

Search By: Survey No. Location


Enter Survey No: 793 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस इकाने	औद्योगिक	एकक (Rs./)	Attribute
2/25 - मुभाग : फोर्ट भाग, सी.एस.टी. रेल्वे स्थानकापासून दक्षिणेकडे वीर नरीमन रोड पर्यंतचा वादाभाई नौरोजी रोड व अह्मद भगतसिंग रोड या मधील भाग	93990	201030	290700376300	211490	चौ. मीटर	सि.टी.एस. नंबर



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)

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Year: 2023-2024 Language: English

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Select Village: फोर्ट दिव्हीवन

Search By: Survey No. Location

Enter Survey No: 794 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस इकाने	औद्योगिक	एकक (Rs./)	Attribute
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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 07.12.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 18.11.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The land will be purchased by Sanctum Work Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per the request from Sanctum Work Pvt. Ltd. for Government / Ready Reckoner Value for Submission to

		charity commissioner.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Umang Patel - Regd. Valuer Prayush Parikh- Site Engineer Vaishali Sarmalkar – Technical Manager.
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 – 30.10.2023 Valuation Date – 07.12.2023 Date of Report – 07.12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 18.11.2023
7.	Nature and sources of the information used or relied upon;	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;	Comparative Sales Method (For Land component)
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, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial 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 **07th December 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 visualizing the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous and non-agricultural land parcel admeasuring **162.21 Sq. M. and structure thereof**. The property is owned by **Ayurvedic Society of Bombay City**. Name of **Client** is **Sanctum Work Pvt. Ltd.** At present, the property is currently Owner occupied. 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 property is owned by **Ayurvedic Society of Bombay City**. Name of **Client** is **Sanctum Work Pvt. Ltd.** 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the documents, we understand that the subject property is contiguous and non-agricultural land parcel admeasuring **162.21 Sq. M. and structure thereof.**

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 Highest and Best Use model is used for analysing development potential.

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 land 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 currently vacant and Bank Possession, contiguous and non-agricultural land parcel admeasuring **162.21 Sq. M. and structure thereof.**

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.

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Government / Ready Reckoner Value** of the property under reference as on **07th December 2023**.

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, 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 **Government / Ready Reckoner Value** purpose at **₹ 2,10,73,511.00 (Rupees Two Crore Ten Lakh Seventy Three Thousand Five Hundred Eleven Only)**.

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

**Sharadkumar
Chalikwar**
Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2023.12.07 17:26:53 +05'30'


Auth. Sign.

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

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