

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Ratanamala Sudhakar Mhaske & Miss. Aruna Sudhakar Mhaske**

Residential Room No. 1-B/B/0:14, Ground Floor, "Suyash Co - Op. Hsg. Soc. Ltd.", Sector – 10,
Koparkhairane, Navi Mumbai – 400 709, State – Maharashtra, Country – India.

Latitude Longitude: 19°05'54.2"N 73°00'26.4"E

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Valuation Done for: **SVC Co-Operative Bank Ltd.** **Koparkhairane Branch**


FAM CHSL, Shop No. 5A to 9A Ground Floor, Plot No.19 & 19 A Sector, Koparkhairane,
Navi Mumbai, State – Maharashtra, Country – India.



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

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 **Regd. Office** : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Room No. 1-B/B/0:14, Ground Floor, "Suyash Co - Op. Hsg. Soc. Ltd.", Sector – 10, Koparkhairane, Navi Mumbai – 400 709, State – Maharashtra, Country – India belongs to **Mrs. Ratanamala Sudhakar Mhaske & Miss. Aruna Sudhakar Mhaske**

Boundaries	:	Building (R)
North	:	Room
South	:	Internal Road
East	:	Room
West	:	Room

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 **₹ 35,22,400.00 (Rupees Thirty Five Lakh Twenty Two Thousand Four Hundred 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.

Auth. Sign.

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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,
SVC Co-Operative Bank Ltd.
Koparkhairane Branch
 FAM CHSL, Shop No. 5A to 9A Ground Floor,
 Plot No.19 & 19 A Sector, Koparkhairane,
 Navi Mumbai, State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF RESIDENTIAL Room)

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	: 13.06.2023						
	b)	Date on which the valuation is made	: 16.06.2023						
3.	List of documents produced for perusal: I. Copy of Agreement for Sale dated 01.06.2023 between Mr. Iftexhar Ahmed Shaikh (The Seller) and Mrs. Ratanamala Sudhakar Mhaske & Miss. Aruna Sudhakar Mhaske (The Purchaser).								
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)	:	Mrs. Ratanamala Sudhakar Mhaske & Miss. Aruna Sudhakar Mhaske. Address: Residential Room No. 1-B/B/0:14, Ground Floor, " Suyash Co - Op. Hsg. Soc. Ltd. ", Sector – 10, Koparkhairane, Navi Mumbai – 400 709, State – Maharashtra, Country – India. Contact Person: Mr. Kishor Mhaske (Owner's Son) Contact No: 9326457882 Joint Ownership Details of ownership share is not available						
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Room of Ground + 1 Floors. The property is at 1M. walkable distance from nearest railway station Koparkhairane. The composition of Room is as under: As per site inspection, the composition of the Room is : <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Floor</th> <th style="width: 50%;">Composition</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>1 Bedroom + Hall + Kitchen + 1 Toilet</td> </tr> <tr> <td>1st Floor</td> <td>Hall + Kitchen + 1 Toilet</td> </tr> </tbody> </table>	Floor	Composition	Ground Floor	1 Bedroom + Hall + Kitchen + 1 Toilet	1 st Floor	Hall + Kitchen + 1 Toilet
Floor	Composition								
Ground Floor	1 Bedroom + Hall + Kitchen + 1 Toilet								
1 st Floor	Hall + Kitchen + 1 Toilet								
6.	Location of property	:							
	a)	Plot No. / Survey No.	: Sector – 10						
	b)	Door No.	: Residential Room No. 1-B/B/0:14						
	c)	T.S. No. / Village	: Village – Koparkhairane						
	d)	Ward / Taluka	: Taluka – Thane						
	e)	Mandal / District	: District – Thane						

	f)	Date of issue and validity of layout of approved map / plan	:	The property is constructed by CIDCO. CIDCO itself is an issuing authority.	
	g)	Approved map / plan issuing authority	:		
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7.		Postal address of the property	:	Residential Room No. 1-B/B/0:14, Ground Floor, "Suyash Co - Op. Hsg. Soc. Ltd.", Sector - 10, Koparkhairane, Navi Mumbai - 400 709, State - Maharashtra, Country - India.	
8.		City / Town	:	Koparkhairane, Navi 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 - Koparkhairane CIDCO / Navi Mumbai 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			
		Building		As per actual site	As per document
		North	:	Room	Details not available
		South	:	Internal Road	Details not available
		East	:	Room	Details not available
		West	:	Room	Details not available
		Room		As per actual site	As per document
		North	:	Room	Details not available
		South	:	Internal Road	Details not available
		East	:	Room	Details not available
		West	:	Room	Details not available
13.		Dimensions of the site	:	N.A., As the property is under consideration is Residential house.	
14.		Extent of the site	:	Area as per actual site measurement are as under:	
				Floor	Carpet Area in Sq. Ft.
				Ground Floor	234.00
				1 st Floor	234.00

			As per Agreement, Built Up Area are as under:								
			<table border="1"> <thead> <tr> <th>Floor</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>202.00</td> </tr> <tr> <td>Courtyard Area</td> <td>70.00</td> </tr> <tr> <td>Total Carpet Area</td> <td>272.00</td> </tr> </tbody> </table>	Floor	Built Up Area in Sq. Ft.	Ground Floor	202.00	Courtyard Area	70.00	Total Carpet Area	272.00
Floor	Built Up Area in Sq. Ft.										
Ground Floor	202.00										
Courtyard Area	70.00										
Total Carpet Area	272.00										
14.	Latitude, Longitude & Co-ordinates of Residential Room	:	19°06'03.3"N 73°00'24.9"E								
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	As per Agreement, Built Up Area are as under:								
			<table border="1"> <thead> <tr> <th>Floor</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>202.00</td> </tr> <tr> <td>Courtyard Area</td> <td>70.00</td> </tr> <tr> <td>Total Carpet Area</td> <td>272.00</td> </tr> </tbody> </table>	Floor	Built Up Area in Sq. Ft.	Ground Floor	202.00	Courtyard Area	70.00	Total Carpet Area	272.00
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Courtyard Area	70.00										
Total Carpet Area	272.00										
II	ROOM BUILDING										
1.	Nature of the Room	:	Residential								
2.	Location	:									
	C.T.S. No.	:	Village – Koparkhairane								
	Block No.	:	-								
	Ward No.	:	-								
	Village / Municipality / Corporation	:	Village - Koparkhairane CIDCO / Navi Mumbai Municipal Corporation								
	Door No., Street or Road	:	Residential Room No. 1-B/B/0:14, Ground Floor, "Suyash Co - Op. Hsg. Soc. Ltd.", Sector – 10, Koparkhairane, Navi Mumbai – 400 709, State – Maharashtra, Country – India.								
3.	Description of the locality Residential / Commercial / Mixed	:	Residential								
4.	Year of Construction	:	1995 (As per site information)								
5.	Number of Floors	:	Ground + 1 Upper Floors								
6.	Type of Structure	:	R.C.C. Framed Structure with A.C. Sheet Roofing								
7.	Number of Dwelling units in the building	:	1 Room								
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 Parking								
	Is Compound wall existing?	:	No								
	Is pavement laid around the building	:	No								
III	Residential Room										
1	The floor in which the Residential Room is situated	:	Ground Floor								
2	Door No. of the Residential Room	:	Residential Room No. 1-B/B/0:14								
3	Specifications of the Residential Room	:									

	Roof	:	R.C.C. Framed Structure with A.C. Sheet Roofing												
	Flooring	:	Vitrified, Kotta & Ceramic flooring												
	Doors	:	Teak Wood door frame with Flush Shutter with MS safety door												
	Windows	:	Aluminum Sliding windows												
	Fittings	:	Concealed plumbing with Concealed fittings. Electrical wiring with Concealed & Casing Capping												
	Finishing	:	Cement Plastering with POP finishing												
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 Residential Room?	:	Normal												
7	Sale Deed executed in the name of	:	Mrs. Ratanamala Sudhakar Mhaske & Miss. Aruna Sudhakar Mhaske												
8	What is the undivided area of land as per Sale Deed?	:	Details not available												
9	What is the plinth area of the Residential Room?	:	As per Agreement, Built Up Area are as under: <table border="1" data-bbox="847 1025 1449 1189"> <thead> <tr> <th>Floor</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>202.00</td> </tr> <tr> <td>Courtyard Area</td> <td>70.00</td> </tr> <tr> <td>Total Carpet Area</td> <td>272.00</td> </tr> </tbody> </table>	Floor	Built Up Area in Sq. Ft.	Ground Floor	202.00	Courtyard Area	70.00	Total Carpet Area	272.00				
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Ground Floor	202.00														
Courtyard Area	70.00														
Total Carpet Area	272.00														
10	What is the floor space index (app.)	:	As per Local norms												
11	What is the Carpet Area of the Residential Room?	:	Area as per actual site measurement are as under: <table border="1" data-bbox="847 1263 1449 1368"> <thead> <tr> <th>Floor</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>234.00</td> </tr> <tr> <td>1st Floor</td> <td>234.00</td> </tr> </tbody> </table>	Floor	Carpet Area in Sq. Ft.	Ground Floor	234.00	1 st Floor	234.00						
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Ground Floor	234.00														
1 st Floor	234.00														
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?	:	Tenant Occupied Details are as under: -												
15	If rented, what is the monthly rent?	:	<table border="1" data-bbox="847 1514 1449 1731"> <thead> <tr> <th>Floor</th> <th>Name</th> <th>Rented Since</th> <th>Present Rental</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>Mr. Sanjay Yadav</td> <td>-</td> <td>₹ 5,500.00</td> </tr> <tr> <td>1st Floor</td> <td>Mr. Umesh Singh</td> <td>2 Years</td> <td>₹ 5,000.00</td> </tr> </tbody> </table>	Floor	Name	Rented Since	Present Rental	Ground Floor	Mr. Sanjay Yadav	-	₹ 5,500.00	1 st Floor	Mr. Umesh Singh	2 Years	₹ 5,000.00
Floor	Name	Rented Since	Present Rental												
Ground Floor	Mr. Sanjay Yadav	-	₹ 5,500.00												
1 st Floor	Mr. Umesh Singh	2 Years	₹ 5,000.00												
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 Room 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)	:	₹ 12,000.00 to ₹ 14,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Room under valuation after comparing with the specifications and other factors with the Room under comparison (give details).	:	₹ 14,000.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 20,000.00 per Sq. Ft.
4	Guideline rate obtained from the Government Portal (an evidence thereof to be enclosed)	:	₹ 1,06,900.00 per Sq. M. i.e. ₹ 9,931.00 per Sq. Ft.
4A	Guideline rate (after Depreciation)	:	₹ 87,804.00 per Sq. M. i.e. ₹ 8,157.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Room with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	28 years
	Life of the building estimated	:	32 Years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	42.00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	-
	Depreciated building rate VI (a)	:	₹ 1,450.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 11,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 12,950.00 per Sq. Ft.
	Remarks:		
	1. As per Agreement for sale, the property is of Ground Floor only. But as per site inspection the Property is of Ground + 1 st Floor. Construction permission for the 1 st is not provided, hence same is not considered for the valuation purpose.		
	2. As per site measurement, the carpet of Residential Room is 468.00 Sq. Ft. (Including Ground Floor and 1 st floor). But as per agreement, the built-up area of Residential Room on Ground floor is 202.00 sq. ft. & Court Yard Area is 70.00 Sq. Ft. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 12,950/- per Sq. Ft. is considered.		

Details of Valuation:

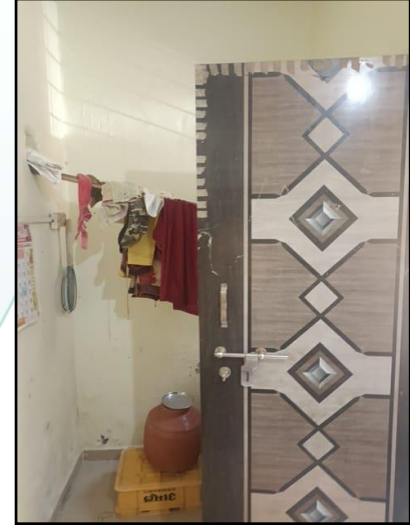
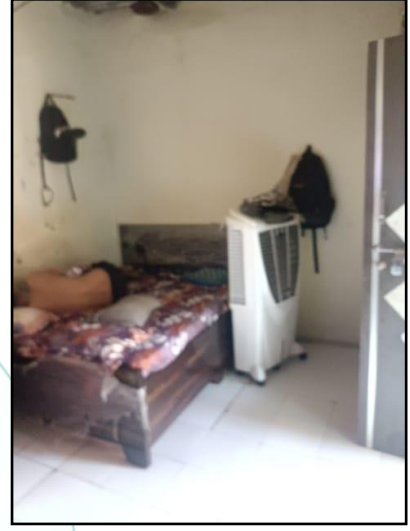
Sr. No.	Description	Area in Sq. Ft.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Room (Including Car Parking, If Provided)	272.00	12,950.00	35,22,400.00
2	Wardrobes			

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			
	Fair Market value of the property			35,22,400.00
	Realizable value of the property			31,70,160.00
	Distress Value of the property			28,17,920.00
	Insurable value of the property (272.00 Sq. Ft. x 2,500.00)			6,80,000.00
	Guideline value of the property (272.00 Sq. Ft. x 8,157.00)			22,18,704.00

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 Room, where there are typically many comparable available to analyze.
- As the property is a Residential Room, 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 ₹ 12,000.00 to ₹ 14,000.00 per Sq. Ft. on Built Up Area Considering the rate with attached report, current market conditions, demand and supply position, Room size, location, upswing in real estate prices, sustained demand for Residential Room, all round development of residential application in the locality etc. We estimate ₹ 12,950.00 per Sq. Ft. on Built Up Area for valuation.

Actual site photographs



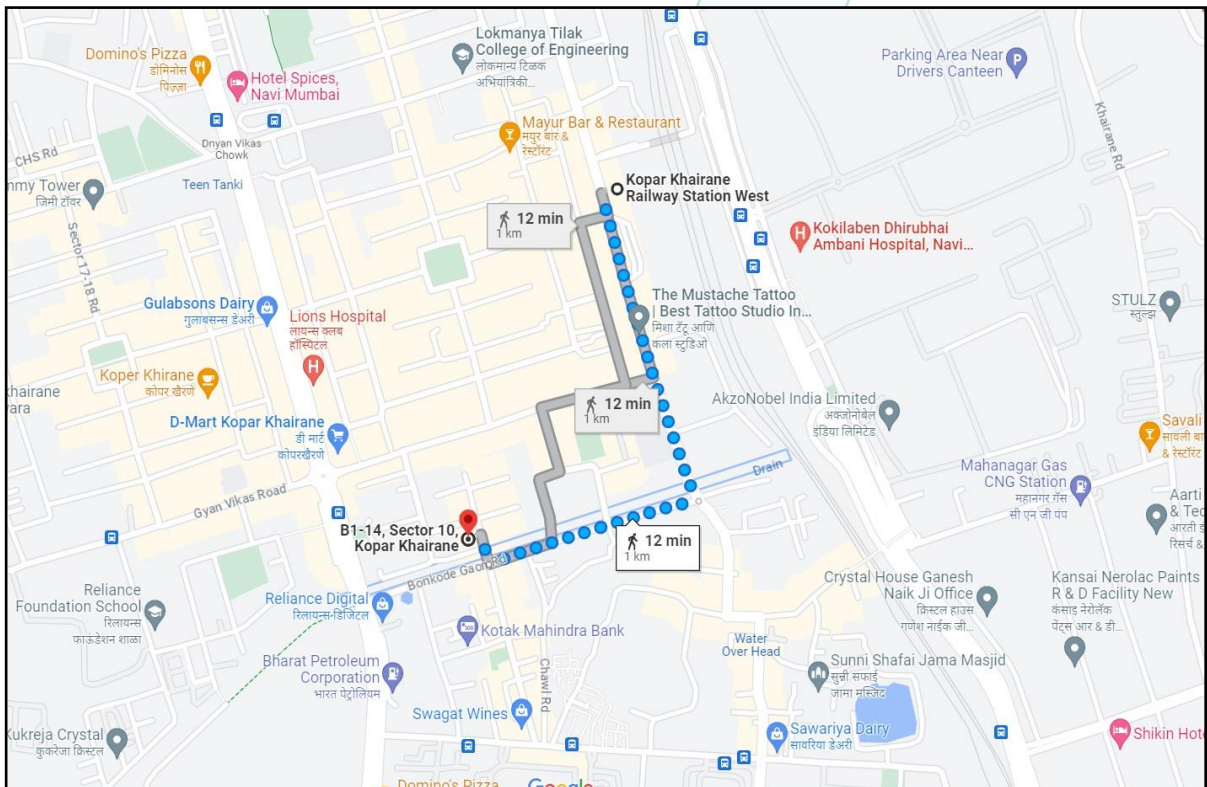
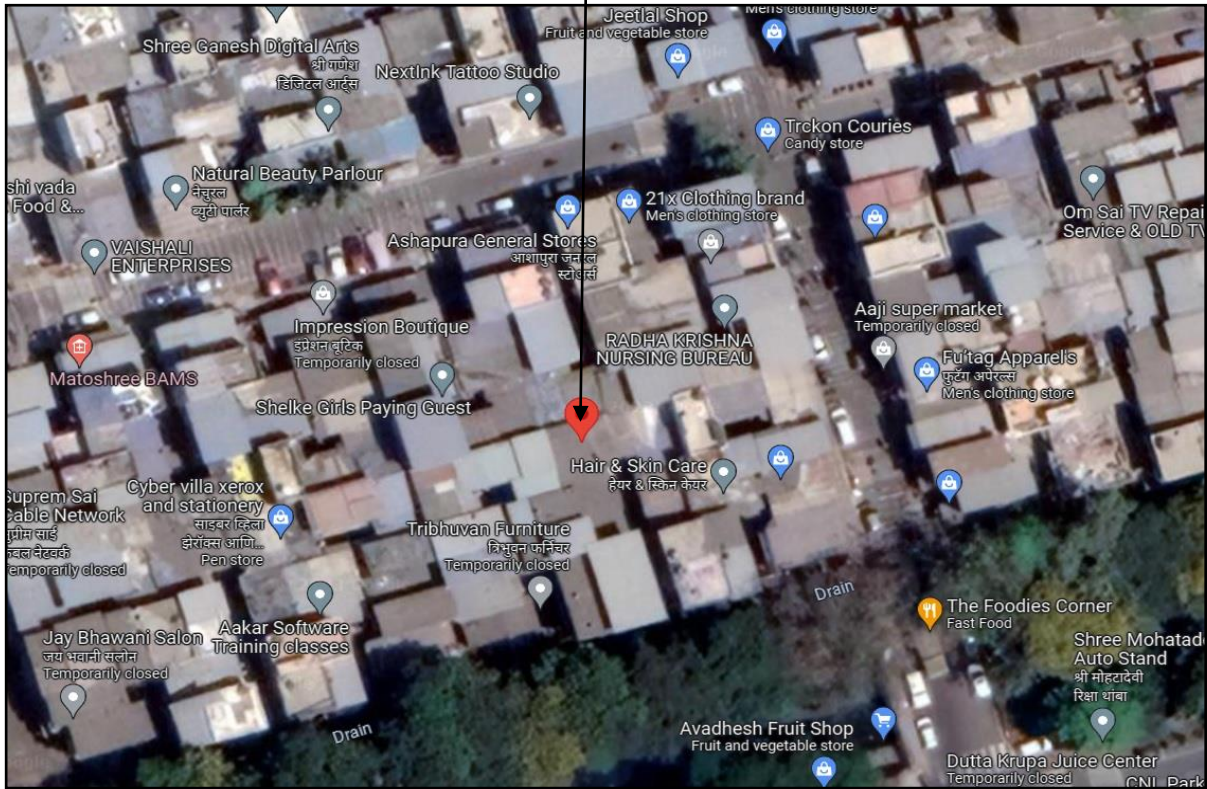
Actual site photographs



Think.Innovate.Create

Route Map of the property


Site u/r



Latitude Longitude 19°05'54.2"N 73°00'26.4"E

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

Ready Reckoner Rate for Residential Room


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year: 20232024 Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : कोपरखैरणे

Search By: Survey No Location

Select	उपविभाग	जुमी जमीन	निवासी सदनिका	ऑफीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	3/78/1-कोपरखैरणे नोड सेक्टर क्र. 9	41500	127400	140400	159600	140400	चौ. मीटर
SurveyNo	3/78-कोपरखैरणे नोड सेक्टर क्र. 9	33200	101800	112300	127300	112300	चौ. मीटर
SurveyNo	3/79-कोपरखैरणे नोड सेक्टर क्र. 10	38700	106900	118200	133600	118200	चौ. मीटर
SurveyNo	3/80-कोपरखैरणे नोड सेक्टर क्र. 11	47800	132000	139800	165000	139800	चौ. मीटर
SurveyNo	3/81-कोपरखैरणे नोड सेक्टर क्र. 12	24400	60000	71600	85000	71600	चौ. मीटर

1 2 3 4 5 6 7 8 9

Stamp Duty Ready Reckoner Market Value Rate for Room	1,06,900.00			
No increase	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,06,900.00	Sq. Mt.	9,931.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	38,700.00			
The difference between land rate and building rate (A – B = C)	68,200.00			
Depreciation Percentage as per table (D) [100%-28%] (Age of the building – 28 Years)	72%			
Rate to be adopted after considering depreciation [B + (C x D)]	87,804.00	Sq. Mt.	8,157.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / Room / 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 Room 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

99acres
Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Sector 10 Kopar Khairane

Posted on May 24, 2023 | Ready to move

₹84.5 Lac

@ 14,824 per sq.ft. Estimated EMI ₹ 67,490

1BHK 1Bath

Flat/Apartment for Sale in Chandralok CHS, Sector 10 Kopar Khairane, Navi Mumbai, Mumbai

REERA STATUS ● NOT AVAILABLE | Website: <https://maharerait.mahaonline.gov.in/>

Overview
Owner Details
Recommendations

Property (2)

Photos (1/2)

Area

Built Up area: 570 sq.ft. (52.85 sq.m.)

Price

₹ 84.5 Lac+ Govt. Charges & Tax @ 14,824 per sq.ft. (Negotiable)

Floor Number

Ground of 3 Floors

Property Age

10+ Year Old

Configuration

1 Bedroom , 1 Bathroom, No Balcony with Pooja Room, Study Room, Others

Address

Chandralok CHS, Sector 10 Kopar Khairane, Navi Mumbai

Overlooking

Main Road, Others

Places nearby

Near Dmart, Sector 10 Kopar Khairane, Navi Mumbai, Mumbai

View All (49)

Chikaleshwar Mandir
Masjid
Gurudwara Dashmesh Darbar
Shiv Ganesh Hanuman Mandir
Ganesh Temple

NOBROKER
My Bookings
Play Rent
Post Your Property

1 BHK Flat in Mangal Ashish Chs, Koperkhairane For Sale in Koper Khairane

Sector-12B, Plot no -B4B, Flat no-35, Near reliance digital

₹ 65 Lacs
₹ 37,254/Month
550
Need Home Loan?

Non-negotiable
Estimated EMI
Sq.Ft
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Koper khairane / 1bhk Flat for Sale in Koper khairane / Property Details

Photos
Location

Nearby: Balaji Movieplex | D-Mart Khairane | Koper Khairane Railway Station | Bhagat Tarachand | Koperkhairane Bus Depot

1 Bedroom

No. of Bedroom

Jun 13, 2023

Posted On

1 Bathroom

No. of Bathroom

Immediately

Possession

NA

Balcony

Mangal Ashish Chs, ...

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	₹2.0 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	550 Sq.Ft	Furnishing Status	Semi Furnish Now

Activity On This Property

285 Unique Views

3 Heart

6 Shortlists

Similar Properties

V

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Member's Engineer

VASTUKALA CONSULTANTS (I) PVT. LTD.
107/120 MH2010 PTC/19/199

Sales Instance

134975 14-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 1349/2023 नोदणी : Regn:63m
गावाचे नाव : कोपरखैरणे		
(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2)मोबदला	4500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3527778	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं- सी-10/1/2:4,दुसरा मजला,बिल्डिंग नं-सी-10,प्रगती कॉ ऑप हाऊसिंग सोसायटी लिमिटेड,सेक्टर-9 कोपरखैरणे नवी मुंबई,एरिया- 34.62 चौ मी बिल्टअप एरिया दस्त क्र-सह दु.नि. ठाणे 3 दस्त क्र-19763/2022 दिनांक-10/11/2022 अन्वये मु.शु. व नो.फ्री वसूल((SECTOR NUMBER : 9 ;))	
(5) क्षेत्रफळ	34.62 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:-गौतम निवृत्ती ढोले -- वय:-51 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी- 10/1/03/ प्रगती कॉ ऑप सोसायटी लि. आर. एफ. नाईक शाळे जवळ, सेक्टर-9, कोपरखैरणे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AHNPD2590G 2): नाव:-मीना गौतम ढोले -- वय:-46 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सी- 10/1/03/ प्रगती कॉ ऑप सोसायटी लि आर. एफ. नाईक शाळे जवळ, सेक्टर-9, कोपरखैरणे नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AIQPD4506L	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शुभम दयाशंकर शुक्ला -- वय:-28; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दीनबंधू नगर, रूम नं-111,सॉल्ट पॅन मार्ग, वडाळा, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400037 पॅन नं:-FCSPS6520Q 2): नाव:-शिवम दयाशंकर शुक्ला -- वय:-23; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: दीनबंधू नगर, रूम नं-111,सॉल्ट पॅन मार्ग, वडाळा, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन कोड:-400037 पॅन नं:-IRGPS4566E	
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/01/2023	
(10)दस्त नोदणी केल्याचा दिनांक	24/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1349/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	100	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही	

Sales Instance

130375 14-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 1303/2023 नोंदणी : Regn:63m
गावाचे नाव : कोपरखैरणे		
(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2)मोबदला	3500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2693880	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन ., इतर माहिती: सदनिका नं. 4-सी/सी-0/15, तळ मजला, श्री प्रणव को-ऑप. हौसिंग सोसायटी लि., सेक्टर 10, कोपरखैरणे, नवी मुंबई. क्षेत्रफळ - 18.720 चौ. मी. बिल्टअप एरिया + 6.480 चौ. मी. कोर्ट यार्ड एरिया. दस्त क्र. टनन-3/19260/2022 दिनांक 03/11/2022 अन्वये मुद्रांक शुल्क व नोंदणी फी वसूल. ((SECTOR NUMBER : 10 ;))	
(5) क्षेत्रफळ	18.720 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:-अशोक के. शिरटावले -- वय:-74 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. 4-सी/सी-0/15, तळ मजला, प्रणव को-ऑप. हौसिंग सोसायटी लि., सेक्टर 10, कोपरखैरणे, नवी मुंबई, ब्लॉक नं. -, रोड नं. --, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-ALPPS0562B	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संतोष गंगाराम बोरचटे -- वय:-48; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं. 3ए/11, अजिंक्यतारा को-ऑप. हौसिंग सोसायटी, सेक्टर 10, पोकेट, कोपरखैरणे, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AHQPBI091H	
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	24/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1303/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **₹ 35,22,400.00 (Rupees Thirty Five Lakh Twenty Two Thousand Four Hundred Only).**

Place: Thane

Date: 16.06.2023

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

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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 16.06.2023 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 13.06.2023. 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. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am the Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- x. Further, I hereby provide the following information.

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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mrs. Ratanamala Sudhakar Mhaske & Miss. Aruna Sudhakar Mhaske from Mr. Iftekhar Ahmed Shaikh vide Agreement for sale dated 01.06.2023.
2.	purpose of valuation and appointing authority	As per the request from SVC Co-Operative Bank Ltd., Koparkhairane 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 Rajesh Ghadi– Valuation Engineer Shobha Kuperkar – Technical Manager Pratibha Shilvanta – 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 – 13.06.2023 Valuation Date – 16.06.2023 Date of Report – 16.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 13.06.2023
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 Room size, location, upswing in real estate prices, sustained demand for Residential Room, 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 **16th 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 advice 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 Room admeasuring **Total Built Up Area = 272.00 Sq. Ft.** in the name of **Mrs. Ratanamala Sudhakar Mhaske & Miss. Aruna Sudhakar Mhaske.** At present, the property is Tenant 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 **Mrs. Ratanamala Sudhakar Mhaske & Miss. Aruna Sudhakar Mhaske**. 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 Room admeasuring **Total Built Up Area = 272.00 Sq. Ft.**

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 Room, where there are typically many comparable available to analyze. As the property is a Residential Room, 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 Room admeasuring **Total Built Up Area = 272.00 Sq. Ft.**

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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess of the property under reference as on **16th 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 knowledgeably 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 herein above, 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 **₹ 35,22,400.00 (Rupees Thirty Five Lakh Twenty Two Thousand Four Hundred Only)**.

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