#### PROFORMA INVOICE

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd PG-2439/23-24 B1-001, U/B FLOOR, 13-Sep-23 BOOMERANG, CHANDIVALI FARM ROAD. **Delivery Note** Mode/Terms of Payment ANDHERI-EAST 400072 AGAINST REPORT GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) SVC CO-OPERATIVE BANK LTD Dispatch Doc No. **Delivery Note Date** Louiswadi Branch 003710 / 2302519 Unit no 5 Sun Magnetica Louiswadi Dispatched through Destination Near LIC Office Service road, Thane West GSTIN/UIN : 27AAAAT0177C2ZS State Name : Maharashtra, Code: 27 Terms of Delivery SI **Particulars** HSN/SAC GST Amount No. Rate 1 **VALUATION FEE** 997224 18 % 2,000.00 (Technical Inspection and Certification Services) CGST 180.00 SGST 180.00 TRAVELLING & OUT OF POCKET EXP. 200.00 Total 2,560,00 Amount Chargeable (in words) E. & O.E Indian Rupee Two Thousand Five Hundred Sixty Only HSN/SAC Taxable Central Tax State Tax Total Value Rate Amount Rate Amount Tax Amount 997224 2,000,00 9% 180.00 9% 180.00 360.00 Total 2,000.00 180.00 180.00 360.00 Tax Amount (in words): Indian Rupee Three Hundred Sixty Only Company's Bank Details Bank Name ICICI BANK LTD 340505000531 A/c No. Remarks: **THANE CHARAI & ICIC0003405** Mr. Rohan Khandu Ponde & Mr. Mayur Khandu Ponde - Residential Flat No. 604, 6th Floor, Building No. 21 ( New), "Shree Siddhivinayak Tower", Shree Siddhivinayak Co - Op. Hsg. Soc. Ltd., Pokharan Road No. 1, Opp. TMC Ground, Vartak Nagar, Village -Majiwade, Thane (West), Taluka & District - Thane, PIN Code - 400 606, State - Maharashtra, Country -India Company's PAN : AADCV4303R Declaration STUKALATHANE@icici NOTE - AS PER MSME RULES INVOICE NEED TO for Vastukala Consultants (I) Pvt Ltd BE CLEARED WITHIN 45 DAYS OR INTEREST

This is a Computer Generated Invoice

CHARGES APPLICABLE AS PER THE RULE. MSME Registration No. - 27222201137





**Authorised Signatory** 

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

An ISO 9001:2015 Certified Company





# Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mr. Rohan Khandu Ponde & Mr. Mayur Khandu Ponde

Residential Flat No. 604, 6th Floor, Building No. 21 (New), "Shree Siddhivinayak Tower", Shree Siddhivinayak Co - Op. Hsg. Soc. Ltd., Pokharan Road No. 1, Opp. TMC Ground, Vartak Nagar, Village - Majiwade, Thane (West), Taluka & District - Thane, PIN Code - 400 606, State - Maharashtra, Country - India.

> Latitude Longitude: 19°12'48.2"N 72°57'38.8"E ink.Innovate.Cre

## Valuation Done for: SVC Co-Operative Bank Ltd. Louiswadi Branch

Unit No. 5, Sun Magnetica, Louiswadi, Near LIC Office, Service Road, Thane (West), PIN Code - 400 604, State - Maharashtra, Country - India.



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

Our Pan India Presence at : Aurangabad Pune

Wumbai P Thane ♥ Nanded 9 Indore Ahmedab at V Jaipur

Rajkot 💡 Raipur Regd. Office: 31-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 40 0 672, (M.S.), INDIA

Telefax: +91 21 28371325/24 mumibai@vastukala.orgi

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For SVC Co-Operative Bank Ltd./ Louiswadi Branch / Mr. Rohan Khandu Ponde (3710/2302519)

Page 2 of 29

Vastu/Thane/09/2023/3710/2302519 13/05-163-PSB Date: 13.09.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 604, 6th Floor, Building No. 21 (New), "Shree Siddhivinayak Tower", Shree Siddhivinayak Co - Op. Hsg. Soc. Ltd., Pokharan Road No. 1, Opp. TMC Ground, Vartak Nagar, Village - Majiwade, Thane (West), Taluka & District - Thane, PIN Code - 400 606, State -Maharashtra, Country - India belongs to Mr. Rohan Khandu Ponde & Mr. Mayur Khandu Ponde.

Boundaries	1	:	Building	Flat
North		:	Shree Sandesh NX Building	Walls
South	1	:	Under Construction Building	Flat No. 602
East		:	Internal Road	Staircase
West		:	Municipal Ground	Walls

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 1,14,93,100.00 (Rupees One Crore Fourteen Lakh Ninety Three Thousand One Hundred 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.



MANOJ BABURAO **CHALIKWAR** 

Auth. Sign.



## Manoj B. Chalikwar

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

SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21

Encl: Valuation report.



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

Our Pan India Presence at:

Mumbai 9 Aurangabad Pune ♥ Nonded Thane P Delhi NCR P Nashik

Indore Ahmedabad V Jaipur

Raikot Raipur 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,
SVC Co-Operative Bank Ltd.
Louiswadi Branch
Unit No. 5, Sun Magnetica, Louiswadi,
Near LIC Office, Service Road,
Thane (West), PIN Code – 400 604,
State – Maharashtra, Country – India.

# **VALUATION REPORT (IN RESPECT OF FLAT)**

T.	General	- ' \
1.	Purpose for which the valuation is made	: To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 12.09.2023
	b) Date on which the valuation is made	: 13.09.2023
3.	Mahendra Gundaye (the Transferors / Ponde (the Transferees / Purchasers).  II. Copy of RERA Registration Certificate Real Estate Regulatory Authority. (Dow III. Copy of Amended Commencement Ce 28.01.2015 issued by Thane Municipal IV. Copy of Part Occupancy Certificate V. 30.03.2019 issued by Thane Municipal V. Copy of Full Occupancy Certificate V. 22.12.2020 issued by Thane Municipal	e No. P51700012381 Dated 18.05.2020 issued by Maharashtra wnloaded from RERA). ertificate V. P. No. S04 / 0029 / 10 / TMC / TDD / 1347 / 15 dated I Corporation, Thane.  7. P. No. S04 / 0029 / 10 / TMC / TDD / OCC / 0676 / 19 dated I Corporation, Thane.  8. P. No. S04 / 0029 / 10 / TMC / TDD / OCC / 0875 / 20 dated I Corporation, Thane  9. No. S04 / 0029 / 10 / TMC / TDD / 1347 / 15 dated 28.01.2015
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)	ess : Mr. Rohan Khandu Ponde &



				Joint Ownership
				Details of ownership share are not available
5.	Brief	description of the property (Including	:	The property is a Residential Flat located on 6th Floor.
		hold / freehold etc.)		The composition of the flat is having 2 Bedrooms +
l		,		Living Room + Dining + Kitchen + 2 Toilets + Cupboard
				Area + Passage + Dry Balcony + Balcony (i.e. 2 BHK
				with 2 Toilets). The property is at 4.7 KM. distance
				from nearest railway station Thane.
6.	Locati	on of property	:	
	a)	Plot No. / Survey No.	:	Survey No. 206/8, 207, 208/3 of Village - Majiwade
	b)	Door No.	:	Residential Flat No. 604
	c)	C.T.S. No. / Village	:	Village – Majiwade
	d)	Ward / Taluka	1	Taluka Thane
	e)	Mandal / District	/	District – Thane
	f)	Date of issue and validity of layout of	i	Copy Approved Building Plan V. P. No. S04 / 0029 / 10
		approved map / plan		/ TMC / TDD / 1347 / 15 dated 28.01.2015 issued by
	g)	Approved map / plan issuing authority	1	Thane Municipal Corporation, Thane (Downloaded from
				RERA).
	h)	Whether genuineness or authenticity	:	Yes
		of approved map/ plan is verified		
	i)	Any other comments by our		No
		empanelled valuers on authentic of		./.
		approved plan		T 2
7.	Postal	l address of the property	:	Residential Flat No. 604, 6th Floor, Building No. 21
		0		(New), "Shree Siddhivinayak Tower", Shree
				Siddhivinayak Co - Op. Hsg. Soc. Ltd., Pokharan Road
				No. 1, Opp. TMC Ground, Vartak Nagar, Village –
				Majjwade, Thane (West), Taluka & District – Thane,
				PIN Code - 400 606, State - Maharashtra, Country -
				India.
8.	City /		V	Thane (West)
			V	Yes
		nercial area	:	No
		trial area	:	No
9.		ification of the area	:	
		n / Middle / Poor	:	Middle Class
1-	,	pan / Semi Urban / Rural	:	Urban
10.		ng under Corporation limit / Village	:	Village - Majiwade
		nayat / Municipality		Thane Municipal Corporation, Thane
11.	l	ner covered under any State / Central	:	No
		enactments (e.g., Urban Land Ceiling		
	l '	or notified under agency area/ scheduled		
40		cantonment area		
12.	Boun	daries		





	Building		As per actual site	As per document
	North	:	Shree Sandesh NX Building	Details not available
	South	:	Under Construction Building	Details not available
	East	:	Internal Road	Details not available
	West	:	Municipal Ground	Details not available
	Flat		As per actual site	As per document
	North		Walls	Details not available
	South		Flat No. 602	Details not available
	East		Staircase	Details not available
	West		Walls	Details not available
13	Dimensions of the site	1	N.A., As the property Residential Flat in an Apart	is under consideration is ment / Building
14.	Extent of the site		Carpet Area in Sq. Ft. = 52 Dry Balcony Area in Sq. Ft. Balcony Area in Sq. Ft. = 4 Total Carpet Area in Sq. Ft. (Area as per actual measur  Carpet Area in Sq. Ft. = 4 Balcony Area in Sq. Ft. = 1 Total Carpet Area in Sq. Ft. = 1 (Area as per Agreement f  Built Up Area in Sq. Ft. = 6 (Carpet Area as per Agreer	= 44.00 0.00 = 611.00 rement) 91.00 84.00 Ft. = 575.00 or Sale)
14.	Latitude, Longitude & Co-ordinates of Flat	:	19°12'48.2"N 72°57'38.8"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)		Carpet Area in Sq. Ft. = 4 Balcony Area in Sq. Ft. = Total Carpet Area in Sq. F (Area as per Agreement f	84.00 Ft. = 575.00
II	APARTMENT BUILDING			
1.	Nature of the Apartment	N'I	Residential	
2.	Location	· ·	0101010010	
	C.T.S. No.	:	Village - Majiwade	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Majiwade Thane Municipal Corporation	· · · · · · · · · · · · · · · · · · ·
	Door No., Street or Road	:	(New), "Shree Siddhi Siddhivinayak Co - Op. Hs No. 1, Opp. TMC Groun Majiwade, Thane (West),	6th Floor, Building No. 21 vinayak Tower", Shree g. Soc. Ltd., Pokharan Road d, Vartak Nagar, Village – Taluka & District – Thane, te – Maharashtra, Country –





3.	Description of the locality Residential / Commercial / Mixed	1	Residential
4.	Year of Construction	:	2020 (As per Occupancy Certificate)
5.	Number of Floors	:	(Part) Ground + (Part) Stilt + 22 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	5 Flat on 6th Floor
8.	•	:	Good
9.	Appearance of the Building	:	Good
	Maintenance of the Building	:	Good
	Facilities Available	:	
	Lift	:	2 Lifts (R)
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	u/	Connected to Municipal Sewerage System
	Car parking - Open / Covered	1	Stack Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building		Yes
III	FLAT	-	
1	The floor in which the Flat is situated		6th Floor
2	Door No. of the Flat		Residential Flat No. 604
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	1	Concealed plumbing with CP fittings.
			Electrical wiring with Concealed
	Finishing	:	Cement Plastering with POP false ceiling
4	House Tax	:	2
	Assessment No.	:	Details not available
	Tax paid in the name of:	V	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	1:	Details not available
6	How is the maintenance of the Flat?	1:	Good
7	Sale Deed executed in the name of	11	Mr. Rohan Khandu Ponde & Mr. Mayur Khandu Ponde
8	What is the undivided area of land as per Sale Deed?	12	Details not available
9	What is the plinth area of the Flat?	1	Built Up Area in Sq. Ft. = 633.00 (Carpet Area as per Agreement + 10%)
10	What is the floor space index (app.)	÷	As per TMC norms
11	What is the Carpet Area of the Flat?	i.	Carpet Area in Sq. Ft. = 527.00 Dry Balcony Area in Sq. Ft.= 44.00





			Balcony Area in Sq. Ft. = 40.00 Total Carpet Area in Sq. Ft. = 611.00 (Area as per actual measurement)  Carpet Area in Sq. Ft. = 491.00 Balcony Area in Sq. Ft. = 84.00
			Total Carpet Area in Sq. Ft. = 575.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?		Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 24,000.00 Expected rental income per month
IV	MARKETABILITY	./	
1	How is the marketability?	/	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
٧	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)		₹ 19,000.00 to ₹ 21,000.00 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).		₹ 20,100.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	1	/
	I. Building + Services	P.R	₹ 2,500.00 per Sq. Ft.
	II. Land + others hink in a	V	₹ 17,600.00 per Sq. Ft.
4	Guideline rate obtained from the Government	:	₹ 1,23,690.00 per Sq. M.
VI	Portal (an evidence thereof to be enclosed)  COMPOSITE RATE ADOPTED AFTER  DEPRECIATION		i.e. ₹ 11,491.00 per Sq. Ft.
а	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%	:	4.50%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	





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Remark:		
Total Composite Rate		₹ 19,988.00 per Sq. Ft.
Rate for Land & other V (3) ii	:	₹ 17,600.00 per Sq. Ft.
Depreciated building rate VI (a)	:	₹ 2,388.00 per Sq. Ft.

As per actual site measurement total Carpet area is 611.00 Sq. Ft. (Including Dry Balcony Area & Balcony Area). As per Agreement Total Carpet area is 575.00 Sq. Ft. (Including Balcony) for the purpose of valuation, we have considered the area as per Agreement.

#### Details of Valuation:

Sr. No.	Description	Area in Sq. Ft.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (Including parking, If provided)	575.00	19,988.00	1,14,93,100.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.		01	
8	Extra collapsible gates / grill works etc.		1	
9	Potential value, if any	1	/	
10	Others	1		
	Total Fair Market value of the property	7		1,14,93,100.00
	Total Realisable value of the property	1		1,03,43,790.00
	Total Distress Value of the property			91,94,480.00
	Insurable value of the property (633.00 Sq. Ft. x 2,500		15,82,500.00	
	Guideline value of the property (633.00 Sq. Ft. x 11,49	1.00)		72,73,803.00

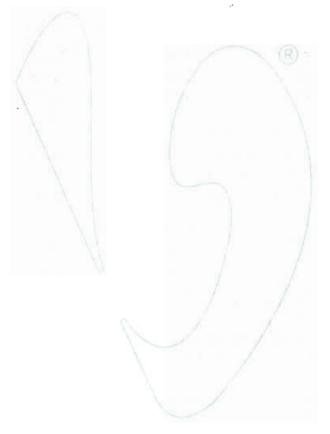
### Approach adopted for valuation: Sales Comparison Approach

- 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 comparable, 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 comparable 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 ₹ 19,000.00 to ₹ 21,000.00 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 residential application in the locality etc. We estimate ₹ 19,988.00 per Sq. Ft. on Carpet Area depreciated rate for valuation.



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# **Actual site photographs**













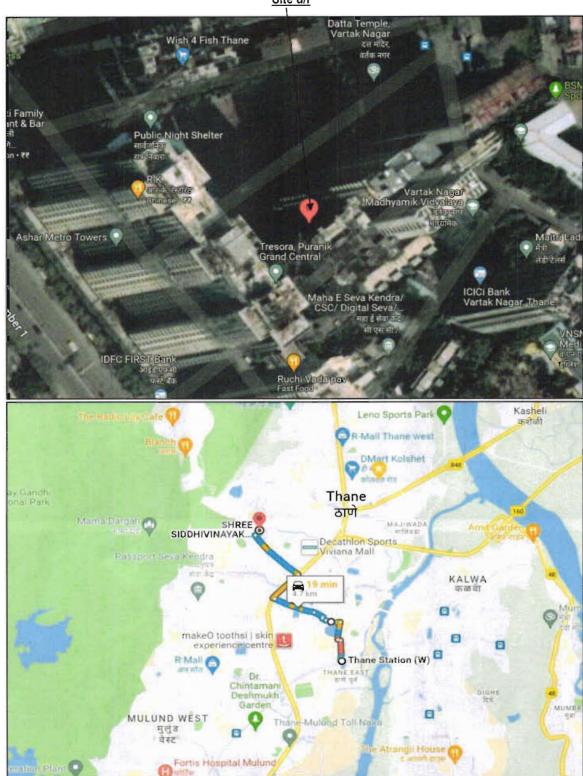






# Route Map of the property

Site u/r



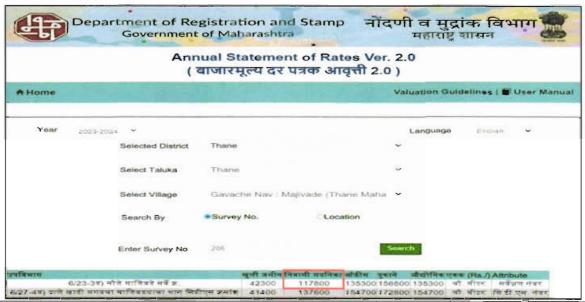
Latitude Longitude: 19°12'48.2"N 72°57'38.8"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 4.7 KM.)





# Ready Reckoner Rate



Stamp Duty Ready Reckoner Market Value Rate for Flat	1,17,800.00			
Increase by 5% on Flat Located on 6th Floor	5,890.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase)	1,23,690.00	Sq. Mtr.	11,491.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land				
The difference between land rate and building rate				
Depreciation Percentage as per table	1			
Rate to be adopted after considering depreciation		#2	-	-

### 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	Rate
	the building	
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

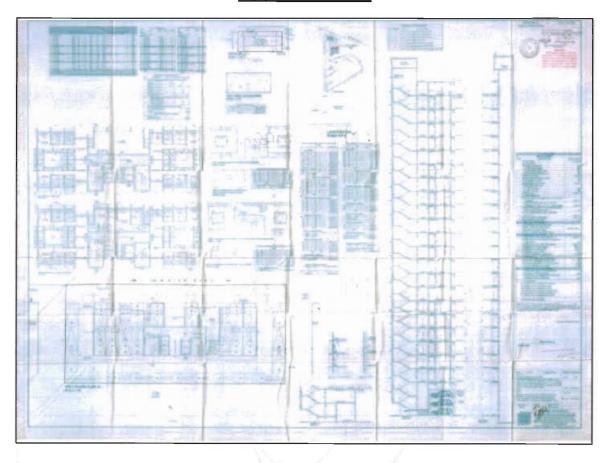
#### Table - D: Depreciation Percentage Table

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		





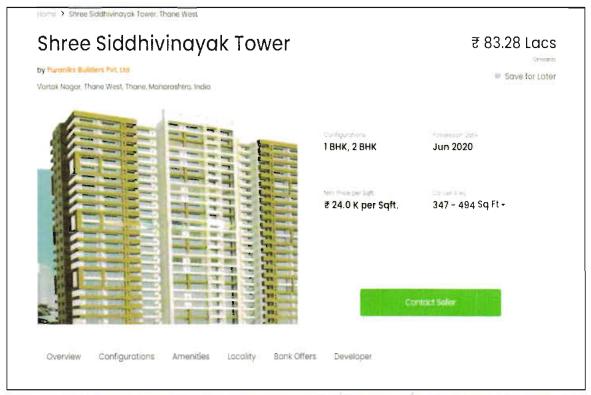
# **Approved Plan**

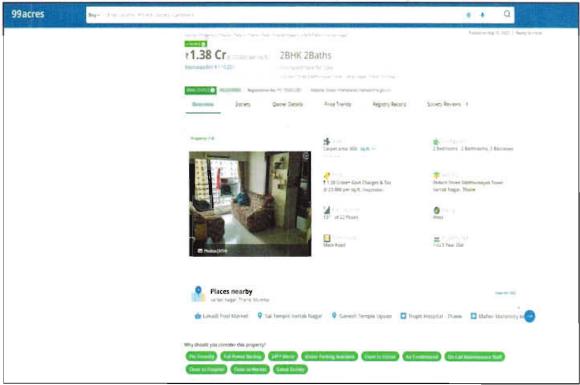


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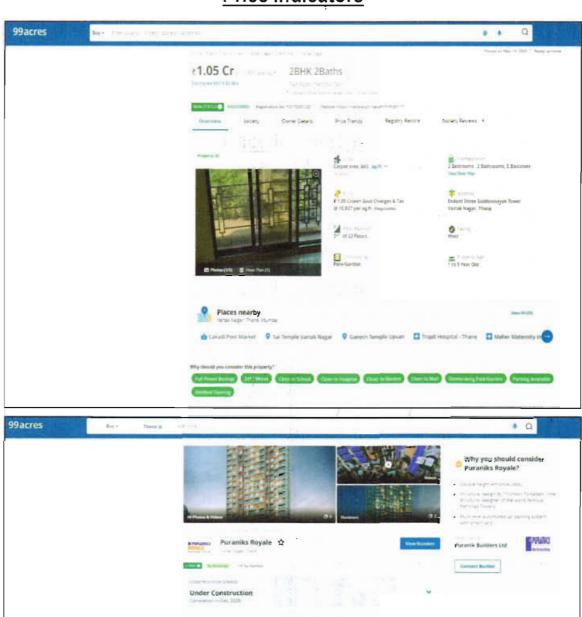
# **Price Indicators**

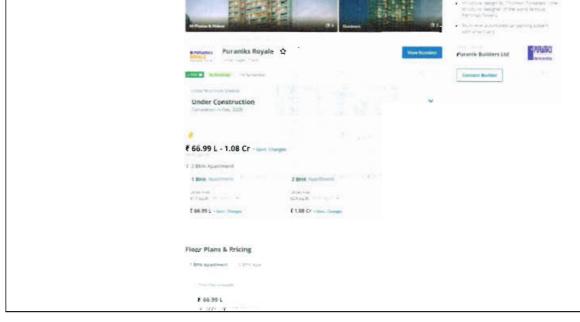






# **Price Indicators**









# **Sales Instance**

or a	स्वाक.2	इम्म निकार : दुनि तार्ग :
1630	-	EM BORN 1001-7025
se Generaled Through sciench Mobale For prightal report please correct concern SAC effice		柏油
		Regn Citr
	गावाचे नावः मानिवडे	
Lighter and	\$644A	
OWER	7500000	
्र बाम्पाइपरिटारम् वर्षान्यसम् स्थानी से बीच्येत्र ने मृत्र कर्त	UMC III	
॥ पुरान गेरीन १ स्टब्स् अस्टन	)) प्रतिकंके नाव हाणे मार प्राइत्स कांगा स्टानिका ने 1907, माला में 19 वा मकता बितिज ने 154म्), इस्प्रतिके में मान्विके हाले पा हत्स महिती, मदिनेके वे बेरकण 3500 वे भी कार्यर तसेव 195 वे भी बारकने सह ((See ey	न्तर भी निद्धितिमान्त को और ही से ति स्तीव न भी मिद्धितिमान्त तीवर कांकनगर, राज Nauka: 2008, 207, 2063 ; 77
g large	12 व में मेहर -	
्रकारों के हो है। कर अंग के		
ो प्रश्लेक करने हैंग में हैंने हैं हमार क्षेत्रकों नह देखाँ ने महत्त्वन क्षुप्रसार है है और अन्यत्र प्रोतिक्ति था इस	्र चान्यतिक सम्बद्धाः १९ अस्त स्थापन् १९८ माण्य १९६ माण्यां वित्त के स्थितिक को अति की जोवन के विद्यालय है। एक हो के स्थापन हो। स्थापन हो	
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ारोड रूप प्राथमित है हैं है	ा सामी प्रस्त को पार को है। इस साथ उपना विकेश मुं हु हमते साई बिहेंसा को से की को र वे बिहेंसा है। ये के साईका साथ साह 200 कि की साथ माना है। इस के को साह पार माना है। साथ (पास विकेश) कु हमते साई बिहेंसा को हो है ही को र है बिहेंसा है। हम के साईका है। हम साथ हिएड के की साथ कि साथ कि साथ हम हमा है। हम साथ हिएड के की साथ कि साथ हम साथ हम	
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# **Sales Instance**

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<ul> <li>६ नगर विकित्त । स्वयंत्र अस्यतः</li> </ul>	ा परिकेचे नार तामें में मा प्रदार वर्णन सदीका में 20, मारा में : या इमारतीने नाव स्टम्मची का वीमितीया किए भी जाति में मीने मितर है का का पार्टिम होने स्वयंक्ष हमने सरका 1991 हो में प्रदार की मितर का पार्टिम हमून सरका, भी भाग एक दियों पर 1997 25% हो भी 3 24 18 पूर्व दि 24 60 25% अनवें मू. मुं सेमान तर स्वयंक्ष सरका क्षेत्रका 42 24 दो मी कार्येद होने में 57 2 की 17 Survey Number 19 23 23 53 9 24 वर्ष 25 25 24 24 25 25 25 25 25 25 25 25 25 2		
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u पुनार येतिना र जानक शतकाः	) परिवेद नव क्यां मन महत्व कॉन सरीकान कॉर में 194 माम ने सराव मत्या इमारीने नव भी मिद्रीने नक की बॉक्स ने 1942 की मिद्रीने नक की भी है सीते माहत कॉन्से तेव ने कॉक मार को वीने सरावद हुआ महिते झान ने 6.15-3.15 व.11 था। और वी जीवेद कई की 6.51 में भी बातनी झा 15 में मी वरिवेहण वर्ष के 5.5 में मी व सेका एक मीकीकत कर मार्थिम कुन करने नम देश ने 6.75-3.15 1985 को नहामार मतीब रहेकों प्रकृत है 3.44-3.15 (1.5 and 1.5 and	
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्रक्रांतर कल क्रि.च श्रमाने १ कि देशों नगरमम सुल्यान क्रिन तरंग सानव जीवारी स्व १ जा	्रा पा प्राप्त केले करण . स. य. का जोर नोर १५, पार पोत पता, प्राप्ते का को आदि पोत की बात कोन केला पा प्रश्न है हो हो को करा 1922 है ने के आहा है ने १८८१९८४ १ का जीव पता करण . स. दे का जोर नोर १५, पाट पोत पता प्राप्ते का को आदि पोत मी का लोग ने केला का पाट है। है ने हो कीन साथ 1922 है ने के आहा है ने अपनाता	
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८ पुणान गेरीच्या १ एकपेक स्थाननः	ा व्यक्तिके नाक कार्य मन बाइस कार्य-स्वर्धिका में ही : ११ साल में १ रा मजार इमालीवे नाक अवसर पत्ता कार्य में माजियक नाक सवार आवि मन बुद्ध विकार जाता हो है में मुंबई आप रेड हाये प्रीवर इस माजित कार्यिकों का 1868 वें निरा कार्य सार्यक्रम मंत्रा एसमाजुनिक कार्यन की मीट कार्यी (क्रांस-8,5% में %) (serve, Yamber, 46% B.HISS NO 2, 46% B.HISS NO 2, 106 B.HISS NO 1, 106 B.HISS NO 2, 106 B.HISS NO	
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ं अनोध कर केरण हैन हेगा एकारों ना कि देखी चटनाव हुक्या कि ओर अनाम प्रोटकों ना का	ा पार्ट कर केल में जीवर करोजा करते कर कर में क्वीकर कीए हुए कर पूर्ण कर प्राप्त कर कर है। इसका प्राप्ति पर अस कर दे के लोक उसने हों कीक कर हों की कर कर हों के लोक उसने हों। बीच रेक्ट एक्ट करने को जिससे 4000 में 5 AUCENTEE	
हरतोत सम्प्रेण कालो र कि देवो स्टब्स्य हुन्मा के तो अन्य होती। सराज	ा पर का अनुसर्वत के कारण स्थान के अही है पहले , क्रानिय किस्ते में क्षा हीने सेक्ट्री से साथ और पर क्षानाओंने, को सन करत सामू के नामू को निर्णत कारण विकास	
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Think.Innovate.Create



Valuation Report Prepared For: SVC Co-Operative Bank Ltd./ Louiswadi Branch / Mr. Rohan Khandu Ponde (3710/2302519)

Page 19 of 29

As a result of my appraisal and analysis, it is my considered opinion that Value of the above property in the prevailing condition with aforesaid specifications is ₹ 1,14,93,100.00 (Rupees One Crore Fourteen Lakh Ninety Three Thousand One Hundred Only).

Place: Thane Date: 13.09.2023 For VASTUKALA CONSULTANTS (I) PVT. LTD. MANOJ BABURAO **CHALIKWAR** Director Manoj B. Chalikwar Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763 SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21 The undersigned has inspected the property detailed in the Valuation Report dated We are satisfied that the fair and reasonable market value of the property is \_ (Rupees only). Date Signature (Name & Designation of the Inspecting Official/s) Countersigned Think.Innovate.Create (BRANCH MANAGER) Enclosures

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached





(Annexure – I)

#### **DECLARATION-CUM-UNDERTAKING**

- I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:
- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 13.09.2023 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 has personally inspected the property 12.08.2023. 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.
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- I. 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. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- y. Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was owned by Mr. Rohan Khandu Ponde & Mr. Mayur Khandu Ponde from Mr. Mahendra B. Gundaye & Mrs. Madhura Mahendra Gundaye vide Agreement for sale dated 05.07.2022.
2.	purpose of valuation and appointing authority	As per the request from SVC Co-Operative Bank Ltd., Louiswadi Branch to assess fair market value of the property for Bank Loan Purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Binumon Moozhickal – 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 – 12.09.2023  Valuation Date – 13.09.2023  Date of Report – 13.09.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 12.09.2023
7.	nature and sources of the information used or relied upon;	<ul> <li>Market Survey at the time of site visit</li> <li>Ready Reckoner rates / Circle rates</li> <li>Online search for Registered Transactions</li> <li>Online Price Indicators on real estate portals</li> <li>Enquiries with Real estate consultants</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Comparative Sales Method / Market Approach
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 At	Attached
	extent they explain or elucidate the	E 1998
	limitations faced by valuer, which shall not	\$200 m
	be for the purpose of limiting his	
	responsibility for the valuation report.	

# Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on 13th September 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 and site visit conducted, we understand that the subject property is Residential Flat admeasuring **Total Carpet Area = 575.00 Sq. Ft.** in the name of **Mr. Rohan Khandu Ponde & Mr. Mayur Khandu Ponde.** At present, the property is Vacant. 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 Mr. Rohan Khandu Ponde & Mr. Mayur Khandu Ponde. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable

#### **Environmental Conditions**

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

#### Area

Based on the information provided by the Client, we understand that subject property is Residential Flat admeasuring Total Carpet Area = 575.00 Sq. Ft.

#### 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

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 comparable, 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.





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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 comparable available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation.

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 **Total Carpet Area = 575.00 Sq. Ft.** 



#### 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.

Think.Innovate.Create



(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.





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

#### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

#### Miscellaneous

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



MANOJ BABURAO CHALIKWAR

Ownerson.

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Date 2023-91-33-55-84-45-30.

Director

Auth. Sign.

#### Manoj B. Chalikwar

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

SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21



