

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 23, 2nd Floor, Building No. 11, "Aardra", Tarangan II Co-op. Hsg. Soc. Ltd., Near Cadbury Compound, Pokhran Road No. 1, Thane (West), Thane – 400606, State - Maharashtra, Country – India belongs to **Mr. Ajit Anand Sabnis & Mrs. Varsha Ajit Sabnis.**

Boundaries of the property.

North	:	Shravan Building
South	:	Punarvasu Building
East	:	Wimbledon Park
West	:	Tarangan Complex Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 2,00,86,000.00 (Rupees Two Crore Eighty Six Thousand Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=902284c10a933dc079a0c79e26865913490c13323a413
33152707b17c18b55210a6c0c0e400095, cn=Manoj Baburao
chalikwar,
serialNumber=115645656b6b6c899591453486c1f6211010a2
4591e27f229a278a25bf, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.28 14:18:54 +05'30'

Auth. Sign.



Our Pan India Presence at :

- | | | | |
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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**

VASTUKAR

VALIA DONOR REPORT

The following table shows the details of the donations received by the organization during the period from 1st January 2023 to 31st December 2023. The total amount received is Rs. 1,00,00,000/-.

Sl. No.	Name of Donor	Amount (Rs.)
1	Mr. A. B. C.	10,00,000
2	Mr. D. E. F.	20,00,000
3	Mr. G. H. I.	30,00,000
4	Mr. J. K. L.	40,00,000
5	Mr. M. N. O.	10,00,000

The above table shows the details of the donations received by the organization during the period from 1st January 2023 to 31st December 2023. The total amount received is Rs. 1,00,00,000/-.

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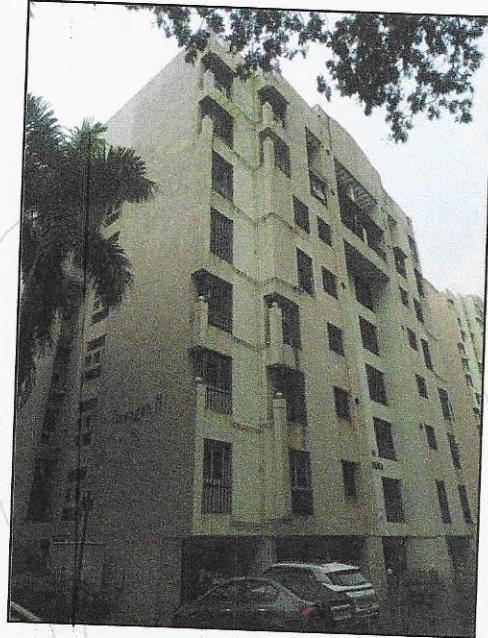
[Signature]

FOR VASTUKAR COMPUTERS IN PVT. LTD.

MANOJ K. SINGH
CHAIRMAN

Director
Vastukar Computers
Private Limited
100, Main Road
New Delhi - 110001
Tel: 011-12345678

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owners: **Mr. Ajit Anand Sabnis & Mrs. Varsha Ajit Sabnis**

Residential Flat No. 23, 2nd Floor, Building No. 11, "Aardra", Tarangan II Co-op. Hsg. Soc. Ltd.,
Near Cadbury Compound, Pokhran Road No. 1, Thane (West), Thane – 400606,
State - Maharashtra, Country – India.

Longitude Latitude: 19°12'17.2"N 72°57'49.3"E

Valuation Prepared for:

State Bank of India

RACPC Belapur

Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4, Railway Station Building, C.B.D.
Belapur, Navi Mumbai - 400 614, State - Maharashtra, Country - India.

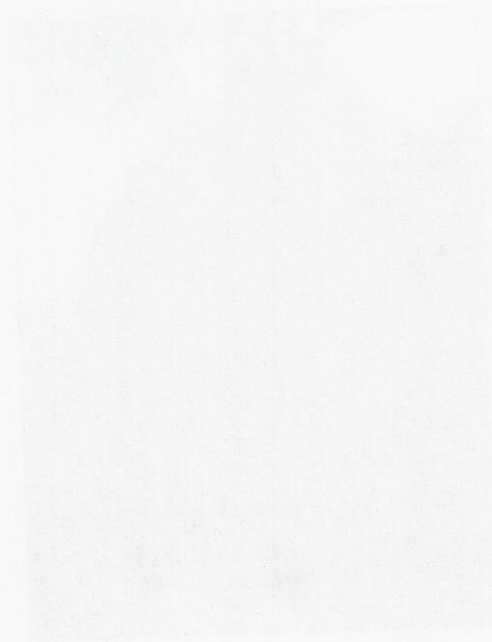


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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
📞 TeleFax : +91 22 28371325/24
✉️ mumbai@vastukala.org

Valuation Report of the Illinois Property



Estimated value of the property

The amount of the property tax

Estimated value of the property
The amount of the property tax

Estimated value of the property

Estimated value of the property
The amount of the property tax

Estimated value of the property
The amount of the property tax



Valuation Report Prepared For: SBI / RACPC Belapur / Mr. Ajit Anand Sabnis (2150/2301328)

Page 2 of 25

Vastu/Mumbai/06/2023/2150/2301328
28/16-429-SKVS
Date: 28.06.2023

VALUATION OPINION REPORT

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Boundaries of the property.

North : Shraavan Building
South : Punarvasu Building
East : Wimbledon Park
West : Tarangan Complex Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 2,00,86,000.00 (Rupees Two Crore Eighty Six Thousand Only)**.

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Hence certified

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822864c4e315d1c079c0992885913490c02a32a413
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serialNumber.1=a56a566ab6c489d602a51ab6c431fba31c119a2
a394e28f0292922346290c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.28 14:16:54 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.



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- | | | | |
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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
State Bank of India
RACPC Belapur
 Estate Department Corporate Centre,
 4th Floor, CIDCO Tower No. 4,
 Railway Station Building,
 C.B.D. Belapur, Navi Mumbai - 400 614,
 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 Banking Purpose.
2.	a)	Date of inspection	: 26.06.2023
	b)	Date on which the valuation is Made	: 28.06.2023
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 23.06.2023. 2. Copy of Occupancy Certificate dated 26.03.1999 issued by Thane 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)	:	Mr. Ajit Anand Sabnis & Mrs. Varsha Ajit Sabnis Address: Residential Flat No. 23, 2 nd Floor, Building No. 11, "Aardra", Tarangan II Co-op. Hsg. Soc. Ltd., Near Cadbury Compound, Pokhran Road No. 1, Thane (West), Thane – 400606, State - Maharashtra, Country – India. Contact Person: Mr. Ajit Anand Sabnis (Owner) Contact No.: 9503002808 Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 2 nd Floor. The composition of Residential flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Cupboard Area + Passage (i.e., 2 BHK + 2 Toilets). The property is at 3.7 Km. travelling distance from nearest railway station Thane.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Final Plot No. 23, 25 & 31 of TPS No. 1
	b)	Door No.	: Residential Flat No. 23
	c)	C.T.S. No. / Village	: Village – Panchpakhadi
	d)	Ward / Taluka	: Taluka – Thane
	e)	Mandal / District	: District – Thane
	f)	Date of issue and validity of layout of	: As occupancy certificate is available it may be assumed



	approved map / plan	that the construction is as per sanctioned plan.	
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property	:	Residential Flat No. 23, 2 nd Floor, Building No. 11, "Aardra", Tarangan II Co-op. Hsg. Soc. Ltd., Near Cadbury Compound, Pokhran Road No. 1, Thane (West), Thane - 400606, State - Maharashtra, Country - India.
8.	City / Town	:	Thane (West)
	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 Area
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Panchpakhadi Thane Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		
		As per Site	As per Document
	North	: Shravan Building	Details not available
	South	: Punarvasu Building	Details not available
	East	: Wimbledon Park	Details not available
	West	: Tarangan Complex Road	Details not available
13	Dimensions of the site	N. A. as property under consideration is a Residential Flat in a building.	
		A	B
		As per the Deed	Actuals
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.	Extent of the site	Carpet Area in Sq. Ft. = 752.00 Cupboard Area in Sq. Ft. = 21.00 Dry Balcony Area in Sq. Ft. = 23.00 Total Carpet Area in Sq. Ft. = 796.00	



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		Built Up Area in Sq. Ft. = 913.00 (Area as per Agreement for Sale)
14.1	Latitude, Longitude & Co-ordinates of Flat	: 19°12'17.2"N 72°57'49.3"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Built Up Area in Sq. Ft. = 913.00 (Area as per Agreement for Sale)
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	: Residential
2.	Location	: Final Plot No. 23, 25 & 31 of TPS No. 1
	C.T.S. No.	: -
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Panchpakhadi Thane Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 23, 2 nd Floor, Building No. 11, "Aardra", Tarangan II Co-op. Hsg. Soc. Ltd., Near Cadbury Compound, Pokhran Road No. 1, Thane (West), Thane – 400606, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 1999 (As per Occupancy Certificate)
5.	Number of Floors	: Part Stilt + Part Ground + 7 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 4 Flats on 2 nd Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	
	Lift	: 1 Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal sewer
	Car parking - Open / Covered	: Open car parking space
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	Residential Flat	
1	The floor in which the Flat is situated	: 2 nd Floor
2	Door No. of the Flat	: Residential Flat No. 23
3	Specifications of the Flat	
	Roof	: R.C.C. Slab
	Flooring	: Marble + Mosaic tiles flooring
	Doors	: Teak Wood door frame, Flush doors shutters

	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Flat?	:	Normal
7	Sale Deed executed in the name of	:	Mr. Ajit Anand Sabnis & Mrs. Varsha Ajit Sabnis
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 913.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per TMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 752.00 Cupboard Area in Sq. Ft. = 21.00 Dry Balcony Area in Sq. Ft. = 23.00 Total Carpet Area in Sq. Ft. = 796.00
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 42,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 21,000.00 to ₹ 23,000.00 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).	:	₹ 22,900.00 per Sq. Ft. on Carpet Area
3	Break - up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 20,400.00 per Sq. Ft.



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4	Guideline rate obtained from the Registrar's office for new property (an evidence thereof to be enclosed)	: ₹ 1,72,000.00 per Sq. M. i.e. ₹ 15,979.00 per Sq. Ft.
	Guideline rate (after depreciation)	: ₹ 1,49,704.00 per Sq. M. i.e. ₹ 13,908.00 per Sq. Ft.
	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact as even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of Flat with Services (v(3)i)	: ₹ 2,700.00 per Sq. Ft.
	Age of the building	: 24 Years (as per Occupancy certificate)
	Life of the building estimated	: 36 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 36.00%
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	: -
	Depreciated building rate VI (a)	: ₹ 1,600.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 20,400.00 per Sq. Ft.
	Total Composite Rate	: ₹ 22,000.00 per Sq. Ft.
	Remarks	:

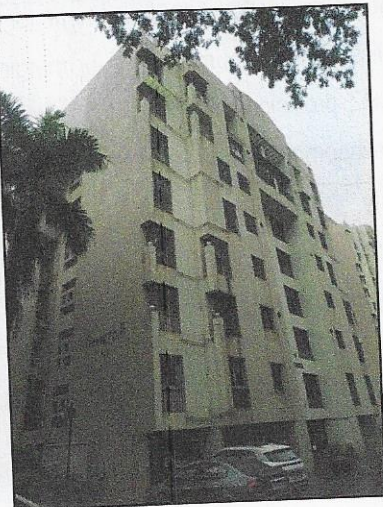
Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	913.00 Sq. Ft.	22,000.00	2,00,86,000.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			2,00,86,000.00
	Total / Realizable value of the property			22,82,500.00
	Insurable value of the property (913.00 Sq. Ft. X 2,500.00)			1,45,89,005.60
	Guideline value of the property (As per Index II)			


Actual Site Photographs



AARDRA BLDG. NO. 11	
1. MR. PRASHANT KANGRAJ K. KUMAR	11. MR. CHANDRA PAUL
2. MR. SANJAY J. PATIL	12. MR. PRASHANT K. KUMAR
3. MR. ANVITATI B. YINKEAR	13. MR. KANHU S. KUMAR
4. MR. YEN VERKAT	14. MR. SURESH RAM CHANDRA RAM
5. MR. ASHOK AGARWAL	15. MR. CHETAN S. S.
6. MR. VIJAY P. BAYSHAN	16. MR. ANURAG S. S. S. S.
7. MR. SUSHIL B. COLATI	17. MRS. RAHUL S. COLATI



Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

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महाराष्ट्र शासन

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बाजारमूल्य दर पत्रक

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Language
English

Year: 2023/2024

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : पांचपाव्हाडी

Search By: Survey No Location

Select	उपविभाग	सुनी समीन	निवासी सदसिका	बौध्दिक	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	5/16/G-5क) सर्वे नंबर	45100	130100	143000	161400	143000	चौ. मीटर
SurveyNo	5/17-5क) मुंबई आशा द्रुतगति महामार्ग व तानसा पार्श्व लाईन यांच्या मधील भुभाग नगर रचना योजना क्रमांक 1 अंतिम सुर्खळ/ सर्वे नंबर	52100	124100	142800	155000	142800	चौ. मीटर
SurveyNo	5/17/A1 - तारामण कॉम्प्लेक्स	79100	172000	198500	228700	198500	चौ. मीटर
SurveyNo	5/17/A /2-बिंबळन पार्क ही. कॉम्प्लेक्स	53800	104600	154700	189000	154700	चौ. मीटर
SurveyNo	5/17/A /3-ब्रसेर कॉम्प्लेक्स ही. कॉम्प्लेक्स	59000	127000	149700	192700	149700	चौ. मीटर

1 2 3 4 5 6 7 8 9 10

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Price Indicators

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Home > Property for sale in Thane > Flats for sale in Thane > Flats for sale in Samata Nagar > 2 BHK Flats for sale in Samata Nagar > 1000 Sq-ft

Posted on Jun 10, 23 Property ID: 65971349

₹2.30 Cr Get ₹69,000 cashback on Home Loan

2 BHK 1000 Sq-ft Flat For Sale **Samata Nagar, Thane**

2 Beds 2 Baths Semi-Furnished Visitor Parking

Carpet Area: 777 sqft (₹29,601/sqft) Developer: Kalpataru Ltd. Project: Kalpataru Tarangan II Floor: 11 (Out of 15 Floors)

Transaction Type: Resale Status: Ready to Move Additional Rooms: 1 Store Room Facing: East

Contact Agent: Devidas - 91-99XXXXXXX

Your Name: [Field] (Name field can't be left blank. Please enter your name!)

Email: [Field] (Email ID field can't be left blank. Please enter!)

Mobile Number: IND -91 [Field] (I Agree to MagicBricks Terms of Use)

Get Contact Details

Contact Agent Get Phone No. Last contact made 2 days ago

More Details

Price Breakup ₹2.3 Cr | ₹3,000 Monthly

HOUSING.com Buy in Mumbai Thane West Add

Home / Thane / Thane West / Apartment for Sale in Thane West / 2 BHK Apartment Last updated: Jun 16, 2023

2 BHK Apartment ₹1.99 Cr EMI starts at ₹98.80 K (₹18.95 K/sq.ft)

By KALPATARU GROUP Contact Seller

Kalpataru Tarangan 2, Samata Nagar, Thane West, Thane

1050 sq.ft Build Up Area ₹18.95 K/sq.ft Avg. Price 20 Year Old Age of property Ready to move Possession status Higher of 15 floors West facing Facing Fully Furnished Furnishing

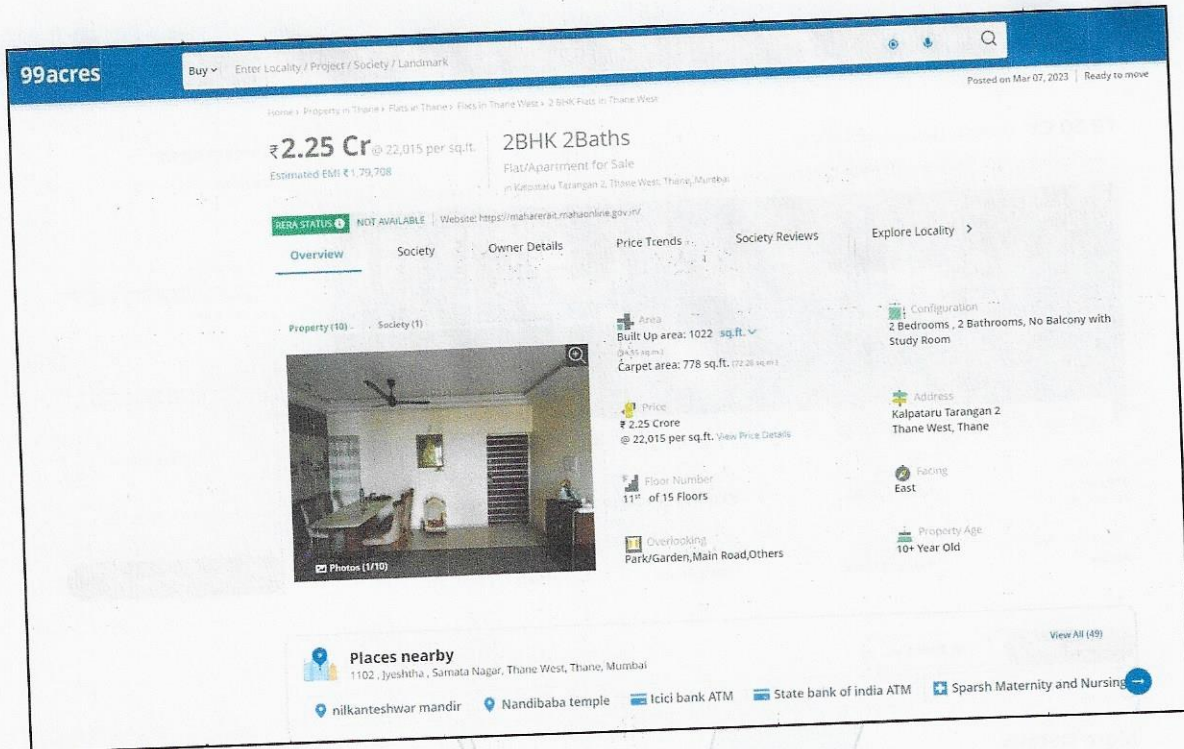
OVERVIEW FURNISHINGS AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

Property Location: Kalpataru Tarangan 2, Samata Nagar, Thane West, Thane

Great choice! Better priced property in this area

Contact Seller

Price Indicators



99acres Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Thane > Flats in Thane > Flats in Thane West > 2 BHK Flats in Thane West

Posted on Mar 07, 2023 | Ready to move

₹ 2.25 Cr @ 22,015 per sq.ft.

Estimated EMI ₹ 1,79,708


2BHK 2Baths

Flat/Apartment for Sale
in Kalpataru Tarangan 2, Thane West, Thane, Mumbai

RERA STATUS NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

Overview Society Owner Details Price Trends Society Reviews Explore Locality >

Property (10) Society (1)



Area
Built Up area: 1022 sq.ft.
Carpet area: 778 sq.ft.

Configuration
2 Bedrooms, 2 Bathrooms, No Balcony with Study Room

Price
₹ 2.25 Crore
@ 22,015 per sq.ft.

Address
Kalpataru Tarangan 2
Thane West, Thane

Facing
East

Floor Number
11th of 15 Floors

Property Age
10+ Year Old

Overlooking
Park/Garden, Main Road, Others

Photos (1/10)

Places nearby View All (49)

1102, Jyeshtha, Samata Nagar, Thane West, Thane, Mumbai

- nilkanteshwar mandir
- Nandibaba temple
- icici bank ATM
- State bank of india ATM
- Sparsh Maternity and Nursing

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Occupancy Certificate

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 23)
Occupancy Certificate

56

(For Buildings 47 No. 5)
For Stilt + Sava. Floors only.

V.P. No. 93/189/ TMC TDD / 31/3/99 Date 31/3/99

To,
Shri. S.V. Deshmukh, (Architect)
Neelhuban Apartment,
Rammaruti Road, Naupada, Thane-2.

For M/s. "Kalpataru" Soham Property Developers Pvt. Ltd. (Owner)

Sub: Occupation Certificate for the proposed
Bldg. on land bear-29 F.P.No. 23 (Pt) T.P.S.
No. 1, at Village Panchpakhadi, Thane.

Ref.: V.P. No. 93/189/
Your Letter No. 11572 dated 24/3/93.

Sir,
The part / full development work / erection / re-erection or alteration in/of building/ part building
No. 5 situated at Panchpakhadi Road/Street
Ward No. --- Sector No. --- F.P.No. 23 (Pt)
(F.P.No.)
under the supervision of Shri. S.V. Deshmukh, Licensed
Architect / Licence No. CA/76/3262.
may be occupied on the following Conditions.

Conditions :- 1) Thane Municipal Corporation will supply the water for drinking purpose as per the availability.

2) दि. १५/४/९५ रोजीच्या बांधकाम परवानगीमधील, दि. १३/१२/९५ रोजीच्या सी.सी. मधील व दि. १८/१०/९४ च्या इमारत क्र. ५ व जोता पुरवठा मधील अंतिम अट क्र. [२५, २६] व अट क्र. [२, ३, ४ व ५] व अट क्र. २ बंधनकारक आहेत.

3) दि. १५/४/९५ रोजीचे बांधकाम परवानगीमधील अट क्र. ३३ व, पुढता इमारत क्र. २, ३ व बांधकाम मूळ करण्यापूर्वी पूर्ण करावी.

4) दि. ११/२/९९ रोजीचे पाणीपुरवठा व ड्रेनेज प्रिमागाचे दि. २५/१/९९ रोजीचे नाहरका बांधकाममधील अटी जाणवता बंधनकारक आहेत.

A set of certified completion plan is returned herewith.

Yours faithfully,

[Signature]
By, City Engineer,
(Planning & Development)
Municipal Corporation of
the city of Thane.

copy to

- 1) Collector of Thane,
- 2) Dy. Mun. Commissioner, Zone _____ TMC
- 3) E. E. (Water works), TMC
- 4) Assessor, Tax Dept. TMC
- 5) Vigilance Dept. T. D. D. TMC



Architect Letter

MARCH 02, 2001 15:09

FAX: 1111111111111111 PAGE

Ms. Rajesh A.

DESHMUKH - SHIRALI
 ARCHITECT : VALUER
 TOWN PLANNER & INTERIOR DESIGNER

139/29/2001

13 February, 2001

TO WHOMSOEVER IT MAY CONCERN

Proposed Housing Complex known as "Tarangan - Phase II - at Pokhran Road, Thane.

We give hereunder the building number as approved by Thane Municipal Corporation and the correspondent number as per the Agreement in the above referred housing complex.

Building No. as per T.M.C.	Correspondent building Nos as per agreement
01	07
02	08
03	09
04	10
05	11

For DESHMUKH - SHIRALI

ARCHITECT
(S.V. DESHMUKH)

Thane Office : 102, Konark Towers, Opp. Shri Sai Baba Temple, Chantoli Road, Thane (W.) 400 602. Phones : 533 4420 : 536 0467 : 533 3191
 Fax : 533 2025 Email : svdeshmukh@mantraonline.com Mumbai Office : 102, Konark Towers, Chantoli Road, Thane (W.) 400 602. Phone : 507 2577



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(Annexure-IV)

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 28.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 26.06.2023. 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



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- 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 Chairman & Managing 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 was purchased by Mr. Ajit Anand Sabnis & Mrs. Varsha Ajit Sabnis from Mr. Sanjay Janardan Patil & Mrs. Varada Sanjay Patil vide Agreement for Sale dated 23.06.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Belapur to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer 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 – 26.06.2023 Valuation Date – 28.06.2023 Date of Report – 28.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 26.06.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **28th 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, admeasuring **913.00 Sq. Ft. Built Up Area** in the name of **Mr. Ajit Anand Sabnis & Mrs. Varsha Ajit Sabnis**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Ajit Anand Sabnis & Mrs. Varsha Ajit Sabnis**. 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, admeasuring **913.00 Sq. Ft. Built Up Area**.

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 Highest and Best Use model is used for analysing development potential.

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **913.00 Sq. Ft. Built Up Area.**

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.



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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).



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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=CHALIKWAR
2.5.4.20=98226cc4a1318d03cc739c7886591940c73236113321
15277017a1865653, postalCode=400099, st=Maharashtra,
serialNumber=1131645649cc89052a17a90e3f4b31f13ba243
0a2c8f279a2278e255c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.18 14:17:27 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.

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