

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner: **M/s. Seena Shelters Pvt. Ltd.**

Plot of Land situated at Bomanji Petit Road, Off Breach Candy or Warden Road,
Opp. Parsi Hospital, Mumbai - 400 026, State - Maharashtra, Country - India

Latitude Longitude: 18°58'04.6"N 72°48'18.2"E

Valuation Done for:

**State Bank of India
Bharat Diamond Branch**

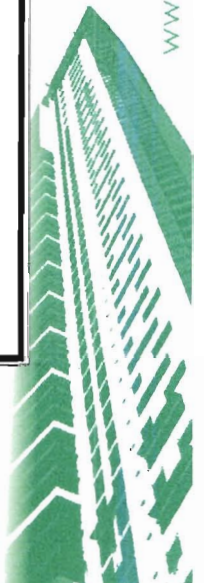
Tower D – 3, Ground Floor, Bharat Diamond Bourse, 'G' Block, Bandra Kurla Complex,
Mumbai – 400 051, State - Maharashtra, Country - India

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Vastu/SBI/Mumbai/11/2020/016903/33628

11/06-79-VS

Date: 11.11.2020

VALUATION OPINION REPORT

The property bearing Plot of Land situated at Bomanji Petit Road, Off Breach Candy or Warden Road, Opp. Parsi Hospital, Mumbai - 400 026 belongs to **M/s. Seena Shelters Pvt. Ltd.**

Boundaries of the property

North : Bomanji Petit Road
 South : Bell View Property
 East : Bomanji Petit Road
 West : Green Law School Building

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 **₹ 10,98,66,000 (Rupees Ten Crore Ninety Eight Lakh Sixty Six Thousand Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this 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=shorad@vastukala.org, c=IN
 Date: 2020.11.12 12:22:29 +05'30'



C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer & Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

Encl: Valuation report.

Mumbai

121, 1st 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

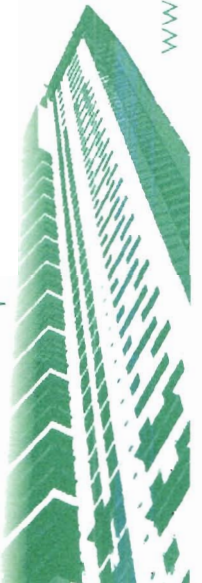
28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

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

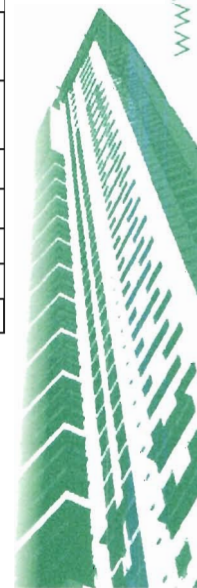


Valuation Report of Immovable Property

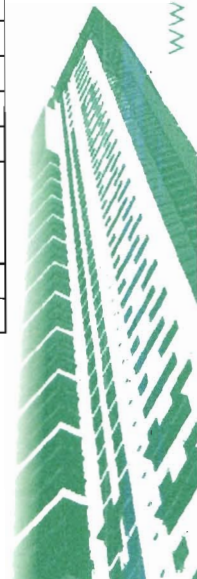
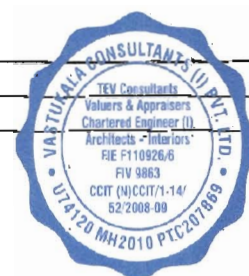
1. Introduction	
a)	Name of the Property Owner (with address & phone nos.)
	M/s. Seena Shelters Pvt. Ltd. Address – Plot of Land situated at Bomanji Petit Road, Off Breach Candy or Warden Road, Opp. Parsi Hospital, Mumbai - 400 026 Contact Person - (Mr. Suresh Kumar - Accountant of the company) - 9820522466
b)	Purpose of Valuation
	As per the request from State Bank of India, Bharat Diamond Branch to assess fair market value of the property for banking purpose.
c)	Date of Inspection of Property
	01.02.2020
d)	Date of Valuation Report
	11.11.2020
e)	Name of the Developer of Property (in case of developer built properties)
	Information not available
2. Physical Characteristics of the Property	
a)	Location of the Property
	Plot of Land situated at Bomanji Petit Road, Off Breach Candy or Warden Road, Opp. Parsi Hospital, Mumbai - 400 026
	Brief description of the property
	The above addressed property is about 7 to 10 minutes travel distance from Grant Road railway station abutting Bomanji Petit Road, Off. Breach Candy or Warden Road, Opp. Parsi Hospital. The area is well developed having all civic and infrastructure facilities are nearby and within easy reach. The location is well connected by road and rail network to Mumbai city and Mumbai suburban area. The building is partly demolished, Ground + part 1 upper floors RCC framed structure existing on the plot. The building is in dilapidated condition and structurally seems in damaged condition as per our external observation.
	Structure area
	As per previous valuation report total Built up area of building was 2710.60 Sq. Ft. The building is fully in vacant condition and redevelopment is proposed by owner. The plot is irregular in shape. The property is covered by 5" height compound wall along periphery and M. S. Gate is fixed at the gate.
	Land area
	As per previous valuation report (property card and schedule of property) the plot area is 219 Sq.Yards i.e. 183.11 Sq. M. which is considered for valuation
	Nearby landmark
	Near Green Law School Building & Opp. Parsi Hospital
	Postal Address of the Property
	Plot of Land situated at Bomanji Petit Road, Off Breach Candy or Warden Road, Opp. Parsi Hospital, Mumbai - 400 026, State - Maharashtra, Country - India
	Area of the plot/land (supported by a plan)
	183.11 Sq. M. (As per previous valuation report)
	Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.
	Solid land



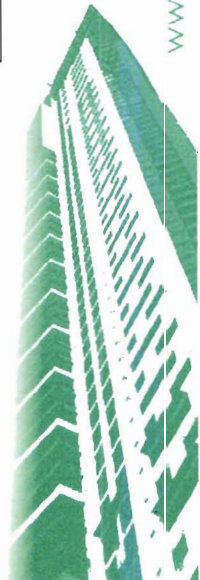
	Independent access/approach to the property etc.	Yes
	Google Map Location of the Property with a neighborhood layout map	Provided
	Details of roads abutting the property	09 M. wide B.T. Road
	Description of adjoining property	Located in Higher class locality
	Plot No. Survey No.	Cadastral Survey No. 1/668, New Survey No. 2/9134
	Ward/Village/Taluka	Malabar & Cumballa Hill Division
	Sub-Registry/Block	Mumbai
	District	Mumbai City
	Any other aspect	-
b)	Plinth Area, and saleable area to be mentioned separately and clarified	As per previous valuation report total Built up area of building was 2710.60 Sq. Ft
	Boundaries of the Plot	As per Sale Deed/TIR
	North	Details not provided
	South	Details not provided
	East	Details not provided
	West	Details not provided
		Actual
		Bomanji Petit Road
		Bell View Property
		Bomanji Petit Road
		Green Law School Building
3. Town Planning parameters		
a)	Master Plan provisions related to property in terms of land use	Information not available
	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	Information not available
	Ground coverage	Information not available
	Comment on whether OC-Occupancy Certificate has been issued or not	Copy of Occupancy Certificate is not provided
	Comment on unauthorized constructions if any	Details not Provided
	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	No TDR Applicable
	Planning area/zone	Information not available
	Developmental controls	Information not available
	Zoning regulations	Information not available
	Comment on the surrounding land uses and adjoining properties in terms of uses	Residential area
	Comment on demolition proceedings if any	Information not available
	Comment on compounding / regularization proceedings	Information not available
	Any other Aspect	-
4. Document Details and Legal Aspects of Property		
a)	Ownership Documents	
	Sale Deed, Gift Deed, Lease Deed	
	1. Copy of Previous Valuation Report dated 11.09.2017	



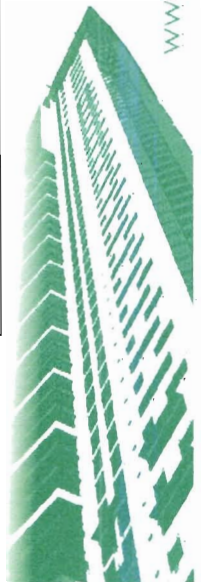
	TIR of the Property	Not Provided
b)	Name of the Owner/s	M/s. Seena Shelters Pvt. Ltd.
c)	Ordinary status of freehold or leasehold including restrictions on transfer	Freehold
d)	Agreement of easement if any	Information not available
e)	Notification of acquisition if any	Information not available
f)	Notification of road widening if any	Information not available
g)	Heritage restriction, if any	No
h)	Comment on transferability of the property ownership	As per TIR
i)	Comment on existing mortgages/charges/encumbrances on the property, if any	As per TIR
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Information not available
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	Information not available
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	N.A.
m)	Whether the property is SARFAESI compliant	Yes
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	All the provided documents are enclosed with the valuation report.
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Information not available
p)	Qualification in TIR/mitigation suggested if any.	As per TIR
q)	Any other aspect	-
5. Economic Aspects of the Property		
a)	Reasonable letting value	N.A.
	If property is occupied by tenant	N.A.
	Number of tenants	N.A.
	Since how long (tenant- wise)	N.A.
	Status of tenancy right	N.A.
	Rent received per month (tenant-wise) with a comparison of existing market rent	N.A.
	Taxes and other outings	Details not provided
	Property Insurance	Details not provided



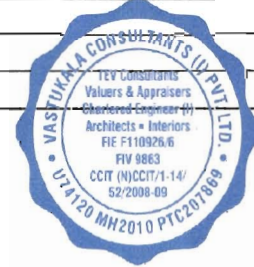
	Monthly maintenance charges	Self - Maintained
	Security charges	Self - Maintained
	Any other aspect	-
6. Socio-cultural Aspects of the Property		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Developed Residential Locality
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7. Functional and Utilitarian Aspects of the Property		
a)	Description of the functionality and utility of the property in terms of:	
	Space allocation	Provided
	Storage Spaces	Provided
	Utility spaces provided within the building	Provided
	Car Parking facility	No
	Balconies, etc.	-
b)	Any other aspect	-
8. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of i.	
	Water supply	Municipal Corporation
	Sewerage/sanitation System Underground or Open	Underground Sewerage connected to municipal Corporation
	Storm water drainage	No
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	No
	Electricity	Available
	Road and public transport connectivity	All well connected with public transport like bus, private vehicles.
	Availability of other public utilities nearby	All are available at nearby
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All are available at nearby



9. Marketability of the Property		
a)	Marketability of the property in terms of	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.
	Locational attributes	Developed Area
	Scarcity	Average
	Demand and supply of the kind of subject property	Average
	Comparable sale prices in the locality	Price indicators attached
b)	Any other aspect which has relevance on the value or marketability of the property	No
10. Engineering and Technology Aspects of the Property		
a)	Type of construction	R.C.C. Framed Structure
b)	Material & technology used	B Grade
c)	Specifications,	Standard
d)	Maintenance issues	No
e)	Age of the building	48
f)	Total life of the building	60 years
g)	Extent of deterioration	Building is vacant and partly demolished.
h)	Structural safety	Poor
i)	Protection against natural disaster viz. earthquakes,	No
j)	Visible damage in the building	Very Poor
k)	System of air-conditioning	No
l)	Provision of firefighting	No
m)	Copies of the plan and elevation of the building to be included	Not Provided
11. Environmental Factors		
a)	Use of environment friendly building materials, Green Building techniques if any	No
b)	Provision of rain water harvesting	No
c)	Use of solar heating and lightening systems, etc.,	No
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	No
12. Architectural and aesthetic quality of the Property		
a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Plain looking building



13. Valuation			
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Land and Building Method is used for this valuation report.	
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	₹ 6,50,000/- to ₹ 7,50,000/- per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, location, upswing in real estate prices, sustained demand for residential building, all round development of commercial and residential application in the locality etc.	
c)	Guideline Rate obtained from the Stamp Duty Ready Reckoner	Rate in ₹	
	Land	3,20,600.00 Sq.M	
	Building	As per valuation table	
d)	Summary of Valuation		
	i. Guideline Value		
		Area in Sq. M.	Rate in Sq.M ₹
	Land	183.11	3,20,600.00
	Building	-	Nil
	Total		5,87,05,066.00
	ii. Fair Market Value		
	A) Land	Area in Sq. M.	Rate in ₹
		183.11	6,00,000.00
	B) Building		
	Area in Sq.Ft.	Value in ₹	
	2710.60	Nil	
	<i>Note: The building total life span of R.C.C. Structure is considered 60 years. As the building demolition work is in progress, we have considered only land area for the purpose of valuation.</i>		
	Summary of Valuation		
	Value of the Property	₹ 10,98,66,000.00	
	Realizable Value	₹ 9,88,79,400/-	
	Forced/ Distress Sale value.	₹ 8,78,92,800/-	
	Insurable value of the property	Nil	
e)	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	Refer Page No. 17	
	Details of last two transactions in the locality/area to be provided, if available.	Refer Page No. 14 We have arrived on plot rate by using Premium Value Of Land Method. The calculation of the same are as under:	



Particular	Flat near Parsi Hospital	
	Cumballa hill	Brach Candy - Opp. Mahalaxmi Temple
Carpet area	1,600.00	1,100.00
Loading	10%	10%
Built up area	1,760.00	1,210.00
Value	16,00,00,000.00	82,500,000.00
Rate on Built up area	90,909.00	68,182.00
Less: Cost of construction	2,500.00	2,500.00
Less: Cost of approvals @ 10%	9,090.00	6,818.00
Less: Builder's Profit @ 15%	13,636.00	10,227.00
Rate for land	65,683.00	48,637.00
Rate in Sq. M.	7,07,012.00	5,23,529.00

14. Declaration

I hereby declare that:

- The information provided is true and correct to the best of my knowledge and belief.
- The analysis and conclusions are limited by the reported assumptions and conditions.
- I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- I have no direct or indirect interest in the above property valued.
- I/ my authorized representative, has inspected the subject property on 01.02.2020
- I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- I have submitted the Valuation Report (s) directly to the Bank.

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=sharadi@vastukala.org, c=IN
Date: 2020.11.12 13:27:08 +05'30'

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer & Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178

Address:

Vastukala Consultants (I) Pvt. Ltd.

Office No. 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (East),
Mumbai - 400 093

Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date 11.11.2020

Tel No. - +91 22 28371324 /25

Mobile No. - +91 98195 97579

Email Id - mumbai@vastukala.org

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15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Details not provided
c)	Floor Plan	Details not provided
d)	Site Photograph of the property	Site photographs of the property is provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not Provided
f)	Google Map location of the property	Provided
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	Provided
h)	Any other relevant documents/ extracts	No



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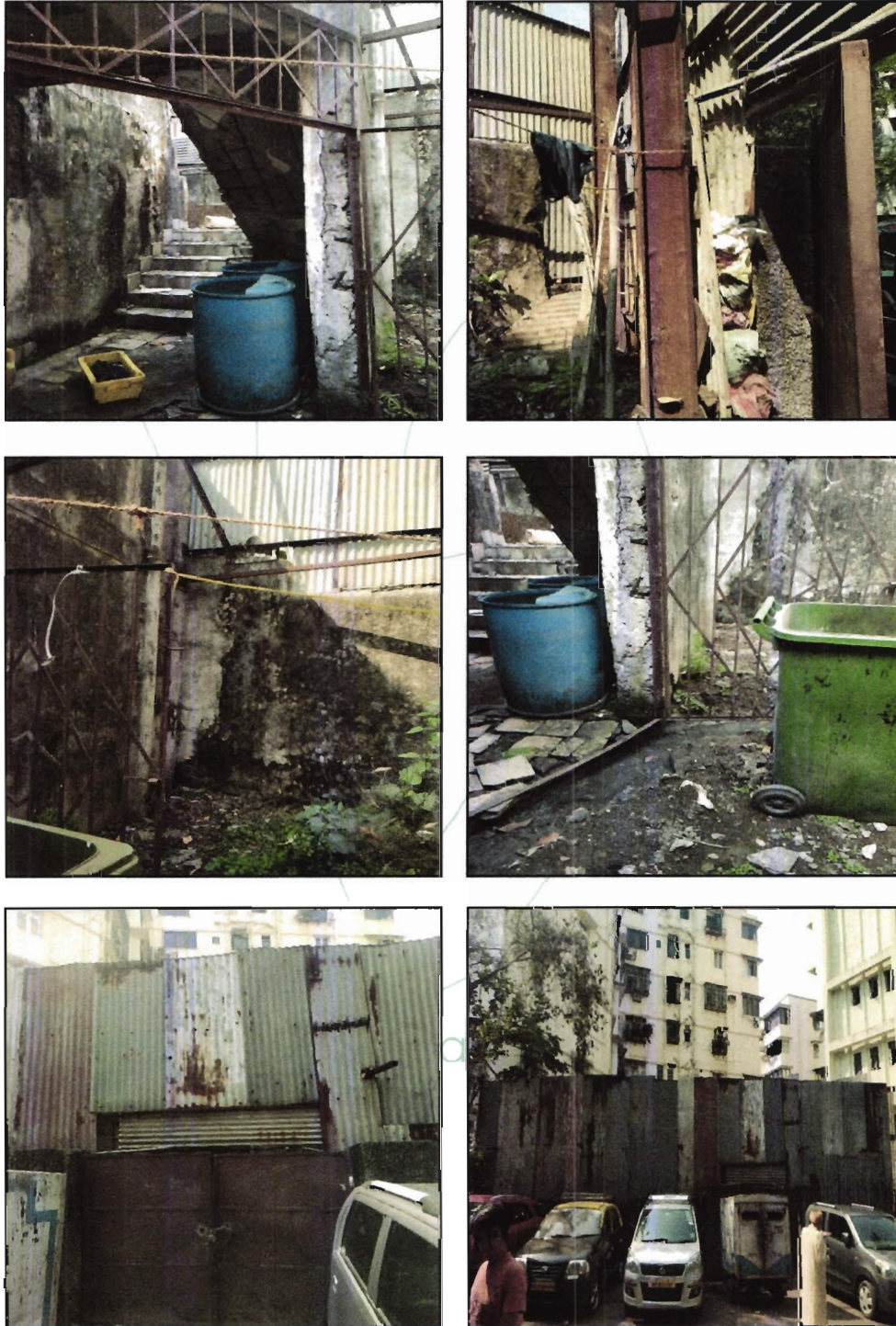
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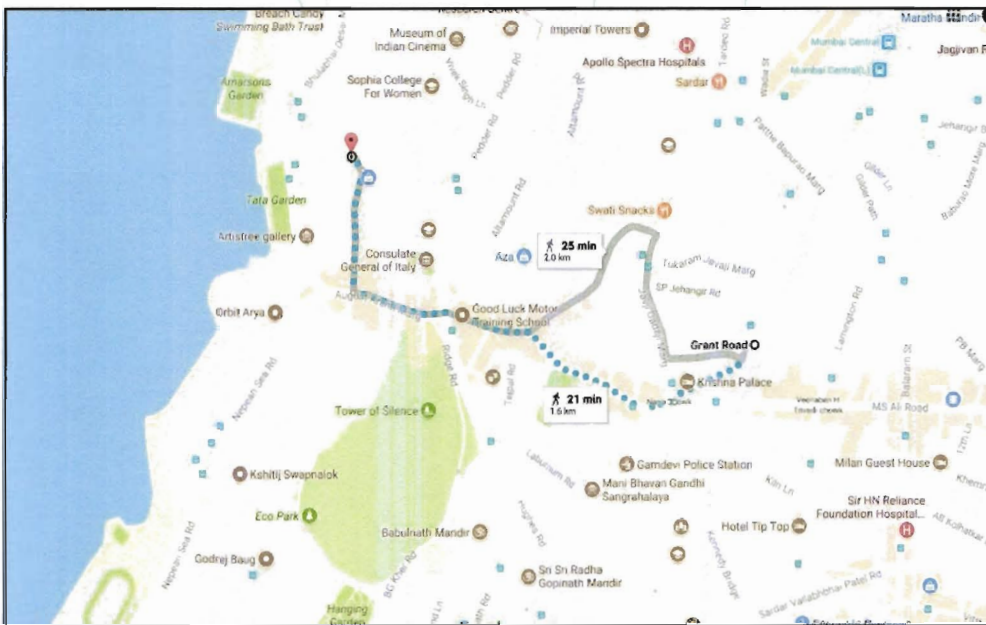
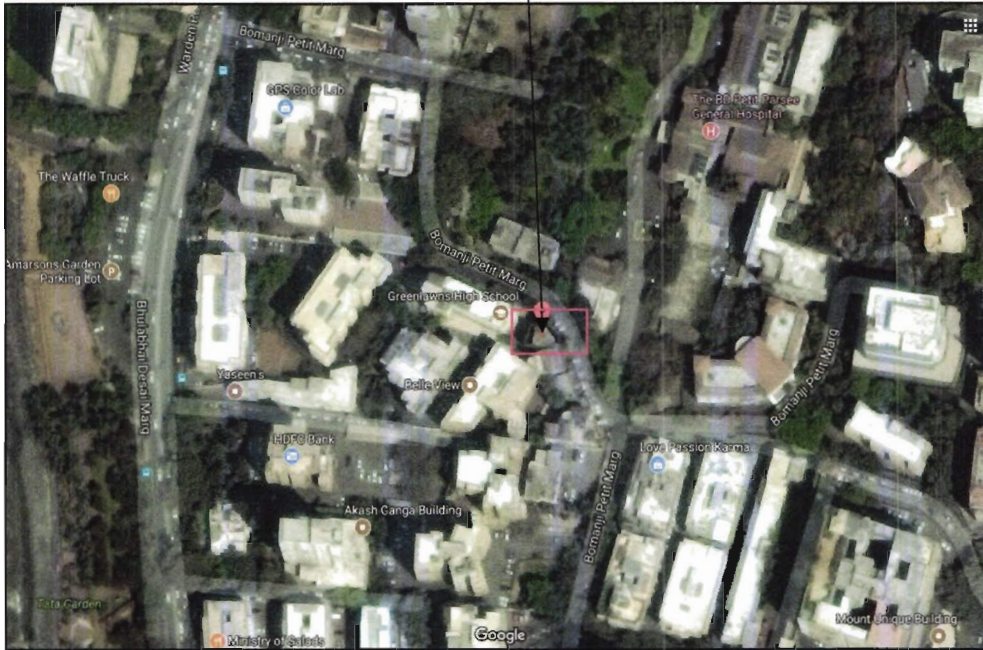
Actual site photographs



Actual site photographs



Route Map of the property
Site u/r



Latitude Longitude: 18°58'04.6"N 72°48'18.2"E

Note: The Blue line shows the route to site from nearest Railway Station (Grant Road – 1.6 Km.)



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Price Indicators (for residential flats)

₹ 8.25 Cr 3 BHK 1100 Sq-ft Flat/Apartment for ...
 for sale in Breach Candy, Mumbai

PROPERTY DETAILS LOCALITY DETAILS PRICE TRENDS

Bedrooms: 3 [See Dimensions](#)

Bathrooms: 3

Carpet area: 1100 sqft
 75,000/sqft

Status: Ready to Move

Transaction type: Resale

Floor: 8 (Out of 14 Floors)

Car parking: 2 Open

Rumished status: Furnished

Lifts: 2

Type of Ownership: Freehold

Overlooking: Main Road

Opposite to Mahaxmi Temple.

[Contact Owner](#) [View Phone No.](#) [Share Property Feedback](#)

3 BHK Apartment
 Breach Candy, Mumbai

₹ 16.0 Cr BHK status: 3B, 3S, Lacc
 36,206 sq.ft. built up

1856 sqft. Built up area

Ready to move in Possession status

0 Years Age of project

Middle of 28 floors

East Facing

Overview AMENITIES LOCALITY

Overview

Workings: 1,60,000

Price: ₹ 16.0 Cr

Rate: ₹ 86.21 K per sqft.

Built up area: 1856 sqft

Carpet area: 1600 sqft.

FLOOR: Middle of 28 floor


Contact Seller

Deepak Jagaria
 Housing Prime Agent
 +91-XXXXXXXXXX

Please share your contact details



Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

संज्ञकमूल्य दर पत्रिका

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Year: 2019202

Selected District: तुळशीनेम

Select Village: मतबरदर व सोबासा दिंडा दिव्होजन

Search By: Survey Location

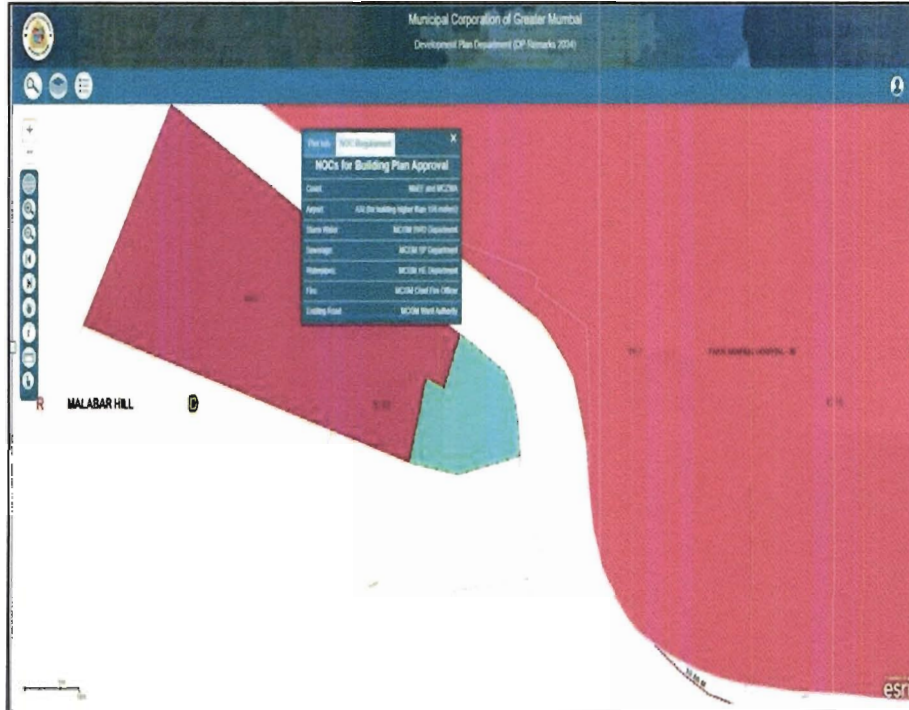
Enter Survey No: 1 [Search]

सर्वेची पावळ	मूळी मूल्य	सिमेंट/सफरिड	नॉर्मल	गुणवत्	वीर्याविक्रय	पट्टा (Fts.)	अवस्था
7/50-रस्ता : विठ्ठलराव वाठकर मार्ग (सुवलेख रोड) व डॉ. शीवाजीराव केशवराव मारु (वेदर रोड)	369500	680600	786000	908800	860800		जोराप नंबर
7/51-रस्ता : पुजागाई देगाई रोड (वेरिचन वी रोड)	476400	861000	1062800	1197800	861000		जोराप नंबर
7/52-रस्ता : सादवेर रोड, वावणी वावणी रोड (वावणी चौक वरपुत्र हाजीबकी चौकापर्यंत)	185700	339500	489900	584600	399500		जोराप नंबर
7/53 -रस्ता : पंढिरा एतागाई मार्ग (वावणी चौकापासून तुळशी मार्गपर्यंत)	230200	424900	621100	624700	424900		जोराप नंबर
7/54A -रस्ता : लोणाठ झोडी रोड (वावणी चौकापासून ते सोवलेख रोड पर्यंत)	236800	820100	679400	682500	620100		जोराप नंबर
7/54 -पुभाग : पश्चिमेक सोबासा दिंडावावतून तुळशी मार्गाकडे उतरता येणारा भाग, तुळशी मार्गची वावणी मार्ग, तुळशी झोडी चौकापर्यंत, उतरलेख हाजीबकी चौक व पश्चिमेक लोणाठ झोडी मार्ग समाविष्ट पुभाग	287500	420900	618200	648700	420900		जोराप नंबर
7/56A -रस्ता : वेदर रोड (केपडकोटपासून वावणी मार्ग चौकापर्यंत)	342000	625300	766300	877700	625300		जोराप नंबर
7/56B-मनुजवणी मधील लोणाठ	225400	499500	621600	748700	649500		जोराप नंबर
7/56 -पुभाग : तुळशी सोबासा दिंडावावतून उतरून विठ्ठलराव वाठकर मार्ग व पश्चिमेक लोणाठ झोडी मार्ग समाविष्ट पुभाग	320500	622200	727500	886700	668500		जोराप नंबर
7/56A -रस्ता : लोणाठ झोडी रोड-लोणाठ रोड पर्यंत	377200	657300	723000	933200	657300		जोराप नंबर
7/56B-रस्ता : वावणी रोड (वेरि चौक ते वीर वरुणे पर्यंत,)	428500	810400	913000	1047900	810400		जोराप नंबर
7/56C -रस्ता : वावणी रोड (वीर वरुणे ते वावणी पर्यंत)	430500	816700	930000	1118600	816700		जोराप नंबर
7/56D -रस्ता : वी.टी.रोड मार्ग (वीर वरुणे वावणी चौकापर्यंत पर्यंत)	391600	673500	602300	944600	673500		जोराप नंबर
7/56E -पुभाग : वावणी रोड (वीर वरुणे रस्ता वावणी चौकापर्यंत पुभाग)	344200	707500	790700	890900	707500		जोराप नंबर
7/56F -पुभाग : वावणी रोड (वीर वरुणे रस्ता वावणी चौकापर्यंत पुभाग)	277200	620000	756700	903200	620000		जोराप नंबर
7/56 -पुभाग : पश्चिम, उत्तर व तुळशी मार्गाकडे उतरून लोणाठ झोडी मार्ग व वेदर रोड एतागाई मार्ग समाविष्ट पुभाग	338100	713800	889600	1019100	713800		जोराप नंबर

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Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Property document is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Property document because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We hope this will satisfy **your** requirements.



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **11th November 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".

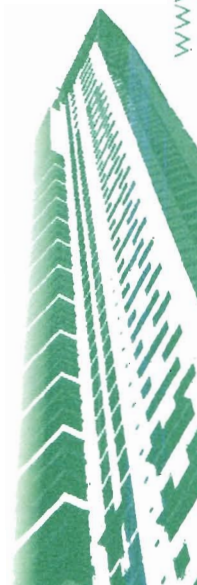
Fundamental assumptions and conditions presumed in this definition are:

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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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 along with business premium can be assessed and valued for this particular purpose at **₹ 10,98,66,000 (Rupees Ten Crore Ninety Eight Lakh Sixty Six Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
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Date: 2020.11.12 12:23:00 +05'30'

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer & Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2017-18/942/178



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