

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Ms. Trisha Jital Mehta**

Name of Owner: **M/s. Montag Infrastructure Pvt. Ltd.**

Residential Flat No. 108, 1st Floor, Type G, "**Montag Greens**", Plot No. 20, Survey No. 19, Hissa No. 8,
Chauk – Karjat – Murbad Road, Village – Kshele, Taluka – Karjat, District – Raigad,
PIN – 410201, State – Maharashtra, Country – India.

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Latitude Longitude: 18°59'49.8"N 73°24'49.7"E

Valuation Prepared for:

State Bank of India

RACPC Belapur Branch

Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4, Railway Station Building, C.B.D.
Belapur, Navi Mumbai – 400 614, State – Maharashtra, Country – India.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
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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. 108, 1st Floor, Type G, "Montag Greens", Plot No. 20, Survey No. 19, Hissa No. 8, Chauk – Karjat – Murbad Road, Village – Kashele, Taluka – Karjat, District – Raigad, PIN – 410201, State – Maharashtra, Country – India belongs to **M/s. Montag Infrastructure Pvt. Ltd.** Name of **Proposed Purchaser** is **Ms. Trisha Jital Mehta.**

Boundaries of the property.

North : Open Plot
South : Internal Road
East : Montag Green - Type B
West : Montag Green - Type F

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 **₹ 24,25,000.00 (Rupees Twenty Four Lakh Twenty Five Thousand 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**

Director

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.

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=PRIVATE LIMITED,
ou=CHALIKWAR,
2.5.4.204872264f4c0340546c09e26830734905f58411311
132796731805452, postalCode=400009, email=manoj.chalikwar@vastukala.com,
serialNumber=1, postalCode=400009, postalCode=400009, postalCode=400009,
4428C2943270429AC, cn=MANOJ BABURAO CHALIKWAR,
Date: 2023.06.08 15:17:56 +05'30'



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Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 20, Survey No. 19, Hissa No. 8 of Village – Kashele
	b) Door No.	:	Residential Flat No. 108
	c) C.T.S. No. / Village	:	Village – Kashele
	d) Ward / Taluka	:	Taluka – Karjat
	e) Mandal / District	:	District – Raigad
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. Masha / L.N.A. 1(B) / P. L. No. 127 / 2014 dated 09.06.2016 issued by Collector of District, Raigad.
	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. 108, 1 st Floor, Type G, “Montag Greens”, Plot No. 20, Survey No. 19, Hissa No. 8, Chauk – Karjat – Murbad Road, Village – Kashele, Taluka – Karjat, District – Raigad, PIN – 410201, State – Maharashtra, Country – India.
8.	City / Town	:	Kashele, Karjat
	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 – Kashele Gram Panchayat Kashele
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	:	Open Plot Details not available
	South	:	Internal Road Details not available
	East	:	Montag Green - Type B Details not available
	West	:	Montag Green - Type F Details not available
13.	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
			A B
			As per the Deed Actual
	North	:	- -

	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 292.00 (Area as per actual site measurement)	
			Carpet Area in Sq. Ft. = 300.00 (Area as per Draft Agreement for Sale)	
			Built Up Area in Sq. Ft. = 330.00 (Carpet + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	:	18°59'49.8"N 73°24'49.7"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 300.00 (Area as per Draft Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II APARTMENT BUILDING				
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Plot No. 20, Survey No. 19, Hissa No. 8 of Village – Kashele	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Kashele Gram Panchayat Kashele	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 108, 1 st Floor, Type G, “ Montag Greens ”, Plot No. 20, Survey No. 19, Hissa No. 8, Chauk – Karjat – Murbad Road, Village – Kashele, Taluka – Karjat, District – Raigad, PIN – 410201, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2021 (As per site information)	
5.	Number of Floors	:	Ground + 4 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	8 Flats on 1 st Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	1 Lift	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	

	Car parking - Open / Covered	:	Open 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	:	1 st Floor
2	Door No. of the flat	:	Residential Flat No. 108
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	:	Name of Proposed Purchaser: Ms. Trisha Jital Mehta Name of Owner: M/s. Montag Infrastructure Pvt. Ltd.
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. = 330.00 (Carpet + 10%)
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 292.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 300.00 (Area as per Draft 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?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 5,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra	:	Located in developed area

	Potential Value?	
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)	: ₹ 6,500.00 to ₹ 7,500.00 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).	: ₹ 7,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,000.00 per Sq. Ft.
	II. Land + others	: ₹ 5,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 42,700.00 per Sq. M. i.e., ₹ 3,967.00 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 it differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differ.
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	: 2 Years
	Life of the building estimated	: 58 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A. as building age is below 5 years
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 5,000.00 per Sq. Ft.
	Total Composite Rate	: ₹ 7,000.00 per Sq. Ft.
	Remark:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	300.00 Sq. Ft.	7,000.00	21,00,000.00
2	Addition Charges as per Cost Sheet			
	Development Charges @ 250			1,25,000.00
	Club & Membership Charges			1,00,000.00
	Electric & Water Meter Deposit			1,00,000.00
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			24,25,000.00
	Insurable value of the property (330.00 X 2,000.00)			6,60,000.00
	Guideline value of the property (330.00 X 3,967.00)			13,09,110.00

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 ₹ 6,500.00 to ₹ 7,500.00 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 and Commercial application in the locality etc. We estimate ₹ 7,000.00 per Sq. Ft. on Carpet 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) Saleability	Good
ii) Likely rental values in future in	₹ 5,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual site photographs




Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

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महाराष्ट्र शासन



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वाजारमूल्य दर पत्रक

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Year **Language**

20232024 English

Selected District रायगड

Select Taluka कर्जत

Select Village कशेळे

Vibhag Number 7

Assessment Type	Assessment Range	Rate Rs/-
बिनशेती जमीनी/प्लॉट	0-0.00	4760
हायवेवरील जमिनी	0-0.00	4760
गावठापातील मिळकती	0-0.00	5050
खोबा--फळबाग	0-0.00	0
फाजु --फळबाग	0-0.00	0
नारळ--फळबाग	0-0.00	0
केळी--फळबाग	0-0.00	0
सदनिका	0-0.00	42700
		1 2 3 4

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Price Indicators

HOUSING.COM Buy | Rent | Member | Tablet + Add Clear

Home / Theme / Beyond Theme / Tables / Pushpam Sanskruti B To E Building

Pushpam Sanskruti B To E Building ₹20.75 L - 27.49 L | ₹4.20 K/sq.ft
 EMI starts at ₹10,99 k

By PUSHPAM INFRA LLP Price includes everything except stamp See More

Survey No. 143, Plot No. 1 And 2, At Faridpur, Area: Beyond Theme, Theme

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1 BHK Apartment Configuration Dec. 2019 Possession Starts ₹4.20 K/sq.ft Avg. Price 262.00 sq.ft. - 366.00 sq.ft. (Carpet Area) Sizes

[Overview/Home](#) [More About Project](#) [About Project](#) [Recommended Properties](#) [Floor Plan](#) [Tour This Project](#)

Pushpam Sanskruti B To E Building Overview Note choice. Let's connect with the Developer

NOBROKER My Listings Buy Rent Post Your Property

2 BHK in Montag Greens For Sale in Karjat ₹ 70 Lacs ₹ 40,120/Month 1,250 sq.ft. Need Home Loan? Apply Now

Home / Buy for Sale in Karjat / Buy for Sale in Karjat - 2018 Flat for Sale in Karjat - Property Details

[Photos](#) [Location](#)

2 Bedrooms Apr 14, 2023

1 Bathroom Immediately

1 Montag Greens

[Get Detailed Details](#)

Price Trends by NB Estimate

Report what was not correct in this property

Labelled by Broker Sold Out Wrong Info

Activity On This Property

Similar Properties

More 2 BHK Properties for Sale in Karjat

Overview

Age of Property	1-3 Years	Ownership Type	Self Owned
Maintenance Charges	₹16 Per Sq.Ft/M	Flooring	NA
Built-up Area	1,250 Sq.Ft	Carpet Area	1,032 Sq.Ft
Furnishing Status	Unfurnished Common	Facing	South

Price Indicators

Montag Greens Villas
 By MONTAG INFRASTRUCTURE
 Survey No. 19, Wada No. 8, Wafco Kachari, Karol, Mumbai, Beyond Thane, Thane

₹38.41 L - 67.71 L | ₹4.72 K/sq.ft
 EMI starts at ₹20.54 K

2-3 BHK Villas Configurations | Ready to Move Possession Status | ₹4.72 K/sq.ft Avg. Price | 813.00 sq.ft. - 1433.00 sq.ft. Carpet Area Sizes

Pushpam Sanskruti Building A
 By PUSHPAM INFRA LLP
 Survey Number: 165, Plot No: 1 And 2, At Kachari, Neri, Beyond Thane, Thane

₹24.01 L - 35 L | ₹3.99 K/sq.ft
 EMI starts at ₹12.71 K

1 BHK Apartment Configuration | Dec. 2019 Possession Starts | ₹3.99 K/sq.ft Avg. Price | 284.00 sq.ft. - 326.00 sq.ft. Carpet Area Sizes

Why Pushpam Sanskruti Building A? | New choice. Let's connect with the Developer

Sale Instance

17790 29-05-2023 Note -Generated Through eSearch Module. For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक दु.नि. कर्जत दस्त क्रमांक : 177/2023 नोंदणी . Regn:63m
गावाचे नाव : कशेळे		
(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2) मोबदला	4450000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3287900	
(4) भू. मापन. पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : इतर माहिती: मौजे- कशेळे/ पोखरकरवाडी, ता. कर्जत, जि. रायगड येथील जुना स.नं. 19. नवीन स.नं. 37. हिस्सा नं. 8. प्लॉट नं. 6 त्यावरील टाईप एच. व्हिला नं. एसएसव्ही 03. क्षेत्र 70.00 चौ.मी. कारपेट ((Survey Number : 37:8 :))	
(5) क्षेत्रफळ	0 हेक्टर . आर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/ लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1). नाव.- मॉन्टग इन्फ्रास्ट्रक्चर प्रा. लि. तर्फे डायरेक्टर श्री अली अहमद तर्फे कबुली जबाबकरीता प्रदीपकुमार पाल - वय.-46 पत्ता.- प्लॉट नं. , माळा नं. , इमारतीचे नाव रा. ऑफिस नं. 107 चौथा मजला. दि क्रिसेंट बिजनेस पार्क, 7 हिल हॉटेलजवळ, साकीनाका, अंधेरी पूर्व, मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुंबई पिन कोड.-400072 पॅन नं.-AAHCM1791J	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव.- श्री अजय भोसले -- वय.-40, पत्ता.- प्लॉट नं. , माळा नं. , इमारतीचे नाव. रा. ब्लॉक नं. 6. प्लॉट नं. 2 बी. हिरकनी को. ऑप. हौ. सो. सेक्टर 15. नेरूळ पूर्व. नवी मुंबई . ब्लॉक नं. , रोड नं. . महाराष्ट्र, THANE पिन कोड.-400706 पॅन नं.-AKKPB8898D	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	20/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	177/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	222500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)	



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Sale Instance

14990 29-05-2023 Note.-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. कर्जत दस्त क्रमांक : 149/2023 नोंदणी Regn:63m
गावाचे नाव : कशोळे		
(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2) मोबदला	10500000	
(3) बाजारभावाभाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	7808762	
(4) भू. मापन. पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन : , इतर माहिती: मौजे- कशोळे/पोखरकरवाडी. ता. कर्जत. जि. रायगड येथील जुना स. नं. 19. नवीन स. नं. 37. हिस्सा नं. 8. प्लॉट नं. 8 त्यावरील टाईप सी. त्यावरील व्हिला नं. 28. क्षेत्र 133.00 चौ. मी. कारपेट (Survey Number : 37/8 :))	
(5) क्षेत्रफळ	0 हेक्टर आर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा. या/लिहून ठेवणा. या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास. प्रतिवादिचे नाव व पत्ता.	1): नाव-मॉन्टग इन्फ्रास्ट्रक्चर प्रा. लि. तर्फे डायरेक्टर श्री. अली अहमद तर्फे कबुली जबाबकरीता प्रदीप कुमार पाल - वय:-35 पत्ता -प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: रा. ऑफिस नं. 407, चौथा मजला, दि क्रिसेंट बिजनेस पार्क. 7 हिल हॉटेलजवळ, साकीनाका, अंधेरी पूर्व. मुंबई , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-AAHICM1791J	
(8) दस्तऐवज करून घेणा. या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास. प्रतिवादिचे नाव व पत्ता	1) नाव-सुमित चंद्रकांत पिंपरे - - वय:-36, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: रा. हबीब मेशन, रूम नं. 29, दुसरा मजला., परेल. मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं:-DFBPP4052A 2) नाव-मीना चंद्रकांत पिंपरे - - वय:-61, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: रा. हबीब मेशन, रूम नं. 29, दुसरा मजला, परेल. मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, MUMBAI. पिन कोड:-400012 पॅन नं.-AGAPP2342G	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	18/01/2023	
(11) अनुक्रमांक. खंड व पृष्ठ	149/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	525000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेंरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद - .	(iii) Within the limits of any Grampanchayat area or any such area not mentioned in sub-clause (ii)	

Cost Sheet



OUTRIGHT INDICATOR	
Studio Apartments (1 RK) - Flat no: 108	
Buyer Name: Ms Trisha Jital Mehta	
Saleable Area	500
Actual Carpet	300
Base Indicator	5000
Unit Nos	
Unit Cost	25,00,000
Development Charges	1,25,000
Club & Membership Charges	1,00,000
Electric & Water Charges	1,00,000
Unit Consideration - A	28,25,000
Other Charges	
Total Other Charges - B	-
Total Flat Cost = A+B	28,25,000
Govt Charges	
Total Govt Charges - C	-
Gross Total Cost	28,25,000
Please note :	
# Rates are valid for a limited period of time and subject to change without prior notice	
# Goods & Service Tax payment to be made as & when demanded	
# Kindly issue cheque/online in the favor of "Montag Infrastructure Pvt Ltd"	
# Statutory Charges are indicative & payable on actual value	
stipulated period of time and Challan to be forwarded to the developer	
subject to the approval of the authorities, without prior notice or obligation	
# Developer reserves the right on parking allotment on lease and its agreement	
For Montag Infrastructure Pvt Ltd.	
	
Authorised Signatory	
Date : 07th June, 2023	

(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 08.06.2023 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 28.05.2023. 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 was owned by M/s. Montag Infrastructure Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Belapur 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 Chandan Singh – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – 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 - 28.05.2023 Valuation Date - 08.06.2023 Date of Report - 08.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 28.05.2023
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 **08th June 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 **Carpet Area in Sq. Ft. = 300.00** in the name of **M/s. Montag Infrastructure Pvt. Ltd.** Name of **Proposed Purchaser** is **Ms. Trisha Jital Mehta**. 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 **M/s. Montag Infrastructure Pvt. Ltd.** Name of **Proposed Purchaser** is **Ms. Trisha Jital Mehta**. 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. (R)

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 the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 300.00.**

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 / Exiting 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

(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.

