

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Venkatesh Madhav Shegunshi**

Residential Flat No. 303, 3rd Floor, Wing – B, "Aai Niketan A Co-Op. Hsg. Soc. Ltd.", Aai Nagar,
Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN Code - 400 605,
State - Maharashtra, Country – India.

Longitude Latitude: 19°11'29.5"N 72°59'23.6"E

Think.Innovate.Create

Valuation Prepared for:

Bank of India

Retail Business Centre Thane Branch

Bank Of India Building, 2nd Floor, Shivajipath, Opp. M. H. High School, Thane (West),
PIN Code – 400 601, 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

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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 OPINION REPORT

This is to certify that the property bearing Residential Flat No. 303, 3rd Floor, Wing – B, "Aai Niketan A Co-Op. Hsg. Soc. Ltd.", Aai Nagar, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN Code - 400 605, State - Maharashtra, Country – India belongs to **Mr. Venkatesh Madhav Shegunshi**.

Boundaries of the property.

North : Mayur Ratna Bungalow
South : Internal Road
East : Aai Dham, B - Wing
West : Open Plot / Budhaji Nagar Road

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 valued for this particular purpose at **₹ 39,60,750.00 (Rupees Thirty Nine Lakh Sixty Thousand Seven Hundred Fifty 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.

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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No. MNZ:C&IC:VAL19-20

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,
Bank of India
Retail Business Centre Thane Branch
 Bank Of India Building, 2nd Floor, Shivajipath,
 Opp. M. H. High School, Thane (West), PIN
 Code – 400 601, 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 Housing Loan Purpose.
2.	a) Date of inspection	: 24.03.2023
	b) Date on which the valuation is made	: 25.03.2023
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale (5 Pages from Documents) dated 06.02.2019 between Mr. Sudhir Paraji 2. Copy of Occupancy Certificate V. P. No. 93 / 104 / TMC / TDD / 437 dated 25.06.1998 issued by Thane Municipal Corporation, Thane.	
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)	: Mr. Venkatesh Madhav Shegunshi Address: Residential Flat No. 303, 3 rd Floor, Wing – B, "Aai Niketan A Co-Op. Hsg. Soc. Ltd.", Aai Nagar, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN Code - 400 605, State - Maharashtra, Country – India. Contact Person: Mr. Venkatesh M. Shegunshi (Owner) Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 303 located on 3 rd Floor. At the time of site visit we observed that passage area used as Bedroom. The composition of flat is 1 Living Room + Kitchen + Bathroom + WC + Passage (i.e. 1 RK with Bathroom + WC). The property is at 950M. walkable distance from nearest railway station Kalwa.
6.	Location of property	:
	a) Plot No. / Survey No.	: Survey No. 384, Hissa No. 2
	b) Door No.	: Residential Flat No. 303
	c) C. T.S. No. / Village	: Village – Kalwa
	d) Ward / Taluka	: Taluka – Thane
	e) Mandal / District	: District – Thane
	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		N.A.
7.		Postal address of the property	:	Residential Flat No. 303, 3 rd Floor, Wing – B, " Aai Niketan A Co-Op. Hsg. Soc. Ltd. ", Aai Nagar, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN Code - 400 605, State - Maharashtra, Country – India.
8.		City / Town	:	Kalwa (West), Thane
		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 – Kalwa Thane Municipal Corporation, Thane
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	:	Mayur Ratna Bungalow Details not available
		South	:	Internal Road Details not available
		East	:	Aai Dham, B - Wing Details not available
		West	:	Open Plot / Budhaji Nagar Road 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	:	Flat No. 304
		South	:	Flat No. 302
		East	:	Lobby
		West	:	Open Plot
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 274.00 (Area as per Actual Site Measurement) Built Up Area in Sq. Ft. = 375.00 (Area as per Agreement for sale) All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area
14.1		Latitude, Longitude & Co-ordinates of flat	:	19°11'29.5"N 72°59'23.6"E

15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 375.00 (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	:	
	C. T.S. No.	:	Village - Kalwa
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Kalwa Thane Municipal Corporation, Thane
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 303, 3 rd Floor, Wing – B, " Aai Niketan A Co-Op. Hsg. Soc. Ltd. ", Aai Nagar, Village – Kalwa, Kalwa (West), Taluka & District – Thane, PIN Code - 400 605, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1998 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground + 4 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	5 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	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal sewer
	Car parking	:	One / Covered Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the flat is situated	:	3 rd Floor
2	Door No. of the flat	:	Residential Flat No. 303
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified flooring
	Doors	:	Teak Wood door frame flush shutters with safety door
	Windows	:	Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed & casing capping.
	Finishing	:	Cement Plastering with POP false ceiling

4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Venkatesh Madhav Shegunshi
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built Up Area in Sq. Ft. = 375.00 (Area as per Agreement for sale)
10	What is the floor space index (app.)	:	As per TMC norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 274.00 (Area as per Actual Site Measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 8,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring 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)	:	₹ 10,000.00 to ₹ 12,000.00 per Sq. Ft. on Built Up 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).	:	₹ 11,500.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 9,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 59,925.00 per Sq. M. i.e. ₹ 5,567.00 per Sq. Ft.
4A	Guideline rate obtained from the Registrar's office (After depreciation)	:	₹ 51,594.00 per Sq. M. i.e. ₹ 4,793.00 per Sq. Ft.

	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / Regn. Fees. Thus the rates differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. differs.	
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	25 Years
	Life of the building estimated	:	35 Years subject to proper and regular maintenance of the building.
	Depreciation percentage assuming the salvage value as 10%	:	37.50%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,562.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 9,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 10,562.00 per Sq. Ft.
	Remark: At the time of site visit we observed that passage used as Bedroom.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	375.00 Sq. Ft.	10,562.00	39,60,750.00
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			
	Fair market value of the property			39,60,750.00
	The Realizable value of the property			35,64,675.00
	The Distress value of the property			31,68,600.00
	Insurable value of the property (375.00 Sq. Ft. x 2,500.00)			9,37,500.00
	Govt. Value of the property (375.00 Sq. Ft. x 4,793.00)			17,97,375.00

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 ₹ 10,000.00 to ₹ 12,000.00 per Sq. Ft. on Built Up 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 ₹ 10,562.00 per Sq. Ft. on Built Up Area for valuation.

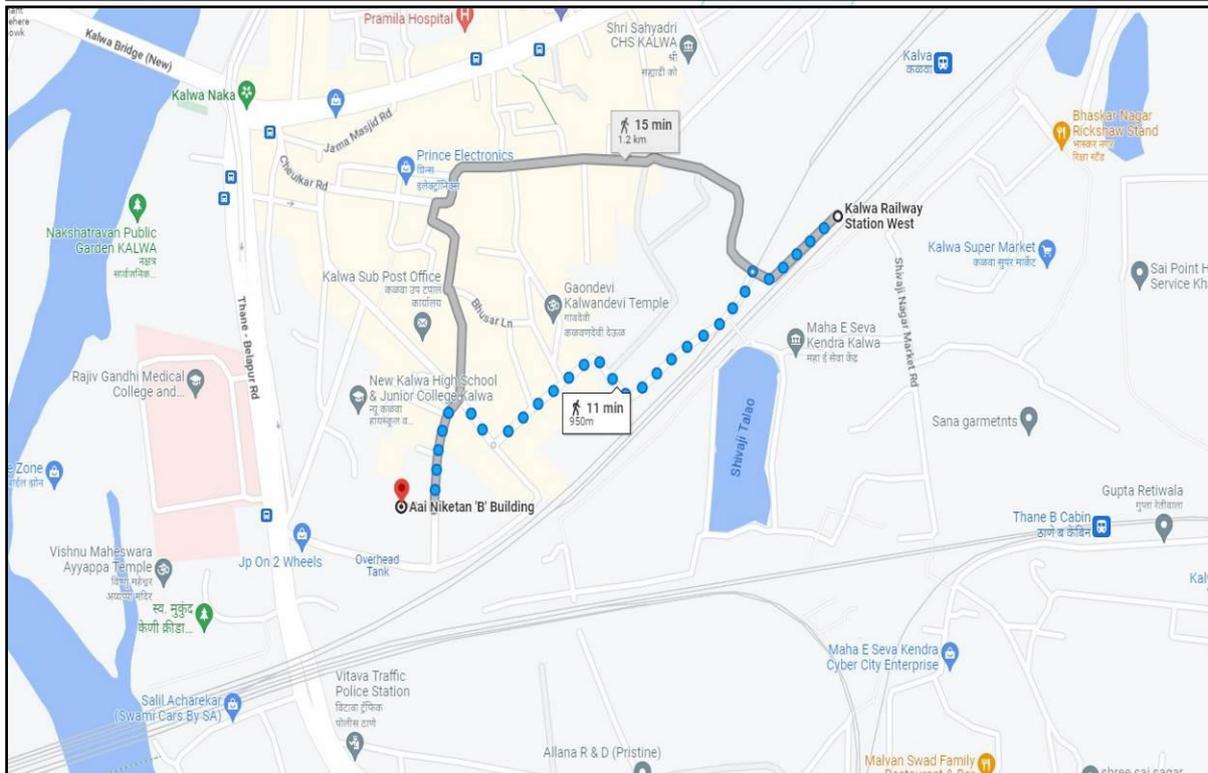
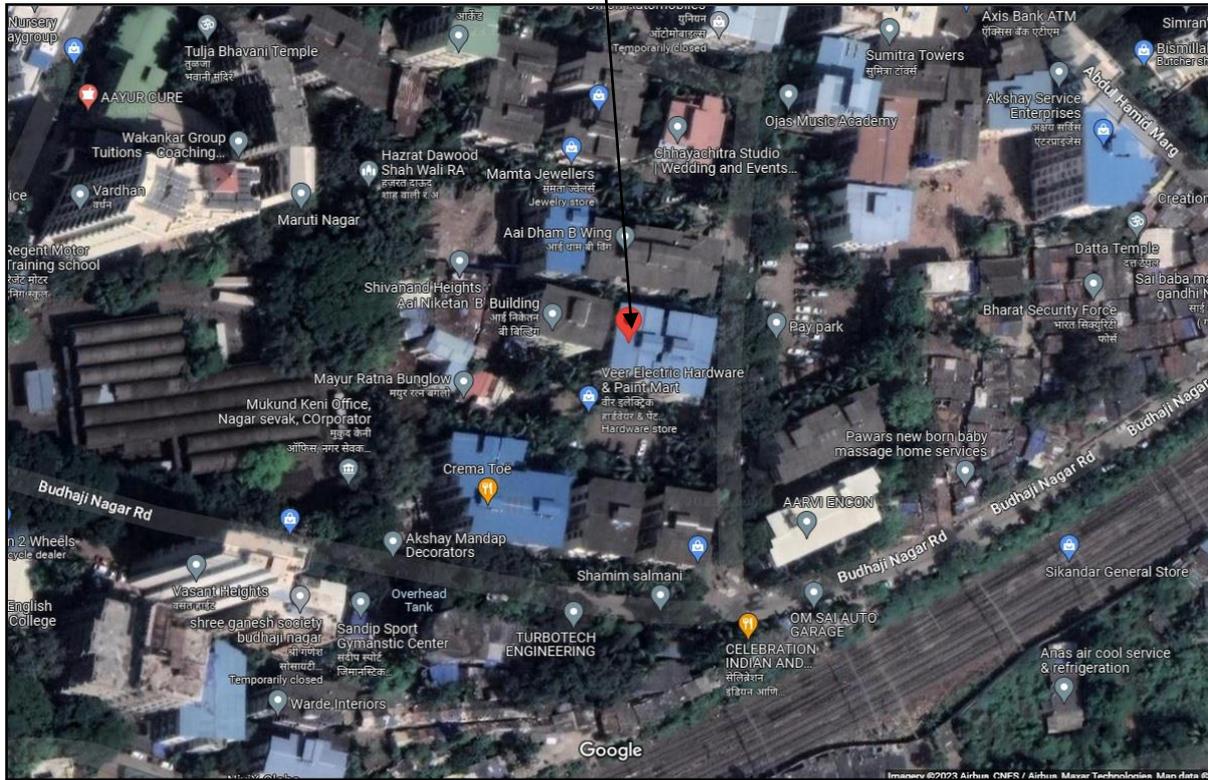
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	₹ 8,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



Route Map of the property

Site u/r



Longitude Latitude: 19°11'29.5"N 72°59'23.6"E

Note: The Blue line shows the route to site from nearest railway station (Kalwa – 950M.)

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 2022/2023

Language English

Annual Statement of Rates

Selected District: ठाणे
 Select Taluka: ठाणे
 Select Village: गावाचे नाव : कळवा
 Search By: Survey No Location

Select	उपविभाग	पूरी जमीन	निवासी सरनिफा	ऑफिस	डुकाने	औद्योगिक	एकक (Rt./)
SurveyNo	14/53/E-10क) रेल्वे लाईन व महामार्ग या मधील त्रिकोणाकृती भाग टिका नंबर 7	28600	70500	80900	103900	80900	चौ. मीटर
SurveyNo	14/53/F-10क) रेल्वे लाईन व महामार्ग या मधील त्रिकोणाकृती भाग टिका नंबर 8	28600	70500	80900	103900	80900	चौ. मीटर
SurveyNo	14/54-10क) रेल्वे लाईन व महामार्ग या मधील त्रिकोणाकृती भाग टिका नंबर 10 अखिकसीत प्र.चौ.मी.	10400	0	0	0	0	चौ. मीटर
SurveyNo	14/55-10ड) मध्य रेल्वेच्या उत्तरेकडील व दक्षिणेकडील लाईनमधील त्रिकोणाकृती भाग	21700	70700	73600	88200	73600	चौ. मीटर
SurveyNo	14/56-10ई) मध्ये रेल्वे (मैन) ज्या दक्षिणेकडील सर्व भुभाग (संरक्षित जंगल वगळून) टिका नंबर 9	9900	44500	51200	56700	51200	चौ. मीटर

1 2 3 4

Stamp Duty Ready Reckoner Market Value Rate for Flat	70,500.00			
No increase as Flat Located on 3 rd Floor	10,575.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	59,925.00	Sq. Mt.	5,567.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	26,600.00			
The difference between land rate and building rate (A – B = C)	33,325.00			
Depreciation Percentage as per table (D) [100% - 25%] (Age of the Building – 25 Years)	75%			
Rate to be adopted after considering depreciation [B + (C x D)]	51,594.00	Sq. Mt.	4,793.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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 & 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

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1 BHK Flat In Aai Niketan, Aai Nagar For Sale In Kalwa

Aai Nagar

₹ 45 Lacs

Negotiable

₹ 25,791/Month

Estimated EMI

400

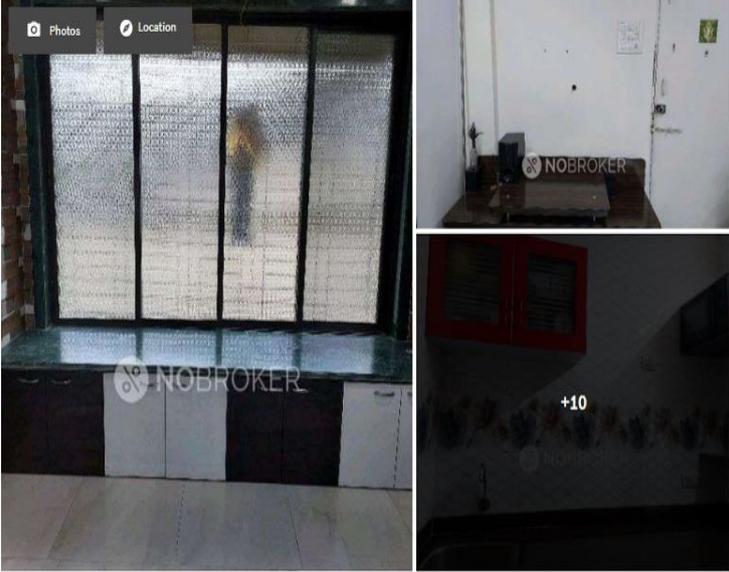
Sq.Ft

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Photos
Location



1 Bedroom	Feb 23, 2023
<small>No. of Bedroom</small>	<small>Posted On</small>
1 Bathroom	Immediately
<small>No. of Bathroom</small>	<small>Possession</small>
NA	Aai Niketan, Aai Na...
<small>Balcony</small>	<small>Apartment</small>
Car	None
<small>Parking</small>	<small>Power Backup</small>

Get Owner Details

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Listed by Broker
Sold Out
Wrong Info

99acres
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Post property FREE

Home > Property in Mumbai > Flats in Mumbai > Flats in Aai Nagar > 1 BHK Flats in Aai Nagar
Posted on Jan 13, 2023 | Ready to move

₹ 66 Lac @ 11,478 per sq.ft.

Estimated EMI ₹ 52,714

1BHK 2Baths

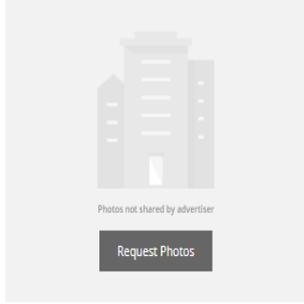
Flat/Apartment for Sale

in Aainagar CHS, Aai Nagar, Thane, Mumbai

RERA STATUS
NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in>

Overview
Owner Details
Price Trends
Locality Reviews
Recommendations
Articl >

Property (0)



Photos not shared by advertiser

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<p>Area</p> <p>Built Up area: 575 sq.ft. (53.42 sq.m.)</p> <p>Carpet area: 481 sq.ft. (44.69 sq.m.)</p>	<p>Configuration</p> <p>1 Bedroom, 2 Bathrooms, No Balcony</p>
<p>Price</p> <p>₹ 66 Lac+ Govt Charges & Tax @ 11,478 per sq.ft. (Negotiable) View Price Details</p>	<p>Address</p> <p>Aainagar CHS Aai Nagar, Thane</p>
<p>Floor Number</p> <p>1st of 3 Floors</p>	<p>Facing</p> <p>South</p>
<p>Property Age</p> <p>10+ Year Old</p>	

Send Feedback

Sales Instance

1833536 25/03/2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. ठाणे 9 दस्त क्रमांक : 1833/2022 नोदणी : Regn:63m
गावाचे नाव : कळवा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3700000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2334810	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 403, माळा नं: 4 मजला टाईप सी विंग, इमारतीचे नाव: आई निकेतन सी को ऑप होऊ सो लि, ब्लॉक नं: शंकर मंदिर जवळ,ओल्ड बेलापूर रोड, रोड : कळवा ठाणे, इतर माहिती: सदनिकेचे क्षेत्रफळ 360 चौ फूट बिल्टअप झोन नं.14/53/F-10क...((Survey Number : 384, Hissa No. 1 ;))	
(5) क्षेत्रफळ	33.45 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राजेश लक्ष्मण रेडकर . वय:-38 पत्ता:-प्लॉट नं: 403, माळा नं: 4 था मजला टाईप सी विंग, इमारतीचे नाव: आई निकेतन सी को ऑप होऊ सो लि, ब्लॉक नं: शंकर मंदिर जवळ, ओल्ड बेलापूर रोड , रोड नं: कळवा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-ALBPR4686H 2): नाव:-जयश्री राजेश रेडकर . वय:-40 पत्ता:-प्लॉट नं: 403, माळा नं: 4 था मजला टाईप सी विंग, इमारतीचे नाव: आई निकेतन सी को ऑप होऊ सो लि, ब्लॉक नं: शंकर मंदिर जवळ, ओल्ड बेलापूर रोड, रोड नं: कळवा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BLJPM2434D	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अक्षता विराज मेहता . वय:-31; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: मुळवाडी पिसई, दापोली, जि. रत्नागिरी, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, रत्नागिरी. पिन कोड:-415712 पॅन नं:-EELPS9131B 2): नाव:-विराज प्रकाश मेहता . वय:-32; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: मुळवाडी पिसई, दापोली, जि. रत्नागिरी, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, रत्नागिरी. पिन कोड:-415712 पॅन नं:-BLJPM2434D	
(9) दस्तऐवज करुन दिल्याचा दिनांक	04/02/2022	
(10)दस्त नोदणी केल्याचा दिनांक	04/02/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	1833/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	222000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला	(i) within the limits of any Municipal Corporation or any Cantonment area	

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 ₹ 39,60,750.00 (Rupees Thirty Nine Lakh Sixty Thousand Seven Hundred Fifty Only). The Realizable Value of the above property is ₹ 35,64,675.00 (Rupees Thirty Five Lakh Sixty Four Thousand Six Hundred Seventy Five Only). The Distress Value ₹ 31,68,600.00 (Rupees Thirty One Lakh Sixty Eight Thousand Six Hundred Only).

Place: Thane

Date: 25.03.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No. MNZ:C&IC:VAL19-20

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).

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Date

Signature

(Name of the Branch Manager with office Seal)

DECLARATION FROM VALUERS

- a. The information furnished in my valuation report dated 25.03.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I have valued right property.
- b. I have no direct or indirect interest in the property valued;
- c. I/We have personally inspected the property on 24.03.2023 (Mr. Harshad Panchal) 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, Standard 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 Internal Valuation Standard (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the “Standards” as enshrined for valuation in IVS in “General Standards” and “Asset Standards” as applicable.
- h. Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation purely and estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rated indicated are based on current market condition & these may vary with time.
- i. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charged etc. if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.
- j. Bank authorities are requested to contact valuers in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- k. I abide by the Model Code of Conduct for empanelment of the valuer in the Bank.
- l. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- m. VCIPL, by reason of this report, are not required to give testimony or attendance in court or to any Government Agency with reference to the subject property unless prior arrangements and consent have been made.
- n. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Venkatesh Madhav Shegunshi from Mr. Sudhir Paraji Salve vide Agreement for Sale dated 06.02.2019.
2.	purpose of valuation and appointing authority	As per the request from Bank of India, RBC Thane Branch, Thane to assess Fair Market value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Harshad Panchal – Valuation Engineer Vaishali Sarmalkar – Technical Manager Pratibha Shilvanta – 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 – 24.03.2023 Valuation Date – 25.03.2023 Date of Report – 25.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 24.03.2023
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 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 **25th 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 **375.00 Sq. Ft. Built Up Area** in the name of **Mr. Venkatesh Madhav Shegunshi**. 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's representative, we understand that the subject property is owned by **Mr. Venkatesh Madhav Shegunshi**. 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is Residential Flat, admeasuring **375.00 Sq. Ft. Built Up 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 / Exiting 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 land 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **375.00 Sq. Ft. Built Up Area.**

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25th 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.

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.

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 **₹ 39,60,750.00 (Rupees Thirty Nine Lakh Sixty Thousand Seven Hundred Fifty Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
BOI Emp. No. MNZ:C&IC:VAL19-20

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