

### Details of valuation

Particulars	Area	Rate considered @ ₹	Estimated Fair Market Value ₹
Flat nos. 1501 on 15th floor along with Adjoining open terrace 507.94sqft.	1,098.69sqft BUA	67,000/sqft.	7,36,12,230/-
Flat no. 1601 on 16th floor along with Adjoining open terrace 297.51sqft (both flats amalgamated by internal staircase)	955.32sqft BUA	67,000/sqft	6,40,06,440/-
Total 4nos. Car parking Spaces	Lumpsum		1,25,00,000/-
Total			15,01,18,670/-
Say,			<b>15,01,25,000/-</b>

Above Rate takes into consideration value added on A/c. of adjoining open terrace, Improvements & Duplex Design

Value as per RR Rate : 1098.69 + 955.32sqft. = 2054.01sqft BUA @ ₹ 23,908.60/sqft = ₹ 4,91,08,503/-  
Open Terrace : 507.94sqft + 297.51sqft = 805.45sqft @ 9,563.44/sqft = @ ₹ 77,02,873/-

The "Fair Market Value" of the said property has thus been assessed based on local enquires using "Market Value" method & taking into account the factors mentioned as above and briefly listed below:

- Extent and Survey Number.
- Location, accessibility, distance from the Centre of the town.
- Developments – infrastructural facilities etc.
- Market value of land - as estimated by local enquiries
- Building - type of construction, age, future life, depreciation etc.
- Dues/Outgoings - Borne by owners

As a result of my appraisal and analysis, it is my considered opinion that the present 'Fair Market Value' is ₹ 15,01,25,000/- (Rupees fifteen crores one lakh & twenty five thousand only) and the 'Net Realisable Value' of the said property is ₹ 13,51,25,000/- (Rupees thirteen crores fifty one lakhs & twenty five thousand only) and the 'Forced Sale Value' of the said property is ₹ 12,01,00,000/- (Rupees twelve crores & one lakh only) and 'Insurable Value' (reinstatement value of the structure) of the said property is ₹ 65,00,000/- (Rupees sixty five lakhs only) as on date of visit (26.02.2024) and the same may be considered to be true and fair.

Place: Mumbai  
Date: 27.02.2024

Signature  
(Name and Official seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_ on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is ₹ \_\_\_\_\_ (Rupees \_\_\_\_\_ only).

Date: \_\_\_\_\_

Signature  
(Name of the Branch Manager with Official seal)