

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Dhruv Jitendra Pandya**

Residential Flat No. 4D, 4th Floor, "**Holly**", **Edenwoods Holly House Co-op. Hsg. Soc. Ltd.**,
Lady Gladys Alvares Marg, Off. Pokhran Road No. 2, Thane (West) – 400 610,
State – Maharashtra, Country – India.

Longitude Latitude: 19°13'49.7"N 72°58'17.7"E

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Valuation Done for:

Bank of Maharashtra

TMC Branch Thane




Thane Municipal Corporation Building, Ground Floor, Panchpakhadi, Thane (West) – 400 602,
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. 4D, 4th Floor, "Holly", **Edenwoods Holly House Co-op. Hsg. Soc. Ltd.**, Lady Gladys Alvares Marg, Off. Pokhran Road No. 2, Thane (West) – 400 610, State – Maharashtra, Country – India belongs to **Mr. Dhruv Jitendra Pandya**.

Boundaries of the property.

North	:	Bay House Building
South	:	TMC Kidney Hospital
East	:	Pine CHSL
West	:	Eden Woods 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 for this particular purpose at **₹ 78,59,882.00 (Rupees Seventy Eight Lakh Fifty Nine Thousand Eight Hundred Eighty Two 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.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Encl: Valuation report.



www.vastukala.org

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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 Maharashtra
TMC Branch Thane
 Thane Municipal Corporation Building,
 Ground Floor, Panchpakhadi,
 Thane (West) – 400 602,
 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	: 21.04.2023
	b)	Date on which the valuation is made	: 24.04.2023
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 30.07.2009 Between Mr. Navneet Singh Kathuria & Dr. Mrs. Harpreet Kaur Kathuria (the Transferor) and Mr. Dhruv Jitendra Pandya (the Transferee).		
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. Dhruv Jitendra Pandya Address: Residential Flat No. 4D, 4 th Floor, "Holly", Edenwoods Holly House Co-op. Hsg. Soc. Ltd. , Lady Gladys Alvares Marg, Off. Pokhran Road No. 2, Thane (West) – 400 610, State – Maharashtra, Country – India. Contact Person: Mrs. Pandya (Owner's wife) Contact No. 9702310808 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat located on 4 th Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + WC & Bath + Passage + Dry Balcony (i.e. 1 BHK Flat with WC & Bath). The property is at 8 Km. travelling distance from nearest railway station Thane.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Gut No. 56, Hissa No. 2, 3, 4A, 5A & 6
	b)	Door No.	: Residential Flat No. 4D
	c)	C.T.S. No. / Village	: Village – Chitalsar Manpada
	d)	Ward / Taluka	: Taluka – Thane
	e)	Mandal / District	: District – Thane
	f)	Date of issue and validity of layout of approved map / plan	: Copy of 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	:	No
7.		Postal address of the property	:	Residential Flat No. 4D, 4 th Floor, "Holly", Edenwoods Holly House Co-op. Hsg. Soc. Ltd. , Lady Gladys Alvares Marg, Off. Pokhran Road No. 2, Thane (West) – 400 610, State – Maharashtra, Country – India.
8.		City / Town	:	Village Chitalsar Manpada, 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 – Chitalsar Manpada Thane Municipal Corporation
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	:	Bay House Building Details not available
		South	:	TMC Kidney Hospital Details not available
		East	:	Pine CHSL Details not available
		West	:	Eden Woods Road Details not available
13		Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
				A B As per the Deed Actuals
		North	:	- -
		South	:	- -
		East	:	- -
		West	:	- -
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 429.00 Dry Balcony Area in Sq. Ft. = 30.00 Total Area in Sq. Ft. = 459.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 437.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 524.00 (Carpet Area + 20%)
14.1		Latitude, Longitude & Co-ordinates of flat	:	19°13'49.7"N 72°58'17.7"E
15.		Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 437.00

	(least of 13A& 13B)		(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.	:	Gut No. 56, Hissa No. 2, 3, 4A, 5A & 6
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Chitalsar Manpada Thane Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 4D, 4 th Floor, " Holly ", Edenwoods Holly House Co-op. Hsg. Soc. Ltd. ", Lady Gladys Alvares Marg, Off. Pokhran Road No. 2, Thane (West) – 400 610, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1997 (Approx.)
5.	Number of Floors	:	Stilt + 15 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flats on 4 th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal 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	:	4 th Floor
2	Door No. of the flat	:	Residential Flat No. 4D
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Mosaic flooring
	Doors	:	Teak Wood door frame with flush doors
	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 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. Dhruv Jitendra Pandya
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. = 524.00 (Carpet Area + 20%)
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. = 429.00 Dry Balcony Area in Sq. Ft. = 30.00 Total Area in Sq. Ft. = 459.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 437.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 19,500.00 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)	:	₹ 17,000.00 to ₹ 20,000.00 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).	:	₹ 19,000.00 per Sq. Ft. on Carpet Area ₹ 17,986.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,600.00 per Sq. Ft.

	II. Land + others	:	₹ 16,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 1,53,200.00 per Sq. M. i.e., ₹ 14,233.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 1,29,852.00 per Sq. M. i.e., ₹ 12,064.00 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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty/Rgstn. Fees. Thus, the rates differ 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)	:	₹ 2,600.00 per Sq. Ft.
	Age of the building	:	26 Years
	Life of the building estimated	:	34 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	39.00%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,600.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 16,400.00 per Sq. Ft.
	Total Composite Rate	:	₹ 17,986.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	437.00 Sq. Ft.	17,986.00	78,59,882.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total Value of the property			78,59,882.00
	The Realizable value of the property			70,73,894.00
	Distress value of the property			62,87,906.00
	Insurable value of the property (524.00 X 2,600.00)			13,62,400.00
	Guideline Value of the Property (524.00 X 12,064.00)			63,21,536.00

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.

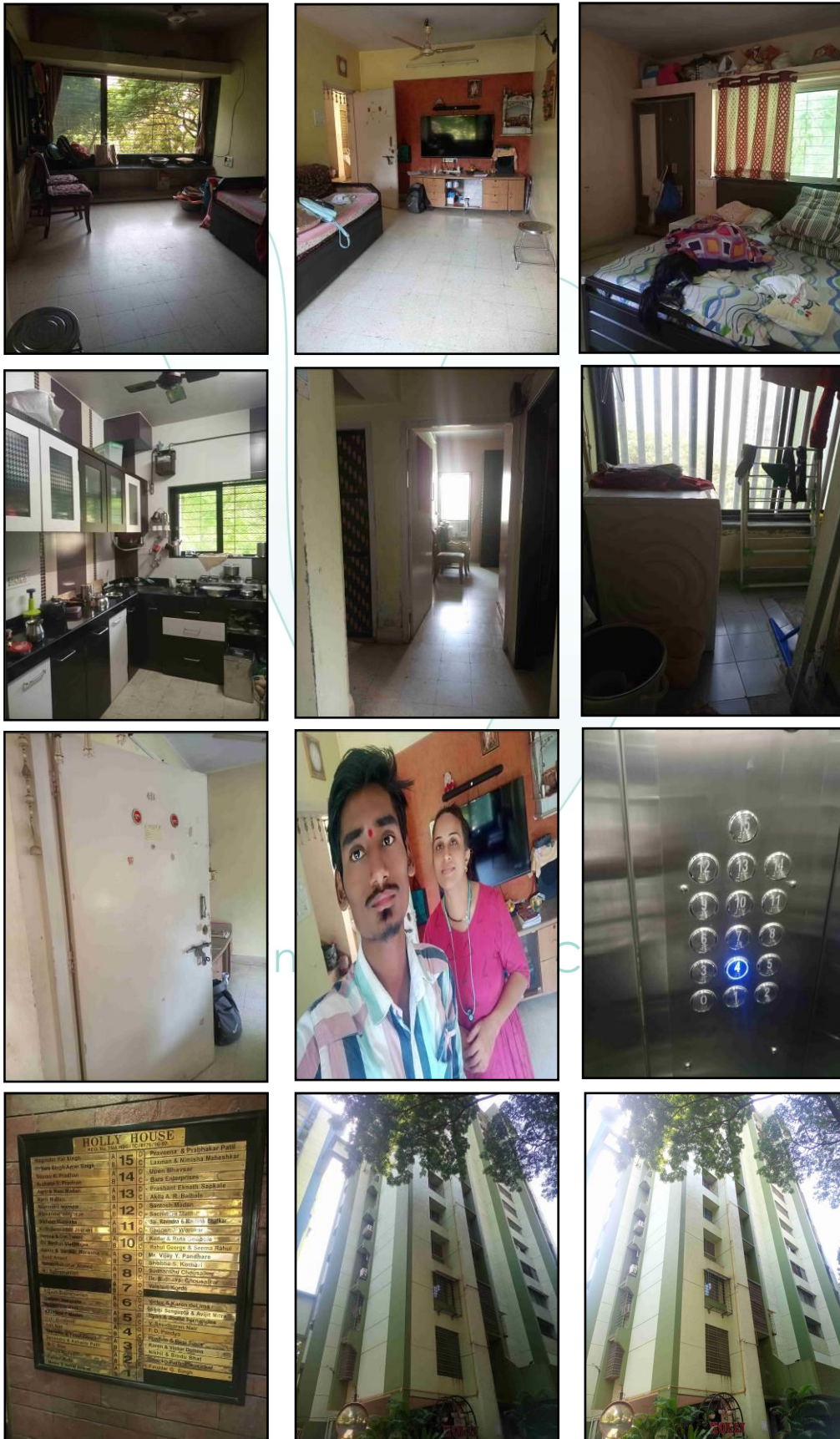
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

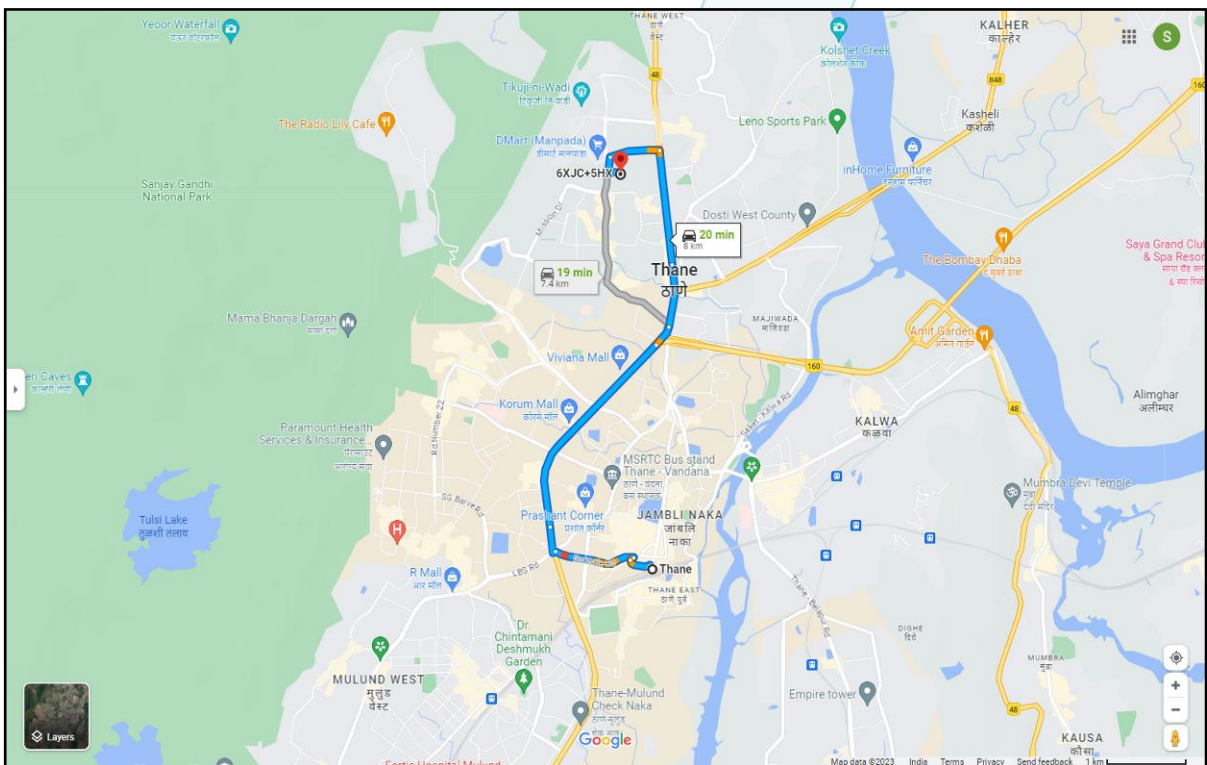
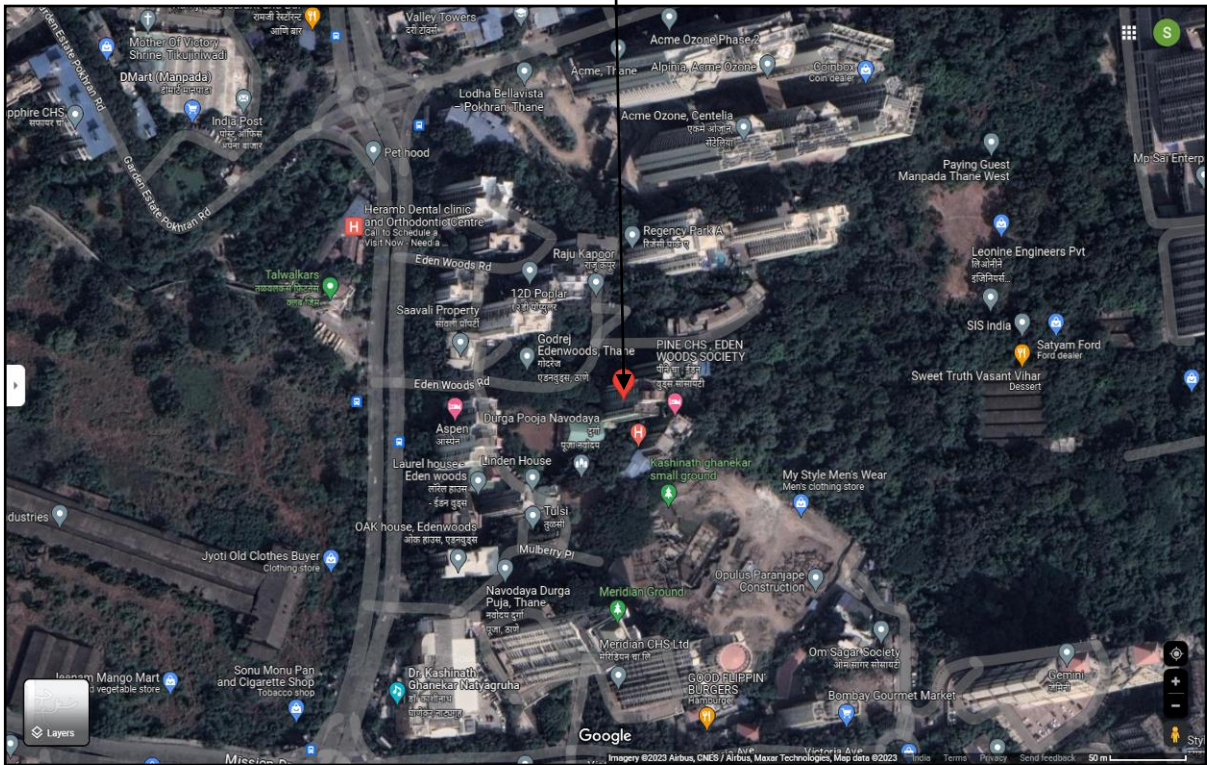
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 Apartment, where there are typically many comparables available to analyze. As the property is a residential apartment, 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 ₹ 17,000.00 to ₹ 20,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, apartment size, location, upswing in real estate prices, sustained demand for Residential apartment, all round development of commercial and residential application in the locality etc. We estimate ₹ 17,986.00 per Sq. Ft. on Carpet Area (after depreciation) 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) Salability	Good
ii) Likely rental values in future in	₹ 19,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



Route Map of the property (Site/ur)



Longitude Latitude: 19°13'49.7"N 72°58'17.7"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 8 Km.)

Ready Reckoner Rate

Department of Registration & Stamps Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन	
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन वाजारमूल्य दर पत्रक			
Home	Valuation Rules	User Manual	Close Feedback
Annual Statement of Rates			Language
Year			English
20232024			
Selected District	ठाणे		
Select Taluka	ठाणे		
Select Village	गावाचे नाव : चितळसर मानपाडा		
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location		
Enter Survey No	56	<input type="button" value="Search"/>	
वपविषय	चुली बमीन	निवासी सदनिका	ऑफिस
7/31/2-हिरानंदानी मिडोज कॉम्प्लेक्स	63400	153200	दुकाने
			176600
			223400
			176600
			एकक (Rs./)
			चौ. मीटर
			गट नंबर
			Attribute

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,53,200.00			
No increase on Flat Located on 4 th Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,53,200.00	Sq. Mtr.	14,233.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	63,400.00			
The difference between land rate and building rate (A – B = C)	89,800.00			
Depreciation Percentage as per table (D) [100% - 26%] (Age of the Building – 26 Years)	74%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,29,852.00	Sq. Mtr.	12,064.00	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

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Home > Property for sale in Thane > Flats for Sale in Thane > Flats for Sale in Manpada > 2 BHK Flats for Sale in Manpada > 900 Sq-ft

₹1.28 Cr Get ₹38,400 cashback on Home Loan ✓ VERIFIED ON SITE

2 BHK 900 Sq-ft Flat For Sale **Manpada, Thane**

2 Beds 2 Baths 1 Covered Parking Semi-Furnished

Carpet Area 680 sqft ₹18,824/sqft	Project Eden Woods Complex	Floor 5 (Out of 15 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Study Room
Facing East	Lifts 2	Furnished Status Semi-Furnished

East Facing Property

Contact Agent
Get Phone No.

Contact Agent

Certified Agent
Mukesh Gupta -91-88XXXXXX43

Your Name

Email

IND +91 Mobile Number

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Get Contact Details

More Details

Price Breakup	₹1.28 Cr ₹3,000 Monthly
Booking Amount	₹1.0 Lac
RERA ID	51700040763
Address	Pokharan Road Number 2, Thane, Manpada, Thane - Central Thane, Maharashtra
Landmarks	Hiranandani meadows
Furnishing	Semi-Furnished

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Thane West Add

Home / Thane / Thane West / Apartment for Sale in Thane West / 1BHK Apartment

1 BHK Apartment

By REPUTED BUILDER
Eden Woods Complex, Manpada, Thane West, Thane

SHARE SAVE

+ 8 more

430 sq.ft
Build Up Area

₹1190 K/sq.ft
Avg. Price

20 Year Old
Age of property

Ready to move
Possession status

Lower of 15 floors

South-West facing
Facing

Unfurnished
Furnishing

₹75.0 L

EMI starts at ₹39,72 K
₹1190 K/sq.ft

Contact Seller

Property Location
Eden Woods Complex, Manpada, Thane West, Thane

Around This Property

Food and Drinks
Vishnuji Ki Rasoi 100m

Healthcare
Suburban Diagnostics Indl. 3.5m

Shop
R 14 1.2m

View more on Maps

Contact Seller

Vishu Yadav

+9188569...

Hi Vastukala Consultant!
Edit details

Allow other agents to get in touch

I am interested in Home Loans

Get Contact Details

Overview

Project Name Eden Woods Complex	Brokerage ₹75,000 Access Zero Brokerage Properties >
Price ₹75.0 L	Carpet Area 435 sq.ft

Price Indicators

HOUSING.COM Buy in Mumbai

Thane West

Home / Thane / Thane West / Apartment for Sale in Thane West / 1 BHK Apartment

1 BHK Apartment ₹78.0 L EMI starts at ₹58,72 K

By REPUTED BUILDER ₹14.31 K/sq.ft

Eden Woods Complex, Mangpada, Thane West, Thane

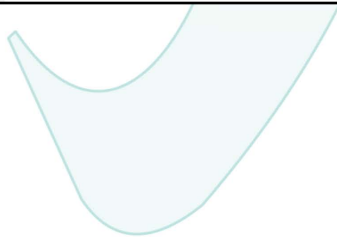
545 sq.ft Build Up Area | ₹14.31 K/sq.ft Avg. Price | 20 Year Old Age of property | Ready to move Possession status | Higher of 15 floors | East facing Facing | Unfurnished Furnishing

Property Location: Eden Woods Complex, Mangpada, Thane West, Thane

Around This Property: Food and Drinks (Vishnuji Ki Rasol, 100m), Healthcare (Suburban Diagnostics Ind., 2.5km), Shop (R.M., 2.5km)

Contact Seller: Vign Vaidav (REPUTED EXPERT), +9183269... Hi Vastukala Consultant!

Overview: Project Name: Eden Woods Complex, Brokerage: ₹78,000, Price: ₹78.0 L, Carpet Area: 425 sq.ft



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Sales Instance

3126530 22/04/2023 Note:-Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 12 दस्त क्रमांक : 3126/2023 नोदणी : Regn:63m
गावाचे नाव : चितळसर मानपाडा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	12500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8996009	
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: सदनिका नं.3सी, माळा नं: 3 रा मजला, इमारतीचे नाव: हेझेल हाऊस को-ऑप हौ सो लि, ईडन वूड्स, ब्लॉक नं: ठाणे पश्चिम,400610, रोड : ग्लॉडिस अल्वारेस रोड, इतर माहिती: .((GAT NUMBER : 56 ; HISSA NUMBER : 2,3,4A.5A and 6 ;))	
(5) क्षेत्रफळ	72.49 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कॉन्सॉर्टिक्स प्रॉपर्टीज प्रा लि चे संचालक मिलिंद विद्याधर कांदळगावकर वय:-55 पत्ता:- प्लॉट नं: ऑफिस ए/301, माळा नं: 3 रा मजला, इमारतीचे नाव: ओम साई आनंद, ब्लॉक नं: नौपाडा,ठाणे पश्चिम, रोड नं: टेकडी बंगला, तीन पेट्रोल पंप जंक्शन, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAFCC9232J 2): नाव:-कॉन्सॉर्टिक्स प्रॉपर्टीज प्रा लि चे संचालक क्षमा मिलिंद कांदळगावकर वय:-52 पत्ता:-प्लॉट नं: ऑफिस ए/301, माळा नं: 3 रा मजला, इमारतीचे नाव: ओम साई आनंद, ब्लॉक नं: नौपाडा,ठाणे पश्चिम, रोड नं: टेकडी बंगला, तीन पेट्रोल पंप जंक्शन, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAFCC9232J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हुसैन ताहेर तयबखान वय:-44; पत्ता:-प्लॉट नं: 3ए, माळा नं: -, इमारतीचे नाव: हेझेल हाऊस, ईडन वूड्स, ब्लॉक नं: ठाणे पश्चिम, रोड नं: श्रीमती ग्लॉडिस अल्वारेस रोड, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-ADEPT2419B 2): नाव:-पेरीन तयबखान वय:-40; पत्ता:-प्लॉट नं: 3ए, माळा नं: -, इमारतीचे नाव: हेझेल हाऊस, ईडन वूड्स, ब्लॉक नं: ठाणे पश्चिम, रोड नं: श्रीमती ग्लॉडिस अल्वारेस रोड, महाराष्ट्र, THANE. पिन कोड:-400610 पॅन नं:-AODPP5586P	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/03/2023	
(10)दस्त नोदणी केल्याचा दिनांक	03/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3126/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	875000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

Sales Instance

792474 22/04/2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 2 दस्त क्रमांक : 7924/2023 नोदणी : Regn:63m
गावाचे नाव : चितळसर मानपाडा		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6504440.448	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 11-ए. माळा नं: 11वा मजला,बे हाऊस, इमारतीचे नाव: इडन बुड्स बे हाऊस को-ऑप. हौ. सो. लि., ब्लॉक नं: ग्लॅंडीज अलवारीस मार्ग, रोड नं: ऑफ पोखरण रोड नं.2,ठाणे प., इतर माहिती: क्षेत्रफळ 40.63 चौ. मी. कारपेट,झोन नं.7/31/एफ-3ई-3((GAT NUMBER : 56, हिस्सा नं.2, 3, 4ए, 5ए, 6 ;))	
(5) क्षेत्रफळ	40.63 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:-फिरदोस जिम्मी भूत वय:-54 पत्ता:-प्लॉट नं: बी-41, माळा नं: 4था मजला, इमारतीचे नाव: गुल महल, ब्लॉक नं: स्लेटर रोड, रोड नं: ग्रॅट रोड, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400007 पॅन नं:-AAIPB8838R 2): नाव:-आबन फिरदोस भूत वय:-51 पत्ता:-प्लॉट नं: बी-41, माळा नं: 4था मजला, इमारतीचे नाव: गुल महल, ब्लॉक नं: स्लेटर रोड, रोड नं: ग्रॅट रोड, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400007 पॅन नं:-AAJPM7532N 3): नाव:-झेनोबिया जिम्मी भूत वय:-81 पत्ता:-प्लॉट नं: बी-41, माळा नं: 4था मजला, इमारतीचे नाव: गुल महल, ब्लॉक नं: स्लेटर रोड, रोड नं: ग्रॅट रोड, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400007 पॅन नं:-ALXPB2171R	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निशांत - पांडे वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मधुकर शाह वॉर्ड, स्नेह नगर, रोड नं: सागर, मध्य प्रदेश, आंध्र प्रदेश, सागर. पिन कोड:-470002 पॅन नं:-BOBPP6907B 2): नाव:-प्राची - मिश्रा वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: मधुकर शाह वॉर्ड, स्नेह नगर, रोड नं: सागर, मध्य प्रदेश, आंध्र प्रदेश, सागर. पिन कोड:-470002 पॅन नं:-DESPP0374B	
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	03/04/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	7924/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	532000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specification **₹ 78,59,882.00 (Rupees Seventy Eight Lakh Fifty Nine Thousand Eight Hundred Eighty Two Only).**

Place: Thane

Date: 24.04.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD. [®]

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

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

Think.Innovate.Create (Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration from the valuer in Format E (Appendix- 2)	Attached
	Model code of conduct for valuer - (Appendix- 3)	Attached

(Appendix- 2)

DECLARATION FROM VALUER

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby declare that:

- a. The information furnished in my valuation report dated 24.04.2023 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 has personally inspected the property on 21.04.2023. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Appendix 3 - A signed copy of same to be taken and kept along with this declaration)
- i. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- j. I am the Chairman & Managing Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mr. Dhruv Jitendra Pandya from Mr. Navneet Singh Kathuria & Dr. Mrs. Harpreet Kaur Kathuria vide Agreement for Sale dated 30.07.2009.
2.	purpose of valuation and appointing authority	As per the request from Bank of Maharashtra, TMC Branch Thane to assess value of the property for Bank Loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Shobha Kuperkar – Technical Manager Shamal Bodke – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 21.04.2023 Valuation Date – 24.04.2023 Date of Report – 24.04.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 21.04.2023
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 Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation.	Nil
12.	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 **24th April 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 Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, measuring **437.00 Sq. Ft. Carpet Area** in the name of Owner **Mr. Dhruv Jitendra Pandya**. 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 inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is owned by **Mr. Dhruv Jitendra Pandya**. 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 Sales Executive representative, we understand that the Residential Flat, admeasuring **437.00 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 flat and properties that are typically traded on a unit basis.

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **437.00 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.

(Appendix- 3)**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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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