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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Smt. Kanchan Rajesh Naikar**

Residential Flat No. 302, 3<sup>rd</sup> Floor, Building No 2-A, "**Krushnakunj Co-Op. Hsg. Soc. Ltd.**", MHADA Scheme Code No. 201, Near Shatkar Banquet Hall, Kannamwar Nagar - 2, Village - Hariyali, Municipality Ward No. S, Taluka - Kurla, District - Mumbai Suburban, Vikhroli (East), PIN Code - 400 083, State - Maharashtra, India.

Latitude Longitude : 19°7'18.1"N 72°56'20.7"E

### Intended User:

**Cosmos Bank**  
**Mulund East**

Ground + 1st Floor of Shop No. 2, 1st Floor of Shop No. 1, "Romell Vasanti", Vasanti Vihar Co-op. Hsg. Soc. Ltd., Navghar Road, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India

**Thane :** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S),INDIA  
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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#### 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**

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3<sup>rd</sup> Floor, Building No 2-A, "**Krushnakunj Co-Op. Hsg. Soc. Ltd.**", MHADA Scheme Code No. 201, Near Shatkar Banquet Hall, Kannamwar Nagar - 2, Village - Hariyali, Municipality Ward No. S, Taluka - Kurla, District - Mumbai Suburban, Vikhroli (East), PIN Code - 400 083, State - Maharashtra, India belongs to **Smt. Kanchan Rajesh Naikar**.

### Boundaries of the property

North	: Internal Road
South	: Internal Road
East	: Gurukrupa Param Apartment
West	: Open Plot / Internal Road

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 for this particular purpose at **₹ 67,16,900.00 (Rupees Sixty Seven Lakhs Sixteen Thousands Nine Hundred 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

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report



Residential Flat No. 302, 3<sup>rd</sup> Floor, Building No 2-A, "Krushnakunj Co-Op. Hsg. Soc. Ltd.", MHADA Scheme Code No. 201, Near Shatkar Banquet Hall, Kannamwar Nagar - 2, Village - Hariyali, Municipality Ward No. S, Taluka - Kurla, District - Mumbai Suburban, Vikhroli (East), PIN Code - 400 083, State - Maharashtra, 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 Fair Market Value as on 17.10.2024 for Housing Loan Purpose.
1	Date of inspection	16.10.2024
3	Name of the owner / owners	<b>Smt. Kanchan Rajesh Naikar</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	sole ownership
5	Brief description of the property	<b>Address:</b> Residential Flat No. 302, 3 <sup>rd</sup> Floor, Building No 2-A, "Krushnakunj Co-Op. Hsg. Soc. Ltd.", MHADA Scheme Code No. 201, Near Shatkar Banquet Hall, Kannamwar Nagar - 2, Village - Hariyali, Municipality Ward No. S, Taluka - Kurla, District - Mumbai Suburban, Vikhroli (East), PIN Code - 400 083, State - Maharashtra, India.  <b>Contact Person :</b> Mr. Ramesh Narayan Morajkar (Tenant) Contact No. 9892602611
6	Location, Street, ward no	Municipality Ward No - S, Village - Hariyali, District - Mumbai Suburban
7	Survey / Plot No. of land	Village - Hariyali
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, Taxies, Auto and Private Cars
	<b>LAND</b>	

12	Area of Unit supported by documentary proof. Shape, dimension and physical features	<b>Carpet Area in Sq. Ft. = 447.00</b> <b>(Area as per Site measurement)</b> <b>Carpet Area in Sq. Ft. = 437.00</b> <b>(Area As Per Provisional Offer Letter)</b>  <b>Built Up Area in Sq. Ft. = 524.40</b> <b>(Carpet Area + 20%)</b>
13	Roads, Streets or lanes on which the land is abutting	Village - Hariyali, Taluka - Kurla, District - Mumbai Suburban, Pin - PIN Code - 400 083
14	If freehold or leasehold land	Free Hold.
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
	Attach a dimensioned site plan	N.A.
	<b>IMPROVEMENTS</b>	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Information not available
23	<b>Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)</b>	Attached
24	Is the building owner occupied/ tenanted/ both?	Tenant Occupied - Mr. Ramesh Narayan Morajkar
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Tenant Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MHADA norms Percentage actually utilized – Details not available



26	<b>RENTS</b>		
	(i)	Names of tenants/ lessees/ licensees, etc	Tenant Occupied - Mr. Ramesh Narayan Morajkar
	(ii)	Portions in their occupation	Fully Tenant Occupied
	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	` 27,000.00 Present 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?		Information not available
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		Information not available
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?		N. A.
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?		N. A.
26	<b>SALES</b>		
37	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
38	Land rate adopted in this valuation		N. A. as the property under consideration is a Residential in a building. The rate is considered as composite rate.
39	If sale instances are not available or not relied up on, the basis of arriving at the land rate		N. A.

40	<b><i>COST OF CONSTRUCTION</i></b>	
41	Year of commencement of construction and year of completion	Year of Completion – 2010 (As per Possession Receipt)
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.
	<b>Remark:</b>	

## PART II- VALUATION

### GENERAL:

Under the instruction of Cosmos Bank, Mulund East Branch to assess Fair Market Value as on 17.10.2024 for Residential Flat No. 302, 3<sup>rd</sup> Floor, Building No 2-A, "**Krushnakunj Co-Op. Hsg. Soc. Ltd.**", MHADA Scheme Code No. 201, Near Shatkar Banquet Hall, Kannamwar Nagar - 2, Village - Hariyali, Municipality Ward No. S, Taluka - Kurla, District - Mumbai Suburban, Vikhroli (East), PIN Code - 400 083, State - Maharashtra, India belongs to **Smt. Kanchan Rajesh Naikar**.

### We are in receipt of the following documents:

1)	Copy of Provisional Offer Letter Dated 18.07.2009 issued by Mumbai Housing and Area Development Board.
2)	Copy of MHADA Allotment Letter No.MM / S / PNN / Sanket 201 / G. K. 302 / G. L 11 / N. K. 259 / 324 / 10 Dated 22.02.2010 And Smt. Kanchan Rajesh Naikar(The purchaser) issued by Mumbai Housing and Area Development Board.
3)	Copy of Possession Letter Cum Possession Receipt No.MM / S / PNN / Sanket 201 / G. K. 302 / G. L 11 / N. K. 259 / 325 / 10 Dated 22.02.2010 issued by Mumbai Housing and Area Development Board.
4)	Copy of Share Certificate No.10 Dated 01.05.2011 in the name of Smt. Kanchan Rajesh Naikar issued by Krushnakunj Co-Op. Hsg. Soc. Ltd..

### Location

The said building is located at Municipality Ward No - S, Village - Hariyali, Taluka - Kurla, District - Mumbai Suburban, PIN Code - 400 083. The property falls in Residential Zone. It is at a traveling distance 2.8 Km from Vikhroli Railway Station.

### Building

The building under reference is having Stilt + 7 Upper Floors. It is a R.C.C. Framed Structure with 9" thick external walls and 6" Thk. Brick Masonry walls. The external condition of building is Good. The building is used for Residential purpose. 3rd Floor is having 4 Residential Flat. The building is having 1 lift.

### Residential Flat:



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The Residential Flat under reference is situated on the 3<sup>rd</sup> Floor The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Bathroom + WC + Passage. This Residential Flat is Vitrified Tile Flooring, Teak Wood / Glass Door, Alluminum sliding windows with M. S. Grills, Open plumbing with C.P. fittings. Casing Capping wiringetc.

### Valuation as on 17th October 2024

The Carpet Area of the Residential Flat	:	437.00 Sq. Ft.
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### Deduct Depreciation:

Year of Construction of the building	:	2010 (As per Possession Receipt)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	14 Years
Cost of Construction	:	524.40 Sq. Ft. X ₹ 2,500.00 = ₹ 13,11,000.00
Depreciation $\{(100 - 10) \times (14 / 60)\}$	:	21.00%
Amount of depreciation	:	₹ 2,75,100.00
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 1,39,830/- per Sq. M. i.e. ₹ 12,991/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 1,27,701/- per Sq. M. i.e. ₹ 11,864/- per Sq. Ft.
Value of property as on 17th October 2024	:	437.00 Sq. Ft. X ₹ 16,000 = ₹69,92,000.00

(Area of property x market rate of developed land & Residential premises as on 2024 - 2025 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 17th October 2024	:	₹ 69,92,000.00 - ₹ 2,75,100.00 = ₹ 67,16,900.00
Total Value of the property	:	₹ ₹ 67,16,900.00
The realizable value of the property	:	₹60,45,210.00
Distress value of the property	:	₹53,73,520.00
Insurable value of the property (524.40 X 2,500.00)	:	₹13,11,000.00
Guideline value of the property (524.40 X 11864.00)	:	₹62,21,482.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Residential Flat No. 302, 3<sup>rd</sup> Floor, Building No 2-A, "Krushnakunj Co-Op. Hsg. Soc. Ltd.", MHADA Scheme Code No. 201, Near Shatkar Banquet Hall, Kannamwar Nagar - 2, Village - Hariyali, Municipality Ward No. S, Taluka - Kurla, District - Mumbai Suburban, Vikhroli (East), PIN Code - 400 083, State - Maharashtra, India for this particular purpose at **₹ 67,16,900.00 (Rupees Sixty Seven Lakhs Sixteen Thousands Nine Hundred Only)** as on 17th October 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 17th October 2024 is **₹ 67,16,900.00 (Rupees Sixty Seven Lakhs Sixteen Thousands Nine**



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**Hundred 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- VALUATION

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:

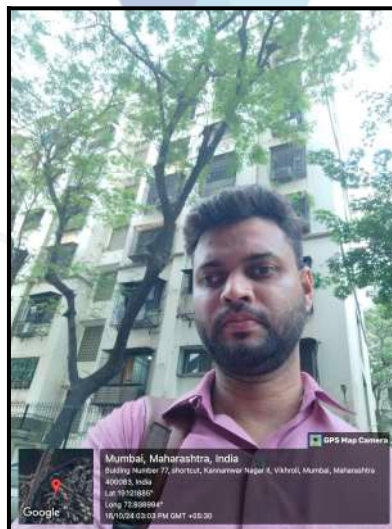
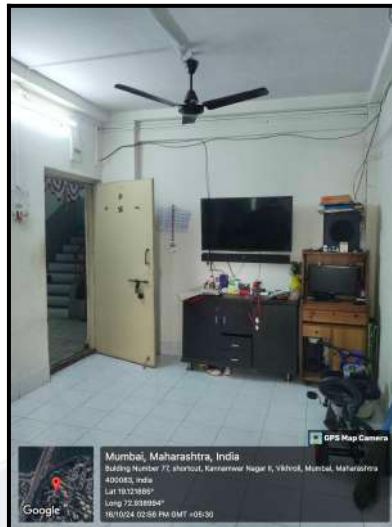
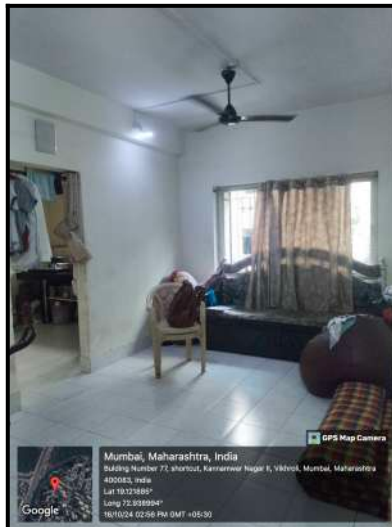
#### ANNEXURE TO FORM 0-1

	Technical details		Main Building
1	No. of floors and height of each floor	:	Stilt + 7 Upper Floors
2	Plinth area floor wise as per IS 3361-1966	:	N.A. as the said property is a Residential Flat Situated on 3 <sup>rd</sup> Floor
3	Year of construction	:	2010 (As per Possession Receipt)
4	Estimated future life	:	46 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" Thk. Brick Masonery.
8	Partitions	:	6" Thk. Brick Masonery.
9	Doors and Windows	:	Teak Wood / Glass Door, Alluminum sliding windows with M. S. Grills, .
10	Flooring	:	Vitrified Tile Flooring.
11	Finishing	:	Cement Plastering + POP Finish.
12	Roofing and terracing	:	R. C. C. Slab.
13	Special architectural or decorative features, if any	:	No



Technical details		Main Building								
14	<table border="1"> <tr> <td>(i)</td> <td>Internal wiring – surface or conduit</td> </tr> <tr> <td>(ii)</td> <td>Class of fittings: Superior/Ordinary/Poor.</td> </tr> </table>	(i)	Internal wiring – surface or conduit	(ii)	Class of fittings: Superior/Ordinary/Poor.	: Open plumbing with C.P. fittings. Casing Capping wiring				
(i)	Internal wiring – surface or conduit									
(ii)	Class of fittings: Superior/Ordinary/Poor.									
15	Sanitary installations <table border="1"> <tr> <td>(i)</td> <td>No. of water closets</td> </tr> <tr> <td>(ii)</td> <td>No. of lavatory basins</td> </tr> <tr> <td>(iii)</td> <td>No. of urinals</td> </tr> <tr> <td>(iv)</td> <td>No. of sink</td> </tr> </table>	(i)	No. of water closets	(ii)	No. of lavatory basins	(iii)	No. of urinals	(iv)	No. of sink	: As per Requirement
(i)	No. of water closets									
(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	: 6'.0" High, R.C.C. column with B. B. masonry wall								
18	No. of lifts and capacity	: 1Lift								
19	Underground sump – capacity and type of construction	: RCC Tank								
20	Over-head tank Location, capacity Type of construction	: RCC 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	: Chequered tiles 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

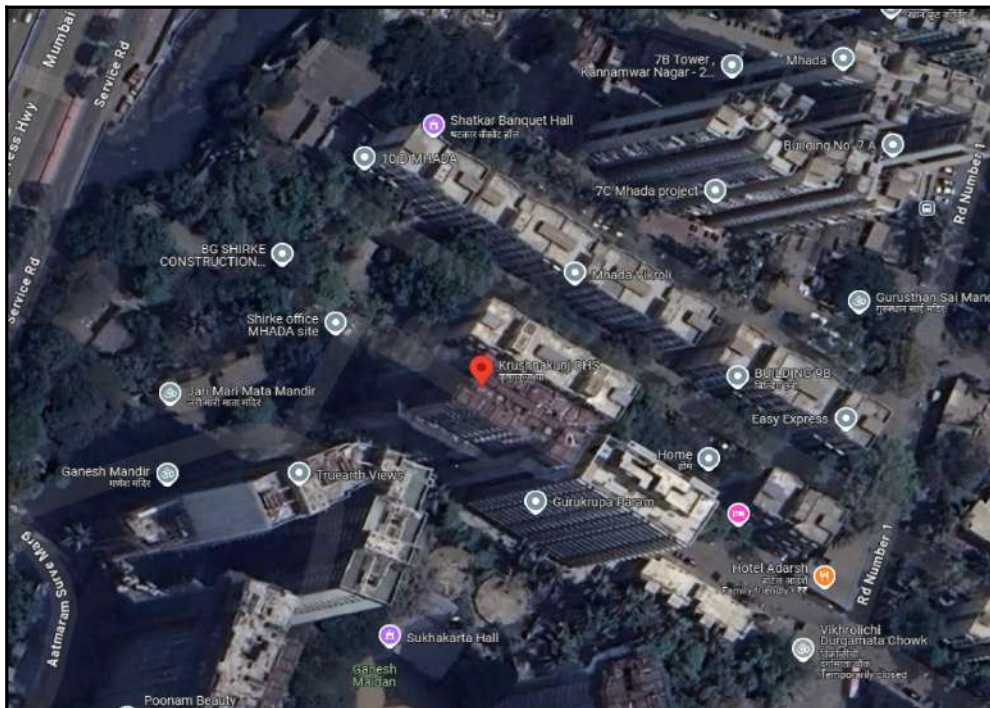


## Actual Site Photographs

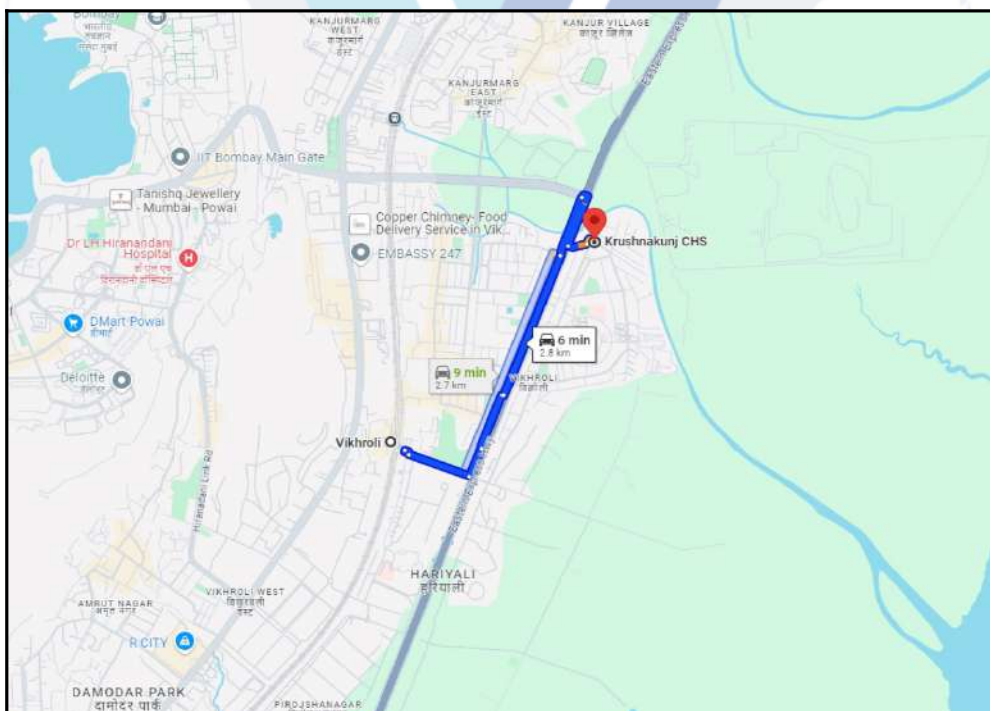




## Route Map of the property



**Note:** Red Place mark shows the exact location of the property



**Longitude Latitude: 19°7'18.1"N 72°56'20.7"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Vikhroli - 2.8 Km).




## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



### Annual Statement of Rates Ver. 2.0 ( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

[Home](#)
[Valuation Guidelines | User Manual](#)

Year  Language

Selected District

Select Village

Search By  Survey No.  Location

Enter Survey No.

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
112/537 -शुभाग: हुतगती मार्गाच्या पूर्वेस असलेल्या सर्व मिळकती (कलमदार नगर)	58970	139830	160810	174790	139830	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	139830			
Flat Located on 3 <sup>rd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,39,830.00</b>	<b>Sq. Mtr.</b>	<b>12,991.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	58970			
The difference between land rate and building rate(A-B=C)	80,860.00			
Percentage after Depreciation as per table(D)	15%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,27,701.00</b>	<b>Sq. Mtr.</b>	<b>11,864.00</b>	<b>Sq. Ft.</b>

### 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
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**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	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	437.00	524.40	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹18,993.00	₹15,828.00	-

[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Log in](#)

**1 BHK Flat In Krishna Kunj Chs For Sale ...**  
Kannamwar Nagar II, Vikhroli East, Mumbai, Maharas... Loan Verified

₹ 83 Lacs Negotiable    ₹ 47,571/Month Estimated EMI    610 Sq.Ft    [Need Home Loan?](#) [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Vikhroli / 1bhk Flat for Sale in Vikhroli / Property Details

**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**NA**  
Balcony

**Car**  
Parking

**Oct 1, 2024**  
Posted On

**Immediately**  
Possession

**Krishna Kunj Chs**  
Apartment

**None**  
Power Backup

[Get Owner Details](#)

[Report what was not correct in this property](#)

Listed by Broker    Sold Out

Wrong Info

[Check Now](#)

Nearby: Thane Bharat Sahakari Bank - Ghatkopar West Branch    Kannamwar Nagar    Dheeraj Medicals    INOX    Matoshree Garden

**Overview**

<small>Age of Building</small> 5-10 Years	<small>Ownership Type</small> Self Owned
<small>Maintenance Charges</small> ₹4.1 Per Sq.Ft/M	<small>Flooring</small> NA
<small>Builtup Area</small> 610 Sq.Ft	<small>Carpet Area</small> 437 Sq.Ft
<small>Furnishing Status</small> Semi <a href="#">Furnish Now</a>	<small>Facing</small> East
<small>Floor</small> 7/7	<small>Parking</small> Car

**Activity On This Property**

46 Unique Views    1 Shortlists    1 Contacted

Powered By: NBEestimate

**Similar Properties**

**1 BHK Flat In Shivmudr...**  
Shivmudra CHS, 10B, Kannamwa...  
Within 5 km

## Price Indicators

Property	Residential Flat		
Source	Housing.Com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	508.00	610.00	-
<b>Percentage</b>	-	%	-
<b>Rate Per Sq. Ft.</b>	₹16,929.00	₹14,098.00	-

The screenshot displays a property listing on the Housing.com website. The main heading is '1 BHK Flat' in Vikhroli East, Mumbai. The price is listed as ₹86.0 L, with an EMI starting at ₹42.7 K. The built-up area is 610 sq.ft, and the average price is ₹14.1 K/sq.ft. The listing is for a 'Reliable Unique Platinum' project by Reliable India Corporation. The page includes a search bar, navigation links, and a 'Request Photos' button.



## DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **17th October 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 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.



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## 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 **₹ 67,16,900.00 (Rupees Sixty Seven Lakhs Sixteen Thousands Nine Hundred Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20



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