

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Lloyd's Register Industrial Services (I) Limited**

Commercial Office No. 6A, 6th Floor, "**Rang Sharda**", Near Lilavati Hospital, KC Road, Bandra (West),
Mumbai – 400 050, State – Maharashtra, Country – India

Latitude Longitude: 19°03'05.0"N 72°49'56.8"E




Valuation Prepared for:

Private Valuation



Our Pan India Presence at :

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

 **Regd. Office :** 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

VALUATION REPORT (IN RESPECT OF OFFICE)

I		General	
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Fair Market Value Purpose as on 04.02.2023
2.	a) Date of inspection	:	23.01.2023
	b) Date on which the valuation is Made	:	04.02.2023
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 16.03.1988. 2. Copy of Old Valuation Report dated 08.04.2019 3. Copy of Old Valuation Report dated 31.12.2019.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	M/s. Lloyd's Register Industrial Services (I) Limited Address: Commercial Office No. 6A, 6th Floor, " Rang Sharda ", Near Lilavati Hospital, KC Road, Bandra (West), Mumbai – 400 050, State – Maharashtra, Country – India Contact Person: Mr. Prashant Donvalkar (Senior Manager - Administration) Contact No. 9833251251 Company Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Commercial Office located on 6 th Floor. The composition of Commercial Office is Vacant Area + Cabin + Passage Area + 2 Toilets. The property is at 1.3 Km. traveling distance from nearest railway station Bandra.
6.	Location of property		
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Commercial Office No. 6A
	c) C.T.S. No. / Village	:	CTS No. 791 of Village – Bandra
	d) Ward / Taluka	:	Taluka – Bandra
	e) Mandal / District	:	Mumbai Suburban District
	f) Date of issue and validity of layout of approved map / plan	:	Approved Building plans were not provided and not verified.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.

7.	Postal address of the property	:	Commercial Office No. 6A, 6th Floor, "Rang Sharda", Near Lilavati Hospital, KC Road, Bandra (West), Mumbai – 400 050, State – Maharashtra, Country – India	
8.	City / Town	:	Bandra (West), Mumbai.	
	Residential area	:	Yes	
	Commercial area	:	Yes	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Higher Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Bandra Municipal Corporation of Greater Mumbai	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	Boundaries of the property		As per Site	As per Documents
	North	:	Spastics Society of India	Details not available
	South	:	Robin Hood Academy	Details not available
	East	:	Internal Road	Details not available
	West	:	MHADA Ground	Details not available
13	Dimensions of the site		N. A. as property under consideration is a Office in an apartment building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 2,301.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 2,411.00 (Area as per Agreement) Built Up Area in Sq. Ft. = 3,100.00 (Area as per Agreement for Sale)	
14.1	Latitude, Longitude & Co-ordinates of Office	:	19°03'05.0"N 72°49'56.8"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 3,100.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Commercial	

2.	Location	:	
	C.T.S. No.	:	CTS No. 791 of Village – Bandra
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Bandra Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Commercial Office No. 6A, 6th Floor, "Rang Sharda", Near Lilavati Hospital, KC Road, Bandra (West), Mumbai – 400 050, State – Maharashtra, Country – India
	Description of the locality Residential / Commercial / Mixed	:	Commercial
	Year of Construction	:	1988 (Approx.)
	Number of Floors	:	1 Basement + Ground (Part) + Stilt (Part) + 13 Upper Floor.
	Type of Structure	:	R.C.C. Framed Structure
	Number of Dwelling units in the building	:	1 Office on 6 th Floor
	Quality of Construction	:	Normal
	Appearance of the Building	:	Normal
	Maintenance of the Building	:	Normal
	Facilities Available	:	
	Lift	:	2 Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	3 Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	OFFICE		
1	The floor in which the Office is situated	:	6 th Floor
2	Door No. of the Office	:	Commercial Office No. 6A
3	Specifications of the Office	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Wooden flooring
	Doors	:	Wooden door frame with Flush doors
	Windows	:	Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering and POP false ceiling
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available

5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Office?	:	Average
7	Sale Deed executed in the name of	:	M/s. Lloyd's Register Industrial Services (I) Limited
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Office?	:	Built Up Area in Sq. Ft. = 3,100.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Office?	:	Carpet Area in Sq. Ft. = 2,301.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 2,411.00 (Area as per Agreement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Company Occupied
15	If rented, what is the monthly rent?	:	₹ 4,75,000.00 expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Office with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 50,000.00 to ₹ 52,000.00 per Sq. Ft. on Built Up Area
2	What is the adopted basic composite rate of the Office under valuation after comparing with the specifications and other factors with the Office under comparison (give details).	:	₹ 51,000.00 per Sq. Ft.
3	Break - up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 48,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 3,24,387.00 per Sq. M. i.e. ₹ 30,136.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (after depreciation)	:	₹ 2,51,824.00 per Sq. M. i.e. ₹ 23,395.00 per Sq. Ft.
5	Age of the building	:	35 years
6	Life of the building estimated	:	25 years Subject to proper, preventive periodic maintenance & structural repairs.
7	Remarks	:	<u>As per site information there is litigations in title of the property.</u>



Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present value of the Office (incl. car parking, if provided)	3,100.00 Sq. Ft.	51,000.00	15,81,00,000.00
2	Car Parking	3 Nos.		45,00,000.00
	Total value of the property			16,26,00,000.00
	The realizable value of the property			9,75,60,000.00
	Distress value of the property			8,13,00,000.00
	Insurable value of the property			93,00,000.00
	Guideline value of the property			7,01,85,000.00

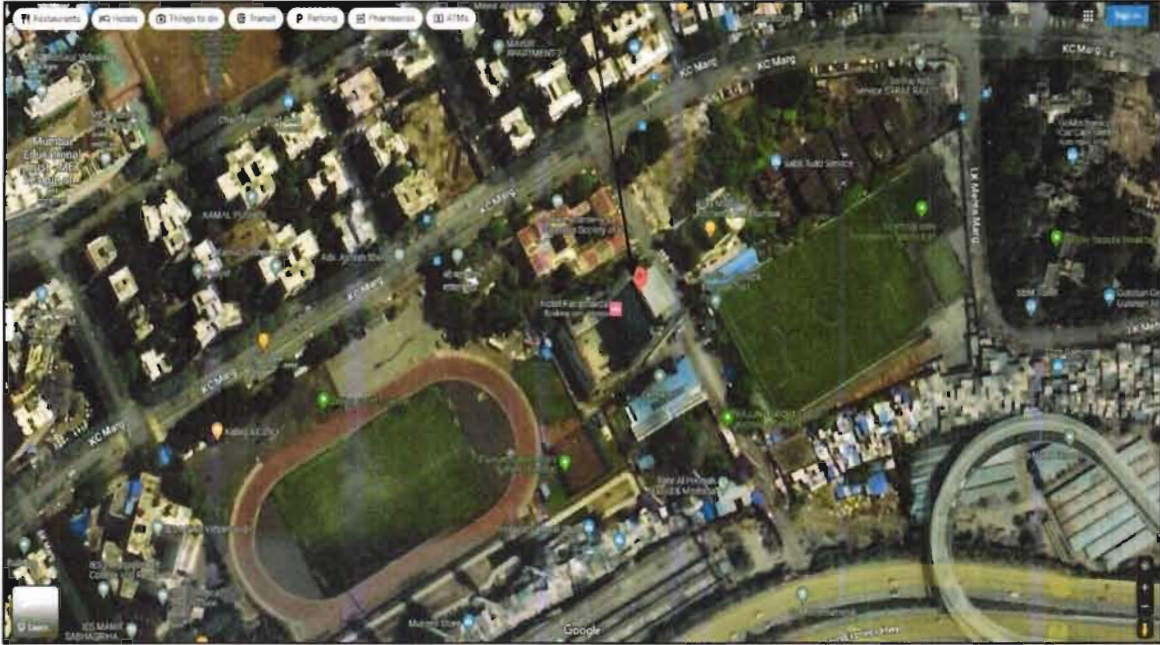
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Office, where there are typically many comparables available to analyze. As the property is a Commercial Office, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 50,000.00 to ₹ 52,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all-round development of commercial and residential application in the locality etc. We estimate ₹ 51,000.00 per Sq. Ft. for valuation.

Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°03'05.0"N 72°49'56.8"E

Note: The Blue line shows the route to site from nearest Railway station (Bandra – 1.3 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year
 2022/2023

Annual Statement of Rates

Language
 English

Selected District मुंबई(उपनगर)

Select Village वांदा - ए (अंधेरी)

Search By Survey No Location

Enter Survey No

वपविभाग	पुणे जमीन	निवासी सदनिका	वॉकीस	डुफने	वैचोपिक	एकक (Rs./)	Attribute
20/127-भुभाग : वांदा रेकनेमेशन भागातील संक्रमन शिबीर मिळकती	142980	268640	308940	359300	268640	चौरस मीटर	सि.टी.एस. नंबर
20/129-भुभाग: उत्तरेस कृष्णचंद्र मार्ग पूर्वेस एस. व्ही. रोड, दक्षिणेस अंधतः गाव सीमा व 36.00 मी रेंद रस्ता व पश्चिमेस गाव सीमा	142630	300550	345640	375690	300550	चौरस मीटर	सि.टी.एस. नंबर

Think.Innovate.Create

Price Indicator

₹4.0 Cr

[Apply for loan](#)
PREMIUM LOCALITY

800 Sq.ft Commercial Office Space For Sale in [Bandra West, Mumbai](#)

Photo not uploaded by advertiser

Request Photos

Furnished
1 Car Parking

Super Area 800 sqft - 75000sqft	Carpet Area 600 sqft - 76668sqft	Floor 1 (Out of 4 Floors)
Units On Floor 1	Kitchen Wet Pantry	Washroom 1
Overlooking Pool Facing Garden/Park Facing Main Road Facing	Facing East	Lift 1

✔ Wet Pantry, Cafeteria Available
✔ 1 Open Parking(s) Available

Contact Agent
Get Phone No.

More Details

Price	₹4 Cr
Booking Amount	₹100 Lac
Facilities	Power Back Up, Lift, Club House, Gymnasium, Security, Air Conditioned, Intercom Facility, Waste Disposal, Internet/Wi-Fi Connectivity, RO Water System, Piped Gas, Jogging and Strolling Track

Contact Agent

Harshil +91-98-21-11-11-11

Your Name: _____

Email: _____

MO: +91 _____ Mobile Number

[Agencies Help/How To Use](#)

Get Contact Details

JAGAHA

[List your property for FREE](#)
Login / Sign Up

Ground Floor Office for Sale in Bandra West - 250 sq ft

INR 1.60 Cr

250 Sq. Ft.

1 Bedroom / 1 Carpet Area

Inquire Now


Property Details

Property Type	Unit Height	Furnishing
Office Spaces	10 feet	Unfurnished
Washroom	1	

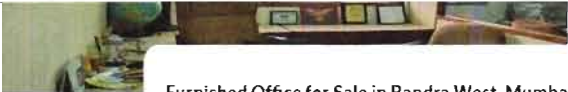
Description

Team Jagaha notes that one reason to consider this property is that it is on Link Road. This commercial unit is in a residential building and has good connectivity. This office for sale in Mumbai is within a short driving distance from Khar railway station. To know more about this property, inquire now and team Jagaha will do the rest.

Price Indicator



[List your property for FREE](#)
[Login / SignUp](#)



Furnished Office for Sale in Bandra West, Mumbai - 223 sq ft

INR 1.50 Cr ⁱ

223 Sq. Ft.

+ carpet area


Property Details

<small>Property Type:</small>	<small>Furnishing:</small>	<small>Workstations:</small>
Office Spaces	Fully	10
<small>Cabins:</small>	<small>Rainy:</small>	<small>Workrooms:</small>
1	Yes	1

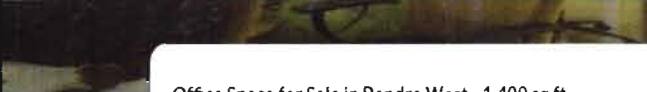
Inquire Now

Description

Our favorite thing about this office space in Bandra West is that it is fully furnished with ten workstations and one cabin. This commercial property is in an A-grade glass facade commercial building. This commercial property is near Swami Vivekananda Road and Link Road. This office for sale in Mumbai is within a short driving distance from Bandra railway station. Feel free to inquire and team Jagaha will



[List your property for FREE](#)
[Login / SignUp](#)



Office Space for Sale in Bandra West - 1,400 sq ft

INR 9.00 Cr ⁱ

1,400 Sq. Ft.

+ carpet area

Property Details

<small>Property Type:</small>	<small>Furnishing:</small>
Office Spaces	Fully

Inquire Now

Description

The property you are looking at is excellent furnished office space available for sale in Bandra West. This building is within driving distance of Sandra as well as Khar railway station. To know more about this property in Mumbai, inquire now!

Location: Bandra West
Built-up area: 2,000 square feet
Unit Height: Twelve feet

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Lloyd's Register Industrial Services (I) Limited. from M/s. Rang Sharda Hotels Pvt. Ltd. vide Agreement dated 16.03.1988.
2.	Purpose of valuation and appointing authority	As per the request of Mr. Prashant Donvalkar (Senior Manager - Administration) to assess fair market value of the property for Fair Market Value Purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Tushar Bhuvad – Valuation Engineer Vaishali Sarmalkar – Technical Manager Aniket Navale – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 23.01.2023 Valuation Date – 04.02.2023 Date of Report – 04.02.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 23.01.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.

10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Commercial Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **04th February 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualizing the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Commercial Office, admeasuring **3,100.00 Sq. Ft. Built up Area** in the name of **M/s. Lloyd's Register Industrial Services (India) Limited**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Lloyd's Register Industrial Services (India) Limited**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Commercial Office, admeasuring **3,100.00 Sq. Ft. Built up Area**.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach / Method and proposed Current use/ Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Office and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Commercial Office, admeasuring **3,100.00 Sq. Ft. Built up Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **04th February 2023**.

The term **Fair Market 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.

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 Fair Market value for this particular purpose at **₹ 16,26,00,000.00 (Rupees Sixteen Crore Twenty Six Lakh Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=VASTUKALA,
2.5.4.2D=982206c4e4d35d0396c739c0580591340073033d4
133115279617a1805662, postalCode=400009,
serialNumber=411064566ab0c899062a15a8f0c34e631f310
C=IN, ST=MH, CN=MANOJ BABURAO
CHALIKWAR
Date: 2023.02.04 16:51:28 +05'30'

Auth. Sign.



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org

