

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Ravindra Vishwanath Indulkar**

Residential Flat No. B-401, 4th Floor, Wing – B, "Vardvinayak Co-Op. Hsg. Soc. Ltd.", Vijay Home Complex,
Janardhan Rakvi Marg, Bhayander (West), Thane – 401 101, State – Maharashtra, Country – India.

Latitude Longitude: 19°17'52.4"N 72°50'35.9"E

Valuation Prepared for:

State Bank of India




RACPC Sion

B-603 & 604, Kohinoor City, Commercial -1 6th Floor, Kirod Road, Off L.B.S. Marg, Kurla (West),
Mumbai, Pin Code – 400 070, State – Maharashtra, Country – India.



Our Pan India Presence at :

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|---|--|---|--|
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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. B-401, 4th Floor, Wing – B, "**Vardvinayak Co-Op. Hsg. Soc. Ltd.**", Vijay Home Complex, Janardhan Rakvi Marg, Bhayander (West), Thane – 401 101, State – Maharashtra, Country – India belongs to **Shri. Ravindra Vishwanath Indulkar**.

Boundaries of the property.

North	:	Internal Road
South	:	Om Hema Residency
East	:	Internal Road
West	:	Krishna Park

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 29,70,000.00 (Rupees Twenty Nine Lakh Seventy 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.

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2021-22/85/13
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 Branch Manager,
State Bank of India
RACPC Sion

B-603 & 604, Kohinoor City, Commercial-1 6th Floor,
 Kiroi Road, Off L.B.S. Marg, Kurla (West),
 Mumbai, Pin Code – 400 070,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: As per the request from State Bank of India, RACPC Sion Branch Churchgate to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2.	a)	Date of inspection : 07.06.2023
	b)	Date on which the valuation is made : 14.06.2023
3.	List of documents produced for perusal	
	1. Copy of Agreement for Sale dated 06.05.2008 Between M/s. Gaurinandan Enterprises (The Promoter) and Shri. Ravindra Vishwanath Indulkar (The Transferees). 2. Copy of Supplementary Agreement for Additional Amenities dated 06.05.2008. 3. Copy of Commencement Certificate No. MB / MNP / NR / 2428 / 2004 – 05 dated 14.03.2005 issued by Mira Bhayander Municipal Corporation. 4. Copy of Previous Valuation Report dated 07.06.2008 in the name of Shri. Ravindra Vishwanath Indulkar issued by Basavaraj Masanagi & Co.	
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)	: Shri. Ravindra Vishwanath Indulkar. Address: Residential Flat No. B-401, 4 th Floor, Wing – B, "Vardvinayak Co-Op. Hsg. Soc. Ltd.", Vijay Home Complex, Janardhan Rakvi Marg, Bhayander (West), Thane – 401 101, State – Maharashtra, Country – India. Contact Person: Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential Flat No. 401 is located on 4 th Floor. <i>At the time of site visit, site measurement & internal photographs were not allowed.</i> The property is at 3.0 Km. travelling distance from nearest railway station Bhayander.
6.	Location of property	
	a)	Plot No. / Survey No. : Old Survey No. 665, New Survey No. 235 & Hissa No. 1
	b)	Door No. : Residential Flat No. 401

	c)	C. T.S. No. / Village	:	Village – Bhayander
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District – Thane
	f)	Date of issue and validity of layout of approved map / plan	:	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	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Residential Flat No. B-401, 4 th Floor, Wing – B, "Vardvinayak Co-Op. Hsg. Soc. Ltd.", Vijay Home Complex, Janardhan Rakvi Marg, Bhayander (West), Thane – 401 101, State – Maharashtra, Country – India.
8.		City / Town	:	Bhayander (West), Thane
		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 – Bhayander Mira Bhayander 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 documents
		North	:	Internal Road Details not available
		South	:	Om Hema Residency Details not available
		East	:	Internal Road Details not available
		West	:	Krishna Park 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	:	Built Up Area in Sq. Ft. = 300.00 (Area as per Index II)

14.	Latitude, Longitude & Co-ordinates of flat	:	19°17'52.4"N 72°50'35.9"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 300.00 (Area as per Index II)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Internal visit not allowed at site
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Old Survey No. 665, New Survey No. 235 & Hissa No. 1
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Bhayander Mira Bhayander Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. B-401, 4 th Floor, Wing – B, "Vardvinayak Co-Op. Hsg. Soc. Ltd.", Vijay Home Complex, Janardhan Rakvi Marg, Bhayander (West), Thane – 401 101, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2007 (Approx. 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	:	Internal visit not allowed at site
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the flat is situated	:	4 th Floor
2	Door No. of the flat	:	Residential Flat No. 401
3	Specifications of the flat	:	
	Roof	:	RCC Slab
	Flooring	:	Internal visit not allowed at site
	Doors	:	Internal visit not allowed at site
	Windows	:	Internal visit not allowed at site

	Fittings	:	Internal visit not allowed at site
	Finishing	:	Internal visit not allowed at site
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?	:	Internal visit not allowed at site
7	Sale Deed executed in the name of	:	Shri. Ravindra Vishwanath Indulkar
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. = 300.00 (Area as per Index II)
10	What is the floor space index (app.)	:	As per MBMC norms
11	What is the Carpet Area of the flat?	:	-
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?	:	Internal visit not allowed at site
15	If rented, what is the monthly rent?	:	₹ 7,500.00 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)	:	₹ 9,500.00 to ₹ 11,500.00 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).	:	₹ 10,500.00 per Sq. Ft. on Built Up Area ₹ 9,900.00 per Sq. Ft. (After Depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 23,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 56,560.00 per Sq. M. i.e. ₹ 5,255.00 per Sq. Ft.

	Guideline rate (after Depreciation)		₹ 51,190.00 per Sq. M. i.e. ₹ 4,756.00 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 area Fixed by respective State Government for computing Stamp Duty / Rgstn. 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	:	16 Years
	Life of the building estimated	:	44 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	24.00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,900.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 8,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 9,900.00 per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	300.00 Sq. Ft.	9,900.00	29,70,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total value of the property			29,70,000.00
	The Realizable value of the property			25,24,500.00
	Distress value of the property			20,79,000.00
	Insurable value of the property (300.00 Sq. Ft. X 2,500.00)			7,50,000.00
	Guideline value of the property (300.00 Sq. Ft. X 4,756.00)			14,26,800.00

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 Commercial Office, where there are typically many comparables available to analyze. As the property is a Commercial Office, 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 ₹ 9,500.00 to ₹ 11,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of commercial and residential application in the locality etc. We estimate ₹ 9,900.00 per Sq. Ft. on Built Up Area (After Depreciation) for valuation.

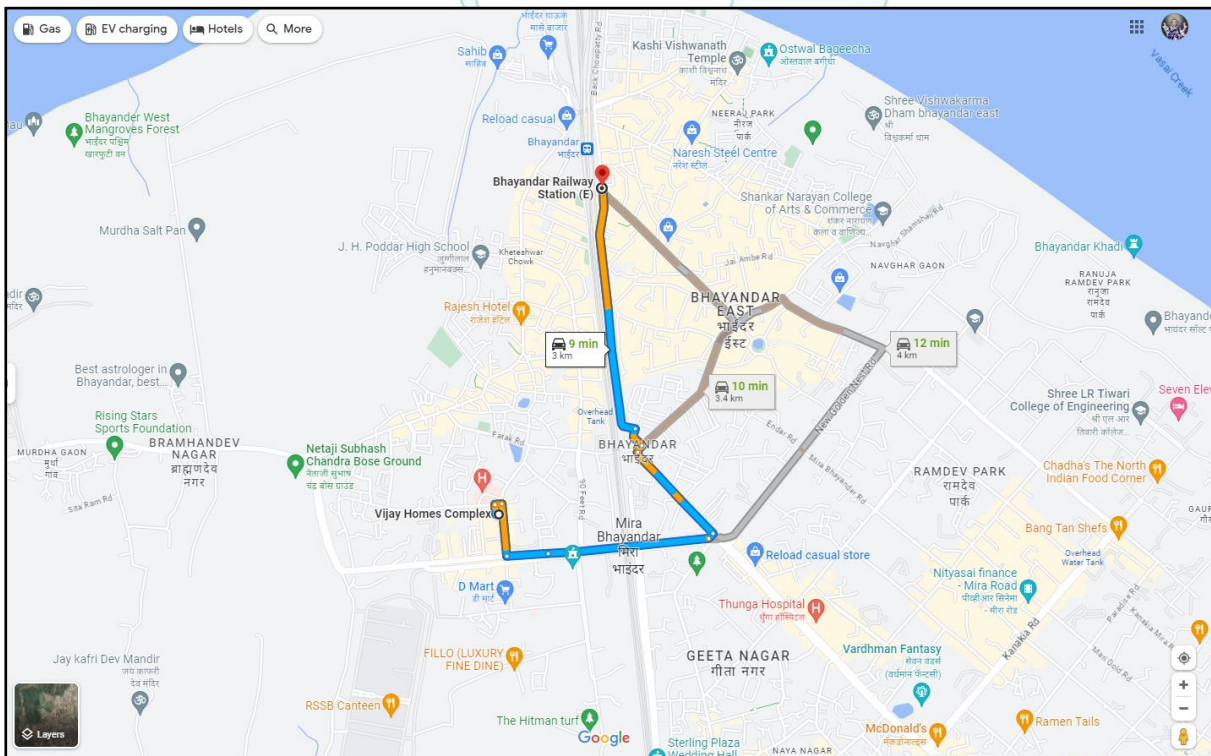
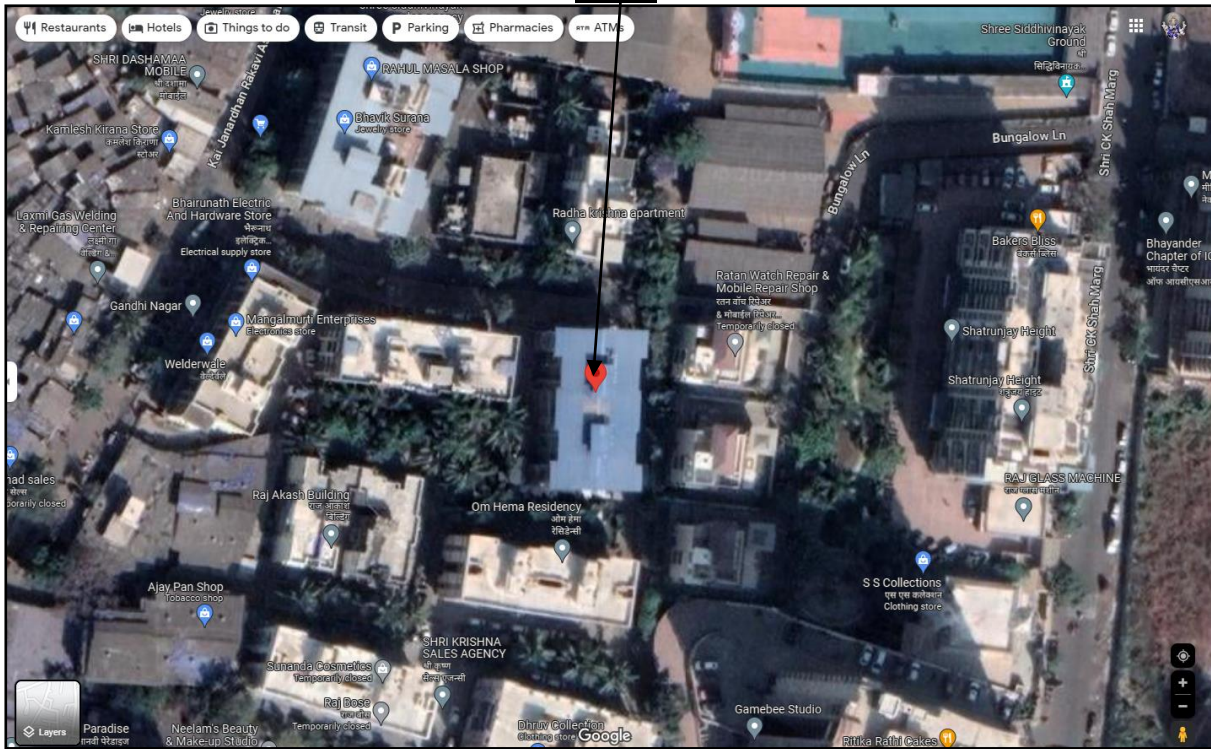
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 7,500.00 expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



Think.Innovate.Create

Route Map of the property Site u/r



Latitude Longitude: 19°17'52.4"N 72°50'35.9"E

Note: The Blue line shows the route to site from nearest railway station (Bhayander – 3.0 Km.)

Ready Reckoner Rate

Department of Registration & Stamps Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन					
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन बाजारमूल्य दर पत्रक							
Home	Valuation Rules	User Manual	Close Feedback				
Year 20232024	Annual Statement of Rates			Language English			
Selected District	ठाणे						
Select Taluka	ठाणे						
Select Village	मौजे [गांव] भाईदर						
Search By	<input type="radio"/> Survey No <input checked="" type="radio"/> Location						
Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	1/13-जे) मु-विभाग हद्दी मौजे भाईदर गांवातील रेल्वे लाईनच्या पुर्वेकडील सर्व मिळकती संश्ले क्रं	37100	84900	97600	124200	97600	चौ. मीटर
SurveyNo	1/14-जे-1) मु- भाग जे मधील मिळकती वगळता इतर सर्व मिळकती संश्ले क्रं	24600	76000	86500	95100	86500	चौ. मीटर
SurveyNo	1/1-जे) ठिका नंबर : 11 रस्ता विभाग - भाईदर स्टेशनचे पश्चिमेकडील स्टेशन पासून भाईदर गावठाणच्या पश्चिमेस टोका पर्यंत रस्त्याच्या दोन्ही बाजुकडील दर्शनी भाग असलेल्या मिळकती	23000	70700	81400	102100	81400	चौ. मीटर
SurveyNo	1/1-जे) ठिका नंबर : 1 रस्ता विभाग - भाईदर स्टेशनचे पश्चिमेकडील स्टेशन पासून भाईदर गावठाणच्या पश्चिमेस टोका पर्यंत रस्त्याच्या दोन्ही बाजुकडील दर्शनी भाग असलेल्या मिळकती	23000	70700	81400	102100	81400	चौ. मीटर
SurveyNo	1/1-जे) ठिका नंबर : 2 रस्ता विभाग - भाईदर स्टेशनचे पश्चिमेकडील स्टेशन पासून भाईदर गावठाणच्या पश्चिमेस टोका पर्यंत रस्त्याच्या दोन्ही बाजुकडील दर्शनी भाग असलेल्या मिळकती	23000	70700	81400	102100	81400	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	70,700.00			
Reduced by 20% on Flat Located on 4 th Floor	14,140.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	56,560.00	Sq. Mtr.	5,255.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	23,000.00			
The difference between land rate and building rate (A – B = C)	33,560.00			
Depreciation Percentage as per table (D) [100% - 16%] (Age of the Building – 16 Years)	84%			
Rate to be adopted after considering depreciation [B + (C x D)]	51,190.00	Sq. Mtr.	4,756.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: Depreciation Percentage Table

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

Price Indicators

NOBROKER
My Bookings | Pay Rent | Post Your Property

1 RK Flat In Mahavir Ashish Chs Ltd, For Sale In Chandmal Nagar, Bhayandar West
Near datta mandir

₹ 38.5 Lacs
Negotiable

₹ 22,066/Month
Estimated EMI

325
Sq.Ft

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Home / Flats for Sale in Mumbai / Flats for Sale in Bhayandar west / 1rk Flat for Sale in Bhayandar west / Property Details

Photos | Location

1 Bedroom No. of Bedroom	Apr 29, 2023 Posted On
1 Bathroom No. of Bathroom	Immediately Possession
1 Balcony	Mahavir Ashish Chs Ltd Apartment
Car Parking	Partial Power Backup

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.7 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	325 Sq.Ft	Carpet Area	300 Sq.Ft

Activity On This Property

501 Unique Views | 0 Shortlists | 0 Comments

Similar Properties

NOBROKER
My Bookings | Pay Rent | Post Your Property

1 BHK Flat In Geeta Nagar For Sale In Bhayandar West
Temba Rd, Near Maxus Cinemas

₹ 48 Lacs
Negotiable

₹ 27,510/Month
Estimated EMI

500
Sq.Ft

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Home / Flats for Sale in Mumbai / Flats for Sale in Bhayandar west / 1Bhk Flat for Sale in Bhayandar west / Property Details

Photos | Location

1 Bedroom No. of Bedroom	Feb 18, 2023 Posted On
2 Bathroom No. of Bathroom	Immediately Possession
1 Balcony	Geeta Nagar Apartment
Bike Parking	None Power Backup

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹1.4 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	500 Sq.Ft	Furnishing Status	Fully Furnished

Activity On This Property

800 Unique Views | 12 Shortlists | 0 Comments

Similar Properties

Price Indicators

NOBROKER
My Bookings | Pay Rent | Post Your Property

1 BHK Flat In Shree Ram Shakti C Wing For Sale In Bhayandar West, Mira Bhayandar, Mahara...
Temba Rd, Near Maxus Cinemas


₹ 38 Lacs
Negotiable

₹ 21,779/Month
Estimated EMI

392
Sq.Ft

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Home / Flats for Sale in Mumbai / Flats for Sale in Bhayandar west / 1bkh Flat for Sale in Bhayandar west / Property Details



Nearby: Maxus Mall | D Mart | Prime Diagnostic Center | Big Bazaar | Hubtown Iris

1 Bedroom <small>No. of Bedroom</small>	May 1, 2023 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Shree Ram Shakti C. <small>Apartment</small>
Bike <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Overview

Age of Building	5-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.5 Per Sq.Ft/M	Flooring	NA
Builtup Area	392 Sq.Ft	Furnishing Status	Unfurnished Furnish Now

Activity On This Property

87 Unique Views | 1 Shortlists

NOBROKER
My Bookings | Pay Rent | Post Your Property

1 RK Flat In Kamal Palace For Sale In Bhayandar West
Geeta Nagar, near Maharaja Sweets

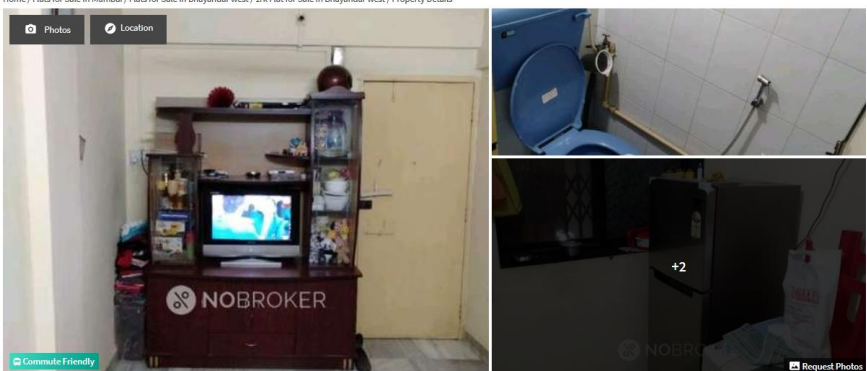
₹ 32 Lacs
Negotiable

₹ 18,340/Month
Estimated EMI

305
Sq.Ft

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Nearby: Maxus Mall | D Mart | Ramdev Park | Big Bazaar | Prime Diagnostic Center

1 Bedroom <small>No. of Bedroom</small>	May 31, 2023 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
1 <small>Balcony</small>	Kamal Palace <small>Apartment</small>
Bike <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹3.5 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	305 Sq.Ft	Furnishing Status	Unfurnished Furnish Now

Activity On This Property

59 Unique Views | 4 Shortlists

Sales Instance

6328337 08-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.ठाणे 7 दस्त क्रमांक : 6328/2023 नोदणी : Regn:63m
गावाचे नाव : भाईदर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4451000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3260260	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती: , इतर माहिती: मोजे भाईदर,विभाग 1/8,वॉर्ड जी,सदनिका क्र. 304,3 रा मजला,मानवी पॅरेडाईस कॉ.ऑप.हौ.सोसा.लि.,टेंबे रोड,भाईदर प.,सदर सदनिकेचे क्षेत्रफळ 44.60 चौ.मीटर बिल्टअप आहे.सदर दस्तात नमूद केल्याप्रमाणे.((Survey Number : Old Survey No. 665, New Survey No. 235, Hissa No. 6 ;))	
(5) क्षेत्रफळ	44.60 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-माधव बाबुभाई भानुशाली - - वय:-58 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 304, 3 रा मजला, मानवी पॅरेडाईस कॉ. ऑप. हौ. सोसा. लि., टेंबे रोड, भाईदर प., महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AJGPB0064Q 2): नाव:-शांतीबेन माधव भानुशाली - - वय:-52 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. 304, 3 रा मजला, मानवी पॅरेडाईस कॉ. ऑप. हौ. सोसा. लि., टेंबे रोड, भाईदर प., महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-ATIPB8307N	
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वैभव सोनी - - वय:-36; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. जी 7, नागेश्वर कॉ. ऑप. हौ. सोसा. लि.,पद्मावती नगर, मॅक्सस मॉल जवळ, भाईदर प., महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-BMLPS3319E 2): नाव:-पूजा वैभव सोनी - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सदनिका क्र. जी 7, नागेश्वर कॉ. ऑप. हौ. सोसा. लि.,पद्मावती नगर, मॅक्सस मॉल जवळ, भाईदर प., महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-CYWPS1753G	
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	03/04/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	6328/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	311600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specification ₹ 29,70,000.00 (Rupees Twenty Nine Lakh Seventy Thousand Only). The Realizable value of the above property is ₹ 25,24,500.00 (Rupees Twenty Five Lakh Twenty Four Thousand Five Hundred Only). and the Distress Value is ₹ 20,79,000.00 (Rupees Twenty Lakh Seventy Nine Thousand Only).

Place: Mumbai

Date: 14.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is ₹ _____ (Rupees _____ only).

Date

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Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – IV)	Attached
	Model code of conduct for valuer (Annexure – V)	Attached

(Annexure – I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 14.06.2023 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 07.06.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. 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 Shri. Ravindra Vishwanath Indulkar from M/s. Gaurinandan Enterprises vide Agreement for Sale dated 06.05.2008.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Sion branch to assess value of the property for Bank Loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Pratik Jain – Valuation Engineer Shobha Kuperkar – Technical Manager Pradnya Rasam – 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 – 07.06.2023 Valuation Date – 14.06.2023 Date of Report – 14.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 07.06.2023
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 **14th 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 documents and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built Up Area in Sq. Ft. = 300.00** in the name of **Shri. Ravindra Vishwanath Indulkar**. 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 the documents, we understand that the subject property is owned by **Shri. Ravindra Vishwanath Indulkar**. 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 inputs received from the documents and site visit conducted, we understand that the Residential Flat, admeasuring **Built Up 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 subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the documents and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built Up Area in Sq. Ft. = 300.00.**

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.

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

conduct the valuation independent of external influences.

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant

or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** purpose as on dated **14th June 2023**.

The term **Fair Market Value** is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 29,70,000.00 (Rupees Twenty Nine Lakh Seventy Thousand Only)**.

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

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

