

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Rajan Prafulchandra Shah**

Residential Bungalow "**Sneh Villa**" Plot No. 76, Survey No. 18, 23, 24, Hissa No. 1 to 5, Gold Valley Road, Lonavala Village – Tungarli, Taluka – Maval, Dist. – Pune, State - Maharashtra, Country - India.

Latitude Longitude: 18°46'16.6"N 73°23'47.6"E

### Valuation Done for:

**Bank of Baroda**

SME Branch, Fort

Bank Of Baroda Building, Ground Floor, 10/12, Mumbai Samchar Marg, Fort, Mumbai - 400 023  
State – Maharashtra, Country – India.



#### Our Pan India Presence at :

- |   |  |   |  |
|---|--|---|--|
|  Mumbai    |  Aurangabad |  Pune      |  Rajkot |
|  Thane     |  Nanded     |  Indore    |  Raipur |
|  Delhi NCR |  Nashik     |  Ahmedabad |  Jaipur |

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

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Bungalow "Sneh Villa" Plot No. 76, Survey No. 18, 23, 24, Hissa No. 1 to 5, Gold Valley Road, Lonavala Village – Tungarti, Taluka – Maval, Dist. – Pune, State - Maharashtra, Country - India belongs to **Mr. Rajan Pratulchandra Shah**.

Boundaries of the property.

North : Internal Road  
South : Bungalow No. 79  
East : Road  
West : Bungalow No. 75

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 **₹ 11,05,32,670.00 (Rupees Eleven Crore Five Lakh Thirty Two Thousand Six Hundred Seventy 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.**

**Sharadkumar**

**B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation report.

Digitally signed by Sharadkumar B.

Chalikwar

DN: cn=Sharadkumar B. Chalikwar,

o=Vastukala Consultants (I) Pvt. Ltd.,

c=IN, email=cmd@vastukala.org, c=IN

Date: 2023.11.06 12:43:04 +05'30'

Auth. Sign.



### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

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

**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,  
**The Chief Manager,**  
**Bank of Baroda**  
**SME Branch, Fort**  
 Bank Of Baroda Building, Ground Floor,  
 10/12, Mumbai Samchar Marg,  
 Fort, Mumbai - 400 023  
 State – Maharashtra, Country – India

**VALUATION REPORT (IN RESPECT OF BUNGALOW)**

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	: 02.10.2023
	b) Date on which the valuation is made	: 06.11.2023
3.	List of documents produced for perusal: 1. Copy of Deed of Confirmation dated 17.08.2021 2. Copy of Sale Deed (Notary dated 07.11.2020 3. Copy of Occupancy Certificate No. ENG / BP / 36 / 08 / 09 / 1759 dated 05.02.2009 issued by Lonavala Municipal Council 4. Copy of Commencement Certificate No. ENG / BP / 36/08/09 / 14445 dated 08.10.2008 issued by Lonavala Municipal Council 5. Copy of Approved plan No. ENG / BP / 36 / 08 / 09 / 1759 dated 05.02.2009 issued by Lonavala Municipal Council. 6. Copy of Electricity Bill dated 25.09.2023 in the name of Mr. Rajan Praful Shah	
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)	: <b>Mr. Rajan Prafulchandra Shah</b>  <b>Address:</b> Residential Bungalow “Sneh Villa” Plot No. 76, Survey No. 18, 23, 24, Hissa No. 1 to 5, Gold Valley Road, Lonavala Village – Tungarli, Taluka – Maval, Dist. – Pune, State - Maharashtra, Country - India.  <b>Contact Person:</b> Shri. Khandu Golap (Caretaker) Contact No. 8806887577  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:
	The property is located in a developing area having good infrastructure, well connected by road. The immovable property comprises of freehold residential land and bungalow thereof. It is located at about 3.4 Km. travelling distance from Lonavala Railway Station.  <b>Structures –</b> Residential Bungalow – It is R.C.C. framed Ground + 1 upper floor structure. The composition of Bungalow is :	

	Ground floor - 2 Bedrooms + Halli + Pooja room + Varanda + 4 Toilets. 1 <sup>st</sup> floor – 6 Bedrooms + 6 Toilets + Gym + Store Room + Indoor Games + Attached Terrace + Balcony. Servant's room with Toilet / Driver Room – It is load bearing structure of ground floor only.		
5a.	Total Lease Period & remaining period (if leasehold)	:	N.A. as the property is freehold.
6.	Location of property	:	
a)	Plot No. / Survey No.	:	Plot No. 76, Survey No. 18, 23, 24, Hissa No. 1 to 5
b)	Door No.	:	N.A.
c)	T.S. No. / Village	:	Village – Tungarli
d)	Ward / Taluka	:	Taluka – Maval
e)	Mandal / District	:	District – Pune
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved plan No. ENG / BP / 36 / 08 / 09 / 1759 dated 05.02.2009
g)	Approved map / plan issuing authority	:	Lonavala Municipal Council.
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Bungalow “Sneh Villa” Plot No. 76, Survey No. 18, 23, 24, Hissa No. 1 to 5, Gold Valley Road, Lonavala Village – Tungarli, Taluka – Maval, Dist. – Pune, State - Maharashtra, Country – India
8.	City / Town	:	Pune
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Posh Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Tungarli Lonavala Municipal Council
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Dimensions / Boundaries of the property		<b>As per the Deed</b> <b>Actuals</b>
	North	:	By Road                      Internal Road
	South	:	By Plot No. 79              Bungalow No. 79
	East	:	By Road                      Road
	West	:	By Plot No. 75              Bungalow No. 75
13.2	Latitude, Longitude & Co-ordinates of the site	:	19°14'01.8"N 72°51'08.3"E
14.	Extent of the site	:	
	As per agreement Plot area is 1,233.75 Sq. M. and Built up area is 5,630.00 Sq. Ft.		

<b>Built up Area as per Approved plan are as under:.</b>		
	<b>Description</b>	<b>Built up area (Sq. Ft.)</b>
	Ground Floor	3,195.00
	First Floor	2,651.00
	<b>Total area</b>	<b>5,846.00</b>
	Terrace area (50% of 128.00 Sq. Ft.)	64.00
	Open area (33% of 10,085.00 Sq. Ft.)	3,328.00
	<b>Salable area considered for valuation</b>	<b>9,238.00</b>
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Salable Area in Sq. Ft. = 9,238.00</b> <b>(Built up area + Terrace area 50%+ Open area 33% as per Approved Plan)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Vacant
<b>II</b>	<b>APARTMENT BUILDING</b>	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Plot No. 76, Survey No. 18, 23, 24, Hissa No. 1 to 5
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Tungarli Lonavala Municipal Council
	Door No., Street or Road (Pin Code)	: Residential Bungalow “Sneh Villa” Plot No. 76, Survey No. 18, 23, 24, Hissa No. 1 to 5, Gold Valley Road, Lonavala Village – Tungarli, Taluka – Maval, Dist. – Pune, State - Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2009 (As per Approved Plan)
5.	Number of Floors	: Ground + 1 Upper Floor
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: Independent bungalow
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: No lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
<b>III</b>	<b>BUNGALOW</b>	

1	The floor in which the Bungalow is situated	:	Not applicable														
2	Door No. of the Bungalow	:	Not applicable														
3	Specifications of the Bungalow	:															
	Roof	:	R.C.C. Slab														
	Flooring	:	Italian marble flooring														
	Doors	:	Teak Wood door framed with flush doors. Ms. S. gate														
	Windows	:	Powder Coated Aluminum Sliding windows														
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed														
	Finishing	:	Cement Plastering with POP finished														
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.:	:	Consumer No. 181012019682														
	Meter Card is in the name of:	:	Mr. Rajan Praful Shah														
6	How is the maintenance of the Bungalow?	:	Good														
7	Sale Deed executed in the name of	:	<b>Mr. Rajan Prafulchandra Shah</b>														
8	What is the undivided area of land as per Sale Deed?	:	Plot area - 1,233.75 Sq. M. (As per Approved Plan)														
9	What is the plinth area of the Bungalow?	:															
	<table border="1"> <thead> <tr> <th>Description</th> <th>Built up area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>3,195.00</td> </tr> <tr> <td>First Floor</td> <td>2,651.00</td> </tr> <tr> <td><b>Total area</b></td> <td><b>5,846.00</b></td> </tr> <tr> <td>Terrace area (50% of 128.00 Sq. Ft.)</td> <td>64.00</td> </tr> <tr> <td>Open area (33% of 10,085.00 Sq. Ft.)</td> <td>3,328.00</td> </tr> <tr> <td><b>Salable area considered for valuation</b></td> <td><b>9,238.00</b></td> </tr> </tbody> </table>			Description	Built up area (Sq. Ft.)	Ground Floor	3,195.00	First Floor	2,651.00	<b>Total area</b>	<b>5,846.00</b>	Terrace area (50% of 128.00 Sq. Ft.)	64.00	Open area (33% of 10,085.00 Sq. Ft.)	3,328.00	<b>Salable area considered for valuation</b>	<b>9,238.00</b>
Description	Built up area (Sq. Ft.)																
Ground Floor	3,195.00																
First Floor	2,651.00																
<b>Total area</b>	<b>5,846.00</b>																
Terrace area (50% of 128.00 Sq. Ft.)	64.00																
Open area (33% of 10,085.00 Sq. Ft.)	3,328.00																
<b>Salable area considered for valuation</b>	<b>9,238.00</b>																
10	What is the floor space index (app.)	:	As per Lonavala Municipal Council norms														
11	What is the Carpet Area of the Bungalow?	:	-														
12	Is it Posh / I Class / Medium / Ordinary?	:	Posh														
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?	:	₹ 2,76,000.00 expected rental income per month														
<b>IV</b>	<b>MARKETABILITY</b>	:															
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														
<b>V</b>	<b>Rate</b>	:															

1	After analyzing the comparable sale instances, what is the composite rate for a similar Bungalow 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)	:	₹ 10,000.00 to ₹ 13,000.00 per Sq. Ft. on Salable Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Bungalow under valuation after comparing with the specifications and other factors with the Bungalow under comparison (give details).	:	₹ 12,700.00 per Sq. Ft. on Salable Area
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 3,500.00 per Sq. Ft.
	ii) Land + others	:	₹ 9,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,26,175.00 per Sq. M. i.e., ₹ 11,7200.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 1,10,443.00 per Sq. M. i.e., ₹ 10,260.00 per Sq. Ft.
5	Registered Value (if available)	:	Purchase Value – ₹ 4,77,00,000.00 Document No. – 4121/2021 Agreement Date – 07.11.2020
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Bungalow with Services (v(3)i)	:	₹ 2,700.00 per Sq. Ft.
	Age of the building	:	14 Years
	Life of the building estimated	:	46 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	21%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,765.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 9,200.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 11,965.00 per Sq. Ft.</b>
	<b>Remarks:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Bungalow	9,238.00 Sq. Ft.	11,965.00	11,05,32,670.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	As per current stage of work completion the value of the Bungalow (if Bungalow is under construction)			
12	After 100% completion final value of Bungalow			
	<b>Total</b>			<b>11,05,32,670.00</b>

**Value of Bungalow**

<b>Fair Market Value</b>	<b>11,05,32,670.00</b>
<b>Realizable value</b>	<b>9,94,79,403.00</b>
<b>Distress Value</b>	<b>8,84,26,136.00</b>
<b>Value as per Circle Rate (9,238.00 Sq. Ft. x ₹ 10,260.00)</b>	<b>9,47,81,880.00</b>
<b>Insurable value (9,238.00 Sq. Ft. x ₹ 3,500.00)</b>	<b>3,23,33,000.00</b>

**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

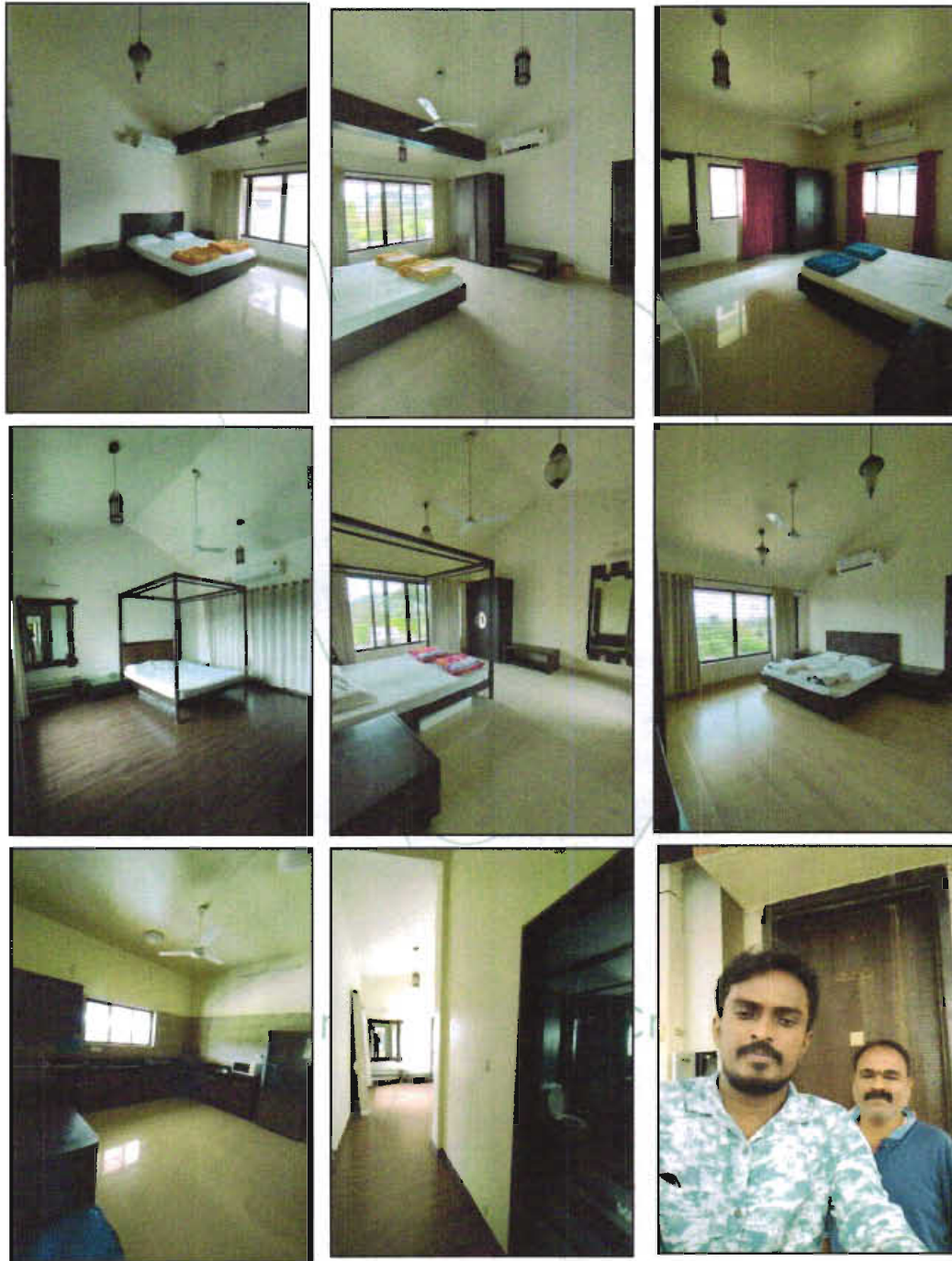




## Actual site photographs



### Actual site photographs



Think. Innovate. Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)



## Actual site photographs



## Actual site photographs



Think. Innovate. Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)



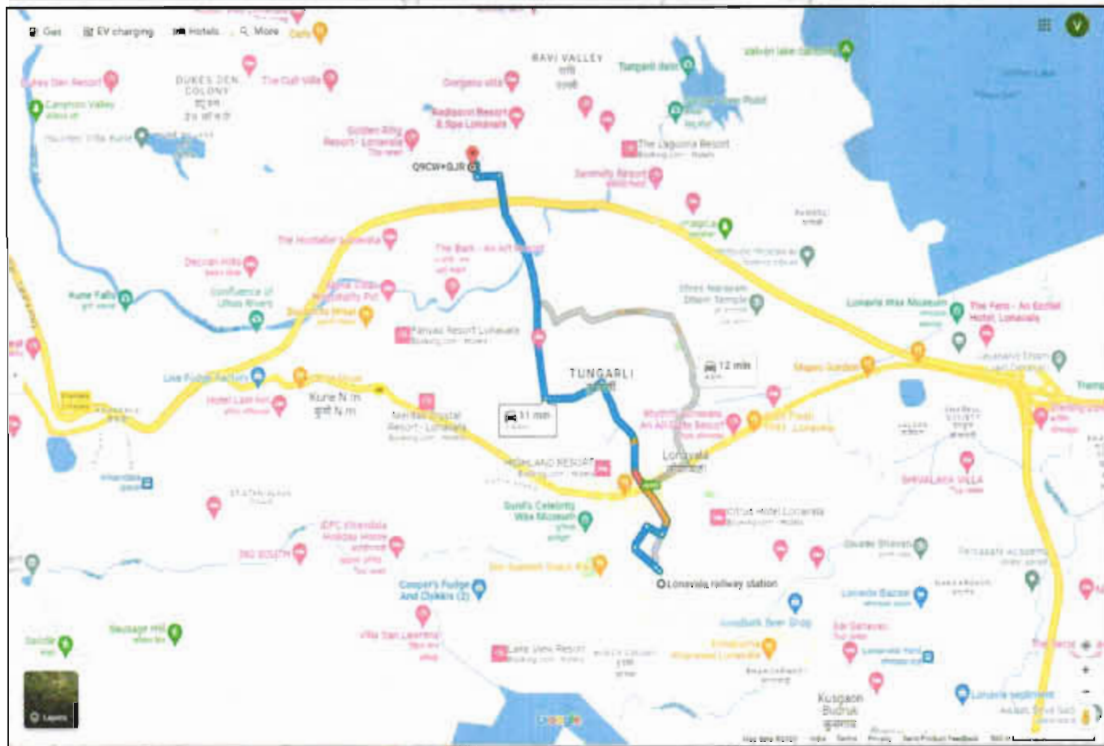
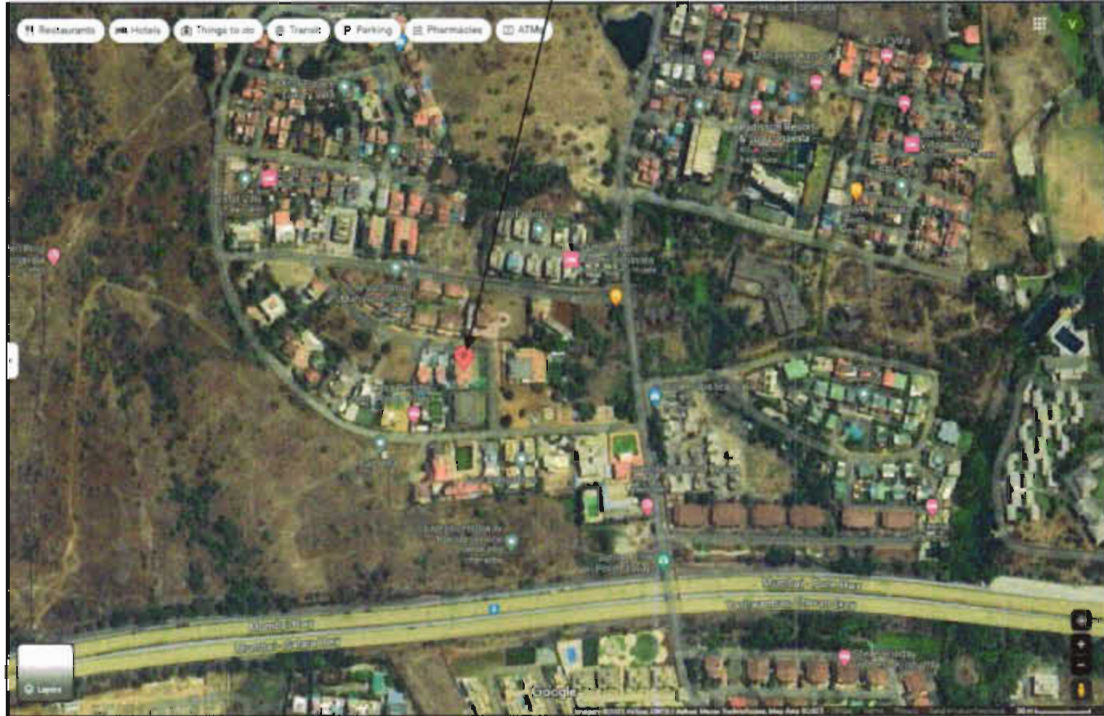
## Actual site photographs



Think.Innovate.Create

## Route Map of the property


Site,u/r



**Latitude Longitude: 18°46'16.6"N 73°23'47.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Lonavala – 3.4 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: Pune

Select Taluka: Maval

Select Village: Mauje : Tungarli

Search By:  Survey No.  Location

Select	उपविभाग	कुली अमीन	निवासी मददिका	ऑफिस दुकाने	बीद्योगिक	एकक (Rs./)
SurveyNo	17 - तुंगार्ली - नगर रचना योजना 10 आर विभाग ( सी सेक्टर विभाग )	13800	50470	5807063830	0	चौ. मीटर
SurveyNo	18 - तुंगार्ली - हायवेच्या उभारकडील नगर रचना योजना हार्डीपर्वत व दक्षिणेकडील क्षेत्र 10 आर विभाग ( सी सेक्टर विभाग )	9730	55140	6287063140	0	चौ. मीटर
SurveyNo	19 - तुंगार्ली - हायवेच्या दक्षिणेकडील क्षेत्र 6 आर विभाग ( ई सेक्टर भाग )	9340	42590	4465050510	0	चौ. मीटर
SurveyNo	20 - तुंगार्ली - गावठाण ( सी सेक्टर भाग )	9330	39960	4601050400	0	चौ. मीटर
SurveyNo	21 - तुंगार्ली - गावठील उर्वरीत 10 आर विभाग ( डी सेक्टर भाग )	8810	48850	5135060310	0	चौ. मीटर

Think.Innovate.Create



## Price Indicators

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark

Posted on Sep 25, 2022 | Ready to Buy

**₹3.29 Cr** @ 17,707 per sq.ft. **4Bedrooms 4Baths**  
 Estimated EMR ₹ 2,82,754

**NEW STATUS** **NOT AVAILABLE** [View more details on Mahatma.gov.in](#)

[Overview](#) [Dealer Details](#) [Locality Reviews](#) [Recommendations](#)

**Property (28)**

**Plot area:** 2850 sq.ft. **Configuration:** 4 Bedrooms, 4 Bathrooms, 3 Balconies with Pooja Room, Study Room, Store Room

**Built Up area:** 2120 sq.ft. **Address:** Tungarkh, Lonavala

**₹ 3.29 Crore + Govt Charges & Tax** @ 17,707 per sq.ft. [View Price Details](#)

**Floor Count:** 2 Floors **Facing:** North-West

**Amenities:** Pool, Park/Garden **Property Age:** 1 To 5 Year Old

Why you should consider this property?

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark

Posted on Sep 25, 2022

**₹3.33 Cr** @ 11,257 per sq.ft. **4Bedrooms 4Baths**  
 Estimated EMR ₹ 2,65,068

**NEW STATUS** **NOT AVAILABLE** [View more details on Mahatma.gov.in](#)

[Overview](#) [Dealer Details](#) [Locality Reviews](#) [Recommendations](#)

**Property (16)**

**Plot area:** 2958 sq.ft. **Configuration:** 4 Bedrooms, 4 Bathrooms, 3 Balconies with Pooja Room

**Built Up area:** 2100 sq.ft. **Address:** Tungarkh, Lonavala

**₹ 3.33 Crore + Govt Charges & Tax** @ 11,257 per sq.ft. (Negotiable)

**Floor Count:** 2 Floors **Facing:** North

**Amenities:** Pool **Property Age:** 1 To 5 Year Old

## Price Indicators

**99acres** Buy - ERM Locality | Project | Society | Landmark

**₹2.59 Cr** @ 11,000 per sq.ft. **3Bedrooms 3Baths**  
 Estimated EMR ₹12,06,864

**REGISTRATION** Registration No: P21-001804 Website: <https://maharashtra.gov.in>

**Overview** Society Dealer Details Locality Reviews Recommendations

**Property (17) Society (19)**

**Area**  
 Plot area: 2400 sq.ft.  
 Built Up area: 2000 sq.ft.  
 Carpet area: 1425 sq.ft.

**Price**  
 ₹2.59 Crore+ Govt Charges & Tax @ 10,791 per sq.ft. (Negotiable) [View Price Details](#)

**Location**  
 Goodwill Abode Tungarik, Lonavala

**Floors**  
 1 Floors

**Orientation**  
 North

**Amenities**  
 Pool/Park/Garden/Club

**Property Age**  
 1 to 5 Year Old

**Why you should consider this property?**

**99acres** Buy - ERM Locality | Project | Society | Landmark

**₹2.49 Cr** @ 9,960 per sq.ft. **3Bedrooms 3Baths**  
 Estimated EMR ₹13,63,777

**REGISTRATION** Registration No: P21-001804 Website: <https://maharashtra.gov.in>

**Overview** Society Dealer Details Locality Reviews Recommendations

**Property (16) Society (19)**

**Area**  
 Plot area: 2500 sq.ft.  
 Built Up area: 2152 sq.ft.  
 Carpet area: 1525 sq.ft.

**Price**  
 ₹2.49 Crore+ Govt Charges & Tax @ 9,960 per sq.ft. (Negotiable) [View Price Details](#)

**Location**  
 Goodwill Abode Tungarik, Lonavala

**Floors**  
 1 Floors

**Orientation**  
 North

**Amenities**  
 Park/Garden/Main Road

**Property Age**  
 1 to 5 Year Old

**Why you should consider this property?**

## Price Indicators

**99acres** Buy ▾ Home > Real Estate > Property > Search > Landmark

₹2.25 Cr ₹10,227 per sq.ft. 4Bedrooms 4Baths

Estimated EMI ₹1.29,208 ₹10,227 per month

Price Status: **NOT AVAILABLE** Website: <https://maharashtra.gov.in>

Overview Dealer Details Locality Reviews Recommendations

**Property (14)**

**Price**  
₹2.25 Crore+ Govt Charges & Tax  
@ 10,227 per sq.ft.

**Plot area**  
2200 sq.ft.

**Built Up area**  
2006 sq.ft.

**Carpet area**  
1400 sq.ft.

**Additional**  
Tungarh, Lonavala

**24x7 power backup**  
4 Bedrooms, 4 Bathrooms, 1 Balcony with Others

**24x7 security**  
North

**Swimming Pool**  
1 to 5 Year Old

**1 Floor**

**Check for**  
Park/Garden

Why you should consider this property?

Think.Innovate.Create

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is ₹ 11,05,32,670.00 (**Rupees Eleven Crore Five Lakh Thirty Two Thousand Six Hundred Seventy Only**). The **Realizable Value** of the above property as of 06.11.2023 is ₹ 9,94,79,403.00 (**Rupees Nine Crore Ninety Four Lakh Seventy Nine Thousand Four Hundred Three Only**) and the **Distress value** ₹ 8,84,26,136.00 (**Rupees Eight Crore Eighty Four Lakh Twenty Six Thousand One Hundred Thirty Six Only**).

Place: Mumbai

Date: 06.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. ChalikwarDigitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.11.06 12:43:21 +05'30'

Auth. Sign.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

BOB Empanelment No.: ZO:MZ:ADV:46:941

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date

Signature  
(Name Branch Official with seal)

(Annexure – III)

**DECLARATION FROM VALUERS**

I, Sharadkumar B. Chalikwar son of Shri. Baburao Chalikwar declare that:

- a. The information furnished in my valuation report dated 06.11.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 02.10.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- j. I am Director of the company, who is competent to sign this valuation report.
- k. 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 Mr. Rajan Prafulchandra Shah from Mr. Praful Nanji Satra & Mrs. Minaxi Praful Satra vide Sale Deed dated 07.11.2020.
2.	purpose of valuation and appointing authority	As per the request from Bank of Baroda, SME Branch, Fort to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Chandan Singh – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – 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 – 02.10.2023 Valuation Date - 06.11.2023 Date of Report - 06.11.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 02.10.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <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> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
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 Bungalow size, location, upswing in real estate prices, sustained demand for Residential Bungalow, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	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 **06<sup>th</sup> November 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

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

### Assumptions

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

### Information Supplied by Others

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

### Future Matters

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

### Map and Plans

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

### Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Bungalow, admeasuring **9,238.00 Sq. Ft. Salable Area** in the name **Mr. Rajan Pratulchandra Shah**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Think. Innovate. Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Rajan Prafulchandra Shah**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

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

### Area

Based on the information provided by the Client, we understand that the Residential Bungalow, admeasuring **9,238.00 Sq. Ft. Salable Area**.

### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Bungalow and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the



subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

#### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

#### **Other**

All measurements, areas and ages quoted in our report are approximate

#### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Bungalow, admeasuring **9,238.00 Sq. Ft. Salable Area.**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure – IV)

**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).

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.

Place: Mumbai  
Date: 06.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.11.06 12:43:33 +05'30'

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
BOB Empanelment No.: ZO:MZ:ADV:46:941

Think.Innovate.Create