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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **M/s. Giristyle**

Commercial Shop No. 1, Ground Floor, "**Kalpak Optimus**", Turner Road, Village – Bandra, Bandra (West), Mumbai – 400 050, State – Maharashtra, Country – India.

Latitude Longitude - 19°03'33.4"N 72°50'00.7"E

### Valuation Done for:

**The Zoroastrian Co-operative Bank Ltd.**

**Fort Branch**

Yusuf Building, Veer Nariman Road, Mumbai – 400 001,  
State – Maharashtra, Country – India.

### Our Pan India Presence at :

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

### 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](mailto:mumbai@vastukala.co.in)

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: TZCBL / Fort Branch / M/s. Giristyle. (009065/ 2306598)

Page 2 of 14

Vastu/Mumbai/06/2024/009065/2306598  
05/9-42-BHBS  
Date: 05.06.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 1, Ground Floor, "**Kalpak Optimus**", Turner Road, Village – Bandra, Bandra (West), Mumbai – 400 050, State – Maharashtra, Country – India belongs to **M/s. Giristyle**.

Boundaries of the property.

|       |                      |
|-------|----------------------|
| North | Turner Road          |
| South | Shiv Krupa CHSL      |
| East  | Pearl Croft Building |
| West  | Mehta Jewellers      |

Considering various parameters recorded, 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 **Fair Market Value** for this particular purpose at **₹ 6,35,76,000.00 (Rupees Six Crore Thirty-Five Lakh Seventy-Six Thousand 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 report.

Hence certified

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

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

TZCBL Emp. No. Ref: ZCBL/CO/AUD/19-20/100

Encl.: Valuation report

**Auth. Sign.**



#### Our Pan India Presence at :

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

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📞 **+91 2247495919**

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**VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY**

|    |   |   |   |
|----|---|---|---|
| 1  | Date of Inspection  | : | 04.06.2024  |
| 2  | Purpose of valuation  | : | As per request from The Zoroastrian Co-operative Bank Ltd, Fort Branch, Fair Market Value of the property under reference for Bank Loan Purpose   |
| 3  | Name and address of the Valuer  | : | <b>Manoj B. Chalikwar</b><br><b>Vastukala Consultants (I) Pvt. Ltd.</b><br><br>B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.   |
| 4  | <b>List of Documents Handed Over to The Valuer by The Bank</b><br>1. Copy of Agreement for Sale dated 10.03.2022 Between Messrs. A.P. Properties (the Promoter) and M/s. Giristyle. (the Purchaser).<br>2. Copy of Part Occupancy Certificate No. CE / 1225 / WS / AH / OCC / 1 / New dated 03.05.2024 issued by Municipal Corporation of Greater Mumbai. |   |   |
| 5  | Details of enquiries made/ visited to government Office for arriving fair market value.   | : | Market analysis and as per sub-registrar value.   |
| 6  | Factors for determining its market value.   | : | Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.  |
| 7  | ANY CRITICAL ASPECTS ASSOCIATED WITH PROPERTY   | : | No  |
| 8  | Present/Expected Income from the property   | : | ₹ 1,60,000.00 Expected rental income per month  |
|    | <b>Property Details</b>   | : |   |
| 9  | Name(s) of the Owner and Postal address of the property under consideration.  | : | <b>M/s. Giristyle.</b><br><br><b>Address:</b> Commercial Shop No. 1, Ground Floor, "Kalpak Optimus", Turner Road, Village – Bandra, Bandra (West), Mumbai – 400 050, State – Maharashtra, Country – India<br><br><b>Contact Person:</b><br>Mr. Mohot Jain (Owner)<br>9820064606 |
| 10 | If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.  | : | Company Ownership<br>Details of ownership share is not available  |
| 11 | Brief description of the property.  | : | The property is a Commercial Shop No. 1 located on Ground Floor. The composition of shop is single unit. The property is at 1.1 Km. Travelling distance from nearest railway station Bandra   |

|    |  |   |  |
|----|--|---|--|
| 12 | Location of the property (C.T.S. No., Survey No., Hissa No., Plot No., etc.).  | : | C.T.S No. F/ 907 of Village – Bandra                   |
| 13 | <b>Boundaries</b>  | : | <b>As per Site</b> <b>As per Documents</b>             |
|    | North  | : | Turner Road                      Details not available |
|    | South  | : | Shiv Krupa CHSL              Details not available     |
|    | East   | : | Pearl Croft Building          Details not available    |
|    | West   | : | Mehta Jewellers                Details not available   |
| 14 | Matching of Boundaries   | : | N.A.   |
| 15 | Route map  | : | Enclosed   |
| 16 | Any specific identification marks  | : | Turner Road, Nera Mehta Brothers                       |
| 17 | Whether covered under Corporation/ Panchayat/ Municipality.  | : | Municipal Corporation of Greater Mumbai                |
| 18 | Whether covered under any land ceiling of State/ Central Government.   | : | No   |
| 19 | Is the land freehold/ leasehold?   | : | Freehold   |
| 20 | Are there any restrictive covenants in regard to use of Land? If so, attach a copy of the covenant.  | : | As per Agreement                                       |
| 21 | Type of the property   | : | Commercial   |
| 22 | Year of acquisition/ purchase.   | : | 10.03.2022   |
| 23 | Purchase value as per document   | : | ₹ 5,80,00,000.00                                       |
| 24 | Whether the property is occupied by owner or tenant. If occupied by tenant since how long he is staying and the amount of rent being paid. | : | Vacant   |
| 25 | Classification of the site   | : |  |
|    | a. Population group  | : | Urban  |
|    | b. High/ Middle/ Poor class  | : | Middle Class   |
|    | c. Residential/ Non-Residential  | : | Commercial   |
|    | d. Development of surrounding area   | : | Developed Area   |
|    | e. Possibility of any threat to the property (Floods, calamities etc.).  | : | No   |
| 26 | Proximity of civic amenities (like school, hospital, bus stop, market etc.).   | : | All Available near by                                  |
| 27 | Level of the land (Plain, rock etc.)   | : | Plain  |
| 28 | Terrain of the Land.   | : | Levelled   |
| 29 | Shape of the land (Square/ rectangle etc.).  | : | Irregular  |
| 30 | Type of use to which it can be put (for construction of house, factory etc.).  | : | Commercial purpose                                     |
| 31 | Whether the plot is under town planning approved layout?   | : | Information not Available                              |
| 32 | Whether the building is intermittent or corner?  | : | Intermittent   |



|   |  |   |  |
|---|--|---|--|
| 33  | Whether any road facility is available?  | : | Yes  |
| 34  | Type of road available (B.T/Cement Road etc.).   | : | B.T. Road  |
| 35  | Front Width of the Road?   | : | 12.00 M. Wide Road   |
| 36  | Source of water & water potentiality.  | : | Municipal Water supply   |
| 37  | Type of Sewerage System.   | : | Connected to Municipal Sewerage System   |
| 38  | Availability of power supply.  | : | Yes  |
| 39  | Advantages of the site.  | : | Located in developed area  |
| 40  | Disadvantages of the site.   | : | No   |
| 41  | Give instances of sales of immovable property in the locality on a separate sheet, indicating the name & address of the property, registration No. sale price and area of land sold. | : | As per Sub-Registrar of Assurance records  |
| <b>Valuation of the property:</b>         |  |   |  |
| 42  | Total area of the Commercial Shop  | : | Carpet Area in Sq. Ft. = 760.00<br>(Area as per actual site measurement)<br><br><b>Carpet Area in Sq. Ft. = 739.00</b><br><b>(Area as per Agreement for sale)</b><br><br>Built Up Area in Sq. Ft. = 813.00<br>(Area as per Index II) |
| 43  | Prevailing market rate.  | : | ₹ 84,000.00 per Sq. Ft. Rate on Carpet Area  |
| 44  | Floor Rise Rate per Sq. Ft.  | : | ₹ 0.00   |
| 45  | PLC Rate per Sq. Ft.   | : | ₹ 0.00   |
| 46  | Total Rate per Sq. Ft.   | : | ₹ 84,000.00 per Sq. Ft. Rate on Carpet Area  |
| 47  | Guideline rate obtained from the Stamp Duty Ready Reckoner.  | : | ₹ 4,46,700 per Sq. M. i.e.<br>₹ 41,500.00 per Sq. Ft.  |
| 48  | Government Value   | : | <b>₹ 3,37,39,500.00</b>  |
|   |  |   | <b>Area in Sq. Ft.      Rate      Value</b>  |
|   | Built up area (Carpet + 10%)   | : | 813.00      ₹ 41,500.00      ₹ 3,37,39,500.00  |
| 49  | Value of the property  |   | <b>Area in Sq. Ft.      Rate      Value</b>  |
|   | Carpet area  | : | 739.00      ₹ 84,000.00 <b>₹ 6,20,76,000.00</b>  |
|   | Car Parking  | : | 1 Nos      ₹ 15,00,000.00 <b>₹ 15,00,000.00</b>  |
|   | Total Value of the Property  |   | <b>₹ 6,35,76,000.00</b>  |
| 50  | The realizable value of the property   | : | <b>₹ 5,72,18,400.00</b>  |
| 51  | Distress value of the property   | : | <b>₹ 5,08,60,800.00</b>  |
| 52  | Insurable value of the property  | : | <b>₹ 22,17,000.00</b>  |
| <b>Technical details of the building:</b> |  |   |  |

|  |  |   |   |
|--|--|---|---|
| 53   | Type of building (Residential / Commercial / Industrial).  | : | Commercial  |
| 54   | Year of construction.  | : | 2024 (As per Occupancy Certificate)   |
| 55   | Future life of the property.   | : | 60 years Subject to proper, preventive periodic maintenance & structural repairs.                                 |
| 56   | No. of floors and height of each floor including basement.   | : | Basement + Ground + 1 <sup>st</sup> + 9 <sup>th</sup> Upper Floors<br>Ground Floor is having 2 Shops.             |
| <b>Type of construction</b>  |  |   |   |
| 57   | (Load bearing/ R.C.C./ Steel framed)   | : | R.C.C. Framed Structure   |
| <b>Condition of the building.</b>  |  |   |   |
| 58   | External (excellent/ good/ normal/ poor)   | : | Good  |
| 59   | Internal (excellent/ good/ normal/ poor).  | : | Good  |
| 60   | Whether the Commercial Shop is constructed strictly according to the sanctioned plan, details of variations noticed if any and effect of the same on the valuation | : | As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan               |
| <b>Remarks:</b>  |  |   |   |
| 61   | <b>Specifications of Construction:</b>   |   |   |
| sr.  | <b>Description</b>   | : | <b>Ground Floor</b>   |
| a  | Foundation   | : | R.C.C. Foundation   |
| b  | Basement   | : | Yes   |
| c  | Superstructure   | : | R.C.C. frame work with 9-inch-thick B. B. Masonry for external walls 6-inch thick B.B. Masonry for internal walls |
| d  | Joinery/Doors/Windows  | : | Glass Door & Glass Window   |
| e  | RCC Work   | : | R.C.C. Framed Structure   |
| f  | Plastering   | : | Cement Plastering   |
| g  | Flooring, Skirting   | : | Marble flooring   |
| h  | Pantry Platform  | : | Yes   |
| i  | Whether any proof course is provided?  | : | Yes   |
| j  | Drainage   | : | Connected to Municipal Sewerage System  |
| k  | Compound Wall (Height, length and type of construction)  | : | 5'6" High, R.C.C. columns with B. B. Masonry wall   |
| l  | Electric Installation (Type of wire, Class of construction)  | : | Concealed Electrification   |
| m  | Plumbing Installation (No. of closets and wash basins etc.)  | : | -   |
| n  | Bore Well  | : | Not found   |
| o  | Wardrobes, if any  | : | No  |
| p  | Development of open area   | : | Cemented road in open spaces, etc.  |
| <b>Valuation of proposed construction/ additions/ renovation if any: Interior Work in Progress</b> |  |   |   |

|      |   |   |                         |
|------|---|---|-------------------------|
| 62   | <b>SUMMARY OF VALUATION:</b>                | : |                         |
|      | Part I Land                                 | : | ₹ 0.00                  |
|      | Part II Building                            | : | <b>₹ 6,35,76,000.00</b> |
|      | Part III Other amenities/ Miscellaneous     | : | ₹ 0.00                  |
|      | Part IV Proposed construction               | : | ₹ 0.00                  |
|      | <b>TOTAL.</b>                               | : | <b>₹ 6,35,76,000.00</b> |
|      | <b>Calculation:</b>                         |   |                         |
| 1    | <b>Construction</b>                         | : |                         |
| 1.01 | Carpet Area of Commercial Shop              | : | 739.00 Sq. Ft.          |
| 1.02 | Rate per Sq. Ft.                            | : | ₹ 3,000.00              |
| 1.03 | Cost of Construction = (1.01x1.02)          | : | <b>₹ 22,17,000.00</b>   |
| 2    | <b>Value of property</b>                    | : |                         |
| 2.01 | Carpet Area of Commercial Shop              | : | 739.00 Sq. Ft.          |
| 2.02 | Rate per Sq. Ft.                            | : | ₹ 84,000.00             |
| 2.03 | Floor Rise Rate per Sq. Ft.                 | : | ₹ 0.00                  |
| 2.04 | PLC Rate per Sq. Ft.                        | : | ₹ 0.00                  |
| 2.05 | Total Rate per Sq. Ft.                      | : | ₹ 84,000.00             |
| 2.06 | Car Parking Space 1                         | : | ₹ 15,00,000.00          |
| 2.07 | Value of Commercial Shop = (2.01x2.05+2.06) | : | <b>₹ 6,35,76,000.00</b> |
| 3    | <b>The value of the property.</b>           | : | <b>₹ 6,35,76,000.00</b> |

I certify that,

I/ my authorized representative, has inspected the subject property on 04.06.2024. Mohit Jain (Owner) has shown the property.

The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

There is no direct/ indirect interest in the property valued.

The fair value of the property as on 05.06.2024 is **₹ 6,35,76,000.00 (Rupees Six Crore Thirty-Five Lakh Seventy-Six Thousand Only).**



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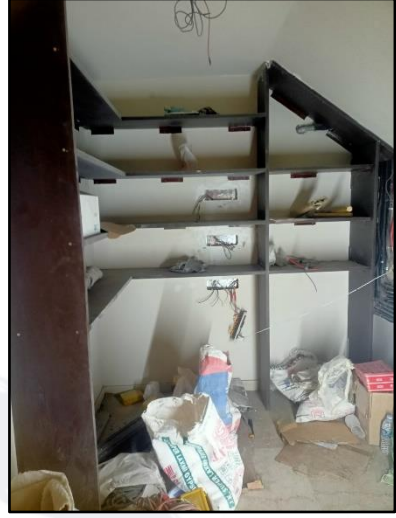
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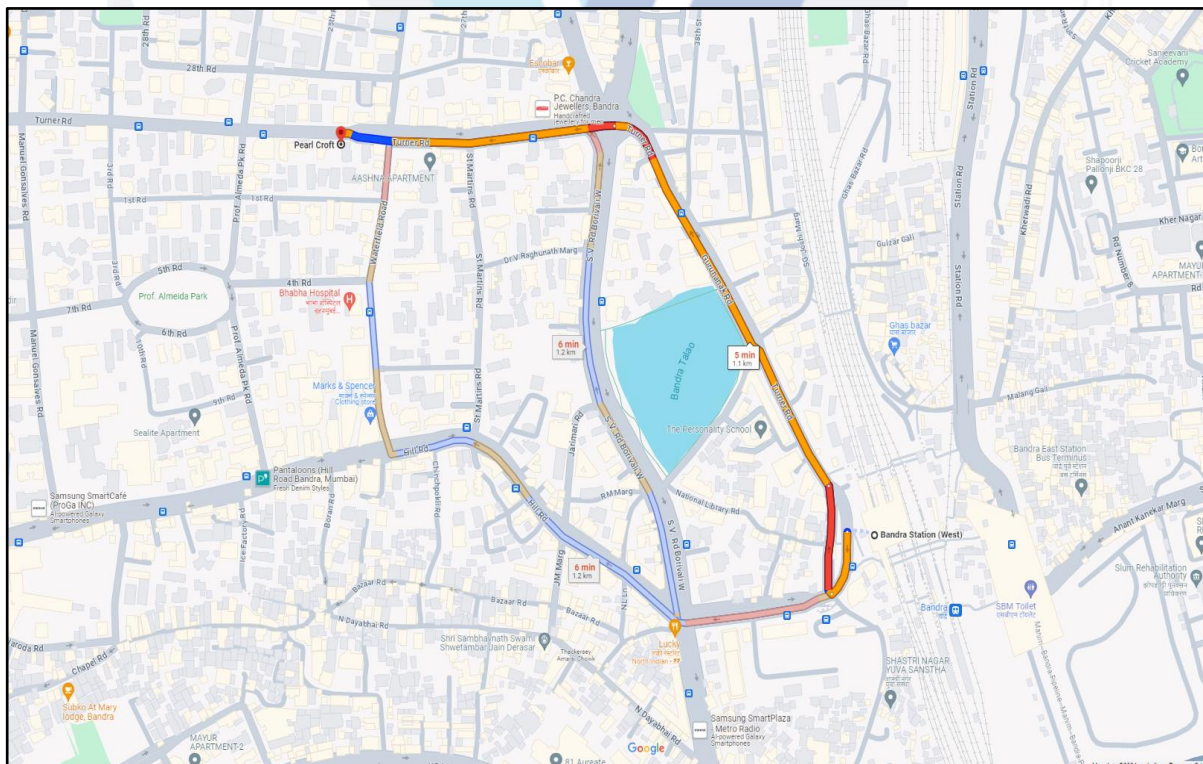
## Actual site photographs



Jun 4, 2024 11:46:42 AM  
Peal Croft, 3R5M+PF6, Turner Rd,  
Bandra West, Mumbai, Maharashtra  
400050, India



## Route Map of the property



**Latitude Longitude - 19°03'33.4"N 72°50'00.7"E**

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



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## Price Indicators

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B

₹2.50 Cr   ₹50000/sqft   EMI - ₹1,13L | [Get Loan offers from 34+ banks](#)   PREMIUM LOCALITY

Commercial Shop For Sale in Gloria Apartment, [Mount Mary, Mumbai](#)



📍 Ground Floor | 🏡 Overlooking Main Road | 🏠 Unfurnished

|  |  |   |
|--|--|---|
| <b>Commercial Complex</b><br><u>Gloria Apartment</u>                       | Super Area<br>500 sqft -<br>₹50,000/sqft | Carpet Area<br>250 sqft -<br>₹1,00,000/sqft |
| Floor<br>Ground (Out of 4 Floors)  | Property Age<br>15 to 20 years           | Units On Floor<br>1                         |
| Suitable For<br>Grocery Shop,<br>Salon/Spa, Clothes<br>Shop, Footwear Shop | Maintenance Charges<br>2,000 Monthly     |   |

🟢 Main Road Facing
🟢 Grade A Class Building

Contact Agent
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🔍

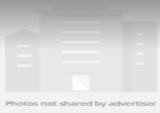
Home > Commercial property for sale in Mumbai > Shop for sale in Mumbai > Shop for sale in Bandra > Shop for sale in Bandra West

**₹5.5 Cr** @ 78,571 per sq.ft.   Commercial Shops for Sale  
Estimated EMI ₹ 4,39,287   In Visit Only, Bandra West, Mumbai

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

Overview
Dealer Details
Recommendations
Articles

Property (0)



Photos not shared by advertiser

Request Photos

🏠 Sale Amount  
₹ 5.5 Crore  
@ 78,571 per sq.ft. [View Price Details](#)

📏 Carpet Area  
700 sq.ft.  
(65.03 sq.m.)

🏠 Floor Number  
Ground

🚗 Parking  
Public and Private parking available

🚿 Washrooms  
Public and Private Washrooms available

🏠 Key Highlights  
Main road facing, Near Entrance

🏠 Property Age  
5 to 10 Year Old

**Why you should consider this property?**

**Key Highlights**  
of the property

- ✓ Ground Floor
- ✓ Power Back-up

- ✓ Grade A Building
- ✓ Visitor Parking Available

Ownership: Freehold 📌  
Entrance width: 15 feet


Lock-in period: No lock-in period  
Property Suitable for: Clothes, Jewellery, Boutique, Clinic

Assured Returns: 5% 📌  
Property Code: Z74886677  
[www.99acres.com/Z74886677](http://www.99acres.com/Z74886677)

Ceiling height: 15 feet

**Property facilities**

🔥 Fire extinguisher
🚒 Fire sensors
🚒 Sprinklers
🚒 Fire hose




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



## Sales Intense

|   |            |  |
|---|------------|--|
| 11/03/2022  | सूची क्र.2 | दुस्य निबंधक : मह. दु.नि. अखेरी 4<br>रान क्रमांक : 3356/2022<br>मोडणी :<br>Regn 63m  |
| <b>गावाचे नाव : वांद्रा</b>   |            |  |
| (1)विलेखाचा प्रकार  | करारनामा   |  |
| (2)मोबदला   | 5800000    |  |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी वेतो की पट्टेदार ते नमुद कराचे)  | 36857217   |  |
| (4) भू-मापन,पोटहिल्सा व परक्रमांक (असल्यास)   |            | 1) पाविकेचे नाव:मुंबई मनपा इतर बर्णन ;सदनिका नं: कमर्शियल शांप नं. 01, माळा नं: तळमजवा, इमारतीचे नाव: कल्पक ऑप्टिमस, ब्लॉक नं: टीपीएन-4,टर्नर रोड, रोड : वांद्रा पश्चिम,मुंबई 400050, इतर माहिती: मोबत 2 कार पार्किंग स्पेस( ( C.T.S. Number : F/907 ; )   |
| (5) क्षेत्रफळ   |            | 1) 75.54 चौ.मीटर   |
| (6)आकारणी किंवा जुबी देण्यात असेल तेव्हा.   |            |  |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. |            | 1): नाव:-ए पी प्रापर्टीज चे भागीदार गिरीश ए भगतनी तर्फे मुखत्यार भगवान नांदवानी बच:-62; पत्ता:-प्लॉट नं: ऑफिस नं. 201 , माळा नं: ट्रेना मजला , इमारतीचे नाव: शेरियन, ब्लॉक नं: नेहरू रोड, मांताकूज म्हेजन जवळ , रोड नं: सांताक्रुस पूर्व, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400055 पॅन नं:-AAKFA3152F |
| (8)दस्ताऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                   |            | 1): नाव:-गिरीस्टाहल चे भागीदार मोहित जैन - बच:-50; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 8वी, कुसरो बाग, ब्लॉक नं: शहीद भगतसिंग रोड , रोड नं: कुलाबा मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400039 पॅन नं:-AAIFG2132P  |
| (9) दस्ताऐवज करून दिल्याचा दिनांक   | 10/03/2022 |  |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 10/03/2022 |  |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 3356/2022  |  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 2900000    |  |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000      |  |
| (14)लेरा  |            |  |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-  
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or other local authority or area annexed to it.

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference for **Fair Market Value** purpose as on dated **5<sup>th</sup> June 2024**.

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.

### **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 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.
4. There is no direct/ indirect interest in the property valued.
5. 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 neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 6,35,76,000.00 (Rupees Six Crore Thirty-Five Lakh Seventy-Six Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

TZCBL Emp. No. Ref: ZCBL/CO/AUD/19-20/100

Auth. Sign.