

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Darshani Vishal Purandare**

Residential Flat No. 702, 7th Floor, "**Donda Heights**", Village - Dhovali, Vasai Road (West),
Taluka - Vasai, District - Palghar, PIN – 401 201, State – Maharashtra, Country – India.

Longitude Latitude: 19°20'41.6"N 72°48'13.4"E

Think Valuation Done for: Create

State Bank of India

RASMECCC Bhayandar Branch

Unit No. 101, 102, 103B, 1st Floor, IT Landmark Building, 150ft. Road, Near Hotel Shree Nidhi,
Opp. Maxus Mall, Bhayandar (West), Thane – 401 101, State – Maharashtra, Country – India.



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Chandivall Farm Road, Andheri (East),
Mumbai - 400 072, (INDIA)
TeleFax : +91 22 28371325/24
email : mumbai@vastukala.org



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 702, 7th Floor, "Donde Heights", Village - Dhovali, Vasai Road (West), Taluka - Vasai, District - Palghar, PIN – 401 201, State – Maharashtra, Country – India belongs to **Mrs. Darshani Vishal Purandare**.

Boundaries of the property.

North : House / Bungalow
South : Paradise Building
East : Bungalow
West : Maulana Azad 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 **₹ 51,83,640.00 (Rupees Fifty One Lakhs Eighty Three Thousand Six Hundred Forty 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=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, c=IN
Date: 2023.08.24 12:11:22 +05'30'

Auth. Sign.



Our Pan India Presence at :

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Delhi NCR Washik 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 Assistant General Manager,
State Bank of India
RASMECCC Bhayandar Branch
 Unit No. 101, 102, 103B, 1st Floor,
 IT Landmark Building, 150ft. Road,
 Near Hotel Shree Nidhi, Opp. Maxus Mall,
 Bhayander (West), Thane – 401 101,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 22.08.2023
	b)	Date on which the valuation is made	: 24.08.2023
3.	List of documents produced for perusal:		
	1)	Copy of Agreement for Sale dated 105.08.2023 between M/s. Guruprabhu Realtors (the Promoter) AND Mrs. Darshani Vishal Purandare (the Purchaser)	
	2)	Copy of Occupancy Certificate No. VVCMC/TP/OC/VP-5848-B/28/2023-24 dated 17.07.2023 issued Vasai Virar City Municipal Corporation.	
	3)	Copy of Commencement Certificate No. VVCMC / TP / CC / VP-5848-B / 103 / 2018-19 dated 20.07.2018 issued by Vasai Virar City Municipal Corporation (Downloaded from RERA).	
	4)	Copy of RERA Certificate No. P99000021303 dated 08.09.2021	
	5)	Copy of Revised Development Permission VVCMC / TP / RDP / VP-5848-B / 128 / 202-21 dated 10.12.2020 issued by Vasai Virar City Municipal Corporation (Downloaded from RERA).	
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)	:	Mrs. Darshani Vishal Purandare Address: Residential Flat No. 702, 7 th Floor, "Donde Heights", Village - Dhovali, Vasai Road (West), Taluka - Vasai, District - Palghar, PIN – 401 201, State – Maharashtra, Country – India. Contact Person: Mrs. Darshani V. Purandare (Owner) Contact No.: 9850187225 Sole Ownership
5.	Brief description of the property (including Leasehold / freehold etc.)	:	The property is a Residential Flat No. 702 is located on 7 th Floor. The composition of Residential Flat is Living with Dining Area + 2 Bedrooms + Kitchen + Passage + 2 Toilets + Cupboard Area + Balcony Area + Dry Balcony Area (i.e., 2BHK with 2 Toilets). The property is at 8.5Km travelling distance from nearest railway

			station Vasai Road.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Residential Flat No. 702
	c) C.T S. No. / Village	:	Pardi No. 64 & City Survey No. 2852/A of Village – Dhovali
	d) Ward / Taluka	:	Taluka – Vasai
	e) Mandal / District	:	District – Palghar
	f) Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is available, we assumed that the construction is as per approved 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. 702, 7 th Floor, "Donde Heights", Village - Dhovali, Vasai Road (West), Taluka - Vasai, District - Palghar, PIN – 401 201, State – Maharashtra, Country – India.
8.	City / Town	:	Vasai Road (West), 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 – Dhovali Vasai Virar City 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 documents
	North	:	House / Bungalow Details not available
	South	:	Paradise Building Details not available
	East	:	Bungalow Details not available
	West	:	Maulana Azad 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	:	Area as per actual site measurement area as under: <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Carpet Area</td> <td>716.00</td> </tr> <tr> <td>Flowerbed</td> <td>69.00</td> </tr> <tr> <td>Dry Balcony</td> <td>20.00</td> </tr> <tr> <td>Total Carpet Area</td> <td>805.00</td> </tr> </tbody> </table> <p>Carpet Area in Sq. Ft. = 741.00 Flowerbed & Dry Balcony Area in Sq. Ft. = 111.00 Total Area in Sq. Ft. = 852.00 (Area as per Agreement for Sale)</p> <p>Built-up Area in Sq. Ft. = 937.00 (Carpet Area + 10%)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>	Particulars	Area in Sq. Ft.	Carpet Area	716.00	Flowerbed	69.00	Dry Balcony	20.00	Total Carpet Area	805.00
Particulars	Area in Sq. Ft.												
Carpet Area	716.00												
Flowerbed	69.00												
Dry Balcony	20.00												
Total Carpet Area	805.00												
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°20'41.6"N 72°48'13.4"E										
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 741.00 Flowerbed & Dry Balcony Area in Sq. Ft. = 111.00 Total Area in Sq. Ft. = 852.00 (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.	:	Pardi No. 64 & City Survey No. 2852/A of Village - Dhovali										
	Block No.	:	-										
	Ward No.	:	-										
	Village / Municipality / Corporation	:	Village - Dhovali Vasai Virar City Municipal Corporation.										
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 702, 7 th Floor, "Donde Heights", Village - Dhovali, Vasai Road (West), Taluka - Vasai, District - Palghar, PIN - 401 201, State - Maharashtra, Country - India.										
3.	Description of the locality Residential / Commercial / Mixed	:	Residential										

4.	Year of Construction	:	2023 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground (Part) + Stilt (Part) + 7 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	3 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	:	2 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewer
	Car parking - Open / Covered	:	Covered 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	:	7 th Floor								
2	Door No. of the Flat	:	Residential Flat No. 702								
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								
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	:	Mrs. Darshani Vishal Purandare								
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. = 937.00 (Carpet Area + 10%)								
10	What is the floor space index (app.)	:	As per VVCMC norms								
11	What is the Carpet Area of the Flat?	:	Area as per actual site measurement are as under:								
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			Total Carpet Area	805.00
			Carpet Area in Sq. Ft. = 741.00 Flowerbed & Dry Balcony Area in Sq. Ft. = 111.00 Total Area in Sq. Ft. = 852.00 (Area as per Agreement for Sale)	
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?	:	Vacant	
15	If rented, what is the monthly rent?	:	₹ 10,000.00 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 developed 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)	:	₹ 6,000.00 to ₹ 7,000.00 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).	:	₹ 6,600.00 per Sq. Ft. on Carpet Area	
3	Break - up for the rate	:		
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.	
	II. Land + others	:	₹ 4,100.00 per Sq. Ft.	
4	Guideline rate obtained from the Registrar's Office for new property	:	₹ 44,415.00 per Sq. M. i.e., ₹ 4,126.00 per Sq. Ft	
4a	Guideline rate (after depreciation)	:	N.A. the building age is below 5 years	
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 are Fixed by respective State Government for computing Stamp Duty / Rgstr. Fees. Thus it 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)	:	₹ 2,500.00 per Sq. Ft.
Age of the building	:	New Building
Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
Depreciation percentage assuming the salvage value as 10%	:	N.A. the building 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	:	₹ 4,100.00 per Sq. Ft.
Total Composite Rate	:	₹ 6,600.00 per Sq. Ft.
Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (Carpet Area)	741.00 Sq. Ft.	6,600.00	48,90,600.00
2	Flowerbed & Dry Balcony Area	111.00 Sq. Ft.	2,640.00	2,93,040.00
3	Wardrobes			
4	Showcases			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			
9	Extra collapsible gates / grill works etc.			
10	Potential value, if any			
11	Others			
Total / Realizable value of the property				51,83,640.00
Insurable value of the property (937.00 X 2,500.00)				23,42,500.00
Guideline value of the property (As per Index II)				45,37,500.00

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 ₹ 6,000.00 to ₹ 7,000.00 per Sq. 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 Residential and Commercial application in the locality etc. We estimate ₹ 6,600.00 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	₹ 10,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual site photographs



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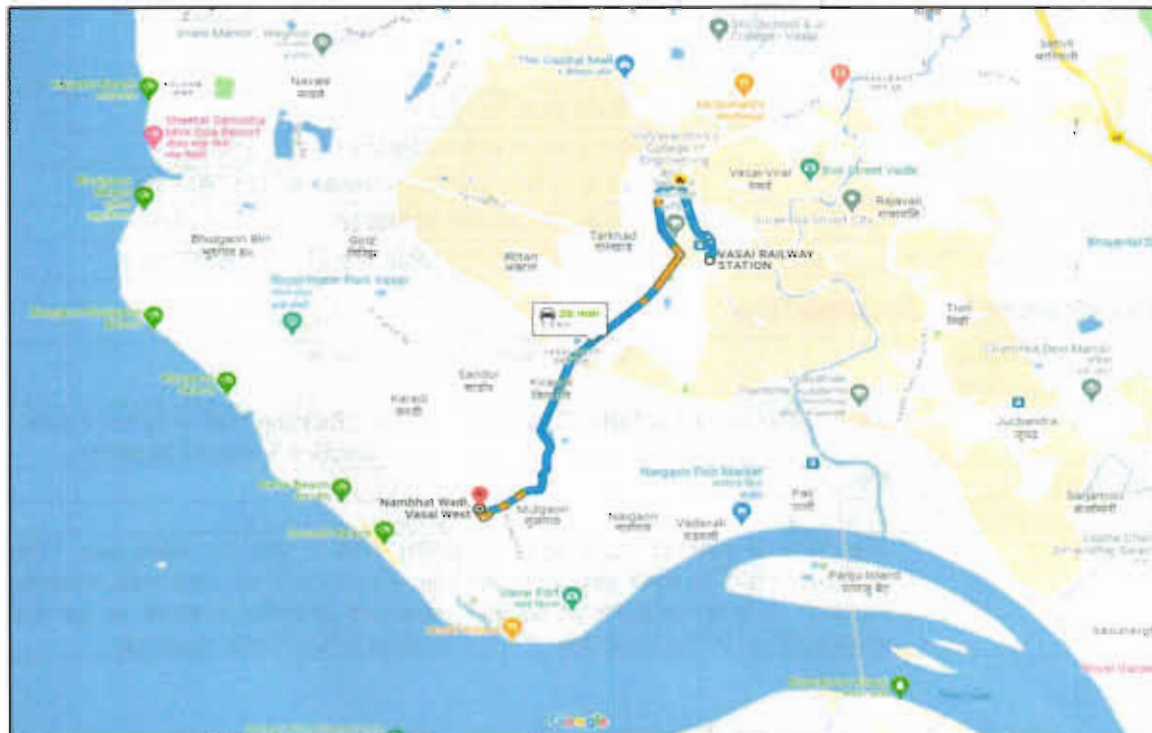
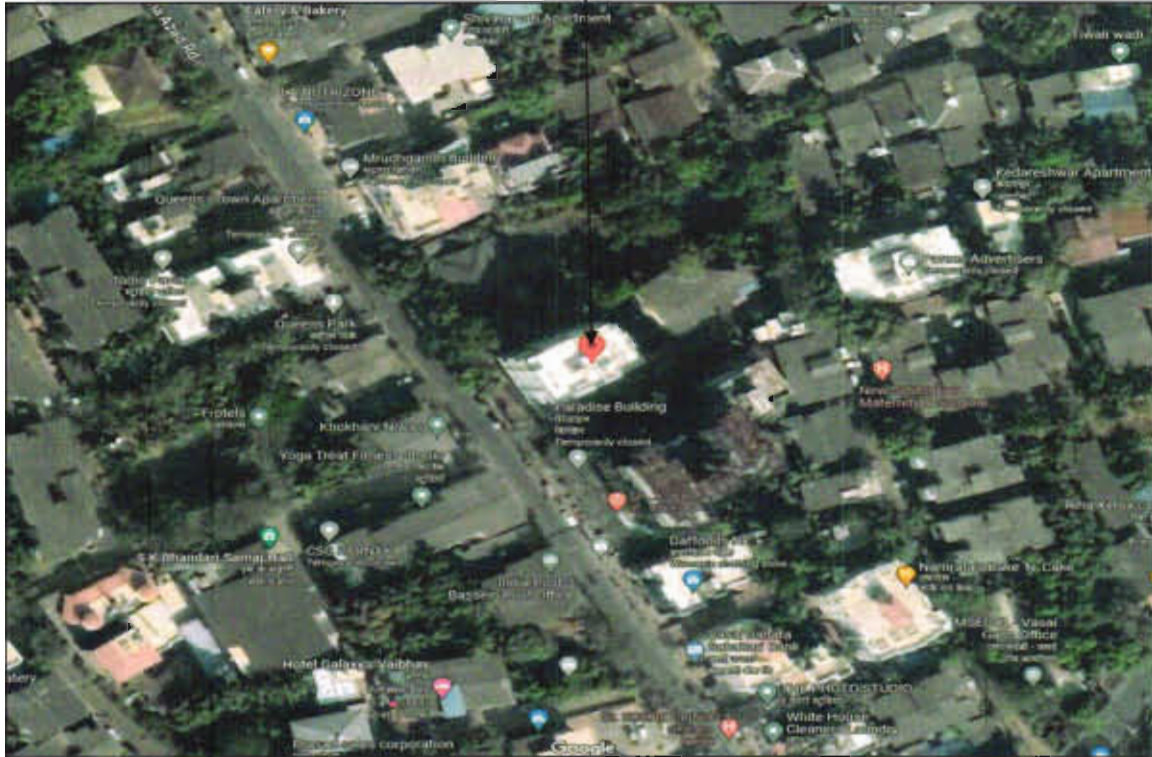
Actual site photographs



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Route Map of the property

Site:u/r



Longitude Latitude: 19°20'41.6"N 72°48'13.4"E

Note: The Blue line shows the route to site from nearest railway station (Vasai – 8.5 KM.)



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Ready Reckoner Rate

Department of Registration & Stamps Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन					
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन बाजारमूल्य दर पत्रक							
Home	Valuation Rules	User Manual	Close Feedback				
Annual Statement of Rates			Language				
Year: 20232024			English				
Selected District: <input type="text" value="पुणे"/>							
Select Taluka: <input type="text" value="बनार"/>							
Select Village: <input type="text" value="भावाचे नाव : मीने श्रोवली"/>							
Search By: <input checked="" type="radio"/> Survey No <input type="radio"/> Location							
Enter Survey No: <input type="text" value="2852"/> <input type="button" value="Search"/>							
उपविभाग	पूजी नवीन	निवाडी मरविवा	अंशित	तुळने	बीजोपिन	एकक (Sq./)	Attribute
4- रहिवास व इतर वास्तव्य अनुसूचित बांधकामातील जमिनी	9800	42300	48600	53100	48600	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	42,300.00			
5% increase on Flat Located on 7 th Floor	2,115.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	44,415.00	Sq. Mtr.	4,126.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

HOUSING.COM Buy in Mumbai

₹37.14 L - 68.43 L | ₹9.13 K/sq.ft
[PM starts at ₹4.67 L]

By **DIVEKAR CONSTRUCTION**
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Divekar Paradise

1, 2, 3 BHK Apartments Configurations | Jun. 2021 Possession Starts | ₹9.13 K/sq.ft Avg. Price | 407.00 sq.ft. - 751.00 sq.ft. Carpet Area Size

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Sales Instance

897535 24-08-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	दुय्यम निबंधक सह दु.नि.वसई 6 दस्तऐवज क्रमांक.:897/2023 नोंदपी : Regn:63m
गाव : भोवली		
(1)दस्तऐवज प्रकार	करगनामा	
(2)मोबदला	4900000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकर अकरापी देतो कि पट्टेदार ते नमूद करावे)	3944500	
(4)भूमापन ,पोटहिस्सा व परक्रमांक (असल्यास)	1) इतर माहिती : इतर माहिती : विभाग क्र. 2 गाव मौजे भोवली ता. वसई जि. पालघर येथील सि. स. नं. 2352/अ.पडी नं. 64 या मिळकतीवरील दोदे हाईटम या इमारतीमधील सदनिका नं. 701,सातवा मजला,क्षेत्र 68.85 चौ.मी. कार्पेट,शनी मंदिर रोड,डोळ्यांच्या हॉस्पिटल जवळ,पारनाका वसई पश्चिम.	
(5)क्षेत्रफळ	1) 68.85 चौ.मीटर	
(6)अकारपी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. गुरुप्रभु रिअल्टर्स (डेव्हलपर्स) तर्फे भागीदार श्री. ब्रायन नोएल फुटघार्डी 0 प्लॉट नं. - माळा नं. तळ मजला इमारतीचे नाव : तरेजा अपार्टमेंट ब्लॉक नं. 5 रोड नं. सातमादेवी मंदिराजवळ मुळगाव चचेच्या बाजूला मुळगाव वसई पश्चिम ता. वसई जि. पालघर महाराष्ट्र पालघर. 401201	
(8)दस्तऐवज करून घेणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) श्री. अनिकेत राजाराम मंदर 32 प्लॉट नं. - माळा नं. - इमारतीचे नाव : - ब्लॉक नं. - रोड नं. घोलपट्टी रोड दत्त मंदिर जवळ कळव ता. वसई जि. पालघर महाराष्ट्र पालघर. 401304	
(9)दस्तऐवज करून दिल्याचा दिनांक	23/02/2023	
(10)दस्त नोंदपी केल्याचा दिनांक	23/02/2023	
(11)अनुक्रमांक,खड व पृष्ठ	897/2023	
(12)बाजारभावाप्रमाणे मुद्रांक मूल्य	343000	
(13)बाजारभावाप्रमाणे नोंदपी मूल्य	30000	
(14)श्रेय		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		



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Sales Instance

2420535 24-08-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	दुसरे निबंधक:सह दु.नि.वसई 6 दस्तावेज क्रमांक.:2420/2022 नोंदणी : Regn:63m
गाव : धोवली		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	4900000	
(3)प्रकारभाव (बाडेपट्ट्याच्या बाबतीतपट्ट्याक आकारणी देतो कि पट्टेदार ते नमूद करावे)	3616000	
(4)मुदाम्यन,पोटस्त्रिस्ता व परक्याक (उसल्यास)	1) इतर माहिती : विभाग क्र. 2 गाव मोजे धोवली.ता. वसई,जि. पालघर, बेधील सि. स. नं. 2352/अ,पडी नं. 64 या मिळकतीवरील दोपे हार्डिस या इमारतीमधील. सदनिका नं. 303,तिसरा मजला,क्षेत्र 713 चौ.फु. कारपेट म्हणजेच 66.26 चौ.मी. कारपेट,शनी मंदिर रोड,बोळ्यांच्या हॉस्पिटल जवळ,पारनाका,वसई पश्चिम.	
(5)क्षेत्रफळ	1) 66.26 चौ.मीटर	
(6)आकारणी किंवा जुडी वेगवेगळे उभेन तेव्हा		
(7)दस्तावेज करून देणान्या / लिहून देवणान्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. गुरुप्रभु रिअल्टर्स (डेव्हलपर्स) तर्फे मागील श्री. बाबन नोएल फुटबॉल 0 प्लॉट नं. : - माळा नं. : तळ मजला इमारतीचे नाव : तरेखा अपार्टमेंट ब्लॉक नं. : - रोड नं. : सातमादेवी मंदिराजवळ मुळगाव चर्च च्या वावुला मुळगाव वसई पश्चिम ता. वसई जि. पालघर महाराष्ट्र पालघर. 401201	
(8)दस्तावेज करून देणान्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) श्री. सदाशिव पांडुरंग पाटील 82 प्लॉट नं. : - माळा नं. : - इमारतीचे नाव : नंदनवन ब्लॉक नं. : 302 रोड नं. : ओधव नगर गणेश मंदिर जवळ बोरिवली पुर्व मुंबई महाराष्ट्र मुम्बई. 400066 2) श्री. संदीप सदाशिव पाटील 46 प्लॉट नं. : - माळा नं. : - इमारतीचे नाव : नंदनवन ब्लॉक नं. : 302 रोड नं. : ओधव नगर गणेश मंदिर जवळ बोरिवली पुर्व मुंबई महाराष्ट्र मुम्बई. 400066 3) सी. जयश्री सदाशिव पाटील 73 प्लॉट नं. : - माळा नं. : - इमारतीचे नाव : नंदनवन ब्लॉक नं. : 302 रोड नं. : ओधव नगर गणेश मंदिर जवळ बोरिवली पुर्व मुंबई महाराष्ट्र मुम्बई. 400066	
(9)दस्तावेज करून दिल्याचा दिनांक	03/06/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	03/06/2022	
(11)उपक्याक.सूउ व पृष्ठ	2420/2022	
(12)प्राचरभावाप्रयोगी मुद्रांक शुल्क	343000	
(13)प्राचरभावाप्रयोगी नोंदणी शुल्क	30000	
(14)ग्रीव		
मुल्याकतासाठी विचारात घेतलेला तथ्यांक :-		



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Sales Instance

2740535	सूची क्र. २	द्वयम निवधक :सह दु.नि.वसई 6
24-08-2023		दस्तावेज क्रमांक :2740/2022
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		नोंदणी : Regn.63m
गाव : धोवली		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	4950000	
(3)वाजाराभाव (भाडेपट्ट्याच्या बाबतीतपट्टेदार आकारणी देतो कि पट्टेदार ते नमूद करावे)	3616000	
(4)भूमापन ,पॉटहिस्ता व घरक्रमांक (असल्यास)	1) इतर माहिती : विभाग क्र. 2 गाव मोजे धोवली,ता. वसई,जि. पालघर येथील सि. स. नं. 2352/अ,पडी नं. 64 या मिळकतीवरील दोंद हार्डटस या इमारतीमधील सदनिका नं. 403,चौथा मजला,क्षेत्र 713 चौ.फु. कारपेट म्हणजेच 66.26 चौ.मी. कारपेट,शनी मंदिर रोड,डोळ्यांच्या हॉस्पिटल जवळ,पारनाका,वसई पश्चिम.	
(5)क्षेत्रफळ	1) 66.26 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात आसेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. गुरुप्रभु रिअल्टर्स (डेव्हलपर्स) तर्फे भागीदार श्री. बायन नोएल फुटचाडी 0 प्लॉट नं :- माळा नं :- तळ मजला इमारतीचे नाव : तरेजा अपार्टमेंट ब्लॉक नं : 5 रोड नं : सातमादेवी मंदिरजवळ मुळगाव चचेच्या वाजुला मुळगाव वसई पश्चिम ता. वसई जि. पालघर महाराष्ट्र पालघर. 401201	
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मिसेस. कंधरीन विनसेट करवाल्हो 79 प्लॉट नं :- माळा नं :- इमारतीचे नाव :- ब्लॉक नं :- रोड नं : 111 विश्राम वाडी सायमन पाले नाका दिधा सागरशेत रोड वसई पश्चिम ता. वसई जि. पालघर महाराष्ट्र पालघर. 401201 2) नीलम कल्विन करवाल्हो 47 प्लॉट नं :- माळा नं :- इमारतीचे नाव :- ब्लॉक नं :- रोड नं : 111 विश्राम वाडी सायमन पाले नाका दिधा सागरशेत रोड वसई पश्चिम ता. वसई जि. पालघर महाराष्ट्र पालघर. 401201	
(9)दस्तावेज करून दिल्याचा दिनांक	27/06/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	27/06/2022	
(11)अनुक्रमांक,शेड व प्लॉट	2740/2022	
(12)वाजाराभावाप्रमाणे मुद्रांक शुल्क	346500	
(13)वाजाराभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मूल्यांकनामादी विचारात घेतलेला तपशील :-		

Sales Instance

2739535 24-08-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	दृश्यम निवचक -सद्रू दृ.नि.वसई 6 दस्तावेज क्रमांक.:2739/2022 नोंदणी : Regn:63m
गाव : धोवली		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदल	4950000	
(3)प्रावणयंत्र (डिजिटलचाचा बाबतीतपटकर आकारणी देतो कि पटटेरा ते नमूद करावे)	3616000	
(4)मूल्यांकन पोटहिसा व परकमांक (उसलवास)	1) इतर माहिती : विभाग क्र. 2 गाव मोजे धोवली,ता. वसई,जि. पालघर बेधील सि. स. नं. 2352/अ,पडी नं. 64 या मिळकतीवरील दोहे हार्डटस या इमारतीमधील सदनिका नं. 203,दुसरा मजला,क्षेत्र 713 चौ.फु. कारपेट म्हणजेच 66.26 चौ.मी. कारपेट,शनी मंदिर रोड,डोळ्यांच्या हॉस्पिटल जवळ,पारनाका,वसई पश्चिम.	
(5)सेचफळ	1) 66.26 चौ.मीटर	
(6)आकारणी किंवा जुडी देवात उभेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या परक्याचे नाव किंवा दिवाणी चावानबाचा हुकूमनामा किंवा आदेशा उसलवास प्रतिवादीचे नाव व पत्ता	1) में. गुरुप्रभु रिअल्टर्स (डेव्हलपर्स) तर्फे भागीदार श्री. बायन नोएल फुटबॉल 0 प्लॉट नं. - माळा नं. : तळ मजला इमारतीचे नाव : तरेजा अपार्टमेंट ब्लॉक नं. : 5 रोड नं. : सातमादेवी मंदिराजवळ मुळगाव चर्चच्या बाबुला मुळगाव वसई पश्चिम ता. वसई जि. पालघर महाराष्ट्र पालघर. 401201	
(8)दस्तावेज करून देणाऱ्या परक्याचे नाव किंवा दिवाणी चावानबाचा हुकूमनामा किंवा आदेशा उसलवास प्रतिवादीचे नाव व पत्ता	1) मिसेस. कंधरीन विनसेंट कलवाल्हो 79 प्लॉट नं. - माळा नं. - इमारतीचे नाव : - ब्लॉक नं. - रोड नं. : 111 विभ्राम वाडी सायमन पाले नाका दिवा सागरशेत रोड वसई पश्चिम ता. वसई जि. पालघर महाराष्ट्र पालघर. 401201 2) श्री. विनसेंट पॉल कलवाल्हो 82 प्लॉट नं. - माळा नं. - इमारतीचे नाव : - ब्लॉक नं. - रोड नं. : 111 विभ्राम वाडी सायमन पाले नाका दिवा सागरशेत रोड वसई पश्चिम ता. वसई जि. पालघर महाराष्ट्र पालघर. 401301	
(9)दस्तावेज करून दिल्याचा दिनांक	27/06/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	27/06/2022	
(11)उत्क्रमांक,खंड व पृष्ठ	2739/2022	
(12)प्रावणयंत्रावाप्रमाणे मुद्रांक शुल्क	346500	
(13)प्रावणयंत्रावाप्रमाणे नोंदणी शुल्क	30000	
(14)नोंद		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		



(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 24.08.2023 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 22.08.2023. 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

- 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 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.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is purchased by Mrs. Darshani Vishal Purandare from M/s. Guruprabhu Realtors vide Agreement for Sale dated 05.08.2023.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECC Bhayandar Branch 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 Sanket Karalkar – Valuation Engineer Shyam Kajvikar – Technical Manager Jayaraja Acharya – 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 – 22.08.2023 Valuation Date – 24.08.2023 Date of Report – 24.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 22.08.2023
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 Commercial 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 **24th August 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 **741.00 Sq. Ft. Carpet Area & 111.00 Sq. Ft. Flowerbed & Dry Balcony Area** in the name of **Mrs. Darshani Vishal Purandare**. 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 **Mrs. Darshani Vishal Purandare**. 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 **741.00 Sq. Ft. Carpet Area & 111.00 Sq. Ft. Flowerbed & Dry Balcony 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 / 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.



(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.
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).



