

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Dilip Kailash Jaiswal & Shri. Shanikumar Kailashchand Jaiswal**

Residential Flat No. 301, 3rd Floor, Wing – B, Building No. 2, “**Oswal Park**”, Chinchoti Anjur Phata Road,
Near Reliance Smart Point, Village - Narpoli, Taluka – Bhiwandi, District – Thane, PIN Code – 421 302,
State - Maharashtra, Country – India.

Longitude Latitude: 19°16'37.8"N 73°02'20.4"E

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Valuation Prepared for:

Bank of India

Dhamankar Naka Bhiwandi Branch



72, Sneha Sadan, Telipada, Dhamankar Naka, Bhiwandi, Thane - 421302,
State – Maharashtra, Country – India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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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 Prepared For: Bank of India / Dhamankar Naka Bhiwandi Branch/ Shri. Dilip Kailash Jaiswal (3363/2302271) Page 2 of 22

Vastu/Thane/08/2023/3363/2302271
28/07-417-PSVS
Date: 28.08.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, 3rd Floor, Wing – B, Building No. 2, “**Oswal Park**”, Chinchoti Anjur Phata Road, Near Reliance Smart Point, Village - Narpoli, Taluka – Bhiwandi, District – Thane, PIN Code – 421 302, State - Maharashtra, Country - India belongs to **Shri. Dilip Kailash Jaiswal & Shri. Shanikumar Kailashchand Jaiswal.**

Boundaries of the property.

North : Shri Siddhivinayak Residency
South : Deep Mauli Apartment Road
East : Liliwadi Apartments
West : Wing – A, Building No. 2, Oswal Park

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 **₹ 44,40,975.00 (Rupees Forty Four Lakh Forty Thousand Nine Hundred Seventy Five 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.**

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
BOI Emp. No. MNZ:C&I:VAL19-20
Encl: Valuation report.

Auth. Sign.



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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,
Bank of India
Dhamankar Naka Bhiwandi Branch
 72, Sneha Sadan, Telipada, Dhamankar Naka,
 Bhiwandi, Thane - 421302,
 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 Housing Loan Purpose
2.	a)	Date of inspection	: 25.08.2023
	b)	Date on which the valuation is made	: 28.08.2023
3.	List of documents produced for perusal: i) Copy of Agreement for sale dated 25.06.2019 between Smt. Kanchanben Nemchand Galaiya & Mr. Ronak Rajesh Galaiya & Master. Dev Rajesh Galaiy through its Guardian (Kanchanben Nemchand Galaiya) (the Vendors) and Shri. Dilip Kailash Jaiswal & Shri. Shanikumar Kailashchand Jaiswal (the Purchaser/s). ii) Copy of Occupancy Certificate BPK / 21 / Narpoli / 2012 – 2013 / Case No. NRV / 2050 dated 31.07.2017 issued by Bhiwandi Nizampur City Municipal Corporation.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Shri. Dilip Kailash Jaiswal & Shri. Shanikumar Kailashchand Jaiswal <u>Address:</u> Residential Flat No. 301, 3 rd Floor, Wing – B, Building No. 2, “ Oswal Park ”, Chinchoti Anjur Phata Road, Near Reliance Smart Point, Village - Narpoli, Taluka – Bhiwandi, District – Thane, PIN Code – 421302, State - Maharashtra, Country – India. <u>Contact Person:</u> Mr. Shanikumar K. Jaiswal (Owner) Mob No. 9096868029 Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat No. 301 is located on 3 rd floor. The Composition of flat is having 2 Bedrooms + Living Room + Dinning + Kitchen + 2 Toilets + Passage Area (i.e., 2BHK with 2 Toilets). The property is at 1.4 Km. distance from nearest railway station Bhiwandi Road.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Plot No. 2, Survey No. 7/3(P), 7/3(P), 7/5(P), 116/22(P), 116/22/5
	b)	Door No.	: Residential Flat No. 301

	c)	C. T.S. No. / Village	:	M. H. No. 1611 of Village - Narpoli
	d)	Ward / Taluka	:	Taluka – Bhiwandi
	e)	Mandal / District	:	District – Thane
	f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Residential Flat No. 301, 3 rd Floor, Wing – B, Building No. 2, “Oswal Park”, Chinchoti Anjur Phata Road, Near Reliance Smart Point, Village - Narpoli, Taluka – Bhiwandi, District – Thane, PIN Code – 421 302, State - Maharashtra, Country – India.
8.		City / Town	:	Village – Narpoli, Thane
		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 – Narpoli Bhiwandi Nizampur 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	:	Shri. Siddhivinayak Residency Details not available
		South	:	Deep Mauli Apartment Road Details not available
		East	:	Liliwadi Apartments Details not available
		West	:	Wing – A, Building No. 2, Oswal Park 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	:	Details not available Flat No. 302
		South	:	Details not available Walls
		East	:	Details not available Passage
		West	:	Details not available Walls
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 761.00

		(Area as per actual site measurement) Carpet Area in Sq. Ft. 769.00 (Area as per Agreement for sale) Built Up Area in Sq. Ft. 923.00 (Area as per Index II)
14.1	Latitude, Longitude & Co-ordinates of flat	: 19°16'37.8"N 73°02'20.4"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft. 769.00 (Area as per Agreement for sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C. T.S. No.	: M. H. No. 1611 of Village - Narpoli
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Narpoli Bhiwandi Nizampur City Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 301, 3 rd Floor, Wing – B, Building No. 2, “ Oswal Park ”, Chinchoti Anjur Phata Road, Near Reliance Smart Point, Village - Narpoli, Taluka – Bhiwandi, District – Thane, PIN Code – 421 302, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2017 (As per Occupancy Certificate)
5.	Number of Floors	: Stilt + 6 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 4 Flats on 3 rd Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 1 Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal sewer
	Car parking	: Stilt Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	FLAT	
1	The floor in which the flat is situated	: 3 rd Floor
2	Door No. of the flat	: Residential Flat No. 301

3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood door frame with flush shutter with safety door
	Windows	:	Powder Coated Aluminum sliding windows
	Fittings	:	Concealed & Open plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plaster & 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. Dilip Kailash Jaiswal & Shri. Shanikumar Kailashchand Jaiswal
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. 923.00 (Area as per Index II)
10	What is the floor space index (app.)	:	As per BNMC norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 761.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. 769.00 (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
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 9,500.00 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)	:	₹ 5,000.00 to ₹ 6,000.00 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).	:	₹ 6,000.00 per Sq. Ft. on Built Up Area ₹ 5,775.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 3,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 36,600.00 per Sq. M. i.e. ₹ 3,400.00 per Sq. Ft.
4A	Guideline rate (After depreciation)	:	₹ 34,992.00 per Sq. M. i.e. ₹ 3,251.00 per Sq. Ft.
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.		It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / Regn. Fees. Thus the rates differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. 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	:	6 Years
	Life of the building estimated	:	54 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	9%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,275.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,775.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	769.00 Sq. Ft.	5,775.00	44,40,975.00
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			
	Fair market value of the property			44,40,975.00
	The Realizable value of the property			39,96,878.00
	The Distress value of the property			35,52,780.00
	Insurable value of the property (923.00 Sq. Ft. X 2,500.00)			23,07,500.00
	Govt. Value of the property (923.00 Sq. Ft. X 3,251.00)			30,00,673.00

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 ₹ 5,000.00 to ₹ 6,000.00 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 ₹ 5,775.00 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	₹ 9,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

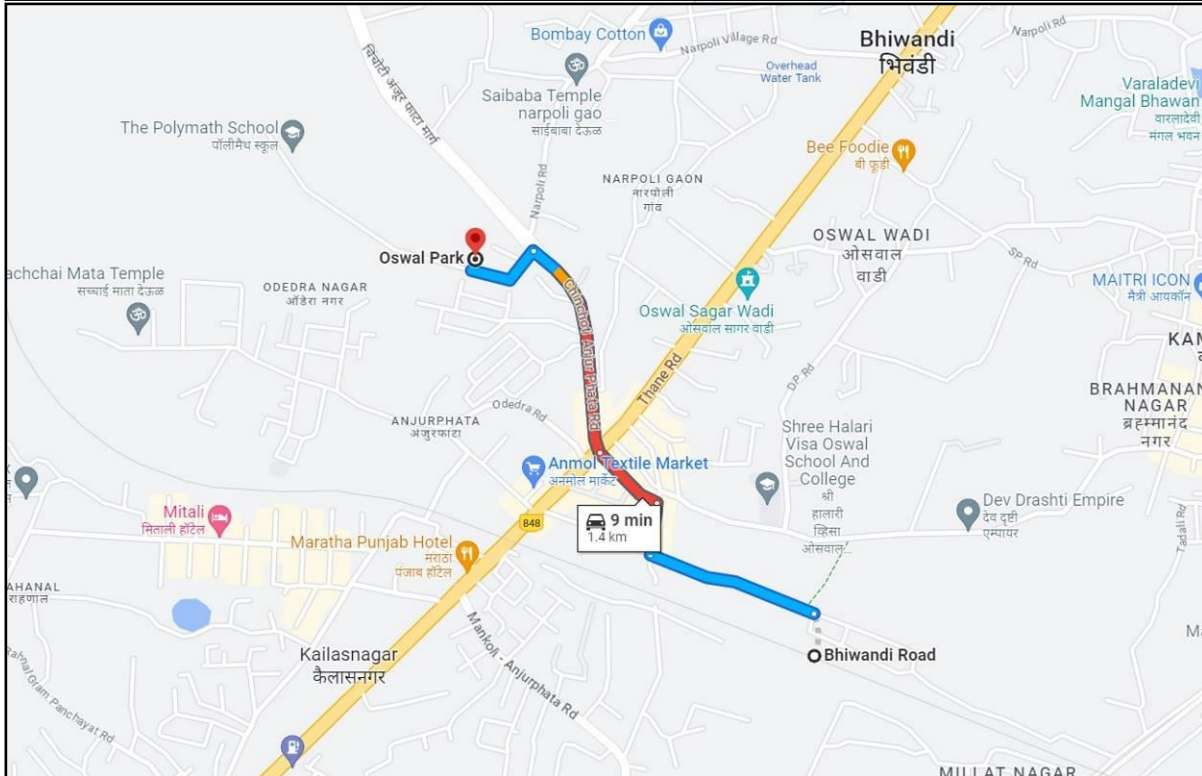
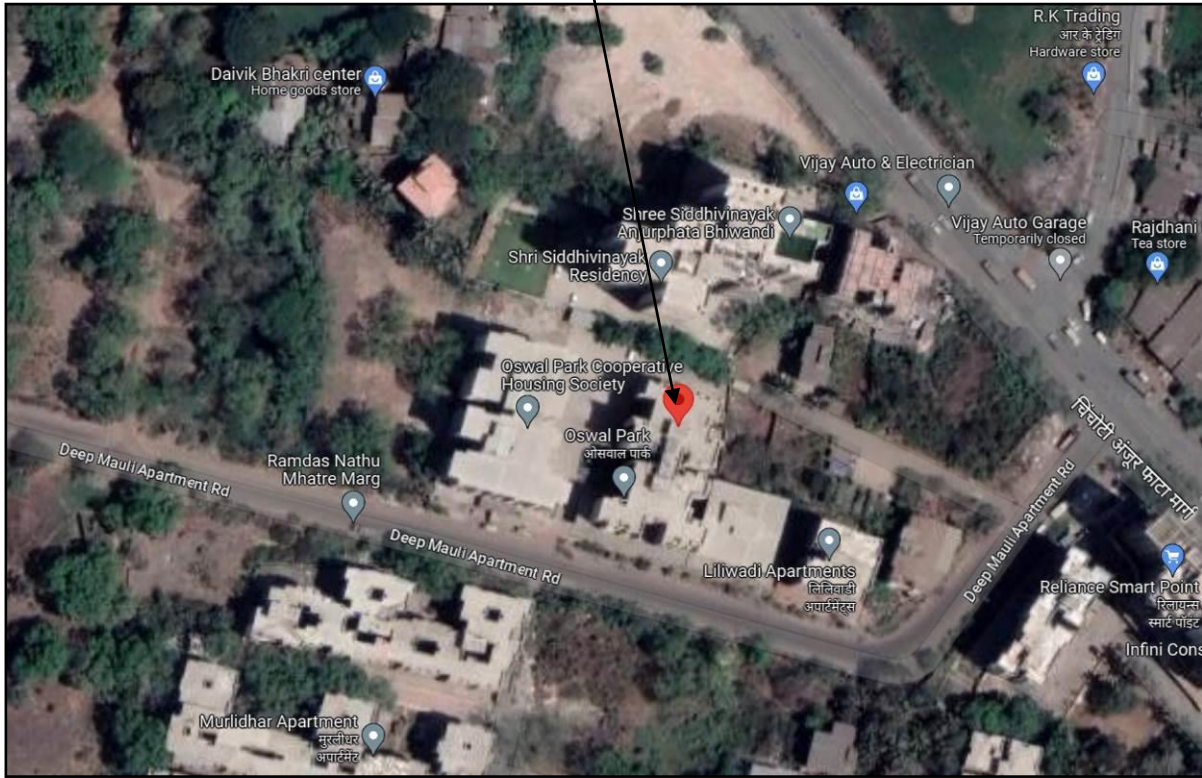
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Actual Site Photographs



Route Map of the property


Site u/r



Longitude Latitude: 19°16'37.8"N 73°02'20.4"E


Note: The Blue line shows the route to site from nearest railway station (Bhiwandi Road – 1.4 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Thane

Select Taluka: Bhiwandi

Select Village: Gavache Nav : Narpoli (Bhiwandi Nizai)

Search By: Survey No. Location

Enter Survey No: 7 Search

उपविभाग	बूली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
10/87-वाई क्र. 8/34) नारपोली सर्वे क्रमांक	9800	36500	42700	49800	42700	चौ. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	36,600.00			
No Reduced, Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	36,600.00	Sq. Mt.	3,187.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	9,800.00			
The difference between land rate and building rate (A – B = C)	26,800.00			
Depreciation Percentage as per table (D) [100% - 6%] (Age of the Building – 6 Years)	94%			
Rate to be adopted after considering depreciation [B + (C x D)]	34,992.00	Sq. Mt.	3,251.00	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

99acres Buy ▾ Enter Locality / Project / Society / Landmark Post property **FREE**

Home > Property in Mumbai > Flats in Mumbai > Flats in Bhiwandi > 1 BHK Flats in Bhiwandi > 30 to 35 Lakh Posted on Jul 06, 2023 | Ready to move

₹32 Lac @ 5,423 per sq.ft. **1BHK 1Bath**
 Estimated EMI ₹25,559
 Flat/Apartment for Sale
 In Jai Mata Di, Bhiwandi, Mumbai Beyond Thane, Mumbai

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

[Overview](#) [Owner Details](#) [Price Trends](#) [Explore Locality](#) [Recommendations](#) [Article](#)

Property (2)

Area
 Built Up area: 590 sq.ft. (54.81 sq.m.)
 Carpet area: 560 sq.ft. (51.69 sq.m.)

Configuration
 1 Bedroom, 1 Bathroom, No Balcony

Price
 ₹ 32 Lac+ Govt Charges & Tax @ 5,423 per sq.ft. (negotiable)

Address
 Jai Mata Di Bhiwandi, Mumbai Beyond Thane

Floor Number
 Ground of 3 Floors

Property Age
 1 to 5 Year Old

Photos (1/2)

Places nearby
 Yogni B002, Bhiwandi, Mumbai Beyond Thane, Mumbai [View All \(49\)](#)

[Krishna temple](#)
[Nandibaba temple](#)
[State bank of india ATM](#)
[Dr Jyotsna Jagtaps Ent Hospital and Hearing Aid Centre](#)

Why should you consider this property?
[Ground Floor](#) [Parking Available](#) [Modular Kitchen](#) [Semi-Furnished](#)

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Home > Property in Mumbai > Flats in Mumbai > Flats in Bhiwandi > 1 BHK Flats in Bhiwandi > 20 to 25 Lakh Posted on Aug 09, 2023 | Under Construction

₹25 Lac @ 3,759 per sq.ft. **1BHK 1Bath**
 Estimated EMI ₹19,968
 Flat/Apartment for Sale
 In Squarefeet Regal Square, Bhiwandi, Mumbai Beyond Thane, Mumbai

REBA STATUS REGISTERED | Registration No: P51700021861 | Website: <https://maharera.mahaonline.gov.in/>

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Explore Locality](#)

Property (6) **Society (26)**

Area
 Built Up area: 665 sq.ft. (61.78 sq.m.)
 Carpet area: 430 sq.ft. (39.89 sq.m.)

Configuration
 1 Bedroom, 1 Bathroom, 1 Balcony with Others

Price
 ₹ 25 Lac+ Govt Charges & Tax @ 3,759 per sq.ft.

Address
 Squarefeet Regal Square Bhiwandi, Mumbai Beyond Thane

Floor Number
 7th of 14 Floors

Facing
 East

Overlooking
 Park/Garden, Main Road, Club



Possession in
 Dec 2024 [View Construction Status](#)


3 people viewed this property this week

Places nearby
 Bhiwandi, Mumbai Beyond Thane, Mumbai [View All \(14\)](#)


[MEETESH CHOUDHARI HOUSE NEAR AGNIMATA TEMPLE TEMGHAR](#)
[Shushrusha Hospital Thane](#)
[Lotus Hospital](#)
[Guru K](#)

Price Indicators



Dashboard





Property Name
Oswal Park Society



Property Value
₹ 45,71,800

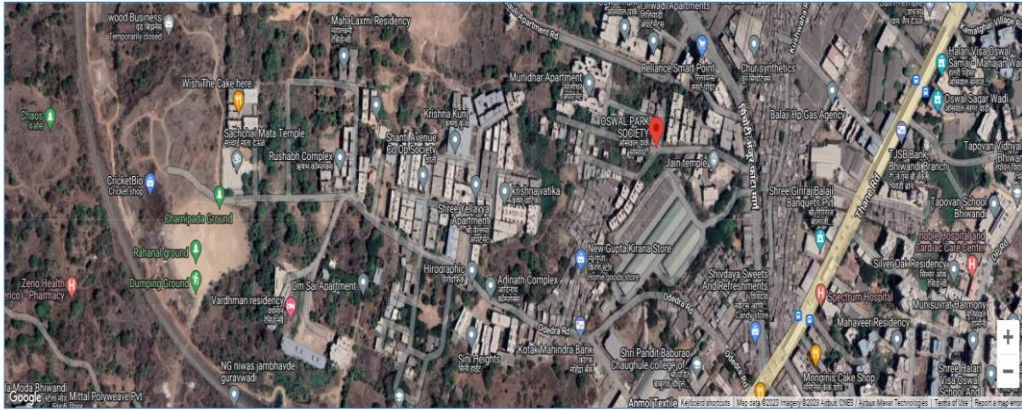


Property Rate (on Saleable Area)
₹ 4,100



Property Rate (On Carpet Area)
₹ 5,900

Property Location View Comparable Properties



Comparable Properties

Property Name	Rate (on saleable area)	Value	Total Floors	Status	Distance (From Subject Property)
Shanti Avenues Chs	₹ 4,500	₹ 50,17,800	3		0.5 km

User Activities

- History
- Reports

Get Valuation Report @ Just ₹ 399

- ✓ Rental Yield of Project
- ✓ Amenities Score
- ✓ Expected Monthly Rent
- ✓ Class of Locality

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Sales Instance

3961351 26-08-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	दुय्यम निबंधक :सह दु.नि.भिवंडी 2 दस्तऐवज क्रमांक.:3961/2023 नोंदणी : Regn:63m
गाव : नारपोली		
(1)दस्तऐवज प्रकार	विक्री करारनामा	
(2)मोबदला	3044600	
(3)वाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	2789806.635	
(4)भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	1) इतर माहिती : मौजे नारपोली,तालुका भिवंडी,जिल्हा ठाणे येथील सर्व्हे नं. 7/3/1, 7/3/2, 7/5/1, 7/5/2, 116/22/ड, 116/22/5 (जुना सर्व्हे नं. 7/3(पैकी),7/3(पैकी),7/5(पैकी),7/5(पैकी),116/22(पैकी),प्लॉट नं. 2(पैकी)व 116/22/5,प्लॉट नं. 2(पैकी))या जागेवरील ओसवाल पार्क विल्डींग नं. 1 मधील ए-विंग मधील सातव्या मजल्यावरील रहिवासी सदनिका नं. 702,क्षेत्र 710.37 चौ. फुट कारपेट,घर नं. 1610/702/ए,ए- विंग/नारपोली-2,भिवंडी (O.C)	
(5)क्षेत्रफळ	1) 710.37 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून देवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) रमेश डी. ठक्कर यांचे तर्फे क. ज. देणार यतीन रमेशभाई ठक्कर 46 प्लॉट नं : - माळा नं : तळमजला इमारतीचे नाव : विल्डींग नं. 1 गाळा नं. 6 मनीष कपाऊंड ब्लॉक नं : राहनाळ गांव तालुका भिवंडी जिल्हा ठाणे रोड नं : - महाराष्ट्र ठाणे. 421302	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) विपुल पुंडलिक गुजराथी 32 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : घर नं. 1767 चाळ नं. 46 यादव हॉटेल मागे ब्रह्मानंद नगर कामतघर भिवंडी जि. ठाणे रोड नं : - महाराष्ट्र ठाणे. 421305	
(9)दस्तऐवज करून दिल्याचा दिनांक	23/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	23/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3961/2023	
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	213200	
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

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 ₹ 44,40,975.00 (Rupees Forty Four Lakh Forty Thousand Nine Hundred Seventy Five Only). The Realizable Value of the above property is ₹ 39,96,878.00 (Rupees Thirty Nine Lakh Ninety Six Thousand Eight Hundred Seventy Eighty Only). The Distress Value is ₹ 35,52,780.00 (Rupees Thirty Five Lakh Fifty Two Thousand Seven Hundred Eighty Only).

Place: Thane

Date: 28.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No. MNZ:C&IC:VAL19-20

Auth. Sign.

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).

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Date

Signature

(Name of the Branch Manager with office Seal)

DECLARATION FROM VALUERS

- a. The information furnished in my valuation report dated 28.08.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I have valued right property.
- b. I have no direct or indirect interest in the property valued;
- c. I/We have personally inspected the property on 25.08.2023 (Mr. Suraj Zore) 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, Standard 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 Internal Valuation Standard (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in IVS in "General Standards" and "Asset Standards" as applicable.
- h. Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation purely and estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rated indicated are based on current market condition & these may vary with time.
- i. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charged etc. if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.
- j. Bank authorities are requested to contact valuers in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- k. I abide by the Model Code of Conduct for empanelment of the valuer in the Bank.
- l. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- m. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- n. VCIPL, by reason of this report, are not required to give testimony or attendance in court or to any Government Agency with reference to the subject property unless prior arrangements and consent have been made.
- o. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Shri. Dilip Kailash Jaiswal & Shri. Shanikumar Kailashchand Jaiswal from Smt. Kanchanben Nemchand Galaiya, Mr. Ronak Rajesh Galaiya & Master. Dev Rajesh Galaiy through its Guardian (Kanchanben Nemchand Galaiya) as per vide Agreement for sale dated 25.06.2019.
2.	purpose of valuation and appointing authority	As per the request from Bank of India, Dhamankar Naka Bhiwandi Branch, Thane to assess 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 Suraj Zore – Valuation Engineer Vaishali Sarmalkar – Technical Manager Pratibha Shilvanta – 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 – 25.08.2023 Valuation Date – 28.08.2023 Date of Report – 28.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 25.08.2023
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 residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **28th 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 **769.00 Sq. Ft. Carpet Area** in the name of **Shri. Dilip Kailash Jaiswal & Shri. Shanikumar Kailashchand Jaiswal**. 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's representative, we understand that the subject property is owned by **Shri. Dilip Kailash Jaiswal & Shri. Shanikumar Kailashchand Jaiswal**. 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is Residential Flat, admeasuring **769.00 Sq. Ft. Carpet Area** owned by **Shri. Dilip Kailash Jaiswal & Shri. Shanikumar Kailashchand Jaiswal**.

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 land 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **769.00 Sq. Ft. Carpet Area.**

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th August 2023**.

The term **Fair Market Value** is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

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.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ **44,40,975.00** (Rupees Forty Four Lakh Forty Thousand Nine Hundred Seventy Five Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No. MNZ:C&IC:VAL19-20

Auth. Sign.

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