

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Ayurvedic Society of Bombay City**

Name of Proposed Purchaser: **Aaron Pereira (Exc. Officer of Sanctum Work Pvt. Ltd.)**

Plot bearing 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

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

Valuation Prepared for:

Private Purpose

VALUATION OPINION REPORT

This is to certify that the property bearing Plot bearing 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 **Proposed Purchaser** is **Aaron Pereira (Exc. Officer of 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 **₹ 1,52,46,118.00 (Rupees One Crore Fifty Two Lakh Forty Six Thousand One Hundred Eighteen 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

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

I	General									
1.	Purpose for which the valuation is made	: As per the request from Aaron Pereira (Exc. Officer of Sanctum Work Pvt. Ltd.) for Government / Ready Reckoner Value for Submission to charity commissioner.								
2.	a)	Date of inspection : 31.10.2023								
	b)	Date on which the valuation is made : 01.12.2023								
3.	List of documents produced for perusal									
	i) Copy of Property Card of Cadastral No. 794 of 92.00 Sq. yd. i.e. 76.92 Sq. M. ii) Copy of Property Card of Cadastral No. 793 of 102.00 Sq. yd. i.e. 85.29 Sq. M. iii) Copy of Property Tax for the year 2022- 23 in the name of Ayurvedic Society of Bombay City for Plot No. Plot bearing Nos. A-2419/30A. iv) Copy of Property Tax for the year 2022- 23 in the name of Ayurvedic Society of Bombay City for Plot No. Plot bearing Nos. A-2418/30B.									
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	Name of Owner: Ayurvedic Society of Bombay City Name of Proposed Purchaser: Aaron Pereira (Exc. Officer of Sanctum Work Pvt. Ltd.) Address – Plot bearing 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 – 400001, State - Maharashtra, Country – India Contact Person – Aaron Pereira (Exc. Officer of Sanctum Work Pvt. Ltd.) Contact No.: 9890057596 Ownership - Trust								
5.	Brief description of the property (Including Leasehold / freehold etc.)									
	<p>Property The property is land and building located in a developed area having good infrastructure, well connected by road and train. It is located at about 700 M. from CST Railway Station. The property is land and with dilapidated structure thereof. The area is having all basic infrastructure facilities such as Narrow approached Roads, water supply, electricity etc. Plot bearing Nos. A-2419/30A & A-2418/30B, C. S. Nos. 793 & 794 are amalgamated. Separate demarcation of each plot is not available. The structure thereof is in dilapidated condition, hence same is not considered for valuation.</p> <p>As per Property Card plot area are as under and considered for valuation.</p> <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
C. S. No.	Plot area (Sq. M.)									
793	85.29									
794	76.92									
TOTAL	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	:	Plot bearing 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 – 400001, 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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TOTAL	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 / tidal level must be incorporated)	:	No								
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.								
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793	85.29										
794	76.92										
TOTAL	162.21										
3	Guidelines Rates from Government Portal (an evidence thereof to be enclosed)	:	₹ 93,990.00 per Sq. M.								
4	Estimated value of land	:	₹ 1,52,46,118.00								
Part – B (Valuation of Building)											
1	Technical details of the building	:									
	a) Type of Building (Residential / Commercial / Industrial)	:	Not applicable being building is in dilapidated condition								
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	Not applicable being building is in dilapidated condition								
	c) Year of construction	:	Not applicable being building is in dilapidated condition								
	d) Number of floors and height of each floor including basement, if any	:	Not applicable being building is in dilapidated condition								
	e) Plinth area floor-wise	:	Not applicable being building is in dilapidated condition								
	f) Condition of the building	:	Not applicable being building is in dilapidated condition								
	i) Exterior – Excellent, Good, Normal, Poor	:	Not applicable being building is in dilapidated condition								
	ii) Interior – Excellent, Good, Normal, Poor	:	Not applicable being building is in dilapidated condition								
	g) Date of issue and validity of layout of approved map	:	Not applicable being building is in dilapidated condition								
	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	:	-								

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Not applicable being building is in dilapidated condition
2.	Basement	:	Not applicable being building is in dilapidated condition
3.	Superstructure	:	Not applicable being building is in dilapidated condition
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber.	:	Not applicable being building is in dilapidated condition

5.	RCC Works	:	Not applicable being building is in dilapidated condition
6.	Plastering	:	Not applicable being building is in dilapidated condition
7.	Flooring, Skirting, dado	:	Not applicable being building is in dilapidated condition
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Not applicable being building is in dilapidated condition
9.	Roofing including weather proof course	:	Not applicable being building is in dilapidated condition
10.	Drainage	:	
2.	Compound Wall	:	No compound wall
	Height	:	-
	Length	:	-
	Type of construction	:	-
3.	Electrical installation	:	
	Type of wiring	:	Not applicable being building is in dilapidated condition
	Class of fittings (superior / ordinary / poor)	:	Not applicable being building is in dilapidated condition
	Number of light points	:	Not applicable being building is in dilapidated condition
	Fan points	:	Not applicable being building is in dilapidated condition
	Spare plug points	:	Not applicable being building is in dilapidated condition
	Any other item	:	-
4.	Plumbing installation	:	Not applicable being building is in dilapidated condition
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	-
	c) No. of urinals	:	-
	d) No. of bath tubs	:	-
	e) Water meters, taps etc.	:	-
	f) Any other fixtures	:	-

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	Not applicable being building is in dilapidated condition
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total		

Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	Not applicable being building is in dilapidated condition
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
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	:	Not applicable being 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	:	Not applicable being building is in dilapidated condition
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

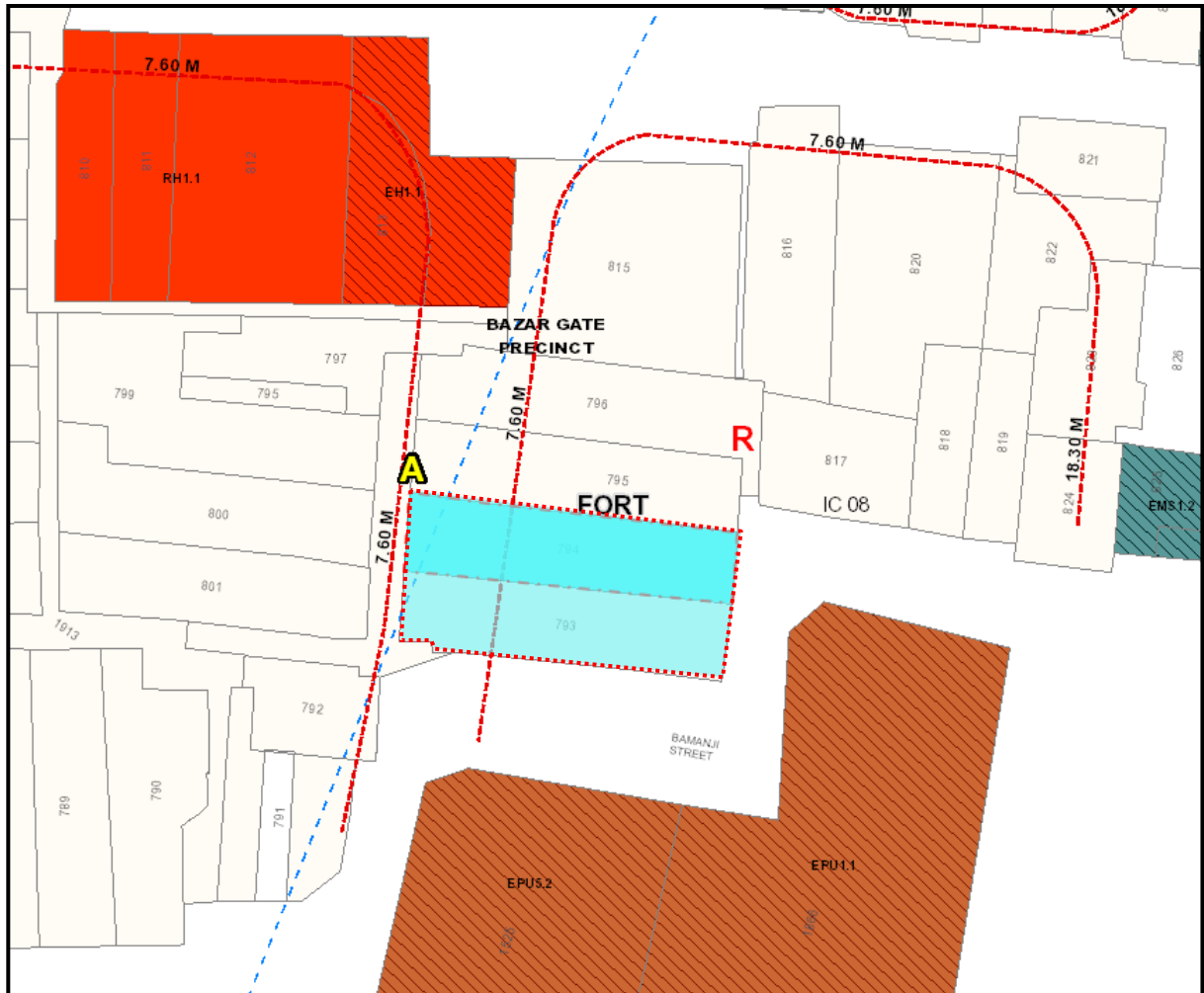
Government / Ready Reckoner Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	162.21	93,990.00	1,52,46,118.00
Total			1,52,46,118.00
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 same is not considered for valuation		

Actual Site Photographs

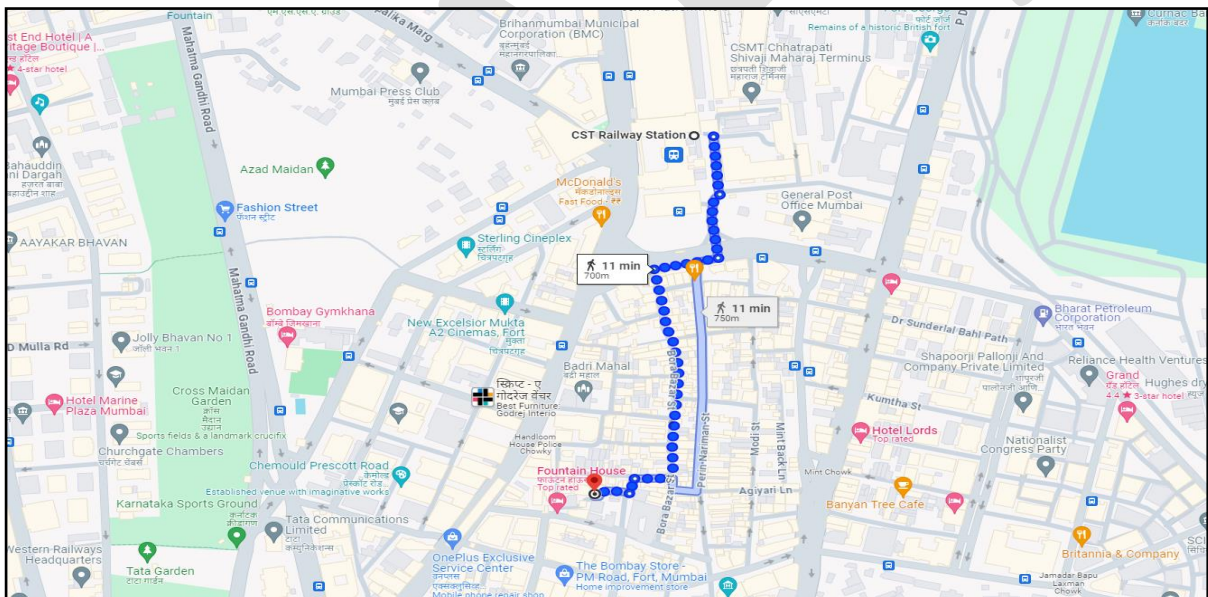
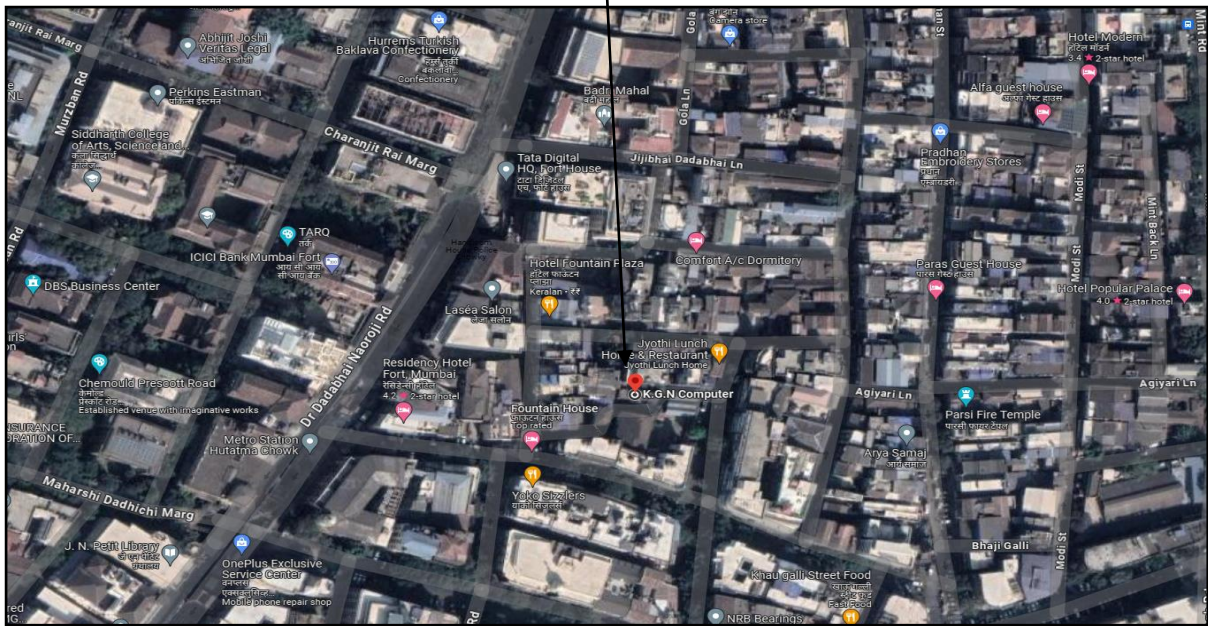


MCGM DP Plan



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. 793

SURVEY REGISTER FOR THE TOWN AND ISLAND OF BOMBAY (Prepared under Section 282 of the Maharashtra Land Revenue Act, 1966)							
Division: FORT Register No: 10 Page No: 53	Fed by: <i>S.O. Gadankle</i> Validated by: SHRI D. W. SURVE						
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. Loughtons Survey No.	8. Collectors New No. (Collectors Rent Roll No.)
60	DOMANJI STREET	306	793	[QUIT & GROUND RENT] [AND] [PENSION & TAX] L. T. A.	54.7805 (102.00) SQ. METERS 85.29	4/9144	5044-B/317 [C.R.R.NO.1506] L.T.A.C.R.NO.685
9. Ground Rent due to Govt.	10. Name of Person in Beneficial Ownership	11. Mode of Acquisition by Present Owner		12. Evolution of Title			
[DECEDENT] [DECEDENT] [DEC. COL. 17]	[(A)-B (HANSU SUBEDAR), [C.Y. SAMARA IYER ABDULLAHY ADANJI JADANHALLA] (A) [MISS ANJ BYRANJI N.J. MUSTOJEE] [D)-K AYURVEDIC SOCIETY OF BOMBAY CITY.	[(A)-[(DEED NO.1032) CONVEYANCE DT.2.2.1945 FROM DACHUBHAI MANCHERSHAW KHAN AND ORS. FOR RS.25,500/-] [(B)-[DEED NO.3216] DEED OF TRANSFER DT.16.7.1962 FROM "H" IN COL.10 AND ORS. TO "N" IN COL.10 VIDE ALSO C.S.NO.794 OF THIS DTYH. TR.NO.C/88-9-1962.		- NIL -			
13. Original Grant from Govt., if any	14. Lease from Public Body or Faziadar	15. Ground Rent due to Public Body or Faziadar	16. Superintendents Initial				
- NIL -	- NIL -	- NIL -	[B)-50/-17.12.62, 50/-18.12.62 SUPDT.				
17. Remarks		9. Continued					

DRAFT

Property Card – C. S. No. 794


Fed by: *S. S. Badarke*
 Validated by: SURJI D. H. SURVE

SURVEY REGISTER FOR THE TOWN AND ISLAND OF BOMBAY
(Prepared under Section 282 of the Maharashtra Land Revenue Act, 1964)

1. Sheet No.	2. Name of Street or Locality	3. Street No.	4. Cadastral Survey No.	5. Tenure	6. Area in Sq. Yds/Wts.	7. Loughtons Survey No.	8. Collectors New No. (Collectors Rent Roll No.)
60	BOMANJI STREET	300	794	[QUIT & GROUND RENT] [AND] [PENSION & TAX] L.T.A.	SO. YARDS (92.00) SO. METERS 76.92	4/9144	1A/5341-A/317 (N1-) L.T.A.C.R.R. NO. 606
9. Ground Rent due to Govt.		10. Name of Person in Beneficial Ownership			11. Mode of Acquisition by Present Owner		12. Devolution of Title
[RECORDED] (A) - [MANU SUBEDAR], [RECORDED] - [C. V. SANKARA IYER], [VIDE COL. 17] - [ABDULLAHIBY ADAMJI JAGANWALLA] [+] - [MISS AMY H. J. RUSTOMJEE] [B] - AYURVEDIC SOCIETY OF BOMBAY CITY.		[A] - [DEED NO. 1370] CONVEYANCE DT. 21.1.1945 FROM RUSTOMJI MUMCHERJI JAGANWALLA ADMINISTRATOR OF THE ESTATE OF BAI BUDHAIJI D/O MR. MUMCHERJI NEHWANJI JAGANWALLA AND ORS. FOR RS. 21,000/-] [B] - [DEED NO. 3216] DEED OF TRANSFER DT. 16.7.1942 FROM 'A' IN COL. 10 AND ORS. TO 'B' IN COL. 10 WIDE ALSO C.S. NO. 793 OF THIS DIVN. TR. NO. C/80-8-1942.			- N11 -		
13. Original Grant from Govt., if any		14. Lease from Public Body or Faziadar		15. Ground Rent due to Public Body or Faziadar	16. Superintendents Initial		
- N11 -		- N11 -		- N11 -	[B] - 50/- 57.12.62, 50/- 18.12.62 SUPPT.		
17. Remarks		9. Continued					


DRAFT

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: Language:


Selected District:

Select Village:

Search By: Survey No. Location


Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
2/25 -भुभाग : फोर्ट भाग, सी.एस.टी. रेल्वे स्थानकापासून दक्षिणेकडे वीर नरीमन रोड पर्यंतचा दादाभाई नौरोजी रोड व शहीद भगतसिंग रोड या मधील भाग	93990	201030	290700	376300	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: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
2/25 -भुभाग : फोर्ट भाग, सी.एस.टी. रेल्वे स्थानकापासून दक्षिणेकडे वीर नरीमन रोड पर्यंतचा दादाभाई नौरोजी रोड व शहीद भगतसिंग रोड या मधील भाग	93990	201030	290700	376300	211490	चौ. मीटर	सि.टी.एस. नंबर

(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 30.10.2023 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 31.10.2023. 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 Aaron Pereira (Exc. Officer of Sanctum Work Pvt. Ltd.)
2.	Purpose of valuation and appointing authority	As per the request from Aaron Pereira (Exc. Officer of 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;	Appointment on 01.10.2023 Date of 12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 30.10.2023
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 _____ 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 advice 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.** The property is owned by **Ayurvedic Society of Bombay City.** Name of **Proposed Purchaser** is **Aaron Pereira (Exc. Officer of 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 **Proposed Purchaser** is **Aaron Pereira (Exc. Officer of 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.**

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.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Government / Ready Reckoner Value** of the property under reference as on **01st 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 **₹ 1,52,46,118.00 (Rupees One Crore Fifty Two Lakh Forty Six Thousand One Hundred Eighteen Only)**

g. Valuer
ered F
a. (N) 008-0