

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Reema Kamlesh Sohanda & Kamlesh Chatrumal Sohanda**

Residential Flat No. 707, 7th Floor, Building No. D-2, "Arihant City Phase - 1 Co-Op. Hsg. Soc. Ltd.", Village – Temghar, Taluka – Bhiwandi, District – Thane, PIN – 421 302, State – Maharashtra, Country – India.

Latitude Longitude - 19°16'42.2"N 73°04'48.3"E

Valuation Prepared for:

Cosmos Bank

Ghodbunder Road Branch

Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off. Ghodbandar Road, Manpada, Thane (West) – 400 610, 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 Residential Flat No. 707, 7th Floor, Building No. D-2, "Arihant City Phase - 1 Co-Op. Hsg. Soc. Ltd.", Village – Temghar, Taluka – Bhiwandi, District – Thane, PIN – 421 302, State – Maharashtra, Country – India belongs to **Reema Kamlesh Sohanda & Kamlesh Chatrumal Sohanda**.

Boundaries of the property.

North	:	Internal Road
South	:	Road
East	:	Open Plot
West	:	Building No. D-2

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 **₹ 50,03,437.00 (Rupees Fifty Lakh Three Thousand Four Hundred Thirty-Seven 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.07 17:43:54 +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

Encl. Valuation Report



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- | | | | |
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Valuation Report of Residential Flat No. 707, 7th Floor, Building No. D-2, "Arihant City Phase - 1 Co-Op. Hsg. Soc. Ltd.", Village – Temghar, Taluka – Bhiwandi, District – Thane, PIN – 421 302, 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 07.02.2024 for Bank Loan Purpose
2	Date of inspection	06.02.2024
3	Name of the owner/ owners	Reema Kamlesh Sohanda & Kamlesh Chatrumal Sohanda
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 707, 7 th Floor, Building No. D-2, "Arihant City Phase - 1 Co-Op. Hsg. Soc. Ltd.", Village – Temghar, Taluka – Bhiwandi, District – Thane, PIN – 421 302, State – Maharashtra, Country – India. Contact Person: Mr. Karan (Owner's Son) Contact No. 8888566665
6	Location, street, ward no	Village – Temghar, Taluka – Bhiwandi, District – Thane, PIN – 421 302
	Survey/ Plot no. of land	Survey No. 116/1(Part), 116/2(Part), 118/7 & others of Village – Temghar
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. = 671.00 Flower Bed Area in Sq. Ft. = 38.00 Total Carpet Area in Sq. Ft. = 709.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 686.00

		(Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 755.00 (Carpet Area + 10%) Built Up Area in Sq. Ft. = 950.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Village – Temghar, Taluka – Bhiwandi, District – Thane, PIN – 421 302
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.	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	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per Bhiwandi Nizampur Municipal Corporation 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	₹ 10,000.00 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?		Information not available
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details		N. A.
29	Give details of the water and electricity charges, If any, to be borne by the owner		N. A.
30	Has the tenant to bear the whole or part of the cost 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 Residential Flat 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.
<i>COST OF CONSTRUCTION</i>		
41	Year of commencement of construction and year of completion	Year of Completion – 2019 (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.
<u>Remark:</u>		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Ghodbunder Road Branch to assess fair market value as on 07.02.2024 for Residential Flat No. 707, 7th Floor, Building No. D-2, "**Arihant City Phase - 1 Co-Op. Hsg. Soc. Ltd.**", Village – Temghar, Taluka – Bhiwandi, District – Thane, PIN – 421 302, State – Maharashtra, Country – India.

We are in receipt of the following documents:

1	Copy of Agreement dated 20.03.2017 Between Sunil Sitaram Vagal & Sujata Sunil Vagal (The Vendor) and Reema Kamlesh Sohanda & Kamlesh Chatrumal Sohanda (The Purchaser's)
2	Copy of Occupancy Certificate No. 09 / 2019 – 2020 / NRV / 2066 dated 05.07.2019 issued by Bhiwandi Nizampur Municipal Corporation.
3	Copy of Commencement Certificate No. 40 / Temghar / 2010 – 2011 NRV / 1515 dated 30.09.2010 issued by Bhiwandi Nizampur Municipal Corporation.

LOCATION:

The said building is located at New Survey No. 16/1(Part), 116/2(Part), 118/7 & others of Village – Temghar, Bhiwandi. The property falls in Residential Zone. It is at a travelling distance 4.7 Km. from Bhiwandi railway station.

BUILDING:

The building under reference is having Stilt + 12 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 building is used for residential purpose. 7th Floor is having 8 Residential Flats. The building is having 2 Lifts.

Residential Flat:

The residential flat under reference is situated on the 7th Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Flower Bed Area (i.e., **2 BHK with 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows, Concealed electrification & Concealed plumbing etc.

Valuation as on 07th February 2024

The Carpet Area of the Residential Flat	:	686.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2019 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2023	:	05 Years
Cost of Construction	:	755.00 X 2,500.00 = ₹ 18,87,500.00
Depreciation $\{(100-10) \times 05 / 60\}$:	7.50%
Amount of depreciation	:	₹ 1,41,563.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 47,775.00 per Sq. M. i.e., ₹ 4,438.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 45,896.00 per Sq. M. i.e., ₹ 4,264.00 per Sq. Ft.
Prevailing market rate	:	₹ 07,500.00 per Sq. Ft.
Value of property as on 07.02.2024	:	686.00 Sq. Ft. X ₹ 07,500.00 = ₹ 51,45,000.00

(Area of property x market rate of developed land & Residential premises as on 2022 - 23 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Depreciated fair value of the property as on 07.02.2024	:	₹ 51,45,000.00 - ₹ 1,41,563.00 = ₹ 50,03,437.00
Total Value of the property	:	₹ 50,03,437.00
The realizable value of the property	:	₹ 45,03,093.00
Distress value of the property	:	₹ 40,02,750.00
Insurable value of the property (755.00 X 2,500.00)	:	₹ 18,87,500.00
Guideline value of the property (755.00 X 4,264.00)	:	₹ 32,19,320.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 707, 7th Floor, Building No. D-2, "Arihant City Phase - 1 Co-Op. Hsg. Soc. Ltd.", Village – Temghar, Taluka – Bhiwandi, District – Thane, PIN – 421 302, State – Maharashtra, Country – India for this particular purpose at **₹ 50,03,437.00 (Rupees Fifty Lakh Three Thousand Four Hundred Thirty Seven Only)** as on **07th February 2024**.

NOTES

1. I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **07th February 2024 is ₹ 50,03,437.00 (Rupees Fifty Lakh Three Thousand Four Hundred Thirty Seven 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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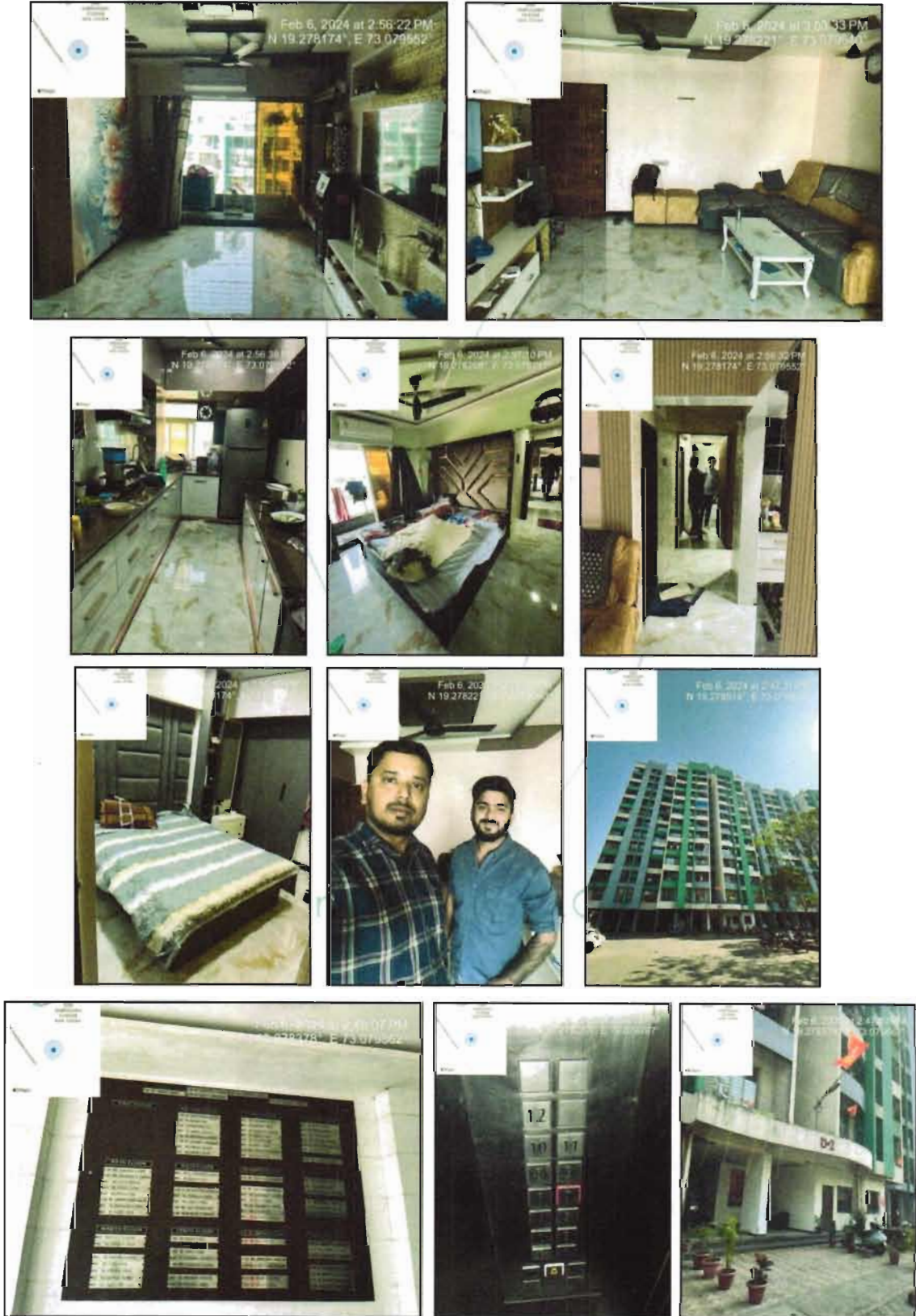
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ANNEXURE TO FORM 0-1

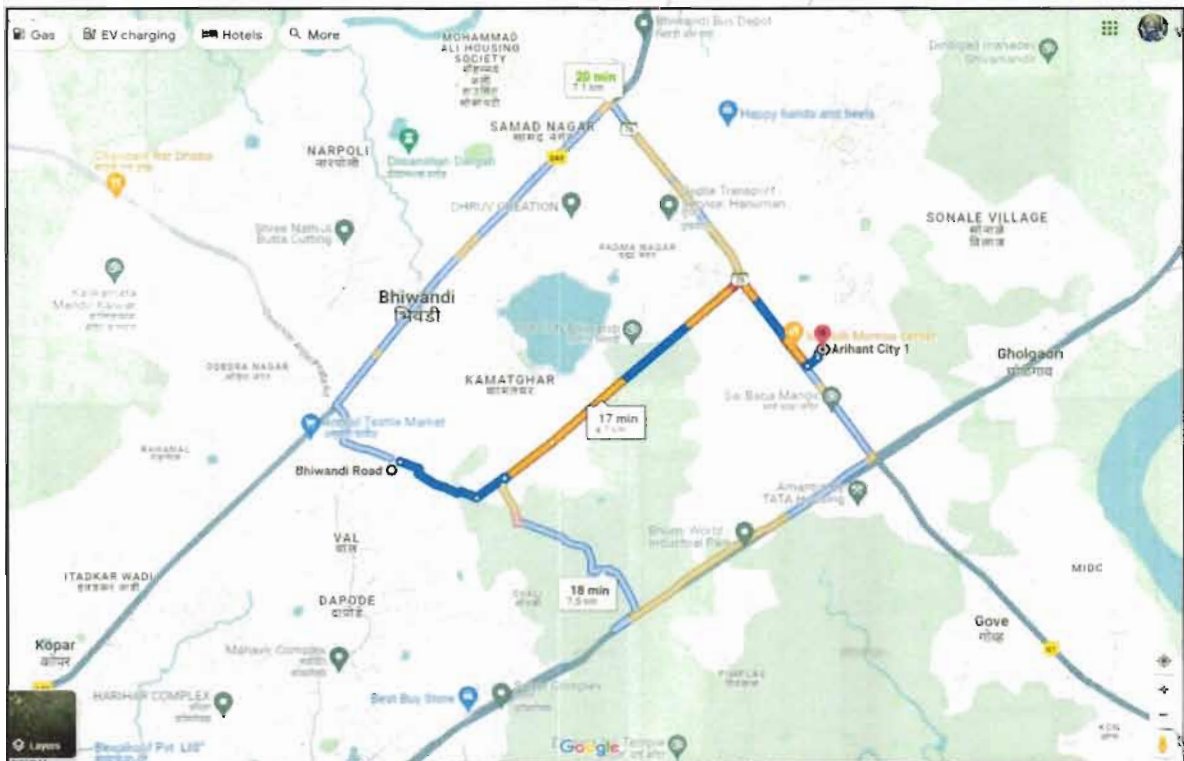
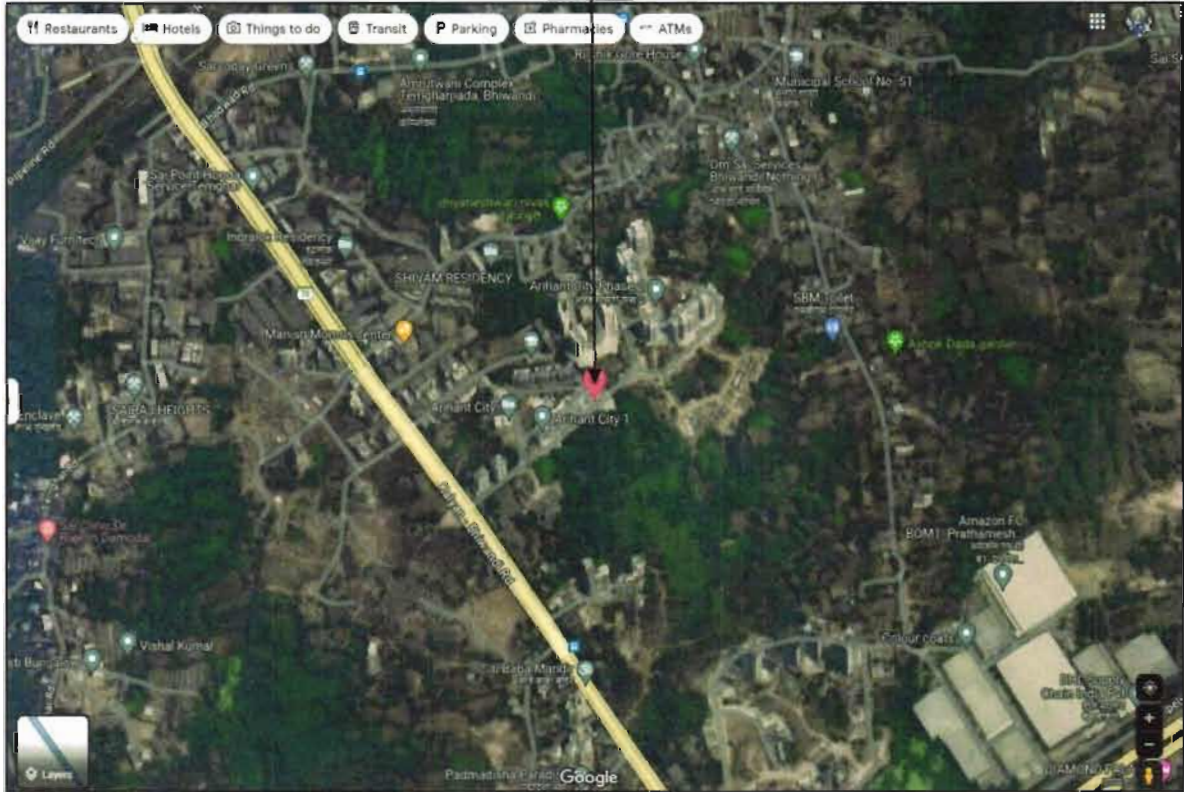
Technical details		Main Building
1.	No. of floors and height of each floor	Stilt + 12 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 7 th Floor
3.	Year of construction	2019 (As per Occupancy Certificate)
4.	Estimated future life	55 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	Teak wood door frame with flush shutters, Powder Coated Aluminum sliding windows
10.	Flooring	Vitrified tiles flooring
11.	Finishing	Cement plastering with POP finished
12.	Roofing and terracing	R.C.C. Slab
13.	Special architectural or decorative features, if any	No
14.	(i) Internal wiring – surface or conduit	Concealed electrification
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	Concealed plumbing
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	Provided
18.	No. of lifts and capacity	2 Lifts
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

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°16'42.2"N 73°04'48.3"E

Note: The Blue line shows the route to site from nearest railway station (Bhiwandi – 4.7 Km.)



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महाराष्ट्र शासन

Valuation For Urban Area

*** welcome to valuation of properties

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: [Help on Division](#)

District Name: Taluka Name: Village/Zone Name:

Attribute: SubZone Name:

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
18200	45500	52200	56800	52300	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	45,500.00			
Increase by 05% on Flat Located on 7 th Floor	2,275.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	47,775.00	Sq. Mtr.	4,438.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	10,200.00			
The difference between land rate and building rate (A – B = C)	37,575.00			
Depreciation Percentage as per table (D) [100% - 05%] (Age of the Building – 05 Years)	95%			
Rate to be adopted after considering depreciation [B + (C x D)]	45,896.00	Sq. Mtr.	4,264.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

99acres Buy

₹62 Lac • 2BHK 2Baths

Ardhant City, Mumbai Beyond Thane

Registered No. P1720012020

Overview Society Owner Details Price Trends Registry Records Society Reviews

Properties (1) Society (1)

Built Up area: 1050 sq.ft. • Carpet area: 780 sq.ft.

₹62 Lac + Govt Charges & Tax @ 2,348 per sq.ft. (Regulation)

2 Bedrooms, 2 Bathrooms, 3 Balconies

Ardhant City, Mumbai Beyond Thane

0 to 1 Year Old

Properties you can trust

NOBROKER

2 BHK Flat in Ardhant City 32 Wing For Sale in Mumbai

₹62 Lac • 2 BHK 2 Baths

Ardhant City 32 Wing

2 Bedrooms • 2 Bathrooms • 3 Balconies

Oct 3, 2021

Ardhant City 32 Wing

Get Owner Details

Price trends by NOBROKER

Activity On This Property

Similar Properties

2 BHK Flat in Ardhant City For Sale in Mumbai City

Overview

Age of Building	5-10 Years	Construction Type	Well Built
Construction Charge	₹12.50/sq.ft.	Flooring	Tile
Built-up area	1050 sq.ft.	Overhead	78 sq.ft.
Carpeting Area	780 sq.ft.	Wiring	Yes
Plot	1000	Term	Well Maint
Legal Status	Yes		

Sales Instance

143381	सूची क्र.2	दुय्यम निबंधक : दु.नि. भिवंडी ।
07-02-2024		दस्त क्रमांक : 1433/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : टेमघर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	5100000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3374396.025	
(4) भू मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनपइतर वर्णन : इतर माहिती: मौजे टेमघर ता भिवंडी जि ठाणे येथील सर्व्हेनंबर 116/1 पैकी 2 पैकी 118/7,9,11 पैकी,119/1 पैकी 2 पैकी 4,8 पैकी,या जागेवरील अरिहंत सिटी फेस । बिल्डींग नं डी सदनिका क्रमांक 603 साहवा मजला 691 चौ फुट म्हणजे 64.21 चौ मीटर अशी कारपेट मिळकत((Survey Number : 116/1 पैकी, 2 पैकी 118/7, 9 , 11 पैकी, 119/1 पैकी 2 पैकी 4, 8 पैकी[116/1 P 2] :))	
(5) क्षेत्रफळ	691 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-आशानंद एफ जैसवाल वय:-46 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. वीर संभाजी नगर एल बी एस मार्ग बॉंबे ओक्सिजनच्या समोर मुलुंड वेस्ट , महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AGCPJ1725B 2): नाव:-नीलम आशानंद जैसवाल वय:-36 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. वीर संभाजी नगर एल बी एस मार्ग बॉंबे ओक्सिजनच्या समोर मुलुंड वेस्ट , महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-ANLPJ9092R	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-सोदम्य प्रशांत राय वय:-34; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. घर नं 102 एच विंग अरिहंत सिटी नियर साई बाबा मंदीर टेमघर ता भिवंडी , महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-FNKPR9453Q 2): नाव:-प्रशांत श्रीधरा राय वय:-42; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं. घर नं 102 एच विंग अरिहंत सिटी नियर साई बाबा मंदीर टेमघर ता भिवंडी , महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-CGJPR0040N	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/01/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	25/01/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	1433/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	357000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **07th 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 **₹ 50,03,437.00 (Rupees Fifty Lakh Three Thousand Four Hundred Thirty Seven 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: 2024.02.07 17:44:17 +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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