

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ritesh Kumar & Mrs. Neha Shrivastava**

Residential Flat No. 1201, 12th Floor, "**Bilad Bloom Field**", Bloom Field Co-op. Hsg. Soc. Ltd., Plot No. 71 & 74, Sector 18, Ulwe, Taluka Panvel, District Raigad, Pin – 410 206, State – Maharashtra, Country – India.

Latitude Longitude: 18°58'05.8"N 73°01'21.2"E

Think.Innovate.Create

Valuation Prepared for:

State Bank of India

RASMECCC Panvel Branch

Shop No. 5, Ground Floor, Sharda Terrace, Plot No. 65, Sector – 11, CBD Belapur, Navi Mumbai, Taluka & District – Thane, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), **Mumbai** - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumba@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1201, 12th Floor, "Bilad Bloom Field", Bloom Field Co-op. Hsg. Soc. Ltd., Plot No. 71 & 74, Sector 18, Ulwe, Taluka Panvel, District Raigad, Pin – 410 206, State – Maharashtra, Country – India belongs to **Mr. Ritesh Kumar & Mrs. Neha Shrivastava**.

Boundaries of the property.

North	:	Residential Building
South	:	Internal Road
East	:	Trimurti Heights
West	:	Open Plot

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 **₹ 88,35,671.00 (Rupees Eighty Eight Lakhs Thirty Five Thousand Six Hundred Seventy One 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.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manojbaburaochalikwar@vastukala.com, c=IN, postalCode=400001, st=Maharashtra, serialNumber=1, uri=urn:uuid:3153332300785, version=3
Date: 2023.05.24 11:47:45 +05'30'



Director

Think.Auth. Sign. Innovate. Create

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.



Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,

**The Assistant General Manager,
State Bank of India****RASMECCC Panvel Branch**

Shop No. 5, Ground Floor, Sharda Terrace,

Plot No. 65, Sector - 11, CBD Belapur,

Navi Mumbai, Taluka & District – Thane,

State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 22.05.2023
	b)	Date on which the valuation is made	: 24.05.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for Sale dated 29.07.2017 between the Seller – Mrs. Shubha Jagdish Shanbhag, and the Purchasers - Mr. Ritesh Kumar & Mrs. Neha Shrivastava. 2) Copy of Commencement Certificate No. CIDCO/ATPO/1631 dated 29.10.2010 issued by CIDCO. 3) Copy of Development Permission No. CIDCO/ATPO(BP)/1631 dated 29.10.2010 issued by CIDCO. 4) Copy of Occupancy Certificate No. CIDCO/BP-5578/TPO(NM &K)/2014/1032 dated 10.10.2014 issued by CIDCO.		
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. Ritesh Kumar & Mrs. Neha Shrivastava Address: Residential Flat No. 1201, 12 th Floor, “ Bilad Bloom Field ”, Bloom Field Co-op. Hsg. Soc. Ltd., Plot No. 71 & 74, Sector 18, Ulwe, Taluka Panvel, District Raigad, Pin – 410 206, State – Maharashtra, Country – India. Contact Person: Mrs. Neha (Owner’s Wife) Joint Ownership Details of ownership share is not available.
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat located on 12 th Floor. The composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (i.e., 2BHK with 2 Toilets). The property is at 1 Km. walkable distance from nearest railway station Bamandongri.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Plot No. 71 & 74, Sector – 18
	b)	Door No.	: Residential Flat No. 1201

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

An ISO 9001:2015 Certified Company

www.vastukala.org



	c)	T.S. No. / Village	:	Village – Ulwe
	d)	Ward / Taluka	:	Taluka – Panvel
	e)	Mandal / District	:	District – Raigad
	f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Residential Flat No. 1201, 12 th Floor, "Bilad Bloom Field", Bloom Field Co-op. Hsg. Soc. Ltd., Plot No. 71 & 74, Sector 18, Ulwe, Taluka Panvel, District Raigad, Pin – 410 206, State – Maharashtra, Country – India.
8.		City / Town	:	Ulwe, Panvel
		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 – Ulwe CIDCO / Panvel Municipal Corporation
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		As per actual site As per document
		North	:	Residential Building Proposed 20 Mt. Wide Road
		South	:	Internal Road Proposed 80 Mt. Wide Channel
		East	:	Trimurti Heights Plot No. 13
		West	:	Open Plot Plot No. 15
13.		Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.
				A B As per the Deed Actual
		North	:	- -
		South	:	- -
		East	:	- -
		West	:	- -
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 500.00 Balcony / DB Area in Sq. Ft. = 139.00 Total Carpet Area in Sq. Ft. = 639.00

		(Area as per actual site measurement) Carpet Area in Sq. Ft. = 517.00 Terrace Area in Sq. Ft. = 100.00 (Area as per agreement for sale) Total Built Up Area in Sq. Ft. = 620.00 (Carpet Area + 20%)
14.	Latitude, Longitude & Co-ordinates of flat	: 19°00'45.3"N 73°05'47.6"E
15.	Extent of the site considered for Valuation (least of 13A & 13B)	: Carpet Area in Sq. Ft. = 517.00 Terrace Area in Sq. Ft. = 100.00 (Area as per agreement for sale)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
II APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Plot No. 71 & 74, Sector – 18
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Ulwe CIDCO / Panvel Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 1201, 12 th Floor, “Bilad Bloom Field” , Bloom Field Co-op. Hsg. Soc. Ltd., Plot No. 71 & 74, Sector 18, Ulwe, Taluka Panvel, District Raigad, Pin – 410 206, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2014 (As per occupancy certificate)
5.	Number of Floors	: Stillt + 13 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 6 Flats on 12 th Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 2 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open / Covered Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	FLAT	

1	The floor in which the flat is situated	:	12 th Floor
2	Door No. of the flat	:	Residential Flat No. 702
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood door frame, Solid flush doors shutters
	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?	:	Good
7	Sale Deed executed in the name of	:	Mr. Ritesh Kumar & Mrs. Neha Shrivastava
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Total Built Up Area in Sq. Ft. = 620.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	:	As per CIDCO norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 500.00 Balcony / DB Area in Sq. Ft. = 139.00 Total Carpet Area in Sq. Ft. = 639.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 517.00 Terrace Area in Sq. Ft. = 100.00 (Area as per agreement for sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 22,000.00 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,	:	₹ 15,000.00 to ₹ 17,000.00 per Sq. Ft. on Carpet Area

	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)	
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).	: ₹ 16,200.00 per Sq. Ft. on Carpet Area ₹ 15,863.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 13,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 90,750.00 per Sq. M. i. e. ₹ 8,431.00 per Sq. Ft.
4a	Guideline rate (after depreciation)	: ₹ 84,419.00 per Sq. M. i. e. ₹ 7,843.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	: It is a foregone conclusion that market value is always more than the RR price. As the RR Rates are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of flat with Services (v(3)i)	: ₹ 2,500.00 per Sq. Ft.
	Age of the building	: 09 Years
	Life of the building estimated	: 51 Years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 13.50%
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,162.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 13,700.00 per Sq. Ft.
	Total Composite Rate	: ₹ 15,863.00 per Sq. Ft. for Flat ₹ 6,345.00 per Sq. Ft. for Terrace
	Remark:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	517.00 Sq. Ft.	15,863.00	82,01,171.00
2	Terrace	100.00 Sq. Ft.	6,345.00	6,34,500.00
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			
Total / Realizable value of the property				88,35,671.00
Insurable value of the property				15,50,000.00
Guideline value of the property				51,76,380.00

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 Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby

vicinity is in the range of ₹ 15,000.00 to ₹ 17,000.00 per Sq. 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 commercial and Commercial application in the locality etc. We estimate ₹ 15,863.00 per Sq. Ft. on Carpet Area (after depreciation) for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 22,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Think.Innovate.Create

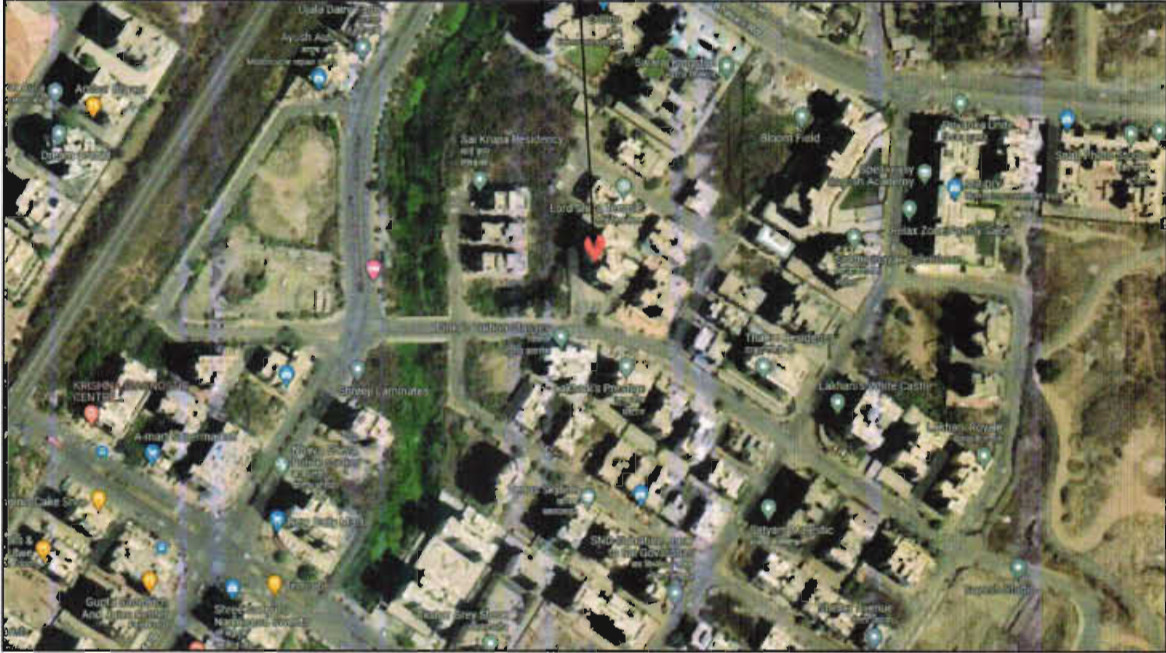


Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude: 18°58'05.9"N 73°01'21.3"E

Note: The Blue line shows the route to site from nearest railway station (Bamandongri – 1 km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close

Year 2023/2024 **Language** English

Annual Statement of Rates

Selected District रायगड

Select Taluka पनवेल

Select Village उमवे, गव्हाण, खारकोपर

Search By Survey No Location

Select Location इतर विकसनशिल विभाग

Select	विषय नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.1	निवासी सचनिका	82500	चौ. मीटर
SurveyNo	27/27.2	कार्यालय/शैक्षणिक वास्तुशास्त्र	93500	चौ. मीटर
SurveyNo	27/27.3	पुकामे	103100	चौ. मीटर
SurveyNo	27/0	-	0	NA

Stamp Duty Ready Reckoner Market Value Rate for Flat	82,500.00			
Increase by 10% on units located between 11 to 20 floors	8,250.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	90,750.00	Sq. Mtr.	8,431.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	20,400.00			
The difference between land rate and building rate (A – B = C)	70,350.00			
Depreciation Percentage as per table (D) [100% - 9%] (Age of the Building – 9 Years)	91%			
Rate to be adopted after considering depreciation [B + (C x D)]	84,419.00	Sq. Mtr.	7,843.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

NOBROKER

2 BHK Flat in Ebad Bloomfield For Sale in Udhew

₹ 80 Lacs
₹ 53,883/Month
1,030 sq ft

2 Bedrooms
2 Bathrooms
1,030 sq ft

May 5, 2023

Call Owner Directly

Price trends by HOE Admin

Report what was not correct in this property

Liked by Broker Sold Out Missing Info

Overview

Age of Building	11 Years	Ownership Type	Self Owned
Homeowner Charges	₹ 4 Per Sq.Ft.	Flooring	Whitewash Tiles
Bathrooms	2 Bathrooms	Furnishing Status	None
Facing	North West	Area	1030

Activity On This Property

2.11
10.1

Similar Properties

2 BHK Flat in Ebad Bloomfield For Sale

99acres

Buy - Other Locality - Project - Ready to Landmark

₹ 89 Lac
₹ 8,737 per sq ft
1030 sq ft

2BHK 2Baths

NOT AVAILABLE

Overview Owner Details Price Trends Explore Locality Recommendations Alerts

Property (10)

Built Up area: 1030 sq ft

₹ 89 Lac+ Govt Charges & Tax
₹ 8,737 per sq ft. (Request) View Price Trends

12th of 13 Floors

Call Owner Directly

Companions: 2 Bedrooms, 2 Bathrooms, No Balcony

Address: Ebad Bloomfield Sector 18 Udhew, Navi Mumbai

Facing: South West

13-14th Age: 1 to 5 Year Old

Price Indicators

The screenshot shows the 99acres website interface. At the top, there's a search bar and navigation options. The main heading displays the price as ₹90 Lac and the property type as 2BHK 2Baths. Below this, there are tabs for Overview, Owner Details, Price Trends, Explore Locality, and Recommendations. A central image shows the interior of the flat. To the right of the image, key details are listed: Built Up area: 1030 sq.ft., Price: ₹90 Lac @ 8,737 per sq.ft., and Floor: 12th of 13 Floors. Further details include 2 Bedrooms, 2 Bathrooms, 2 Balconies, and a location in Blad Bloomfield Ulwe, Navi Mumbai. The property is noted as 5 to 10 Year Old.

The screenshot shows the magicbricks website interface. The main heading displays the price as ₹1.18 Cr and the property type as 2 BHK 1300 Sq Ft Flat. Key details include: Carpet Area: 750 sq.ft., Floor: 7 (Out of 14 Floors), Transaction Type: New Property, Facing: East, Lifts: 2, Furnished Status: Unfurnished, Car Parking: 1 Covered, Type Of Ownership: Freehold, and Age Of Construction: Under Construction. The location is described as East Facing Property, near to Barami Dongari Railway Station, Front of CIDCO Bhumi Putra Bhavan. A contact agent, Akshada Chavan, is listed with a verified profile. The page also includes a 'More Details' section with Price Break-up (₹1.18 Cr | ₹5,92,500 approx. Registrar Charges | ₹2 Monthly), Booking Amount (₹1.0 Lac), and Address (Plot No. 181, Sector 19, Ulwe, Sector 18 Ulwe, Navi Mumbai - Beyond Navi Mumbai, Maharashtra). There are buttons for 'Contact Agent', 'Get Phone No.', and 'Get Contact Details'.

Sale Indicators

5971529 25-05-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र . २	दुय्यम निबंधक : सह दु. नि. पनवेल 5 दस्तऐवज क्रमांक.: 5971/2023 नोंदणी. Regn.63m
गाव: उलवे		
(1) दस्तऐवज प्रकार	सेल डीड	
(2) मोबदला	8600000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	59386880	
(4) भूमापन, पोटहिससा व घरक्रमांक (असल्यास)	. इतर माहिती: सदनिका क्र. 801,8 वा मजला, स्टार गॅलेक्सी सी एच एस ली, प्लॉट क्र. 30, सेक्टर- 18(पी टी), उलवे, नवी मुंबई, ता- पनवेल, जी- रायगड.. क्षेत्र- 65.58 चौ मी बिल्ट अप + अलोटेटेड कार पार्किंग क्र. 06 दि. 27/03/2023, दस्त क्र. 4986/2033. प व ल- 5. नुसार मु शु आणि नों फी वसूल करण्यात आली. रायगड	
(5) क्षेत्रफळ	65.58 चौ. 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) कुंदन कुमार - - 39 प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. सदनिका नं.-२३०७, दोस्ती एम्ब्रोसिया, दोस्ती एकर, अँटॉप हिल, वंडाळा इस्ट मुंबई, महाराष्ट्र, मुंबई 400037 ARTPK2116P	
(8) दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) ऋतु आयुषी शर्मा - - 28 प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. एन १० ७२ आर ५, डी एल डब्लू पेट्रोल पंप, लाखराव, न्यू कॉलोनी काकर्मत्ता, वाराणशी, उत्तर प्रदेश, उत्तर प्रदेश, VARANASI. 221 004 @QDFPS3576Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/04/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	12/04/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	5971/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील		

Sale Indicators

10730529 25-05-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र . २	दुय्यम निबंधक :सह दु.नि.पनवेल 5 दस्तऐवज क्रमांक.:10730/2022 नोंदणी: Regn:63m
गाव: उलवे		
(1)दस्तऐवज प्रकार	अभिहस्तांतरणपत्र	
(2)मोबदला	7500000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	4674542	
(4) भूमापन .पोटहिस्सा व घरक्रमांक (असल्यास)	, इतर माहिती: दस्त क्र पवल 3/4225/2021 दिनांक 02/03/2021 अन्वये मु शु व नोंदणी फी वसूल करण्यात आली आहे. सदनिका क्र.1104, अकरावा मजला,स्टार गॅलेक्सी,प्लॉट नं. 30,सेक्टर 18(पी टी)उलवे ता.पनवेल.जि. रायगड(क्षेत्र 65.58 चौ.मी. बांधीव)रायगड	
(5)क्षेत्रफळ	65.58चौ.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) शांतीलाल बी. मीनात - - 29 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सदनिका क्र. 602, नंदीधाम प्लॉट नं.29, सेक्टर 42 ए. नेरुळ नवी मुंबई, महाराष्ट्र, ठाणे. 400706 BHRPM4342J	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) सोनिका शैलेंद्र श्रीवास्तव - - 37 प्लॉट नं: -. माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -. रोड नं: सदनिका क्र.ई-1/14, तिसरा मजला, निसर्ग सीएचएस, सेक्टर 48, सीवूड्स, नवी मुंबई, महाराष्ट्र, ठाणे. 400706 BGAPS1969P 1) शैलेंद्र हिरालाल श्रीवास्तव - - 42 प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -. रोड नं: सदनिका क्र.ई-1/14, तिसरा मजला, निसर्ग सीएचएस, सेक्टर 48, सीवूड्स, नवी मुंबई, महाराष्ट्र, ठाणे 400706 BCOPS3889Q	
(9)दस्तऐवज करून दिल्याचा दिनांक	28/06/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	28/06/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	10730/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

(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 25.05.2023 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 have personally inspected the property on 22.05.2023. 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 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 purchased by Mr. Ritesh Kumar & Mrs. Neha Shrivastava from Mrs. Shubha Jagdish Shanbhag vide Agreement for Sale dated 29.07.2017.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECCC Panvel 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 Vicky Bhor – Valuation Engineer Shyam Kajvilkar – Technical Manager Abhishek Harijan – 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 – 22.05.2023 Valuation Date - 24.05.2023 Date of Report - 24.05.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 22.05.2023
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.	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 **25th 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 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 Residential Flat, admeasuring **517.00 Sq. Ft. Carpet Area & 100.00 Sq. Ft. Terrace Area** in the name of **Mr. Ritesh Kumar & Mrs. Neha Shrivastava**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

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 **517.00 Sq. Ft. Carpet Area & 100.00 Sq. Ft. Terrace Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(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.

