

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Ghisulal Punamchandji Jain & Shri. Ashokkumar Ghisulal Jain**

Residential Flat No. 701, 7th Floor, "**Sanghvi Co-op. Hsg. Soc. Ltd. (Sanghvi Palace)**", Amrut Apartment,
Ganesh Baugh, Belgrami Road, Kurla (West), Mumbai – 400070, State - Maharashtra, Country – India.

Latitude Longitude: 19°03'56.4"N 72°52'33.2"E

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Valuation Prepared for:


State Bank of India




Diamond Garden Chembur Branch

Unit No. 11, Building No. 11, Ground Floor, Corporate Park, Sion Trombay Road,
Chembur, Mumbai, Pin Code – 400 071, State - Maharashtra, Country – India.

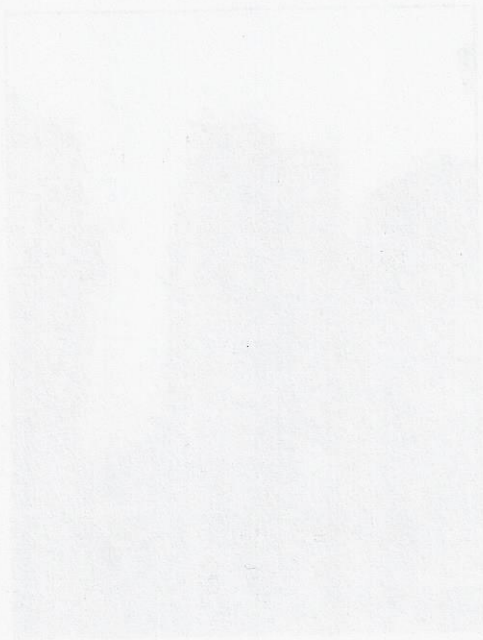


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-  **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  mumbai@vastukala.org

Valuation Report of the Immovable Property



1. Name of the Property
2. Location of the Property
3. Area of the Property
4. Nature of the Property
5. Valuation Date

The property is situated at [illegible] and is bounded by [illegible]. The area of the property is [illegible] and is used for [illegible]. The valuation is based on the best available information and is subject to change if more information becomes available.

Valuation Report No. [illegible]

Valuation Proposed for

State Bank of India
Diamond Branch, Chennai Branch
No. 11, Dalmeida Street, Chennai - 600 007
Tamil Nadu, India

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****Diamond Garden Branch Chembur**

Unit No. 11, Building No. 11, Ground Floor,

Corporate Park, Sion Trombay Road, Chembur,

Mumbai, Pin Code – 400 071, State - Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

1	General	
1.	Purpose for which the valuation is made	: To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 04.07.2023
	b) Date on which the valuation is made	: 04.07.2023
3.	List of documents produced for perusal	:
	1. Copy of Agreement for Sale dated 03.11.2004. 2. Copy of Commencement Certificate No. CE / 3885 / BPES / AL dated 02.05.2003 issued by Municipal Corporation of Greater Mumbai. 3. Copy of Occupancy Certificate No. CE / 3885 / BPES / AL dated 07.02.2005 issued by Municipal Corporation of Greater Mumbai. 4. Copy of Possession Letter Registration No. BDR13 / 84 / 2004 dated 04.11.2004 in the name of Shri. Ashokkumar Ghisulal Jain & others issued by Sanghvi & Sawla Enterprises (Builders & Developers).	
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)	: Shri. Ghisulal Punamchandji Jain & Shri. Ashokkumar Ghisulal Jain Address: Residential Flat No. 701, 7 th Floor, “ Sanghvi Co-op. Hsg. Soc. Ltd. (Sanghvi Palace) ”, Amrut Apartment, Ganesh Baugh, Belgrami Road, Kurla (West), Mumbai – 400070, State - Maharashtra, Country – India. Contact Person: Poonam Jain (Tenant) Contact No. 9879722243 Joint Ownership Details of ownership shares is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat located on 7 th Floor. As per site inspection, Flat No. 701 & 702 are internally amalgamated to form a single flat having single entrance door. The composition of amalgamated flat is 3 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (i.e 3BHK + 2 Toilets). The property is at 500 M. walkable distance from nearest railway station Kurla.
6.	Location of property	:



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		Carpet Area in Sq. Ft. = 506.00 (Area as per Agreement for Sale)
		Built Up Area in Sq. Ft. = 607.00 (Area as per Index II)
14.	Latitude, Longitude & Co-ordinates of flat	: 19°03'56.4"N 72°52'33.2"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft. = 506.00 (Area as per Agreement for Sale)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Tenant Occupied – Miss. Poonam Jain Occupied Since – Last 2 years
II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: C.T.S. No. 280, 280/1 to 6 of Village – Kurla
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Kurla Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	: Residential Flat No. 701, 7 th Floor, " Sanghvi Co-op. Hsg. Soc. Ltd. (Sanghvi Palace) ", Amrut Apartment, Ganesh Baugh, Belgrami Road, Kurla (West), Mumbai – 400070, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2005 (As per Occupancy Certificate)
5.	Number of Floors	: Stilt (Part) + Ground (Part) + 7 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 2 Flats on 7 th 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 Sewerage System
	Car parking - Open / Covered	: Open Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	FLAT	
1.	The floor in which the flat is situated	: 7 th Floor
2.	Door No. of the flat	: Residential Flat No. 701
3.	Specifications of the flat	:
	Roof	: R.C.C. Slab
	Flooring	: Marble flooring

	Doors	:	Teak Wood door frame, Solid flush doors
	Windows	:	Powdered Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed.
	Finishing	:	Cement Plastering with POP false ceiling
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	Shri. Ghisulal Punamchandji Jain & Shri. Ashokkumar Ghisulal Jain
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. = 607.00 (Area as per Index II)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 870.00 (Area as per actual site measurement for Flat No. 701 & 702) Carpet Area in Sq. Ft. = 506.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Tenant Occupied – Miss. Poonam Jain
15	If rented, what is the monthly rent?	:	₹ 50,000.00 Present rental income per month for Amalgamated Flat No. 701 & 702
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring 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)	:	₹ 20,000.00 to ₹ 25,000.00 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).	:	₹ 22,541.00 per Sq. Ft.
3	Break – up for the rate	:	



	I. Building + Services	: ₹ 2,700.00 per Sq. Ft.
	II. Land + others	: ₹ 19,841.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 1,37,246.00 per Sq. M. i.e. ₹ 12,750.00 per Sq. Ft.
	Guideline rate (after depreciation)	: ₹ 1,21,919.00 per Sq. M. i.e. ₹ 11,327.00 per Sq. Ft.
5	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 than 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	: 18 Years (As per Occupancy Certificate)
	Life of the building estimated	: 42 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 27.00%
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,971.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 19,841.00 per Sq. Ft.
	Total Composite Rate	: ₹ 21,812.00 per Sq. Ft.
	Remark:	
	1. As per site inspection, Flat No. 701 & 702 are internally amalgamated to form a single flat having single entrance door.	
	2. As per bank request, The said valuation of Flat No. 701.	
	3. For the purpose of valuation, we have considered the area as per Agreement for Sale.	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking)	506.00 Sq. Ft.	21,812.00	1,10,36,872.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total value of the property			1,10,36,872.00
	Realizable value of the property			99,33,185.00
	Distress value of the property			88,29,498.00
	Insurable value of the property (607.00 Sq. Ft. X ₹ 2,700.00)			16,38,900.00
	Guideline value of the property (607.00 Sq. Ft. X ₹ 11,327.00)			68,75,489.00

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 ₹ 20,000.00 to ₹ 25,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 21,812.00 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
ii) Likely rental values in future in	₹ 50,000.00 Present rental income per month for Amalgamated Flat No. 701 & 702
iii) Any likely income it may generate	Rental Income



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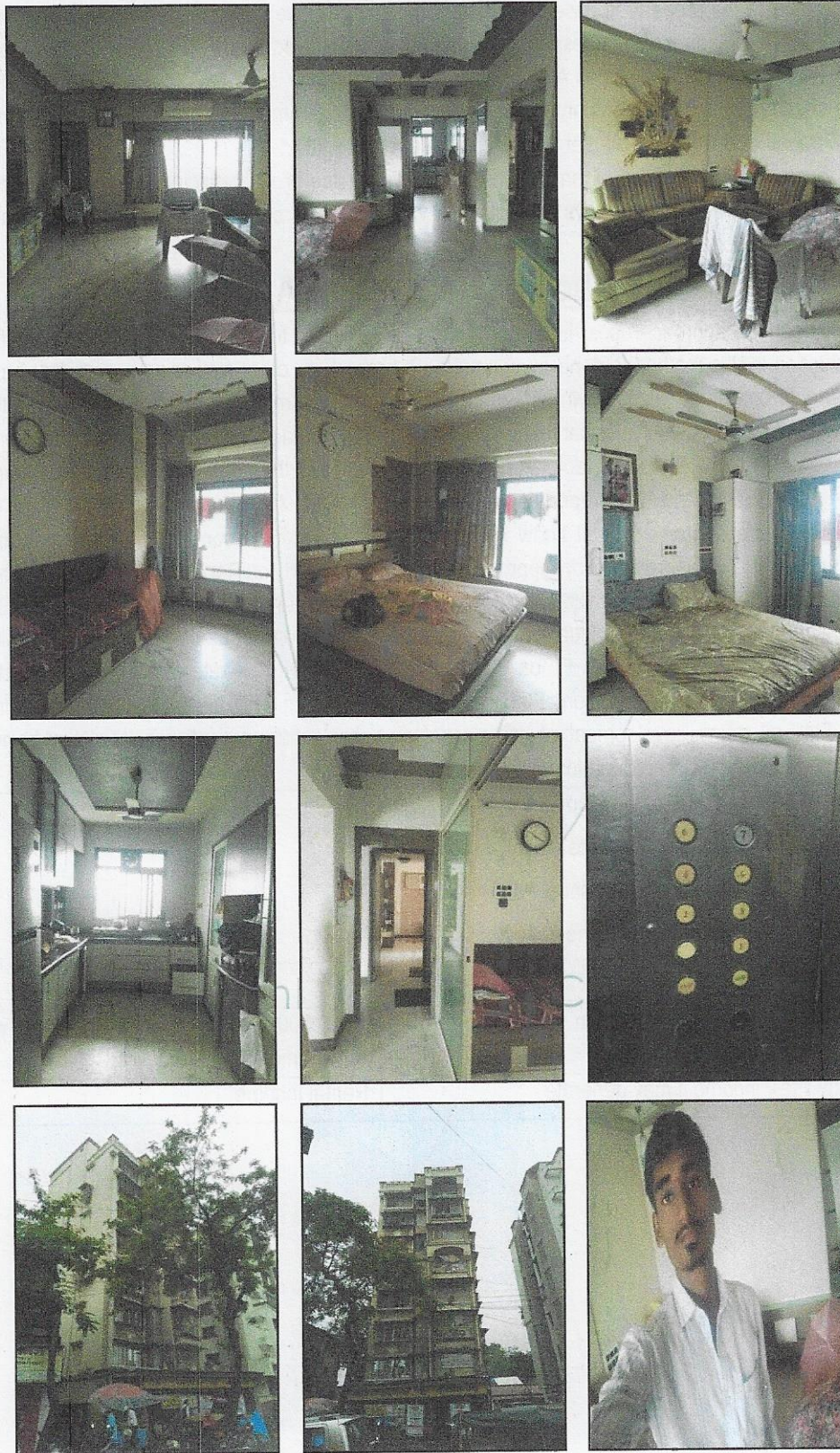
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Actual Site Photographs



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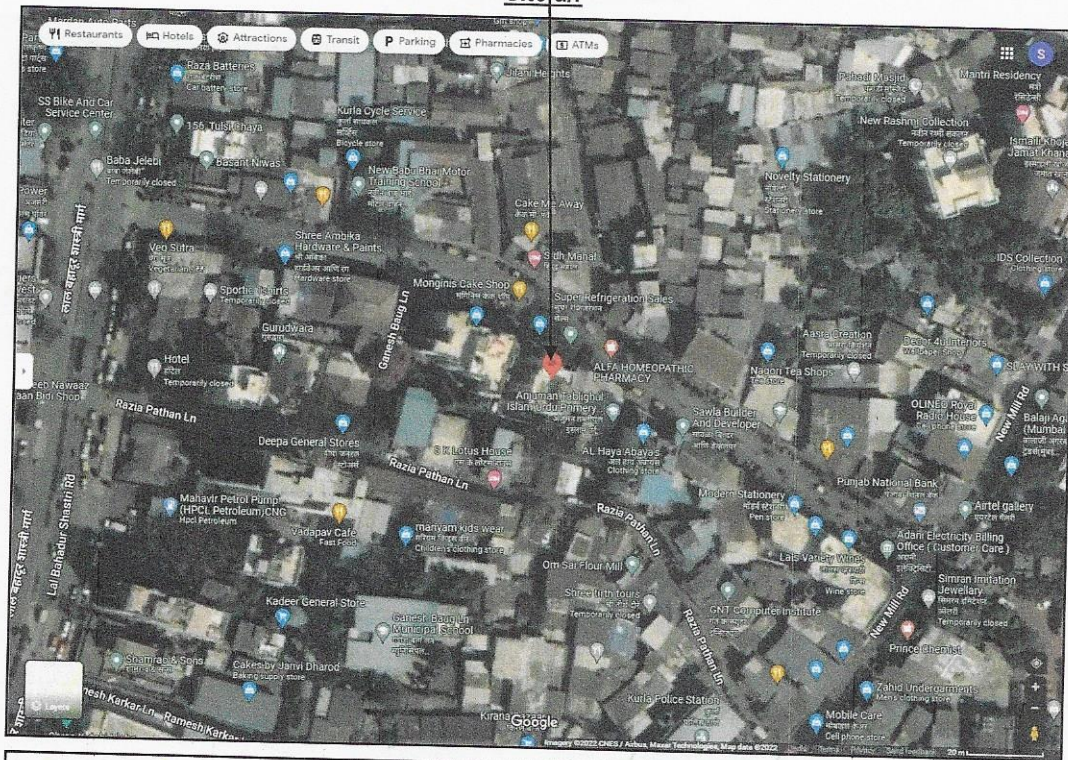
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Route Map of the property

Site,u/r



Latitude Longitude: 19°03'56.4"N 72°52'33.2"E

Note: The Blue line shows the route to site from nearest railway station (Kurla – 500 M.)



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महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Annual Statement of Rates

Year: 2022/2023

Selected District: मुंबई(उपनगर)

Select Village: कुर्ली - 4

Search By: Survey No Location

Enter Survey No: 280

Language: English

उपविभाग	बुली नमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
108/517 - भूभाग: लाल बहादूर शास्त्री मार्गाच्या पूर्वेकडील गावाचा सर्व भूभाग.	54680	130710	150320	163390	130710	चौरस मीटर	सि.टी.एस. नंबर

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Price Indicators

NOBROKER
1 BHK Flat For Sale in Manraj Enclave, Kurla West In Kurla West
 1 BHK Flat, Kurla West
 ₹ 1.3 Crores (Negotiable)
 ₹ 74,505/Month (Estimated EM) | 650 sq ft
 Need Home Loan? [Apply Now](#)

1 Bedroom (1000 sq ft)
2 Bathroom (1000 sq ft)
 NA
 Bike Parking

Get Owner Details

Price trends by NBEstimate
 Report what was not correct in this property
 Listed by Broker | Sold Out | Wrong Info

Activity On This Property
 25 Views | 1 Favorites | 0 Shares

Overview
 Age of Building: Newly Constructed | Ownership Type: Self Owned

NOBROKER
1 BHK Flat For Sale in Bombay Taximems Chs In Lbs Marg
 1 BHK Flat, LBS Marg, Mumbai, Maharashtra, 400044
 ₹ 1.2 Crores (Price negotiable)
 ₹ 68,777/Month (Estimated EM) | 660 sq ft
 Need Home Loan? [Apply Now](#)

1 Bedroom (1000 sq ft)
1 Bathroom (1000 sq ft)
 NA
 NA

Get Owner Details

Price trends by NBEstimate
 Report what was not correct in this property
 Listed by Broker | Sold Out | Wrong Info

Activity On This Property
 0 Views | 0 Favorites | 0 Shares

Overview
 Age of Building: > 10 Years | Ownership Type: Self Owned
 Maintenance Charges: ₹ 2.2 Per Sq. Ft. M | Flooring: NA

Price Indicators

99acres Buy ▾ Enter Locality / Project / Society / Landmark Near Me 🔍

Home > Property in Mumbai > Apartments in Mumbai > Apartments in LBS Marg > 1 BHK Apartments in LBS Marg > 1.05 to 1.1 Cr Posted on May 26, 2022

₹1.1 Cr @ 27,500 per sq.ft. **1BHK 1Bath**
 Residential Apartment for Sale
 in Sangam Apartments Chs Ltd, LBS Marg, Central Mumbai suburbs, Mumbai

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

Overview Owner Details Recommendations Registry Record

Property (8) Explore Locality Photos/Videos

- Area**
Carpet area: 400 sq.ft. (37.16 sq.m.)
- Configuration**
1 Bedroom, 1 Bathroom, 2 Balconies
- Price**
₹ 1.1 Crore @ 27,500 per sq.ft.
- Address**
Sangam Apartments Chs Ltd
LBS Marg, Central Mumbai suburbs
- Floor Number**
1st of 5 Floors
- Property Age**
10+ Year Old

Places nearby
LBS Marg, Central Mumbai suburbs, Mumbai

- Balarajeshwar
- Blarajeshwar
- Shantoshi Mata Mandir
- Jain derasar
- Ambaji Dham
- Jain Derasar

99acres Buy ▾ Enter Locality / Project / Society / Landmark Near Me 🔍


Home > Property in Mumbai > Apartments in Mumbai > Apartments in kurla (west) > 1 BHK Apartments in kurla (west) > 1.05 to 1.1 Cr Posted on Jun 15, 2022

₹1.1 Cr @ 16,923 per sq.ft. **1BHK 2Baths**
 Residential Apartment for Sale
 in Satya Jivan Soc Lbs Marg, kurla (west), Central Mumbai suburbs, Mumbai

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

Overview Owner Details Recommendations

Property (8)



Area
Super Built up area 650 sq.ft. (60.39 sq.m.)
Carpet area: 500 sq.ft. (46.45 sq.m.)

Configuration
1 Bedroom, 2 Bathrooms, No Balcony

Price
₹ 1.1 Crore + Govt Charges & Tax @ 16,923 per sq.ft. [View Price Details](#)

Address
Satya Jivan Soc Lbs Marg, kurla (west), Central Mumbai suburbs

Floor Number
Ground of 4 Floors

Facing
East

Overlooking
Park/Garden, Main Road

Property Age
10+ Year Old

Places nearby
3/8 Satya Jivan Soc Lbs Marg, kurla (west), Central Mumbai suburbs, Mumbai

- QURESHI MASJID
- fhatak majid
- Umar Masjid
- Bal Hanuman Mandir
- sai baba mandir
- shankar mandir

Sale Instance

Index 2	
530520 23/01/2022	सूची क्र.2
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दुष्यम निबंधक : सह दु.नि.कुर्ला 5 दस्ता क्रमांक : 530/2022 नोंदणी : Regn:63m
गावाचे नाव : कुर्ला	
(1) किराईचा प्रकार	करारनामा
(2) मोबदला	8500000
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	4888606
(4) भू-मापन पोटाहिल्ला व घरकमांक(असल्यास)	1) पारिलेचे नाव:Mumbai Ma.no.pa. इतर वर्णन :सदनिका नं. 12, माळा नं. पहिला मजला, इमारतीचे नाव. ओम निवास को-ऑप हौसींग सोसायटी ली.सी विंग, ब्लॉक नं. कुर्ला प. मुंबई 400070, रोड : एल. बी. एस. मार्ग., इतर माहिती: मोजे कुर्ला 4((C.T.S. Number : 188.))
(5) क्षेत्रफळ	44.60 चौ.मीटर
(6) आकारणी किंवा चुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्धून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव- अशा वयाम छाबलानी वय-69 पत्ता-प्लॉट नं. सी-12, माळा नं. 1, इमारतीचे नाव. ओम निवास को-ऑप हौसींग सोसायटी ली., ब्लॉक नं. - रोड नं. एल बी एस मार्ग, कुर्ला प. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं.-AKPC2778H 2): नाव- वषा छाबलानी मखिजानी तर्फे कु. मु. संपून कीर्त छाबलानी केसवानी वय- 36 पत्ता-प्लॉट नं. बी 6, माळा नं. - इमारतीचे नाव. ओम निवास को-ऑप हौसींग सोसायटी ली., ब्लॉक नं. - रोड नं. एल बी एस मार्ग, कुर्ला प. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं.-ANDPC0485D 3): नाव- हेमलता वयाम छाबलानी वय-42 पत्ता-प्लॉट नं. सी-12, माळा नं. - इमारतीचे नाव. ओम निवास को-ऑप हौसींग सोसायटी ली., ब्लॉक नं. - रोड नं. एल बी एस मार्ग, कुर्ला प. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं.-AFKPC0910N 4): नाव- दीक्षा छाबलानी केसवानी वय- 38 पत्ता-प्लॉट नं. बी 6, माळा नं. - इमारतीचे नाव. ओम निवास को-ऑप हौसींग सोसायटी ली., ब्लॉक नं. - रोड नं. एल बी एस मार्ग, कुर्ला प. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं.-AOKPC4897F
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव- साहित सुरज गुजा वय-46, पत्ता-प्लॉट नं. 44, माळा नं. 4, इमारतीचे नाव. डॉम्बे टॅक्सिमेन्स सीटवयस ली. विल्डिंग नं 6बी, ब्लॉक नं. - रोड नं. एल बी एस मार्ग, कुर्ला प. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं.-AESPG3136R 2): नाव- सुरज प्रसाद गुजा वय-70: पत्ता-प्लॉट नं. 44, माळा नं. 4, इमारतीचे नाव. डॉम्बे टॅक्सिमेन्स सीटवयस ली. विल्डिंग नं 6बी, ब्लॉक नं. - रोड नं. एल बी एस मार्ग, कुर्ला प. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400070 पॅन नं.-ACMPG7666A
(9) दस्तऐवज करून दिल्याचा दिनांक	11/01/2022
(10)दस्ता नोंदणी केल्याचा दिनांक	11/01/2022
(11)अनुक्रममांक,खंड व पृष्ठ	530/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	425000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

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17639520 11/12/2021	सूची क्र.2
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दुष्यम निबंधक : सह दु.नि.कुर्ला 5 दस्ता क्रमांक : 17639/2021 नोंदणी : Regn:63m
गावाचे नाव : कुर्ला	
(1) किराईचा प्रकार	करारनामा
(2) मोबदला	10287500
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	6134788
(4) भू-मापन पोटाहिल्ला व घरकमांक(असल्यास)	1) पारिलेचे नाव:Mumbai Ma.no.pa. इतर वर्णन :सदनिका क्र. 0102, माळा नं. 1 ता मजला ए विंग, इमारतीचे नाव. विंग, ब्लॉक नं. कुर्ला पश्चिम, रोड : प्रभाकर केळकर मार्ग मुंबई - 400070, इतर माहिती: क्षेत्र 44.13 चौ मी कारपेट रेश प्रमाणे, सोबत 1 कारपाकिंग बाहेत,विलेज कुर्ला 4 व इतर माहिती व मिळकतीचे वर्णन दस्ता नमूद केल्याप्रमाणे.((C.T.S. Number: 106, 106/1 TO 5, 107, 107/1 TO 9 AND 106, 106PT, 111PT, 111/1 TO 70, 77, 80 TO 182 AND 112PT.))
(5) क्षेत्रफळ	48.54 चौ.मीटर
(6) आकारणी किंवा चुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/सिद्धून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव- मेत्सर्न अर्काई विल्डन के भागिदार मेत्सर्न ओमकार वीरवर्धन अँड डेवळरपर्स प्रा ली के ऑपिस्विटरी केसरी प्रसाद पाठक आणि अशोक कुमार सरावगी तर्फे मुख्यावर सचिन चांदलेकर वय- 31 पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव. ओमकार हाउस, ब्लॉक नं. कायम बुनाभट्टी सिंगल समोर सायम पुर्य मुंबई, रोड नं. अर्क इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई, पिन कोड:-400022 पॅन नं.-AAMFA1604 2): नाव- मेत्सर्न अर्काई विल्डन के भागिदार मेत्सर्न वेंकटेश वीरवर्धन प्रा ली के ऑपिस्विटरी केसरी प्रसाद पाठक आणि अशोक कुमार सरावगी तर्फे मुख्यावर सचिन चांदलेकर वय- 31 पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव. ओमकार हाउस, ब्लॉक नं. कायम बुनाभट्टी सिंगल समोर सायम पुर्य मुंबई, रोड नं. अर्क इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई, पिन कोड:-400022 पॅन नं.-AAMFA1604
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव- शायररूप विल्डन एल एल पी के भागिदार लक्ष्मिकान्त वामसुंदर व्हास तर्फे मुख्यावर सचीश वाचकर - वय- 29: पत्ता-प्लॉट नं. 314/ए, माळा नं. 3 रा मजला, इमारतीचे नाव. विल्डन अर्काई, ब्लॉक नं. अशा नगर, वेंकटेश एक्सप्रेस हायवे व्हा समोर, रोड नं. कारिवली पुर्य मुंबई, महाराष्ट्र, मुंबई, पिन कोड:-400101 पॅन नं.-AAMFH7297)
(9) दस्तऐवज करून दिल्याचा दिनांक	26/11/2021
(10)दस्ता नोंदणी केल्याचा दिनांक	26/11/2021
(11)अनुक्रममांक,खंड व पृष्ठ	17639/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	514400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



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As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is at ₹ 1,10,36,872.00 (Rupees One Crore Ten Lakh Thirty Six Thousand Eight Hundred Seventy Two Only). The Realizable Value of the above property is ₹ 99,33,185.00 (Rupees Ninety Nine Lakh Thirty Three Thousand One Hundred Eighty Five Only) and the Distress value of the property is ₹ 88,29,498.00 (Rupees Eighty Eight Lakh Twenty Nine Thousand Four Hundred Ninety Eight Only).

Place: Mumbai

Date: 04.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=90228d01b1b15d013b0f37a2686f913490cf3d3344133
31152796741805662, postalCode=400069, st=Maharashtra,
serialNumber=41235a566ab9c8940c7a55ab9c7efeb31f37b07
e304e2872c793278625dc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.07.04 15:31:41 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

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

Date

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Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 04.07.2023 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 04.07.2023. 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. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Shri. Ghisulal Punamchandji Jain & Shri. Ashokkumar Ghisulal Jain from M/s. Sanghvi & Sawla Enterprises vide Agreement for Sale dated 03.11.2004.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, Diamond Garden Branch Chembur 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 Prayush Parekh – Senior Valuation Engineer Suraj Zore – Valuation Engineer Pradnya Rasam – 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 – 04.07.2023 Valuation Date – 04.07.2023 Date of Report – 04.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 04.07.2023
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



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **05th July 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 506.00** owned by **Shri. Ghisulal Punamchandji Jain & Shri. Ashokkumar Ghisulal Jain**. 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 **Shri. Ghisulal Punamchandji Jain & Shri. Ashokkumar Ghisulal Jain**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 506.00**.

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 / Exiting 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 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 **Carpet Area in Sq. Ft. = 506.00.**

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 - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ
BABURAO
CHALIKWAR
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=India, 2.5.4.20=9822b6c0f4d83dc01e0cf39e24865911400e13d33d41333115279b17a18b5652, postalCode=400056, st=Maharashtra, serialNumber=41a55a564b8cc99d6b2a55a1fc3cfebb1f31bd24394e2872e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
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Auth. Sign.

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Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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FOR VACUOLA CONSULTANTS III (P. 10)

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