



GYAN PRAKASH & CO.

Govt. Approved Valuers & Chartered Engineers

Shop No. 10, Essbel CHS, Lokhandwala Township, Kandivali(E), Mumbai-400101

- Fellow Member , Institution of Valuers
- Member , Institution of Engineers (India)
- Associate Member, Indian Institute of Insurance Surveyors & Loss Assessors

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Dated:-20/11/2021

VALUATION REPORT

Name of Branch : State Bank of India , IFB Branch, 2nd Floor Administrative Office
Building, 5, Y.N Road, Indore M.P-452003.

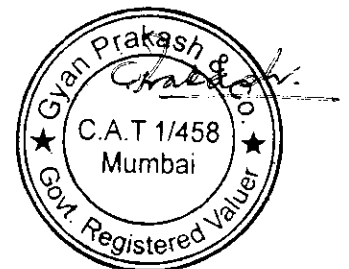
I. GENERAL	
1.	Purpose for which the valuation is made : To assess present market value for the Purpose of advance
2.	a) Date of inspection : 20/11/2021
	b) Date on which the valuation is made : 20/11/2021.
3.	List of documents produced for perusal
	i) Agreement for sale : Dt.10/05/2011
	ii) Index II : No. 3294/2011, 10/05/2011.
	iii) Part occupation Certificate : O. C. No. NMMC/TPO/BP/ 4716/2703/2008, dt. 04/09/2008
4.	Name of the Owners and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Mr. Mukesh Mavji Bhanushali & Mrs. Shanti Mukesh Bhanushali : Flat No.301, Third Floor, C-Wing, Aashapura Co.Op.Hsg.Soc.Ltd., GES Plot No.A-247 & A-248, Sector No.19 of Village Koparkhairne , Navi Mumbai-400709.
5.	Brief description of the property (Including Leasehold/Freehold etc) : Freehold
6.	Location of property
	a) Plot No. / C.T.S No. : Plot No.A-247 & A-248
	b) Door No. : 301
	c) C.T. S. No. / Village : Village- Koparkhairne
	d) Ward / Taluka : Navi Mumbai .
	e) Mandal / District : Thane.



7.	Postal address of the property	: Flat No.301, Third Floor, C-Wing, Aashapura Co.Op.Hsg.Soc.Ltd. , GES Plot No.A-247 & A-248, Sector No.19 of Village Koparkhairne, Navi Mumbai-400709.
8.	City / Town	: Navi Mumbai .
	Residential Area	: Yes
	Commercial Area	: No.
	Industrial Area	: No
9.	Classification of the area	
	i) High / Middle / Poor	: Middle.
	ii) Urban / Semi Urban / Rural	: Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	: NMMC
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	: State Govt.enactments.
12	Boundaries of the property	
	East	: Koparkhairane Village Road.
	West	: Rana Devi Temple Road.
	North	: Sai Kunj CHSL.
	South	: Morya Apartment.
13	Extent of the site	: N.A.
14	Latitude, Longitude & Co-ordinates of flat	: 19.10616 ,72.99976
15	Extent of the site considered for valuation	: N.A.
16	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	: Owner-Occupied .



II. APARTMENT BUILDING	
1.	Nature of the Apartment : Aashapura Co.Op.Hsg.Soc.Ltd.
2.	Location
	C.T. S. No. : Plot No.A-247 & A-248
	Block No. : Sector No.19
	Ward No. : ----
	Village/ Municipality / Corporation : NMMC
	Door No., Street or Road (Pin Code) : Navi-Mumbai-400709.
3.	Description of the locality Residential / Commercial / Mixed : Residential
4.	Year of Construction. : 2008
5.	Number of Floors : Ground + 4 Upper Floors.
6.	Type of Structure : RCC Structure
7.	Number of Dwelling units in the building : NA
8.	Quality of Construction : Good.
9.	Appearance of the Building : Good.
10.	Maintenance of the Building : Good.
11.	Facilities Available
	Lift : No.
	Protected Water Supply : Yes.
	Underground Sewerage : Yes.
	Car Parking - Open/ Covered : No.
	Is Compound wall existing? : Yes.
	Is pavement laid around the Building : Yes.



III	FLAT	
1	The floor on which the flat is situated	: Third Floor.
2	Door No. of the flat	: Flat No.301
3	Specifications of the flat	: (2 BHK)
	Roof	: RCC Slab
	Flooring	: Vitrified Flooring
	Door	: Wooden Doors.
	Windows	: Aluminium
	Fittings	: CP Fittings
	Finishing	: Good.
4	House Tax	: Details not Provided
	Assessment No.	: Details not Provided
	Tax paid in the name of	: ----
	Tax amount	: ----
5	Electricity Service Connection no.	: Details not Provided
	Meter Card is in the name of	: Details not Provided
6	How is the maintenance of the flat?	: Good.
7	Sale Deed executed in the name of	: As per Agreement for sale : Transferors : Mr. Baban Govind Revadkar & Mr. Sandeep Baban Revadkar. Purchasers : Mr. Mukesh Mavji Bhanushali & Mrs. Shanti Mukesh Bhanushali .
8	What is the undivided area of land as per Sale Deed?	: NA
9	What is the plinth area of the flat?	: As per Index II : Built up Area : 644 sq.ft
10	What is the floor space index (app.)	: NA
11	What is the Carpet Area of the flat?	: Carpet Area : 537
12	Is it Posh/ I class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Commercial purpose?	: Residential



14	Is it Owner-occupied or let out?	:	Owner occupied.
15	If rented, what is the monthly rent?	:	Rs.16,000 /- per month only. (Rs. Sixteen thousand only per month)
IV MARKETABILITY			
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	The subject property is located near Rana Devi Temple Road in Koparkhairne .
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate Prevailing Market Land Rate/Price trend of the property in the locality/city from property search sites viz. magicbricks.com, 99acres.com, makaan.com etc. if available	:	Rs.8,000 /- to Rs. 10,000 /- per sq.ft on Built up Area depending upon locality & amenities provided. So we have considered Rs.9,000 per sq.ft on Built up Area for valuation purpose of Residential Property.
1	After analysing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at-least two latest deals/transactions with respect to adjacent properties in the areas)	:	In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. We always try to arrive a value which is nearly correct reflection of actual transaction value irrespective of any factors in market.
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).	:	NA
3	Break - up for the rate	:	Rs 9,000/-per sq.ft on Built up Area
	i) Building + Services	:	---
	ii) Land + Others	:	---
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Ready Reckoner Rate (Zone No.3/92) Rs.6,707.54 per sq.ft on Built up area.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		Rs.9,000/-per sq.ft on Built up Area .
a.	Depreciated building rate	:	----
	Replacement cost of flat with Services {V (3) i }	:	-----
	Age of the building	:	13 years old.
	Life of the building estimated	:	47 Years remaining life subject to proper , preventive & periodic maintenance.



Details of Valuation :

Sr. No.	Description	Built up area in sq.ft.	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the Flat	644 sq.ft	Rs.9,000 /-per sq.ft	Rs.57,96,000 /-
	Car parking	Nil.	-----	Nil
2	Wardrobes	-----	-----	Nil
3	Showcases	-----	-----	Nil
4	Kitchen Arrangements	-----	-----	Nil
5	Superfine Finish	-----	-----	Nil
6	Interior Decorations	-----	-----	Nil
7	Electricity ,electrical fittings, etc.,	-----	-----	Nil
8	Extra collapsible gates / grill	-----	-----	Nil
9	Potential value, if any	-----	-----	Nil
10	Others	-----	-----	Nil
	Total Amount			Rs.57,96,000 /-

1. Fair Market Value : Rs.57,96,000 /-(Rs. Fifty seven lakhs & ninety six thousand only)
2. Realizable Value : Rs.52,16,400 /- (Rs.Fifty two lakhs & sixteen thousand only)
3. Distress Sale Value : Rs.46,36,800/- (Rs. Forty six lakhs & thirty six thousand only)
4. Rental Value : Rs.15,000/- per month only.(Rs.Fifteen thousand per month only)
5. Insurable Value : Rs.16,00,000 /- (Rs.Sixteen lakhs only)

(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Saleability ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

- Photograph of owner/representative with property in background to be enclosed.
- Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the
Fair Market Value : Rs. 57,96,000 /- (Rs. Fifty seven lakhs & ninety six thousand only)

Place : Mumbai

Date : 20/11/2021

Gyan Prakash

Signature

(Name and Official Seal of the Approved Valuer)



The undersigned has inspected the property detailed in the Valuation Report date -----

We are satisfied that the realizable value of the property is-----

Date :-----

Signature

(Name of the Branch Manager with office Seal)

DECLARATION- CUM- UNDERTAKING

(Annexure I)

I, **Gyan Prakash** son of **Sri Haribansh lal Srivastava** 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 20/11/2021** 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. The site was **inspected on 20/11/2021**. The work is not subcontracted 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 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 Incometax (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/Service Tax number as applicable is 27AAJPP9516H2Z9
- 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
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the proprietor of the firm / 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.	Particulars	Valuer comment
1	Background information of the asset being valued	The property is purchased by Mr. Mukesh Mavji Bhanushali & Mrs. Shanti Mukesh Bhanushali
2	Purpose of valuation and appointing authority	Purpose – Collateral Security. Work is assigned by State Bank of India, IFB Branch, 2nd Floor Administrative Office Building, 5, Y.N Road, Indore M.P-452003.
3	Identity of the valuer and any other experts involved in the valuation;	Myself
4	Disclosure of valuer interest or conflict, if any;	We have no direct or indirect interest with the owner/applicant and the property valued.
5	Date of appointment, valuation date and date of report;	Dt of Appointment -20/11/2021, Dt. of valuation - 20/11/2021
6	Inspections and/or investigations undertaken;	Site visit done on- 20/11/2021
7	Nature and sources of the information used or relied upon;	Inquiries made at nearby area including local Estate Brokers at the time of site visit, Ready Reckoner rates, Registered Transactions. Online Price Trends from different real estate websites
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Composite rate method
9	Restrictions on use of the report, if any;	Valuation submitted here is for the use of addressee and for the purpose mentioned only. The valuation may change based on Place, Purpose and Date. Cost is a Fact. Price is a Policy and Value is an Opinion
10	Major factors that were taken into account during the valuation;	Property location, size, shape, demand and supply in TODAY's scenario.
11	Major factors that were not taken into account during the valuation;	Future speculation. The value is specifically true as on date of valuation only
12	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 separately

Dt. 20/11/2021
Place: Mumbai

Prakash.

Signature



Caveats, Limitations, Assumptions and Disclaimers

Cost, Price, Value

The Cost the a Fact at which the transaction took place. Price is the policy at which the transaction may have to takes place and value is the opinion of an individual.

The report submitted here is a Valuation Report and is an Opinion of a Valuer on specific date and for specific purpose. It does not guarantee that this value will remain as it is or always appreciated in future.

Data filled by the Valuer are based on best of knowledge and experience of valuer, the facts found on site and the information furnished by the Owner / his / her representative.

Valuer has no interest in the subject property.

All the legal matters, (even ownership) are to be verified by the Legal experts / Bank before disbursement of Loan.

If any discrepancy found in the report by recipient of this report, should bring in the notice of Valuer immediately.

All the documents shown in TIR, including sanctioned plan should be collected from Owner by bank. Without sanctioned plan, C.C., O/C, clear title there is no value for the property. Moreover, RERA Compliance (where applicable) must be checked by the bank.

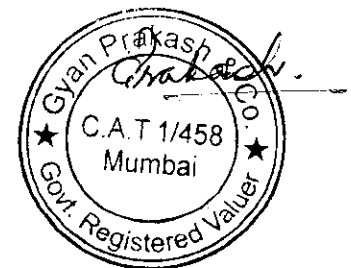
Publication of this report in whole or in part, without the written approval of the valuer is strictly prohibited.

The Valuation is made distinctively for the specific purpose, Valuation for other purpose may project different result.

Valuation is a function of Place, Purpose and Date, this report doesn't attract any future date responsibility of Valuer and since there is no agreed definition for word "Value", this report should be treated as personnel opinion only. "Fair Market Value" referred above is the value which is derived by survey carried out in nearby area about the prevailing market trend. This trend is then compared with the property under valuation with proper positive and negative weightages with valuer's experience and knowledge. Written proof for this can't be produced for obvious reason.

Above mentioned property has been visited in presence of the owner/their representatives / tenant.

Data furnished by the bank and the data received at the time of site visit are the basis of arriving at the final valuation figure. These data are the base of the report. The valuation report is done on "as is where is basis" and has been prepared under "Good Faith" on the basis of information, document and details etc. furnished by the bank and owner.



MODEL CODE OF CONDUCT FOR VALUERS

(Annexure II)

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 year.



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

Signature of the valuer :

Gyan Prakash

Name of the Valuer : Gyan Prakash for Gyan Prakash & Co.

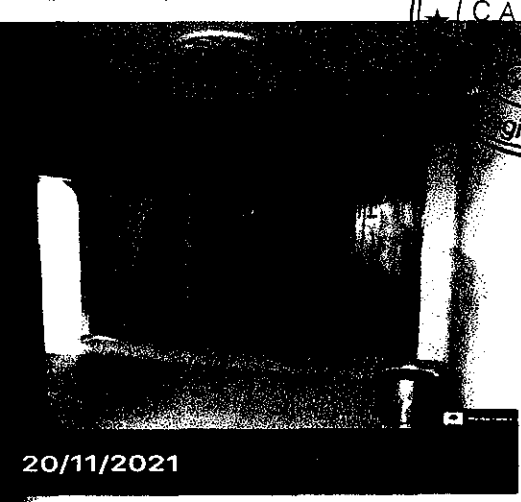
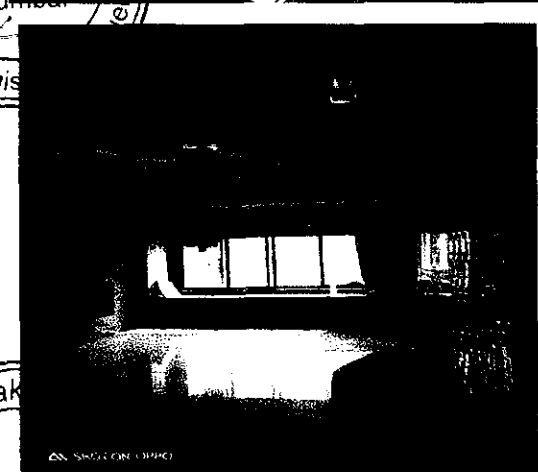
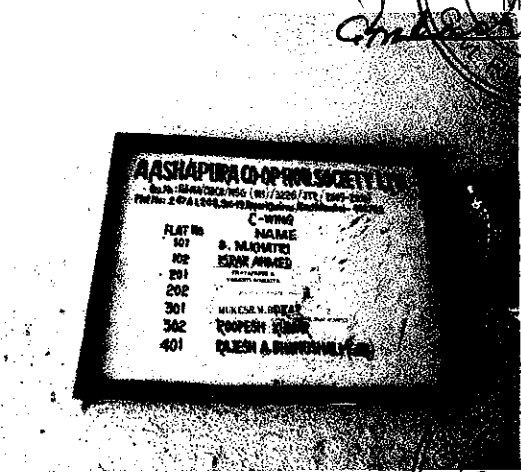
Address of the valuer : Shop No.10,Essbel CHS,Lokhandwala Township,Kandivali East,
Mumbai-400101

Date: 20/11/2021

Place: Mumbai.



Photographs for the Property of : Mr. Mukesh Mavji Bhanushali & Mrs. Shanti Mukesh Bhanushali .



Navigation bar with search and filter icons, and a search bar containing the text "ganesh mandir".

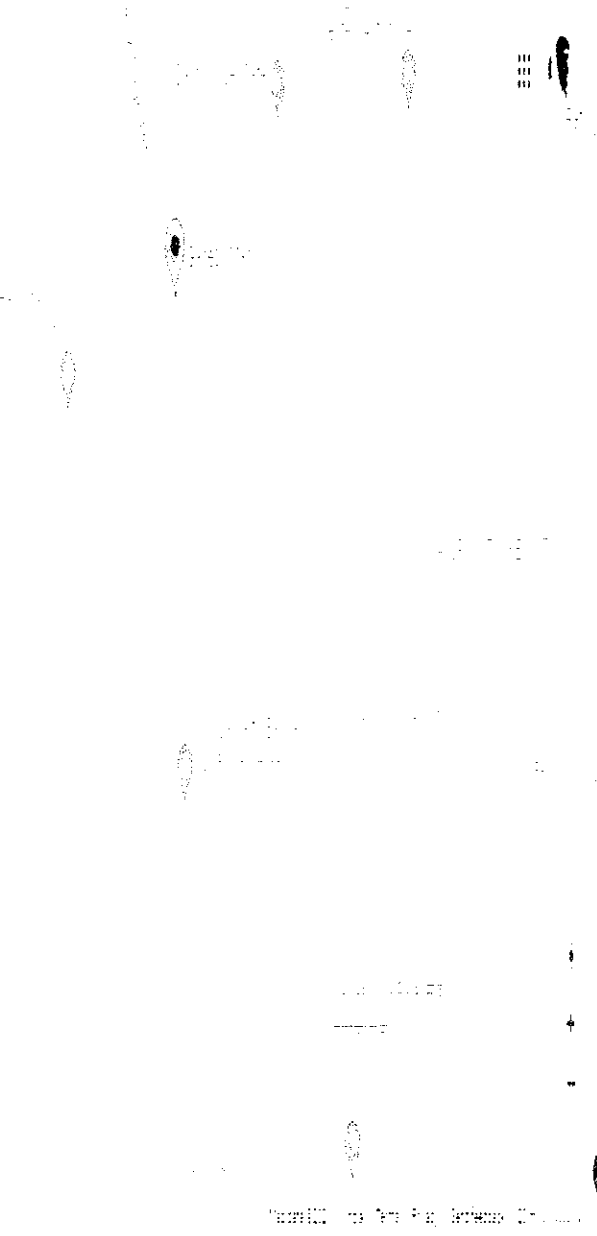


Ganesh Mandir

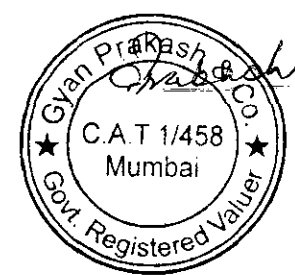
मंदिर

Address details for Ganesh Mandir, including street names and a pincode.

Additional address information and contact details for the temple.



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HOUSING.com Buy in Mumbai

Showing 1 - 20

₹1.12 Cr
2 BHK Flat
 Sector 13 Koper Khairane, Navi Mumbai

₹1.42 Cr
Nivasti Aurore
 Koper Khairane, Thane Belapur Road Koper Khairane, Navi M.

₹58.5 L
1 BHK Flat

₹6.60 L

₹64 L 430 sq ft **1 BHK**
 1 BHK Apartment in Sector 13 Koper Khairane
Twins Hallmark Chs

₹85 L 830 sq ft **2 BHK**
 2 BHK Apartment in Sector 13 Koper Khairane
Sai Villa



DIVISION / VILLAGE: KOPERKHARNE	
Commence From 11th September 2020 To 31st March 2021	
Local Body Name	Local Body Type
Municipal Corporation of Greater Mumbai	Municipal Corporation
Rate of Land + Building in ₹ per sq. m. Built-Up	
5	0.90
20400	72200
91000	104200
200000	200000

Records Not Available

