

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Shahrukh Akhtar Shaikh**

Residential Flat No. 1802, 18th Floor, Wing – C, “**Aventus Heights**”, Plot No. 49 (A to F), Shivaji Nagar,
Road No. 5 & 6, Deonar, Govandi, Mumbai – 400 043, State – Maharashtra, Country – India.

Latitude Longitude: 19°03'43.7"N 72°55'22.8"E

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Valuation Done for:

SVC Co-Operative Bank Ltd.

Chembur Branch




Unit No.1, 2, 2A, Vikas Commercial Complex, Dr. C G Road, Chembur,
Mumbai - 400074, State – Maharashtra, Country – India.



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

Our Pan India Presence at :

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 Thane	 Nanded	 Indore	 Raipur
 Delhi NCR	 Nashik	 Ahmedabad	 Jaipur

 **Regd. Office** : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (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. 1802, 18th Floor, Wing – C, “Aventus Heights”, Plot No. 49 (A to F), Shivaji Nagar, Road No. 5 & 6, Deonar, Govandi, Mumbai – 400 043, State – Maharashtra, Country – India belongs to **Mr. Shahrukh Akhtar Shaikh**.

Boundaries	:	Building
North	:	Internal Road
South	:	Baji Prabhu Deshpande Road
East	:	Road No. 6
West	:	Road No. 5

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 **₹ 82,80,000.00 (Rupees Eighty Two Lakh Eighty Thousand Only)**. As per Site Inspection 94% Construction Work is Completed.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.



Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21
Encl: Valuation report.

Auth. Sign.

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- Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
- TeleFax : +91 22 28371325/24
- 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.
Chembur Branch
 Unit No.1, 2, 2A, Vikas Commercial Complex,
 Dr. C G Road, Chembur,
 Mumbai - 400074, 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	: 27.04.2023
	b) Date on which the valuation is made	: 03.05.2023
3.	List of documents produced for perusal:	
	I. Copy of Agreement for Sale (6 pages from documents) dated 31.03.2023 Between M/s. Ratnaakar Shelters LLP (the Promoters) and Mr. Shahrukh Akhtar Shaikh (the Allottee).	
	II. Copy of Commencement Certificate No. SRA / ENG / 3833 / ME / MCGM / AP dated 03.01.2018 issued by Slum Rehabilitation Authority.	
	III. Copy of RERA Registration Certificate No. P51800000858 dated 09.09.2021.	
	IV. Copy of Approved Plan SRA / ENG dated 03.11.2021 issued by Slum Rehabilitation Authority.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Mr. Shahrukh Akhtar Shaikh Address: Residential Flat No. 1802, 18 th Floor, Wing – C, “ Aventus Heights ”, Plot No. 49 (A to F), Shivaji Nagar, Road No. 5 & 6, Deonar, Govandi, Mumbai – 400 043, State – Maharashtra, Country – India. Contact Person: Arbaz Kulli – Sale Person Contact No: 9768109575 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat in under construction building. The flat is located on 18 th floor in the said under construction building. As per Agreement sale Plan, the composition of flat will be 2 Bedrooms + Living Room + Kitchen + 2 Toilets. (i.e. 2 BHK with 2 Toilets). The property is at 2.3 KM. distance from nearest railway station Govandi. At the time of inspection, the property was under construction. Extent of completion are as under:

	Foundation	Completed	RCC Plinth	Completed
	Ground /Stilt Floors	Completed	Floors	Completed
	Internal / External Brick Work	Completed	Internal / External Plastering	Completed
	Flooring, Tiling, Kitchen	Completed	Internal / External Painting	Completed
	Electrification, Plumbing, Sanitary	Completed	Doors and Windows	Completed
	Total		94% Work Completed	
6.	Location of property	:		
	a) Plot No. / Survey No.	:	Plot No. 49 (A to F), Survey No. 93 (Part)	
	b) Door No.	:	Residential Flat No. 1802	
	c) C.T.S. No. / Village	:	C.T.S. No. 1A (Part) Village – Deonar	
	d) Ward / Taluka	:	Taluka – Kurla	
	e) Mandal / District	:	District – Mumbai Suburban	
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan SRA / ENG dated 03.11.2021 issued by Slum Rehabilitation Authority.	
	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. 1802, 18 th Floor, Wing – C, “Aventus Heights”, Plot No. 49 (A to F), Shivaji Nagar, Road No. 5 & 6, Deonar, Govandi, Mumbai – 400 043, State – Maharashtra, Country – India.	
8.	City / Town	:	Village - Deonar	
	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 – Deonar SRA / Municipal Corporation of Greater Mumbai	
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			
	Building		As per actual site	As per document
	North	:	Internal Road	Details not available
	South	:	Baji Prabhu Deshpande Road	Details not available
	East	:	Road No. 6	Details not available
	West	:	Road No. 5	Details not available

	Flat	As per actual site	As per document
	North	Details not available	Details not available
	South	Details not available	Details not available
	East	Details not available	Details not available
	West	Details not available	Details not available
13	Dimensions of the site	N.A., As the property is under consideration is Residential Flat in an Apartment / Building	
14.	Extent of the site	: RERA Carpet Area = 552.00 Sq. Ft. (Area as per Agreement for Sale) Built Up Area = 607.00 Sq. Ft. (RERA Carpet Area + 10%)	
14.	Latitude, Longitude & Co-ordinates of Flat	: 19°03'43.7"N 72°55'22.8"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: RERA Carpet Area = 552.00 Sq. Ft. (Area as per Agreement for Sale)	
II	APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: CTS No. 1A (Part) of Village – Deonar	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village – Deonar SRA / Municipal Corporation of Greater Mumbai	
	Door No., Street or Road	: Residential Flat No. 1802, 18 th Floor, Wing – C, “ Aventus Heights ”, Plot No. 49 (A to F), Shivaji Nagar, Road No. 5 & 6, Deonar, Govandi, Mumbai – 400 043, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	: Residential	
4.	Year of Construction	: Building is under construction	
5.	Number of Floors	: Stilt + 23 rd Upper Floors	
6.	Type of Structure	: R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	: 4 Flat on 18 th Floor	
8.	Quality of Construction	: Good	
9.	Appearance of the Building	: Building is under construction	
10.	Maintenance of the Building	: Building is under construction	
11.	Facilities Available	:	
	Lift	: 2 Lifts	
	Protected Water Supply	: Municipal Water supply	
	Underground Sewerage	: Connected to Municipal Sewerage System	
	Car parking - Open / Covered	: Proposed Car Parking	
	Is Compound wall existing?	: Building is under construction	
	Is pavement laid around the building	: Building is under construction	
III	FLAT		

1	The floor in which the Flat is situated	:	18 th Floor
2	Door No. of the Flat	:	Residential Flat No. 1802
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door frame with flush doors
	Windows	:	Powder Coated Aluminum Sliding Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed wiring
	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 Flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	Mr. Shahrukh Akhtar Shaikh
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 = 607.00 Sq. Ft. (RERA Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per SRA / MCGM norms
11	What is the Carpet Area of the Flat?	:	RERA Carpet Area = 552.00 Sq. Ft. (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 17,000.00 Expected rental income per month after building completion
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar 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)	:	₹ 14,000.00 to ₹ 16,000.00 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).	:	₹ 15,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 12,000.00 per Sq. Ft.
4	Guideline rate obtained from the Government Portal (an evidence thereof to be enclosed)	:	₹ 1,41,845.00 per Sq. M. i.e. ₹ 13,178.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years after completion (Subject to proper, preventive periodic maintenance & structural repairs).
	Depreciation percentage assuming the salvage value as 10%	:	N.A., Building is under construction
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 12,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 15,000.00 per Sq. Ft. on Carpet Area
	Remarks: Builder has not allowed for Internal Site Inspection, Measurement & Photographs of the property. The details about the work progress status have been provided by Sales Person Mr. Arbaz Kulli (Contact No. 9768109575).		

Details of Valuation:

Sr. No.	Description	Area in Sq. Ft.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (incl. car parking, if provided)	552.00	15,000.00	82,80,000.00
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 Fair Market value of the property			82,80,000.00
	Total Realisable value of the property			74,52,000.00
	Total Distress Value of the property			66,24,000.00
	Insurable value of the property (607.00 X 3,000.00)			18,21,000.00
	Guideline value of the property (As per Index II)			37,88,213.55

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 Residential Flat, where there are typically many comparable available to analyze.
- As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation.
- The Price for similar type of property in the nearby vicinity is in the range of ₹ 14,000.00 to ₹ 16,000.00 per Sq. Ft. on Carpet Area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of residential application in the locality etc. We estimate ₹ 15,000.00 per Sq. Ft. on Carpet Area for valuation.

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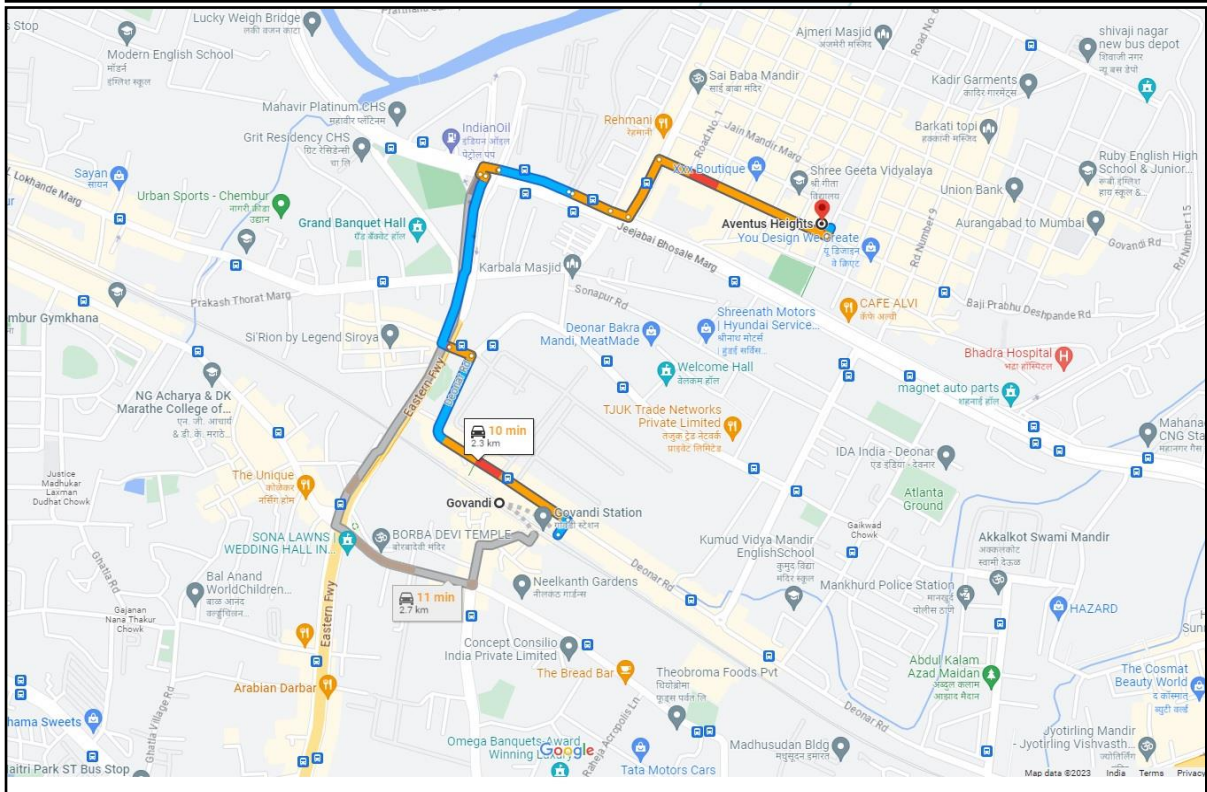
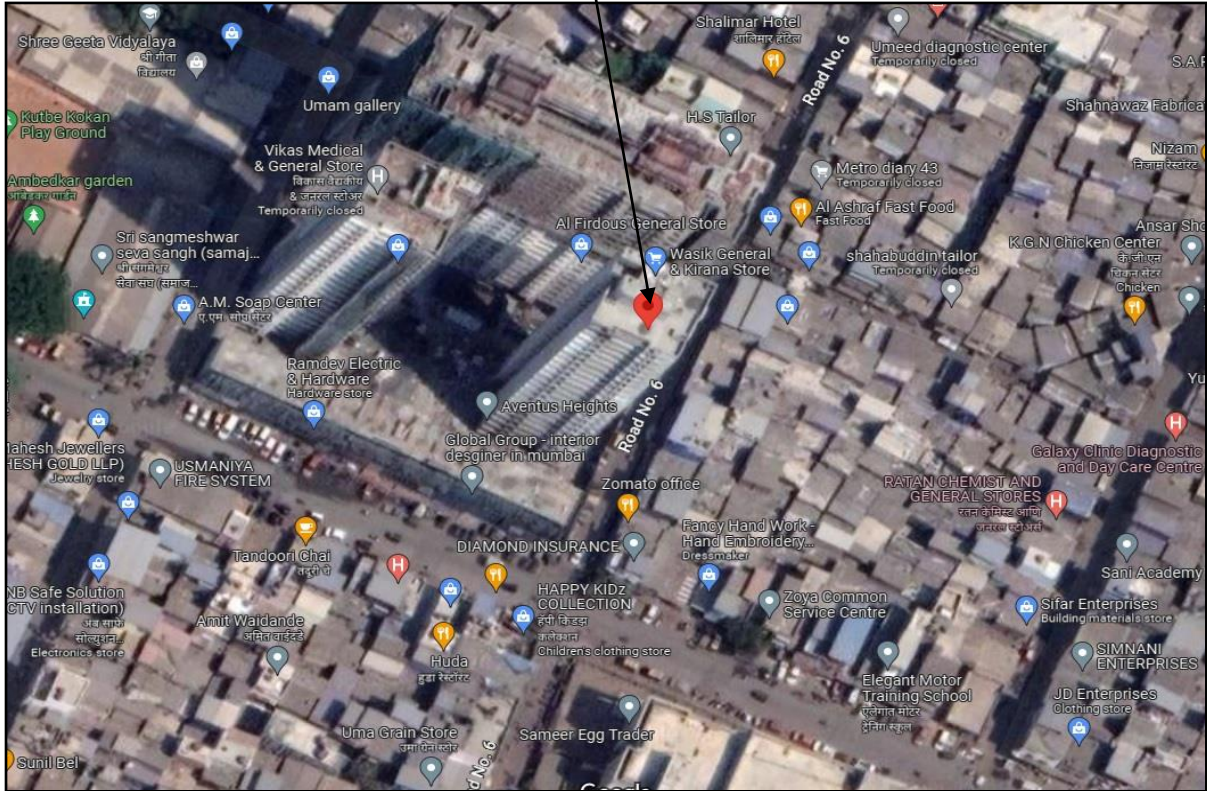
Actual site photographs



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Route Map of the property


Site u/r



Latitude Longitude: 19°03'43.7"N 72°55'22.8"E

Note: The Blue line shows the route to site from nearest railway station (Govandi – 2.3 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules User Manual
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Feedback

Year
20232024
Language
English

Selected District
मुंबई(उपनगर)
Select Village
देवनार - कुर्ली

Search By
 Survey No Location

Select	उपविभाग	चुकी कमील	निवासी सदनिका	गोंफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	100/468-भूभाग: उत्तरेस घाटकोपर - मानबुई लिंक रोड, पुर्वेस गावाची सीमा, दक्षिणेस रेल्वे मार्ग व पश्चिमेस गावाची सीमा.	64340	128950	148300	184000	128950	चौरस मीटर
SurveyNo	100/469 -भूभाग : उत्तरेस व्ही.एन.पुरव मार्ग पुर्वेस गावाची सीमा, दक्षिणेस टाटा पॉवर लाईन व पश्चिमेस गावाची सीमा.	78090	187070	209540	233390	187070	चौरस मीटर
SurveyNo	100/470-भूभाग: टाटा पॉवर लाईनचे दक्षिणेकडील गावाचा उर्वरित सर्व भाग.	25080	58600	68800	90000	58550	चौरस मीटर
SurveyNo	100/471A-भूभाग : उत्तरेस हार्बर रेल्वे लाईन, पुर्वेस गावाची हद्द, दक्षिणेस व्ही.एन.पुरव मार्ग व पश्चिमेस 13.40 मी. वि.यो.रस्ता.	129480	266530	306510	333170	266530	चौरस मीटर
SurveyNo	100/471B-भूभाग- विशेष गृहप्रकल्पातील मिळकती	135950	279860	321840	349820	279860	चौरस मीटर

1 2

Survey Number
 2 , 4 , 3 , 1pt

Stamp Duty Ready Reckoner Market Value Rate for Flat (A)	1,28,950.00			
Increase by 10% on Flat Located on 18 th Floor	12895.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase)	1,41,845.00	Sq. Mt.	13,178.00	Sq. Ft.

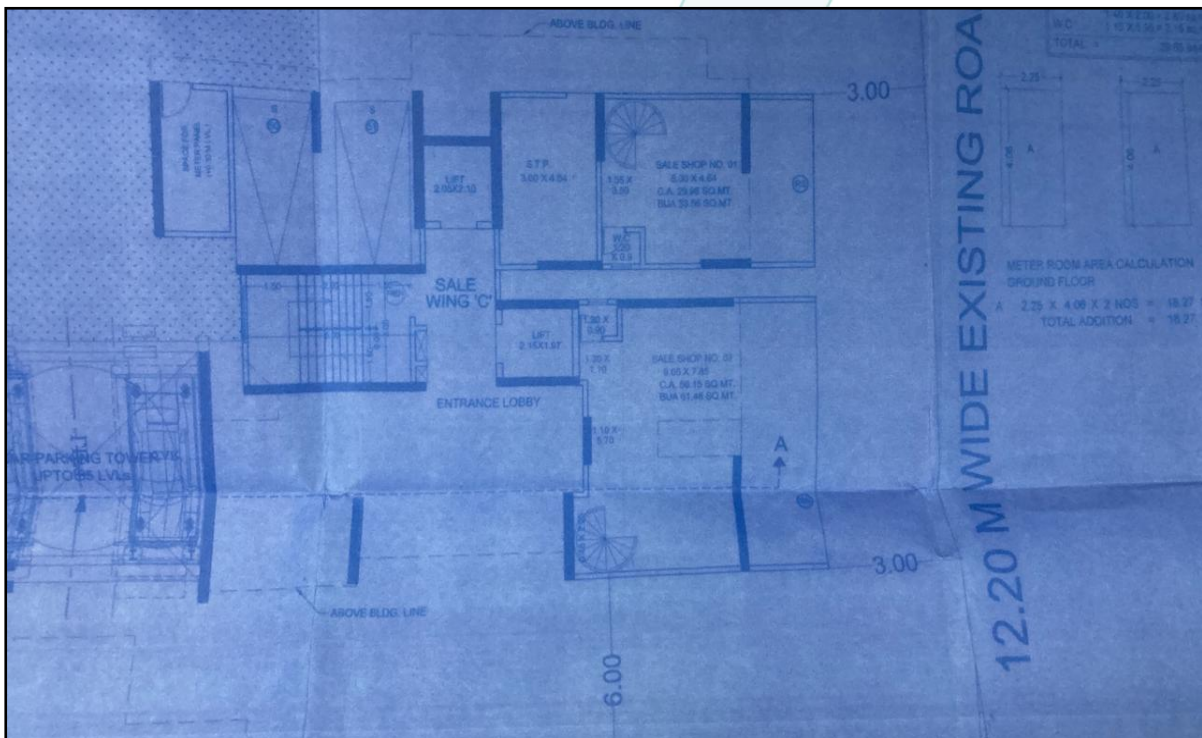
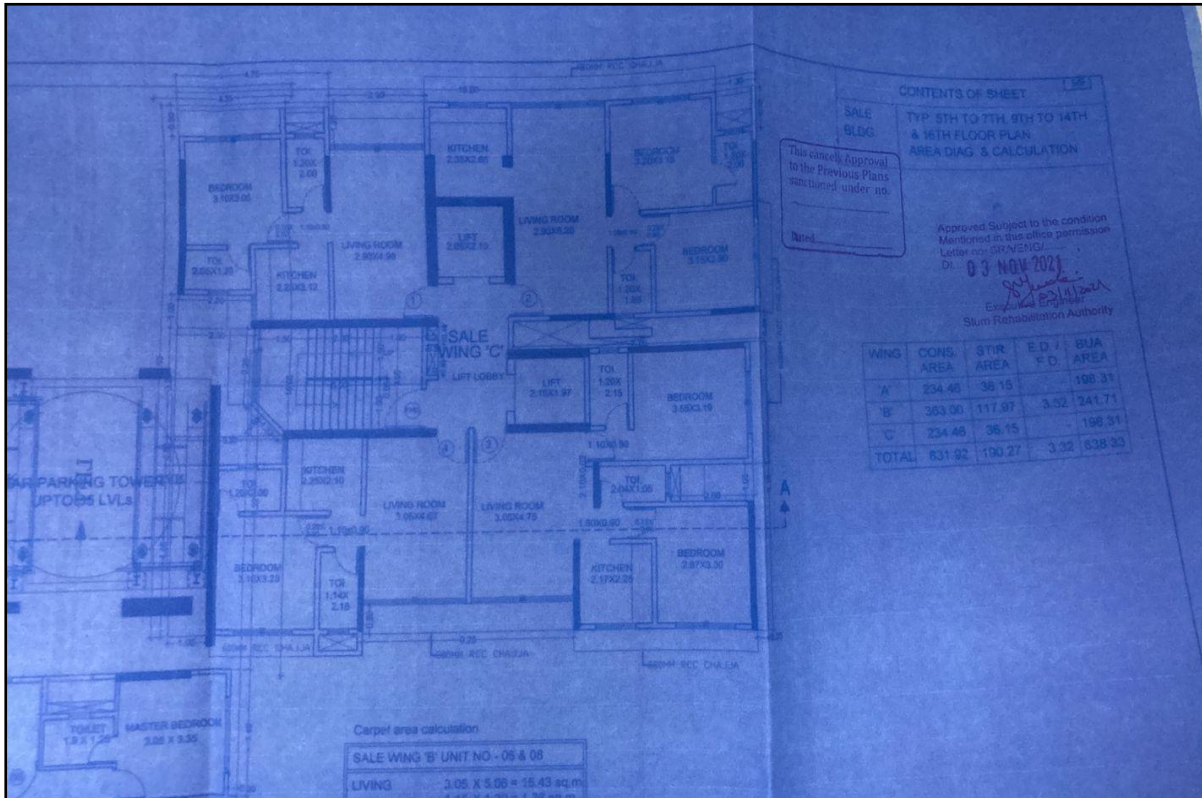
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Multi-Storied building with Lift

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

Approved Plan Provided by Bank



Price Indicators

Ratnaakar Aventus Heights
 By RATNAAKAR SHELTERS LLP
 Plot No.93 PT, CTS No.3 APT, At Shivraji Nagar, Govandi East, Deonar, Mumbai Harbour, Mumbai

₹58.9 L - 82.0 L | ₹15.50 K/sq.ft
 EWH starts at ₹23.99 K
 Price excludes maintenance, floor rise etc. See More

Project Images:

1.2 BHK Apartments Configurations	Dec, 2024 Possession Starts	₹15.50 K/sq.ft Avg. Price	380.00 sq.ft - 529.00 sq.ft (Carpet Area) Sizes
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Why Ratnaakar Aventus Heights?
 • Eco-friendly surroundings, spacious properties, skillfully designed residences
 • Loaded with amenities like rainwater harvesting
 • Civic amenities

Ratnaakar Aventus Heights Overview

Project Area 1 Acres	Sizes 380.00 sq.ft - 529.00 sq.ft	Project Size 1 Building - 246 units
Launch Date Dec, 2016	Avg. Price ₹15.50 K/sq.ft	Possession Starts Dec, 2024
Configurations 1.2 BHK Apartments	Rera Id P51800000858	

Contact Seller: Ratnaakar Shelters LLP
 Hi Vastukala Consultant!

Ratnaakar Aventus Heights
 By: Ratnaakar Shelters LLP in Govandi

₹60 L onwards

OVERVIEW LOCATION BUY (4) RENT

Gallery

BHK 1, 2 BHK	Area 380 - 529 sq.ft. (35.3 - 49.15 sq.m)
Possession Dec-2024 (Ongoing)	Price Range ₹ 60 L - 85 L
Property Type Apartment	Launched Date Jul-2017
RERA ID P51800000858	

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour
1 BHK Apartment Availability*: Yes	NA	380 sq.ft (35.3 sq.m)	₹ 60 L	NA
2 BHK Apartment Availability*: Yes	NA	529 sq.ft (49.15 sq.m)	₹ 85 L	NA

Request a Call Back

NAME
EMAIL ID
PHONE NUMBER
+91

Buy Rent

Allow Commonfloor to send notifications
 You will receive notifications via SMS, Whatsapp, Email. You can change your preference later.

I am looking for
 Home Loan
 Painting Service
 Interior Design Service

REQUEST CALL BACK

*Availability Yes/Sold Out depicts Availability with Builder only.Taxes and other charges may apply. Last Updated on 27-Apr-2023

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 ₹ 82,80,000.00 (Rupees Eighty Two Lakh Eighty Thousand Only). As per Site Inspection 94% Construction Work is Completed.

Place: Thane

Date: 03.05.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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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, Manoj 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 03.05.2023 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 AERPC9086P
- 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 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 was purchased by Mr. Shahrukh Akhtar Shaikh from M/s. Ratnaakar Shelters LLP vide Agreement for Sale dated 31.03.2023.
2.	purpose of valuation and appointing authority	As per the request from SVC Co-Operative Bank Ltd., Chembur 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 Chandan Singh – Valuation Engineer Shobha Kuperkar – Technical Officer Pratibha Shilvanta – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 27.04.2023 Valuation Date – 03.05.2023 Date of Report – 03.05.2023
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"> • 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
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 Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **03rd May 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat admeasuring **RERA Carpet Area = 552.00 Sq. Ft.** in the name of **Mr. Shahrukh Akhtar Shaikh**. At present, the property is Under Construction. 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. Shahrukh Akhtar Shaikh**. 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 Residential Flat admeasuring **RERA Carpet Area = 552.00 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 Residential Flat, where there are typically many comparable available to analyze. As the property is a Residential Flat, 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 Residential Flat admeasuring **RERA Carpet Area = 552.00 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.

(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.

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess of the property under reference as on **03rd May 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 **₹ 82,80,000.00 (Rupees Eighty Two Lakh Eighty Thousand Only)**. As per Site Inspection 94% Construction Work is Completed.

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For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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