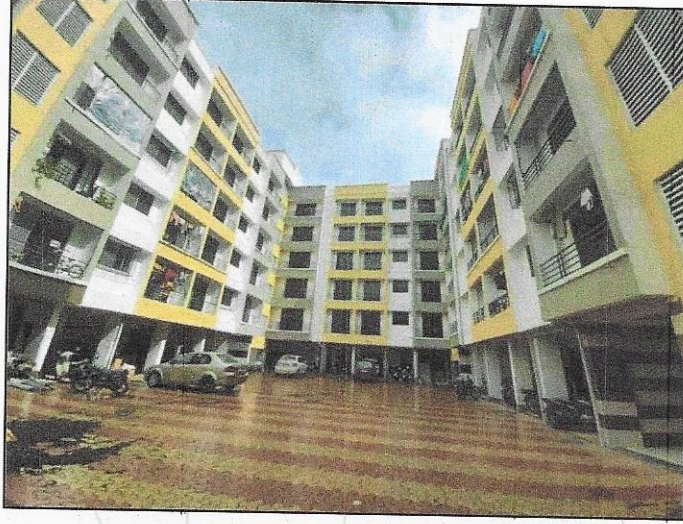


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Priti Pradip Gaikwad**

Residential Flat No. 403, 4th Floor, Type A, “**Ashtavinayak**”, Village – Tembhode, Taluka & District – Palghar,
State – Maharashtra, Country – India.

Longitude Latitude: 19°42'07.9"N 72°45'29.6"E

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Valuation Done for:

Union Bank of India




Union Loan Point Kandivali (East) Branch

Patel Apartment, Near BEST Depot. C. P. Road, Kandivali (East) Mumbai - 400101.



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 Report Prepared For: Union Bank of India / Union Loan Point Kandivali (East) Branch/ Priti Pradip Gaikwad (2369/2301499)

Page 2 of 23

Vastu/Mumbai/07/2023/2369/2301499

11/17-124-NISH

Date: 11.07.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 403, 4th Floor, Type A, "Ashtavinayak", Village – Tembhode, Taluka & District – Palghar, State – Maharashtra, Country – India belongs to **Priti Pradip Gaikwad**.

Boundaries of the property.

North	:	Maha Ganpati Apartment
South	:	Bungalow
East	:	Internal Road
West	:	Padmavati Residency

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 **₹ 17,25,000.00 (Rupees Seventeen Lakh Twenty Five 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**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=B, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=india,
2.5.4.2b-992206c4e4d33d4c0c139e26869134902f3f33d4133
31:227917a185652:gnoc:ca=00009, c=Maharashtra,
serialNumber=1a5656a8b289862a568fca2f4811914d2=
94a287229a327a258fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.07.12 10:58:01 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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
 Union Loan Point Kandivali (East) Branch
 Patel Apartment, Near BEST Depot.
 C. P. Road, Kandivali (East) Mumbai - 400101

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	: 10.07.2023
	b)	Date on which the valuation is made	: 11.07.2023
3.	List of documents produced for perusal	:	
	i)	Copy of Agreement for Sale dated 19.06.2023	
	ii)	Copy of RERA Certificate No. P99000021493 dated 05.07.2019	
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)	:	Priti Pradip Gaikwad. Address: Residential Flat No. 403, 4 th Floor, Type A, "Ashtavinayak", Village – Tembhode, Taluka & District – Palghar, State – Maharashtra, Country – India. Contact Person: Suresh Singh – (Supervisor) Contact No: 8459755841 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 4 th Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + W.C. + Bath. (i.e. 1 BHK + W.C. + Bath). The property is at 1.9 Km. travelling distance from nearest railway station Palghar.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Survey No. 131/6A, 128/1, 77/1C, 131/6B
	b)	Door No.	: Residential Flat No. 403
	c)	C.T.S. No. / Village	: Village – Tembhode
	d)	Ward / Taluka	: Taluka - Palghar
	e)	Mandal / District	: District - Palghar
	f)	Date of issue and validity of layout of approved map / plan	: N.A. Copy Approved plan were not provided and not verified.
	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. 403, 4 th Floor, Type A, "Ashtavinayak", Village – Tembhode, Taluka & District – Palghar, State – Maharashtra, Country – India.
8.		City / Town	:	Palghar
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
		i) High / Middle / Poor	:	Middle Class
		ii) Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Tembhode Palghar Municipal Council
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		Maha Ganpati Apartment Details not available
		South		Bungalow Details not available
		East		Internal Road Details not available
		West		Padmavati Residency 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. = 457.00 (Area as per Actual Measurement) Carpet Area in Sq. Ft. = 345.00 (Area as per Agreement for sale) Built up Area in Sq. Ft. = 379.00 (Area as per Agreement for sale)
14.1		Latitude, Longitude & Co-ordinates of Flat	:	19°42'07.9"N 72°45'29.6"E
15.		Extent of the site considered for Valuation (least of 13A & 13B)	:	Carpet Area in Sq. Ft. = 345.00 (Area as per Agreement for sale)

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No. 131/6A, 128/1, 77/1C, 131/6B
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Tembhode Palghar Municipal Council
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 403, 4 th Floor, Type A, “Ashtavinayak”, Village – Tembhode, Taluka & District – Palghar, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Industrial / Mixed	:	Residential
4.	Year of Construction	:	2020 (Approx.)
5.	Number of Floors	:	Stilt + 4 upper floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling Flats in the building	:	6 Flats on 4 th Floor
8.	Quality of Construction	:	Yes
9.	Appearance of the Building	:	Yes
10.	Maintenance of the Building	:	Yes
11.	Facilities Available	:	
	Lift	:	1 Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III FLAT			
1	The floor in which the Flat is situated	:	4 th Floor
2	Door No. of the Flat	:	Residential Flat No. 403
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood door frame with flush doors
	Windows	:	Powder 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 provided



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4	Guideline rate obtained from the Registrar's Office	:	₹ 29,200.00 per Sq. M. i.e., ₹ 2,713.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	3 Years
	Life of the building estimated	:	57 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A., as the property age is below 5 years
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,500.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 2,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,000.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Flat (incl. car parking)	345.00 Sq. Ft.	5,000.00	17,25,000.00
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			
	Total Value of the property			17,25,000.00
	The Realizable value of the property			15,52,500.00
	Distress value of the property			13,80,000.00
	Insurable value of the property			9,47,500.00
	Guideline value of the property			10,28,227.00



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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 ₹ 4,500.00 to ₹ 5,500.00 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 Industrial application in the locality etc. We estimate ₹ 5,000.00 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	₹ 3,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



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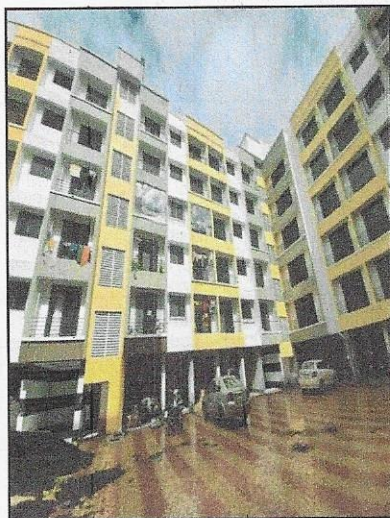
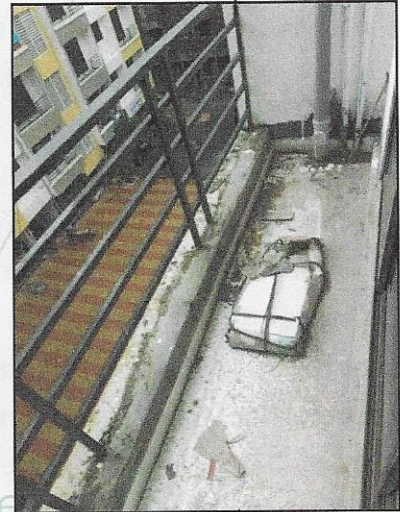
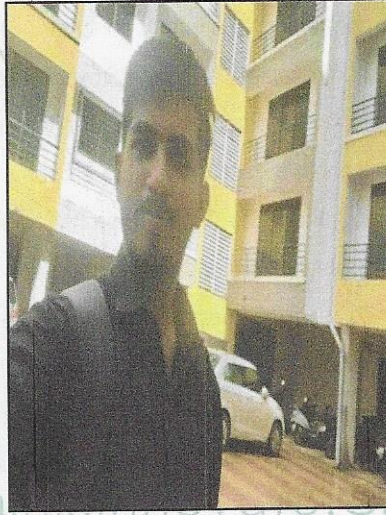
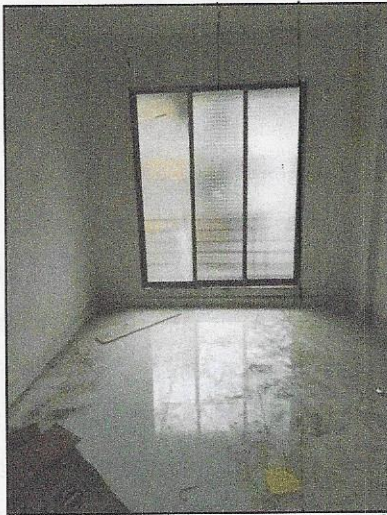
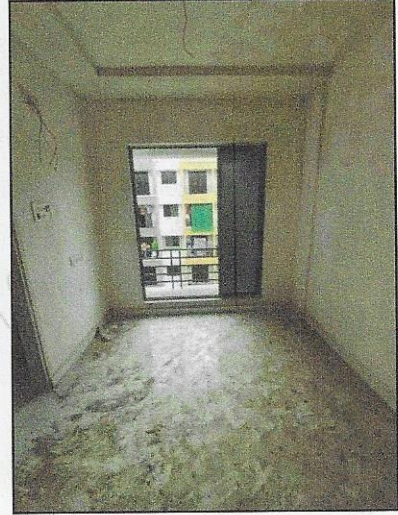
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Actual Site Photographs



Price Indicators

Address of Choice BANGALORE Search Properties

Home Mumbai Palghar R K Ashtavinayak Homes

R K Ashtavinayak Homes

★★★★★ Palghar By: R K Builders And Developers

Address: TEMBHODE ROAD, TEMBHODE, PALGHAR, THANE, MAHARASHTRA, INDIA, 401404

Get exclusive special offers for just 25 buyers

1 BHK Residential Property
EMI Start at ₹
Status: Under Construction

CONTACT NOW FAQ's

- Apartment Sizes Ranges in Between 255 sqft - 278 sqft.
- Total Units & Towers: 96 Units & Towers
- Total Project Area: 2 Acres
- Possession: Possession February, 2022
- Rera: P99000017084

Starting Base Price **10.61 Lacs**

Overview of R K Ashtavinayak Homes

R K Ashtavinayak Homes is a Under Construction Residential apartment in palghar, mumbai, the Residential project, R K Ashtavinayak Homes is spread across the 2 Acres of land in palghar area and features the very best in the R K Builders And Developers's luxury segment, the R K Ashtavinayak Homes offers spacious 1 bHK apartment with luxurious features, the apartment sizes in R K Ashtavinayak Homes ranges between 255 sqft - 278 sqft & the pricing starts from 10.61 Lacs-11.56 Lacs.

The R K Ashtavinayak Homes provides the total 96 units to choose from for your dream buy, the builder is guaranteed to bring a quality living experience to the community of palghar with brilliant architecture, and an equivalent lifestyle in R K Ashtavinayak Homes. R K Ashtavinayak Homes location has excellent connectivity with a significant part of the city & it is located at the heart of the palghar.

The amenities at R K Ashtavinayak Homes include a fully equipped clubhouse, gardens, gymnasium, swimming pool, outdoor activity, and children's play area with utmost

PROPERTYCROW Select City

+91-9820575619 Buy/Rent Property Home Loan About

New Projects in India New Projects in Mumbai Ashtavinayak Complex

Ashtavinayak Complex Palghar, Mumbai

Project Photos Floor Plan

Location: Raj Nagar, Palghar, Mumbai

- BHK: 1 BHK & 2 BHK
- Size: 459 Sq.ft To 543 Sq.ft (Carpet)
- Developed by: Shamik Enterprises Pvt Ltd
- Possession Expected Around Jun 2017
- Investor Flats / Resale Flats Available
- Price: 30 Lacs Onwards
- RERA NO.: P99000008801

Call Now: +91 98205 75619

Interested Join Owner's Group

Property Code: PropertyCrow2761

Share This Project:

About Project Floor Plan Amenities Location Enquire Now Reviews Report Error

Price Indicator

magicbricks Buy Rent Sell Home Loans

Home » Property for sale in Palghar » Flats for Sale in Palghar » Flats for Sale in Tamornode » 2 BHK Flats for Sale in Tamornode » 929 Sq.ft.

Posted on Mar 15, 23 Property ID: 56840499

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₹38.0 Lac How much loan can I get? ONLY ON MAGICBRICKS

929 Sq.ft 2 BHK Flat For Sale in **Tembhode, Palghar**

2 Beds **2 Baths** **Unfurnished**

Super Built-Up Area: **929 sqft** ₹4,090/sqft
 Floor: **5 (Out of 7 Floors)**
 Transaction Type: **Resale**

Status: **Ready to Move**
 Furnished Status: **Unfurnished**

Contact Owner **VARDHMAN** -91-9710000000
 Get Phone No.

More Details

Price Breakup: **₹38 Lac**
 Address: **Tembhode, Palghar, Maharashtra**
 Furnishing: **Unfurnished**

Contact Owner

HOUSING.com Buy Rent Sell

Palghar

R K Ashtavinayak Homes

By **R K BUILDERS AND DEVELOPERS**
 Palghar, Mira Road and Beyond, Palghar

1, 2 BHK Apartments Configurations
 Possession Starts: **Dec 2024**
 Avg. Price: **₹4.59 K/sq.ft**

178.00 sq.ft. - 408.00 sq.ft. (Carpet Area) Sizes

₹8.17 L - 18.73 L | ₹4.59 K/sq.ft
 EMI starts at ₹4.33 K
 Price excludes maintenance, floor rise. **See More**

Contact Developer

Request Photos

Overview/Home More About Project About Project Recommended Properties Floor Plan Amenities **Project**

R K Ashtavinayak Homes Overview

Awsome! Most viewed project in this area

Price Indicator

magicbricks
Hi, nitesh

Home > Property for Sale in Palghar > Flats for Sale in Palghar > Flats for Sale in Tembhode > 1 BHK Flats for Sale in Tembhode > 605 Sq-ft

Get full support from Relationship Manager MB Prime
Shortlists/Properties Communicates with Owners
Live Video Call
Join Prime

₹20.5 Lac How much loan can I get? ONLY ON MAGICBRICKS

605 Sq-ft 1 BHK Flat For Sale in **Tembhode, Palghar**

1 Bed **2 Baths** **2 Balconies** **Semi-Furnished**

Carpet Area: **400 sqft** ₹5125/sqft

Floor: **4 (Out of 7 Floors)**

Furnished Status: **Semi-Furnished**

Transaction Type: **Resale**

Age Of Construction: **Under Construction**

Contact Owner
Get Phone No.
Last contact made 154 days ago

Posted on: May 07, 23 Property ID: 62165367

Contact Owner
mahesh gaonkar +91-78XXXXXXX

Get Phone No.

More Details

Price Breakup	₹20.5 Lac
Booking Amount	₹11,000
Address	Tembhode, Palghar, Maharashtra
Furnishing	Semi-Furnished

magicbricks
Hi, nitesh

Home > Property for Sale in Palghar > Flats for Sale in Palghar > Flats for Sale in Tembhode > 1 BHK Flats for Sale in Tembhode > 549 Sq-ft

Save Time & Money with MB Prime
Find the right Property by calling Upto 35 Owners directly
Join Prime

₹20.0 Lac How much loan can I get? ONLY ON MAGICBRICKS

549 Sq-ft 1 BHK Flat For Sale in **Tembhode, Palghar**

1 Bed **1 Bath** **Unfurnished**

Super Built-Up Area: **549 sqft** ₹3641/sqft

Floor: **4 (Out of 4 Floors)**

Status: **Ready to Move**

Facing: **East**

Furnished Status: **Unfurnished**

Car Parking: **1 Open**

Type Of Ownership: **Freehold**

Age Of Construction: **Less than 5 Years**

Contact Owner
Get Phone No.
Last contact made 103 days ago

Posted on: Mar 16, 23 Property ID: 63858577

Contact Owner
Rajiv Maheshwari +91-70XXXXXXX

Get Phone No.

More Details

Price Breakup	₹20 Lac
Address	Near Dandekar college, Dandekar college road, Tembhode, Palghar, Maharashtra
Furnishing	Unfurnished

Sales Transaction

Latest Sale and Lease Transactions in Ashtavinayak Homes

The Transaction Data has been sourced from IndexTap and is available for informational purposes only and no representation or warranty is expressly or impliedly given as to its accuracy. You are advised to visit the relevant IGR Maharashtra website to know more.

Transaction Type	Total Amount	Ready Reckoner Value	Registration Date	Floor	Area	PSF
Sale	₹ 16.7 Lakh	₹ 9.82 Lakh	2023-03-27	G	328.837 Sq.ft.	₹ 5079 / PSF
Sale	₹ 20 Lakh	₹ 8.22 Lakh	2023-01-20	5	346.14 Sq.ft. carpet	₹ 5778 / PSF
Sale	₹ 23.7 Lakh	₹ 11.27 Lakh	2022-12-23	G	415.379 Sq.ft.	₹ 5706 / PSF
Sale	₹ 25 Lakh	₹ 12.19 Lakh	2022-12-09		408.382 Sq.ft.	₹ 6122 / PSF
Sale	₹ 22.5 Lakh	₹ 12.13 Lakh	2022-10-28	5	446.809 Sq.ft.	₹ 5036 / PSF
Sale	₹ 17.5 Lakh	₹ 12.9 Lakh	2022-10-17	5	412 Sq.ft. carpet	₹ 4248 / PSF
Sale	₹ 23.85 Lakh	₹ 14.24 Lakh	2022-10-07	5	454.452 Sq.ft. carpet	₹ 5248 / PSF
Sale	₹ 22.23 Lakh	₹ 10.6 Lakh	2022-03-11		318.38 Sq.ft. carpet	₹ 6982 / PSF
Sale	₹ 10.6 Lakh	₹ 9.08 Lakh	2022-01-28		349.827 Sq.ft.	₹ 3030 / PSF
Sale	₹ 15.68 Lakh	₹ 7.58 Lakh	2022-01-07	G	291.809 Sq.ft.	₹ 5373 / PSF
Sale	₹ 15.56 Lakh	₹ 9.02 Lakh	2021-09-24		263.608 Sq.ft. carpet	₹ 5903 / PSF
Sale	₹ 15.56 Lakh	₹ 9.09 Lakh	2021-09-24		265.761 Sq.ft. carpet	₹ 5855 / PSF

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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 ₹ 17,25,000.00 (Rupees Seventeen Lakh Twenty Five Thousand Only).

Place: Mumbai

Date: 11.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ
BABURAO
CHALIKWAR
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=admin,
2.5.4.20=9622b64f4d35dc03e0cf39e2086591349d13d33
e41333115279b17a18b5652, postalCode=400069,
st=Maharashtra,
serialNumber=41a56a465ab0c09d4b2a55aff1e3d4b31f3
1b7a25942027a29a3270623bfc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.07.12 18:58:28 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

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 11.07.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 10.07.2023. 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 Chairman & Managing Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is purchased by Priti Pradip Gaikwad.
2.	Purpose of valuation and appointing authority	As per the request from Union Loan Point Kandivali (East) Branch, Mumbai to assess fair market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Yadnyesh Patil – Valuation Engineer Nitesh Khedekar – Technical Officer Shobha Kuperkar – Technical Manager
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 – 10.07.2023 Valuation Date – 11.07.2023 Date of Report – 11.07.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done 10.07.2023
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 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



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **11th 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 advise 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 **345.00 Sq. Ft. Carpet Area** in the name of **Priti Pradip Gaikwad**. 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 **Priti Pradip Gaikwad**. 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 **345.00 Sq. Ft. Carpet 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 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, Admeasuring **345.00 Sq. Ft. Carpet 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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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.



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