

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Kaleem Khan & Mrs. Tarnnum Bano**

Commercial Shop No. 4, Ground Floor, C Wing, "Shivtirth", Sai Shivtirth Co-op. Hsg. Soc. Ltd., Patilpada, Kulgaon, Near Railway Station, Badlapur (East), Thane – 421503, State – Maharashtra, Country – India.

Latitude Longitude - 19°09'57.1"N 73°14'26.2"E

Valuation Prepared for **Cosmos Bank**




Ambarnath Branch

Panvelkar Pride, Shop No. 1 to 4, Plot No. 63 - 64, C. T. S. No. 4740, Near Hutatma Chowk, Ambarnath (East), State – Maharashtra, Country – India.



Our Pan India Presence at :

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 **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 Commercial Shop No. 4, Ground Floor, C Wing, "Shivtirth", Sai Shivtirth Co-op. Hsg. Soc. Ltd., Patilpada, Kulgaon, Near Railway Station, Badlapur (East), Thane – 421503, State – Maharashtra, Country – India belongs to **Mr. Kaleem Khan & Mrs. Tarnnum Bano.**

Boundaries of the property.

North	:	Internal Road & Railway Station
South	:	Sheetal Society
East	:	Fish Market
West	:	Telavane Tower

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 **₹ 40,11,120.00 (Rupees Forty Lakh Eleven Thousand One Hundred Twenty 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

Encl: Valuation report in Form – 01

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.23 17:57:30 +05'30'

Auth. Sign.



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Valuation Report of Commercial Shop No. 4, Ground Floor, C Wing, "Shivtirth", Sai Shivtirth Co-op. Hsg. Soc. Ltd., Patilpada, Kulgaon, Near Railway Station, Badlapur (East), Thane – 421503, 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 23.02.2024 for Banking Purpose
2	Date of inspection	02.01.2024
3	Name of the owner/ owners	Mr. Kaleem Khan & Mrs. Tarnnum Bano
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: Commercial Shop No. 4, Ground Floor, C Wing, "Shivtirth", Sai Shivtirth Co-op. Hsg. Soc. Ltd., Patilpada, Kulgaon, Near Railway Station, Badlapur (East), Thane – 421503, State – Maharashtra, Country – India. Contact Person: Mr. Kaleem Khan (Owner) Contact No.: 7977339664
6	Location, street, ward no	Patilpada, Kulgaon, Near Railway Station, Badlapur (East)
	Survey/ Plot no. of land	Survey No. 36/3(Part), C.T.S. No. 379(Part) of Village – Kulgaon
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 210.00 Loft Area in Sq. Ft. = 68.00 (Height – 5'0") (Area as per actual site measurement) Carpet Area in Sq. Ft. = 200.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 240.00 (Area as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	Patilpada, Kulgaon, Near Railway Station, Badlapur (East), Thane – 421503
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. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so, attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so, attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so, give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding?	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	N.A.
IMPROVEMENTS		
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Copy of approved building plan issued by Town Planner, Kalyan Mahanagarpaika.
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 Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per KBMC 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	N.A.
	(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 a Commercial Shop 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 – 1985 (As per site information)
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"> 1. As per Approved Plan, there are 10 Shops on ground floor but as per site inspection, there are 8 Shops. Legal opinion in this regard are advisable. 2. Occupancy Certificate issued for 1st & 2nd floor. As per site information, Occupancy Certificate for ground floor is not yet issued. 3. At the time of site inspection, external condition of the building was poor, dampness-leakages & cracks found at multiple locations. Structural Stability Report not provided for our verification. 4. At the time of site inspection, loft area is found which is not mentioned in the agreement hence not considered the same for valuation purpose. For the purpose of valuation, we have considered the area as per agreement for sale. 		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ambernath Branch to assess fair market value as on 23.02.2024 for Commercial Shop No. 4, Ground Floor, C Wing, “Shivtirth”, Sai Shivtirth Co-op. Hsg. Soc. Ltd., Patilpada, Kulgaon, Near Railway Station, Badlapur (East), Thane – 421503, State – Maharashtra, Country – India belongs to **Mr. Kaleem Khan & Mrs. Tarnnum Bano.**

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 28.10.2020 between Mr. Sandip Nandkumar Potdar (the Transferor) AND Mr. Kaleem Khan & Mrs. Tarnnum Bano (the Transferees) (7 Pages from Agreement).
2	Copy of Approved Plan issued by Kalyan Mahanagarpalika.
3	Copy of Building Completion Certificate No. KMP / NRV / Badlapur / 88 / 382 dated 02.05.1987 issued by Kalyan Mahanagarpalika, Kalyan for 1 st Floor (Residential & Office).
4	Copy of Building Completion Certificate dated 08.03.1988 issued by Kalyan Mahanagarpalika, Kalyan for 4 Tenements of 2 nd Floor (Residential).
5	Copy of Electricity Bill Consumer No. 021540094575 dated 07.02.2024 in the name of Kalim Rahuf Khan issued by MSEDCL.

LOCATION:

The said building is located at Survey No. 36/3(Part), C.T.S. No. 379(Part) of Village – Kulgaon, Taluka – Ambernath, District – Thane. The property falls in residential cum commercial zone. It is at a walkable distance 2 Minutes & 110 M. from Badlapur railway station.

BUILDING:

The building under reference is having Ground + 3 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The building external condition is poor. The building is used for residential & commercial purpose. Ground Floor is having 8 Commercial Shop. Lift not provided in building.

Commercial Shop:

The property is a Commercial Shop located on Ground Floor. The composition of Shop is single unit only. The Commercial Shop is finished with koba flooring, MS rolling shutter, casing capping electrification.

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Valuation as on 23rd February 2024

The Built Up Area of the Commercial Shop	:	240.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	1985 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	39 Years
Cost of Construction	:	240.00 Sq. Ft. X ₹ 2,200.00 = ₹ 5,28,000.00
Depreciation	:	58.50%
Amount of depreciation	:	₹ 3,08,880.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 58,300.00 per Sq. M. i.e., ₹ 5,416.00 per Sq. Ft.
Guideline rate (after depreciation)	:	₹ 38,671.00 per Sq. M. i.e., ₹ 3,593.00 per Sq. Ft.
Value of property as on 23.02.2024	:	240.00 Sq. Ft. X ₹ 18,000.00 = ₹ 43,20,000.00

(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)

Depreciated fair value of the property as on 23.02.2024	:	₹ 43,20,000.00 (-) ₹ 3,08,880.00 = ₹ 40,11,120.00
Total Value of the property	:	₹ 40,11,120.00
The realizable value of the property	:	₹ 36,10,008.00
Distress value of the property	:	₹ 32,08,896.00
Insurable value of the property (240.00 Sq. Ft. X 2,200.00)	:	₹ 5,28,000.00
Guideline Value of the property (240.00 Sq. Ft. X 3,593.00)	:	₹ 8,62,320.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 4, Ground Floor, C Wing, "Shivtirth", Sai Shivtirth Co-op. Hsg. Soc. Ltd., Patilpada, Kulgaon, Near Railway Station, Badlapur (East), Thane – 421503, State – Maharashtra, Country – India for this particular purpose at **₹ 40,11,120.00 (Rupees Forty Lakh Eleven Thousand One Hundred Twenty Only) as on 23rd February 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 **23rd February 2024 is ₹ 40,11,120.00 (Rupees Forty Lakh Eleven Thousand One Hundred Twenty 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:

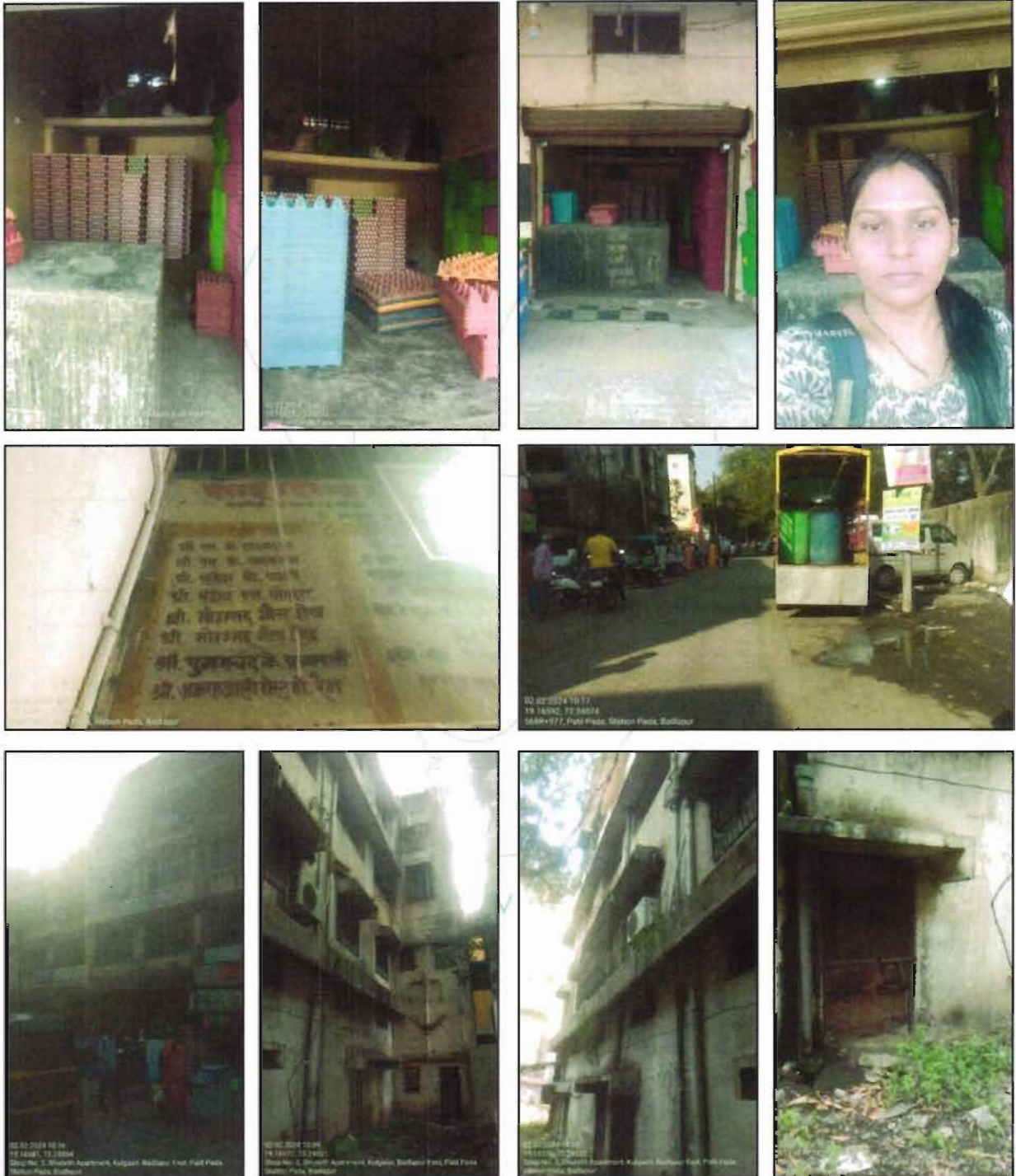
ANNEXURE TO FORM 0-1

	Technical details	Main Building
1.	No. of floors and height of each floor	Ground + 3 Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Commercial Shop situated on Ground Floor
3.	Year of construction	1985 (As per site information)
4.	Estimated future life	21 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	MS rolling shutter
10.	Flooring	Koba 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	Casing capping electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15	Sanitary installations	As per Requirement
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16	Class of fittings: Superior colored / superior white/ordinary.	Ordinary
17	Compound wall Height and length Type of construction	6'.0" High, R.C.C. column with B. B. masonry wall
18	No. of lifts and capacity	No Lift
19	Underground sump – capacity and type of construction	R.C.C tank
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	Chequered tiles 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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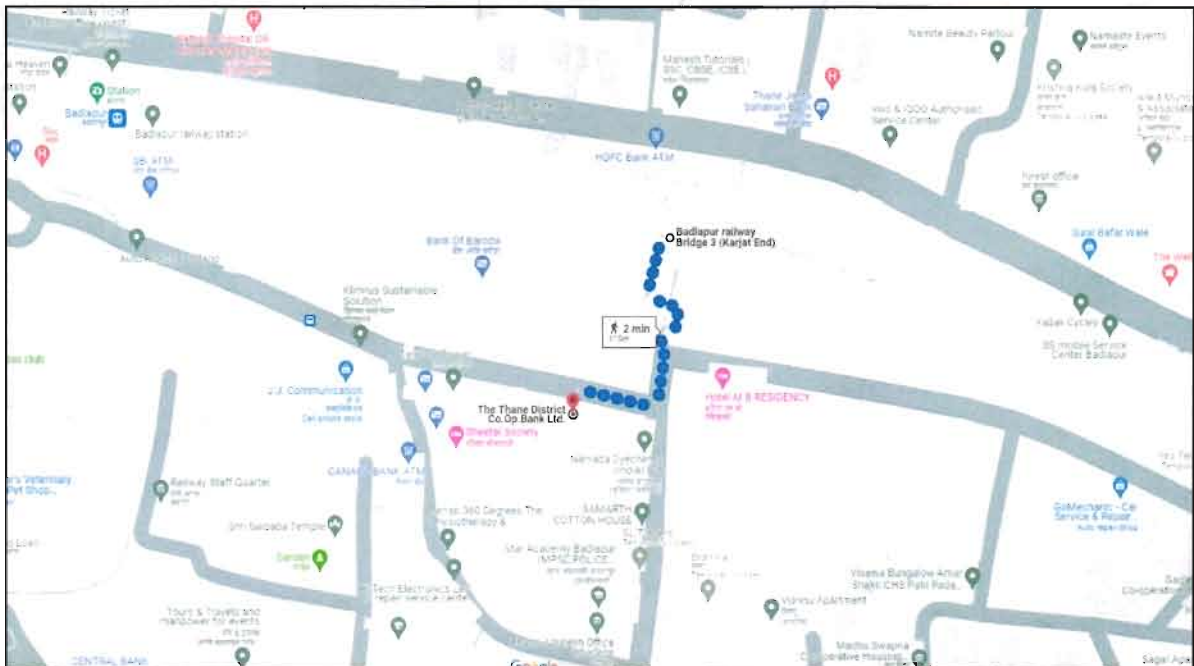
Actual site photographs



Actual site photographs




Route Map of the property Site,u/r



Latitude Longitude - 19°09'57.1"N 73°14'26.2"E


Note: The Blue line shows the route to site from nearest railway station (Badlapur – 110 M.)

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: Thane

Select Taluka: Ambarnath

Select Village: Mauje [Gav] Kulgaon No. 2 (Kulgaon E)

Search By: Survey No. Location

Enter Survey No: 36 Search

वर्णनात्मक	खुली जमीन	निवासी घटक	औद्योगिक	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
2/5-बी-1(ब) बदलापुर रेल्वे स्टेशनच्या समोरील रस्त्यास लागून असणा-या गांवठाणातील मिळकती आणि कर्ज रस्त्यावरील असणा-या कुळगांव गांवठाणातील सर्व मिळकती	7970	40300	48300	58300	48300	चौ. मीटर	मि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Shop (A)	58,300.00	Sq. Mtr.	5,416.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	7,970.00			
The difference between land rate and building rate (A – B = C)	50,330.00			
Depreciation Percentage as per table (D) [100% - 39%] (Age of the Building – 39 Years)	61%			
Rate to be adopted after considering depreciation [B + (C x D)]	38,671.00	Sq. Mtr.	3,593.00	Sq. Ft.

Malls / Departmental Stores and Larges Shopping Complex: -

Valuation of shop in Malls / Departmental stores and large shopping complex which does not have independent valuation zone should be done as per rate of Gala / Shop under that valuation zone and below mentioned point should be considered.

Location Floor on which shop is located.	Rate of Shop	For Malls / Department stores 10% rate should be added upto 1 st floor
1) Basement	70%	70%
2) Lower Ground Floor	80%	80%
3) Ground Floor & Upper Ground Floor	100%	110%
4) First Floor	85%	95%
5) Second Floor or above	80%	80%

Note: For Malls / Department stores 10% rate should be added upto 1st floor to above mentioned percentages for each classification. If rates for malls / departmental stores are separately given by allocating a independent sub-zone for it, then above point should not be considered. If value arrived as above is less than value of office / commercial on upper floor then the rate of office / commercial is to be considered. Above rates should not be further reduced as per point No. 9(b).



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Price Indicators

NOBROKER
 Shop In Badlapur, Mumbai For Sale
 ₹ 55 Lacs (Estimated ESI) | ₹ 26,282/Month (Estimated ESI) | 224 Sq.Ft (Built Up Area)
 Commercial Buy

Photos | Location

Shop
 Freehold
 Unfurnished
 Dec 26, 2023

Home
 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

Activity On This Property
 0 | 0

Similar Properties

Shop In Ganpithi Chowk, Mumbai for s

NoBroker Services
 Create Agreement | Check Loan Eligibility | Estimate Sellers Cost | Book Legal Services | Book Renovations

Amenities

NOBROKER
 Shop In Badlapur East, Mumbai For Sale
 ₹ 40 Lacs (Estimated ESI) | ₹ 30,027/Month (Estimated ESI) | 200 Sq.Ft (Built Up Area)
 Commercial Buy

Photos | Location

Shop
 Freehold
 Unfurnished
 Sep 22, 2023

Public
 Upper Basement
 More Than 10 Year
 Immediately

Get Owner Details

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

Activity On This Property
 2 | 0

Similar Properties

Shop In Ganpithi Chowk, Mumbai for s

NoBroker Services
 Create Agreement | Check Loan Eligibility | Estimate Sellers Cost | Book Legal Services | Book Renovations

Amenities

Sale Instance

2358541 23-02-2024 Note :-Generated Through eSearch Module,For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक . सह दु.नि. उल्हासनगर 4 दस्त क्रमांक 2358/2023 नोंदणी - Regn:63m
गावाचे नाव : कुळगाव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3700000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबलितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	1320000	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन : इतर माहिती: मौजे कुळगांव,तालुका अंबरनाथ,जिल्हा ठाणे येथील सिटी सर्व्हे नं. 368पैकी 2,क्षेत्र 497.20 चौ. मी. व सर्व्हे नं. 36.हिस्सा नं. 4 पैकी.यावरील साई कुटीर को.ऑप. हौसिंग सोसायटी लि.,मधील तळ मजला.दुकान क्र. 01.दुकानाचे क्षेत्र 228 चौ. फुट बांधीव((C.T.S. Number : 368 :))	
(5) क्षेत्रफळ	228 चौ फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव -निर्मलादेवी रामलाल गुप्ता वय -65 पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव 103, राम जानकी को.ऑपरेटिव्ह हौसिंग सोसायटी लि. , गांधी चौक, कुळगांव, बदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, THANE. पिन कोड -421503 पिन नं. -AIIHFG2981P	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -अविनाश दत्तात्रय पातकर वय -57, पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव लक्ष्मी नारायण निवास, वाणी आळी, कुळगांव, बदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे, पिन कोड -421503 पिन नं. -AGIIPP5436F	
(9) दस्तऐवज करून दिल्याचा दिनांक	24 02 2023	
(10) दस्त नोंदणी केल्याचा दिनांक	24 02 2023	
(11) अनुक्रमांक खंड व पृष्ठ	2358 2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	222000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **23rd February 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 ₹ 40,11,120.00 (Rupees Forty Lakh Eleven Thousand One Hundred Twenty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.23 17:57:41 +05'30'

Auth. Sign.

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