

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Richard D'souza**

Industrial Unit No. 3, Ground Floor, "**Neha Industrial Estate**", Neha Industrial Premises Co-Op. Soc. Ltd.,
Magathane Village, Off. Dattapada Road, Borivali (East), Mumbai,
PIN Code – 400 066, State – Maharashtra, Country – India

Latitude Longitude - 19°13'08.3"N 72°51'42.8"E

Valuation Done for:

Cosmos Bank
Borivali MRO A-2

Shop No. 12 & 14, Mayfair, Ramdas Sutrale Marg, Opp. Chandawarkar Road,
Borivali (West), Mumbai - 400 092.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
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Delhi NCR Nashik Ahmedabad Jaipur

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

VALUATION OPINION REPORT

The property bearing Industrial Unit No. 3, Ground Floor, "Neha Industrial Estate", Neha Industrial Premises Co-Op. Soc. Ltd., Magathane Village, Off. Dattapada Road, Borivali (East), Mumbai, PIN Code – 400 066, State – Maharashtra, Country – India belongs to **Mr. Richard D'souza**.

Boundaries of the property.

North	:	Road
South	:	Suashish IT Park
East	:	Industrial Shed
West	:	Suashish IT Park

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 **₹ 86,90,629.00 (Rupees Eighty Six Lakh Ninety Thousand Six Hundred Twenty Nine 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

Manoj 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 Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.24 15:54:57 +05'30'

Auth. Sign.



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Valuation Report of Industrial Unit No. 3, Ground Floor, "Neha Industrial Estate", Neha Industrial Premises Co-Op. Soc. Ltd., Magathane Village, Off. Dattapada Road, Borivali (East), Mumbai, PIN Code – 400 066, 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 24.01.2024 for Banking Purpose
2	Date of inspection	11.01.2024
3	Name of the owner/ owners	Mr. Richard D'souza
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	Address: Industrial Unit No. 3, Ground Floor, " Neha Industrial Estate ", Neha Industrial Premises Co-Op. Soc. Ltd., Magathane Village, Off. Dattapada Road, Borivali (East), Mumbai, PIN Code – 400 066, State – Maharashtra, Country – India Contact Person- Mr. Richard D'souza (Owner)
6	Location, street , ward no	Off Dattapada Road, Village – Magathane
	Survey/ Plot no. of land	Survey No. 134, H – 1 Part, H – 2 Part, CTS No. 68C of Village – Magathane, R – Ward, Taluka – Borivali, Mumbai Suburban District
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial 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. = 338.00 (Area as per actual site measurement) Built up Area in Sq. Ft. = 358.00 (Area as per Index - II)
13	Roads, Streets or lanes on which the land is abutting	Off. Dattapada Road

14	If freehold or leasehold land	Leasehold
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	As per Agreement
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	Yes
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	Fully Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.
	(ii) Portions in their occupation	N.A.
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	30,000/- Expected rental income per month

	(iv) Gross amount received for the whole property	N.A.
27	Are any of the occupants related to, or close to business associates of the owner?	N.A.
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 an Industrial Unit 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.
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Year of Completion – 2003 (As per Occupancy Certificate)
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.
<p>Remark:</p> <ol style="list-style-type: none"> <u>At the time of visit, building external renovation work is in progress.</u> <u>As per Site Inspection, Actual Total Carpet area 338.00 Sq. Ft. & Built up area is 405.6 Sq. Ft. (20% Loading) which is more than Built up area 358.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 25,000/- per Sq. Ft. is considered.</u> 		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Borivali MRO A-2 Branch to assess fair market value as on 24.01.2024 for Industrial Unit No. 3, Ground Floor, "Neha Industrial Estate", Neha Industrial Premises Co-Op. Soc. Ltd., Magathane Village, Off. Dattapada Road, Borivali (East), Mumbai, PIN Code – 400 066, State – Maharashtra, Country – India belongs to **Mr. Richard D'souza**.

We are in receipt of the following documents:

1	Copy of Articles of Agreement dated 21.08.2003
2	Copy of Occupancy Certificate CHE / 9617 / BP (WS) / AR dated 03.09.2003 issued by Municipal Corporation of Greater Mumbai
3	Copy of Share Certificate Document No. 000003 dated 10.05.2008

LOCATION:

The said building is located at Survey No. 134, H – 1 Part, H – 2 Part, CTS No. 68C, R – Ward, Taluka – Borivali, Mumbai Suburban District, Village – Magathane, Off. Dattapada Road, Borivali (East), Mumbai, PIN Code – 400 066, State – Maharashtra, Country – India. The property falls in Industrial Zone. It is at a travel distance of 800 Mt. from Magathane metro station.

BUILDING:

The building under reference is having Ground + 2 Upper Floor. 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 is used for Industrial purpose. Ground Floor is having 30 Industrial Units. The building is having 1 lift. The building's external condition is Normal.

Industrial Unit:

The Industrial Unit under reference is situated on the Ground Floor. It consists of Working Area + Toilet. The Industrial Unit is finished with Kota Stone Tiles flooring, M.S. Rolling shutter door, Concealed plumbing & Open wiring electrification.

Valuation as on 24th January 2024

The Built Up Area of the Industrial Unit	:	358.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2003 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	21 Years
Cost of Construction	:	358.00 Sq. Ft. X 2,300.00 = ₹ 8,23,400.00
Depreciation $\{(100-10) \times 21\}/60$:	31.50%
Amount of depreciation	:	₹ 2,59,371.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,42,610.00 per Sq. M. i.e. ₹ 13,249.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,25,606.00 per Sq. M. i.e. ₹ 11,669.00 per Sq. Ft.
Prevailing market rate	:	₹ 25,000.00 per Sq. Ft.
Value of property as on 24.01.2024	:	₹ 358.00 Sq. Ft. X ₹ 25,000.00 = ₹ 89,50,000.00

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

Depreciated fair value of the property as on 24.01.2024	:	₹ 89,50,000.00 - ₹ 2,59,371.00 = ₹ 86,90,629.00
Total Value of the property	:	₹ 86,90,629.00
The realizable value of the property	:	₹ 78,21,566.00
Distress value of the property	:	₹ 69,52,503.00
Insurable value of the property	:	₹ 8,23,400.00
Guideline value of the property	:	₹ 41,77,502.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report Industrial Unit No. 3, Ground Floor, "Neha Industrial Estate", Neha Industrial Premises Co-Op. Soc. Ltd., Magathane Village, Off. Dattapada Road, Borivali (East), Mumbai, PIN Code – 400 066, State – Maharashtra, Country – India **for this particular purpose at ₹ 86,90,629.00 (Rupees Eighty Six Lakh Ninety Thousand Six Hundred Twenty Nine Only)** as on 24th January 2024.

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 **24th January 2024 is ₹ 86,90,629.00 (Rupees Eighty Six Lakh Ninety Thousand Six Hundred Twenty Nine 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:

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ANNEXURE TO FORM 0-1

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 2 Upper Floor
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Industrial Unit situated on Ground Floor
3.	Year of construction	2003 (As per Occupancy Certificate)
4.	Estimated future life	39 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	M.S. Rolling shutter door
10.	Flooring	Kota Stone Tiles flooring
11.	Finishing	Cement plastering
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Open wiring electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
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	1 Lift
19.	Underground sump – capacity and type of construction	R.C.C tank

20	Over-head tank Location, capacity Type of construction	R.C.C tank on terrace
21	Pumps- no. and their horse power	May be provided as per requirement
22	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System

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Actual site photographs

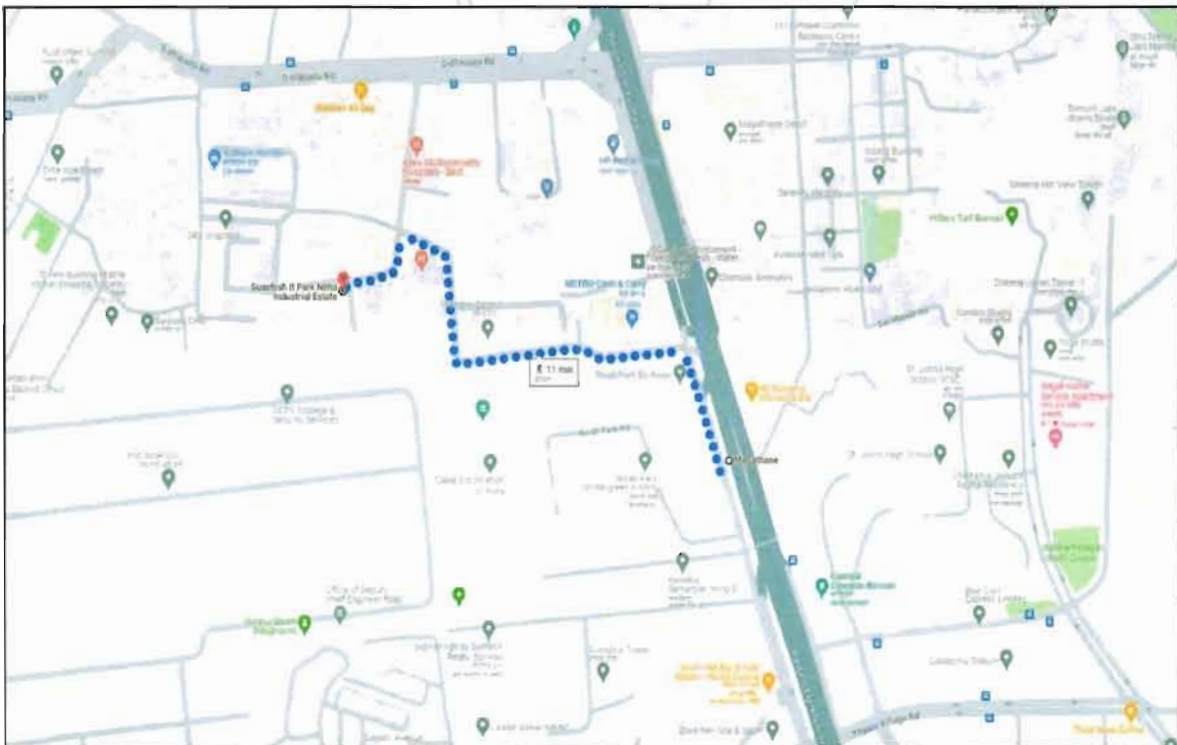


Actual site photographs



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Route Map of the property Site u/r



Latitude Longitude - 19°13'08.3"N 72°51'42.8"E

Note: The Blue line shows the route to site from nearest metro station (Magathane – 800 Mt.)

Ready Reckoner Rate

DIVISION / VILLAGE : MAGAATHANE						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban	Local Body Type	Corporation "A" Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Opposite Rajendra Nagar, 36.6 m. D. P. Road, Express Highway to the East, Village Boundary to the South, and Railway Line to West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
86	86/389	61640	142610	164000	210100	142610
<p>C. T. S. No. 67, 68/A, 68A, 68D, 68B, 68E, 68F, 68C, 69, 72A, 72B, 72C, 72C/1, 72C/2, 72, 73, 74, 75A, 75B, 76, 78, 78A/8, 78A/7, 78/A/6, 78A/3, 78A/1B/2, 78A/1/B/1, 78A/1A/6, 78A/9, 78A/1A/4, 78A/1A/2, 78A/1A/1, 78A/1/B/2, 78A/12, 78A/1, 79, 80, 81, 82, 83, 86, 87, 88/485, 88, 88/496, 88/497, 88/482, 88/483, 88/484, 88/486, 88/488, 88/489, 88/490, 88/491, 88/492, 88/493, 88/494, 88/495, 88pt, 89, 90, 114, 116, 117, 130, 132, 136, 152, 153, 160B, 160D, 160C, 160A, 161B, 161A, 161C, 162A, 162B, 162C, 162D, 162/B, 162/A, 163A/2, 163/A/1, 163, 164A, 164B, 166E, 166F, 166D, 166C, 166B, 166A, 167C/3, 167C/1, 167A, 167C/2, 88/440, 88/438, 88/437, 88/436, 88/435, 88/418, 88/441, 88/439</p>						



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Price Indicators

NOBROKER

Office Space in Borivali East, Mumbai For Sale

₹ 70 Lacs
23,714 / Sq.Ft.

₹ 52,585/Month
Estimated EM -

232 Sq.Ft
Built-Up Area

190 Sq.Ft
Carpet Area

Office Space
Public Facing

Freehold
Ground Floor

Fully Furnished
More Than 10 Year

Aug 31, 2023
Posted On

Get Owner's Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Activity On This Property

Similar Properties

NOBROKER

Office Space in Dattapada, Borivali, Mumbai For Sale

₹ 60 Lacs
20,712 / Sq.Ft.

₹ 65,076/Month
Estimated EM -

290 Sq.Ft
Built-Up Area

Office Space
Public Facing

Freehold
5 To 10 Year

Fully Furnished
More Than 10 Year

Oct 3, 2023
Posted On

Get Owner's Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Activity On This Property

Similar Properties

Price Indicators

NOBROKER

Office Space In Borivali East, Mumbai For Sale

Commercial Buy

₹ 1.25 Crores
25,000 - Sq. Ft.

₹ 99,867/Month
Estimated EMR

500 Sq. Ft.
Built Up Area

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Borivali east / Office space for Sale in Borivali east / Property Details

Photo Location

Office Space
Freehold
Semi-Furnished
Dec. 17, 2023

Reserved
Ground Floor
More Than 10 Year
Immediately

Get Owner Details

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

Nearby: Carnival Cinema Anand Mall McDonald's METRO Cash Carry India Private Limited Max Arjant (Pw-Brj) Centre Aabiskus

NoBroker Services

Create Agreement Check Loan Eligibility Estimate Interiors Cost Book Legal Services Book Renovations

Activity On This Property

19 0

Similar Properties

99acres

Commercial Buy Enter Locality / Project / Society / Landmark

₹ 3.02 Cr
Ready to Move Office Space for sale
25,000 sq. ft.
Estimated EMR ₹ 2,40,800

NOT AVAILABLE Website: https://mumbai.maharashtra.gov.in/

Overview Dealer Details Recommendations Articles

Property (0)

30 years

12,06 sq. ft.

2 meeting rooms and 2 cabins available

2 washrooms (available) private (1 shared)

Request Photos

Places nearby
Hanuman Mandir Shanta House Ganesh Temple Hdfc bank ATM Navkar Child Care Centre and Nursing Home

Sale Instances

4648368 12-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 3 दस्त क्रमांक : 4648/2023 नोंदणी : Regn:03m
गावाचे नाव : मागाठाणे		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	8000000	
(3) बाजारभावाभाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4785153.6	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन :सदनिका नं: युनिट नं. 101, माळा नं: 1 ला मजला, इमारतीचे नाव: नेहा इंडस्ट्रियल प्रिमायसेस को-ऑप.सो.लि., ब्लॉक नं बोरीवली पूर्व, मुंबई-400066, रोड : मागाठाणे विलेज, दत्तपाडा रोड, इतर माहिती: इंडस्ट्रियल युनिटचे एकूण क्षेत्रफळ 380 चौ.फूट बिल्टअप, इतर माहिती दस्तात नमूद केल्याप्रमाणे. ((C.T.S. Number : 68C ;))	
(5) क्षेत्रफळ	35.32 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुरेश बाबुभाई गोडिल वय:-52 पत्ता:-प्लॉट नं: युनिट नं. 101, माळा नं: 1 ला मजला, इमारतीचे नाव: नेहा इंडस्ट्रियल प्रिमायसेस को-ऑप.सो.लि., ब्लॉक नं: बोरीवली पूर्व, मुंबई, रोड नं: मागाठाणे विलेज, दत्तपाडा रोड, महाराष्ट्र, मुंबई. पिन कोड:-400066 फॉन नं:-ADUPG8209Q	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- भवतराल आर. सुधार वय:-61; पत्ता:-प्लॉट नं: ए/202, माळा नं: , इमारतीचे नाव: पशवंत शॉपिंग सेंटर, ब्लॉक नं: बोरीवली पूर्व, मुंबई, रोड नं: कार्टर रोड नं. 7, ओम दीप्ती बिल्डिंग समोर, महाराष्ट्र, मुंबई. पिन कोड:-400066 फॉन नं:-AEHPB7318B	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/04/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	18/04/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	4648/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	480000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **24th January 2024**.

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 knowledgeably 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 ₹ **86,90,629.00 (Rupees Eighty Six Lakh Ninety Thousand Six Hundred Twenty Nine Only)**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.24 15:55:27 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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