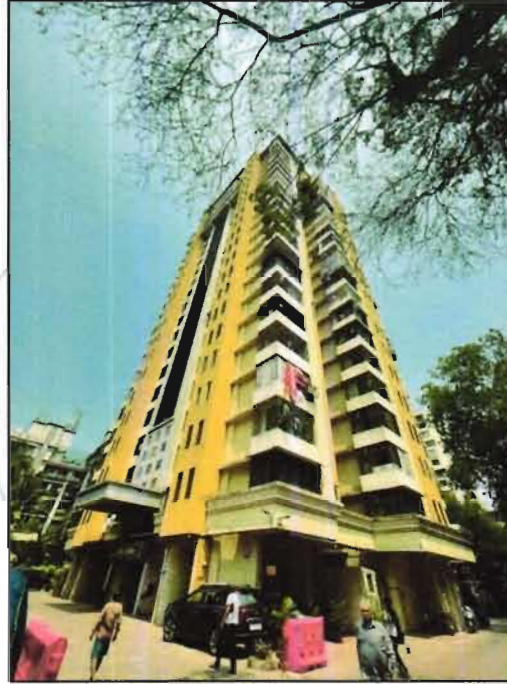


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Pratima Vinayak Pai & Mr. Vinayak Ramkrishna Pai**

Residential Flat No. 304, 3rd Floor, "**Radha Krishna**", Radha Residency Co-op. Hsg. Soc. Ltd., Siddharth Nagar, Village Magathane, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India.

Longitude Latitude: 19°13'02.4"N 72°52'13.2"E

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Valuation Done for:

Central Bank of India

Samta Nagar Kandivali (East) Branch

Ground Floor, G Bungalow, Crystal Lane, Thakur Complex, Kandivali East, Mumbai – 400 101, State – Maharashtra, Country – India.



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TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,

The Branch Manager,**Central Bank of India****Samta Nagar Kandivali (East) Branch**

Ground Floor, G Bungalow, Crystal Lane,

Thakur Complex, Kandivali East, Mumbai – 400 101,

State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 18.03.2023
	b)	Date on which the valuation is made	: 29.03.2023
3.	List of documents produced for perusal: i) Copy of Agreement for Sale dated 27.03.2023 Between Mrs. Pramila P. Soni & Mr. Pravin Champalal Soni (the Transferor) and Mrs. Pratima Vinayak Pai & Mr. Vinayak Ramkrishna Pai (the Transferee). ii) Copy of Full Occupancy Certificate No. CHE / A-4109 / BP (WS) / AR / OCC / 1 / New dated 26.06.2019 issued by Municipal Corporation of Greater Mumbai. iii) Copy of NOC for sale of Flat dated 21.03.2023 issued by Radha Residency Co-op. Hsg. Soc. Ltd. iv) Copy of Maintenance Bill No. 2664 dated 01.12.2022 in the name of Mr. Pravin C. Soni & Mrs. Pramila P. Soni issued by Radha Residency Co-op. Hsg. Soc. Ltd. v) Copy of Property Tax Assessment No. RC1806534900000 for the year 2022-23 issued by Municipal Corporation of Greater Mumbai. vi) Copy of Electricity Bill Account No. 153300913 dated 14.03.2023 in the name of Mr. Pravin Champalal Soni & Mrs. Pramila P. Soni issued by Adani.		
4.	Name of the owner(s) and his / ther address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mrs. Pratima Vinayak Pai & Mr. Vinayak Ramkrishna Pai Address: Residential Flat No. 304, 3 rd Floor, "Radha Krishna", Radha Residency Co-op. Hsg. Soc. Ltd., Siddharth Nagar, Village Magathane, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India. Contact Person: Mrs. Pramila P. Soni (Seller) Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 3 rd Floor. The composition of Residential Flat is having 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Passage (i.e. 2 BHK with 2 Toilets). The property is at 1.1 Km. walkable distance from nearest metro station Magathane.

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 1 (P), Hissa No. 108
	b) Door No.	:	Residential Flat No. 304
	c) C.T.S. No. / Village	:	C.T.S No. 173 & 175, B-1, B-2 of Village – Magathane
	d) Ward / Taluka	:	Ward – R/Central, Taluka – Borivali
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No, 304, 3 rd Floor, "Radha Krishna", Radha Residency Co-op. Hsg. Soc. Ltd., Siddharth Nagar, Village Magathane, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India.
8.	City / Town	:	Borivali (East), Mumbai Suburban
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Magathane Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		As per Site As per Documents
	North	:	Siddharth Nagar Bldg. No. 5 Details not available
	South	:	Siddharth Nagar Bldg. No. 14 & 15 Details not available
	East	:	Internal Road & Dheeraj Savera Building Details not available
	West	:	Radha Govind Apartment Details not available
13	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.
			A B
			As per the Deed Actuals
	North	:	- -
	South	:	- -
	East	:	- -
	West	:	- -

14.	Extent of the site	:	Carpet Area in Sq. Ft. = 773.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 710.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 852.00 (Area as per Index II)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°13'02.4"N 72°52'13.2"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 710.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Seller Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No. 1 (P), Hissa No. 108, C.T.S No. 173 & 175, B-1, B-2
	Block No.	:	-
	Ward No.	:	Ward – R/Central
	Village / Municipality / Corporation	:	Village – Magathane Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 304, 3 rd Floor, "Radha Krishna", Radha Residency Co-op. Hsg. Soc. Ltd., Siddharth Nagar, Village Magathane, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2019 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground (pt) Shops + Stilt (pt) + 1 st to 19 th + 20 th (pt) upper floors. (As per Occupancy Certificate)
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flats on 3 rd Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal sewer
	Car parking - Open / Covered	:	Open / Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

	transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹ 27,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 24,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	: ₹ 1,56,390.00 per Sq. M. i.e. ₹ 14,529.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of Flat with Services (v(3)i)	: ₹ 3,000.00 per Sq. Ft.
	Age of the building	: 4 Years
	Life of the building estimated	: 56 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A., as the property age is below 5 years.
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 24,000.00 per Sq. Ft.
	Total Composite Rate	: ₹ 27,000.00 per Sq. Ft.
	Remarks: As per actual measurement Carpet area is 773.00 Sq. Ft. is more than carpet area mentioned in the Agreement. We have considered the area mentioned in the documents. Hence to give proper weightage to the value of the property, higher rate i.e. ₹27,000.00 per Sq. Ft. considered.	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	710.00 Sq. Ft.	27,000.00	1,91,70,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total value of the property			1,91,70,000.00
	Realizable value of the property			1,72,53,000.00
	Distress Value of the property			1,53,36,000.00
	Insurable value of the property (852.00 X 3,000.00)			25,56,000.00
	Guideline value of the property (As per Index II)			1,23,82,960.00

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 Index II 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 Index II 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.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 26,000.00 to ₹ 28,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 27,000.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	₹ 48,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



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Route Map of the property

(Site ur)



Longitude Latitude: 19°13'02.4"N 72°52'13.2"E

Note: The Blue line shows the route to site from nearest metro station (Magathane –1.1 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE: MAGAATHANE Commence From 1st April 2022 To 31st March 2023							
Type of Area	Urban	Local Body Type	Corporation 'A' Class	Local Body Name	Municipal Corporation of Greater Mumbai	Local Mark	Terrain: Village Boundary to the North, National Park to the East, 36.6 m. D. P. Road to the South-North, Village Boundary to the South, Express Highway to the West.
Rate of Land + Building in ₹ per sq. m. Built-Up							
Zone	Sub-Zone	Land	Ready Reckoner	Office	Shop	Industrial	
86	86/391	69980	156390	179650	213800	156390	
<small>C.T.S.No. 160/1, 168/2, 168/3, 169, 170, 171, 172, 173, 174, 175, 176, 177, 177/1, 177/2, 178, 179, 180, 181, 182, 182A, 182B, 183, 183A, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 212A, 212B, 213, 214, 215, 216, 217, 217/1, 217/2, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 266, 271, 272, 273B, 273C, 274, 274A/1, 274A/2, 274B/1, 282, 283, 284</small>							
<input type="button" value="Compare With Previous Year"/>							

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,56,390.00			
No Increase on Flat Located on 3 rd Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,56,390.00	Sq. Mtr.	14,529.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	00.00			
The difference between land rate and building rate (A – B = C)	00.00			
Depreciation Percentage as per table (D) [100% - 4%] (Age of the Building – 4 Years)	00%			
Rate to be adopted after considering depreciation [B + (C x D)]	00.00	Sq. Mtr.	00.00	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

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kacha 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

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Posted on Mar 27 '22 Property ID: 585294

₹1.85 Cr Get ₹55,500 cashback on Home Loan

2 BHK 900 Sq-ft Flat For Sale Siddhartha Nagar, Mumbai

2 Beds 2 Baths 1 Covered Parking Furnished

Carpet Area 650 sqft • 72842 sqft	Developer Chaitanya Group	Project Radha Govind
Floor 2 (Out of 8 Floors)	Transaction Type Resale	Status Ready to Move
Facing East	Lifts 2	Furnished Status Furnished

East Facing Property

Contact Agent
Get Phone No.

Last contact made 6 days ago

Get Contact Details

Contact Agent

REBA REGISTERED

Suresh Shetty +91 80 11111125

Your Name

Email

IND +91 Mobile Number

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Price Breakup: **₹1.85 Cr** | ₹9,25,000 Approx. Registration Charges | ₹5,500 Monthly

Booking Amount: **₹5.0 Lac**

RERA ID: **A51900001334**

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Posted on Feb 17 '22 Property ID: 666298

₹1.80 Cr Get ₹50,000 cashback on Home Loan

2 BHK 95 Sq-ft Flat For Sale Siddhartha Nagar, Mumbai

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area 650 sqft • 727652 sqft	Developer Chaitanya Group	Project Radha Govind
Floor 4 (Out of 9 Floors)	Transaction Type Resale	Status Ready to Move
Facing West	Lifts 2	Furnished Status Unfurnished

East Facing Property

Contact Agent
Get Phone No.

Last contact made 6 days ago

Get Contact Details

Contact Agent

Prashant Virhalani +91 87 11111114

Your Name

Email

IND +91 Mobile Number

Agree to Magicbricks Terms of Use

Get Contact Details

More Details

Price Breakup: **₹1.8 Cr** | ₹9,00,000 Approx. Registration Charges | ₹5,000 Monthly

Booking Amount: **₹5.0 Lac**

RERA ID: **A51900003593**

Address: **Boriyali East, Mumbai, Siddhartha Nagar, Mumbai - North Mumbai, Maharashtra**

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Posted on Feb 11, 2023 Property ID: 65730385

₹1.85 Cr Get ₹55,500 cashback on Home Loan ✓ VERIFIED ON SITE

2 BHK (95 Sq-ft) Flat For Sale **Borivali East, Mumbai**

2 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area 659 sqft ₹28.07/sqft	Developer Chaitya Group	Project Radha Govind
Floor 7 (Out of 9 Floors)	Transaction Type Resale	Status Ready to Move
Facing West	Furnished Status Unfurnished	Type Of Ownership Freehold

Contact Agent
Get Phone No.
Last contact made 54 days ago
Get Contact Details

Contact Agent

✓ **RERA REGISTERED**

Nilesh Aji +91-98221XXXX9

Your Name:

Email:

IND +91 + Mobile Number

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More Details

Price Breakup: ₹1.85 Cr | ₹9,25,000 Approx. Registration Charges | ₹5,000 Monthly

Booking Amount: ₹5.0 Lac

Address: Borivali East, Mumbai, Borivali East, Mumbai - Western Mumbai, Maharashtra

Landmarks: Siddharth Nagar Thakur Village Kandivali East

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Posted on Mar 21, 2023 Property ID: 64774825

₹1.80 Cr Get ₹46,000 cashback on Home Loan

2 BHK (90 Sq-ft) Flat For Sale **Siddharth Nagar, Mumbai**

2 Beds 2 Baths Unfurnished

Carpet Area 640 sqft ₹28.12/sqft	Developer Chaitya Group	Project Radha Govind
Floor 5 (Out of 9 Floors)	Transaction Type Resale	Status Ready to Move
Facing East	Furnished Status Unfurnished	

Contact Agent
Get Phone No.
Get Contact Details

Contact Agent

Harsh Adhyaa +91701XXXX1827

Your Name:

Email:

IND +91 + Mobile Number

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More Details

Price Breakup: ₹1.8 Cr | ₹9,00,000 Approx. Registration Charges | ₹6,500 Monthly

Booking Amount: ₹10.0 Lac

RERA ID: A51800040269

Address: Borivali East, Mumbai, Siddharth Nagar, Mumbai - North Mumbai, Maharashtra

Sales Instance

4031367 29-03-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक सह दु.नि. बोरीवली 2 दस्त क्रमांक 4034/2022 नोंदणी Regn 63m
गावाचे नाव : सागाठाणे		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	16000000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपटाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11420132.4	
(4) भू-मापन,पोटहिसा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 104 बी विंग, माळा नं: 1, इमारतीचे नाव: राधा गोविंद, राधा रेसिडेन्सी सी एच एस लिमिटेड, ब्लॉक नं: बोरीवली पूर्व मुंबई 400066, रोड : सिद्धार्थ नगर (C.T.S. Number : 175-B-1 & 2 :)	
(5) क्षेत्रफळ	75.51 चौ मीटर	
(6) आकारणी किवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या पक्षकाराचे व पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश अश्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -वीणा विलास समेत - वय -54 पत्ता -प्लॉट नं 104 बी विंग, माळा नं. 1, इमारतीचे नाव, राधा गोविंद, राधा रेसिडेन्सी सी एच एस लिमिटेड, ब्लॉक नं. बोरीवली पूर्व मुंबई, रोड नं. सिद्धार्थ नगर, महाराष्ट्र, MUMBAI पिन कोड -400066 पॅन नं.-ARBP54376Q 2) नाव -विजय पुरुषोत्तम साळवी - वय -54 पत्ता -प्लॉट नं 104 बी विंग, माळा नं 1, इमारतीचे नाव राधा गोविंद, राधा रेसिडेन्सी सी एच एस लिमिटेड, ब्लॉक नं. बोरीवली पूर्व मुंबई, रोड नं. सिद्धार्थ नगर, महाराष्ट्र, MUMBAI पिन कोड -400066 पॅन नं.-BLZPS4133B 3) नाव -संजय पुरुषोत्तम साळवी - वय -47 पत्ता -प्लॉट नं: 104 बी विंग, माळा नं 1, इमारतीचे नाव राधा गोविंद, राधा रेसिडेन्सी सी एच एस लिमिटेड, ब्लॉक नं. बोरीवली पूर्व मुंबई, रोड नं. सिद्धार्थ नगर महाराष्ट्र, MUMBAI पिन कोड -400066 पॅन नं -ARBP55921P	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश अश्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -तन्वी किणी - वय -35 पत्ता -प्लॉट नं 20, माळा नं 5, इमारतीचे नाव श्रद्धा ब्लॉक न कांदिवली पश्चिम मुंबई, रोड नं - महाराष्ट्र, MUMBAI पिन कोड -400067 पॅन नं.-AN5PK3686R 2) नाव -सुमीत कुमार चौररिया - वय -40, पत्ता -प्लॉट नं 20, माळा नं 5, इमारतीचे नाव श्रद्धा ब्लॉक नं. कांदिवली पश्चिम मुंबई, रोड नं - महाराष्ट्र, मुंबई, पिन कोड -400067 पॅन नं.-AHGFC5680F	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/03/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	25/03/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	4034/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	800000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

2954368 29-03-2023 Note: -Generated Through eSearch Module, For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक सह दु.नि. बोरीवली 3 दस्त क्रमांक 2954/2022 नोंदणी Regn 63m
गावाचे नाव : मागाठाणे		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	15800000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12179497.12	
(4) भू-मापन, पोटहिसा व धरक्रमांक असल्यास	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 602, बी विंग, राधा गोविंद, माळा नं: 6 वा मजला, इमारतीचे नाव: राधा रेसिडेन्सी सी एच एस लिमिटेड, ब्लॉक नं: वे. एक्स. हायवे, सिद्धार्थ नगर, रोड : बोरीवली (पूर्व), मुंबई 400066. इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 666 चौ. फूट. कार्पेट किंवा 799.20 चौ. फूट बिल्ट अप असे वाचावे. सदनिकेसहित एक ओपन कार पार्किंग स्पेस नं. बी-602 ((C.T.S. Number : 175-B'1 & 175-B'2 :))	
(5) क्षेत्रफळ	74.28 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल किंवा		
(7) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अश्यास प्रतिवादिचे नाव व पत्ता	1) नाव -अभिजीत - बोरा वय -55 पत्ता -प्लॉट नं सदनिका नं ए 1404, माळा नं - , इमारतीचे नाव अटलांटिक रेसिडेन्सेस, ब्लॉक नं 3 मोनटीएथ रोड, ऑप अल्सा मॉल, रोड नं एगमोर, तमिळ नाडू टाईळ पाडू, चेन्नई पिन कोड -600008 पिन नं -ACWFB8326J 2) नाव -सुना - बोरा वय -55 पत्ता -प्लॉट नं सदनिका नं ए 1404, माळा नं - , इमारतीचे नाव अटलांटिक रेसिडेन्सेस, ब्लॉक नं 3 मोनटीएथ रोड, ऑप अल्सा मॉल, रोड नं एगमोर, तमिळ नाडू, टाईळ पाडू, चेन्नई पिन कोड -600008 पिन नं -AOFPB9285B	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अश्यास प्रतिवादिचे नाव व पत्ता	1) नाव -शिखार - सोडानी वय -47, पत्ता -प्लॉट नं सदनिका क्र ए 503, माळा नं - , इमारतीचे नाव वीणा सितार सीएचएस लिमिटेड, ब्लॉक नं. महावीर नगर, डहाणूकरवाडी, रोड नं कादिवली (पश्चिम), मुंबई महाराष्ट्र, मुंबई पिन कोड -400067 पिन नं -AADFS7342A 2) नाव -ज्योती - सोडानी वय -44, पत्ता -प्लॉट नं सदनिका क्र ए 503, माळा नं - , इमारतीचे नाव वीणा सितार सीएचएस लिमिटेड, ब्लॉक नं. महावीर नगर, डहाणूकरवाडी, रोड नं कादिवली (पश्चिम), मुंबई महाराष्ट्र, मुंबई पिन कोड -400067 पिन नं -BBAPS1510D	
(9) दस्तऐवज करून दिल्याचा दिनांक	10.03.2022	
(10) दस्त नोंदणी केल्याचा दिनांक	10.03.2022	
(11) अनुक्रमांक खंड व पृष्ठ	2954/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	790000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शीरा		
मूल्यांकनासाठी विचारत घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला	(i) within the limits of any Municipal Corporation or any Cantonment area	



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(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 29.03.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 18.03.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mrs. Pratima Vinayak Pai & Mr. Vinayak Ramkrishna Pai from Mrs. Pramila P. Soni & Mr. Pravin Champalal Soni vide Agreement for Sale dated 27.03.2023.
2.	purpose of valuation and appointing authority	As per the request from Central Bank of India, Samta Nagar Kandivali (East) Branch to assess value of the property for Bank Loan Purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Mahesh Shinde – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shamal Bodke – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 18.03.2023 Valuation Date – 29.03.2023 Date of Report – 29.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 18.03.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **29th March 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 710.00** in the name of **Mrs. Pratima Vinayak Pai & Mr. Vinayak Ramkrishna Pai**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mrs. Pratima Vinayak Pai & Mr. Vinayak Ramkrishna Pai**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 710.00**.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the

subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 710.00.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

