

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Prakash Namdeo Katekar & Mrs. Sonali Prakash Katekar**

Shop Cum Residential Apartment No. SS – II / 220 (S + R), SS – II Type, “**Shivneri Vaibhav Owners Association**”, Plot No. 03, Sector - 16, Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, State – Maharashtra, Country – India.

Think.Innovate.Create  
Latitude Longitude: 19°06'00.8"N 72°59'59.6"E

### Valuation Done for: **SVC Co-Operative Bank Ltd.** **Koparkhairane Branch**

FAM CHSL, Shop No. 5A to 9A Ground Floor, Plot No.19 & 19 A Sector, Koparkhairane, Navi Mumbai, 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 Shop Cum Residential Apartment No. SS – II / 220 (S + R), SS – II Type, “Shivneri Vaibhav Owners Association”, Plot No. 03, Sector - 16, Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, State – Maharashtra, Country – India belongs to **Mr. Prakash Namdeo Katekar & Mrs. Sonali Prakash Katekar.**

| Boundaries | : | Building     |
|------------|---|--------------|
| North      | : | Road         |
| South      | : | Room No. 324 |
| East       | : | Room No. 180 |
| West       | : | Room No. 121 |

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 **₹ 42,50,975.00 (Rupees Forty Two Lakh Fifty Thousand Ninety Hundred Seventy Five 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Think.Innovate.C



Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21

Encl: Valuation report.



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### Our Pan India Presence at :

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mumbai@vastukala.org

**Vastukala Consultants (I) Pvt. Ltd.**

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

To,

**The Branch Manager,  
SVC Co-Operative Bank Ltd.  
Koparkhairane Branch**FAM CHSL, Shop No. 5A to 9A Ground Floor,  
Plot No.19 & 19 A Sector, Koparkhairane,  
Navi Mumbai, State – Maharashtra, Country – India.**VALUATION REPORT (IN RESPECT OF SHOP CUM RESIDENTIAL APARTMENT)**

| 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  | : 27.04.2023   |       |             |              |                       |                       |  |
|                       | b) Date on which the valuation is made   | : 29.04.2023   |       |             |              |                       |                       |  |
| 3.                    | <b>List of documents produced for perusal:</b><br>I. Copy of Agreement for Sale dated 24.04.2023<br>II. Copy of CIDCO Possession Letter cum Possession Receipt dated 15.03.1994 in the name of Vijay Bajirao Chavan<br>III. Copy of Commencement Certificate Document No. NMMC / TPO / BP / 644 dated 01.03.2000 issued by Navi Mumbai Municipal Corporation |  |       |             |              |                       |                       |  |
| 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)   | : <b>Mr. Prakash Namdeo Katekar &amp;<br/>Mrs. Sonali Prakash Katekar.</b><br><b>Address:</b><br>Shop Cum Residential Apartment No. SS – II / 220 (S + R), SS – II Type, “ <b>Shivneri Vaibhav Owners Association</b> ”, Plot No. 03, Sector - 16, Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, State – Maharashtra, Country – India.<br><br>Joint Ownership<br>Details of share of ownership is not available   |       |             |              |                       |                       |  |
| 5.                    | Brief description of the property (Including Leasehold / freehold etc.)  | : The property is a Residential cum commercial Apartment located on Ground + 2 Floors. The property is at 2.6 Km. travelling distance from nearest railway station Koparkhairane. The composition of Shop cum Apartment is as under:<br>As per site inspection, the composition of the Shop Cum Apartment is.<br><table border="1"> <thead> <tr> <th>Floor</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>Shop is a single unit</td> </tr> <tr> <td>1<sup>st</sup> Floor</td> <td>Hall + Kitchen + 1 Toilet &amp; Internal Staircase access to upper floor</td> </tr> </tbody> </table> | Floor | Composition | Ground Floor | Shop is a single unit | 1 <sup>st</sup> Floor | Hall + Kitchen + 1 Toilet & Internal Staircase access to upper floor |
| Floor                 | Composition  |  |       |             |              |                       |                       |  |
| Ground Floor          | Shop is a single unit  |  |       |             |              |                       |                       |  |
| 1 <sup>st</sup> Floor | Hall + Kitchen + 1 Toilet & Internal Staircase access to upper floor   |  |       |             |              |                       |                       |  |

|     |   | 2 <sup>nd</sup> Floor     | Hall + Kitchen + 1 Toilet   |
|-----|---|---------------------------|---|
| 6.  | Location of property  | :                         |   |
|     | a) Plot No. / Survey No.  | :                         | Plot No. 03, Sector - 16  |
|     | b) Door No.   | :                         | Shop Cum Residential Apartment No. SS – II / 220 (S + R)  |
|     | c) T.S. No. / Village   | :                         | Village – Koparkhairane   |
|     | 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 Plan were not provided and not verified  |
|     | g) Approved map / plan issuing authority  | :                         |   |
|     | h) Whether genuineness or authenticity of approved map/ plan is verified  | :                         | N.A.  |
|     | i) Any other comments by our empanelled valuers on authentic of approved plan   | :                         | N.A.  |
| 7.  | Postal address of the property  | :                         | Shop Cum Residential Apartment No. SS – II / 220 (S + R), SS – II Type, “Shivneri Vaibhav Owners Association”, Plot No. 03, Sector - 16, Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, State – Maharashtra, Country – India. |
| 8.  | City / Town   | :                         | Village - Koparkhairane, Navi Mumbai  |
|     | Residential area  | :                         | Yes   |
|     | Commercial area   | :                         | Yes   |
|     | 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 - Koparkhairane<br>CIDCO / Navi Mumbai 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. | <b>Boundaries</b>   |                           |   |
|     | <b>Building</b>   | <b>As per actual site</b> | <b>As per document</b>  |
|     | North   | :                         | Road<br>4.00 Mt. Wide Road  |
|     | South   | :                         | Room No. 324<br>Adj. Cond.No. 05  |
|     | East  | :                         | Room No. 180<br>5.00 Mt. Wide Road  |
|     | West  | :                         | Room No. 121<br>6.00 Mt. Wide Road  |
|     | <b>Shop Cum Apartment</b>   | <b>As per actual site</b> | <b>As per document</b>  |
|     | North   | :                         | Road<br>Core Unit No. 221   |
|     | South   | :                         | Room No. 324<br>Open Space  |

|                       | East   |   | Room No. 180  | Core Unit No. 239 |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
|-----------------------|--|---|---|-------------------|-------|--------------------------|---------------------|--------|-----------------------|--------|-----------------------|---------------|-------|--------------------------|------------------|--------|-----------------|--------|-------------------|---------------|
|                       | West   |   | Room No. 121  | Core Unit No. 219 |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| 13.                   | Dimensions of the site   |   | N.A., As the property is under consideration is Shop Cum Residential Apartment / Building   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| 14.                   | Extent of the site   | : | <b>Area as per actual site measurement are as under:</b> <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor – Shop</td> <td>185.00</td> </tr> <tr> <td>1<sup>st</sup> Floor</td> <td>196.00</td> </tr> <tr> <td>2<sup>nd</sup> Floor</td> <td>270.00</td> </tr> </tbody> </table><br><b>As per Deed, Built Up Area are as under:</b> <table border="1"> <thead> <tr> <th>Floor</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Residential Area</td> <td>155.00</td> </tr> <tr> <td>Commercial Area</td> <td>102.00</td> </tr> <tr> <td><b>Total Area</b></td> <td><b>257.00</b></td> </tr> </tbody> </table> |                   | Floor | Carpet Area in Sq. Ft.   | Ground Floor – Shop | 185.00 | 1 <sup>st</sup> Floor | 196.00 | 2 <sup>nd</sup> Floor | 270.00        | Floor | Built Up Area in Sq. Ft. | Residential Area | 155.00 | Commercial Area | 102.00 | <b>Total Area</b> | <b>257.00</b> |
| Floor                 | Carpet Area in Sq. Ft.   |   |   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| Ground Floor – Shop   | 185.00   |   |   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| 1 <sup>st</sup> Floor | 196.00   |   |   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| 2 <sup>nd</sup> Floor | 270.00   |   |   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| Floor                 | Built Up Area in Sq. Ft.   |   |   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| Residential Area      | 155.00   |   |   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| Commercial Area       | 102.00   |   |   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| <b>Total Area</b>     | <b>257.00</b>  |   |   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| 14.                   | Latitude, Longitude & Co-ordinates of Shop Cum Residential Apartment | : | 19°06'00.8"N 72°59'59.6"E   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| 15.                   | Extent of the site considered for Valuation (least of 13A& 13B)      | : | <b>As per Deed, Built Up Area are as under:</b> <table border="1"> <thead> <tr> <th>Floor</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Residential Area</td> <td>155.00</td> </tr> <tr> <td>Commercial Area</td> <td>102.00</td> </tr> <tr> <td><b>Total Area</b></td> <td><b>257.00</b></td> </tr> </tbody> </table>   |                   | Floor | Built Up Area in Sq. Ft. | Residential Area    | 155.00 | Commercial Area       | 102.00 | <b>Total Area</b>     | <b>257.00</b> |       |                          |                  |        |                 |        |                   |               |
| Floor                 | Built Up Area in Sq. Ft.   |   |   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
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| <b>Total Area</b>     | <b>257.00</b>  |   |   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| <b>II</b>             | <b>APARTMENT BUILDING</b>  |   |   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| 1.                    | Nature of the Apartment  | : | Residential Cum Commercial  |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| 2.                    | Location   | : |   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
|                       | C.T.S. No.   | : | Village – Koparkhairane   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
|                       | Block No.  | : | -   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
|                       | Ward No.   | : | -   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
|                       | Village / Municipality / Corporation                                 | : | Village - Koparkhairane<br>CIDCO / Navi Mumbai Municipal Corporation  |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
|                       | Door No., Street or Road   | : | Shop Cum Residential Apartment No. SS – II / 220 (S + R), SS – II Type, “Shivneri Vaibhav Owners Association”, Plot No. 03, Sector - 16, Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, State – Maharashtra, Country – India.   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| 3.                    | Description of the locality Residential / Commercial / Mixed         | : | Residential   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| 4.                    | Year of Construction   | : | 2001 (Approx.)  |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| 5.                    | Number of Floors   | : | Ground + 2 Upper Floors   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| 6.                    | Type of Structure  | : | R.C.C. Framed Structure   |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| 7.                    | Number of Dwelling units in the building                             | : | 1 Shop on Ground Floor & 1RK Apartment on 1 <sup>st</sup> floor + 1RK Apartment on 2 <sup>nd</sup> floor  |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |
| 8.                    | Quality of Construction  | : | Normal  |                   |       |                          |                     |        |                       |        |                       |               |       |                          |                  |        |                 |        |                   |               |

| 9.                | Appearance of the Building  | : | Normal   |       |                          |                  |        |                 |        |                   |               |
|-------------------|---|---|--|-------|--------------------------|------------------|--------|-----------------|--------|-------------------|---------------|
| 10.               | Maintenance of the Building                                       | : | Normal   |       |                          |                  |        |                 |        |                   |               |
| 11.               | Facilities Available  | : |  |       |                          |                  |        |                 |        |                   |               |
|                   | Lift  | : | Not Provided   |       |                          |                  |        |                 |        |                   |               |
|                   | Protected Water Supply  | : | Municipal Water supply   |       |                          |                  |        |                 |        |                   |               |
|                   | Underground Sewerage  | : | Connected to Municipal Sewerage System   |       |                          |                  |        |                 |        |                   |               |
|                   | Car parking - Open / Covered                                      | : | Open Parking   |       |                          |                  |        |                 |        |                   |               |
|                   | Is Compound wall existing?  | : | No   |       |                          |                  |        |                 |        |                   |               |
|                   | Is pavement laid around the building                              | : | No   |       |                          |                  |        |                 |        |                   |               |
| III               | Shop Cum Residential Apartment                                    |   |  |       |                          |                  |        |                 |        |                   |               |
| 1                 | The floor in which the Shop Cum Residential Apartment is situated | : | Ground + 2 upper Floor   |       |                          |                  |        |                 |        |                   |               |
| 2                 | Door No. of the Shop Cum Residential Apartment                    | : | Shop Cum Residential Apartment No. SS – II / 220 (S + R)   |       |                          |                  |        |                 |        |                   |               |
| 3                 | Specifications of the Shop Cum Residential Apartment              | : |  |       |                          |                  |        |                 |        |                   |               |
|                   | Roof  | : | R.C.C. Slab  |       |                          |                  |        |                 |        |                   |               |
|                   | Flooring  | : | Kota Stone flooring in Shop & Vitrified tiles flooring in Apartment  |       |                          |                  |        |                 |        |                   |               |
|                   | Doors   | : | MS Rolling shutter with Wooden door for Shop & Teak Wood door frame with Flush door for Apartment  |       |                          |                  |        |                 |        |                   |               |
|                   | Windows   | : | Aluminum Sliding windows   |       |                          |                  |        |                 |        |                   |               |
|                   | Fittings  | : | Concealed plumbing with C.P. fittings. Electrical wiring with Casing Capping   |       |                          |                  |        |                 |        |                   |               |
|                   | Finishing   | : | 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 Shop Cum Residential Apartment?     | : | Normal   |       |                          |                  |        |                 |        |                   |               |
| 7                 | Sale Deed executed in the name of                                 | : | <b>Mr. Prakash Namdeo Katekar &amp; Mrs. Sonali Prakash Katekar</b>  |       |                          |                  |        |                 |        |                   |               |
| 8                 | What is the undivided area of land as per Sale Deed?              | : | Details not available  |       |                          |                  |        |                 |        |                   |               |
| 9                 | What is the plinth area of the Shop Cum Residential Apartment?    | : | <p><b>As per Deed, Built Up Area are as under:</b></p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Residential Area</td> <td>155.00</td> </tr> <tr> <td>Commercial Area</td> <td>102.00</td> </tr> <tr> <td><b>Total Area</b></td> <td><b>257.00</b></td> </tr> </tbody> </table> | Floor | Built Up Area in Sq. Ft. | Residential Area | 155.00 | Commercial Area | 102.00 | <b>Total Area</b> | <b>257.00</b> |
| Floor             | Built Up Area in Sq. Ft.  |   |  |       |                          |                  |        |                 |        |                   |               |
| Residential Area  | 155.00  |   |  |       |                          |                  |        |                 |        |                   |               |
| Commercial Area   | 102.00  |   |  |       |                          |                  |        |                 |        |                   |               |
| <b>Total Area</b> | <b>257.00</b>   |   |  |       |                          |                  |        |                 |        |                   |               |
| 10                | What is the floor space index (app.)                              | : | As per Local norms   |       |                          |                  |        |                 |        |                   |               |

|           |   |   |   |  |                     |                       |
|-----------|---|---|---|--|---------------------|-----------------------|
| 11        | What is the Carpet Area of the Shop Cum Residential Apartment?  | : | <b>Area as per actual site measurement are as under:</b>  |  |                     |                       |
|           |   |   | <b>Floor</b>  | <b>Carpet Area in Sq. Ft.</b>                            |                     |                       |
|           |   |   | Ground Floor  | 185.00   |                     |                       |
|           |   |   | 1 <sup>st</sup> Floor   | 196.00   |                     |                       |
|           |   |   | 2 <sup>nd</sup> Floor   | 270.00   |                     |                       |
| 12        | Is it Posh / I Class / Medium / Ordinary?   | : | Middle Class  |  |                     |                       |
| 13        | Is it being used for Residential or Commercial purpose?   | : | Residential cum Commercial purpose  |  |                     |                       |
| 14        | Is it Owner-occupied or let out?  | : | Occupant Details are as under:-   |  |                     |                       |
|           |   |   | <b>Floor</b>  | <b>RName</b>   | <b>Rented Since</b> | <b>Present Rental</b> |
|           |   |   | Ground Floor - Shop   | Rajashree Gole   | 3 Years             | ₹ 6,500.00            |
|           |   |   | 1 <sup>st</sup> & 2 <sup>nd</sup> Floor – Mangal Kunjir – Seller Occupied   |  |                     |                       |
| 15        | If rented, what is the monthly rent?  | : | Shop - ₹ 6,500.00 Present rental income per month<br>1 <sup>st</sup> & 2 <sup>nd</sup> Floor - ₹ 4000.00 Expected rental income per month |  |                     |                       |
| <b>IV</b> | <b>MARKETABILITY</b>  | : |   |  |                     |                       |
| 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  |  |                     |                       |
| <b>V</b>  | <b>Rate</b>   | : | <b>Apartment</b>  | <b>Shop</b>  |                     |                       |
| 1         | After analyzing the comparable sale instances, what is the composite rate for a similar Apartment 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) | : | ₹ 12,000.00 to ₹ 13,000.00 per Sq. Ft. on Built Up Area   | ₹ 23,000.00 to ₹ 24,000.00 per Sq. Ft. on Built Up Area  |                     |                       |
| 2         | Assuming it is a new construction, what is the adopted basic composite rate of the Apartment under valuation after comparing with the specifications and other factors with the Apartment under comparison (give details).  | : | ₹ 13,000.00 per Sq. Ft. on Built Up Area  | ₹ 24,000.00 per Sq. Ft. on Built Up Area                 |                     |                       |
| 3         | Break – up for the rate   | : |   |  |                     |                       |
|           | I. Building + Services  | : | ₹ 2,500.00 per Sq. Ft.  | ₹ 2,500.00 per Sq. Ft.                                   |                     |                       |
|           | II. Land + others   | : | ₹ 10,500.00 per Sq. Ft.   | ₹ 21,500.00 per Sq. Ft.                                  |                     |                       |
| 4         | Guideline rate obtained from the Government Portal (an evidence thereof to be enclosed)   | : | ₹ 1,39,200.00 per Sq. M.<br>i.e. ₹ 12,932.00 per Sq.  | ₹ 1,74,400.00 per Sq. M.<br>i.e. ₹ 16,202.00 per Sq. Ft. |                     |                       |

|           |   |  |   |
|-----------|---|--|---|
|           |   | Ft.  |   |
| 4A        | Guideline rate (after Depreciation)   | ₹ 1,20,214.00 per Sq. M.<br>i.e. ₹ 11,168.00 per Sq. Ft. | ₹ 1,47,670.00 per Sq. M.<br>i.e. ₹ 13,719.00 per Sq. Ft.                          |
| <b>VI</b> | <b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>  |  |   |
| <b>a</b>  | Depreciated building rate   | :  |   |
|           | Replacement cost of Apartment with Services (v(3)i)   | :  | ₹ 2,500.00 per Sq. Ft.  |
|           | Age of the building   | :  | 22 years  |
|           | Life of the building estimated  | :  | 38 Years Subject to proper, preventive periodic maintenance & structural repairs. |
|           | Depreciation percentage assuming the salvage value as 10%   | :  | 33.00%  |
|           | Depreciated Ratio of the building   | :  | -   |
| <b>b</b>  | Total composite rate arrived for Valuation  | :  | -   |
|           | Depreciated building rate VI (a)  | :  | ₹ 1,675.00 per Sq. Ft.  |
|           | Rate for Land & other V (3) ii  | :  | ₹ 10,500.00 per Sq. Ft.   |
|           | Total Composite Rate  |  | ₹ 12,175.00 per Sq. Ft.   |
|           | <b>Remarks:</b>   |  |   |
|           | 1. As per site measurement, the carpet area of Shop is 185.00 Sq. ft. on Ground Floor & Carpet Area of Residential Apartment is 466.00 (Including 1 <sup>st</sup> floor & 2 <sup>nd</sup> floor). But as per agreement, the built-up area of the Commercial Shop is 102.00 Sq. Ft. and Built-up Area of Residential Apartment is 155.00 sq. ft. As there is no documentary evidence for the ownership of this additional area, for the Valuation we have considered area as per documents only (i.e. built up area of the Commercial Shop is 102.00 Sq. Ft. and Built up Area of Residential Apartment is property is 155.00 sq. ft). |  |   |

**Details of Valuation:**

| Sr. No. | Description   | Area in Sq. Ft. | Rate per unit (₹) | Estimated Value (₹) |
|---------|---|-----------------|-------------------|---------------------|
| 1       | Present value of the Residential Apartment (Including Car Parking, If Provided) | 155.00          | 12,175.00         | 18,87,125.00        |
| 2       | Present Value of the Shop   | 102.00          | 23,175.00         | 23,63,850.00        |
| 3       | Wardrobes   |                 |                   |                     |
| 4       | Showcases   |                 |                   |                     |
| 5       | Kitchen arrangements  |                 |                   |                     |
| 6       | Superfine finish  |                 |                   |                     |
| 7       | Interior Decorations  |                 |                   |                     |
| 8       | Electricity deposits / electrical fittings, etc.                                |                 |                   |                     |
| 9       | Extra collapsible gates / grill works etc.                                      |                 |                   |                     |
| 10      | Potential value, if any   |                 |                   |                     |
| 11      | Others  |                 |                   |                     |
|         | <b>Total Fair Market value of the property (1+2)</b>                            |                 |                   | <b>42,50,975.00</b> |
|         | <b>Total Realizable value of the property</b>                                   |                 |                   | <b>38,25,878.00</b> |



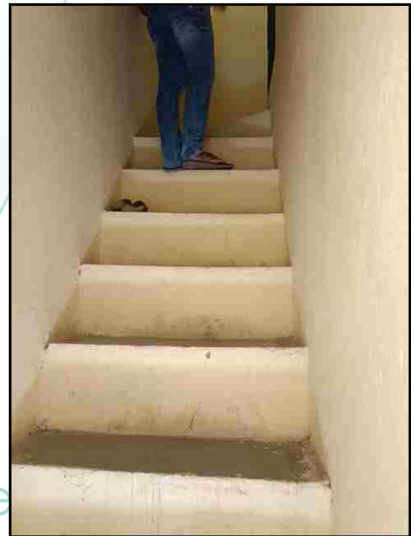
|  |   |                     |
|--|---|---------------------|
|  | <b>Total Distress Value of the property</b>                                     | <b>34,00,780.00</b> |
|  | <b>Insurable value of the property (155.00 Sq. Ft. x 2,500.00) – Apartment</b>  | <b>3,87,500.00</b>  |
|  | <b>Insurable value of the property (102.00 Sq. Ft. x 2,500.00) - Shop</b>       | <b>2,55,000.00</b>  |
|  | <b>Guideline value of the property (165.00 Sq. Ft. x 11,168.00) – Apartment</b> | <b>17,31,040.00</b> |
|  | <b>Guideline value of the property (92.00 Sq. Ft. x 11,594.00) - Shop</b>       | <b>13,99,338.00</b> |

### Approach adopted for valuation: Sales Comparison 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 comparable, 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 Shop Cum Residential Apartment, where there are typically many comparable available to analyze.
- As the property is a Shop Cum 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 ` 12,000.00 to ` 13,000.00 per Sq. Ft. on Built Up Area for Apartment and ` 23,000.00 to ` 24,000.00 per Sq. Ft. on Built Up Area for Shop on Built Up 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 residential application in the locality etc. We estimate ` 12,175.00 per Sq. Ft. on for Apartment & ` 23,175.00 per Sq. Ft. for Shop on Built Up Area for valuation.

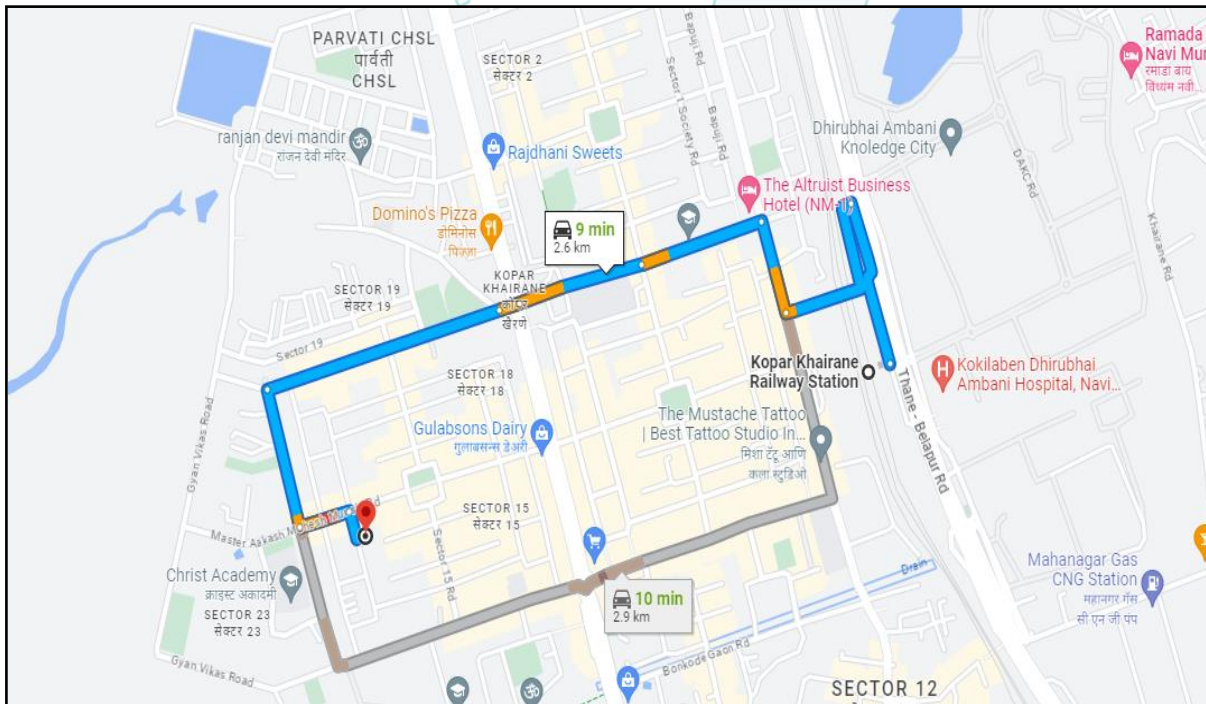
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### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°06'00.8"N 72°59'59.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Koparkhairane – 2.6 Km.)

## Ready Reckoner Rate for Residential Apartment

| DIVISION / VILLAGE : KOPERKHAIRNE                |                                   |       |                 |                       |        |            |
|--|-----------------------------------|-------|-----------------|-----------------------|--------|------------|
| Commence From 1st April 2023 To 31st March 2024  |                                   |       |                 |                       |        |            |
| Type of Area                                     | Urban Area                        |       | Local Body Type | Class "C" Corporation |        |            |
| Local Body Name                                  | Navi Mumbai Municipal Corporation |       |                 |                       |        |            |
| Land Mark  | Koperkhairne Node Sector No. 16   |       |                 |                       |        |            |
| Rate of Land + Building in ₹ per sq. m. Built-Up |                                   |       |                 |                       |        |            |
| Zone   | Sub Zone                          | Land  | Residential     | Office                | Shop   | Industrial |
| 3  | 3/85/1                            | 52900 | 139200          | 157700                | 174400 | 157700     |
| Plot No. 7 Shree Ganesh Krupa                    |                                   |       |                 |                       |        |            |

|   |                    |                |                  |                |
|---|--------------------|----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Apartment                               | 1,39,200.00        |                |                  |                |
| Increase by 0% on Apartment Located on Ground Floor                                     | 0.00               |                |                  |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>                 | <b>1,39,200.00</b> | <b>Sq. Mt.</b> | <b>12,932.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B)                                | 52,900.00          |                |                  |                |
| The difference between land rate and building rate (A – B = C)                          | 86,300.00          |                |                  |                |
| Depreciation Percentage as per table (D) [100%-22%]<br>(Age of the building – 22 Years) | 78 %               |                |                  |                |
| <b>Rate to be adopted after considering depreciation [B + (C x D)]</b>                  | <b>1,20,214.00</b> | <b>Sq. Mt.</b> | <b>11,168.00</b> | <b>Sq. Ft.</b> |

### Building not having lift

The following table gives the valuation of residential building / Apartment / 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 Apartment 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 |

## Ready Reckoner Rate for Shop

| DIVISION / VILLAGE : KOPERKHAIRNE<br>Commence From 1st April 2023 To 31st March 2024 |                                   |       |                 |                       |        |            |
|--|-----------------------------------|-------|-----------------|-----------------------|--------|------------|
| Type of Area   | Urban Area                        |       | Local Body Type | Class "C" Corporation |        |            |
| Local Body Name  | Navi Mumbai Municipal Corporation |       |                 |                       |        |            |
| Land Mark  | Koperkhairne Node Sector No. 16   |       |                 |                       |        |            |
| Rate of Land + Building in ₹ per sq. m. Built-Up                                     |                                   |       |                 |                       |        |            |
| Zone   | Sub Zone                          | Land  | Residential     | Office                | Shop   | Industrial |
| 3  | 3/85/1                            | 52900 | 139200          | 157700                | 174400 | 157700     |
| Plot No. 7 Shree Ganesh Krupa  |                                   |       |                 |                       |        |            |

|   |                    |                 |                  |                |
|---|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Shop                                    | 1,74,400.00        |                 |                  |                |
| Increase by 0% on Apartment Located on Ground Floor                                     | 00.00              |                 |                  |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>                 | <b>1,74,400.00</b> | <b>Sq. Mtr.</b> | <b>16,202.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B)                                | 52,900.00          |                 |                  |                |
| The difference between land rate and building rate (A – B = C)                          | 1,21,500.00        |                 |                  |                |
| Depreciation Percentage as per table (D) [100%-22%]<br>(Age of the building – 22 Years) | 78%                |                 |                  |                |
| <b>Rate to be adopted after considering depreciation [B + (C x D)]</b>                  | <b>1,47,670.00</b> | <b>Sq. Mtr.</b> | <b>13,719.00</b> | <b>Sq. Ft.</b> |

### Building not having lift

The following table gives the valuation of residential building / Apartment / 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 Shop 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 (Residential Property)

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**2 BHK House For Sale In Kopar Khairane**  
Independent House, Sector 15 Kopar Khairane Road

**₹ 90 Lacs**  
Negotiable

**₹ 51,583/Month**  
Estimated EMI

800  
Sq.Ft

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Location

|   |  |
|---|--|
| <b>2 Bedroom</b><br><small>No. of Bedroom</small>   | <b>Mar 18, 2023</b><br><small>Posted On</small>                    |
| <b>2 Bathroom</b><br><small>No. of Bathroom</small> | <b>Immediately</b><br><small>Possession</small>                    |
| <b>NA</b><br><small>Balcony</small>                 | <b>Independent House</b><br><small>Independent House/Villa</small> |
| <b>None</b><br><small>Parking</small>               | <b>None</b><br><small>Power Backup</small>                         |

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Nearby: Millennium Business Park | Rupa Solitaire | Balaji Movieplex | D-Mart Khairane | Kopar Khairane Railway Station

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Commercial Buy | Enter Locality / Project / Society / Landmark
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Home > Commercial property for sale in Mumbai > Shop for sale in Mumbai > Shop for sale in Sector 16 Koparkhairane

**₹ 35 Lac** @ 19,021 per sq.ft.  
Estimated EMI ₹ 27,955

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

Commercial Shops for Sale  
In Sector 16 Koparkhairane, Navi Mumbai, Mumbai

Overview
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Recommendations
Articles

Property (4)

Photos (4)

|  |  |
|--|--|
| <p><b>Sale Amount</b><br/>₹ 35 Lac<br/>@ 19,021 per sq.ft.</p> | <p><b>Carpet Area</b><br/>184<br/><small>(17.09 sq.m.)</small></p> |
| <p><b>Floor Number</b><br/>Ground</p>                          | <p><b>Parking</b><br/>Only private parking available</p>           |
| <p><b>Washrooms</b><br/>Only Public Washrooms available</p>    | <p><b>Possession in</b><br/>undefined</p>                          |

## Price Indicators

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Posted on: Jan 09, 23 Property ID: 58233853

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₹1.90 Cr

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3 BHK For Sale in **Koparkhairane, Navi Mumbai**

🛏 3 Beds | 🚿 2 Baths | 🏠 Unfurnished

|  |                            |                                 |
|--|----------------------------|---------------------------------|
| Super Built-Up Area<br>1100 sqft *<br>₹17,273/sqft | Transaction Type<br>Resale | Furnished Status<br>Unfurnished |
| Age Of Construction<br>Under Construction          |                            |                                 |

Contact Owner
Get Phone No.
👤 Last contact made 17 days ago

Contact Owner

Uday Sanghani -91-98XXXXXXX00

---

Your Name

Email

IND -91 ▾ Mobile Number

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₹54.0 Lac

Get ₹16,200 cashback on Home Loan ONLY ON MAGICBRICKS

2 BHK Owner Residential House For Sale **Koparkhairane, Navi Mumbai**

🛏 2 Beds | 🚿 2 Baths | 🏠 Unfurnished

|   |                              |                                 |
|---|------------------------------|---------------------------------|
| Super Built-Up Area<br>420 sqft *<br>₹12,857/sqft | Floor<br>1 (Out of 2 Floors) | Transaction Type<br>Resale      |
| Status<br>Ready to Move                           | Facing<br>East               | Furnished Status<br>Unfurnished |
| Age Of Construction<br>5 to 10 years              |                              |                                 |

Contact Owner
Get Phone No.
👤 Last contact made 33 days ago

Contact Owner

Santosh -91-79XXXXXXX37

---

Your Name

Email

IND -91 ▾ Mobile Number

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## Price Indicators (Commercial Property)

99acres

Commercial Buy | 
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Home > Commercial property for sale in Mumbai > Shop for sale in Mumbai > Shop for sale in Sector 16 Koparkhairane Posted on Jan 09, 2023 | Ready to move


**₹35 Lac** @ 19,021 per sq.ft. Commercial Shops for Sale  
In Sector 16 Koparkhairane, Navi Mumbai, Mumbai

Estimated EMI ₹27,955

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

Overview
Owner Details
Explore Locality
Recommendations
Articles

Property (4)



Photos (4)

- 👉 Sale Amount  
₹35 Lac  
@ 19,021 per sq.ft.
- 🏠 Carpet Area  
184  
(17.09 sq.m.)
- 🏠 Floor Number  
Ground Parking  
Only private parking available
- 🚻 Washrooms  
Only Public Washrooms available 🏠 Possession in  
undefined

Ownership: Freehold | Lock-in period: No lock-in period | Property Suitable for: Grocery, Clothes, Fast | Property Code: L66719842

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Home > Commercial Property for Sale in Navi Mumbai > Shop for Sale in Navi Mumbai > Shop for Sale in Sector-14 > 850 Sq-ft Posted on: Mar 13, 23 | Property ID: 60079665

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Communicates with Owners

₹1.85 Cr ₹21765/sqft Apply for loan ONLY ON MAGICBRICKS

Commercial Shop For Sale in Sector-14, Navi Mumbai



📍 Ground Floor | 🏠 Furnished

|                          |                          |                          |
|--------------------------|--------------------------|--------------------------|
| Super Area               | Carpet Area              | Floor                    |
| 850 sqft<br>₹21,765/sqft | 535 sqft<br>₹34,579/sqft | Ground (Out of 1 Floors) |

Property Age  
Above 20 years

~4 Photos

Contact Owner

Aswin +91-97XXXXXX99

---

Your Name

---

Email

---

IND +91 | Mobile Number

---


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Get Phone No.


👤 Last contact made 1 day ago



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**Shop In Kopar Khairane, Mumbai For Sale**  
Sector 13, near reliance digital

**₹ 1.5 Crores**  
23,077 / Sq.Ft

**₹ 1.13 Lacs/Month**  
Estimated EMI

650 Sq.Ft  
Built Up Area

600 Sq.Ft  
Carpet Area

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---

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Photos Location

Samsung Camera  
Shot with my Galaxy A22 5G

|  |  |
|--|--|
| <b>Shop</b><br><small>Property Type</small>      | <b>Reserved</b><br><small>Parking (3 Slots)</small>        |
| <b>Freehold</b><br><small>Ownership Type</small> | <b>Ground Floor</b><br><small>Of Total 6 Floors</small>    |
| <b>Unfurnished</b><br><small>Furnishing</small>  | <b>More Than 10 Year</b><br><small>Age of Property</small> |
| <b>Mar 22, 2023</b><br><small>Posted On</small>  | <b>Immediately</b><br><small>Available From</small>        |

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Listed by Broker
Sold Out
Wrong Info

Nearby: Millennium Business Park Rupa Solitaire Balaji Movieplex D-Mart Khairane Kopar Khairane Railway Station

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---

**Shop In Kopar Khairane, Mumbai For Sale**  
Sector 18,, Om Gagangiri Hospital and Occupational Health S...

**₹ 80 Lacs**  
25,000 / Sq.Ft

**₹ 60,074/Month**  
Estimated EMI

320 Sq.Ft  
Built Up Area

240 Sq.Ft  
Carpet Area

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Photos Location

+1

|  |  |
|--|--|
| <b>Shop</b><br><small>Property Type</small>      | <b>None</b><br><small>Parking</small>                      |
| <b>Freehold</b><br><small>Ownership Type</small> | <b>Ground Floor</b><br><small>Of Total 6 Floors</small>    |
| <b>Unfurnished</b><br><small>Furnishing</small>  | <b>More Than 10 Year</b><br><small>Age of Property</small> |
| <b>Mar 20, 2023</b><br><small>Posted On</small>  | <b>Immediately</b><br><small>Available From</small>        |

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Sold Out
Wrong Info

Nearby: Millennium Business Park Rupa Solitaire Balaji Movieplex D-Mart Khairane Kopar Khairane Railway Station

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NO. 123 MH2010 PTC/01/19

## Sales Indicators

| सूची क्र.2  |  | freesearchignrservice.maharashtra.g...<br>freesearchignrservice.maharashtra.g...<br>दस्ता क्रमांक : 72612023<br>नोंदणी :<br>Regn 63m |
|---|--|--|
| 726175<br>28-04-2023<br>Note:-Generated Through eSearch Module,For original report please contact concern SRO office.                 |  |  |
| <b>गावाचे नाव : कोपरखैरणे</b>   |  |  |
| (1)वित्तिका प्रकार  | करारनामा   |  |
| (2)मोबदला   | 4500000  |  |
| (3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे   | 2613602  |  |
| (4) भू.मापन,पौटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन ; इतर माहिती: अपार्टमेंट नं. एस.एस.-II रुम नं-181,सेक्टर-16,कोपरखैरणे,नवी मुंबई,ता. व जि. ठाणे -400709., (क्षेत्रफळ 23.978 चौ. मी. बांधीव)( ( SECTOR NUMBER : 16 ; ) )         |  |
| (5) क्षेत्रफळ   | 23.978 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.-भास्कर शांताराम डोबळे .- वय.-56 पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव: एस.एस.-2।81, सेक्टर-16, कोपरखैरणे, नवी मुंबई, ब्रॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं.-BMJKPD7707A         |  |
| (8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव.-नुषार हिंदुराव पारगाडकर .- वय.-31; पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव: राहणार पोस्ट-अरला, तालुका-शिराळा, जिल्हा सांगली, ब्रॉक नं. , रोड नं. , महाराष्ट्र, सांगली. पिन कोड:-415415 पॅन नं.-BSXPP99573K |  |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 18/04/2023   |  |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 18/04/2023   |  |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 7261/2023  |  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 270000   |  |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000  |  |
| (14)श्रीरा  |  |  |

| सूची क्र.2  |  | दुयम निबंधक : सह दु.नि. ठाणे 3<br>दस्ता क्रमांक : 3622/2023<br>नोंदणी :<br>Regn 63m |
|---|--|---|
| 362275<br>28-04-2023<br>Note:-Generated Through eSearch Module,For original report please contact concern SRO office.                 |  |   |
| <b>गावाचे नाव : कोपरखैरणे</b>   |  |   |
| (1)वित्तिका प्रकार  | अभिहस्तांतरणपत्र   |   |
| (2)मोबदला   | 4000000  |   |
| (3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे   | 1786837  |   |
| (4) भू.मापन,पौटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन ; इतर माहिती: अपार्टमेंट नंबर एस एस 2ए/743 तळ मजला खराज्य ओनर्स असोसिएशन प्लॉट नंबर 7 सेक्टर 15 कोपरखैरणे नवी मुंबई तालुका व जिल्हा ठाणे 400709 क्षेत्रफळ 16.393 चौरस मीटर बांधीव. करारनामा दस्ता क्रमांक टनन-8 23803/2022 दिनांक 19/12/2022 अन्वये मुद्रांक शुल्क 240000 व नोंदणी फी 30000 वसूल. ( ( SECTOR NUMBER : 15 ; ) )   |   |
| (5) क्षेत्रफळ   | 16.393 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.-अरविंद कैरूलास जैन .- वय.-51 पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव: एस एस 2 रुम नंबर 743 सेक्टर 15 कोपरखैरणे नवी मुंबई, ब्रॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं.-AFEPJ6452L   |   |
| (8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव.-सुनिल पंडुरंग जगताप .- वय.-53; पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव: बी-102 गौरी प्रसाद सीएचएस पारसिक नगर खारेगाव कळवा वेस्ट ठाणे, ब्रॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड.-400605 पॅन नं.-AAPPJ2189J<br>2): नाव.-शैलजा सुनिल जगताप .- वय.-43; पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव: बी-102 गौरी प्रसाद सीएचएस पारसिक नगर खारेगाव कळवा वेस्ट ठाणे, ब्रॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड.-400605 पॅन नं.-ANPPJ4217L |   |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 27/02/2023   |   |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 27/02/2023   |   |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 3622/2023  |   |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 500  |   |

## Sales Indicators

|   |  |   |
|---|--|---|
| 2361392<br>28-04-2023<br>Note:-Generated Through eSearch Module,For original report please contact concern SRO office.                | <b>सूची क्र.2</b>  | दुयम निबंधक: सह दु.नि. ठाणे 8<br>दस्त क्रमांक : 2361/2023<br>नोंदणी :<br>Regn.63m |
| <b>गावाचे नाव : कोपरखैरणे</b>   |  |   |
| (1)विलेखाचा प्रकार  | अभिहस्तांतरणपत्र   |   |
| (2)मोबदला   | 3500000  |   |
| (3) बाजारभाव/भाडेपट्ट्याच्या बाबतितयट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे   | 3317700  |   |
| (4) भू,मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:-नवी मुंबई मनपाइतर वर्णन :- इतर माहिती: दुकान-कम-रेसिडेंसियल युनिट नं. एस.एस.3/272,श्री सद्गुरू ओनर्स असोसिएशन,प्लॉट नं. 4,सेक्टर-16,कोपरखैरणे,नवी मुंबई,क्षेत्रफळ 27.97 चौ.मी बांधीव(9.8523 चौ मी कमरसीयल & 18.1177 चौ.मी रेसिडेंसियल),दस्त क्रं. टनन-8-23016-2022,दि.07/12/2022,अन्वये मु शु रु 2,10,000/- व नो फी रु 30,000/- वसूल.(( SECTOR NUMBER : 16 ; )) |   |
| (5) क्षेत्रफळ   | 27.97 चौ.मीटर  |   |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |  |   |
| (7) दस्तऐवज करून देणा.या सिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-श्री.खरताराम कोलाजी चौधरी - वय:-45 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. अपार्टमेंट नं. एस.एस-3/272, श्री सद्गुरू ओनर्स असोसिएशन, सेक्टर-16, कोपरखैरणे, नवी मुंबई, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पैन नं:-AAKPC1361L   |   |
| (8)दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 1): नाव:-श्री. किशन जसराज कुमावत - वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. लक्ली शुज सेंटर, कुटे बिल्डिंग, बँक ऑफ महाराष्ट्र जवळ, स्टेशन रोड, कळवा, ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400605 पैन नं:-CHWPK7175D   |   |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 31/01/2023   |   |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 31/01/2023   |   |
| (11)अनुक्रमांक,खंड व पृष्ठ  | 2361/2023  |   |
| (12)बाजारभावाप्रमाणे मूद्रांक शुल्क   | 100  |   |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 100  |   |

Think.Innovate.Create

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is ₹ **42,50,975.00 (Rupees Forty Two Lakh Fifty Thousand Ninety Hundred Seventy Five Only).**

Place: Thane

Date: 29.04.2023

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

SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21

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

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

Countersigned  
(BRANCH MANAGER)

| Enclosures |  |          |
|------------|--|----------|
|            | Declaration-cum-undertaking from the valuer (Annexure – I) | Attached |
|            | Model code of conduct for valuer (Annexure – II)           | Attached |

**(Annexure – I)****DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 29.04.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative has personally inspected the property 27.04.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Chairman & Managing Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- y. Further, I hereby provide the following information.

| Sr. No. | Particulars  | Valuer comment  |
|---------|--|---|
| 1.      | background information of the asset being valued;                                  | The property under consideration was owned by Mr. Prakash Namdeo Katekar & Mrs. Sonali Prakash Katekar from Mr. Mangal Bhagwan Kunjir & Mr. Harishchandra alias Harichandra Bhagwan Kunjir vide Agreement for Sale dated 24.04.2023   |
| 2.      | purpose of valuation and appointing authority                                      | As per the request from SVC Co-Operative Bank Ltd., Koparkhairane Branch 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;            | Manoj B. Chalikwar – Regd. Valuer<br>Rajesh Ghadi– Valuation Engineer<br>Nitesh Khedekar – Technical Manager<br>Prajakta Patil – 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 – 27.04.2023<br>Valuation Date – 29.04.2023<br>Date of Report – 29.04.2023  |
| 6.      | inspections and/or investigations undertaken;                                      | Physical Inspection done on 27.04.2023  |
| 7.      | nature and sources of the information used or relied upon;                         | <ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> </ul>       |
| 8.      | procedures adopted in carrying out the valuation and valuation standards followed; | Comparative Sales Method / Market Approach  |
| 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 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.  |

|     |   |          |
|-----|---|----------|
| 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 **29<sup>th</sup> 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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### Information Supplied by Others

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

### Future Matters

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

### Map and Plans

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

### Site Details



Based on inputs received from Client and site visit conducted, we understand that the subject property is Shop Cum Residential Apartment admeasuring **Built Up Area of Residential Area = 155.00 Sq. Ft. and for Built Up Area of Commercial Area = 102.00 Sq. Ft.** in the name of **Mr. Prakash Namdeo Katekar & Mrs. Sonali Prakash Katekar**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

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

### Environmental Conditions

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

### Area

Based on the information provided by the Client, we understand that subject property is Shop Cum Residential Apartment admeasuring **Built Up Area of Residential Area = 155.00 Sq. Ft. and for Built Up Area of Commercial Area = 102.00 Sq. Ft.**

### 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

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 comparable, 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 Shop Cum Residential Apartment, where there are typically many comparables available to analyze. As the property is a Shop Cum Residential Apartment, we have adopted Sale Comparison Approach Method for the purpose of valuation.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Shop Cum Residential Apartment admeasuring **Built Up Area of Residential Area = 155.00 Sq. Ft. and for Built Up Area of Commercial Area = 102.00 Sq. Ft.**

### **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.

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**(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.

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess of the property under reference as on **29<sup>th</sup> 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 knowledgeably 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 for this particular purpose at **₹ 42,50,975.00 (Rupees Forty Two Lakh Fifty Thousand Ninety Hundred Seventy Five Only)**.

**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

SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21