

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Asha Chandrakant Mankame**

Residential Flat No. 201, 2<sup>nd</sup> Floor, "**Geetanjali Apartment**", Chunabhatti Co-op. Hsg. Soc. Ltd.,  
Dr. Javkar Road, Sion – Chunabhatti (East), Mumbai – 400 022,  
State – Maharashtra, Country – India

Latitude Longitude - 19°03'06.7"N 72°52'20.3"E

### Valuation Done for:

#### **Cosmos Bank Fort Branch**


229/231, Bazar Gate, Perin Nariman St, Borabazar Precinct, Ballard Estate, Fort, Mumbai,  
PIN Code - 400001, State - Maharashtra, Country - India.

#### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
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#### Regd. Office

BI-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. 201, 2<sup>nd</sup> Floor, “**Geetanjali Apartment**”, Chunabhatti Co-op. Hsg. Soc. Ltd., Dr. Javkar Road, Sion – Chunabhatti (East), Mumbai – 400 022, State – Maharashtra, Country – India belongs to **Asha Chandrakant Mankame**.

### Boundaries of the property.

North	:	Kulswamini Niwas CHSL
South	:	Dr. Javkar Road
East	:	Gulmohar Lane & Under Construction Building
West	:	Brahmakumari Street

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 **₹ 1,66,10,880.00 (Rupees One Crore Sixty Six Lakh Ten Thousand Eight Hundred Eighty 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**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report in Form – 01

**Auth. Sign.**




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- |  |  |   |   |
|--|--|---|---|
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|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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Valuation Report of Residential Flat No. 201, 2nd Floor, "Geetanjali Apartment", Chunabhatti Co-op. Hsg. Soc. Ltd., Dr. Javkar Road, Sion – Chunabhatti (East), Mumbai – 400 022,  
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 03.05.2024 for Banking Purpose
2	Date of inspection	03.05.2024
3	Name of the owner/ owners	<b>Asha Chandrakant Mankame</b>
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	Residential Flat No. 201, 2 <sup>nd</sup> Floor, " <b>Geetanjali Apartment</b> ", Chunabhatti Co-op. Hsg. Soc. Ltd., Dr. Javkar Road, Sion – Chunabhatti (East), Mumbai – 400 022, State – Maharashtra, Country – India
6	Location, street, ward no	Dr. Javkar Road
7	Survey/ Plot no. of land	Survey No. 292, Hissa No. 1, C.T.S. No. 621/C/1 & 621/C/22 of Village – Kurla, Taluka – Kurla, Mumbai Suburban District
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
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 597.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 605.00</b> <b>(Area as per Agreement of Permanent Alternate Accommodation)</b>  Built up Area in Sq. Ft. = 726.00 (Carpet Area as per Agreement + 20%)
13	Roads, Streets or lanes on which the land is	Dr. Javkar Road



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	abutting	
14	If freehold or leasehold land	Leasehold
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.
	<b>IMPROVEMENTS</b>	
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	Fully Occupied
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	<b>RENTS</b>	
	(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	₹ 35,000.00 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.
		<b>SALES</b>	
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.
		<b>COST OF CONSTRUCTION</b>	
41		Year of commencement of construction and	Year of Completion – 2014 (As per Occupancy

	year of completion	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.

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Fort Branch to assess fair market value as on 03.05.2024 for Residential Flat No. 201, 2<sup>nd</sup> Floor, “**Geetanjali Apartment**”, Chunabhatti Co-op. Hsg. Soc. Ltd., Dr. Javkar Road, Sion – Chunabhatti (East), Mumbai – 400 022, State – Maharashtra, Country – India belongs to **Asha Chandrakant Mankame**.

We are in receipt of the following documents:

1	Copy of Agreement of Permanent Alternate Accommodation to the existing members of the society with Developers dated 31.12.2014 b/w. M/s. Ameya Developers (The Developers), Mrs. Asha C. Mankame (The Member) and Chunabhatti Co-op. Hsg. Soc. Ltd. (The Confirming Party)
2	Copy of Occupancy Certificate No. CE / 4358 / BPES / AL dated 30.05.2014 issued by Municipal Corporation of Greater Mumbai
3	Copy of Society Share Certificate Document No. 13 dated 20.09.2015 in the name of Smt. Asha Chandrakant Mankame

### LOCATION:

The said building is located at Survey No. 292, Hissa No. 1, C.T.S. No. 621/C/1 & 621/C/22 of Village – Kurla, Dr. Javkar Road, Sion – Chunabhatti (East), Taluka – Kurla, Mumbai Suburban District, Mumbai – 400 022, State – Maharashtra, Country – India. The property falls in Residential Zone. It is at a travelling distance 500 Mt. from Chunabhatti railway station.

### BUILDING:

The building under reference is having Basement + Part Ground + Part Stilt + 1<sup>st</sup> to 7<sup>th</sup> + 8<sup>th</sup> (Part) 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. 2<sup>nd</sup> Floor is having 3 Residential Flats. 1 Lift is provided in the building.



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**Residential Flat:**

The residential flat under reference is situated on the 2<sup>nd</sup> Floor. It consists of 2 Bedrooms + Living Room + Kitchen + 2 Toilets (i.e. **2BHK + 2 Toilets.**). The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush doors, Cement plastering, Powder coated Aluminium Sliding windows & Concealed electrification, Concealed plumbing.

**Valuation as on 3rd May 2024**

<b>The Carpet Area of the Residential Flat</b>	<b>605.00 Sq. Ft.</b>
<b>The Built Up Area of the Residential Flat</b>	<b>726.00 Sq. Ft.</b>

**Deduct Depreciation:**

Year of Construction of the building	:	2014 (As per Occupancy Certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	10 years
Cost of Construction	:	726.00 Sq. Ft. X ₹ 2,800.00 = ₹ 20,32,800.00
Depreciation $\{(100-10) \times 10 / 60\}$	:	15.00%
Amount of depreciation		₹ 3,04,920.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,25,170.00 per Sq. M. i.e. ₹ 11,629.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,17,649.00 per Sq. M. i.e. ₹ 10,930.00 per Sq. Ft.
Prevailing market rate	:	₹ 23,300.00 per Sq. Ft.
<b>Value of property as on 03.05.2024</b>	:	<b>₹ 726.00 Sq. Ft. X ₹ 23,300.00 = ₹ 1,69,15,800.00</b>

(Area of property x market rate of developed land & Residential premises as on 2024 - 25 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

<b>Depreciated fair value of the property as on 03.05.2024</b>	:	<b>₹ 1,69,15,800.00 - ₹ 3,04,920.00 = ₹ 1,66,10,880.00</b>
<b>Total Value of the property</b>	:	<b>₹ 1,66,10,880.00</b>
<b>The realizable value of the property</b>	:	<b>₹ 1,49,49,792.00</b>
<b>Distress value of the property</b>	:	<b>₹ 1,32,88,704.00</b>
<b>Insurable value of the property</b>	:	<b>₹ 20,32,800.00</b>
<b>Guideline value of the property</b>	:	<b>₹ 79,35,180.00</b>

Taking into consideration above said facts, we can evaluate the value of Valuation Report Residential Flat No. 201, 2<sup>nd</sup> Floor, “**Geetanjali Apartment**”, Chunabhatti Co-op. Hsg. Soc. Ltd., Dr. Javkar Road, Sion – Chunabhatti (East), Mumbai – 400 022, State – Maharashtra, Country – India for this particular purpose at ₹ **1,66,10,880.00 (Rupees One Crore Sixty Six Lakh Ten Thousand Eight Hundred Eighty Only)**. as on **3rd May 2024**.

## **NOTES**

1. I, Sharad 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 **3rd May 2024 is ₹ 1,66,10,880.00 (Rupees One Crore Sixty Six Lakh Ten Thousand Eight Hundred Eighty 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**

	<b>Technical details</b>	<b>Main Building</b>
1.	No. of floors and height of each floor	Basement + Part Ground + Part Stilt + 1st to 7th + 8th (Part) Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on 2nd Floor
3.	Year of construction	2014 (As per Occupancy Certificate)
4.	Estimated future life	50 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



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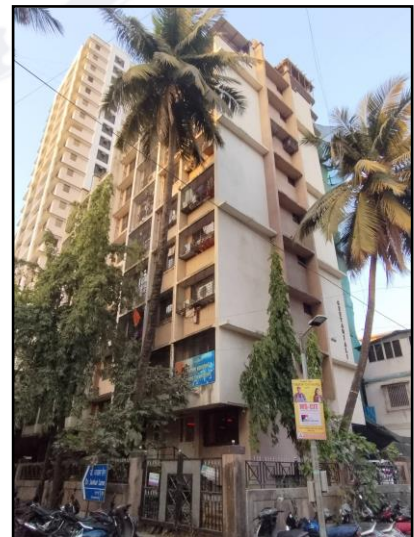
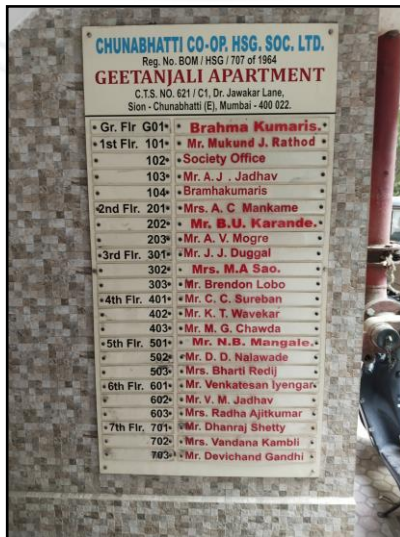
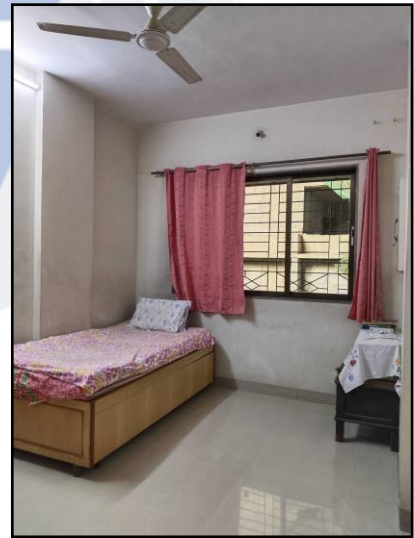
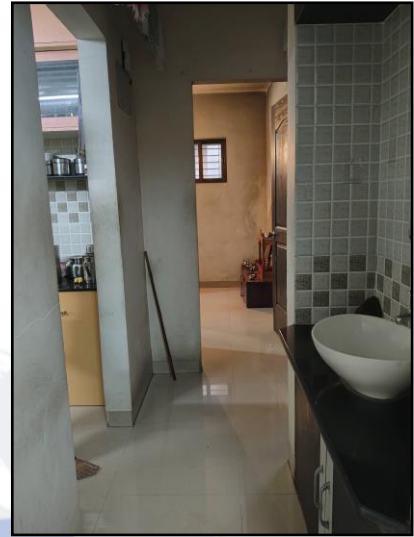
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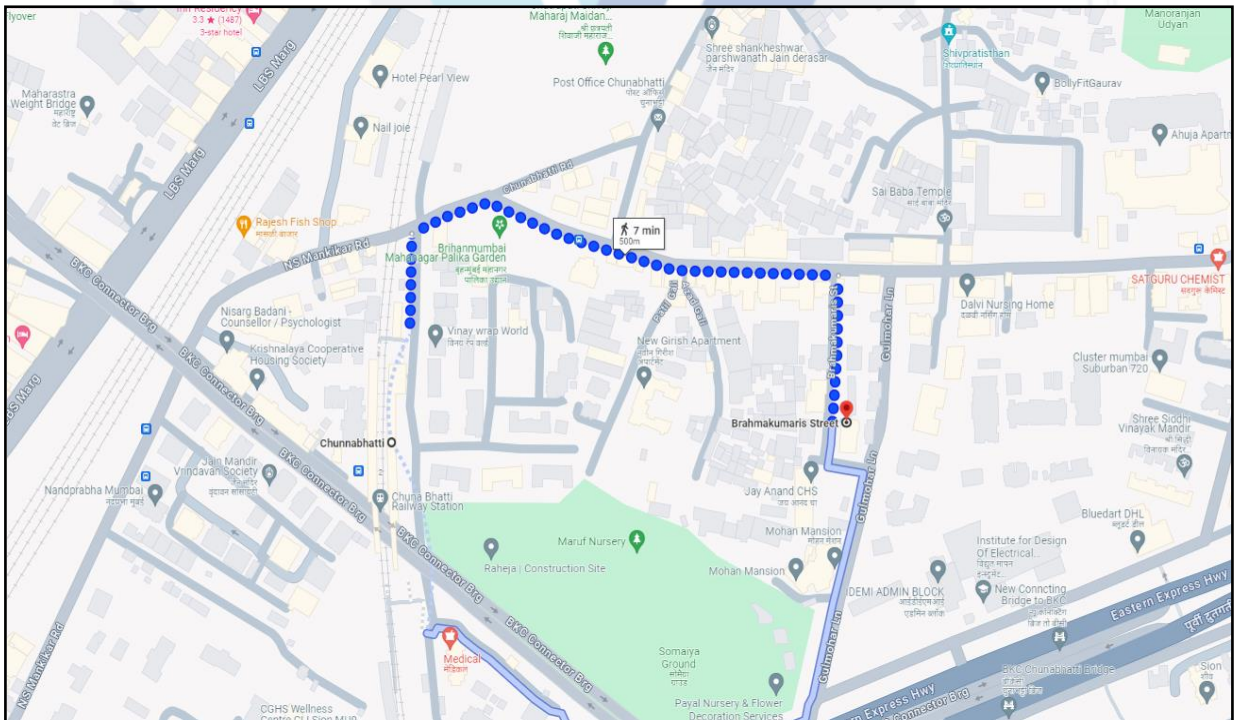
6	Type of foundations		R.C.C. Foundation
7	Walls		All external walls are 9" thick and partition walls are 6" thick.
8	Partitions		6" thick brick wall
9	Doors and Windows		Teak wood door frame with flush doors, Powdered Coated Aluminium sliding windows
10	Flooring		Vitrified tiles flooring
11	Finishing		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	Concealed electrification Concealed plumbing
	(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		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		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:ur



**Latitude Longitude - 19°03'06.7"N 72°52'20.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Chunabhatti – 500 Mt.)



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## Ready Reckoner Rate

DIVISION / VILLAGE : KURLA 3 Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater <span style="border: 1px solid blue; padding: 2px;">Mumbai</span>					
Land Mark	Terrain: S.G.Barve Marg towards South all the Land Area of the Village.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
107	107/514	49960	125170	143940	178000	125170
541, 542, 543, 544, 545, 545A, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639						




## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Chunabhatti > 3 BHK Flats for Sale in Chunabhatti > 1260 Sq.ft

**₹2.15 Cr** EMI - ₹97k | [Get Loan offers from 34+ banks](#)

3 BHK Flat For Sale in Mohan Mansion, **Chunabhatti, Mumbai**



**3 Beds** **2 Baths** **3 Balconies** **Unfurnished**

Carpet Area <b>780 sqft</b> - ₹27,564/sqft	Developer <b>Monish Developers</b>	Project <b>Mohan Mansion</b>	Floor <b>4 (Out of 9 Floors)</b>
Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	Facing <b>East</b>	Furnished Status <b>Unfurnished</b>

✔ East Facing Property

Contact Owner
Get Phone No.
Last contact made 11 days ago

**Contact Owner**

**Yashwin Bangera yashwin**  
+91-98XXXXXXX

Get Phone No.

**More Details**

Price Breakup      **₹2.15 Cr** | ₹10,75,000 Approx. Registration Charges | ₹5,500 Monthly

Booking Amount      **₹10.0 Lac**

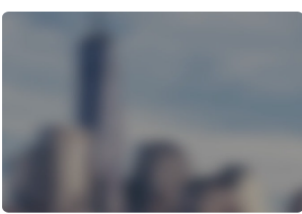
Address      **Mohan Mansion, Culmohar Lane, Off Eastern Express Highway, Chunnabhati East, Mumbai 400022, Chunabhatti, Mumbai - Central Mumbai, Maharashtra**

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

Posted on: Apr 12, 24    Property ID: 71538671

**₹1.60 Cr** EMI - ₹72k | [How much loan can I get?](#)

2 BHK 650 Sq-ft Flat For Sale **Chunabhatti, Mumbai**



**2 Beds** **2 Baths** **1 Covered Parking** **Unfurnished**

Carpet Area <b>650 sqft</b> - ₹24,615/sqft	Project <b>Arihant Niwara Sky</b>	Floor <b>9 (Out of 23 Floors)</b>
Transaction Type <b>New Property</b>	Facing <b>North - East</b>	Lifts <b>2</b>
Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>	Type Of Ownership <b>Co-operative Society</b>

✔ Near Eastern express Highway.

Contact Agent
Get Phone No.
Last contact made 16 days ago

**Contact Agent**

**Abhay** +91-98XXXXXXX

Get Phone No.

**More Details**

Price Breakup      **₹1.6 Cr**

Booking Amount      **₹10.0 Lac**

Address      **Chunabhatti, Mumbai, Chunabhatti, Mumbai - Central Mumbai, Maharashtra**

Landmarks      **Near Eastern express Highway.**

## Price Indicators

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Chunabhatti > 3 BHK Flats in Chunabhatti

Posted on Feb 12, 2024 | Ready to move

₹2 Cr

@ 28,125 per sq.ft.

Estimated EMI ₹1,59,741

3BHK 2Baths

Flat/Apartment for Sale

in mohan mansion gulmohar road, Chunabhatti, Central Mumbai, Mumbai

RERA STATUS
NOT AVAILABLE
Website: <https://maharera.mahaonline.gov.in/>

Overview
Owner Details
Price Trends
Registry Record
Explore Locality
Recomr >

Property (0)

Photos not shared by advertiser

Request Photos

Area

Carpet area: 780 sq.ft. (72.46 sq.m.)

Configuration

3 Bedrooms , 2 Bathrooms, No Balcony

Price

₹ 2 Crore+ Govt. Charges & Tax @ 28,125 per sq.ft.

Address

mohan mansion gulmohar road Chunabhatti, Central Mumbai

Floor Number

5<sup>th</sup> of 10 Floors

Property Age

1 to 5 Year Old

**Places nearby**  
Chunabhatti, Central Mumbai, Mumbai View All (50)

Shri Krishna Mandir
Rameshwar Mandir
Bramhand Sai Temple
QURESHI MASJID
Sunni masjid
Sachkhand →

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Chunabhatti > 1 BHK Flats in Chunabhatti

Posted on Apr 17, 2024 | Ready to move

₹1.4 Cr

@ 28,000 per sq.ft.

Estimated EMI ₹1,11,819

1BHK 2Baths

Flat/Apartment for Sale

in Mahavir Apartment, Chunabhatti, Central Mumbai, Mumbai

RERA STATUS
NOT AVAILABLE
Website: <https://maharera.mahaonline.gov.in/>

Overview
Owner Details
Price Trends
Explore Locality
Recommendations
Article >

Property (0)

Photos not shared by advertiser

Request Photos

Area

Carpet area: 500 sq.ft. (46.45 sq.m.)

Configuration

1 Bedroom , 2 Bathrooms, No Balcony

Price

₹ 1.4 Crore+ Govt. Charges & Tax @ 28,000 per sq.ft. (Negotiable)

Address

Mahavir Apartment Chunabhatti, Central Mumbai

Floor Number

2<sup>nd</sup> of 6 Floors

Property Age

10+ Year Old

**Places nearby**  
Chunabhatti, Central Mumbai, Mumbai View All (50)

Rameshwar Mandir
Shri Krishna Mandir
Bramhand Sai Temple
QURESHI MASJID
footware
Gurudwara →

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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 **3rd May 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 ₹ **1,66,10,880.00** (Rupees One Crore Sixty Six Lakh Ten Thousand Eight Hundred Eighty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Auth. Sign.