

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Shri. Bipinchandra Harivallabhdas Shah**

Residential Flat No. 503, 5<sup>th</sup> Floor, "**Bombay Market Apartments Co-Op. Soc. Ltd**", Bombay Market, Plot No. 731 (Part-1), Tardeo Main Road, Malabar Hill and Cumballa Hill Division Mumbai – 400 034, State - Maharashtra, Country - India

Latitude Longitude – 18°58'20.4"N 72°48'50.3"E

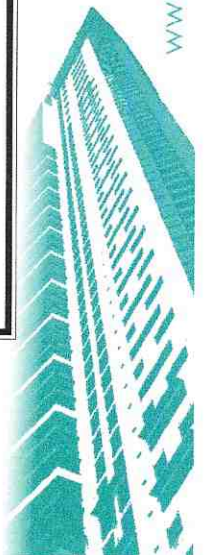
**Valuation Done for:**  
**Union Bank of India**  
**Kalbadevi Branch**

Shop No. 32, Acharya Mahpragya Vidya Vihar Building, Dadi Seth Agiary Lane, Kalbadevi, Mumbai - 400002, State - Maharashtra, Country – India,

**Vastukala Consultants (I) Pvt. Ltd.**  
**Mumbai • Delhi NCR • Aurangabad • Nanded**

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company





## VALUATION OPINION REPORT

The property bearing Residential Flat No. 503, 5<sup>th</sup> Floor, "**Bombay Market Apartments Co-Op. Soc. Ltd**", Bombay Market, Plot No. 731 (Part-1), Tardeo Main Road, Malabar Hill and Cumballa Hill Division Mumbai – 400 034, State - Maharashtra, Country - India belongs to **Shri. Bipinchandra Harivallabhdas Shah**.

Boundaries of the property.

North : Tardeo AC Market  
South : Balkrishna Nakashe Marg  
East : Tardeo Road  
West : Balkrishna Nakashe Marg

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 valued for banking purpose at ₹ 1,30,50,000.00 (Rupees One Crore Thirty Lakh Fifty 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2020.02.11 10:29:16 +05'30'

Director

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report



### Mumbai

121, 1<sup>st</sup> Floor, Akruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325  
Fax : +91 22 28371324  
mumbai@vastukala.org

### Delhi NCR

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018, INDIA

Mobile : +91 9216912225  
+91 9819670183  
delhincr@vastukala.org

### Nanded

28, S.G.G.S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288  
+91 2462 239909  
nanded@vastukala.org

### Aurangabad

Plot No. 106, N-3, CIDCO,  
Aurangabad - 431 005,  
(M.S.), INDIA

Tel. : +91 240 2485151  
Mobile : +91 9167204062  
+91 9860863601  
aurangabad@vastukala.org



**VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY**

1.	Date of Inspection	:	<b>8<sup>th</sup> February 2020</b>
2.	Purpose of valuation	:	As per request from Union Bank of India, Kalbadevi Branch to assess Fair Market Value of the property under reference for Banking purpose
3.	Name and address of the Valuer	:	<b>Sharadkumar B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093
4.	List of documents handed over to the Valuer by the Bank	:	1. Copy of Agreement for Sale dated 11.08.1972 2. Copy of Society Share Certificate No. 136 3. Copy of Society Letter
5.	Details of enquiries made/ visited to govt. Offices 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	:	₹ 26,000.00 Expected rental income per month.
	<b>Property Details :</b>	:	
9.	Name(s) and Postal address of the owner(s).	:	<b>Shri. Bipinchandra Harivallabhdas Shah and</b> Residential Flat No. 503, 5 <sup>th</sup> Floor, " <b>Bombay Market Apartments Co-Op. Soc. Ltd</b> ", Bombay Market, Plot No. 731 (Part-1), Tardeo Main Road, Malabar Hill and Cumballa Hill Division, Mumbai – 400 034, State - Maharashtra, Country - India
10.	If the property is under joint ownership/ co-ownership share of each such owner/ are the share is undivided.	:	Sole ownership
11.	<b>Brief description of the property :</b>	:	<b>Residential Flat</b> The property is a residential Flat No. 503 located on 5th floor. The composition of flat is Living Room + Kitchen + WC.  The building is of Basement + Ground + 10 upper floors. Basement + 3rd floor it is used for commercial purpose.  The property is at 550 mtrs. from nearest railway station Mumbai Central.
12.	Location of the property. (C.T.S. No., Survey No., Hissa No., Plot No., etc.).	:	Plot No. 731 (Part-1), Malabar Hill and Cumballa Hill Division



13.	<b>Boundaries</b>	<b>As on site</b>	<b>As per documents</b>
	North	Tardeo AC Market	Details not provided
	South	Balkrishna Nakashe Marg	Details not provided
	East	Tardeo Road	Details not provided
	West	Balkrishna Nakashe Marg	Details not provided
14.	Matching of Boundaries	:	-
15.	Route map	:	Enclosed
16.	Any specific identification marks	:	Next to Tardeo AC Market
17.	Whether covered under Corporation/ Panchayat/ Municipality.	:	Municipal Corporation of Greater Mumbai (MCGM)
18.	Whether covered under any land ceiling of State/ Central Government.	:	No
19.	Is the land freehold/ leasehold.	:	Free Hold
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	:	Residential
22.	Year of acquisition/ purchase.	:	11.08.1972
23.	Purchase value as per document	:	₹ 14,500.00
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.	:	Owner occupied
25.	Classification of the site.	:	
	a. Population group.	:	Urban
	b. High/ Middle/ Poor class.	:	Middle Class
	c. Residential/ nonresidential.	:	Residential
	d. Development of surrounding area.	:	Developed
	e. Possibility of any threat to the property. (Floods, calamities etc.).	:	No
26.	Proximity of civic amenities. (Like school, hospital, bus stop, market etc.).	:	Near by
27.	Level of Land (Plain, rock etc.)	:	Plain
28.	Terrain of the Land.	:	Levelled
29.	Shape of the land (Square/ rectangle etc.).	:	Irregular

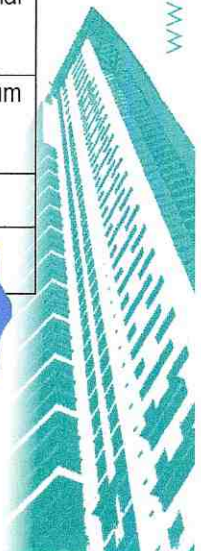




30.	Type of use to which it can be put (for construction of house, factory etc.).	:	For residential purpose
31.	Whether the plot is under town planning approved layout?	:	Information not available
32.	Whether the building is intermittent or corner?	:	Intermittent
33.	Whether any road facility is available?	:	Yes
34.	Type of road available (B.T. / Cement Road etc.)	:	B.T. Road
35.	Front Width of the Road?	:	15.00 Mt. 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.	:	None
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 Residential Flat	:	<p><b>Carpet area = 290 Sq. Ft. (Area as per Agreement)</b></p> <p><b>(In the agreement it is not mentioned whether area is Carpet or Built up. It is approximately matches with measured area. Hence we have considered the same as carpet for valuation of purpose.)</b></p> <p>Carpet area = 270 Sq. Ft. (Area as per measurement)</p> <p>Built up area = 348 Sq. Ft.</p>
43.	Prevailing market rate	:	₹ 45,000.00 per Sq. Ft. 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.	:	₹ 45,000.00 per Sq. Ft. On Carpet area



47.	Guideline rate obtained from the Stamp Duty Ready Reckoner after depreciation	:	₹ 3,41,943.00 per Sq. M. i.e. ₹ 31,767.00 per Sq. Ft.
48.	Value of the property	:	₹ 1,30,50,000.00
49.	The realizable value of the property	:	₹ 1,15,42,500.00
50.	Distress value of the property	:	₹ 1,04,40,000.00
51.	Insurable value of the property	:	₹ 9,39,600.00
<b>Technical details of the building :</b>			
52.	Type of building (Residential/ Commercial/ Industrial).	:	Residential
53.	Year of construction.	:	Before 1972 (As per Society Letter)
54.	Future life of the property.	:	12 Years Subject to proper, preventive periodic maintenance and structural repairs.
55.	No. of floors and height of each floor including basement.	:	Basement + Ground + 10 Floor, having 21 Residential Flats on 5th floor. The building is having 4 Lifts.
<b>Type of construction</b>			
56.	(Load bearing/ R.C.C. / Steel framed).	:	R.C.C. framed structure
<b>Condition of the building</b>			
57.	External (excellent/ good/ normal/ poor).	:	Normal
58.	Internal (excellent/ good/ normal/ poor).	:	Normal
59.	Remarks	:	
60.	<b>Specifications of Construction :</b>		
<b>Sr.</b>	<b>Description</b>		<b>5th Floor</b>
a	Foundation.	:	R.C.C. Foundation
b	Basement.	:	Not provided
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.	:	Teak Wood frame, Flush doors shutters, Aluminium Sliding windows and doors.
e	RCC work.	:	R.C.C. Framed Structure
f	Plastering.	:	Cement plastering + POP finish





g	Flooring, Skirting.	:	Marble Flooring
h	Kitchen Platform	:	Granite kitchen platform
i	Whether any weather proof course is provided.	:	Yes
j	Drainage.	:	Connected to Municipal Sewerage System
k	Compound wall (Height, length and type of construction).	:	5.6" Height
l	Electric installation (Type of wire, Class of fittings)	:	Concealed
m	Plumbing installation (No. of water closets & wash basins etc.)	:	Concealed
n	Bore well.	:	Not provided
o	Wardrobes, if any.	:	No
p	Development of open area	:	Basement and open parking
<b>Valuation of proposed construction/ additions/ renovation if any :</b>			
<b>SUMMARY OF VALUATION :</b>			
	Part I Land	:	₹ 0.00
	Part II Building	:	₹ 1,30,50,000.00
	Part III Other amenities/ Miscellaneous	:	₹ 0.00
	<b>TOTAL.</b>	:	<b>₹ 1,30,50,000.00</b>
<b>Calculation:</b>			
<b>1</b>	<b>Construction</b>	:	
1.01	Built up Area of Residential Flat	:	348.00 Sq. Ft.
1.02	Rate per Sq. Ft.	:	₹ 2,700.00
1.03	Cost of Construction = (1.01x1.02)	:	₹ 9,39,600.00
<b>2</b>	<b>Value of property</b>	:	
2.01	Carpet Area of Residential Flat	:	290.00 Sq. Ft.
2.02	Rate per Sq. Ft.	:	₹ 45,000.00
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.	:	₹ 45,000.00
2.06	Value of Residential Building = (2.01x2.05)	:	₹ 1,30,50,000.00
<b>3</b>	<b>The value of the property.</b>	:	<b>₹ 1,30,50,000.00</b>

I certify that,

I/ my authorized representative, has inspected the subject property on 08.02.2020. Mr. Pranav (Grandson of owner - Mobile No. 9768229960) 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 10.02.2020 is **₹ 1,30,50,000.00 (Rupees One Crore Thirty Lakh Fifty Thousand Only).**

Date: 10.02.2020

Place: Mumbai

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

**Sharadkumar  
B. Chalikwar**

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2020.02.11 10:29:36 +05'30'



**C.M.D.**

**Director**

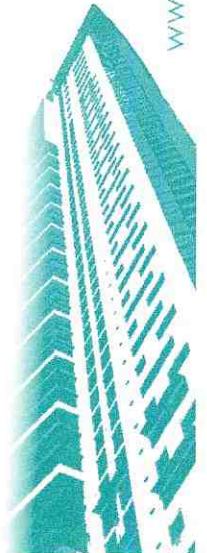


**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

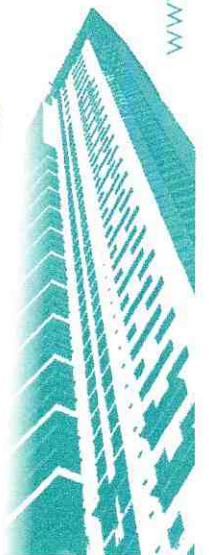
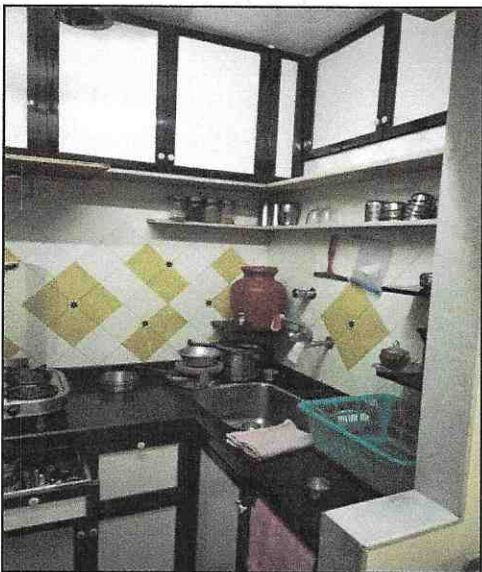
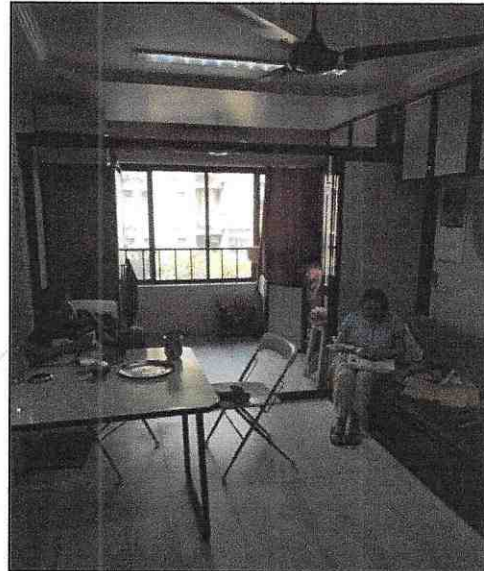
Chartered Engineer (India)

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





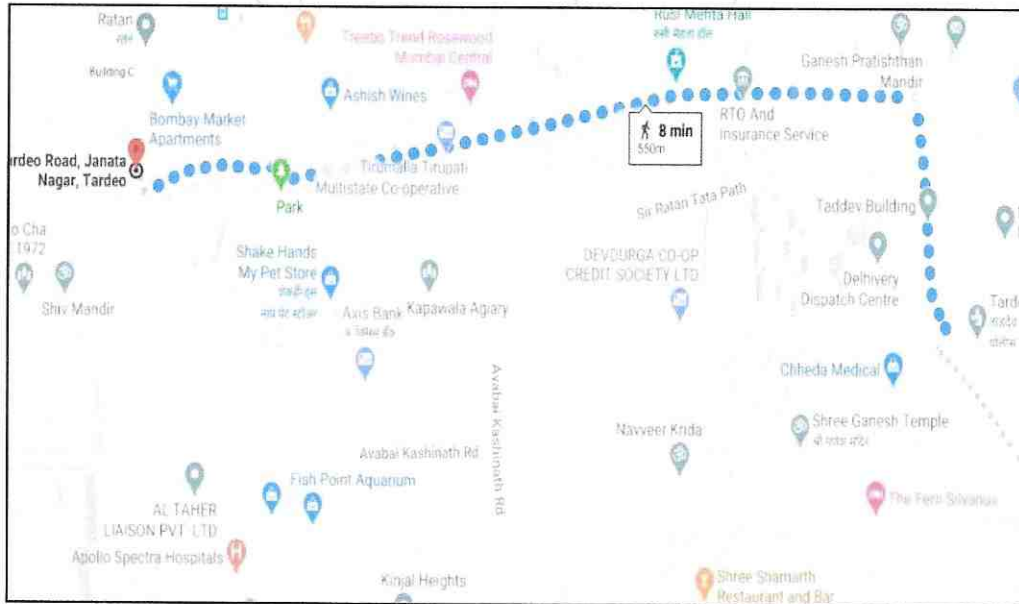
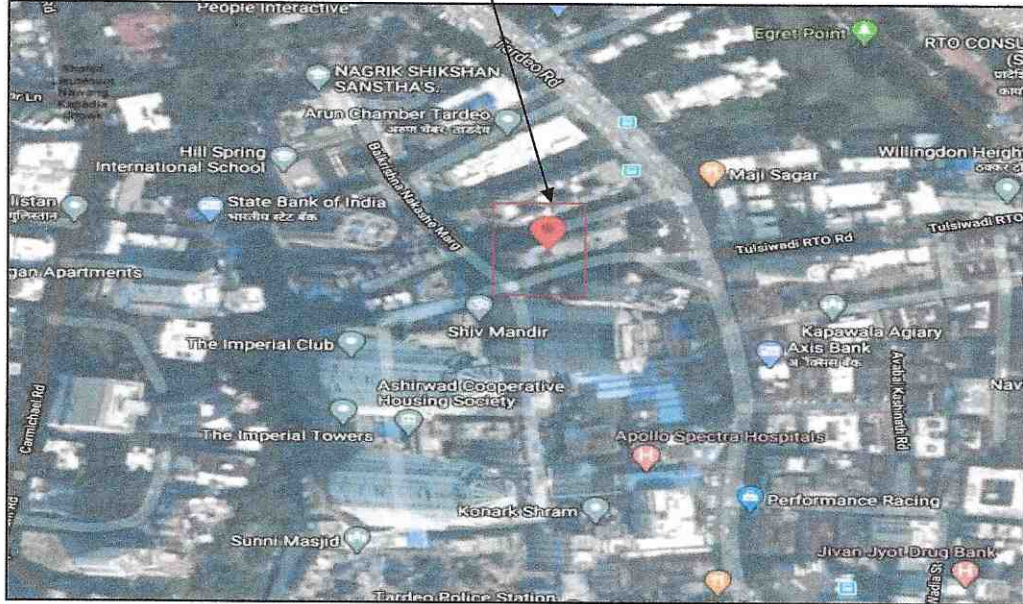
## Actual Site Photographs





## Route Map of the property

Site u/r



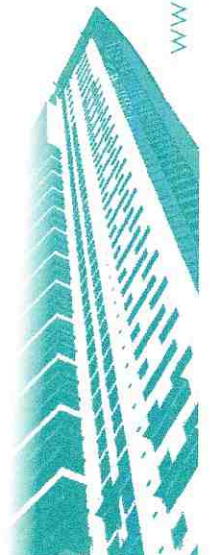
**Latitude Longitude – 18°58'20.4"N 72°48'50.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Mumbai Central 550 mtrs.)



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company





## Price Indicator

Home / Mumbai / Mumbai South / Tardeo / 2436433

Last updated: Dec 16, 2019

**1 RK Apartment**

Tardeo, Tardeo, Mumbai

**₹1.1 Cr** EMI starts at **₹64,33 K**

56.67 K/sq.ft

Contact Agent



No Property Images Available

**300 sq.ft**

Flat/ 1B/ 2B/ 3B/ 4B/ 5B

**₹36.67 K/sq.ft**

Avg. Price

**Ready to move in**

Possession status

**Higher**

of 15 Floors

**OVERVIEW** LOCALITY

**Overview**

3BHK/4BHK/5BHK

**₹1.1 Lacs**

3BHK/4BHK/5BHK

**1**

Price

**₹1.1 Cr**

Address

**More than a month ago**

**Contact Seller**

**Gaurav Kadge**

Agent

**+91XXXXXXXXXX**

Phone

magicbricks Buy Rent Sell Tools & Advice What's New News Help Sign In My Activity Post Property FREE

Property ID: 482794


**₹1.40 Cr** **1 BHK 425 Sq-ft Flat/Apartment for S...**

for sale in Tardeo Mumbai

What's Nearby

Contact Now

PROPERTY DETAILS



See Location

<p><b>Bedroom</b> 1</p> <p><b>Super area</b> 425 sqft 31,842 sqft</p> <p><b>Status</b> Ready to Move</p> <p><b>Furnished status</b> Unfurnished</p>	<p><b>Bedroom</b> 1</p> <p><b>Carpet area</b> 309 sqft 45,907 sqft</p> <p><b>Transaction type</b> Resale</p> <p><b>Type of Ownership</b> Freehold</p>
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USP: East Facing Property

Contact Owner

View Phone No.

**Listing type**  
27%

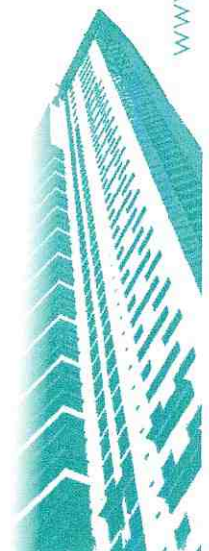
**Floor**  
6 (Out of 7 Floors)

**Facing**  
East

**Car parking**  
None

**Overlooking**  
Main Road

Share Property Feedback



## Sale Indicator


सूची क्र.2		दुय्यम तिथि: टु.नि.मुंबई शहर 1
5984218 10/02/2020 Note:-Generated Through eSearch Module For original report please contact concern SRO office.		दस्ता क्रमांक:- 5984/2019 मेट्रोनी: Regn:63m
<b>गावाचे नाव : मन्नवार</b>		
(1) विक्रेत्याचा प्रकार	कारनामा	
(2) मूल्य	18000000	
(3) बाजारभावा/भाडेपट्ट्याचा बाबतिलपट्टाकार अकारणी देतो की पट्टेदार ते समुद्र करावें	16020000	
(4) मू.मापन, प्लॉट/रिसर्व व धरकमांक/असल्यास	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन :- इतर माहिती: सदनिका नं 9,10 वा मजला,बॉम्बे मार्केट विल्डींग,बॉम्बे मार्केट अपार्टमेंटस् को ऑप सोसा लि.,ताडदेव मेन रोड,मुंबई-400034. ( ( C.T.S. Number : 731 ; ) )	
(5) क्षेत्रफळ	44.94 चौ.मीटर	
(6) अकारणी किंवा जुबी देण्यात असलेले देवा		
(7) दस्तऐवज करम देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्देश असल्यास,प्रतिबाधिते नाव व पत्ता	1): नाव-दश शक्तिशंत मोदी वय-69; पत्ता-प्लॉट नं: 1,10, माळ नं.-, इमारतीचे नाव- बॉम्बे मार्केट अपार्टमेंटस्, ब्लॉक नं. 78 वा ताडदेव रोड, मुंबई, रोड नं.-, म्हागाण, मुंबई, पिन कोड-400034 फोन नं.-AETU2M0921N 2): नाव-शक्तिशंत पुनमचंद मोदी वय-77; पत्ता-प्लॉट नं: 1,10, माळ नं.-, इमारतीचे नाव- बॉम्बे मार्केट अपार्टमेंटस्, ब्लॉक नं. 78 वा ताडदेव रोड, मुंबई, रोड नं.-, म्हागाण, मुंबई, पिन कोड-400034 फोन नं.-AAEPM0710D	
(8) दस्तऐवज करम देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्देश असल्यास,प्रतिबाधिते नाव व पत्ता	1): नाव-अमर्तो - उपचयाव वय-35; पत्ता-1 आणी 2, 1,16 जी. बाबलनाथ रोड, मुंबई, -, भारत नगर (मुंबई), MAHARASHTRA, MUMBAI, Non-Government पिन कोड-400007 फोन नं.-AATPL1178N	
(9) दस्तऐवज करम दिल्याचा दिनांक	24/09/2019	
(10) दस्त नोंदणी केल्याचा दिनांक	24/09/2019	
(11) अनुक्रमांक, खंड व पृष्ठ	5984/2019	
(12) बाजारभावाप्रमाणे मुदतक शुल्क	1000000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) श्रेणी		

सूची क्र.2		दुय्यम तिथि: टु.नि.मुंबई शहर 1
5985218 10/02/2020 Note:-Generated Through eSearch Module For original report please contact concern SRO office.		दस्ता क्रमांक:- 5985/2019 मेट्रोनी: Regn:63m
<b>गावाचे नाव : मन्नवार</b>		
(1) विक्रेत्याचा प्रकार	कारनामा	
(2) मूल्य	12000000	
(3) बाजारभावा/भाडेपट्ट्याचा बाबतिलपट्टाकार अकारणी देतो की पट्टेदार ते समुद्र करावें	11489200	
(4) मू.मापन, प्लॉट/रिसर्व व धरकमांक/असल्यास	1) पालिकेचे नाव मुंबई मनपाइतर वर्णन :- इतर माहिती: सदनिका नं 1,10 वा मजला,बॉम्बे मार्केट विल्डींग,बॉम्बे मार्केट अपार्टमेंटस् को ऑप सोसा लि.,ताडदेव मेन रोड,मुंबई-400034. ( ( C.T.S. Number : 731 ; ) )	
(5) क्षेत्रफळ	32.23 चौ.मीटर	
(6) अकारणी किंवा जुबी देण्यात असलेले देवा		
(7) दस्तऐवज करम देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्देश असल्यास,प्रतिबाधिते नाव व पत्ता	1): नाव-आनंद शक्तिशंत मोदी तर्क मुळगायार शक्तिशंत पी मोदी वय-77; पत्ता-1,10, - बॉम्बे मार्केट अपार्टमेंटस्, 78 वा ताडदेव रोड, मुंबई, -, हजो अणे, MAHARASHTRA, MUMBAI, Non-Government पिन कोड-400034 फोन नं.-BCAPL0491Q 2): नाव-शक्तिशंत पुनमचंद मोदी वय-77; पत्ता-प्लॉट नं: 1,10, माळ नं.-, इमारतीचे नाव- बॉम्बे मार्केट अपार्टमेंटस्, ब्लॉक नं. 78 वा ताडदेव रोड, मुंबई, रोड नं.-, म्हागाण, मुंबई, पिन कोड-400034 फोन नं.-AAEPM110D	
(8) दस्तऐवज करम देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्देश असल्यास,प्रतिबाधिते नाव व पत्ता	1): नाव-श्री - उपचयाव वय-33; पत्ता-प्लॉट नं: 1 आणी 2, माळ नं.1, इमारतीचे नाव: 16 जी. बाबलनाथ रोड, मुंबई, रोड नं.-, म्हागाण, मुंबई, पिन कोड-400007 फोन नं.-SAPUC4291Q	
(9) दस्तऐवज करम दिल्याचा दिनांक	24/09/2019	
(10) दस्त नोंदणी केल्याचा दिनांक	24/09/2019	
(11) अनुक्रमांक, खंड व पृष्ठ	5985/2019	
(12) बाजारभावाप्रमाणे मुदतक शुल्क	720000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) श्रेणी		






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**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**

बाजारमूल्य दर पत्रक

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**Year** 20192020 ▾ **Language** English ▾

**Annual Statement of Rates**

**Selected District** मुंबई(मेन) ▾

**Select Village** मलवार व खंवाला हिल डिव्हिजन ▾

**Search By**  Survey No  Location

**Enter Survey No** 731

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
7/62-रस्ता : ताडदेव रोड- जावजी दादाजी रोड (ताना चौक पासून हाजीअली चौकापर्यंत)	185700	339500	486900	584600	339500	चौरस मीटर	सि.टी.एस. नंबर

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Vastukala Consultants (I) Pvt. Ltd.

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### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property as on dated **10<sup>th</sup> February 2020**.

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.

### 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.

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou,  
email=sharad@vastukala.org, c=IN  
Date: 2020.02.11 10:31:49 +05'30'

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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





### 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, 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 Fair Market Value purpose at ₹ 1,30,50,000.00 (Rupees One Crore Thirty Lakh Fifty Thousand Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou,email=sharad@vastukala.org, c=IN  
Date: 2020.02.11 10:32:06 +05'30'



C.M.D.

Director

Sharadkumar B. Chalikwar

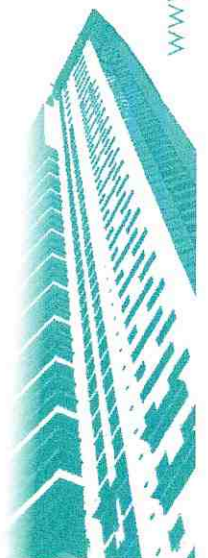
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09



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**REMARKS**

The undersigned have inspected the above property detailed in valuation report

Dated \_\_\_\_\_

of \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ We are satisfied that the Fair & reasonable Value of the property is Rs.

\_\_\_\_\_

\_\_\_\_\_ The said property was inspected by me on

Dated \_\_\_\_\_

Date:

SIGNATURE OF INSPECTING OFFICIAL