

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Prashant Sampat Sonawala, Mrs. Shobha Sampat Sonawane,
Mr. Sampat J. Sonawane**

Residential Flat No. 2204, 22nd Floor, Tower – B, "Sky City", Dattapada Road, Off. Western Express Highway,
Village – Magathane, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India.

Latitude Longitude: 19°13'21.4"N 72°51'50.6"E

Valuation Prepared for:

**Punjab National Bank
Seepz Andheri (East)**

MIDC Industrial Area Lane, Andheri (East), Mumbai - 40096,
State - Maharashtra, Country – India.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : 121, 1st Floor, Akruti 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 under-construction property bearing Residential Flat No. 2204, 22nd Floor, Tower – B, "Sky City", Dattapada Road, Off. Western Express Highway, Village – Magathane, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India belongs to **Mr. Prashant Sampat Sonawala, Mrs. Shobha Sampat Sonawane, Mr. Sampat J. Sonawane.**

Boundaries of the property.

North : Under Construction Building
South : Dattapada Road
East : Tower – A & Western Express Highway
West : Tower - C

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 **₹ 3,75,84,000.00 (Rupees Three Crore Seventy Five Lakh Eighty Four Thousand Only)**. As per Site Inspection, 50% work is completed.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.28 12:58:16 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
PNB Empanelment No. ZO:SAMD:1138
Encl: Valuation report.



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

Valuation Report of Immovable Property

I		General	
1.	Name and Address of the Valuer	:	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (East), Mumbai – 400 093.
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
3.	a)	Date of inspection	: 25.04.2023
	b)	Date of valuation	: 28.04.2023
	C)	Title Deed Number & Date	4757 / 2018 Dated 02.05.2018
4.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 02.05.2018 Between M/s. Incline Reality Pvt. Ltd. (the Promoters) and Mr. Prashant Sampat Sonawala, Mrs. Shobha Sampat Sonawane, Mr. Sampat J. Sonawane (the Allottee's). 2. Copy of Commencement Certificate No. CHE / WSII / 0505 / R1 / 337 (New) dated 06.10.2017 issued by Municipal Corporation of Greater Mumbai. 3. Copy of Previous Valuation Report dated 07.05.2018 issued by Vastukala Consultants Pvt. Ltd.		
5.	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. Prashant Sampat Sonawala, Mrs. Shobha Sampat Sonawane, Mr. Sampat J. Sonawane Address: Residential Flat No. 2204, 22 nd Floor, Tower – B, "Sky City", Dattapada Road, Off. Western Express Highway, Village – Magathane, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India. Contact Person: Miss. Chandani (Sales Person) Mobile No. 7045647706 Joint Ownership Details of ownership shares is not available
6.	Brief description of the property	:	The property is a residential flat located on 22 nd floor. The composition of flat is having 3 Bed Rooms + Living Room + Kitchen + 2 Toilets (i.e. 1BHK + 2 Toilets). The property is at 1.9 Km. travelling distance from nearest railway station Borivali. At the time of visit building was under construction. Extent of completion are as under:
Stage of Construction			
If under construction, extent of completion			
	Foundation	Completed	RCC Plinth Completed
	3 Basements	Completed	Ground / Stilt Floors Completed
	3 Podiums	Completed Up to 7th Floors	1 Amenity Floors Completed
	RCC Work for	All Slabs Completed	Total 50% work completed

Floors			
7.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Residential Flat No. 2204
	c) C.T.S. No. / Village	:	CTS No. 107E (Part), 141, 142, 155, 155/1 to 12 of Village – Magathane
	d) Ward / Taluka	:	Taluka – Borivali
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	Approved Building plans were not provided and not verified.
	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
	j) Comment on unauthorizes Construction if any	:	N.A., the property under consideration is Residential Flat
	k) Comment on demolition proceedings if any	:	
8.	Postal address of the property	:	Residential Flat No. 2204, 22 nd Floor, Tower – B, "Sky City", Dattapada Road, Off. Western Express Highway, Village – Magathane, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India.
9.	City / Town	:	Borivali (East), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
10.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
11.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Magathane Municipal Corporation of Greater Mumbai
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Boundaries of the property		As per Site As per document
	North	:	Under Construction Building CTS No. 148, 150 & 151 of village Magathane
	South	:	Dattapada Road Dattapada Road / D.P. Road
	East	:	Tower – A & Western Express Highway Western Express Highway



	West	:	Tower - C	D. P. Road
14.	Dimensions of the site / Flat	:	N. A. as property under consideration is a Residential Flat in the residential building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
15.	Extent of the site	:	Carpet Area in Sq. Ft. = 1,080.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 1,296.00 (Carpet Area + 20%)	
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	19°13'21.4"N 72°51'50.6"E	
16.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 1,296.00 (Carpet Area + 20%)	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction	
II	APARTMENT BUILDING			
1.	Name of the Apartment	:	"Sky City"	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3	Year of Construction	:	Proposed 3 Basements + Part Ground & Part Stilt + 3 Podiums + 1 Amenity Floor + 5 th to 61 st Upper Floors	
4	Number of Floors	:	Proposed R.C.C. Framed Structure	
5	Type of Structure	:	Proposed 8 Flats on 22 nd Floor	
6	Number of Dwelling units in the building	:	Building is under construction	
7	Quality of Construction	:	Building is under construction	
8	Appearance of the Building	:	Building is under construction	
9	Maintenance of the Building	:	Building is under construction	
10	Facilities Available	:		
	Lift	:	Proposed 5 Lifts	
	Protected Water Supply	:	Proposed Municipal Water supply	
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Proposed Allotted 1 car parking space	
	Is Compound wall existing?	:	Proposed, Yes	
	Is pavement laid around the building	:	Proposed, Yes	
III	Residential Flat			
1	The floor in which the Flat is situated	:	22 nd Floor	
2	Door No. of the Flat	:	Residential Flat No. 2204	
3	Specifications of the Flat	:		
	Roof	:	Proposed R.C.C. Slab	

	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door framed with flush doors
	Windows	:	Proposed Powder coated aluminum sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Proposed Cement Plastering
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?	:	Building is under construction
7	Sale Deed executed in the name of	:	Mr. Prashant Sampat Sonawala, Mrs. Shobha Sampat Sonawane, Mr. Sampat J. Sonawane
8	What is the undivided area of land as per Sale Deed?	:	Not applicable
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 1,296.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 1,080.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 94,000.00 Expected rental income per month after building completion
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 Residential 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)	:	₹ 28,500.00 to ₹ 29,500.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the	:	₹ 29,000.00 per Sq. Ft. on Built Up Area

	residential flat under valuation after comparing with the specifications and other factors with the residential flat under comparison (give details).	
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,400.00 per Sq. Ft.
	II. Land + others	: ₹ 25,600.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: ₹ 2,48,043.50 Per Sq. M. i.e. ₹ 23,044.00 Per Sq. Ft.
5	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 the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of residential flat	: ₹ 3,400.00 per Sq. Ft.
	Age of the building	: Building is under construction
	Life of the building estimated	: 60 years after completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A. as building is under construction
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 3,400.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 25,600.00 per Sq. Ft.
	Total Composite Rate	: ₹ 29,000.00 per Sq. Ft.
	Remark: At the time of visit, Builder has not allowed for Internal Inspection of the property. The details about property & the work progress status have been provided by Sales Person Miss. Chandani - Mobile No. 7045647706.	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	1,296.00 Sq. Ft.	29,000.00	3,75,84,000.00
	Total			3,75,84,000.00

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 i.e. ₹ 28,500.00 to ₹ 29,500.00 on Built Up Area. Considering the rate with attached report, 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 residential and commercial application in the locality etc. We estimate ₹ 29,000.00 per Sq. Ft. on Built Up Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications **₹ 3,75,84,000.00 (Rupees Three Crore Seventy Five Lakh Eighty Four Thousand Only)**. As per Site Inspection 50% work is completed.

I	Date of Purchase of Immovable Property	:	02.05.2018
II	Purchase Price of immovable property	:	₹ 2,62,71,440.00
III	Book value of immovable property:	:	₹ 2,76,15,440.00
IV	Fair Market Value of immovable property:	:	₹ 3,75,84,000.00
V	Realizable Value of immovable property:	:	₹ 3,38,25,600.00
VI	Distress Sale Value of immovable property:	:	₹ 3,00,67,200.00
VII	Guideline Value (1,296.00 Sq. Ft. X 23,044.00)	:	₹ 2,98,65,024.00
VIII	Insurable value of the property (1,296.00 Sq. Ft. X 3,400.00)	:	₹ 44,06,400.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 12-15

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts

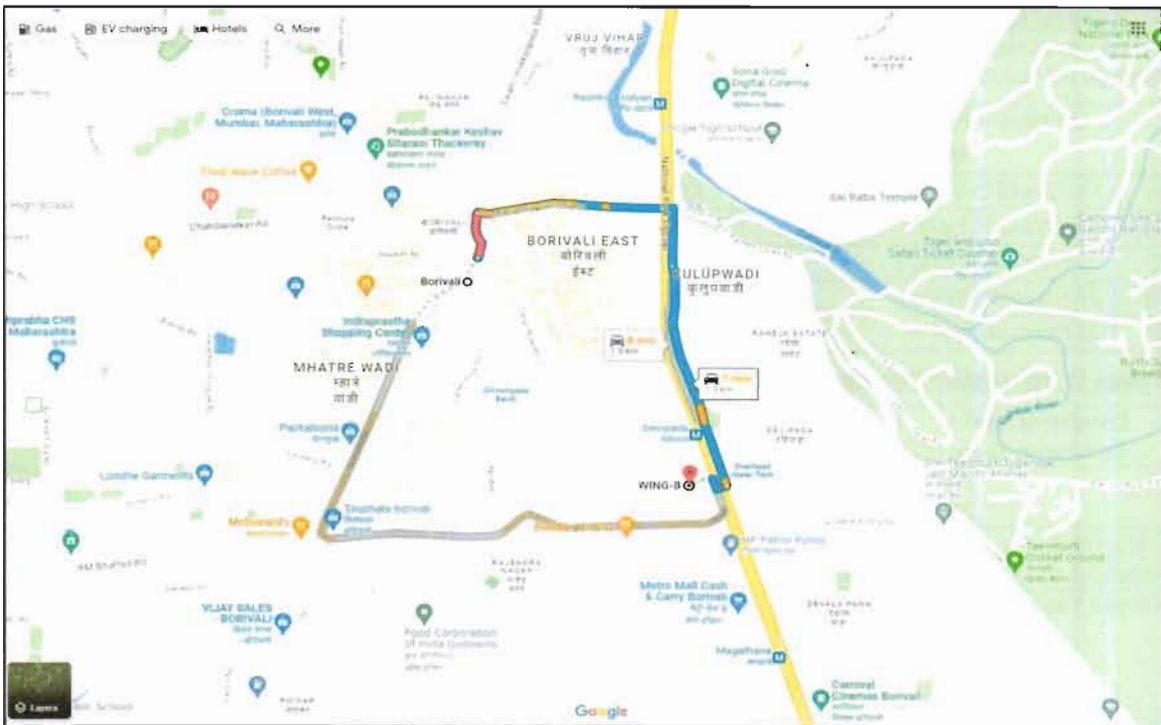
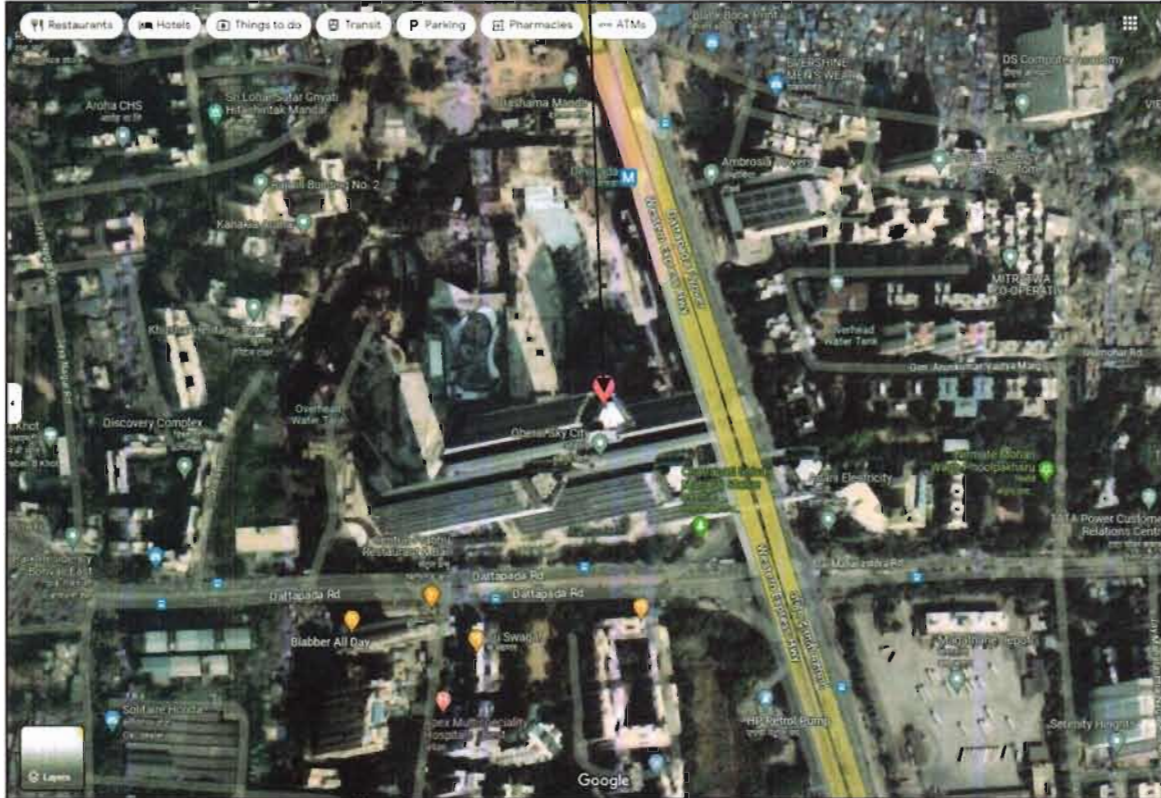
Actual Site Photographs



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Route Map of the property


Site u/r



Longitude Latitude - 19°13'21.4"N 72°51'50.6"E

Note: The Blue line shows the route to site from nearest railway station (Borivali – 1.9 Km.)

Ready Reckoner Rate



**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मूद्रांक
विभाग**
महाराष्ट्र शासन



Valuation For Rural Area

*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: [Help on Division](#)

District Name: Zone Name:

Attribute: SubZone Name:

Open Land	Residence	Office	Shop	Industry	Unit
75100	215690	228460	252450	205830	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	2,15,690.00			
Increase by 15% as Flat Located on 22 nd Floor	32,353.50			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,48,043.50	Sq. Mtr.	23,044.00	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% - 0%] (Age of the Building – 0 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 & 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

₹3.98 Cr Get ₹119,400 cashback on Home Loan PREMIUM PROJECT

1 BHK 176 Sq-ft Flat For Sale on western express highway, Mumbai

3 Beds **3 Baths** **2 Covered Parking** **Unfurnished** **Bar/Lounge** **Health club**

Carpet Area 1075 sqft - ₹37092/sqft	Developer Oberoi Realty Ltd.	Project Oberoi Sky City	Floor 44 (Out of 62 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Lifts 2

Contact Agent
Verified Agent
Amar Jaiswal +91 9010000000

Your Name
 Email
 IND-91 Mobile Number
 Agree to the Privacy Policy & Terms of Use

[Get Contact Details](#)

[Download Brochure](#)

₹3.60 Cr Get ₹108,000 cashback on Home Loan PREMIUM PROJECT

1 BHK 1650 Sq-ft Flat For Sale Datta Pada, Mumbai

3 Beds **3 Baths** **2 Covered Parking** **Unfurnished** **Island Kitch** **Fireplace**

Carpet Area 1067 sqft - ₹33779/sqft	Developer Oberoi Realty Ltd.	Project Oberoi Sky City	Floor 30 (Out of 60 Floors)
Transaction Type New Property	Facing South - East	Lifts 6	Furnished Status Unfurnished

Contact Agent
Verified Agent
Prachant Vitthalani +91 9710000000

Your Name
 Email
 IND-91 Mobile Number
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Price Indicators

₹3.60 Cr Get ₹1,08,000 cashback on Home Loan PREMIUM PROJECT

3 BHK, 1030 Sq.ft Flat For Sale **Datta Pada, Mumbai**

Posted on Apr 28, 23 | Property ID: 6602796

Contact Agent
 Certified Agent
Rahul Raichura 91-70XXXXXX82

Your Name
 Email
 INO +91 | Mobile Number
 I Agree to Mag eBricks Terms of Use

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Carpet Area	Developer	Project	Floor
1030 sqft ₹3,498/sqft	Oberoi Realty Ltd.	Oberoi Sky City	18 (Out of 60 Floors)
Transaction Type	Facing	Lifts	Furnished Status
New Property	East	5	Unfurnished

₹3.85 Cr Get ₹1,15,500 cashback on Home Loan PREMIUM PROJECT

3 BHK, 1073 Sq.ft Flat For Sale **Borivali East, Mumbai**

Posted on Apr 28, 23 | Property ID: 6602645

Contact Agent
 Devang Chheda 91-91XXXXXX65

Your Name
 Email
 INO +91 | Mobile Number
 I Agree to Mag eBricks Terms of Use

Get Contact Details

Carpet Area	Developer	Project	Floor
1073 sqft ₹3,581/sqft	Oberoi Realty Ltd.	Oberoi Sky City	9 (Out of 60 Floors)
Transaction Type	Status	Facing	Lifts
Resale	Ready to Move	North	5

[Download Brochure](#)

Price Indicators

The screenshot shows a real estate listing on the Magicbricks website. The main headline is ₹3.75 Cr with a cashback offer of ₹11,25,000 on Home Loan. The property is a 3 BHK, 1050 sqft flat for sale in Datta Pada, Mumbai. Key features include 3 bedrooms, 3 bathrooms, 2 covered parking spaces, and an unfurnished condition. The project is Oberoi Sky City, located on the 25th floor out of 60 floors. The developer is Oberoi Realty Ltd. The listing includes a gallery of images showing the building and surrounding area. A contact form for Harsh Adhiya is visible on the right, with fields for name, email, and mobile number. A 'Download Brochure' button is located at the bottom right of the listing.

Property Details	Developer	Project	Floor
3 BHK, 1050 sqft Flat For Sale - Datta Pada, Mumbai	Oberoi Realty Ltd	Oberoi Sky City	25 (Out of 60 Floors)

Transaction Type	Facing	Lifts	Furnished Status
New Property	South - East	7	Unfurnished

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Sale Instances

218451 27-04-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र . २	दुय्यम निबंधक :सह दु.नि. बोरीवली 7 दस्तावेज क्रमांक.:218/2023 नोंदणी: Regn:63m
गाव: मागाठाणे		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	35500000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	30144131.38	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	सदनिका नं: 2505, माळा नं: 25 वा मजला,टॉवर डी, इमारतीचे नाव: स्काय सिटी, ब्लॉक नं: बोरीवली पु. मुंबई 400066, रोड : दत्तपाडा रोड, इतर माहिती: सदनिका क्षेत्र 1073 चौ. फुट कारपेट(रेरा कारपेट),... सोबत 1 वाहनतळ टॅडममुंबई मनपा	
(5)क्षेत्रफळ	99.71चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मान्यता देणारे- इक्लाइन रियाल्टी प्रा. लि. चे अॅथो. सिग्रेटरी दिशा संगनी व प्रदिप परमार दोघातर्फे मुखत्यार गणेश मसाने 27 प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉम्प्लेक्स ओबेरॉय गार्डन सिटी, ब्लॉक नं: -ऑफ वेस्टर्न एक्सप्रेस हायवे, रोड नं: गोरेगाव पु. मुंबई, महाराष्ट्र, MUMBAI. 400063 AADCIS238A 2) भद्रेश - शाह 65 प्लॉट नं: सदनिका क्र. 28/974, माळा नं: -, इमारतीचे नाव: टिळक नगर, सहकार सिनेमाजवळ, ब्लॉक नं: -, रोड नं: चेंबूर, मुंबई, महाराष्ट्र, MUMBAI. 400089 AAYPS9835P	
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) मित्तल मनिष परमार 40 प्लॉट नं: रूम नं. 7, प्लॉट नं. 112, माळा नं: -, इमारतीचे नाव: वैद्य बिल्डींग, ब्लॉक नं: - लिबर्टी गार्डन रोड नं. 2, आश्रय हॉटेल मार्गे, रोड नं: मालाड प. मुंबई, महाराष्ट्र, MUMBAI. 400064 AUSPP2092B 1) मनिष शांतोलाल परमार 40 प्लॉट नं: रूम नं. 7, प्लॉट नं. 112, माळा नं: -, इमारतीचे नाव: वैद्य बिल्डींग, ब्लॉक नं: - लिबर्टी गार्डन रोड नं. 2, आश्रय हॉटेल मार्गे, रोड नं: मालाड प. मुंबई, महाराष्ट्र, MUMBAI. 400064 ALLPP7458F	
(9)दस्तावेज करून दिल्याचा दिनांक	06/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	06/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	218/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2130000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	

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.

Think.Innovate.Create

Appendix – VII

UNDERTAKING

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

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment.
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. 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.
- g. My PAN Card number as applicable is AEAPC0117Q
- h. 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
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Prashant Sampat Sonawala, Mrs. Shobha Sampat Sonawane, Mr. Sampat J. Sonawane from M/s. Incline Reality Pvt. Ltd vide Agreement for Sale dated 02.05.2018.
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Seepz Andheri (East) 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;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Sailee Shinde – Valuation Engineer Vaishali Sarmalkar – Technical Manager Pradnya Rasam – 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 – 25.04.2023 Valuation Date – 28.04.2023 Date of Report – 28.04.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 25.04.2023
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 Commercial Godown, 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

(Annexure – II)

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).

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.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th April 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 for this particular purpose at **₹ 3,75,84,000.00 (Rupees Three Crore Seventy Five Lakh Eighty Four Thousand Only)**. As per Site Inspection, 50% work is completed.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.28 12:58:50 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
PNB Empanelment No. ZO:SAMD:1138



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