

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Miss. Tripti Uttam Chowdhary**

Residential Flat No. 506, 5th Floor, Building No. F – 1, Building Type - F, "**Royal Park Wing F 1 & F 2 Co-op. Hsg. Soc. Ltd.**", Gut No. 49, Near Navre Nagar & Water Tank, 'B' Cabin Road, Village – Morivali, Ambernath (East), Taluka – Ambernath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India.

Longitude Latitude: 19°11'42.6"N 73°11'45.8"E

Valuation Done for: **Bank of Maharashtra** MSME Thane Branch

Plot No 37, Mahabank Building, Wagle Industrial Estate, Thane – 400604
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** : 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. 506, 5th Floor, Building No. F – 1, Building Type - F, "Royal Park Wing F 1 & F 2 Co-op. Hsg. Soc. Ltd.", Gut No. 49, Near Navre Nagar & Water Tank, 'B' Cabin Road, Village – Morivali, Ambarnath (East), Taluka – Ambarnath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India belongs to **Miss. Tripti Uttam Chowdhary**.

Boundaries of the property.

Boundaries	As per Building	As per Flat
North	Internal Road	Lobby
South	Royal Park Building No. E 5	Compound Wall
East	Royal Park Road	Flat No. 505
West	Water Tank	Compound Wall

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 **₹ 42,20,775.00 (Rupees Forty Two Lakh Twenty Thousand Seven 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.

Hence certified

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

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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report.



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Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,
The Assistant General Manager,
Bank of Maharashtra
MSME Thane Branch
 Plot No 37, Mahabank Building,
 Wagle Industrial Estate, Thane - 400604
 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	: 17.07.2023
	b) Date on which the valuation is made	: 21.07.2023
3.	List of documents produced for perusal:	
	1. Copy of Agreement for sale Document No. 2503/2009 dated 29.06.2009 Between M/s. Shree Mahalaxmi Developers (Promoters) and Miss. Tripti Uttam Chowdhary (Purchaser).	
	2. Copy of Revised Commencement Certificate No. Javak No. A.N.P. / NRV / B.P. / 06 - 07 / 550 / 1368 / 1581 - 78 dated 17.03.2007 issued by Ambernath Municipal Council.	
	3. Copy of Society Share Certificate Document No. 30 dated 24.05.2012	
	4. Copy of Previous Valuation Report dated 30.01.2018 issued by Ranade & Associates	
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)	: Miss. Tripti Uttam Chowdhary Address: Residential Flat No. 506, 5 th Floor, Building No. F – 1, Building Type - F, " Royal Park Wing F 1 & F 2 Co-op. Hsg. Soc. Ltd. ", Gut No. 49, Near Navre Nagar & Water Tank, 'B' Cabin Road, Village – Morivali, Ambernath (East), Taluka – Ambernath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India. Contact Person: Mr. Saurabh Roy (Owner's Relative) Contact No. 9769972811 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat located on 5 th floor. The composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Cupboard Area + Flowerbed Area + Passage (i.e. 2 BHK with 2 Toilets). The property is at 2.3 Km. travelling distance from nearest railway station Ambernath.
6.	Location of property	:
	a) Plot No. / Survey No.	: Gut No. 49
	b) Door No.	: Residential Flat No. 506
	c) C.T.S. No. / Village	: C.T.S. No. 9277 of Village – Morivali
	d) Ward / Taluka	: Taluka – Ambernath
	e) Mandal / District	: District – Thane
	f) Date of issue and validity of layout of approved map / plan	: Copy of Approved Building plans were not provided and not verified.

	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.		Postal address of the property	:	Residential Flat No. 506, 5 th Floor, Building No. F – 1, Building Type - F, "Royal Park Wing F 1 & F 2 Co-op. Hsg. Soc. Ltd.", Gut No. 49, Near Navre Nagar & Water Tank, 'B' Cabin Road, Village – Morivali, Ambernath (East), Taluka – Ambernath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India.
8.		City / Town	:	Village – Morivali, Ambernath (East)
		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 – Morivali Ambernath Municipal Council
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		As per Site As per Documents
		North	:	Internal Road By land bearing Gut No. 50 & 51
		South	:	Royal Park Building By land bearing Gut No. 41 No. E 5
		East	:	Royal Park Road By land bearing Gut No. 48 & 51
		West	:	Water Tank By land bearing Gut No. 166
13		Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
				A B Actuals
				As per the Deed
		North	:	- Lobby
		South	:	- Compound Wall
		East	:	- Flat No. 505
		West	:	- Compound Wall
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 553.00 Cupboard Area in Sq. Ft. = 20.00 Flowerbed Area in Sq. Ft. = 9.00 Total Carpet Area in Sq. Ft. = 582.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 575.00 Flowerbed Area in Sq. Ft. = 10.00 Total Carpet Area in Sq. Ft. = 585.00 (Area as per Agreement for Sale)

		Built Up Area in Sq. Ft. = 702.00 (Area as per Index – II)
14.1	Latitude, Longitude & Co-ordinates of flat	: 19°11'42.6"N 73°11'45.8"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Built Up Area in Sq. Ft. = 702.00 (Area as per Index – II)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner's Relative Occupied - Mr. Saurabh Roy
II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: C.T.S. No. 9277 of Village – Morivali
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Morivali Ambarnath Municipal Council
	Door No., Street or Road (Pin Code)	: Residential Flat No. 506, 5 th Floor, Building No. F – 1, Building Type - F, " Royal Park Wing F 1 & F 2 Co-op. Hsg. Soc. Ltd. ", Gut No. 49, Near Navre Nagar & Water Tank, 'B' Cabin Road, Village – Morivali, Ambarnath (East), Taluka – Ambarnath, District – Thane, PIN Code – 421 501, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2010 (As per site information)
5.	Number of Floors	: Stilt + 7 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 6 Flats on 5 th Floor
8.	Quality of Construction	: Normal
9.	Appearance of the Building	: Normal
10.	Maintenance of the Building	: Normal. Vegetation Found at some places on external wall of the building
11.	Facilities Available	:
	Lift	: 1 Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Stilt / Open Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes

III	FLAT	
1	The floor in which the flat is situated	: 5 th Floor
2	Door No. of the flat	: Residential Flat No. 506
3	Specifications of the flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring
	Doors	: Teak Wood door with flush shutter with safety door
	Windows	: Powder Coated Aluminum sliding windows

	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	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?	:	Normal. Dampness found at internal wall of the flat
7	Sale Deed executed in the name of	:	Miss. Tripti Uttam Chowdhary
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built Up Area in Sq. Ft. = 702.00 (Area as per Index – II)
10	What is the floor space index (app.)	:	As per AMC norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 553.00 Cupboard Area in Sq. Ft. = 20.00 Flowerbed Area in Sq. Ft. = 9.00 Total Carpet Area in Sq. Ft. = 582.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 575.00 Flowerbed Area in Sq. Ft. = 10.00 Total Carpet Area in Sq. Ft. = 585.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Occupied by owner's relative
15	If rented, what is the monthly rent?	:	₹ 10,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 6,000.00 to ₹ 7,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 6,500.00 per Sq. Ft. on Built Up Area

3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 4,000.00 per Sq. Ft.
4	Guideline rate obtained from the Stamp Duty Ready Reckoner for new property	:	₹ 49,560.00 per Sq. M. i.e. ₹ 4,604.00 per Sq. Ft.
4A	Guideline rate (after depreciation)	:	₹ 44,547.00 per Sq. M. i.e. ₹ 4,139.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.		It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty/Rgstn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	-
	Replacement cost of flat with Services (v (3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	13 Years
	Life of the building estimated	:	47 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	19.50%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,013.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 6,013.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	702.00 Sq. Ft.	6,013.00	42,20,775.00
2	Terrace Area			
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			
	Total Value of the property			42,20,775.00
	The Realizable value of the property			37,98,698.00
	Distress value of the property			33,76,620.00
	Insurable value of the property			17,55,000.00
	Guideline Value of the Property			16,63,878.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Apartment, where there are typically many comparables available to analyze. As the property is a residential apartment, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 6,000.00 to ₹ 7,000.00 per Sq. Ft. 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 commercial and residential application in the locality etc. We estimate ₹ 6,013.00 per Sq. Ft. depreciated rate on Built Up Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Salability	Good
ii) Likely rental values in future in	₹ 10,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



Actual Site Photographs



Ready Reckoner Rate

DIVISION / VILLAGE : MORIVALI						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type			
Local Body Name	Ambernath Municipal Council					
Land Mark	C-6/2) Remaining Portion of Village Morivali, Except Navre Nagar. Portion on South of Kalyan Pune Railway Line. (Morivali Part)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
2	2/10	11000	47200	52000	61500	52000
C. T. S. No. 8288, 8996, 9003, 9004, 9005, 9006, 9007, 9008, 9167, 9168, 9169, 9170, 9171, 9172, 9173, 9276, 9277, 9280, 9281, 9282, 9283, 9284, 9285, 9286, 9287, 9288, 9289, 9290, 9291, 9292, 9293, 9294, 9295, 9296, 9297, 9298, 9299, 9300, 9301, 9302, 9303, 9304, 9305, 9306, 9307, 9308, 9309, 9310, 9311, 9312, 9313, 9314, 9315, 9316, 9317, 9318, 9319, 9320, 9321, 9322, 9323, 9324, 9325, 9326, 9327, 9328, 9329, 9330, 9331, 9332, 9333, 9334, 9335, 9336, 9337, 9338, 9339, 9340, 9341, 9342, 9343, 9344, 9345, 9346, 9347, 9348, 9349, 9350, 9351, 9352, 9353, 9354, 9355, 9356, 9565, 9566, 9568, 9569, 9570, 9572, 9573, 9575, 9576, 9584, 9670						

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Price Indicators

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2 BHK Flat In Pink City For Sale In Ambernath
Near Royal park

Loan Verified ₹ 65 Lacs Negotiable ₹ 37,254/Month Estimated EMI 1,260 Sq.Ft. Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Property Details

Photos Location

2 Bedroom (No. of Bedroom) Sep 27, 2022 (Posted On)

2 Bathroom (No. of Bathroom) Immediately (Possession)

1 Balcony Pink City (Apartment)

Car Parking (Partial) (Power Backup)

Get Owner Details

Price trends by NBEstimate Check Now

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Krishna Palace Hotel, Nawab's Kitchen, Mughal's The Royal Dining, Patel's R Mart, Omkar Tower

Overview

Age of Building: 3-5 Years Ownership Type: Self Owned

Activity On This Property

39 Unique Views 0 Shortlists 0 Contacted

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2 BHK Flat In Royal Park For Sale In Navare Nagar
Navare Nagar, Ambernath, Maharashtra 421501, India

₹ 50 Lacs Non-negotiable ₹ 28,657/Month Estimated EMI 865 Sq.Ft. Need Home Loan? Apply Loan

Home / Flats for Sale in Mumbai / Property Details

Photos Location

2 Bedroom (No. of Bedroom) Sep 28, 2022 (Posted On)

2 Bathroom (No. of Bathroom) Immediately (Possession)

NA Balcony Royal Park (Apartment)

Get Owner Details

Price trends by NBEstimate Check Now

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Nearby: Krishna Palace Hotel, Nawab's Kitchen, Mughal's The Royal Dining, Patel's R Mart, Omkar Tower

Overview

Age of Building: >10 Years Ownership Type: Self Owned

Maintenance Charges: ₹3.1 Per Sq.Ft./M Flooring: NA

Activity On This Property

14 Unique Views 1 Shortlists 0 Contacted

Powered By: NBEstimate

Sales Instance

8886339 03-01-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र. २	दुय्यम निबंधक :सह दु.नि.उल्हासनगर 3 दस्तऐवज क्रमांक.:8886/2022 नोंदणी: Regn:63m
गाव: मोरीवली		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	3725000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	3560000	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	, इतर माहिती: मौजे - मोरीवली,बी - कॅबीन रोड,नवरे नगर पाण्याच्या टाकी जवळ,अंबरनाथ पूर्व,तालुका अंबरनाथ,जिल्हा ठाणे येथील गट नं. 49,सि.टी.एस. नं. 9277 यावरील बांधलेल्या रॉयल पार्क मधील रॉयल पार्क विंग्स ई 1 ते ई 7 को. ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड,बिल्डींग नं. ई 2,बिल्डींग टाईप ई,सदनिका नं. 301,तिसरा मजला,क्षेत्र. 585 चौ. फुट प्लस 11 चौ. फुट(फ्लोर बेड)प्लस 67 चौ. फुट ओपन टेरेस कार्पेट म्हणजे 61.60 चौ. मी अशी मिळकत.अंबरनाथ	
(5)क्षेत्रफळ	0चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) गीता विनोद मालवे -- 44 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 1305/1306, प्लॉट नं. 32, अधिराज गार्डन्स, मगनोलिया, मित्रा हॉस्पिटल जवळ, सेक्टर 5, खारघर, नवी मुंबई, महाराष्ट्र, शईपार: (००). 410210 AZBPM8915G 2) विनोद एकनाथ मालवे -- 48 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 1305/1306, प्लॉट नं. 32, अधिराज गार्डन्स, मगनोलिया, मित्रा हॉस्पिटल जवळ, सेक्टर 5, खारघर, नवी मुंबई, महाराष्ट्र, शईपार: (००). 410210 AKAPM4979J	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) राजेंद्र मुरलीधर नरहारे -- 53 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 3948, महालक्ष्मी नगर, अंबरनाथ पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, THANE. 421501 AMFPN3047H 1) देवशाला राजेंद्र नरहारे -- 52 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 3948, महालक्ष्मी नगर, अंबरनाथ पूर्व, तालुका अंबरनाथ, जिल्हा ठाणे, महाराष्ट्र, THANE. 421501	
(9)दस्तऐवज करून दिल्याचा दिनांक	06/09/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	06/09/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	8886/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	223500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

Sales Instance

2133339 03-01-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र. २	दुय्यम निबंधक :सह दु.नि.उल्हासनगर 3 दस्तऐवज क्रमांक.:2133/2022 नोंदणी: Regn:63m
गाव: मोरीवली			
(1)दस्तऐवज प्रकार	करारनामा		
(2)मोबदला	4050000		
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	3688500		
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	, इतर माहिती: मौजे मोरिवली,तालुका अंबरनाथ,ज़िल्हा ठाणे येथिल सि .टी. एस. नंबर - 9277,गट नंबर - 49 यावरिल बांधलेल्या रॉयल पार्क,बिल्डिंग नंबर ई 2,टाइप ई,म्हणजेच आत्ताची "रॉयल पार्क विंग्स ई 1 ते ई 7 को.ऑप. हौ. सो. लि" माधिल चौथ्या मजल्यावारिल सदानिका क्रमांक - 404,कार्पेट क्षेत्र 585 चौरस फूट + 52 चौरस फूट(एफ़ बी)एकूण 59.20 चौरस मीटर ही मिळकत.अंबरनाथ		
(5)क्षेत्रफळ	585चौ. मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा			
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) सुभाष क्षितिशचंद्र सरकार -- 57 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: फ्लॉट नं. १, अंबर अपार्टमेंट, प्लॉट नं. २१७, कानसई सेक्शन, अंबरनाथ, महाराष्ट्र, THANE. 421501 AXVPS9863R		
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) प्रियांका गणेश कोळेकर -- 27 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ४८/८९५, एम आय जी १, कोकण वसाहत, शांतीदूत सोसायटी, बिल्डा कॉलेज समोर, चिकनघर, कल्याण, महाराष्ट्र, THANE. 421301 AIWPH7226D 1) गणेश मच्छिंद्र कोळेकर -- 32 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ४८/८९५, एम आय जी १, कोकण वसाहत, शांतीदूत सोसायटी, बिल्डा कॉलेज समोर, चिकनघर, कल्याण, महाराष्ट्र, THANE. 421301 BBTPK7987H		
(9)दस्तऐवज करून दिल्याचा दिनांक	07/03/2022		
(10)दस्त नोंदणी केल्याचा दिनांक	07/03/2022		
(11)अनुक्रमांक,खंड व पृष्ठ	2133/2022		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	243000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100		
(14)शेरा			
मूल्यांकनासाठी विचारात घेतलेला तपशील :-			

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **₹ 42,20,775.00 (Rupees Forty Two Lakh Twenty Thousand Seven Hundred Seventy Five Only).**

Place: Thane

Date: 21.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date:

Signature
(Name & Designation of the Inspecting Official/s)

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Countersigned
(BRANCH MANAGER)

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

(Appendix- 2)

DECLARATION FROM VALUER

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

- a. The information furnished in my valuation report dated 21.07.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the property on 17.07.2023.
- d. The work is not sub - contracted to any other valuer and carried out by myself.
- e. I have not been convicted of any offence and sentenced to a term of imprisonment
- f. I have not been found guilty of misconduct in my professional capacity.
- g. 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.
- h. 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.
- i. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Appendix 3 - A signed copy of same to be taken and kept along with this declaration)
- j. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- k. I am the Director of the company, who is competent to sign this valuation report.
- l. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Miss. Tripti Uttam Chowdhary from M/s. Shree Mahalaxmi Developers vide Agreement for sale Document No. 2503/2009 dated 29.06.2009
2.	purpose of valuation and appointing authority	As per the request from Bank of Maharashtra, MSME Thane Branch to assess 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 Prashant Kasar – Valuation Engineer Vaishali Sarmalkar – Technical Manager 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 – 17.07.2023 Valuation Date – 21.07.2023 Date of Report – 21.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 17.07.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation.	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **21st July 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built Up Area in Sq. Ft. = 702.00** owned by **Miss. Tripti Uttam Chowdhary**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is owned by **Miss. Tripti Uttam Chowdhary**. 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's representative, we understand that the Residential Flat, admeasuring **Built Up Area in Sq. Ft. = 702.00**.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the flat and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built Up Area in Sq. Ft. = 702.00.**

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.

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.

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