

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser : **Ms. Jyoti Kokne**

Name of Owner : **Gurukrupa Developers**

Residential Flat No. 142, 14th Habitable Floor Floor, Building No 2, Wing - A, "**Primus Residences**",
Shanti Nagar, Vakola Pipe Line , Village - Kolekalyan, Santacruz (East), Taluka - Andheri, District -
Mumbai Suburban, PIN - 400 055, State - Maharashtra, India.

Latitude Longitude : 19°4'30.4"N 72°51'0.2"E

Valuation Prepared for:

State Bank of India

RASMECCC Panvel

Shop No 5,Ground Floor,Sharda Terrace, Plot No 65,Sector-11,CBD Belapur,
Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India



Our Pan India Presence at :

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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 OPINION REPORT

This is to certify that the property bearing Residential Flat No. 142, 14th Habitable Floor Floor, Building No 2, Wing - A, "Primus Residences", Shanti Nagar, Vakola Pipe Line , Village - Kolekalyan, Santacruz (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 055, State - Maharashtra, India belongs to **Gurukrupa Developers**.

Name of Proposed Purchaser is **Ms. Jyoti Kokne**.

Boundaries of the property

North	: Kalpataru Inspire
South	: Open Plot
East	: Residential Building
West	: Ashirwad Apartment

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 2,52,94,500.00 (Rupees Two Crore Fifty Two Lakh Ninety Four Thousand Five 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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, serial=71,
2.5.4.20=942286c4f6d58d03d6c59e268e5913490c5333d4133115279b1
7418b9432, postalCode=400061, st=Maharashtra,
emailAddress=41.gy@vastukala.com, postalCode=400061,
294327962390, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.18 18:05:51 +0530

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report



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Regd. Office : B1-001, U/B Floor, Boomerang,
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mumbai@vastukala.org

Vastukala Consultants India Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.

To,

The Branch Manager,**State Bank of India****RASMECCC Panvel**

Shop No 5,Ground Floor,Sharda Terrace, Plot No

65,Sector-11,CBD Belapur, Navi Mumbai, Taluka & District -

Thane, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF FLAT)

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 : 14.10.2023
	b) Date of which the valuation is made : 18.10.2023
3	List of documents produced for perusal: I) Copy of Draft Agreement for sale Dated 29.08.2023 between M/s. Gurukrupa Developers(The The Promoter) And Ms. Jyoti Kokne(The The Allottees). II) Copy of Full Occupation Certificate Document No.SRA / ENG / 2721 / HE / PL / AP Dated 05.11.2020 issued by Slum Rehabilitation Authority (SRA). III) Copy of Commencement Certificate Document No.SRA / ENG / 2721 / HE / PL / AP Dated 03.06.2014 issued by Slum Rehabilitation Authority (SRA).
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) : Gurukrupa Developers <u>Name of Proposed Purchaser :</u> Ms. Jyoti Kokne Residential Flat No. 142, 14th Habitable Floor Floor, Building No 2, Wing - A, " Primus Residences ", Shanti Nagar, Vakola Pipe Line , Village - Kolekalyan, Santacruz (East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 055, State - Maharashtra, India. <u>Contact Person :</u> Mr. Mahesh Shinde (Representative of Proposed Purchaser) Mobile No. 9819038254 Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 14th Habitable Floor Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 3 Passage + Balcony + Dining + 2 Toilet. (2 BHK) The property is at 1.5 km distance from Railway Station Santacruz.

6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	14th Habitable Floor Floor is having 4 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	One Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	14th Habitable Floor Floor
2.	Door No. of the Flat	:	Residential Flat No. 142
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door Frame With Flush Shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	Gurukrupa Developers <u>Name of Proposed Purchaser :</u> Ms. Jyoti Kokne

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. = 762.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	<p>Carpet Area in Sq. Ft. = 644.94 (As per Area actual site measurement)</p> <p>Carpet Area in Sq. Ft. = 613.52 Balcony Area in Sq. Ft. = 31.42 Total Area in Sq. Ft. = 644.94 (Area as per actual site measurement)</p> <p>Carpet Area in Sq. Ft. = 693.00 (As Per Area Draft Agreement for sale)</p> <p>RERA Carpet Area in Sq. Ft. = 643.00 Enclosed Balcony / Utility Area in Sq. Ft. = 19.00 Balcony (Open) Area in Sq. Ft. = 31.00 Total Area in Sq. Ft. = 693.00 (Area As per Draft Agreement for Sale)</p> <p>All the above areas are within +/- 10% of the Draft Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Draft Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Draft Agreement for Sale area.</p>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 75,000/- (Expected rented 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)	:	₹ 33,700/- to ₹ 37,400/- per Sq. Ft. on Carpet Area ₹ 30,700/- to ₹ 34,000/- per Sq. Ft. on Built Up 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).	:	₹ 36,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft. ®
	II. Land + others	:	₹ 33,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,95,525/- per Sq. M. i.e. ₹ 18,165/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	3 years
	Life of the building estimated	:	57 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 3,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 33,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 36,500/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	693.00 Sq. Ft.	36,500.00	2,52,94,500.00
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 / Car Parking			
Total value / Realizable value of the property				2,52,94,500.00
Insurable value of the property (762.30 X 3,000.00)				22,86,900.00
Guideline value of the property (762.30 X 17,705.00)				1,34,96,522.00

Justification for Price / Rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 33,700.00 to ₹ 37,400.00 per Sq. Ft. on Carpet Area / ₹ 30,700.00 to ₹

34,000.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report , current market conditions , demand and supply position, Flat size, location, upswing in real estate prices , sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹36,500.00 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	
Saleability	Good
Likely rental values in future	₹ 75,000/- (Expected rented income per month)
Any likely income it may generate	Rental Income



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Actual Site Photographs



Actual Site Photographs



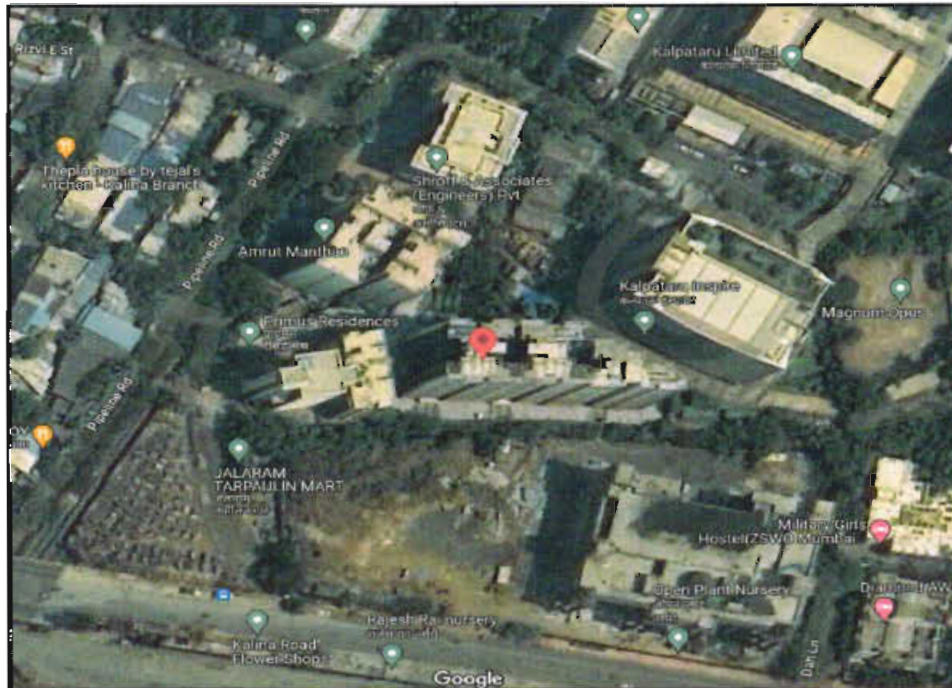
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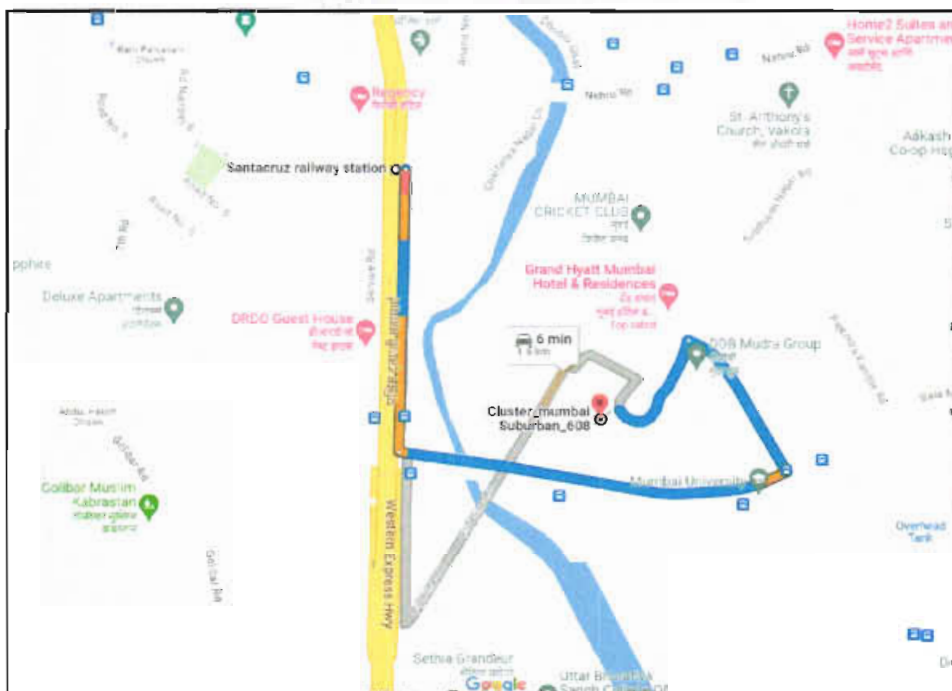
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Route Map of the property




Note: Red marks shows the exact location of the property



Longitude Latitude: $19^{\circ}4'30.4''N$ $72^{\circ}51'0.2''E$


Note: The Blue line shows the route to site distance from nearest Railway Station (Santacruz - 1.5 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)

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Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: कोळेकल्याण (अंधेरी)

Search By: Survey No. Location

Enter Survey No: 4091 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिसदुकाने औद्योगिक	एकक (Rs./)	Attribute
31/172 -भुभाग: उत्तरेकडे जवाहरलाल नेहरु मार्ग, पूर्वेस सि. एस. टी. रोड ते पंडीत जवाहरलाल नेहरु रोडला जोडणारा 13.40 मी. डी. पी. रोड, दक्षिणेस सी.एस.टी. मार्ग व पश्चिमेस गावाची सीमा.	96480	177750	204410222180	177750	चौ मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	177750			
Increase by 10% on Flat Located on 14th Habitable Floor Floor	17775			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	195,525.00	Sq. Mtr.	18,164.88	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	96480			
The difference between land rate and building rate(A-B=C)	99,045.00			
Percentage after Depreciation as per table(D)	5%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,90,573.00	Sq. Mtr.	17,705.00	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



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 Indicator

Property	Primus Residence, Santacruz East
Source	magic bricks
Area Type	Carpet
Area	654 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 33,361/-
Floor	12th

The screenshot displays a property listing on the Magicbricks website. The main heading is '₹2.40 Cr EMI: ₹108L | Get Loan offers from 35+ banks'. Below this, it states '2 BHK 702 Sq-ft Flat For Sale, Vakola, Mumbai'. A large image placeholder indicates 'Photo not uploaded by advertiser' with a 'Request Photos' button. Key features listed include '2 Beds', '2 Baths', 'Unfurnished', 'Service/Co...', and 'Visitor Parking'. A grid of specifications includes: Carpet Area (654 sqft, ₹3667/sqft), Project (Primus Residences), Floor (12 (Out of 15 Floors)), Transaction Type (Resale), Status (Ready to Move), Facing (East), Furnished Status (Unfurnished), and Age Of Construction (Less than 5 years). At the bottom, there are 'Contact Agent' and 'Get Phone No.' buttons, followed by a 'More Details' section showing Price Breakup (₹2.4 Cr), Booking Amount (₹100000), and Address (Vakola, Mumbai - Western Mumbai, Maharashtra).



Property	Primus Residence, Santacruz East
Source	magic bricks
Area Type	Carpet
Area	642 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 33,985/-
Floor	12th

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 2 BHK, 696 Sq. Ft. Flat for Sale in Vakola, Mumbai. The price is ₹2.40 Cr, with an EMI of ₹1.08L. The listing includes details such as Carpet Area (642 sqft), Project (Primus Residences), Floor (12 of 15), and Transaction Type (Resale). It also features a 'Request Photos' button and a 'Contact Agent' section with a phone number and a 'Get Phone No.' button.

Property Details:

- Price: ₹2.40 Cr (EMI: ₹1.08L)
- Area: 642 sqft (₹37,583/sqft)
- Project: Primus Residences
- Floor: 12 (Out of 15 Floors)
- Transaction Type: Resale
- Status: Ready to Move
- Facing: East
- Furnished Status: Semi-Furnished
- Age Of Construction: Less than 5 years

More Details:

- Price Breakup: ₹2.4 Cr
- Booking Amount: ₹100000
- Address: Vakola, Mumbai - Western Mumbai, Maharashtra

Property	Primus Residence, Santacruz East
Source	square yards
Area Type	Carpet
Area	657 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 33,209/-
Floor	Middle

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence

Home New Projects in Mumbai Property in Mumbai Projects in Santacruz East Kalpataru Primus Residence

Kalpataru Primus Residence
Santacruz East, Mumbai

₹ 2.40 Cr to 3.97 Cr
5/5 (10 Reviews)

Status: Ready to Move

Project Size: 162 units - 0.35 Acres
Configurations: 2.3 BHK Flat from 657 Sq. Ft. to 990 Sq. Ft. (Carpet)

4 Properties for Rent in Kalpataru Primus Residence

31 Views 8 Enquiries

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Rating: 1

Sports & Outdoor: Limited Green Area: Sufficient
Club House: Standard Fittings & Furnishing: Standard
Specifications: Standard

Decision Drivers: Connectivity: 10, Livability: 8, Lifestyle: 5.5, Value for Money: 5.5

Overview Price List Floor Plans Rental Listings Data Intelligence Amenities Specifications Rating & Reviews Commute Time Location & Landmarks

Square Yards RERA Reg: A5180000454 Project RERA Reg: P5180003522

Contact our Real Estate Experts

Sale Instances

Property	Primus Residence, Santacruz East
Source	Index_no.2
Area Type	Carpet
Area	652 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 30,675/-
Floor	7th

4902512 17/10/2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि. अधेरी 5 दस्ता क्रमांक : 4902/2023 नोंदणी : Regn:63m
गावाचे नाव : कोलेकल्याण		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	22000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	13058881.45	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 74ए विंग, माळा नं: सातवा मजला, इमारतीचे नाव: प्राईमस रेसिडेंसस,प्राईमस रेसिडेंसस को-ऑप ही सो ल, ब्लॉक नं: शांतीनगर,वकोला पाईपलाईन,सांताक्रूझ-चेंबूर लिंक रोड, रोड : सांताक्रूझ पूर्व,मुंबई - 400 055, इतर माहिती: सोबत एक वेहिकल पार्किंग न. एस 5 उप्पर लेवल बेसमेंट 1((C.T.S. Number : 4091 ;))	
(5) क्षेत्रफळ	66.65 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा:		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मयंक पाडिया वय:-43 पत्ता:-प्लॉट नं: ४०४, माळा नं: -, इमारतीचे नाव, ओशियन व्ही अपार्टमेंट्स, डेक्कन को-ऑप ही सो लि, ब्लॉक नं: युनियन पार्क, रोड नं: खार पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-AEJPP3168E 2): नाव:-मधुलिका गोएका वय:-43 पत्ता:-प्लॉट नं: ४०४, माळा नं: -, इमारतीचे नाव, ओशियन व्ही अपार्टमेंट्स, डेक्कन को-ऑप ही सो लि, ब्लॉक नं: युनियन पार्क, रोड नं: खार पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-ACZPG6015A	
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कुणाल कांती लाहिरी वय:-67; पत्ता:-प्लॉट नं: ८, माळा नं: -, इमारतीचे नाव, विजय पार्क, ब्लॉक नं: -, रोड नं: एन आई बी एम रोड, कोंडवा, पुणे, महाराष्ट्र, PUNE. पिन कोड:-411048 पॅन नं:-AAYPL42973 2): नाव:-रुबी लाहिरी वय:-61; पत्ता:-प्लॉट नं: ८, माळा नं: -, इमारतीचे नाव: विजय पार्क, ब्लॉक नं: -, रोड नं: एन आई बी एम रोड, कोंडवा, पुणे, महाराष्ट्र, पुणे. पिन कोड:-411048 पॅन नं:-ABZPL5701F	
(9) दस्तावेज करून दिल्याचा दिनांक	12/04/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	13/04/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	4902/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1320000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



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As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹2,52,94,500.00 (Rupees Two Crore Fifty Two Lakh Ninety Four Thousand Five Hundred Only).**

Place : Mumbai

Date : 18.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO

CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=BA, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4fad15d88a0cf39a25865915490cf3304123311
3279b17a18054523vastakC=des=400069, st=Maharashtra,
serialNumber=1356a366ab0c9908b2a55a6f0c3f6d31f310a2e39
4-287229122302500c, sn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.18 15:04:37 +05'30'



Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

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 & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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Enclosures	
Declaration-cum-undertaking from the valuer (Annexure-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached

- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.

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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **18th October 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. Mumbai (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. Vastukala Consultants India Pvt. Ltd. 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 **693.00 Sq. Ft. Carpet Area** in the name of **Gurukrupa Developers**. . Name of Proposed Purchaser is **Ms. Jyoti Kokne**. 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



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 **693.00 Sq. Ft. Carpet Area**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure-V)

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.



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. 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.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admins,
2.5.4.20=f822b6c7ad35d039d03f96966591348049033411311
3279617a1805662, postalCode=400099, st=Maharashtra,
serialNumber=+12456564660209852af5ab9e176d3151bd3e30
4e38f2e2941276425af, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.18 15:04:37 +05'30'

Auth. Sign.

Manoj Chalikwar

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Chartered Engineer (India)

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