

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Sachinkumar Bhimrao Suryawanshi & Ms. Jyoti Sachin Suryawanshi**

Industrial Unit No. 04, 2nd Floor, "**GNP Galaxy, Zone No. 4 - Phase II**", Ambarnath Industrial Area,
Plot No. F 4/1 & F 4/2, Village - Kansai, Taluka - Ambarnath, District - Thane, Ambarnath (West), PIN
Code - 421 503, State - Maharashtra, India.

Latitude Longitude : 19°13'12.7"N 73°10'16.7"E

Intended User:

**Cosmos Bank
Ambarnath Branch**

Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near Hutatma
Chawk Ambarnath (East)



VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Unit No. 04, 2nd Floor, "GNP Galaxy, Zone No. 4 - Phase II", Ambernath Industrial Area, Plot No. F 4/1 & F 4/2, Village - Kansai, Taluka - Ambernath, District - Thane, Ambernath (West), PIN Code - 421 503, State - Maharashtra, India belongs to **Mr. Sachinkumar Bhimrao Suryawanshi & Ms. Jyoti Sachin Suryawanshi.**

Boundaries of the property

North : GNP Commercial Mall
South : Chawls
East : Under construction Building
West : 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 **₹ 81,21,012.50 (Rupees Eighty One Lakhs Twenty One Thousands Twelve 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/87/2022-23

Encl.: Valuation report



Industrial Unit No. 04, 2nd Floor, "GNP Galaxy, Zone No. 4 - Phase II", Ambarnath Industrial Area, Plot No. F 4/1 & F 4/2, Village - Kansai, Taluka - Ambarnath, District - Thane, Ambarnath (West), PIN Code - 421 503, 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 30.01.2025 for Housing Loan Purpose.
1	Date of inspection	28.01.2025
3	Name of the owner / owners	Mr. Sachinkumar Bhimrao Suryawanshi & Ms. Jyoti Sachin Suryawanshi
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Industrial Unit No. 04, 2 nd Floor, "GNP Galaxy, Zone No. 4 - Phase II", Ambarnath Industrial Area, Plot No. F 4/1 & F 4/2, Village - Kansai, Taluka - Ambarnath, District - Thane, Ambarnath (West), PIN Code - 421 503, State - Maharashtra, India. Contact Person : Mr. Sachinkumar Bhimrao Suryawanshi (Owner) Contact No. 9833292487
6	Location, Street, ward no	Village - Kansai, District - Thane
7	Survey / Plot No. of land	Village - Kansai, Plot No - F 4/1 & F 4/2
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Industrial 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
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 567.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 546.48 (Area As Per Agreement of Assignment) Built Up Area in Sq. Ft. = 601.13 (Carpet Area + 10%)

13	Roads, Streets or lanes on which the land is abutting	Village - Kansai, Taluka - Ambarnath, District - Thane, Pin - PIN Code - 421 503
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.
	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?	Owner Occupied - Mr. Sachinkumar Bhimrao Suryawanshi & Ms. Jyoti Sachin Suryawanshi
	If the property owner occupied, specify portion and extent of area under owner-occupation	Fully Owner Occupied
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible - As per MIDC norms Percentage actually utilized – Details not available
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Owner Occupied - Mr. Sachinkumar Bhimrao Suryawanshi & Ms. Jyoti Sachin Suryawanshi
	(ii) Portions in their occupation	Fully Owner Occupied

	(iii)	Monthly or annual rent/compensation/license fee, etc. paid by each	27,400 (Expected rental income per month)
	(iv)	Gross amount received for the whole property	N.A.
27		Are any of the occupants related to, or close to business associates of the owner?	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		SALES	
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 Industrial 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		COST OF CONSTRUCTION	
41		Year of commencement of construction and year of completion	Year of Completion – 2020 (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, Ambarnath Branch Branch to assess Fair Market Value as on 30.01.2025 for Industrial Unit No. 04, 2nd Floor, "GNP Galaxy, Zone No. 4 - Phase II", Ambarnath Industrial Area, Plot No. F 4/1 & F 4/2, Village - Kansai, Taluka - Ambarnath, District - Thane, Ambarnath (West), PIN Code - 421 503, State - Maharashtra, India belongs to **Mr. Sachinkumar Bhimrao Suryawanshi & Ms. Jyoti Sachin Suryawanshi.**

We are in receipt of the following documents:

1)	Copy of Agreement of Assignment Dated 24.12.2018 between M/s. Roshni Enterprises(The Assignor) And Mr. Sachinkumar Bhimrao Suryawanshi & Ms. Jyoti Sachin Suryawanshi(The Assignee).
2)	Copy of RERA Certificate No.P51700002123 Dated 09.09.2021 issued by Maharashtra Real Estate Regulatory Authority.
3)	Copy of Commencement Certificate No.EE / AMB / F-4/1 & F-4/2 / E - 34988 / of 19 Dated 30.12.2019 issued by Maharashtra Industrial Development Corporation.
4)	Copy of Occupancy Certificate No.MIDC / SPA / EE / AMB / A52584 Dated 06.02.2020 issued by Maharashtra Industrial Development Corporation.
5)	Copy of Approved Building Plan No.B - 81724 Dated 28.05.2018 issued by Maharashtra Industrial Development Corporation (As Download from RERA Site).

Location

The said building is located at bearing Plot No - F 4/1 & F 4/2 inVillage - Kansai, Taluka - Ambarnath, District - Thane, PIN Code - 421 503. The property falls in Industrial Zone. It is at a traveling distance 2.3 Km from Ambarnath Railway Station.

Building

The building under reference is having Lower Ground + Upper Ground Floor + 2 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 Industrial purpose. 2nd Floor is having 34 Industrial Unit. The building is having 8 lifts.

Industrial Unit:

The Industrial Unit under reference is situated on the 2nd Floor . The composition Industrial Unit is Single unit with Toilet This Industrial Unit is Vitrified Tile Flooring, Aluminium frame Glass door with MS Rolling Shutter, Powder coated Aluminum sliding



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windows, Concealed plumbing with C.P. fittings. Electrical wiring with concealed etc.

Valuation as on 30th January 2025

The Built Up Area of the Industrial Unit	:	601.00 Sq. Ft.
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Deduct Depreciation:

Year of Construction of the building	:	2020 (As per occupancy certificate)
Expected total life of building	:	60 Years
Age of the building as on 2024	:	5 Years
Cost of Construction	:	601.13 Sq. Ft. X ₹ 2,500.00 = ₹ 15,02,825.00
Depreciation $\{(100 - 10) \times (5 / 60)\}$:	7.50%
Amount of depreciation	:	₹ 1,12,687.50
Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 48,000/- per Sq. M. i.e. ₹ 4,459/- per Sq. Ft.
Guideline rate (after depreciate)	:	₹ 46,061/- per Sq. M. i.e. ₹ 4,279/- per Sq. Ft.
Value of property	:	601.00 Sq. Ft. X ₹ 13,700 = ₹82,33,700
Total Value of property as on 30th January 2025	:	₹82,33,700.00

(Area of property x market rate of developed land & Residential premises as on 2025 - 2026 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Fair value of the property as on 30th January 2025	:	₹ 82,33,700.00 - ₹ 1,12,687.50 = ₹ 81,21,012.50
Total Value of the property	:	₹ 81,21,012.50
The realizable value of the property	:	₹73,08,911.00
Distress value of the property	:	₹64,96,810.00
Insurable value of the property (601.13 X 2,500.00)	:	₹15,02,825.00
Guideline value of the property (601.13 X 4279.00)	:	₹25,72,235.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of Industrial Unit No. 04, 2nd Floor, "GNP Galaxy, Zone No. 4 - Phase II", Ambarnath Industrial Area, Plot No. F 4/1 & F 4/2, Village - Kansai, Taluka - Ambarnath, District - Thane, Ambarnath (West), PIN Code - 421 503, State - Maharashtra, India for this particular purpose at ₹ 81,21,012.50 (Rupees Eighty One Lakhs Twenty One Thousands Twelve Only) as on 30th January 2025

NOTES

1. 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 30th January 2025 is ₹ 81,21,012.50 (Rupees Eighty One Lakhs Twenty One Thousands Twelve Only) Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.



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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.



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PART III- VALUATION

I, hereby declare that

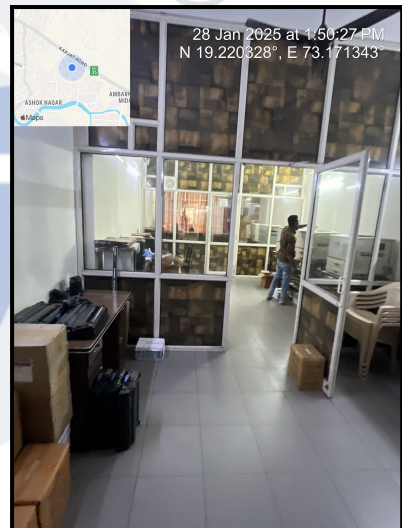
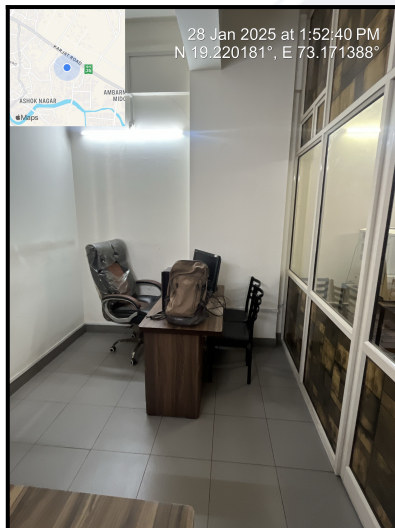
- a. The information furnished in part I is true and correct to the best of my knowledge and belief;
- b. I have no direct or indirect interest in the property valued:

ANNEXURE TO FORM 0-1

Technical details		Main Building				
1	No. of floors and height of each floor	: Lower Ground + Upper Ground Floor + 2 Upper Floors				
2	Plinth area floor wise as per IS 3361-1966	: N.A. as the said property is a Industrial Unit Situated on 2 nd Floor				
3	Year of construction	: 2020 (As per occupancy certificate)				
4	Estimated future life	: 55 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	: Aluminium frame Glass door with MS Rolling Shutter, Powder coated Aluminum sliding windows, .				
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				
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.	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
(i)	Internal wiring – surface or conduit					
(ii)	Class of fittings: Superior/Ordinary/Poor.					

Technical details		Main Building	
15	Sanitary installations	:	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	:	8 Lifts
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

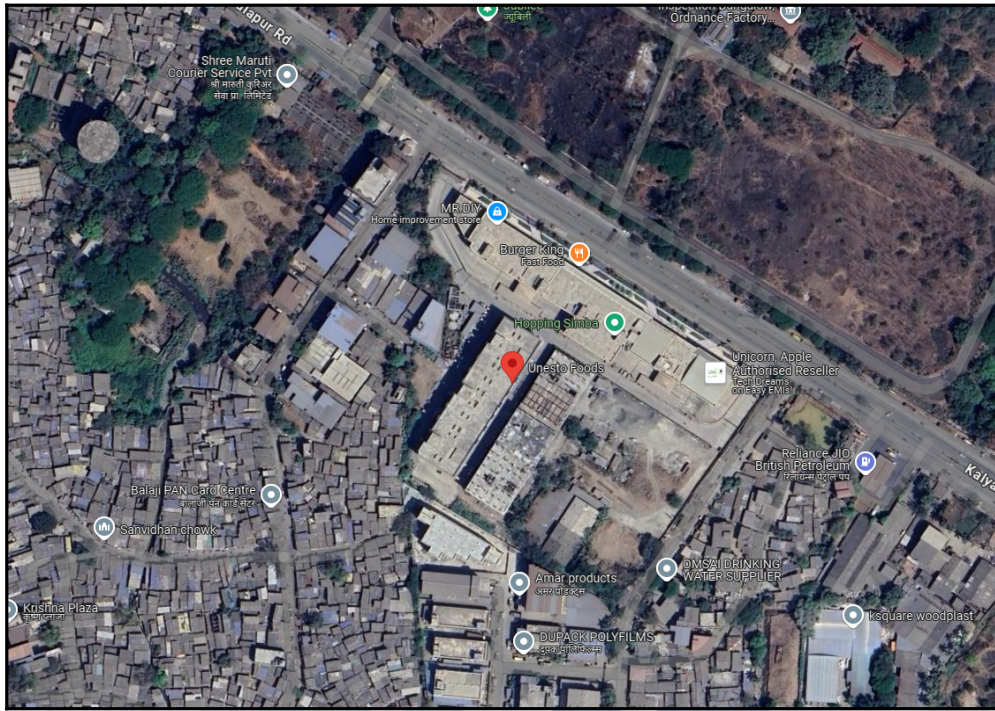
Actual Site Photographs



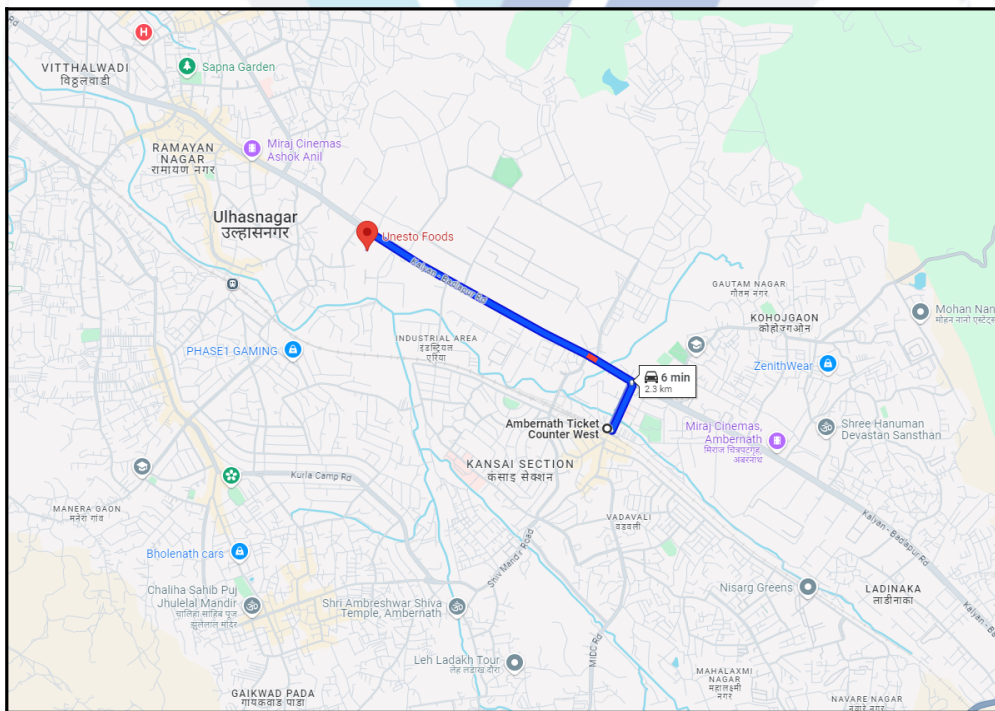
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°13'12.7"N 73°10'16.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Ambarnath - 2.3 Km).

Ready Reckoner Rate

DIVISION / VILLAGE : KANSAI Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type			
Local Body Name	Ambernath Municipal Council					
Land Mark	A-3) All Portion between Village Kansai-Ulhasnagar-Badlapur State Road and Kalyan Pune Railway Line. (Kansai Part, Kohaj Khutavli, Morvali Part)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
8	8/27	9210	35600	48000	59600	48000
C. T. S. No. 3384, 3385, 3386, 3387, 3388, 3389, 3390, 3391, 3392, 3393, 3394, 3395, 3396, 3397, 3398, 3399, 3400, 3401, 3402, 3403, 3404, 3405, 3406, 3407, 3408, 3409, 3410, 3411, 3412, 3413, 3414, 3415, 3416, 3417, 3418, 3419, 3420, 3421, 3422, 3423, 3424, 3425, 3426, 3427, 3428, 3429, 3430, 3431, 3432, 3433, 3434, 3435, 3436, 3437, 3438, 3439, 3440, 3441, 3442, 3443, 3444, 3445, 3446, 3447, 3448, 3449, 3450, 3451, 3452, 3453, 3454, 3455, 3456, 3457, 3458, 3459, 3460, 3461, 3462, 3463, 3464, 3465, 3466, 3467, 3468, 3469, 3470, 3471, 3472, 3473, 3474, 3475, 3497, 3498, 3499, 3500, 3501, 3502, 3503, 3504, 3505, 3506, 3507, 3508, 3509, 3510, 3511, 3512, 3513, 3514, 3515, 3516, 3517, 3518, 3519, 3520, 3521, 3522, 3523, 3524, 3525, 3526, 3527, 3528, 3529, 3530, 3531, 3532, 3533, 3534, 3535, 3536, 3537, 3538, 3539, 3540, 3541, 3542, 3543, 3544, 3545, 3546, 3547, 3548, 3549, 3550, 3551, 3552, 3553, 3554, 3555, 3556, 3557, 3558, 3559,						
⇐ Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Unit	48000			
Unit Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	48,000.00	Sq. Mtr.	4,459.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	9210			
The difference between land rate and building rate(A-B=C)	38,790.00			
Percentage after Depreciation as per table(D)	5%			
Rate to be adopted after considering depreciation [B + (C X D)]	46,061.00	Sq. Mtr.	4,279.00	Sq. Ft.

Multi-Storied building with Lift

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

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

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	Commercial Unit		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	547.00	601.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹15,905.00	₹14,459.00	-

99acres
Commercial Buy ▾ Enter Locality / Project / Society / Landmar 🔍
Post property FREE

Home > Office Space for sale in Thane Outskirts > Ready to move Office Space for sale in Thane Outskirts > Ready to move Office Space for sale in Ambarnath Posted on Jan 27, 2025 | Ready to move

₹87 Lac

@ 15,904 per sq.ft.

Estimated EMI ₹ 69,487

Ready to move Office Space for sale
in GNP Galaxy, Ambarnath, Thane

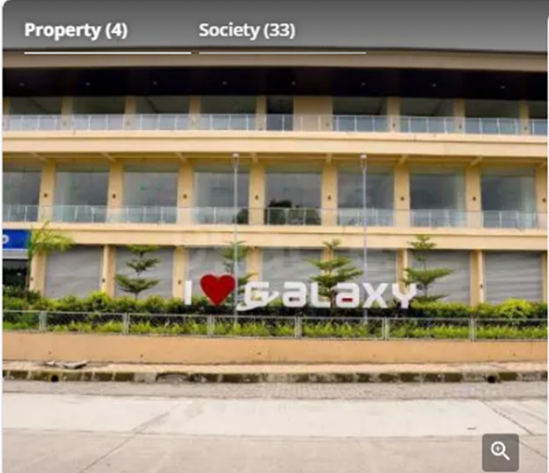
RERA STATUS
REGISTERED
Registration No: P51700002007
Website: https://maharera.maharashtra.gov.in/

Overview
Society
Dealer Details
Recommendations

Contact Dealer FREE

♥ Shortlist

Property (4) Society (33)



🪑 Number of seats
0 seat

🏠 Area spread over
1 floor (1st / 2 floors building)

📐 Carpet Area
547 sq.ft.
(50.82 sq.m.)

🚻 Washrooms
1 shared washroom available

📍 **Places nearby**
Ambarnath, Thane View All (7)

🚉 Ullas Nagar Station
🏠 Midtown Square
🏦 ICICI Bank ATM
🏦 Axis Bank ATM
🏦 Bank of Baroda
🏦 HDFC Bank
🏠 GI →

Why you should consider this property?

Price Indicators

Property	Commercial Unit		
Source	OLX		
Floor	-		
	Carpet	Built Up	Saleable
Area	686.81	824.17	989.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹14,560.00	₹12,133.00	₹10,111.00

ENGLISH ▾

♥

Login

+ SELL

o|x

₹ 1,00,00,000

Shop for Sale in GNP Galaxy Ambarnath

Ambarnath, Thane, Maharashtra Jan 02

Payal

Chat with seller

... [Show number](#)

Posted in

Ambarnath, Thane, Maharashtra

19°12'03.6"N 73°10'...

[View larger map](#)

Keyboard shortcuts Map data ©2025 Terms Report a map error

AD ID 1787900710
REPORT THIS AD

Premium Modular Kitchens in Mumbai

Might be Cheaper than You Think

Details

Furnishing	Unfurnished	Super Built-up area sqft	989
Project Status	Ready to Move	Listed By	Builder
Carpet area sqft	580	Project Name	GNP Galaxy

Description

GNP Galaxy Commercial & Industrial Hub, situated at a prime location of Ambarnath.

Project Highlights:

- Ideal Location with Best Infrastructure
- Upto 16 ft* floor to ceiling height
- High Speed Elevators
- Ample Parking Space
- Good rental Yield

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **30th January 2025**

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.

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 **₹ 81,21,012.50 (Rupees Eighty One Lakhs Twenty One Thousands Twelve 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/87/2022-23



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