

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Pravinchandra O. Chothani**

Residential Flat No. 503, 5th Floor, "Nootan Mahadev Kripa Co-op. Hsg. Soc. Ltd.", Opp. Vikrant Building,
Plot No. 5, TPS III, 90 Feet. Road, Ghatkopar (East), Mumbai – 400 077,
State – Maharashtra, Country – India.

Latitude Longitude: 19°04'28.2"N 72°54'15.4"E

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Valuation Done for:

SVC Co-Operative Bank Ltd.

Ghatkopar (West) Branch




Shop No 1-3, Ground Floor, Delite Palace CHSL, Plot No.71/7, M G Road, Ghatkopar (West),
Mumbai – 400086, State – Maharashtra, Country – India.



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

Our Pan India Presence at :

 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
 mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 503, 5th Floor, "Nootan Mahadev Kripa Co-op. Hsg. Soc. Ltd.", Opp. Vikrant Building, Plot No. 5, TPS III, 90 Feet. Road, Ghatkopar (East), Mumbai – 400 077, State – Maharashtra, Country – India belongs to **Mr. Pravinchandra O. Chothani**.

Boundaries	:	Building	Flat
North	:	Mayfair Mystic Building	Walls
South	:	Barrister Nath Pai Road	Flat No. 502
East	:	Lokhit CHSL	Staircase
West	:	Off RB Mehta Road	Walls

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 **₹ 2,17,55,250.00 (Rupees Two Crore Seventeen Lakh Fifty Five Thousand Two Hundred Fifty 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.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report.

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Auth. Sign.



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Our Pan India Presence at :

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Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,

**The Branch Manager,
SVC Co-Operative Bank Ltd.
Ghatkopar (West) Branch**Shop No 1-3, Ground Floor, Delite Palace CHSL,
Plot No.71/7, M G Road, Ghatkopar (West),
Mumbai – 400086, State – Maharashtra, Country – India.**VALUATION REPORT (IN RESPECT OF FLAT)**

I	General	
1.	Purpose for which the valuation is made	: To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 05.06.2023
	b) Date on which the valuation is made	: 06.06.2023
3.	List of documents produced for perusal: 1) Copy of Agreement dated 23.12.2009 Between Infinity Construction Company (The Developers) and Mr. Pravinchandra O. Chothani (the Member). 2) Copy of Commencement Certificate No. CE / 6011 / BPES / AN dated 22.02.2008 issued by Municipal Corporation of Greater Mumbai. 3) Copy of Full Occupancy Certificate No. CE / 6011 / BPES / AN dated 19.05.2009 issued by Municipal Corporation of Greater Mumbai.	
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. Pravinchandra O. Chothani Address: Residential Flat No. 503, 5 th Floor, "Nootan Mahadev Kripa Co-op. Hsg. Soc. Ltd.", Opp. Vikrant Building, Plot No. 5, TPS III, 90 Feet. Road, Ghatkopar (East), Mumbai – 400 077, State – Maharashtra, Country – India. Contact Person: Rekha P. Chothani (Owner) 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 5 th Floor. The composition of the property is having 3 Bedrooms + Living Room + Kitchen + 3 Toilets + Passage (i.e. 3BHK with 3 Toilets). The property is at 1.8 Mt. travelling distance from nearest railway station Ghatkopar.
6.	Location of property	:
	a) Plot No. / Survey No.	: Plot No. 5, TPS III
	b) Door No.	: Residential Flat No. 503
	c) C.T.S. No. / Village	: C.T.S. No. 5989 & 194 of Village – Ghatkopar - Kiroli
	d) Ward / Taluka	: Taluka – Kurla

	e)	Mandal / District	:	District – Mumbai Suburban
	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	:	No
7.		Postal address of the property	:	Residential Flat No. 503, 5 th Floor, "Nootan Mahadev Kripa Co-op. Hsg. Soc. Ltd.", Opp. Vikrant Building, Plot No. 5, TPS III, 90 Feet. Road, Ghatkopar (East), Mumbai – 400 077, State – Maharashtra, Country – India.
8.		City / Town	:	Ghatkopar (East), Mumbai
		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 – Ghatkopar - Kirol Municipal Corporation of Greater Mumbai
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries		
		Building		As per actual site As per document
		North	:	Mayfair Mystic Building Details not available
		South	:	Barrister Nath Pai Road Details not available
		East	:	Lokhit CHSL. Details not available
		West	:	Off RB Mehta Road Details not available
		Flat		As per actual site As per document
		North	:	Walls Details not available
		South	:	Flat No. 502 Details not available
		East	:	Staircase Details not available
		West	:	Walls Details not available
13.		Dimensions of the site	:	N.A., As the property is under consideration is Residential Flat in Building
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 865.00 (Area as per Actual site measurement)

		<p>Carpet Area in Sq. Ft. = 825.00 (Area as per Agreement for Sale)</p> <p>Built Up Area in Sq. Ft. = 908.00 (Carpet Area as per Agreement + 10%)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
14.	Latitude, Longitude & Co-ordinates of Flat	: 19°04'28.2"N 72°54'15.4"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft. = 825.00 (Area as per Agreement for Sale)
II APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: C.T.S. No. 5989 & 194 of Village – Ghatkopar - KiroI
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Ghatkopar - KiroI Municipal Corporation of Greater Mumbai
	Door No., Street or Road	: Residential Flat No. 503, 5 th Floor, " Nootan Mahadev Kripa Co-op. Hsg. Soc. Ltd. ", Opp. Vikrant Building, Plot No. 5, TPS III, 90 Feet. Road, Ghatkopar (East), Mumbai – 400 077, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2009 (As per occupancy certificate)
5.	Number of Floors	: Stilt + 12 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 3 Flats on 5 th Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good / At the time of site inspection building external painting work is in progress.
11.	Facilities Available	:
	Lift	: 2 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Stilt / Open Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes

III	FLAT		
1	The floor in which the Flat is situated	:	5 th Floor
2	Door No. of the Flat	:	Residential Flat No. 503
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood panel 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 with POP false ceiling
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. Pravinchandra O. Chothani
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. = 908.00 (Carpet Area as per Agreement + 10%)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 865.00 (Area as per Actual site measurement) Carpet Area in Sq. Ft. = 825.00 (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?	:	₹ 45,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at	:	₹ 26,000.00 to ₹ 27,000.00 per Sq. Ft. on Carpet Area

	- 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).	: ₹ 27,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 24,000.00 per Sq. Ft.
4	Guideline rate obtained from the Government Portal (an evidence thereof to be enclosed)	: ₹ 1,53,573.00 per Sq. M. i.e. ₹ 14,267.00 per Sq. Ft.
4A	Guideline rate (after depreciation)	₹ 1,41,506.00 per Sq. M. i.e. ₹ 13,146.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of Flat with Services (v(3)i)	: ₹ 3,000.00 per Sq. Ft.
	Age of the building	: 14 Years
	Life of the building estimated	: 46 Years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 21.00%
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,370.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 24,000.00 per Sq. Ft.
	Total Composite Rate	₹ 26,370.00 per Sq. Ft.
	Remarks: At the time of site inspection building external & flat internal painting work is in progress.	

Details of Valuation:

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Sr. No.	Description	Area in Sq. Ft.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	825.00	26,370.00	2,17,55,250.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			

	Total Fair Market value of the property			2,17,55,250.00
	Total Realisable value of the property			1,95,79,725.00
	Total Distress Value of the property			1,74,04,200.00
	Insurable value of the property (908.00 X 3,000.00)			27,24,000.00
	Guideline value of the property (908.00X 13,146.00)			1,19,36,568.00

Approach adopted for valuation: Sales Comparison Approach

- The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property.
- Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences.
- The sales comparison approach is commonly used for Residential Flat, where there are typically many comparable available to analyze.
- As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation.
- The Price for similar type of property in the nearby vicinity is in the range of ₹ 26,000.00 to ₹ 27,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of residential application in the locality etc. We estimate ₹ 26,370.00 per Sq. Ft. on Carpet Area for valuation.

Actual site photographs



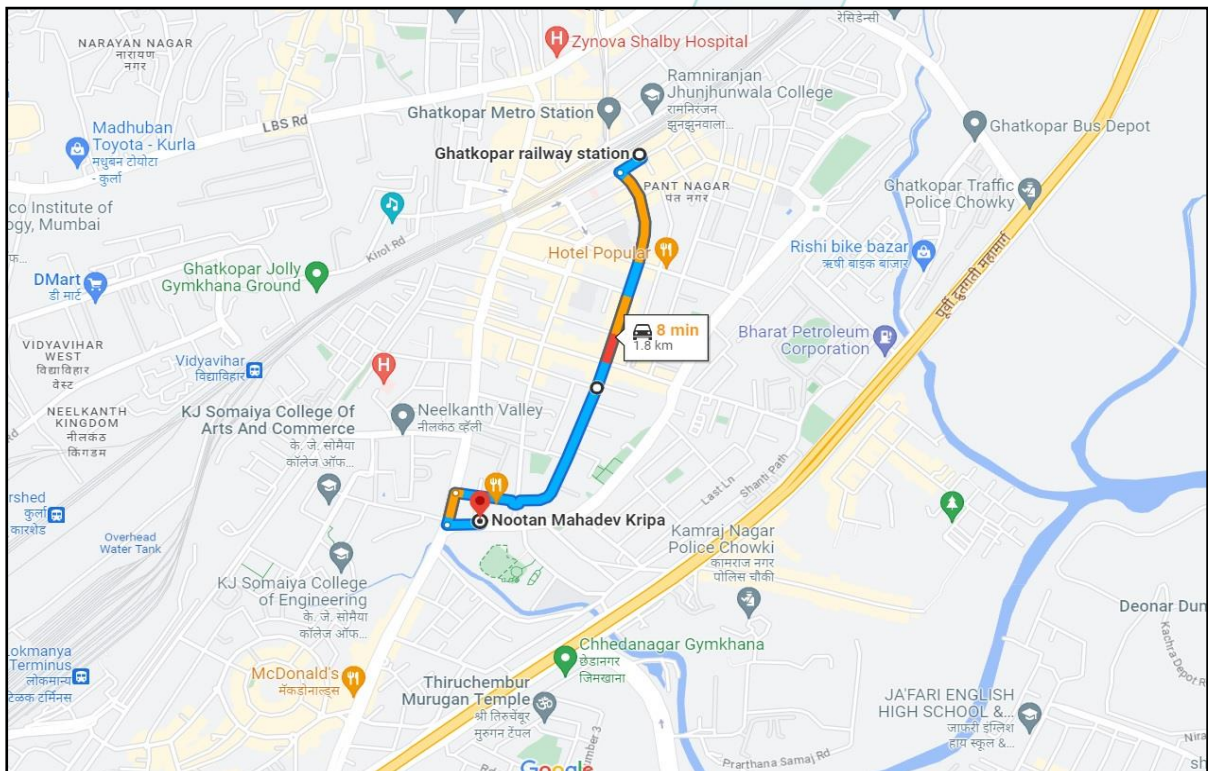
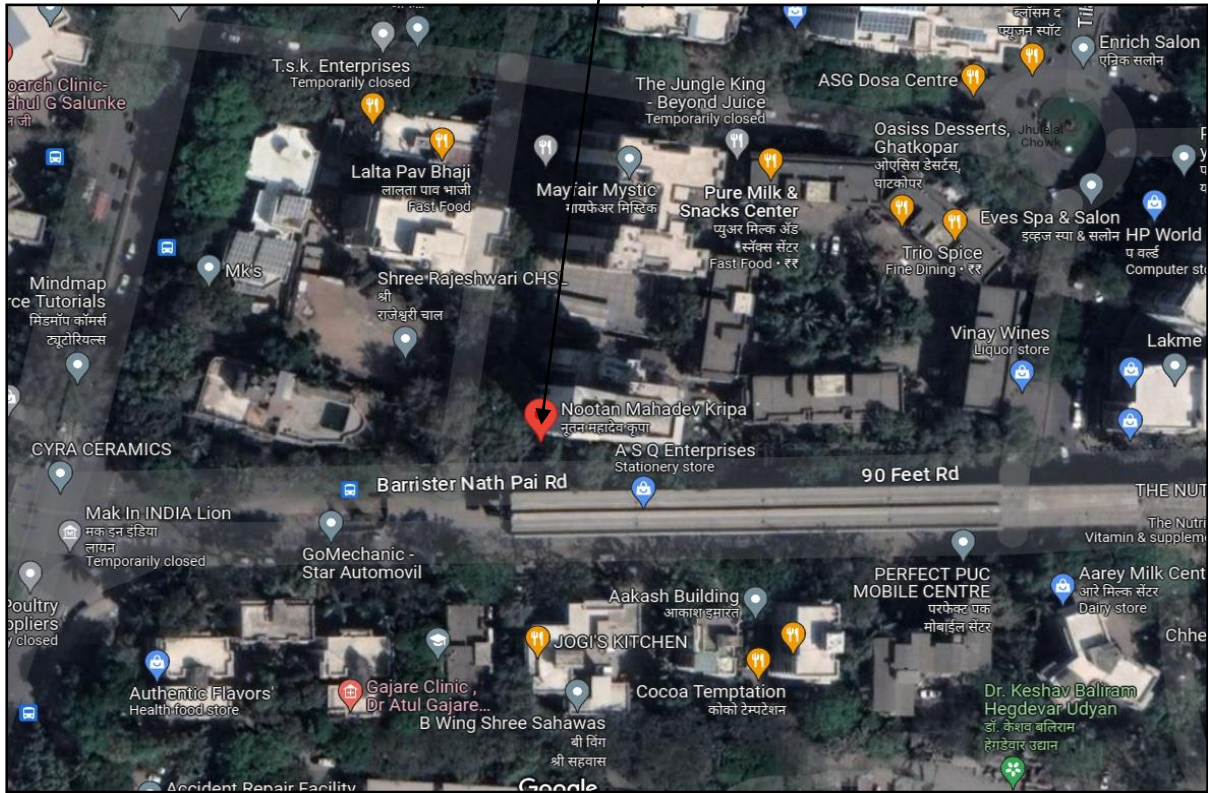
Actual site photographs



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Route Map of the property


Site u/r



Latitude Longitude: 19°04'28.2"N 72°54'15.4"E


Note: The Blue line shows the route to site from nearest railway station (Ghatkopar – 1.8 Km)

Ready Reckoner Rate



Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 वाजारमूल्य दर पत्रक

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Year
 20232024

Annual Statement of Rates

Language
 English

Selected District: मुंबई(उपनगर)

Select Village: घाटकोपर - किरोळ - कुर्ली

Search By: Survey No Location

Enter Survey No: 5989

उपविभाग	खुली जमीन	गनबासा खदनिष्का	कॉफीस	डुकाने	बीचोपिक	एकक (Rs./)	Attribute
103/491A-सुभाग: पूर्वेंस घाटकोपर गावाची हद्द, पश्चिमेस महात्मा गांधी रोड, दक्षिणेस किरोळ गावाची हद्द व उत्तरेस मध्य रेल्वे.	67380	146260	168200	222900	146260	चौरस मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,46,260.00			
Increase by 5% on Flat Located on 5 th Floor	7,313.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,53,573.00	Sq. Mtr.	14,267.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	67,380.00			
The difference between land rate and building rate (A – B = C)	86,193.00			
Depreciation Percentage as per table (D)	14%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,41,506.00	Sq. Mtr.	13,146.00	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

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

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Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Barrister Nath Pai Nagar » 1 BHK Flats for Sale in Barrister Nath Pai Nagar » 380 Sq.ft

Posted on: Apr 22, 23 Property ID: 66704021

Save Time & Money with **MB Prime** Find the right Property by calling Upto 35 Owners directly **Join Prime @ 50% OFF**

₹88.0 Lac Get ₹26,400 cashback on Home Loan **ONLY ON MAGICBRICKS**

1 BHK Flat For Sale in Orbit Tower, **Barrister Nath Pai Nagar, Mumbai**

1 Bed 1 Bath Semi-Furnished

Carpet Area: 330 sqft - ₹26.67/sqft
 Developer: **Orbit Construction**
 Project: **Orbit Tower**

Floor: 6 (Out of 10 Floors)
 Transaction Type: **Resale**
 Status: **Ready to Move**

Furnished Status: **Semi-Furnished**
 Age Of Construction: **15 to 20 years**

Contact Owner Get Phone No. Last contact made 10 days ago

More Details

Price Breakup: **₹88 Lac**

Address: **Barrister Nath Pai Nagar, Mumbai - Central Line, Maharashtra**

Furnishing: **Semi-Furnished**

Age of Construction: **15 to 20 years**

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List updated: Apr 20, 2023

2 BHK Apartment ₹1.7 Cr EMI starts at ₹84.40 K

Barrister Nath Pai Nagar, Barrister Nath Pai Nagar, Ghatkopar East, Mumbai

₹20.24 K/sq.ft

Free car parking Know More Contact Seller

840 sq.ft Build Up Area ₹20.24 K/sq.ft Avg. Price 20 Year Old Age of property Ready to move Possession status Middle of 10 Floors Unfurnished Furnishing

OVERVIEW PROMOTIONS BUY-O-METER AMENITIES PRICE TRENDS LOCALITY CALCULATOR

Special Highlights

- 24x7 Security
- Children Play Area
- Football Field
- Community Hall

Property Location: **Barrister Nath Pai Nagar, Barrister Nath Pai Nagar, Ghatkopar East, Mumbai**

Around This Property

- Food and Drinks: **Leo B9** (500m)
- Healthcare: **Life Force** (700m)
- Shopping: **Gardodia Shopping Centre**

View more on Maps

Awesome! Nice neighborhood around

Contact Seller

Amit Thakkar
 Housing Prime Agent
 +9198205...
Hi Vastukala Consultant!
 Edit details

Allow other agents to get in touch
 I am interested in Home Loans

Get Contact Details

Still deciding?
 Shortlist this property for now & easily come back to it later.

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Price Indicators

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Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Barrister Nath Pai Nagar > 2 BHK Flats for Sale in Barrister Nath Pai Nagar > 893 Sq-ft
Posted on: Jun 03, 23 Property ID: 65632573

₹1.89 Cr Get ₹56,700 cashback on Home Loan

2 BHK 893 Sq-ft Flat For Sale **Barrister Nath Pai Nagar, Mumbai**

2 Beds | 2 Baths | 1 Covered Parking | Semi-Furnished

<p>Carpet Area 625 sqft ₹30,240/sqft</p>	<p>Developer Cooperative Group Housing Society</p>	<p>Project Dhiren CHS</p>
<p>Transaction Type Resale</p>	<p>Status Ready to Move</p>	<p>Facing North - East</p>
<p>Lifts 2</p>	<p>Furnished Status Semi-Furnished</p>	<p>Car Parking 1 Covered</p>

Near By Garodia International School

Contact Agent
Get Phone No.

Contact Agent

Vishal Mahesh Thakkar
-91-88XXXXXXX

Your Name

Email

IND +91 Mobile Number

I Agree to MagicBricks' [Terms of Use](#)

Get Contact Details

More Details

Price Breakup	₹1.89 Cr ₹9,45,000 Approx. Registration Charges ₹4,000 Monthly
Booking Amount	₹5.0 Lac
Address	400075., Barrister Nath Pai Nagar, Mumbai - Central Line, Maharashtra
Landmarks	Near By Garodia International School
Furnishing	Semi-Furnished
Flooring	Granite, Marble, Wooden

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Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Barrister Nath Pai Nagar > 2 BHK Flats for Sale in Barrister Nath Pai Nagar > 665 Sq-ft
Posted on: Jun 05, 23 Property ID: 65676625

₹2.0 Cr Get ₹60,000 cashback on Home Loan

2 BHK 665 Sq-ft Flat For Sale in **Barrister Nath Pai Nagar, Mumbai**

2 Beds | 2 Baths | Semi-Furnished

Full Class W...

Jogging and ...

<p>Carpet Area 665 sqft ₹30,075/sqft</p>	<p>Floor Ground (Out of 16 Floors)</p>	<p>Transaction Type New Property</p>	<p>Additional Rooms 1 Store Room</p>
<p>Facing North - West</p>	<p>Lifts 3</p>	<p>Furnished Status Semi-Furnished</p>	<p>Type Of Ownership Freehold</p>

Last contact made 28 days ago

Contact Agent
Get Phone No.

Contact Agent

✔ Certified Agent
Amit Makwana -91-99XXXXXXX

Your Name

Email

IND +91 Mobile Number

I Agree to MagicBricks' [Terms of Use](#)

Get Contact Details

More Details

Price Breakup	₹2 Cr ₹4,000 Monthly
Booking Amount	₹3.0 Lac
Address	Vidyabhavan Rd, Barrister Nath Pai Nagar Chatkopar East, Barrister Nath Pai Nagar, Mumbai - Central Line, Maharashtra

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is ₹ 2,17,55,250.00 (Rupees Two Crore Seventeen Lakh Fifty Five Thousand Two Hundred Fifty Only).

Place: Thane

Date: 06.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.®

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

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

only).

Date

Think.Innovate.Create® Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(Annexure – I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 06.06.2023 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 has personally inspected the property 05.06.2023. 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 AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Pravinchandra O. Chothani from Infinity Construction Company vide Agreement for Sale dated 23.12.2009.
2.	purpose of valuation and appointing authority	As per the request from SVC Co-Operative Bank Ltd., Ghatkopar (West) Branch to assess fair market value of the property for Bank Loan Purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Shobha Kuperkar – Processing Officer Pratibha Shilvanta – Processing 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 – 05.06.2023 Valuation Date – 06.06.2023 Date of Report – 06.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 05.06.2023
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
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Comparative Sales Method / Market Approach
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **06th 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. = 825.00.** in the name of **Mr. Pravinchandra O. Chothani.** At present, the property is Owner Occupied. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Pravinchandra O. Chothani**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that subject property is Residential Flat admeasuring **Carpet Area in Sq. Ft. = 825.00**.

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

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property.

Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences.

The sales comparison approach is commonly used for Residential Flat, where there are typically many comparable available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the

subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat admeasuring **Carpet Area in Sq. Ft. = 825.00.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

conduct the valuation independent of external influences.

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Think.Innovate.Create

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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