

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Nipa Nayan Thakkar**

Residential Flat No. 1201, 12th Floor, "The Old Hemant Villa Co-op. Hsg. Soc. Ltd.", Zaver Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.

Longitude Latitude: 19°10'27.3"N 72°57'07.7"E

Valuation Done for:

**Union Bank of India
Mulund West Branch**




185R-Alhad, P. K. Road, Mulund (West), Mumbai – 400 080,
State – Maharashtra, Country – India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

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 **Regd. Office** : 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

Valuation Report Prepared For: Union Bank of India / Mulund West Branch / Mrs. Nipa Nayan Thakkar (30426/46197)

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Vastu/Thane/03/2023/30426/46197
20/26-391-NIPA
Date: 20.03.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1201, 12th Floor, "The Old Hemant Villa Co-op. Hsg. Soc. Ltd.", Zaver Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Mrs. Nipa Nayan Thakkar.**

Boundaries of the property.

North : Shiv Krupa Building
South : Zaver Road
East : Mahavir Symphony
West : Mhanjusha CHSL

Considering various parameters recorded, 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 this particular purpose at **₹ 2,06,80,000.00 (Rupees Two Crore Six Lakh Eighty 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.

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.



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Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093

To,
The Branch Manager
Union Bank of India
Mulund West Branch
 185R-Alhad, P. K. Road,
 Mulund (West), Mumbai – 400 080,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General		
1.	Purpose for which the valuation is made		: To assess value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 19.03.2023
	b)	Date on which the valuation is made	: 20.03.2023
3.	List of documents produced for perusal		:
	i) Copy of Deed of Rectification dated 14.07.2020		
	ii) Copy of Commencement Certificate No. SRA / DDTP / 704 / T / PL / AP dated 31.07.2015 issued by Slum Rehabilitation Authority.		
	iii) Copy of Occupancy Certificate No. SRA / DDTP / 704 / T / PL / AP dated 13.10.2020 issued by Slum Rehabilitation Authority.		
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		: Mrs. Nipa Nayan Thakkar Address: Residential Flat No. 1201, 12 th Floor, "The Old Hemant Villa Co-op. Hsg. Soc. Ltd.", Zaver Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India. Contact Person: Nipa Thakkar (Owner) Contact No. - 9833346488 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)		: The property is a Residential Flat is located on 12 th Floor. The composition of flat is having 3 Bedroom + Living Room + Kitchen + 3 Toilets. (i.e. 3 BHK + 3 Toilets). The property is at 500 Mtr. walkable distance from nearest railway station Mulund.
6.	Location of property		:
	a)	Plot No. / Survey No.	: Plot No. 4, Survey No. 345, Hissa No. A(Part)
	b)	Door No.	: Residential Flat No. 402
	c)	C.T.S. No. / Village	: CTS No. 1200 (P) & 1201 (P) of Village – Mulund (West)
	d)	Ward / Taluka	: Ward – 'T', Taluka – Kurla
	e)	Mandal / District	: District – Mumbai Suburban
	f)	Date of issue and validity of layout of	: As Occupancy Certificate is received may be assumed

	approved map / plan	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	:	N.A.
7.	Postal address of the property	:	Residential Flat No. 1201, 12 th Floor, "The Old Hemant Villa Co-op. Hsg. Soc. Ltd.", Zaver Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.®
8.	City / Town	:	Mulund (West), 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 – Mulund (West) Municipal Corporation of Greater Mumbai / SRA
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 Document
	North		Shiv Krupa Building
	South		Zaver Road
	East		Mahavir Symphony
	West		Mhanjusha CHSL
			Details not available
			Details not available
			Details not available
			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. = 895.00 Cupboard Area in Sq. Ft. = 19.00 Dry Balcony Area in Sq. Ft. = 28.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 940.00 (Area as per Agreement for Sale)

		Built Up Area in Sq. Ft. = 1128.00 (Carpet Area as per Agreement +20%)
14.1	Latitude, Longitude & Co-ordinates of Flat	: 19°10'27.3"N 72°57'07.7"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft. = 940.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Residential
2.	Location	: R
	C.T.S. No.	: CTS No. 1200 (P) & 1201 (P) of Village – Mulund (West)
	Block No.	: -
	Ward No.	: Ward – 'T'
	Village / Municipality / Corporation	: Village – Mulund Municipal Corporation of Greater Mumbai / SRA
	Door No., Street or Road (Pin Code)	: Residential Flat No. 1201, 12 th Floor, " The Old Hemant Villa Co-op. Hsg. Soc. Ltd. ", Zaver Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Industrial / Mixed	: Residential
4.	Year of Construction	: 2020 (Occupancy Certificate)
5.	Number of Floors	: Ground + 2 Podium + 17 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling Flats in the building	: 1 Flat on 12 th Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	: Think.Innovate.Create
	Lift	: 2 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open / Covered Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes

III	FLAT	
1	The floor in which the Flat is situated	: 12 th Floor
2	Door No. of the Flat	: Residential Flat No. 1201
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring

	Doors	:	Wooden door frame with solid flush shutters
	Windows	:	Powder Coated Aluminum Sliding Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering with POP finished
4	House Tax	:	
	Assessment No.	:	Details not provided
	Tax paid in the name of:	:	Details not provided
	Tax amount:	:	Details not provided
5	Electricity Service connection No.:	:	Details not provided
	Meter Card is in the name of:	:	Details not provided
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Mrs. Nipa Nayan Thakkar
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 1128.00 (Carpet Area as per Agreement +20%)
10	What is the floor space index (app.)	:	As per MCGM / SRA norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 895.00 Cupboard Area in Sq. Ft. = 19.00 Dry Balcony Area in Sq. Ft. = 28.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 940.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 43,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 21,000.00 to ₹ 23,000.00 per Sq. Ft. on Carpet Area

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).	:	₹ 22,000.00.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 19,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 1,45,948.00 Per Sq. M. i.e. ₹ 13,559.00 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	:	2 Years
	Life of the building estimated	:	58 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	:	₹ 19,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 22,000.00 per Sq. Ft.
	Remark:		

Details of Valuation:

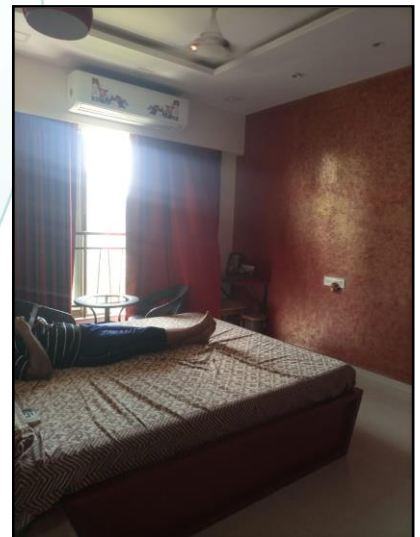
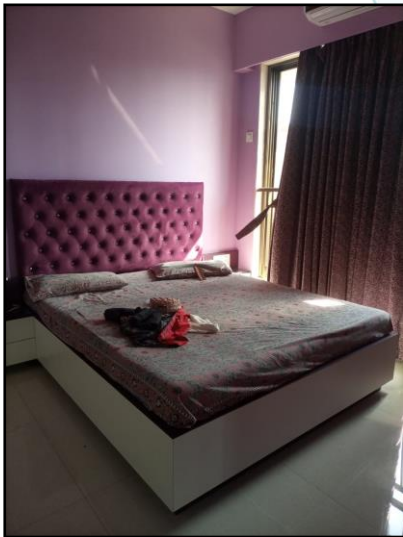
Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Flat (incl. Car Parking if provided)	940.00 Sq. Ft.	22,000.00	2,06,80,000.00
2	Showcases /			
3	Kitchen arrangements			
4	Superfine finish			
5	Interior Decorations			
6	Electricity deposits / electrical fittings, etc.			
7	Extra collapsible gates / grill works etc.			
8	Potential value, if any			
9	Others			
	Total Value of the property			2,06,80,000.00
	The Net realizable value of the property			1,86,12,000.00
	Distress value of the property			1,65,44,000.00
	Insurable value of the property			33,84,000.00
	Guideline value of the property			1,52,94,552.00

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 ₹ 21,000.00 to ₹ 23,000.00 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 Residential and Commercial application in the locality etc. We estimate ₹ 22,000.00 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	₹ 43,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual Site Photographs

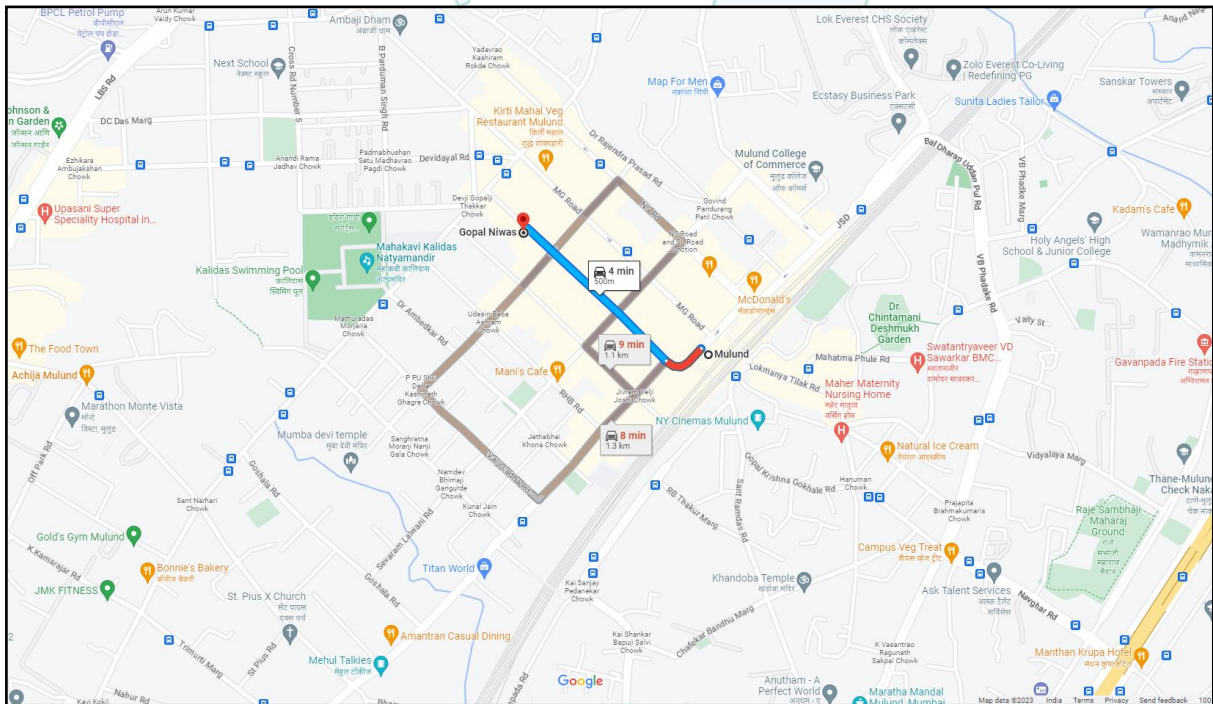
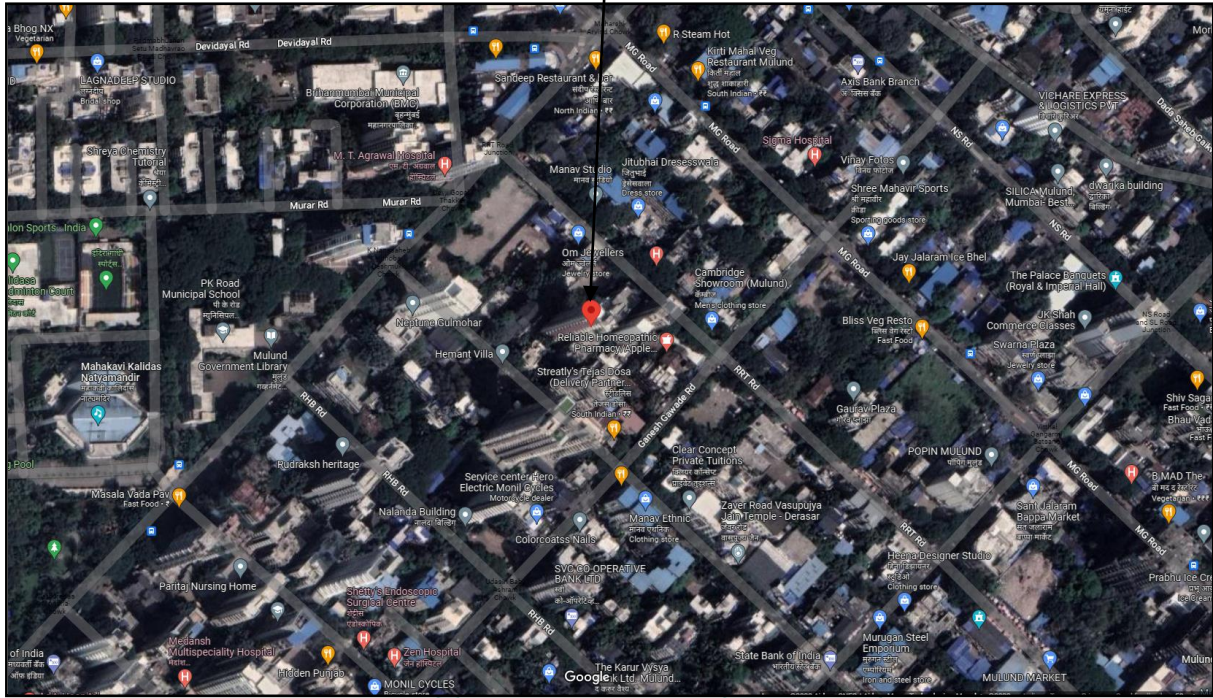


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OLD HEMANT VILLA CHSL.	
1st floor	
101 Mr. BHARATI P. MASHKER	1011 Mrs. HINA SHARAD GALA
102 Mr. VINOD MANOHAR JAIN	1002 Mr. SANJAY BHANUDHAR
2nd floor	
201 Mr. JATIN J. SANGHVI	1101 Mr. DRIHANT B. SHAH
202	1102 Mrs. HEENA HIRAN GALIYA
3rd floor	
301 Mrs. HANSA KIRTI SHAH	1201 Mrs. NIRAJ SHAYAN THAKKER
302 Mr. JAYESH MEHTA	1202 REFUGE
4th floor	
401 Mr. HIRKESH DANDGA	1301 Mr. AUJCHAND PASAD
402 Mrs. MITTAL VAISHAV SHAH	1302 Mrs. KIRANVAATI TALKA
5th floor	
501 REFUGE + SOCIETY ROOM	1401
502 Mr. HITEN PATEL	1402 Mrs. REKHA JAIN
6th floor	
601 Mr. PANKAJ J. SANGHVI	1501 Mr. RAKESH YOKA
602	1502
7th floor	
701 Mr. NIKUNJ DAFIARY	1601
702 Mrs. CHANDRIKA P. THAKKER	1602 Mr. RAKESH DUBEY
8th floor	
801 Mrs. PREETI HITESH SHAH	1701
802 Mr. HITESH SHAH	TERACE
9th floor	
901 Mrs. LEENA HARESH SHAH	
902 Mr. HARESH K. SHAH	




Route Map of the property site u/r



Longitude Latitude: 19°10'27.3"N 72°57'07.7"E


Note: The Blue line shows the route to site from nearest Railway station (Mulund – 500 Mts.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year

20222023

Annual Statement of Rates

Language

English

Selected District

Select Village

Search By Survey No Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
123/567 -भुभाग: एल.बी.एस.मार्ग व रेल्वे लाईन मधील विभाग क्रमांक 123/568 मधील मिळकती सोडून उर्वरीत सर्व मिळकती.	64240	132680	152580	176500	132680	चौरस मीटर	सि.टी.एस. नंबर

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Price Indicators

NOBROKER 2 BHK Flat In Laxmi Niwas For Sale In Panch Rasta

₹ 1.35 Crores Negotiable | ₹ 77,374/Month Estimated EM | 900 Sq.Ft.

Home / Flats for Sale in Mumbai / Flats for Sale in Mulund west / 2BHK Flat for Sale in Mulund west / Property Details

2 Bedroom No. of Bedroom	Feb 9, 2023 Posted On
1 Bathroom No. of Bathroom	Immediately Possession
NA Bakery	Laxmi Niwas Apartment
Bike and Car Parking	None Power Backup

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.7 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	900 Sq.Ft	Carpet Area	623 Sq.Ft
Furnishing Status	Fully Furnished	Facing	North
Floor	3/3	Parking	Bike And Car
Gated Security	Yes		

Activity On This Property: 180 Unique Views, 0 Shortlists, 0 Contacted

Similar Properties: More 2 BHK Properties for Buy in Mulund West

NOBROKER 2 BHK Flat For Sale In Mulund West

₹ 1.37 Crores Negotiable | ₹ 78,520/Month Estimated EM | 740 Sq.Ft.

Home / Flats for Sale in Mumbai / Flats for Sale in Mulund west / 2BHK Flat for Sale in Mulund west / Property Details

2 Bedroom No. of Bedroom	Feb 13, 2023 Posted On
2 Bathroom No. of Bathroom	Immediately Possession
2 Bakery	Standalone Building Standalone Building
Bike Parking	Full Power Backup

Age of Building	5-10 Years	Ownership Type	Self Owned
Flooring	Vitrified Tiles	Builtup Area	740 Sq.Ft
Carpet Area	636 Sq.Ft	Furnishing Status	Fully Furnished
Facing	East	Floor	7/7
Parking	Bike	Gated Security	No

Activity On This Property: 378 Unique Views, 1 Shortlists, 11 Contacted

Similar Properties: 2 BHK Flat For Sale In Mulund East, 2 BHK Flat For Sale In Lal Bahadur Shastri Road

Price Indicators

2 BHK Flat In Anon Avenue For Sale In Mulund, Mulund West
 ₹ 1.55 Crores (Negotiable) | ₹ 88,837/Month (Estimated EM) | 952 Sq.Ft.

Category	Value
Age of Building	Newly Constructed
Maintenance Charges	₹5.0 Per Sq.Ft/M
Builtup Area	952 Sq.Ft
Furnishing Status	Unfurnished Furnish Now
Floor	9/9
gated Security	Yes
Ownership Type	Self Owned
Flooring	NA
Carpet Area	688 Sq.Ft
Facing	South-East
Parking	Car

Activity On This Property
 270 Unique Views | 4 Shortlists | 6 Contacted

Similar Properties
 2 BHK Flat in Yamuna Heights For Sale in Mulund West
 2 BHK Flat in Nirmal Thriller Triumph For Sale in Mulund West

2 BHK Flat In Ashwa Villa Chs. For Sale In Mulund West
 ₹ 1.4 Crores (Negotiable) | ₹ 80,240/Month (Estimated EM) | 870 Sq.Ft.

Category	Value
Age of Building	5-10 Years
Maintenance Charges	₹3.2 Per Sq.Ft/M
Builtup Area	870 Sq.Ft
Furnishing Status	Semi Furnish Now
Floor	7/7
gated Security	Yes
Ownership Type	Self Owned
Flooring	Vitrified Tiles
Carpet Area	576 Sq.Ft
Facing	North-West
Parking	None

Activity On This Property
 383 Unique Views | 0 Shortlists | 3 Contacted

Similar Properties
 More 2 BHK Properties For Sale in Mulund West

Price Indicators

NOBROKER

2 BHK Flat in Avani Towers For Sale In Mulund West
Dada Sahab Gokhale Rd, Siddharth Nagar, Mulund West, Mumbai, Maharashtra 400080, India

₹ 1.4 Crores Negotiable | ₹ 80,240/Month Estimated EM | 800 Sq.Ft. | Need Home Loan? Apply Loan

2 Bedroom (No. of Bedroom) | Posted On: Mar 1, 2023
2 Bathroom (No. of Bathroom) | Posted On: May 1, 2023
NA (No. of Bathroom) | Posted On: Avani Towers Apartment

Get Owner Details

Price trends by NBEstimate | Check Now

Report what was not correct in this property
Listed by Broker | Sold Out | Wrong Info

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.8 Per Sq.Ft/M	Flooring	Vitrified Tiles
Buildup Area	800 Sq.Ft	Carpet Area	630 Sq.Ft
Furnishing Status	Fully Furnished	Facing	East
Floor	3/6	Parking	None
Gated Security	Yes		

Activity On This Property

352 Unique Views | 3 Shortlists | 5 Contacted | Powered By: NBEstimate

Similar Properties

More 2 BHK Properties for buy in Mulund West

NOBROKER

2 BHK Flat in Vaikunth Building, Mulund West For Sale In Mulund
BP Cross Road No. 1

₹ 1.9 Crores Negotiable | ₹ 1.09 Lacs/Month Estimated EM | 900 Sq.Ft. | Need Home Loan? Apply Loan

2 Bedroom (No. of Bedroom) | Posted On: Jan 9, 2023
2 Bathroom (No. of Bathroom) | Posted On: Immediately
NA (No. of Bathroom) | Posted On: Vaikunth Building, ... Apartment
Bike and Car (Parking) | Posted On: Full Power Setup

Get Owner Details

Price trends by NBEstimate | Check Now

Report what was not correct in this property
Listed by Broker | Sold Out | Wrong Info

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹4.5 Per Sq.Ft/M	Flooring	Vitrified Tiles
Buildup Area	900 Sq.Ft	Carpet Area	761 Sq.Ft
Furnishing Status	Fully Furnished	Facing	Don't Know
Floor	1/7	Parking	Bike And Car
Gated Security	Yes		

Activity On This Property

352 Unique Views | 4 Shortlists | 1 Contacted | Powered By: NBEstimate

Similar Properties

2 BHK Flat in Satyam Chs For Sale In Mulund West
Chandrasekar Kotecha Marg, PT Staff Colony, Mulund West, Mumbai, Maharashtra, India

Price: ₹3.20 Crores | Buildup Area: 1100 sq.ft. | Help & Feedback

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.

We hope this will satisfy your requirements.

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As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 2,06,80,000.00 (Rupees Two Crore Six Lakh Eighty Thousand Only). The Realizable Value of the above property is ₹ 1,86,12,000.00 (Rupees One Crore Eighty Six Lakh Twelve Thousand Only) and the Distress Value is ₹ 1,65,44,000.00 (Rupees One Crore Sixty Five Lakh Forty Four Thousand Only).

Place: Mumbai

Date: 20.03.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature

(Name of the Branch Manager with Flat Seal)

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Enclosures		
	Declaration From Valuers (Annexure – II)	Attached
	Model code of conduct for valuer (Annexure – III)	Attached

Annexure – II

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 20.03.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 19.03.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is purchased by Mrs. Nipa Nayan Thakkar
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India / Mulund West Branch, Mumbai to assess Fair Market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharad Chalikwar – Govt. Regd. Valuer Manoj Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Prajakta Patil – Technical Manager Nitesh Khedekar – 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 – 19.03.2023 Valuation Date – 20.03.2023 Date of Report – 20.03.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done 19.03.2023
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 Comparative 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 Industrial and residential 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 **20th 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 advise 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 **940.00 Sq. Ft. Carpet Area** in the name of **Mrs. Nipa Nayan Thakkar**. 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. Nipa Nayan Thakkar**. 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 **940.00 Sq. Ft. Carpet Area**.

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 shop and properties that are typically traded on a Flat 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 **940.00 Sq. Ft. Carpet Area.**

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.

Annexure – III**MODEL CODE OF CONDUCT FOR VALUERS****{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}**

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

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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 **20th March 2023**.

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 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.

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 this particular purpose at **₹ 2,06,80,000.00 (Rupees Two Crore Six Lakh Eighty Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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