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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Yatin Laxmikant Mehta**

Residential Flat No. C/1304, 13th Floor, 'C' Wing, "Runwal Heights Residencial Co-op. Hsg. Soc. Ltd.", L.B.S. Marg, Nahur, Mulund (West), Mumbai - 400 080, State - Maharashtra, Country - India.

Latitude Longitude - 19°09'53.3"N 72°56'18.4"E

Valuation Done for:

Cosmos Bank

Chembur (East) Branch

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



Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

📞 +91 2247495919

✉️ mumbai@vastukala.co.in

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VALUATION OPINION REPORT

The property bearing Residential Flat No. C/1304, 13th Floor, 'C' Wing, "Runwal Heights Residential Co-op. Hsg. Soc. Ltd.", L.B.S. Marg, Nahur, Mulund (West), Mumbai - 400 080, State - Maharashtra, Country - India belongs to **Mr. Yatin Laxmikant Mehta**.

Boundaries of the property.

| | | |
|-------|---|----------------------------|
| North | : | 'B' Wing of Runwal Heights |
| South | : | Marathon Max |
| East | : | Udyog Khetara |
| West | : | L.B.S. Marg |

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 **₹ 1,57,08,475.00 (Rupees One Crore Fifty Seven Lakh Eight Thousand Four Hundred Seventy Five 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: 2024.04.16 17:48:34 +05'30'

Auth. Sign.



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- | | | | |
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| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

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Valuation Report of Residential Flat No. C/1304, 13th Floor, 'C' Wing, "**Runwal Heights Residencial Co-op. Hsg. Soc. Ltd.**", L.B.S. Marg, Nahur, Mulund (West), Mumbai - 400 080, 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 16.04.2024 for Banking Purpose |
| 2 | Date of inspection | 15.04.2024 |
| 3 | Name of the owner/ owners | Mr. Yatin Laxmikant Mehta |
| 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: Residential Flat No. C/1304, 13th Floor, 'C' Wing, " Runwal Heights Residencial Co-op. Hsg. Soc. Ltd. ", L.B.S. Marg, Nahur, Mulund (West), Mumbai - 400 080, State - Maharashtra, Country - India. Contact Person: Mr. Yatin Laxmikant Mehta (Owner) Contact No.: 9004555125 / 9022325389 |
| 6 | Location, street, ward no | 'T' Ward of MCGM, L.B.S. Marg, Nahur, Mulund (West), Mumbai |
| | Survey/ Plot no. of land | C.T.S. No. 728, 728-1 & 2 of Village - Nahur |
| 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 Flat supported by documentary proof. Shape, dimension and physical features | Carpet Area in Sq. Ft. = 659.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 629.00 (Area as per Gift Deed) Built-up Area in Sq. Ft. = 755.00 (Carpet Area + 20%) |
| 13 | Roads, Streets or lanes on which the land is | L.B.S. Marg |



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| | | |
|----|--|---|
| | abutting | |
| 14 | If freehold or leasehold land | Freehold |
| 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 | NA |
| | (ii) Portions in their occupation | N.A. |

| | | | |
|----|-------|---|--|
| | (iii) | Monthly or annual rent /compensation/license fee, etc. paid by each | ₹ 33,000.00 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? | 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 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. |
| | | COST OF CONSTRUCTION | |
| 41 | | Year of commencement of construction and | Year of Completion – 2005 (As per Gift Deed) |

| | | |
|----|--|-------|
| | year of completion | |
| 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: | |

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Chembur (East) Branch to assess fair market value as on 16.04.2024 for Residential Flat No. C/1304, 13th Floor, 'C' Wing, "Runwal Heights Residential Co-op. Hsg. Soc. Ltd.", L.B.S. Marg, Nahur, Mulund (West), Mumbai - 400 080, State - Maharashtra, Country - India belongs to **Mr. Yatin Laxmikant Mehta**.

We are in receipt of the following documents:

| | |
|---|--|
| 1 | Copy of Gift Deed dated 29.05.2017 between Shri. Laxmikant Ratilal Mehta (the Donor) AND Mr. Yatin Laxmikant Mehta (the Donee) |
| 2 | Copy of Share Certificate No. 172 in the name of Mr. Yatin Laxmikant Mehta by Runwal Heights Residential Co-op. Hsg. Soc. Ltd. |
| 3 | Copy of Commencement Certificate No. CE / 4213 / BPES / AT dated 04/11/2003 issued by Municipal Corporation. |

LOCATION:

The said building is located at land bearing C.T.S. No. 728, 728-1 & 2 of Village - Nahur, Taluka - Kural, District Mumbai Suburban, within the limits of 'T' Ward of Municipal Corporation of Greater Mumbai. The property falls in Residential Zone. It is at a travelling distance of 2.7 km. from Nahur railway station.

BUILDING:

The building under reference is having Stilt + 15 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 good. The building is used for residential purpose. 13th Floor is having 4 Residential Flat. The building has 2 lifts.

Residential Flat:

The residential flat under reference is situated on the 13th Floor. The composition of residential flat consists of Living Room + Dining Area + 2 Bedrooms + Kitchen + 2 Toilets + Passage (i.e., **2BHK + 2 Toilets**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters door, Powder coated Aluminum sliding windows & concealed electrification & concealed plumbing.



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Valuation as on 16th April 2024

| | | |
|--|----------|-----------------------|
| The Carpet Area of the Residential Flat | : | 629.00 Sq. Ft. |
|--|----------|-----------------------|

Deduct Depreciation:

| | | |
|---|----------|--|
| Year of Construction of the building | : | 2005 (As per Gift Deed) |
| Expected total life of building | : | 60 Years |
| Age of the building as on 2024 | : | 19 Years |
| Cost of Construction | : | 755.00 X 3,000.00 = ₹ 22,65,000.00 |
| Depreciation $\{(100-10) \times 19 / 60\}$ | : | 28.50% |
| Amount of depreciation | : | ₹ 6,45,525.00 |
| Guideline rate obtained from the Stamp Duty Ready Reckoner for new property | : | ₹ 1,72,799.00 per Sq. M. i.e. ₹ 16,053.00 per Sq. Ft. |
| Guideline rate (after depreciation) | : | ₹ 1,54,031.00 per Sq. M. i.e. ₹ 14,310.00 per Sq. Ft. |
| Prevailing market rate | : | ₹ 26,000.00 per Sq. Ft. |
| Value of property as on 16.04.2024 | : | 629.00 Sq. Ft. X ₹ 26,000.00 = ₹ 1,63,54,000.00 |

(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 16.04.2024 | : | ₹ 1,63,54,000.00 (-) ₹ 6,45,525.00 ₹ 1,57,08,475.00 |
| Total Value of the property | : | ₹ 1,57,08,475.00 |
| The realizable value of the property | : | ₹ 1,41,37,628.00 |
| Distress value of the property | : | ₹ 1,25,66,780.00 |
| Insurable value of the property | : | ₹ 22,65,000.00 |
| Guideline value of the property | : | ₹ 1,08,04,050.00 |

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. C/1304, 13th Floor, 'C' Wing, "Runwal Heights Residential Co-op. Hsg. Soc. Ltd.", L.B.S. Marg, Nahur, Mulund (West), Mumbai - 400 080, State - Maharashtra, Country - India for this particular purpose at **₹ 1,57,08,475.00** (Rupees One Crore Fifty Seven Lakh Eight Thousand Four Hundred Seventy Five Only) as on **16th April 2024**.



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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 **16th April 2024 is ₹ 1,57,08,475.00 (Rupees One Crore Fifty Seven Lakh Eight Thousand Four Hundred Seventy Five 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 | Stilt + 15 Upper Floors |
| 2. | Plinth area floor wise as per IS 3361-1966 | N.A. as the said property is a Residential Flat situated on 13 th Floor |
| 3. | Year of construction | 2005 (As per Documents) |
| 4. | Estimated future life | 41 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 false ceiling |
| 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 | |
| | (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 | 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 |



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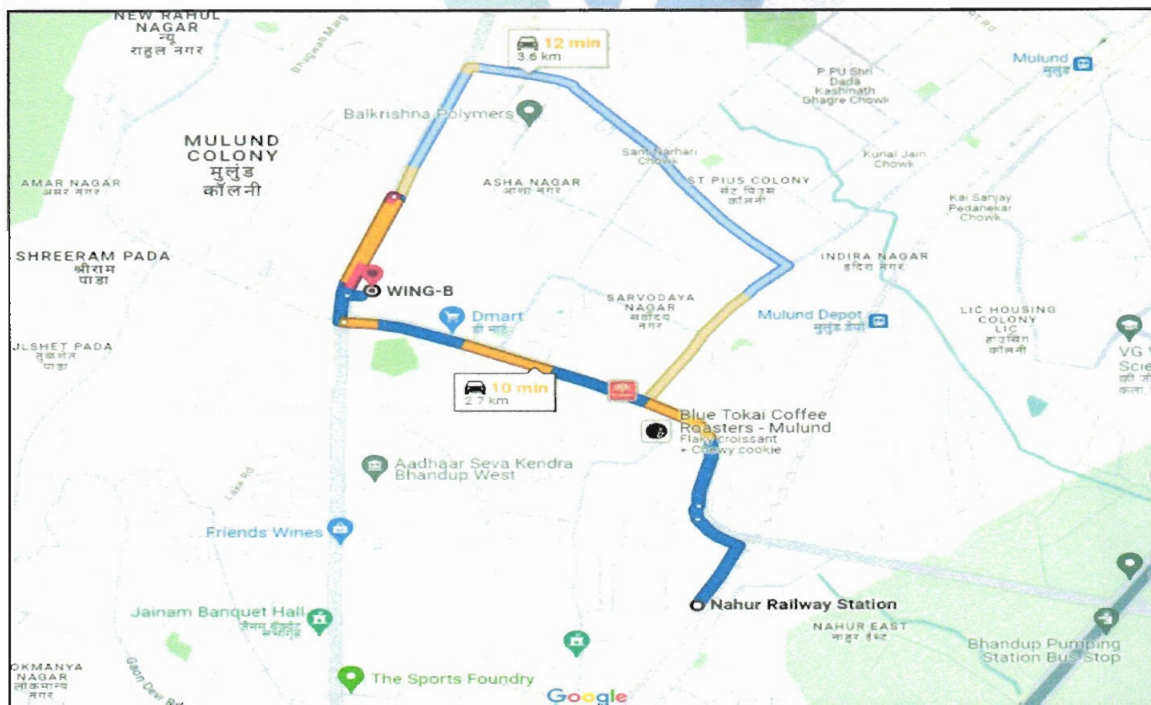
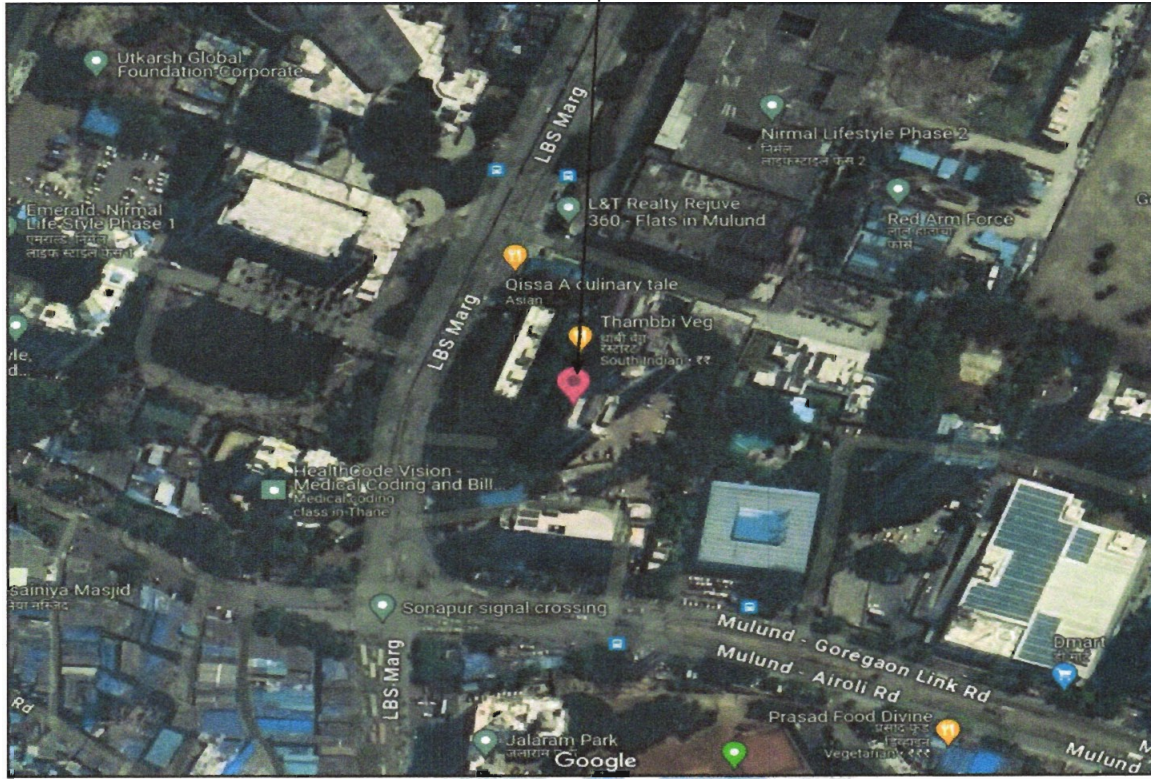


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude - 19°09'53.3"N 72°56'18.4"E

Note: The Blue line shows the route to site travelling distance from nearest railway station (Nahur – 2.7 km.)




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Ready Reckoner Rate


Department of Registration and Stamp नोंदणी व मुद्रांक विभाग
 Government of Maharashtra महाराष्ट्र शासन

Annual Statement of Rates Ver. 2.0
 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home
Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: MumbaiSubUrban

Select Village: नाहर - कुली

Search By: Survey No. Location

Enter Survey No: 726 Search

| उपविभाग | खुली जमीन | विवासी मठविका | ऑफिस इकाने | औद्योगिक | एकक (Rs.) | Attribute |
|--|-----------|---------------|------------|----------|-----------|------------------------|
| 122-565 -रस्ता: ताल बहादुर शास्त्री मार्ग. | 74020 | 157090 | 180650 | 196360 | 157090 | चौ. मीटर सि टी एस नंबर |

| | | | | |
|---|--------------------|----------|-----------|---------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 1,57,090.00 | | | |
| 10% decrease on Flat located on 13 th floors without lift | 15,709.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 1,72,799.00 | Sq. Mtr. | 16,053.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 74,020.00 | | | |
| The difference between land rate and building rate (A – B = C) | 98,779.00 | | | |
| Depreciation Percentage as per table (D) [100% - 19%] (Age of the Building – 19 Years) | 81% | | | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 1,54,031.00 | Sq. Mtr. | 14,310.00 | 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 |



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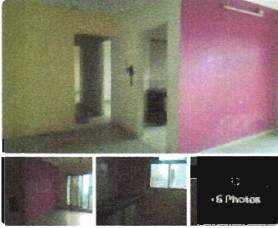


Price Indicators

magicbricks
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Login Post Property

₹1.60 Cr EML-₹ 72k | [Get pre-approved loan](#) ✓ VERIFIED ON SITE

2 BHK 780 Sq-ft Flat For Sale **Mulund West, Mumbai**



2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area: 650 sqft - ₹24.6/Sqft

Floor: 5 (Out of 15 Floors)

Facing: East

Developer: **Runwal Developers**

Transaction Type: Resale

Lifts: 2

Project: **Runwal Heights**

Status: Ready to Move

Furnished Status: Unfurnished

[Contact Agent](#)

[Get Phone No.](#)

Last contact made 54 days ago

Contact Agent


✓ Certified Agent ✓ RERA REGISTERED

Rajanikant Shethia

+91-8100000000

[Get Phone No.](#)

Top Agent in this Locality



Rajanikant Shethia

Bairajeshwar Real Estate Pvt. Ltd.

RERA ID: A51800002409

194

PROPERTIES FOR SALE

47

PROPERTIES FOR RENT

3

5★ RATING

[View Profile](#)

[View Properties](#)

More Details


| | | |
|----------------|--|---|
| Price Breakup | ₹1.6 Cr ₹8,00,000 | Approx. Registration Charges ₹7,800 Monthly |
| Booking Amount | ₹5.0 Lac | |
| Address | Mulund West, Mumbai, Mulund West, Mumbai - Central Mumbai, Maharashtra | |
| Landmarks | The Property is Located near Nahur station | |
| Furnishing | Unfurnished | |

NOBROKER
Buy Rent Post Your Property

2 BHK Flat in Runwal Heights, Mulund West For Sale in Runwal Heights Lbs Road Mulund West

Mulund West, Mumbai, Maharashtra - 4021

₹1.66 Crores Negotiable | ₹95,142/Month Estimated EM | 850 Sq Ft



2 Bedroom

2 Bathroom

NA

Car

Apr 9, 2024

Immediately

Runwal Heights, M...

Full

[Get Owner Details](#)

1 Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

1 Price trends by NB Estimate

Activity On This Property

427 Unique Views 4 Shares 0

Similar Properties

Overview

| | | | |
|--------------------|--------------------------------|----------------|--------------|
| Age of Building | 10 Years | Ownership Type | Self Owned |
| Maintenance Charge | ₹7.3 Per Sq.Ft/M | Flooring | Wooded Tiles |
| Buildup Area | 850 Sq.Ft | Carpet Area | 629 Sq.Ft |
| Furnishing Status | Semi Furnished | Facing | North-East |



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Price Indicators

NOBROKER

2 BHK Flat In Runwal Heights For Sale In Mulund West

₹ 1.65 Crores
Negotiable

₹ 94,568/Month
Estimated EMI

850
Sq Ft

Feb 17, 2024
Posted On

Immediately
Transaction

Runwal Heights
Location

Full
Furn Status

Contact

Report what was not correct in this property

Listed by Broker **Safal** Wrong info

Price trends by NB Estimate

Overview

| | | | |
|---------------------|-------------------------|----------------|------------|
| Age of Building | >10 Years | Ownership Type | Self Owned |
| Maintenance Charges | ₹ 1.3 Per Sq.Ft/M | Flooring | Mosaic |
| Buildup Area | 850 Sq.Ft | Carpet Area | 850 Sq.Ft |
| Furnishing Status | Semi Furnish Box | Facing | West |

Activity On This Property

696 **Views** 21 **Shortlists**

Similar Properties



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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 **16th April 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.



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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 neighbourhood 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 ₹ 1,57,08,475.00 (Rupees One Crore Fifty Seven Lakh Eight Thousand Four Hundred Seventy Five 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
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