

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mr. Vishal Harish Gohil & Mrs. Kruti Vishal Gohil

Commercial Shop No. 5, Ground Floor, Building No. 1, "Madhavi House", Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Thane (West) - 400 615, Taluka & District - Thane, State - Maharashtra, Country - India.

Latitude Longitude - 19°15'28.0"N 72°58'38.4"E

Valuation Prepared for:

Cosmos Bank

Naupada Branch

Kusumanjali, Opp. Devdhar Hospital, Naupada, Thane (West) - 400 602, State - Maharashtra, Country - India



Our Pan India Presence at:

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

2 +91 2247495919

🚩 mumbai@vastukala.co.in

www.vastukala.co.in



Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 17 Vastu/Mumbai/07/2024/9692/2307073 04/13-83-JAVS Date: 04 07 2024

VALUATION OPINION REPORT

The property bearing Commercial Shop No. 5, Ground Floor, Building No. 1, "Madhavi House", Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Thane (West) - 400 615, Taluka & District - Thane, State -Maharashtra, Country - India belongs to Mr. Vishal Harish Gohil & Mrs. Kruti Vishal Gohil.

Boundaries of the property.

North Main Road

South Madhavi Niwas Complex

Shree Swami Samarth Bungalow East

West Open Plot

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 ₹83,18,250.00 (Rupees Eighty Three Lakhs Eighteen Thousand Two 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.

Manoj Chalikwar Digitally signed by Manoj Ghalikwa DN: cn=Manoj Chalikwar, o=Vastukal Consultants (I) Pvt. Ltd., ou=iMumba email=manoj@vastukala.org, c=IN Date: 2024.07.04 18:00:30 +05'30'

Auth. Sign.

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





Nanded

Thane

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Regd. Office

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





Commercial Shop No. 5, Ground Floor, Building No. 1, "Madhavi House", Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Thane (West) - 400 615, Taluka & District - Thane, 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:

Date of inspection Name of the owner/ owners If the property is under joint ownership / coownership, share of each such owner. Are the shares undivided? Brief description of the property	Mr. Vishal Harish Gohil & Mrs. Kruti Vishal Gohil Joint Ownership Details of ownership share is not available Address: Commercial Shop No. 5, Ground Floor, Building No. 1, "Madhavi House", Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Thane (West) - 400 615, Taluka & District - Thane, State – Maharashtra, Country – India		
If the property is under joint ownership / co- ownership, share of each such owner. Are the shares undivided?	Mrs. Kruti Vishal Gohil Joint Ownership Details of ownership share is not available Address: Commercial Shop No. 5, Ground Floor, Building No. 1, "Madhavi House", Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Thane (West) - 400 615, Taluka & District		
ownership, share of each such owner. Are the shares undivided?	Details of ownership share is not available Address: Commercial Shop No. 5, Ground Floor, Building No. 1, "Madhavi House", Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Thane (West) - 400 615, Taluka & District		
Brief description of the property	Building No. 1, "Madhavi House", Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Thane (West) - 400 615, Taluka & District		
	Building No. 1, "Madhavi House", Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Thane (West) - 400 615, Taluka & District		
Location, street, ward no	Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Taluka & District - Thane		
Survey/ Plot no. of land	Survey/Hissa No. 128, 129/1, 129/2A, 129/3, 129/4, 130, 131 & 132 of Village - Kavesar		
Is the property situated in residential/commercial/ mixed area/ Residential area?	Residential cum Commercial Area		
Classification of locality-high class/ middle class/poor class	Middle Class		
Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity		
Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars		
LAND			
Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 201.00 Otla in Sq. Ft. = 67.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 213.00 (Area as per Agreement for Sale)		
	Is the property situated in residential/ commercial/ mixed area/ Residential area? Classification of locality-high class/ middle class/poor class Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc. Means and proximity to surface communication by which the locality is served LAND Area of Unit supported by documentary proof.		

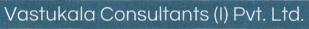






	Valuation Report Prepared For Cosmos Bank / Nadpada Branch Mr. Visite	
		Built-up Area in Sq. Ft. = 234.00 (Carpet Area + 10%)
13	Roads, Streets or lanes on which the land is abutting	Near Hiranandani Estate, Ghodbunder Road
14	If freehold or leasehold land	Freehold land
15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease.	
	(i) Initial Premium	N.A.
	(ii) Ground Rent payable per annum	
	(iii) Unearned increased payable to the	
	Lessor in the event of sale or transfer	
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,	Information not available
''	attach a copy of the covenant	mornator 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 TMC norms
		Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	N.A.



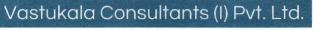




Valuation Report Prepared For: Cosmos Bank / Naupada Branch Mr. Vishal Harish Gohil (9692/2307073) Page 5 of 17

	(ii)	Portions in their occupation	N.A.		
	(iii)	Monthly or annual rent /compensation/license fee, etc. paid by each	₹ 28,000.00 Expected rental income per month		
	(iv)	Gross amount received for the whole property	N.A.		
27		ny of the occupants related to, or close to ess associates of the owner?	N.A.		
28	of fix	parate amount being recovered for the use tures, like fans, geysers, refrigerators, and ranges, built-in wardrobes, etc. or for es charges? If so, give details	N.A.		
29		details of the water and electricity charges, to be borne by the owner	N.A.		
30		he tenant to bear the whole or part of the epairs and maintenance? Give particulars	N.A.		
31		t is installed, who is to bear the cost of enance and operation- owner or tenant?	N.A.		
32		ump is installed, who is to bear the cost of enance 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		is the amount of property tax? Who is to it? Give details with documentary proof	Information not available		
35	no.,	e building insured? If so, give the policy amount for which it is insured and the all premium	Information not available		
36		y dispute between landlord and tenant ding rent pending in a court of rent?	N.A.		
37		any standard rent been fixed for the ises under any law relating to the control of?	N.A.		
	SALE	ES			
38	in the Name	instances of sales of immovable property locality on a separate sheet, indicating the and address of the property, registration ale 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 Commercial Shop in a building. The rate is considered as composite rate.		
40		e instances are not available or not relied , the basis of arriving at the land rate	N. A.		
	cos	OF CONSTRUCTION			







Valuation Report Prepared For: Cosmos Bank / Naupada Branch Mr. Vishal Harish Gohil (9692/2307073) Page 6 of 17

41	Year of commencement of construction and year of completion	Year of Construction - 2018 (As per Occupancy 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.
	Remark:	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Naupada Branch to assess fair market value as on 04.07.2024 for Commercial Shop No. 5, Ground Floor, Building No. 1, "Madhavi House", Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Thane (West) - 400 615, Taluka & District - Thane, State – Maharashtra, Country – India belongs to Mr. Vishal Harish Gohil & Mrs. Kruti Vishal Gohil.

We are in receipt of the following documents:

1	Copy of Agreement for Sale dated 06.05.2024 between Mr. Pratik Abhimanyu Madhavi, Mr. Amol
	Abhimanyu Madhavi & Mrs. Priyanka Chetan Mhatre (the Vendor Society) AND Mr. Vishal Harish Gohil &
	Mrs. Kruti Vishal Gohil (the Purchaser)
2	Copy of Occupancy Certificate No. 1324, V. P. S06/0228/15/TMC/TDD/OCC/0504/18 dated 18.04.2018
	issued by Thane Municipal Corporation, Thane.
3	Copy of Commencement Certificate No 3785, V. P. S06/0228/15/TMC/TDD/2544/18 dated 17.03.2018
	issued by Thane Municipal Corporation, Thane.

LOCATION:

The said building is located at land bearing Survey/Hissa No. 128, 129/1, 129/2A, 129/3, 129/4, 130, 131 & 132 of Village - Kavesar, Taluka & District Thane, within the limits of Thane Municipal Corporation, Thane. The property falls in Residential cum commercial Zone. It is at 8.6 km. travelling distance from Thane railway station.

BUILDING:

The building under reference is having Ground + 2 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 external condition of building is normal. The building is used for commercial purpose. Ground Floor is having 12 Commercial Shops.

Commercial Shop:

The commercial shop under reference is situated on the ground floor. The composition of commercial shop is single unit. At the time of visit, shop was vacant. The shop is finished with Vitrified tiles flooring, MS rolling shutter, Concealed electrification etc.



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Valuation as on 4th July 2024

The Carpet Area of the Commercial Shop	:	213.00 Sq. Ft.
	1	

Deduct Depreciation:

Year of Construction of the building	:	2018
Expected total life of building	:	60 Years
Age of the building as on 2024	:	6 Years
Cost of Construction	:	234.00 X 2,500.00 = ₹ 5,85,000.00
Depreciation {(100-10) X 6/ 60}	:	9.00%
Amount of depreciation	:	₹ 52,650.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,43,600.00 per Sq. M. i.e., ₹ 13,341.00 per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,36,400.00 per Sq. M. i.e., ₹ 12,672.00 per Sq. Ft.
Prevailing market rate	:	₹ 36,800.00 per Sq. Ft.
Value of property as on 04.07.2024	1	213.00 Sq. Ft. X ₹ 39,300.00 = ₹ 83,70,900.00

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

Fair value of the property as on 04.07.2023		₹ 83,70,900.00 (-) ₹ 52,650.00 =	
		₹ 83,18,250.00	
Total Value of the property		₹ 83,18,250.00	
The realizable value of the property	7:	₹ 74,86,425.00	
Distress value of the property		₹ 66,54,600.00	
Insurable value of the property (234.00 X 2,500.00)	:	₹ 5,85,000.00	
Guideline value of the property (234.00 X 12,672.00)	:	₹ 29,65,248.00	

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Commercial Shop No. 5, Ground Floor, Building No. 1, "Madhavi House", Near Hiranandani Estate, Ghodbunder Road, Village - Kavesar, Thane (West) - 400 615, Taluka & District - Thane, State – Maharashtra, Country – India for this particular purpose at ₹83,18,250.00 (Rupees Eighty Three Lakhs Eighteen Thousand Two Hundred Fifty Only) as on 04.07.2024.





NOTES

- I, Manoj Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on 4th July 2024 is ₹ 83,18,250.00 (Rupees Eighty Three Lakhs Eighteen Thousand Two 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:





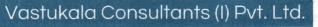
ANNEXURE TO FORM 0-1

Technical details

Main Building

1.	No. of floors and height of each floor		Ground + 2 upper floors		
2.	Plinth area floor wise as per IS 3361-1966		N.A. as the said property is a Commercial Sho		
			situated on Ground Floor		
3	Year of construction		2018 (As per Occupancy Certificate)		
4	Estimated future life		51 Years Subject to proper, preventive periodic		
	Estinated fature inc		maintenance & structural repairs		
5	Type of co	onstruction- load bearing	R.C.C. Framed Structure		
		C frame/ steel frame	The section of the state of the		
6	Type of fo	oundations	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	d Windows	MS rolling shutter to main entrance		
10	Flooring		Vitrified tiles flooring		
11	Finishing	Value of the second	Cement plastering		
12	Roofing a	nd terracing	R.C.C. slab		
13		rchitectural or decorative features,	No		
	if any				
14	(i)	Internal wiring – surface or	Concealed electrification		
		conduit			
	(ii)	Class of fittings: Superior/	7 /639		
15	Capitany is	Ordinary/ Poor.			
15	Sanitary installations (i) No. of water closets		N.A.		
	(ii)	No. of lavatory basins			
	(iii)	No. of urinals			
	(iv)	No. of sink			
16		ittings: Superior colored / superior	N.A.		
	white/ordi				
17	Compoun		Provided		
	Height and	a length onstruction			
18		and capacity	No lift		
19		und sump – capacity and type of	R.C.C tank		
, ,	constructi		THO I WITH		
20	Over-head		R.C.C tank on terrace		
	Location, capacity				
		onstruction			
21	<u>-</u> -	o. and their horse power	As per requirement		
22		d paving within the compound	Chequred tiles in open spaces, etc.		
22		ate area and type of paving	Connected to Municipal Sources System		
23		disposal – whereas connected to wers, if septic tanks provided, no.	Connected to Municipal Sewerage System		
	and capac				
		/			

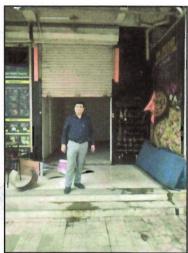






Actual site photographs

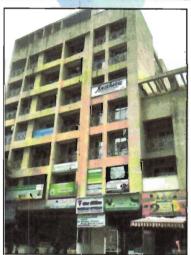
















Route Map of the property

Site_u/r





Latitude Longitude - 19°15'28.0"N 72°58'38.4"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 8.6 km.)



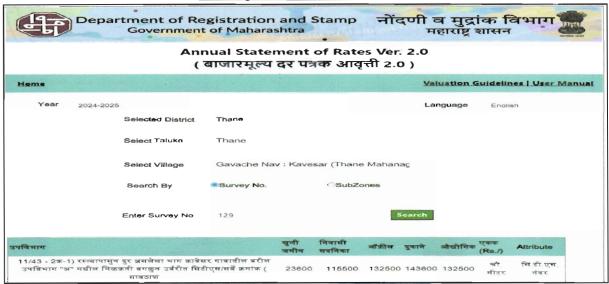
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Ready Reckoner Rate



Stamp Duty Ready Reckoner Market Value Rate for Shop	1,43,600.00			_
No increase for shop located on ground floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase)	1,43,600.00	Sq. Mtr.	13,341.00	Sq. Ft.
(A)				
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	23,600.00	_		
The difference between land rate and building rate (A – B = C)	1,20,000.00			
Depreciation Percentage as per table (D) [100% - 6%]	94%			
(Age of the Building – 9 Years)				
Rate to be adopted after considering depreciation [B + (C x D)]	1,36,400.00	Sq. Mtr.	12,672.00	Sq. Ft.

Building not having lift

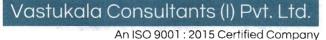
The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table - D: Depreciation Percentage Table

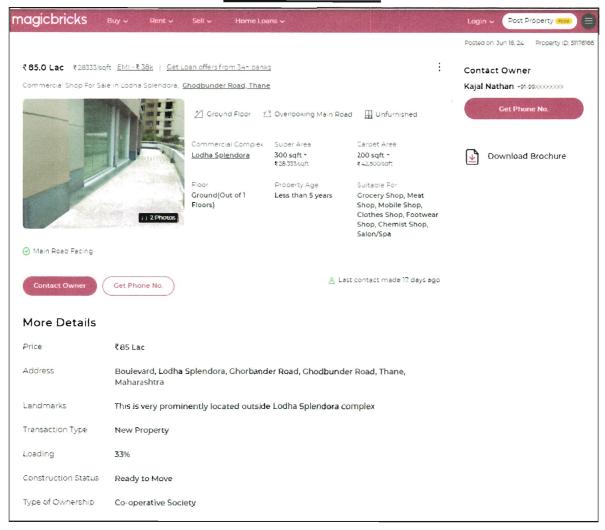
Completed Age of Building in Years	Value in percent after depreciation			
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.		
0 to 2 Years	100%	100%		
Above 2 & up to 5 Years	95%	95%		
Above 5 Years	After initial 5 year for every year 1% depreciation 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 Indicators



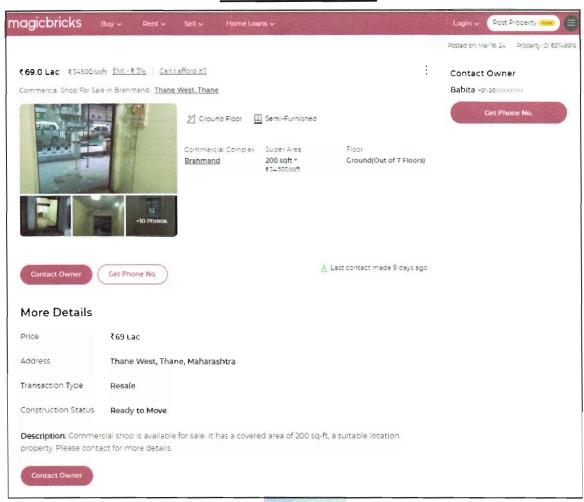
Property	Shop for Sale in Lodha Splendora, Ghodbunder Road, Thane			
Source	magicbircks			
Floor	-			
	Carpet	Built Up	Saleable	
Area	200.00	220.00	264.00	
Percentage		10%	20%	
Rate Per Sq. Ft.	₹ 42,500.00	₹ 38,636.00	₹ 32,197.00	





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Price Indicators



Property	Shop for Sale in Brahmand, Thane West, Thane			
Source	magicbircks_			
Floor	-			
	Carpet	Built Up	Saleable	
Area	151.52	166.67	200.00	
Percentage		20%	20%	
Rate Per Sq. Ft.	₹ 45,539.00	₹ 41,399.00	₹ 34,500.00	





Sale Instance

670274	सूची क्र.2	द्धस्यम् निबंधकः सह दु.नि.ठाणे 2	
5-06-2024		इस्त क्रमांक 16702/2020	
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ontact concern SRO office.		Regh:63m	
	गावाचे नाव: कावेसर	τ	
(1)विलेखाचा प्रकार	करारनामा	-	
(2)मोबदला	7000000		
(3) बाजारभाव, भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	2811240		
(4) भू-मापन, पोटहिस्सा व घरक्रमोक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा इतर वर्णन :सदिनका नं:शॉप नं १, माळा नं: तळमजला. इमारतीचे नाव: बिल्डिंग नं 2,मढवी हाउस, ब्लॉक नं: कावेसर, रोड नं: ठाणे, इतर माहिती: क्षेत्र 17.13 ची मी कार्पेट(मुवीक्र 11/43 2क/1)((Survey Number : 128, 129/2A:))		
(5) क्षेत्रफळ	17.13 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(७) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	 नाव-रलाकर नारायण महत्वी वय-30 प्रता-प्लॉट नं - माळा नं - इमारतीचे नाव: महत्वी बंगलो, ब्लॉक नं वसंत लीला जवळ. रोड नं: वाघबीळ कावेसर, घाँडबंदर रोड ठाणे, महाराष्ट्र, ठाणे, पिन कोड:-400615 पॅन नं नक्ष्मानाक्षकात्र 		
(४)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -वरायटी स्टोर्स तर्फ भागीदार राजेश जेठालाल ठक्कर वय1", पत्ता -प्लॉट नं ., माळा नं -, इमारतीचे नाव, शॉप नं 5, अगस्ती अपार्टमेंट, ब्लॉक नं, कॅनरा बँक खाली, रोड नं, कळचा नाका ठाणे, महाराष्ट्र, ठाणे. पिन कोड100605 पॅन नं -, AASPV 22890 2) नाव -वरायटी स्टोर्स तर्फ भागीदार विनोद मालशी पटेल वय38, पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव: शॉप नं 9, अगस्ती अपार्टमेंट, ब्लॉक ने कॅनरा बँक खाली, रोड ने कळवा नाक। ठाणे, महाराष्ट्र, ठाणों पित्र कोड: -100605 फॅन नं -5ASPV 228903		
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2020		
(10)दस्त नोंदणी केल्याचा दिनांक	24/11/2020		
(11)अनुक्रमांक,खंड व पृष्ठ	16702/2020		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	210000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:			
मुद्रांक शुल्क आकारताना निवडलेता अनुच्छेदः -	(i) within the limits of any Municipal Corporation or any Cantonment area amnexed to it.		

Property	Shop				
Source	INDEX II				
Floor	-				
	Carpet	Built Up	Saleable		
Area	184.39	202.83	-		
Percentage	-	10%	<u> </u>		
Rate Per Sq. Ft.	₹ 37,963.00	₹ 34,512.00	-		







DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 4th July 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:

- Buyer and seller are motivated by self-interest.
- 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.
- 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 ₹ 83,18,250.00 (Rupees Eighty Three Lakhs Eighteen Thousand Two Hundred Fifty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD. Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala

Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.07.04 18:00:46 +05'30'

Auth. Sign

Manoj

Chalikwar

Director

Manoj B. Chalikwar Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



