

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Pankaj Kumar Babel & Mrs. Teena Pankaj Babel**

Residential Flat No. 404, 4th Floor, Wing – A, Building No. 87, "Tilak Nagar Meghna Co-Op. Hsg. Soc. Ltd.",
Tilak Nagar, Tilak Nagar Road, Village – Chembur, Chembur (West), Mumbai – 400 089,
State – Maharashtra, Country – India.

Latitude Longitude - 19°04'15.9"N 72°53'52.5"E

Valuation Prepared for:

Cosmos Bank




Chembur (East)

Plot No 239. Ground Floor, Central Avenue Road. Near Ambedkar Garden, Chembur (East).
Mumbai 400 071, State – Maharashtra, Country – India.



Our Pan India Presence at :

 Mumbai  Aurangabad  Pune  Rajkot
 Thane  Nanded  Indore  Raipur
 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 Residential Flat No. 404, 4th Floor, Wing – A, Building No. 87, "Tilak Nagar Meghna Co-Op. Hsg. Soc. Ltd.", Tilak Nagar, Tilak Nagar Road, Village – Chembur, Chembur (West), Mumbai – 400 089, State – Maharashtra, Country – India belongs to **Mr. Pankaj Kumar Babel & Mrs. Teena Pankaj Babel**.

Boundaries of the property.

North	:	Road No. 14
South	:	Janardan Krishna Karmalkar Marg
East	:	Vrushali Villa
West	:	Navrang CHSL

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 **₹ 91,49,400.00 (Rupees Ninety-One Lakh Forty-Nine Thousand Four Hundred 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.**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form – 01

Auth. Sign.



Think.Innovate.Create



www.vastukala.org

Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
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 Report of Residential Flat No. 404, 4th Floor, Wing – A, Building No. 87, "Tilak Nagar Meghna Co-Op. Hsg. Soc. Ltd.", Tilak Nagar, Tilak Nagar Road, Village – Chembur, Chembur (West), Mumbai – 400 089, 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 02.03.2024 for Banking Purpose
2	Date of inspection	01.03.2024
3	Name of the owner/ owners	Mr. Pankaj Kumar Babel & Mrs. Teena Pankaj Babel
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	<u>Address:</u> Residential Flat No. 404, 4 th Floor, Wing – A, Building No. 87, "Tilak Nagar Meghna Co-Op. Hsg. Soc. Ltd.", Tilak Nagar, Tilak Nagar Road, Village – Chembur, Chembur (West), Mumbai – 400 089, State – Maharashtra, Country – India. <u>Contact Person:</u> Mrs. Teena Pankaj Babel (Owner) Contact. No. 8169638322
6	Location, street, ward no	Tilak Nagar Road
	Survey/ Plot no. of land	CTS No. 11(Part) of Village – Chembur
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
	<u>LAND</u>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 310.00 Deck Area in Sq. Ft. = 22.00 Total Carpet Area in Sq. Ft. = 332.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 425.00 (Area as per Agreement for Sale)

13	Roads, Streets or lanes on which the land is abutting	Tilak Nagar Road
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 MCGM norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.

	(ii)	Portions in their occupation	Details not provided
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 23,000.00 Expected rental income per month
	(iv)	Gross amount received for the whole property	Details not provided
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 upon, 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 – 2008 (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.
Remark: As per actual site measurement, the Total Carpet Area is 332.00 Sq. Ft. & Built-up Area mentioned in the agreement is 425.00 Sq. Ft. The loading on carpet to built-up is 28%, hence, we have adjusted the rate accordingly.		

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Chembur (East) to assess fair market value as on 02.03.2024 for Residential Flat No. 404, 4th Floor, Wing – A, Building No. 87, "Tilak Nagar Meghna Co-Op. Hsg. Soc. Ltd.", Tilak Nagar, Tilak Nagar Road, Village – Chembur, Chembur (West), Mumbai – 400 089, State – Maharashtra, Country – India belongs to **Mr. Pankaj Kumar Babel & Mrs. Teena Pankaj Babel**.

We are in receipt of the following documents:

1	Copy of Agreement for sale dated 27.11.2017 between Mr. Parasnath Sitaram Mishra (The Vendor) & Mr. Pankaj Kumar Babel & Mrs. Teena Pankaj Babel (The Purchaser).
2	Copy of Commencement Certificate No. CE / 5604 / BPES / AM dated 19.03.2003 issued by Municipal Corporation of Greater Mumbai.

LOCATION:

The said building is located at CTS No: 11(Part) of Village – Chembur, Chembur (West), Mumbai – 4000 89, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a walkable distance 1.1 Km. from Tilak Nagar railway station.

BUILDING:

The building under reference is having Ground + 7th 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 normal. The building is used for residential purpose. 4th Floor is having 6 Residential Flats. The building is having 1 lift.

Residential Flat:

The residential flat under reference is situated on the 4th Floor. It consists of 1 Bedroom + Living Room + Kitchen + W.C. + Bath + Passage + Deck Area (i.e., **1BHK with W.C + Bath**). The residential flat is finished with Vitrified flooring, Teak wood door frame with flush shutters with safety door, Powder Coated Aluminum sliding windows, Concealed electrification & plumbing. The flat condition is good.

Valuation as on 2nd March 2024

The Built-Up Area of the Residential Flat	:	425.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	2008 (As per site information)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	16 Years
Cost of Construction	:	425.00 Sq. Ft. X ₹ 2,800.00 = ₹ 11,90,000.00
Depreciation $\{(100-10) \times 16 / 60\}$:	24.00%
Amount of depreciation	:	₹ 2,85,600.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,45,070.00 per Sq. M. i.e., ₹ 13,477.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,32,120.00 per Sq. M. i.e., ₹ 12,274.00 per Sq. Ft.
Prevailing market rate	:	₹ 22,200.00 per Sq. Ft.
Value of property as on 02.03.2024	:	425.00 Sq. Ft. X ₹ 22,200.00 = ₹ 94,35,000.00

(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 02.03.2024	:	₹ 94,35,000.00 - ₹ 2,85,600.00 = ₹ 91,49,400.00
Total Value of the property	:	₹ 91,49,400.00
The realizable value of the property	:	₹ 82,34,460.00
Distress value of the property	:	₹ 73,19,520.00
Insurable value of the property (425.00 Sq. Ft. X ₹ 2,800.00)	:	₹ 11,90,000.00
Guideline Value of the property (425.00Sq.Ft. X ₹ 12,274.00)	:	₹ 52,16,450.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 404, 4th Floor, Wing – A, Building No. 87, "Tilak Nagar Meghna Co-Op. Hsg. Soc. Ltd.", Tilak Nagar, Tilak Nagar Road, Village – Chembur, Chembur (West), Mumbai – 400 089, State – Maharashtra, Country – India for this particular purpose at ₹ 91,49,400.00 (Rupees Ninety-One Lakh Forty-Nine Thousand Four Hundred Only) as on 2nd March 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 **2nd March 2024 is ₹ 91,49,400.00 (Rupees Ninety-One Lakh Forty-Nine Thousand Four Hundred 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

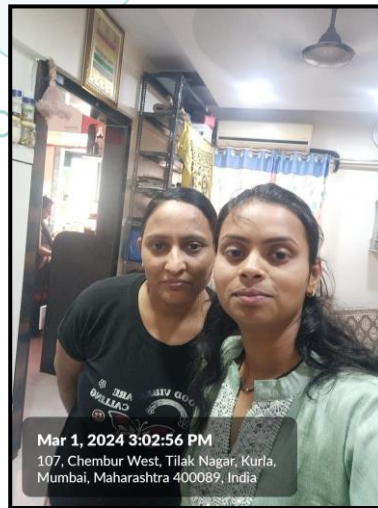
- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

Think.Innovate.Create

ANNEXURE TO FORM 0-1

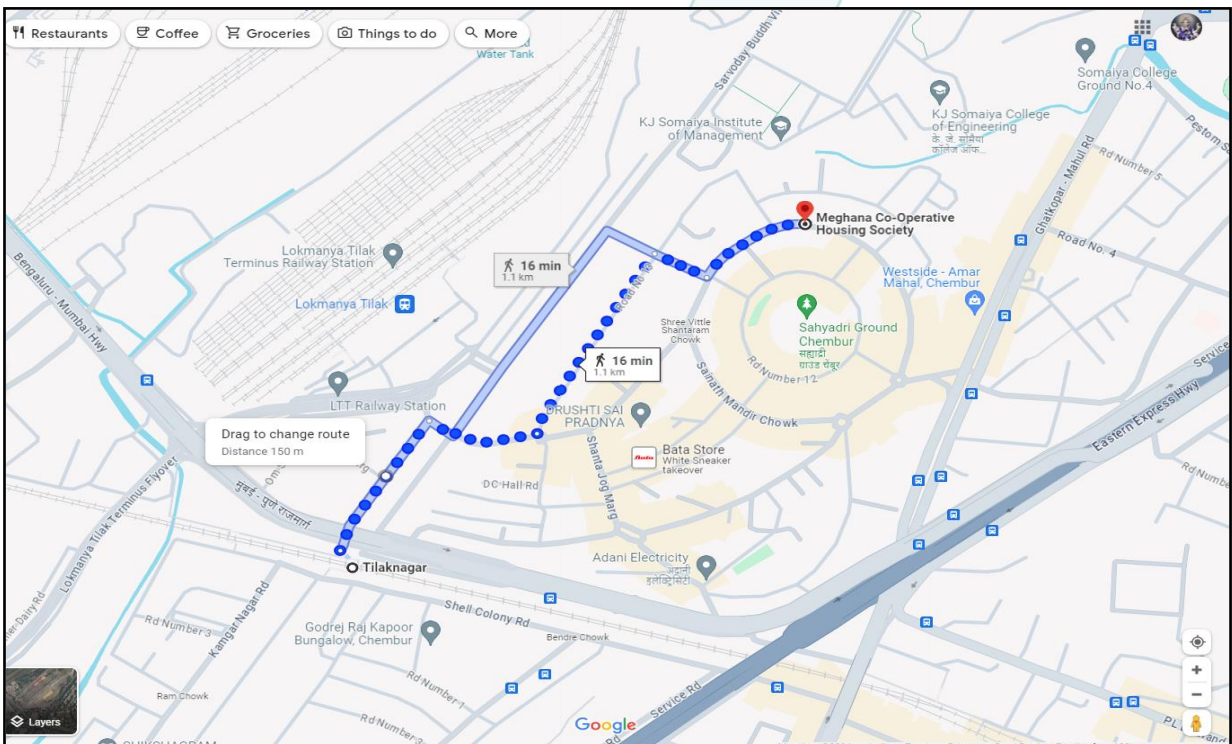
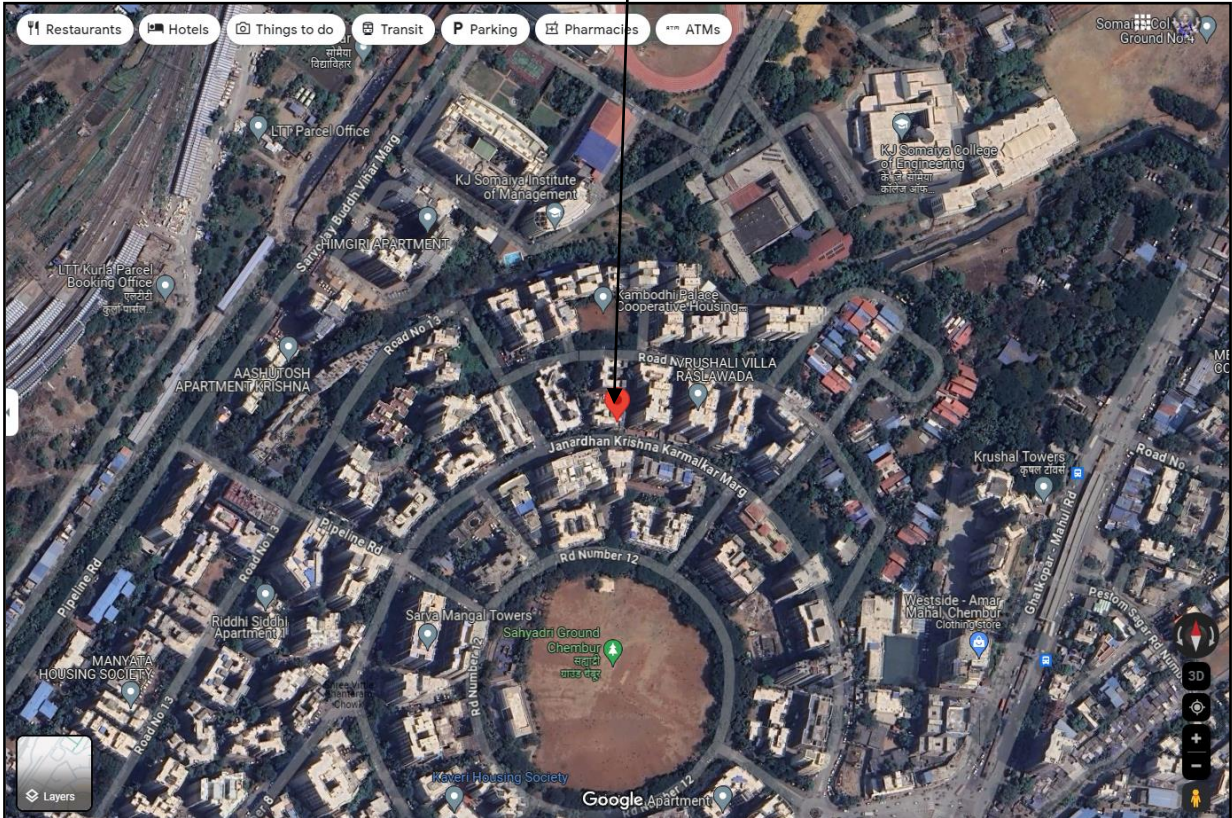
Technical details		Main Building
1.	No. of floors and height of each floor	Ground + 7 th Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 4 th Floor
3	Year of construction	2008 (As per site information)
4	Estimated future life	44 Years 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 (R)
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 with safety door
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	Yes
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	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	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

Actual site photographs



Route Map of the property



Site, u/r



Latitude Longitude - 19°04'15.9"N 72°53'52.5"E

Note: The Blue line shows the route to site from nearest railway station (Tilak Nagar – 1.1 Km.)

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)

[Home](#) [Valuation Guidelines](#) | [User Manual](#)

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
98/440 -सुभाग:वाँडें हद्द, हुतगती मार्ग व महात्मा गांधी मार्ग व पार्श्व लाईन यांनी वेढलेला भाग.	64130	145070	166830	181330	145070	चौ. मीटर	चि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,45,070.00			
No Increase by Flat Located on 4 th Floor				
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,45,070.00	Sq. Mtr.	13,477.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	64,130.00			
The difference between land rate and building rate (A – B = C)	80,940.00			
Depreciation Percentage as per table (D) [100% - 16%] (Age of the Building – 16 Years)	84%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,32,120.00	Sq. Mtr.	12,274.00	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

NOBROKER
Pay Rent Post Your Property

1 BHK Flat In Dakshata For Sale In Tilak Nagar
Santacruz 2 Chembur Link Rd, Chembur West, Near Vaibhav Residency

₹ 85 Lacs
Negotiable

₹ 48,717/Month
Estimated EMI

375
Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Kuria / 1BHK Flat for Sale in Kuria / Property Details

Photos Location

Shortlist

1 Bedroom <small>No. of Bedroom</small>	Oct 25, 2023 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
2 <small>Balcony</small>	Dakshata <small>Apartment</small>
Bike and Car <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate

Nearby: Equinox Commerce Centre K Star Mall R Odeon Mall Pure Milk Snacks Center Ghatkopar

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹6.7 Per Sq.Ft/M	Flooring	Mosaic
Builtup Area	375 Sq.Ft	Furnishing Status	Semi Furnish Now

Activity On This Property

197 Unique Views 6 Shortlists

Similar Properties

NOBROKER
Pay Rent Post Your Property Sign Up

1 BHK Flat In Ratnadeep Apartment For Sale In Tilak Nagar
MMC Cross Road Number 2, Mahim, Mumbai

₹ 1.15 Crores
Non-negotiable

₹ 65,911/Month
Estimated EMI

460
Sq.Ft

Home / Flats for Sale in Mumbai / Flats for Sale in Kuria / 1BHK Flat for Sale in Kuria / Property Details

Photos Location

Shortlist

1 Bedroom <small>No. of Bedroom</small>	Feb 15, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
2 <small>Balcony</small>	Ratnadeep Apartm... <small>Apartment</small>
Bike <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate

Nearby: Equinox Commerce Centre K Star Mall Pure Milk Snacks Center Cin Polis Ghatkopar

Overview

Age of Building	1-3 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.9 Per Sq.Ft/M	Flooring	NA
Builtup Area	460 Sq.Ft	Furnishing Status	Fully Furnished

Activity On This Property

45 Unique Views 3 Shortlists 4

Similar Properties

Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org

Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Licence's Engineer

Price Indicators

magicbricks Buy Rent Sell Home Loans
Login Post Property FREE

Home > Property in Mumbai > Tilak Nagar Chembur > Apartment in Tilak Nagar Chembur > 1 BHK > 700 Sq-ft
Posted on: Feb 29, 24 Property ID: 71254431

₹1.15 Cr EMI - ₹52k | [How much loan can I get?](#)

1 BHK 700 Sq-ft Flat For Sale in **Tilak Nagar Chembur, Mumbai**

1 Bed | 2 Baths | Unfurnished

Carpet Area 469 sqft ₹24,520/sqft	Floor 12 (Out of 15 Floors)	Transaction Type New Property
Status Ready to Move	Facing North - East	Lifts 2
Furnished Status Unfurnished	Type Of Ownership Freehold	Age Of Construction Less than 5 years

Contact Agent
Get Phone No.

More Details

Price Breakup **₹1.15 Cr | ₹5,75,000** Approx. Registration Charges | **₹2,000** Monthly

Booking Amount **₹1.0 Lac**

Address **Chembur, Mumbai, Tilak Nagar Chembur, Mumbai - Central Mumbai, Maharashtra**

Landmarks **the property is located on main road.it is close to garden,bank school**

magicbricks Buy Rent Sell Home Loans
Login Post Property FREE

Home > Property in Mumbai > Tilak Nagar Chembur > Apartment in Tilak Nagar Chembur > 1 BHK > 575 Sq-ft
Posted on: Jan 24, 24 Property ID: 71058011

₹90.0 Lac EMI - ₹41k | [How much loan can I get?](#)

1 BHK 575 Sq-ft Flat For Sale in **Tilak Nagar Chembur, Mumbai**

1 Bed | 1 Bath | Semi-Furnished

Carpet Area 350 sqft ₹25,714/sqft	Developer Vinayak Constructions	Project Vinayak Belvedere
Floor 7 (Out of 7 Floors)	Transaction Type Resale	Status Ready to Move
Additional Rooms 1 Store Room	Facing East	Furnished Status Semi-Furnished

Contact Agent
Get Phone No.

More Details

Price Breakup **₹90 Lac | ₹4,50,000** Approx. Registration Charges

Booking Amount **₹10.0 Lac**

RERA ID **51800014358**

Address **Close to Kani Store and Tilak Nagar Station, Tilak Nagar Chembur, Mumbai - Central Mumbai, Maharashtra**

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **2nd March 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 **₹ 91,49,400.00 (Rupees Ninety-One Lakh Forty-Nine Thousand Four Hundred Only)**.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Auth. Sign.

Think.Innovate.Create