



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

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: **Smt. Bhavna Rajiv Gupta & Shri. Rajiv Ramsharan Gupta**

Residential Flat No. 003, Stilt Floor, "Shree Ganesh Royal Apartment", Plot No. 4 & 5, S. No. 787,
Nashik Shiwar, PIN – 422 001, State - Maharashtra, Country - India.

Latitude Longitude - 19°59'09.1"N 73°46'34.0"E

Intended User: **Cosmos Bank**

Kandivali (West) Branch

Shop No. 6 - 7, Sangita Apartment, Opp. Balbharti School, S. V. Road, Kandivali (West)
Mumbai - 400 067, 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

www.vastukala.co.in



VALUATION OPINION REPORT

The property bearing Residential Flat No. 003, Stilt Floor, “**Shree Ganesh Royal Apartment**”, Plot No. 4 & 5, S. No. 787, Nashik Shiwar, PIN – 422 001, State - Maharashtra, Country - India belongs to **Smt. Bhavna Rajiv Gupta & Shri. Rajiv Ramsharan Gupta**.

Boundaries of the property.

North : Internal Road / Shivshakti Apartment
South : Govind Nagar Temple
East : Internal Road (Gali No. 2)
West : Nilkanth Apartment

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 **₹ 42,78,750.00 (Rupees Forty Two Lakhs Seventy Eight Thousand Seven Hundred Fifty Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

Auth. Sign.



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**

🌐 **www.vastukala.co.in**



Valuation Report of Residential Flat No. 003, Stilt Floor, "Shree Ganesh Royal Apartment", Plot No. 4 & 5, S. No. 787, Nashik Shiwar, PIN – 422 001, 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 28.06.2024 for Bank Loan Purpose
2	Date of inspection	27.06.2024
3	Name of the owner/ owners	Smt. Bhavna Rajiv Gupta & Shri. Rajiv Ramsharan Gupta
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Flat No. 003, Stilt Floor, "Shree Ganesh Royal Apartment", Plot No. 4 & 5, S. No. 787, Nashik Shiwar, PIN – 422 001, State - Maharashtra, Country - India. Contact Person: Shri. Rajiv Ramsharan Gupta (Owner) Contact No.: 9870198131 / 9067439360
6	Location, street, ward no	Nashik Shiwar
7	Survey/ Plot no. of land	Plot Nos. 4 & 5, Survey No. 787 of Village Nashik
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, Auto, Taxies and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 566.00 Balcony Area in Sq. Ft. = 82.00 Total Carpet Area in Sq. Ft. = 648.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 621.00 Terrace Area in Sq. Ft. = 41.00 Total Carpet Area in Sq. Ft. = 662.00 (Area as per Agreement for Sale)

		Built-up Area in Sq. Ft. = 820.00 Terrace Area in Sq. Ft. = 55.00 Total Built-up Area in Sq. Ft. = 875.00 (Area as per Agreement for Sale)
13	Roads, Streets or lanes on which the land is abutting	Govind Nagar Road
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?	Vacant
	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 NMC norms Percentage actually utilized – Details not available

26	RENTS		
	(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	₹ 9,000.00 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		N.A.
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?		Information not available
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.
	<i>COST OF CONSTRUCTION</i>	
41	Year of commencement of construction and year of completion	Year of Construction – 2017 (As per Building 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.
	<i>Remark: As per site inspection, 1BHK flat converted into 2BHK Flat.</i>	

PART II- VALUATION**GENERAL:**

Under the instruction of Cosmos Bank, Kandivali (West) Branch to assess fair market value as on 28.06.2024 for Residential Flat No. 003, Stilt Floor, “**Shree Ganesh Royal Apartment**”, Plot No. 4 & 5, S. No. 787, Nashik Shiwar, PIN – 422 001, State - Maharashtra, Country - India belongs to **Smt. Bhavna Rajiv Gupta & Shri. Rajiv Ramsharan Gupta**.

We are in receipt of the following documents:

1	Copy of Agreement dated 16.06.2024 between Smt. Bhavna Rajiv Gupta & Shri. Rajiv Ramsharan Gupta (the Purchasers) AND Shri. Tushar Madhukar Vajre (the Seller)
2	Copy of Commencement Certificate No. LND/BP/A3/364/4908/14 dated 31.01.2014 issued by Nashik Municipal Corporation.
3	Copy of Building Completion Certificate No. NRV / A3 / 20697 / 10081 dated 06.12.2017 issued by Nashik Municipal Corporation.
4	Copy of Approved Building Plan No. A3/864/4908/14 dated 31.01.2014 issued by Nashik Municipal Corporation.

LOCATION:

The said building is constructed on Plot No. 4 & 5 at Survey No. 787 of Village – Nashik, Taluka & District - Nashik within the limits of Nashik Municipal Corporation. The property falls in Residential Zone. It is at a travelling distance of 10.3 km. from Nashik Railway Station.

BUILDING:

The building under reference is having Ground + Stilt + 3rd 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 building is used for residential purpose. The Stilt Floor has 4 Residential Flats. The building has 1 lift.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Residential Flat:

The residential flat under reference is situated on the Stilt Floor. As per site inspection, 1BHK flat converted into 2BHK Flat. It consists of Living Room + 2 Bedrooms + Kitchen + Toilet + Passage + Balcony. The residential flat is finished with Vitrified tiles flooring, Teak wood door frame with flush shutters, Powder coated Aluminum sliding windows, Concealed electrification & plumbing etc.

Valuation as on 28th June 2024

Built-up Area of the Residential Flat	:	875.00 Sq. Ft.
--	----------	-----------------------

Deduct Depreciation:

Year of Construction of the building	:	Year of Construction – 2017 (As per Building Completion Certificate)
Expected total life of building	:	60 Years Subject to proper, preventive periodic maintenance & structural repairs
Age of the building as on 2024	:	07 Years
Cost of Construction	:	875.00 Sq. Ft. X ₹ 2,000.00 = ₹ 17,50,000.00
Depreciation $\{(100-10) \times 07 / 60\}$:	10.50%
Amount of depreciation	:	₹ 1,83,750.00
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 35,400.00 per Sq. M. i.e. ₹ 3,289.00 per Sq. Ft.
Guideline rate (after deprecation)	:	₹ 33,804.00 per Sq. M. i.e. ₹ 3,140.00 per Sq. Ft.
Prevailing market rate	:	₹ 5,100.00 per Sq. Ft.
Value of property as on 28.06.2024	:	875.00 Sq. Ft. X ₹ 5,100.00 = ₹ 44,62,500.00

(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)

Total Value of the property as on 28.06.2024	:	₹ 44,62,500.00 - ₹ 1,83,750.00 = ₹ 42,78,750.00
Total Value of the property	:	₹ 42,78,750.00
The realizable value of the property	:	₹ 38,50,875.00
Distress value of the property	:	₹ 34,23,000.00
Insurable value of the property (875.00 X 2,000.00)	:	₹ 17,50,000.00
Guideline value of the property (As per Index II)	:	₹ 27,87,000.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 003, Stilt Floor, "Shree Ganesh Royal Apartment", Plot No. 4 & 5, S. No. 787, Nashik Shiwar, PIN – 422 001, State - Maharashtra, Country - India for this particular purpose at **₹ 42,78,750.00 (Rupees Forty Two Lakhs Seventy Eight Thousand Seven Hundred Fifty Only)** as on date **28th June 2024**.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



NOTES

1. I, Manoj B. Chalikwar Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **28th June 2024 is ₹ 42,78,750.00 (Rupees Forty Two Lakhs Seventy Eight Thousand Seven Hundred Fifty 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

Technical details		Main Building
1.	No. of floors and height of each floor	Ground + Stilt + 3 rd Upper Floors
2.	Plinth area floor wise as per IS 3361-1966	N.A. as the said property is a Residential Flat situated on Stilt Floor
3	Year of construction	Year of Construction – 2017 (As per Building Completion Certificate)
4	Estimated future life	53 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
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 & Plumbing
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
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	Provided
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

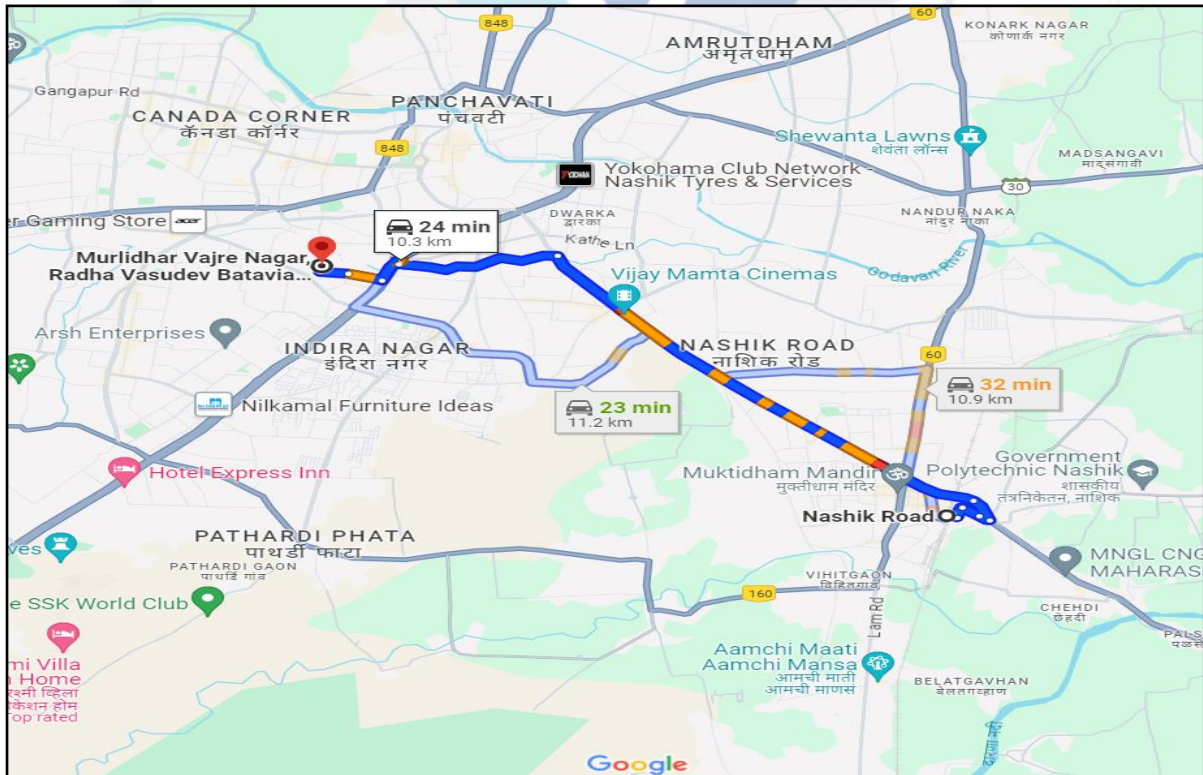
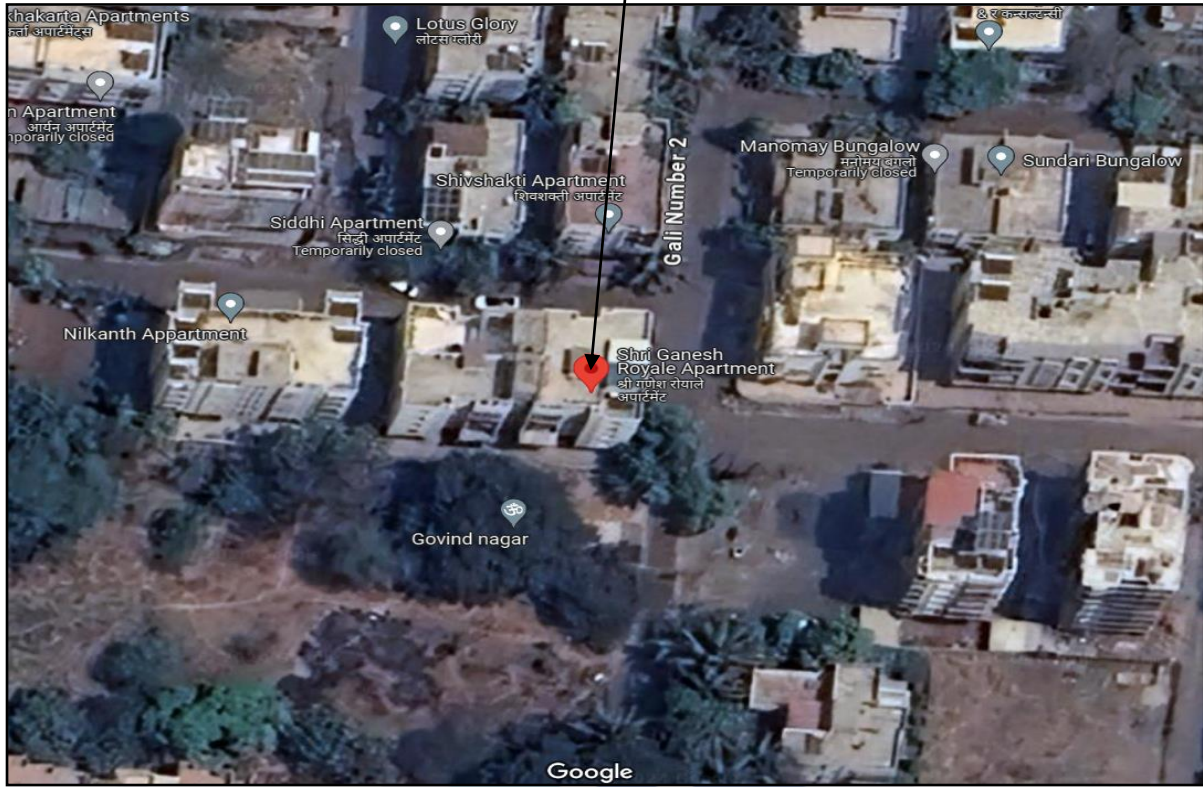


Actual site photographs



Route Map of the property

Site, u/r



Latitude Longitude - 19°59'09.1"N 73°46'34.0"E

Note: The Blue line shows the route to site from nearest Metro station (Nashik – 10.3 km)



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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				
Annual Statement of Rates			Language English				
Year 20242025	Selected District: नाशिक Select Taluka: नाशिक Select Village: मोजे नाशिक - गावठाण ,न. र. चो. क्र. -1 व 2 वगळता : Search By: <input type="radio"/> Survey No <input checked="" type="radio"/> Location						
Select	उपविभाग	सूची नंदीन	निवासी सदनिका	ऑफिस	इकाने	औद्योगिक	एकक (Rs.)
SurveyNo	1.3.15-नेलातच्या उत्तरेकडील व नविन मुंबई भागाच्या पश्चिमेकडील रस्ता विभाग वगळता नासरी नदीपर्यंतच्या अंतर्गत रहिवास व तत्सम विभागातील मिळकती	12600	35400	40710	44250	0	चौ. मीटर
SurveyNo	1.3.16-विभाग क्र 1.3.1, 1.3.4, 1.3.6 वगळता अंतर्गत रहिवास व तत्सम विभागातील मिळकती	12300	34800	40020	43500	0	चौ. मीटर
SurveyNo	1.3.17 - वडाळा गावाच्या उत्तर शिबेवरील 30 मी पूर्वे पश्चिम रस्ता - रहिवास व तत्सम विभागातील मिळकती	16000	38900	44730	49600	0	चौ. मीटर
SurveyNo	1.3.18-पुणे रस्त्यावरील रहिवास व तत्सम विभागातील मिळकती (नासरी नदीच्या दक्षिणेकडील)	20900	40500	46570	62900	0	चौ. मीटर
SurveyNo	1.3.19-वडाळाच्या उत्तर इस्वीपासून द्वारका कडे जाणारा 18 मी रुंद रस्त्यावरील रहिवास व तत्सम विभागातील मिळकती (सं नं 881 च्या पश्चिमेकडील दक्षिणेत्तर रस्ता.)	15200	38000	43250	47500	0	चौ. मीटर
1 2 3 4 5 6 7 8 9 10 ...							
Survey Number		781 , 782 , 783 , 784 , 785 , 787 , 788					

Stamp Duty Ready Reckoner Market Value Rate for Flat	35,400.00			
No increase for flat located on Stilt Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	35,400.00	Sq. Mtr.	3,289.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	12,600.00			
The difference between land rate and building rate (A – B = C)	22,800.00			
Depreciation Percentage as per table (D) [100% - 07%] (Age of the Building – 07 Years)	93%			
Rate to be adopted after considering depreciation [B + (C x D)]	33,804.00	Sq. Mtr.	3,140.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicator

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

Posted on: May 10, 24
Property ID: 72736061

₹58.0 Lac EMI - ₹26k | [How much loan can I get?](#)

910 Sq-ft 2 BHK Flat For Sale in **Govind Nagar, Nashik**

2 Beds 2 Baths 1 Balcony Semi-Furnished

Carpet Area 910 sqft <small>₹ 6,374/sqft</small>	Floor 3 (Out of 4 Floors)	Transaction Type Resale
Status Ready to Move	Facing East	Furnished Status Semi-Furnished
Type Of Ownership Freehold	Age Of Construction 5 to 10 years	

✓ East Facing Property

[Contact Owner](#)
[Get Phone No.](#)
Last contact made 8 days ago

More Details

Price Breakup	₹ 58 Lac
Address	302., Govind Nagar, Nashik, Maharashtra
Landmarks	Pushpa Hospital
Furnishing	Semi-Furnished

Property	Flat		
Source	Magicbricks.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	910.00	1092.00	1310.40
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 6,374.00	₹ 5,311.00	₹ 4,426.00

Price Indicator

99acres

Home > Property in Nasik > Flats in Nasik > Flats in Govind Nagar > 2 BHK Flats in Govind Nagar

Posted on Jun 22, 2024 | Ready to move

₹55 Lac

@ 5,863 per sq.ft.

Estimated EMI ₹43,929

2BHK 2Baths


Flat/Apartment for Sale

in Sheetal Apartment, Govindnagar, Nasik, Govind Nagar, Nasik, Maharashtra

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

Overview
Owner Details
Price Trends
Registry Record
Explore Locality
Recom. >

Property (4)



Photos (1/4)

Area

Built Up area: 938 sq.ft.

(87.14 sq.m.)

Carpet area: 750 sq.ft.

(69.68 sq.m.)

Price

₹55 Lac

@ 5,863 per sq.ft. (Negotiable)

Floor Number

1st of 3 Floors

Overlooking

Main Road

Configuration

2 Bedrooms, 2 Bathrooms, 1 Balcony

Address

Sheetal Apartment, Govindnagar, Nasik Govind Nagar, Nasik

Facing

East

Property Age

10+ Year Old

Why should you consider this property?

East Facing
Close to School
Close to Hospital
Close to Market
24*7 Water
Visitor Parking Available
Overlooking Main Road

Feng Shui/ Vaastu Compliant
Parking Available
Ceramic Flooring
Semi-Furnished

Property	Flat		
Source	99acres.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	750.00	900.00	1080.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹ 7,333.00	₹ 6,111.00	₹ 5,093.00

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th June 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 knowledgeable 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 **₹ 42,78,750.00 (Rupees Forty Two Lakhs Seventy Eight Thousand Seven Hundred Fifty Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Auth. Sign.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

