

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Umesh Kumar & Soni U Kumar**

Residential Flat No. 1501, Wing – 8A, “**Nakshatra Aarambh**”, Plot No. 1, Phase – II, Village – Tivari, Naigaon (East), Palghar – 401208, State - Maharashtra, Country - India.

Longitude Latitude: 19°21'51.7"N 72°51'46.4"E

Think.Innovate.Create

## Valuation Done for:

**Union Bank of India**




**Gokhivare Branch**

Surucha Muldapat Residency, Ground Floor, Pinto Travels Campus, Gokhivare, Vasai East, Palghar – 401208, State – Maharashtra, Country – India.



### Our Pan India Presence at :

- |   |  |   |  |
|---|--|---|--|
|  Mumbai    |  Aurangabad |  Pune      |  Rajkot |
|  Thane     |  Nanded     |  Indore    |  Raipur |
|  Delhi NCR |  Nashik     |  Ahmedabad |  Jaipur |

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

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1501, Wing – 8A, “Nakshatra Aarambh”, Plot No. 1, Phase – II, Village – Tivari, Naigaon (East), Palghar – 401208, State - Maharashtra, Country - India belongs to **Umesh Kumar & Soni U Kumar.**

Boundaries of the property.

North : Internal Road  
South : Open Plot  
East : Open Plot  
West : Global Arena

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 and valued for this particular purpose at **₹ 34,25,500.00 (Rupees Thirty Four Lakh Twenty Five Thousand Five Hundred Only)**. As per site inspection 81% of construction work is completed.

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.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Think.Innovate.Create



Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22  
Encl: Valuation report.



### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

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

**Vastukala Consultants (I) Pvt. Ltd.**

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,  
**The Branch Manager**  
**Union Bank of India**  
**Gokhivare Branch**  
 Surucha Muldapat Residency,  
 Ground Floor, Pinto Travels Campus,  
 Gokhivare, Vasai East, Palghar – 401208,  
 State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 24.06.2023
	b) Date on which the valuation is made	: 30.06.2023
3.	List of documents produced for perusal	:
	1. Copy of Agreement for Sale dated 23.03.2022. 2. Copy of RERA Registration Certificate No. P99000027563 dated 08.09.2021. 3. Copy of Development Permission No. VVCMC / TP / CC / SPA – VP – 006 / 28 / 2019 – 20 dated 31.08.2019 issued by Vasai Virar City Municipal Corporation. 4. Copy of Approved Plan No. VVCMC / TP / CC / SPA – VP – 006 / 28 / 2019 – 20 dated 31.08.2019 issued by Vasai Virar City Municipal Corporation.	
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)	<b>Umesh Kumar &amp; Soni U Kumar</b>  <b>Address:</b> Residential Flat No. 1501, Wing – 8A, “ <b>Nakshatra Aarambh</b> ”, Plot No. 1, Phase – II, Village – Tivari, Naigaon (East), Palghar – 401208, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Uday Singh – (Site Supervisor) Contact No. 8999846764  Joint Ownership (Details of ownership share not available)
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential Flat No. 1501 in under construction building. The flat is located on 15 <sup>th</sup> floor in the said under construction building. The composition of flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets + + Flowerbed Area + Cupboard Area + Dry Balcony + Passage (i.e., <b>1BHK + 2 Toilets</b> ). The property is at 3.5 Km distance from nearest railway station Naigaon. At the time of inspection Building was under construction.

<b>If Under Construction, extent of completion as under:</b>			
Foundation	Completed	RCC Plinth	Completed
Full Building RCC	Completed	Internal Brick work	Completed
External Brick work	Completed	Internal Plastering	Completed
External Plastering	Completed	Flooring, Tiling, Kitchen	Up to 21 <sup>st</sup> Floor Completed
<b>Total</b>	<b>81% Work Completed</b>		
6.	Location of property		:
a)	Plot No. / Survey No.	:	Plot No.1, Old Survey No. 230, New Survey No. 43, Hissa No. 4D of Village – Tivri
b)	Door No.	:	Residential Flat No. 1501
c)	C.T.S. No. / Village	:	Village – Tivri
d)	Ward / Taluka	:	Taluka – Vasai
e)	Mandal / District	:	District – Palghar
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. VVCMC / TP / CC / SPA – VP – 006 / 28 / 2019 – 20 dated 31.08.2019 issued by
g)	Approved map / plan issuing authority	:	Vasai Virar City Municipal Corporation.
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property		:
8.	City / Town		:
	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		:
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:
12.	Boundaries of the property		:
		<b>As per Site</b>	<b>As per Document</b>
	North	Internal Road	Details not available
	South	Open Plot	Details not available
	East	Open Plot	Details not available
	West	Global Arena	Details not available

13	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.
			A As per the Deed
			B Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 354.00 Balcony Area in Sq. Ft. = 49.00 Total Carpet Area in Sq. Ft. = 403.00 (Area as per actual site measurement)</p> <p><b>Carpet Area in Sq. Ft. = 297.00</b> <b>Other Usable Area in Sq. Ft. = 106.00</b> <b>Total Carpet Area in Sq. Ft. = 403.00</b> <b>(Area as per Agreement for Sale)</b></p> <p>Built Up Area in Sq. Ft. = 443.00 (Area as per Index II)</p>
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°21'51.7"N 72°51'46.4"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p><b>Carpet Area in Sq. Ft. = 297.00</b> <b>Other Usable Area in Sq. Ft. = 106.00</b> <b>Total Carpet Area in Sq. Ft. = 403.00</b> <b>(Area as per Agreement for Sale)</b></p>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Old Survey No. 230, New Survey No. 43, Hissa No. 4D of Village – Tivri
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Tivri Vasai Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1501, Wing – 8A, “ <b>Nakshatra Aarambh</b> ”, Plot No. 1, Phase – II, Village – Tivari, Naigaon (East), Palghar – 401208, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Industrial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction

5.	Number of Floors	:	Stilt + 22 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling Flats in the building	:	6 Flats on 15 <sup>th</sup> Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	:	
	Lift	:	Proposed 2 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Stilt + Open Car Parking
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the building	:	Proposed, Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	15 <sup>th</sup> Floor
2	Door No. of the Flat	:	Residential Flat No. 1501
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak Wood door frame, Flush doors shutters
	Windows	:	Proposed Powder Coated Aluminum Sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Proposed Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not provided
	Tax paid in the name of:	:	Details not provided
	Tax amount:	:	Details not provided
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?	:	Building is under construction
7	Sale Deed executed in the name of	:	<b>Umesh Kumar &amp; Soni U Kumar</b>
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 443.00 (Area as per Index II)
10	What is the floor space index (app.)	:	As per VVCMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 354.00 Balcony Area in Sq. Ft. = 49.00 Total Carpet Area in Sq. Ft. = 403.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 297.00</b>

			<b>Other Usable Area in Sq. Ft. = 106.00</b> <b>Total Carpet Area in Sq. Ft. = 403.00</b> <b>(Area as per Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 7,000.00 Expected rental income per month after building completion
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good (R)
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
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 8,000.00 to ₹ 9,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 8,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 5,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 63,030.00 per Sq. M. i.e., ₹ 5,856.00 per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	New Construction
	Life of the building estimated	:	60 Years after building completion (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	:	Building is under construction
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	

Depreciated building rate VI (a)	:	₹ 2,700.00 per Sq. Ft.
Rate for Land & other V (3) ii	:	₹ 5,800.00 per Sq. Ft.
<b>Total Composite Rate</b>	:	<b>₹ 8,500.00 per Sq. Ft.</b>
<b>Remark:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Flat	403.00 Sq. Ft.	8,500.00	34,25,500.00
2	Showcases /			
3	Kitchen arrangements			
4	Superfine finish			
5	Interior Decorations			
6	Electricity deposits / electrical fittings, etc.			
7	Extra collapsible gates / grill works etc.			
8	Potential value, if any			
9	Others			
<b>Total Value of the property</b>				<b>34,25,500.00</b>
<b>Realizable value of the property</b>				<b>30,82,950.00</b>
<b>Distress value of the property</b>				<b>27,40,400.00</b>
<b>Insurable value of the property (443.00 X 2,500.00)</b>				<b>11,07,500.00</b>
<b>Guideline value of the property (443.00 X 5,856.00)</b>				<b>25,94,208.00</b>

**Justification for price /rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices.

As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison



Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 8,000.00 to ₹ 9,000.00 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 in the locality etc. We estimate ₹ 8,500.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good (R)
ii) Likely rental values in future in	₹ 7,000.00 Expected rental income per month after building completion
iii) Any likely income it may generate	Rental Income

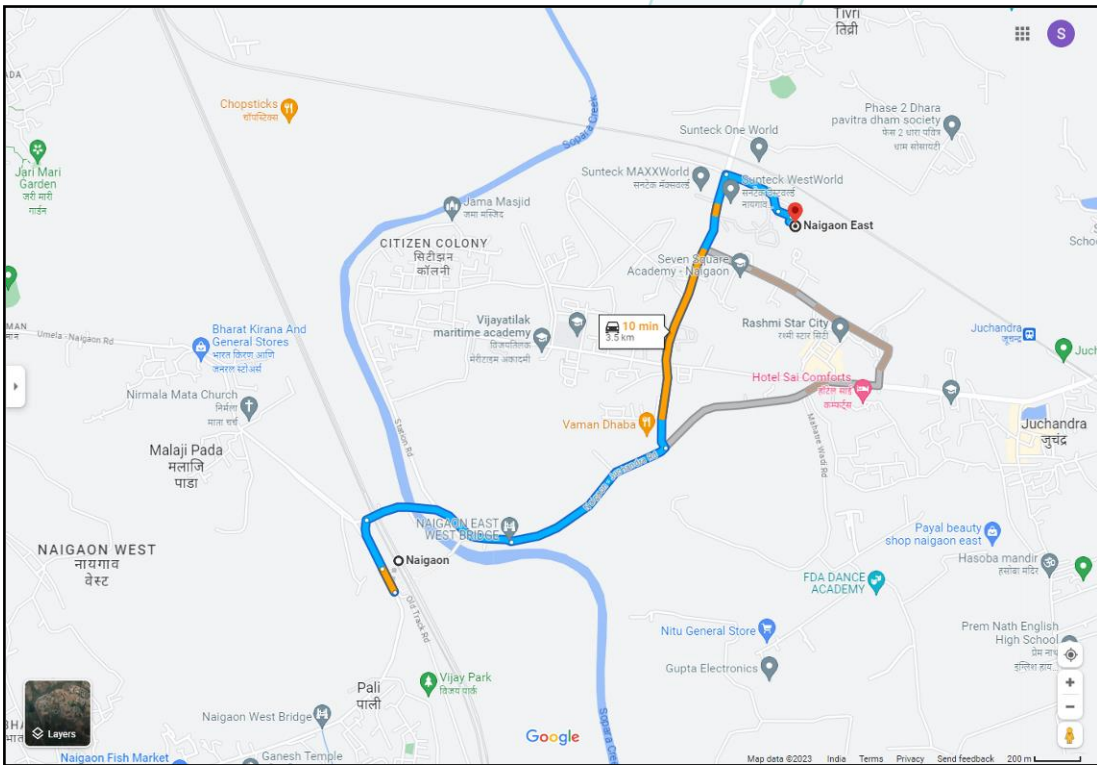
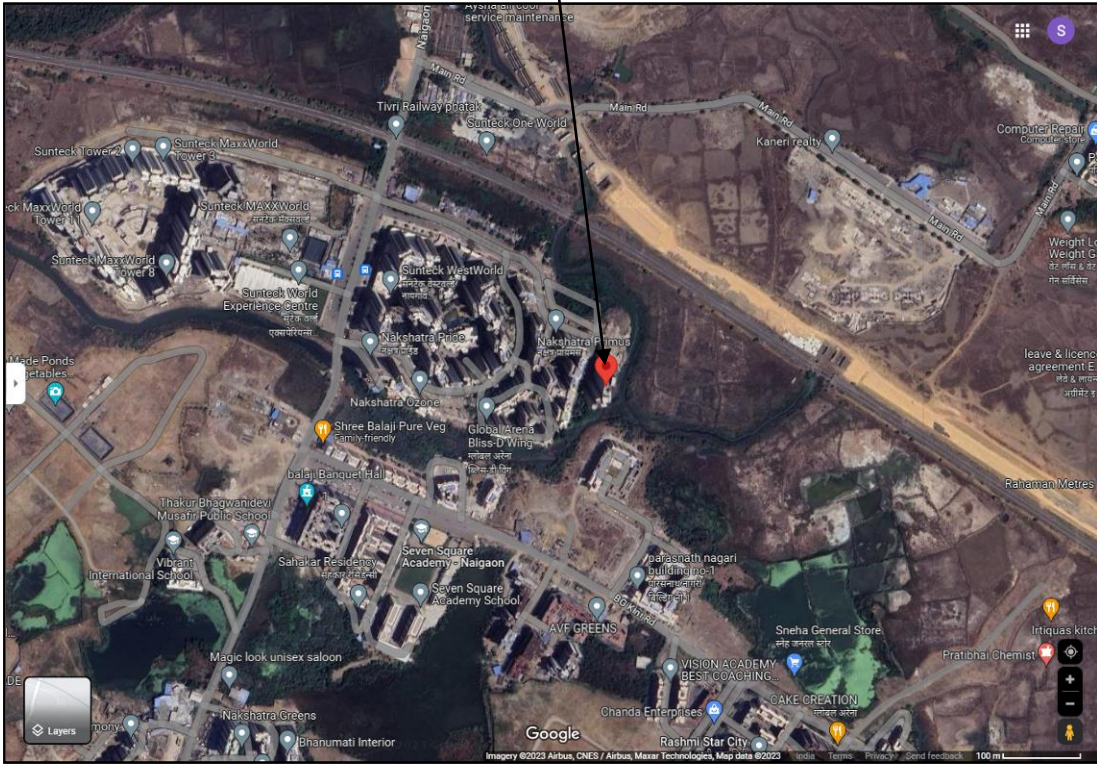
Think.Innovate.Create

## Actual Site Photographs



## Route Map of the property


site,ur



**Longitude Latitude: 19°21'51.7"N 72°51'46.4"E**

**Note:** The Blue line shows the route to site from nearest railway station (Naigaon – 3.5 KM)

## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
**महाराष्ट्र शासन**

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

[Home](#)
[Valuation Rules](#)
[User Manual](#)
[Close](#)
[Feedback](#)

Year	Annual Statement of Rates						Language
20232024							English
Selected District	पालघर						
Select Taluka	वसई						
Select Village	मौजे - टीवरी- विशेष नियोजन प्राधिकरण (वसई प्रभाव :)						
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location						
Enter Survey No	43						Search
उपविभाग	बुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
3/1/3-विशेष राहिव्रास विभागातील विकसनक्षम जमिनी	5400	57300	62800	71600	62800	चौ. मीटर	सर्व्हे नंबर

Think.Innovate.Create

**Sale Instance**

11271350 28-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.वसई 3 दस्त क्रमांक : 11271/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : टिवरी</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3173000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2537000	
(4) भू-मापन,पेटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :सदनिका नं: 1506,8बी विंग, माळा नं: पंधरावा मजला, इमारतीचे नाव: नक्षत्र आरंभ,प्लॉट नं. 1, फेज नं-2, रोड नं: टिवरी, इतर माहिती: सदनिकेचे क्षेत्र 27.61 चौ. मी. रेसा कारपेट व 9.83 चौ. मी. कारपेट,गाव मौजे टिवरी,विभाग क्र. 3/1/3.( ( Survey Number : सर्वे नं. 230, नविन सर्वे नं. 43, Hissa No. 4डी ; ) )	
(5) क्षेत्रफळ	41.18 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. जेएसबी शेल्टर्स एलएलपी चे भागीदार जितेंद्र कुमार रंका तर्फे कु. मु. आशिष व्ही. मराठे - वय:-48 पत्ता:-प्लॉट नं. -, माळा नं: पहिला मजला, इमारतीचे नाव: प्रतिक प्लाझा, ब्लॉक नं: -, रोड नं: एस. व्ही. रोड, पटेल पेट्रोल पंप समोर, गोरगांव प. मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400062 पॅन नं:- AAFFJ1375A 2): नाव:-मान्यता देणार - सुनिता सुनिल म्हात्रे, प्रणाली राकेश घरत उर्फ प्रणाली सुनिल म्हात्रे, सौरभ सुनिल म्हात्रे, आनंदीबाई गजानन भीर्नर यांचे तर्फे कु. मु. मे. जेएसबी शेल्टर्स एलएलपी चे भागीदार जितेंद्र कुमार रंका तर्फे कु. मु. आशिष व्ही. मराठे वय:-48 पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गाव चंद्रपाडा, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAFFJ1375A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कल्पेश विश्वनाथ पांचाळ - - वय:-31; पत्ता:-प्लॉट नं: रूम नं. 4, माळा नं: -, इमारतीचे नाव: पाण्डेय चाळ, ब्लॉक नं: -, रोड नं: शंकर टेलर मार्गे, जवाहर नगर, साईबाबा रोड, खार पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-CGAPP3938A	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/05/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	30/05/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	11271/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	190400	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

**Sale Instance**

11888350 28-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि.वसई 3 दस्त क्रमांक : 11888/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : टिवरी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3173100	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2478000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :सदनिका नं: 902,8ए विंग, माळा नं: नववा मजला, इमारतीचे नाव: नक्षत्र आरंभ,प्लॉट नं. 1,फेज नं-2, रोड नं: टिवरी, इतर माहिती: सदनिकेचे क्षेत्र 27.61 चौ. मी. रेरा कारपेट व 9.83 चौ. मी. कारपेट,गाव मौजे टिवरी,विभाग क्र. 3/1/3. ( ( Survey Number : सर्वे नं. 230, नविन सर्वे नं. 43, Hissa No. 4डी ; ) )	
(5) क्षेत्रफळ	41.18 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. जेएसबी शेल्टर्स एलएलपी चे भागीदार दिव्येश सेक्सरीया तर्फे कु. मु. चेतन जनार्दन वारंगे वय:-22 पत्ता:-प्लॉट नं. -, माळा नं: पहिला मजला, इमारतीचे नाव: प्रतिक प्लाझा, ब्लॉक नं. -, रोड नं: एस. व्ही. रोड, पटेल पेट्रोल पंप समोर, गोरेगांव प., मुंबई., महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:- AAACCJ2381E 2): नाव:-मान्यता देणार - सुनिता सुनिल म्हात्रे, प्रणाली राकेश घरत उर्फ प्रणाली सुनिल म्हात्रे, सौरभ सुनिल म्हात्रे, आनंदीबाई गजानन भोईर यांचे तर्फे कु. मु. मे. जेएसबी शेल्टर्स एलएलपी चे भागीदार दिव्येश सेक्सरीया तर्फे कु. मु. चेतन जनार्दन वारंगे वय:-22 पत्ता:-प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गाव चंद्रपाडा, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAPFJ1375A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संजयकुमार दयाराम यादव - वय:-40; पत्ता:-प्लॉट नं: रूम नं. 6, माळा नं: -, इमारतीचे नाव: रतनबेन धोडी चाळ, ब्लॉक नं: -, रोड नं: चिंचोली बंदर रोड, अशोक एन्क्लेव्हच्या मागे, चिंचोली, मालाड प., मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-ABPPY5563N	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	06/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	11888/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	190400	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

**Sale Instance**

13334350 28-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.वसई 3 दस्त क्रमांक : 13334/2023 नोदणी : Regn:63m
<b>गावाचे नाव : टिवरी</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3149650	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2538000	
(4) भू.मापन,पेटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :सदनिका नं: 1603,8ए विंग, माळा नं: सोळावा मजला, इमारतीचे नाव: नक्षत्र आरंभ,प्लॉट नं. 1,फेज नं-2, रोड नं: टिवरी, इतर माहिती: सदनिकेचे क्षेत्र 27.61 चौ. मी. रेसा कारपेट व 9.83 चौ. मी. कारपेट,गाव मौजे टिवरी,विभाग क्र. 3/1/3.( ( Survey Number : सर्वे नं. 230, नविन सर्वे नं. 43, Hissa No. 4डी ; ) )	
(5) क्षेत्रफळ	41.19 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जेएसबी शेल्टर्स एलएलपी चे भागीदार दिव्येश सेक्सरीया तर्फे कु. मु. चेतन जनार्दन वारंगे - वय:-22 पत्ता:-प्लॉट नं: -, माळा नं: पहिला मजला, इमारतीचे नाव: प्रतिक प्लाझा, ब्लॉक नं: -, रोड नं: एस. व्ही. रोड, पटेल पेट्रोल पंप समोर, गोरेगांव प. मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400062 पॅन नं:-AAPPJ1375A 2): नाव:-मान्यता देणार - सुनिल सुनिल म्हात्रे, प्रणाली राकेश घरत उर्फ प्रणाली सुनिल म्हात्रे, सौरभ सुनिल म्हात्रे, आनंदीबाई गजानन भीर्नर यांचे तर्फे कु. मु. मे. जेएसबी शेल्टर्स एलएलपी चे भागीदार दिव्येश सेक्सरीया तर्फे कु. मु. चेतन जनार्दन वारंगे वय:-22 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: गाव चंद्रपाडा, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAPPJ1375A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-एकता दाव जी मिश्रा - - वय:-30; पत्ता:-प्लॉट नं: सी-101, माळा नं: -, इमारतीचे नाव: राहुल अपार्टमेंट, बिल्डींग नं. 3, ब्लॉक नं: -, रोड नं: आचोळे क्रॉस रोड, साई दत्त मंदिरा जवळ, महाविर नगर, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-BTIPM5075R 2): नाव:-दाव जी मिश्रा - - वय:-31; पत्ता:-प्लॉट नं: सी-101, माळा नं: -, इमारतीचे नाव: राहुल अपार्टमेंट, बिल्डींग नं. 3, ब्लॉक नं: -, रोड नं: आचोळे क्रॉस रोड, साई दत्त मंदिरा जवळ, महाविर नगर, नालासोपारा पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-BYMPM2561F	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/06/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	27/06/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	13334/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	189000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sale Instance


13352350 28-06-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु. नि. वसई 3 दस्त क्रमांक : 13352/2023 नोदणी : Regn:63m
<b>गावाचे नाव : टिवरी</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3431000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2537000	
(4) भू.मापन,पेटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :सदनिका नं: 1806,8बी विंग, माळा नं: अठरावा मजला, इमारतीचे नाव: नक्षत्र आरंभ, ब्लॉक नं: प्लॉट नं. 1, फेज -2, रोड नं: टिवरी, इतर माहिती: सदनिकेचे एकुण क्षेत्र 27.61 चौ.मी.रेरा कारपेट व 9.83 चौ.मी. कारपेट,गाव मौजे टिवरी,विभाग क्र. 3/1/3.( ( Survey Number : नविन 43, जुना 230, हिस्सा नं. 4डी. ; ) )	
(5) क्षेत्रफळ	41.18 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. जेएसबी शेल्स एलएलपी चे भागीदार जितेंद्र कुमार रंका तर्फे कु. मु. आशिष व्ही. मराठे - वय:-48 पत्ता:-प्लॉट नं. -, माळा नं: पहिला मजला, इमारतीचे नाव: प्रतिक प्लाझा, ब्लॉक नं. -, रोड नं: एस व्ही रोड, पटेल पेट्रोल पंप समोर, गोरगांव प., मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400062 पॅन नं:-AAPFJ1375A 2): नाव:-मान्यता देणार - सुनित सुनिल म्हात्रे, प्रणाली राकेश घरत उर्फ प्रणाली सुनिल म्हात्रे, सौरभ सुनिल म्हात्रे, आनंदीबाई गजानन भोईर यांचे तर्फे कु. मु. मे. जेएसबी शेल्स एलएलपी चे भागीदार जितेंद्र कुमार रंका तर्फे कु. मु. आशिष व्ही. मराठे वय:-47 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: गाव चंद्रपाडा, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AAPFJ1375A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नितेश रमाशंकर दुबे - - वय:-33; पत्ता:-प्लॉट नं: ए विंग, 702, माळा नं: -, इमारतीचे नाव: जलधारा बिल्डींग, ब्लॉक नं. -, रोड नं: मनोज ग्रेन स्टोअर समोर, संतोष नगर, फिल्म सिटी रोड गणेश मंदिर, गोरगांव पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400065 पॅन नं:-BFNPD3838N 2): नाव:-जोत्सा नितेश दुबे - - वय:-33; पत्ता:-प्लॉट नं: ए विंग, 702, माळा नं: -, इमारतीचे नाव: जलधारा बिल्डींग, ब्लॉक नं. -, रोड नं: मनोज ग्रेन स्टोअर समोर, संतोष नगर, फिल्म सिटी रोड गणेश मंदिर, गोरगांव पूर्व, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400045 पॅन नं:-ANMPT0453D	
(9) दस्तऐवज करून दिल्याचा दिनांक	27/06/2023	
(10) दस्त नोदणी केल्याचा दिनांक	27/06/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	13352/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	205900	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



# Price Indicators

square yards
Mumbai ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ More Services ▾ Resources ▾ Data Intelligence

Home > Property for Sale in Mumbai > Property for Sale in Naigaon East > Property for Sale in JSB Nakshatra Aarambh, Mumbai > 1 Bedroom 403 Sq.Ft. Apartment in Naigaon East Mumbai



141 Views

Compare

JSB Nakshatra Aarambh

**1 Bedroom 403 Sq.Ft. Apartment in Naigaon East Mumbai**

Listing ID #4660265

**₹ 36 L**

Need Loan? Get Free Credit Score!

- 1 Bedroom
- Semi-Furnished
- 2 Bathroom
- 403 Sq.Ft. (Carpet Area)
- East Facing

Get Instant Home Loan
Request for Call

12 Photos

Map View

Overview
Furnishing
Amenities
Agent Overview
About Project
Commute Time

Key Highlights

Prime Location
Gated Society
Safe & Secure Locality
Affordable
Family


With a view to the ever expanding needs of the society, a well decorated and Semi-Furnished apartment has come up for the residents of Mumbai.

- The apartment is present in a 1st floor in a 23 storied building and is present in a locality of Mumbai.
- The area of the apartment is just about 403 square feet and is present at a price of Rs 3600000.
- The apartment is Semi-Furnished and has 1 bedrooms and 2 bathrooms.
- It is on the 1st floor of the building and is east facing.

The property is aged between 0-1 years and have 1 parking and 1 visitor's parking.

What's on your mind ?
Ask and get answers from our Property Experts
Ask Question

Contact our Real Estate Experts



**Neeta Devta** 5★


+91996XXXXXXX

Hi Shyam Kajvikar, Would you like to connect with Neeta Devta for 1 BHK 403 Sq.Ft. Apartment in JSB Nakshatra Aarambh

Contact Now

square yards
Mumbai ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ More Services ▾ Resources ▾ Data Intelligence

Home > Property for Sale in Mumbai > Property for Sale in Naigaon East > Property for Sale in JSB Nakshatra Aarambh, Mumbai > 1 Bedroom 403 Sq.Ft. Apartment in Naigaon East Mumbai



97 Views

Compare

JSB Nakshatra Aarambh

**1 Bedroom 403 Sq.Ft. Apartment in Naigaon East Mumbai**

Listing ID #5128528

**₹ 37.99 L**

Need Loan? Get Free Credit Score!

- 1 Bedroom
- Unfurnished
- 2 Bathroom
- 403 Sq.Ft. (Carpet Area)
- Creek View Facing

Get Instant Home Loan
Request for Call

11 Photos

Map View

Overview
Amenities
Agent Overview
About Project
Commute Time

Key Highlights


Breakthrough Price
Affordable
Well ventilated
Luxury lifestyle

Peaceful Vicinity

A Spacious 1 BHK Flat of 403 is available on sale at a price of Rs. Lac. It is located in Naigaon East which is the prominent localities in Mumbai. Since it is a gated society it has a high degree of security. It is a Creek View facing flat. This Property is Unfurnished and is located in floor all. Amenities present in the society include 24 x 7 Security, Badminton Court(s), CCTV Security, Cleaning Services, Gymnasium, High Speed Elevators, Jogging / Cycle Track, Kids' Play Areas, Large Green Area, Laundry Facility, Power Backup, Security Staff, Squash Court, nis Courts(s). Since it is a gated society it has a high degree of security.

[Show More](#)

Contact our Real Estate Experts



**Dilip Kumar**

+91765XXXXXXX

Hi Shyam Kajvikar, Would you like to connect with Dilip Kumar for 1 BHK 403 Sq.Ft. Apartment in JSB Nakshatra Aarambh

Contact Now

## Price Indicators

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

[Login](#) [Post Property](#) FREE




Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Naigaon > 1 BHK Flats for Sale in Naigaon > 625 Sq-ft

Posted on: Jun 28, 23    Property ID: 62259217

**₹33.0 Lac** [How much loan can I get?](#)

1 BHK 625 Sq-ft Flat For Sale **Naigaon, Mumbai**

1 Bed 3 Baths 3 Balconies Unfurnished

+9 Photos

Carpet Area <b>403 sqft</b> ₹ 8,189/sqft	Developer <b>JSB Shelters LLP</b>	Project <b>Nakshatra Aarambh</b>
Floor <b>9 (Out of 23 Floors)</b>	Transaction Type <b>New Property</b>	Status <b>Ready to Move</b>
Facing <b>East</b>	Lifts <b>2</b>	Furnished Status <b>Unfurnished</b>

East Facing Property

Contact Agent
Get Phone No.
Last contact made 115 days ago

**More Details**

Price Breakup	₹ 33 Lac   ₹1,65,000 Approx. Registration Charges   ₹1,500 Monthly
Booking Amount	₹51,000
Address	Nakshatra Armbh, Naigaon, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	near by school

**Contact Agent**

**Apna Property** -91-77XXXXXXX

Your Name

Name field can't be left blank. Please enter your name!

Email

Email ID field can't be left blank. Please enter!

Mobile Number

IND +91 |

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

**Get Contact Details**

**Download Brochure**

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

[Login](#) [Post Property](#) FREE




Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Naigaon East > 1 BHK Flats for Sale in Naigaon East > 680 Sq-ft

Posted on: Jun 22, 23    Property ID: 66186629

**₹38.0 Lac** [How much loan can I get?](#)

1 BHK 680 Sq-ft Flat For Sale **Naigaon East, Mumbai**

1 Bed 2 Baths 2 Balconies Semi-Furnished

+3 Photos

Carpet Area <b>403 sqft</b> ₹ 9,427/sqft	Developer <b>JSB Shelters LLP</b>	Project <b>Nakshatra Aarambh</b>
Floor <b>5 (Out of 22 Floors)</b>	Transaction Type <b>New Property</b>	Additional Rooms <b>1 Store Room</b>
Facing <b>North - West</b>	Lifts <b>2</b>	Furnished Status <b>Semi-Furnished</b>

**More Details**

Price Breakup	₹ 38 Lac   ₹1,89,950 Approx. Registration Charges   ₹2,450 Monthly
Booking Amount	₹51,000
RERA ID	P99000027563
Address	Naigaon, Mumbai, Naigaon East, Mumbai - Mira Road and Beyond, Maharashtra
Landmarks	Naigaon east.

**Contact Agent**

**Varsha Shah** -91-87XXXXXXX

Your Name

Name field can't be left blank. Please enter your name!

Email

Email ID field can't be left blank. Please enter!

Mobile Number

IND +91 |

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

**Get Contact Details**

**Download Brochure**

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 ₹ 34,25,500.00 (Rupees Thirty Four Lakh Twenty Five Thousand Five Hundred Only). The Realizable Value of the above property is ₹ 30,82,950.00 (Rupees Thirty Lakh Eighty Two Thousand Nine Hundred Fifty Only) and the distress value ₹ 27,40,400.00 (Rupees Twenty Seven Lakh Forty Thousand Four Hundred Only). As per site inspection 81% of construction work is completed.

Place: Mumbai  
Date: 30.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22

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

Signature  
(Name of the Branch Manager with Flat Seal)

Enclosures	
Declaration From Valuers (Annexure – II)	Attached
Model code of conduct for valuer (Annexure – III)	Attached

**Annexure – II****DECLARATION FROM VALUERS**

I, hereby declare that:

- a. The information furnished in my valuation report dated 30.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 24.06.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is purchased by Umesh Kumar & Soni U Kumar from M/s. JSB Shelters LLP vide Agreement for Sale dated 23.03.2022.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Gokhivare Branch, Mumbai 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;	Sharad B. Chalikwar – Regd. Valuer Sanket Karalkar – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 24.06.2023 Valuation Date – 30.06.2023 Date of Report – 30.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done 24.06.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Industrial 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 **30<sup>th</sup> 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's representative and site visit conducted, we understand that the subject property is Residential Flat, **Total Carpet Area in Sq. Ft. = 403.00** in the name of **Umesh Kumar & Soni U Kumar**. 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 **Umesh Kumar & Soni U Kumar**. 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's representative, we understand that the Residential Flat, **Total Carpet Area in Sq. Ft. = 403.00.**

### **Condition & Repair**

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

### **Valuation Methodology**

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the shop and properties that are typically traded on a Flat basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, **Total Carpet Area in Sq. Ft. = 403.00.**

#### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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



**Annexure – III****MODEL CODE OF CONDUCT FOR VALUERS****{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}**

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

**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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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.

Think.Innovate.Create

### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Fair Market Value** of the property under reference as on **30<sup>th</sup> 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 and valued for this particular purpose at **₹ 34,25,500.00 (Rupees Thirty Four Lakh Twenty Five Thousand Five Hundred Only)**. As per site inspection 81% of construction work is completed. *Think.Innovate.Create*

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

**Director**

**Auth. Sign.**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22