

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner: **Mr. Sandeep Shivaji Jadkar & Mrs. Rajabai Shivaji Jadkar**

Flat No. 401, 4th Floor, C - Wing, Building No. 1, "Clover Grove" Co-op. Hsg. Soc. Ltd., Garden Grove Complex, Kanti Park Layout, Chikuwadi, Borivali (West), Mumbai - 400092, State - Maharashtra, Country - India

Longitude Latitude - 19°13'14.1"N 72°50'12.7"E

Valuation prepared for:

Punjab National Bank

Seepz Andheri (East)

MIDC Industrial Area Lane, Andheri (East), Mumbai, PIN Code - 400 096,
State - Maharashtra, Country - India.

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Delhi NCR • Nanded • Aurangabad



Valuation Report Prepared For Punjab National Bank / Seepz Andheri (East) Branch /Mr. Sandeep Jadkar (015436 / 30902) Page 2 of 22

Vastu/PNB/Mumbai/09/2019/15436/30902

03/02-02-SHA

Date 03.09.2019

VALUATION OPINION REPORT

The property bearing Residential Flat No. 401, 4th Floor, C - Wing, Building No. 1, "Clover Grove" Co-op. Hsg. Soc. Ltd., Garden Grove Complex, Kanti Park Layout, Chikuwadi, Borivali (West), Mumbai - 400092, State - Maharashtra, Country - India belongs to **Mr. Sandeep Shivaji Jadkar & Mrs. Rajabai Shivaji Jadkar.**

Boundaries of the property

North : Open Plot
 South : A - Wing & RDP 10
 East : Under Construction Building
 West : Sage Grove Complex

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking purpose at **₹ 1,62,54,000.00 (Rupees One Crore Sixty Two Lakh Fifty Four Thousand 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**

Digitally signed by Sharadkumar B. Chalikwar
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 Date: 2019.09.03 14:33:41 +05'30'

Sharadkumar B. Chalikwar
Director

C.M.D.**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

**Mumbai**

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Valuation Report of Immovable Property

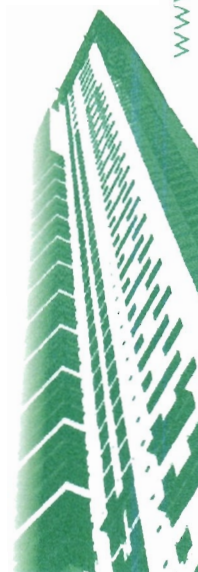
	Particulars	Content
I.	Introduction	
1.	Name of Valuer	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (East), Mumbai - 400 093.
2.	Date of Valuation	03.09.2019
3.	Purpose of Valuation	As per the request from Punjab National Bank, Seepz Branch to assess fair market value of the property for Banking purpose
4.	Name of Property Proposed Purchaser / Client (Details of share of each owner in case of joint &Co-ownership)	Mr. Sandeep Shivaji Jadkar & Mrs. Rajabai Shivaji Jadkar Joint Ownership Details of ownership share is not available
5.	Name of Bank/FI as applicable	Punjab National Bank
6.	Name of Developer of the Property (in case of developer built properties)	M/s. Sneh Corporation
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Owner Occupied
II.	Physical Characteristics of the Property	
1.	Location of the Property	Residential Flat No. 401, 4 th Floor, C - Wing, Building No. 1, "Clover Grove" Co-op. Hsg. Soc. Ltd. , Garden Grove Complex, Kanti Park Layout, Chikuwadi, Borivali (West), Mumbai - 400092, State - Maharashtra, Country - India
	Brief description of the property	The property is a Residential Flat located on 4 th floor. The composition of Residential Flat is 2 Bedroom + Living Room + Dinning + Kitchen + 2 Toilets + Passage. R.C.C. Slab Completed upto 4 th floor. The Property is at 3.7 km. from nearest Borivali.
2.	Municipal Ward No.	'R' Central Ward
3.	Postal Address of the Property	Residential Flat No. 401, 4 th Floor, C - Wing, Building No. 1, "Clover Grove" Co-op. Hsg. Soc. Ltd. , Garden Grove Complex, Kanti Park Layout, Chikuwadi, Borivali (West), Mumbai - 400092, , State - Maharashtra, Country - India
4.	Latitude, Longitude and Coordinates of the site	19°13'14.1"N 72°50'12.7"E



5.	Area of the plot/land (supported by a plan)	N.A. Residential Flat located on 4 th Floor
6.	Layout plan of the area in which the property is located	Copy of approved layout plan is not provided for verification
7.	Development of surrounding areas	Developed
8.	Details of Roads abutting the property	12.00 M. Wide B.T. Road
9.	Whether covered under any State / Central Govt. enactments(e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area /cantonment area	Not applicable
10.	In case it is an agricultural land, any conversion to house site plots is contemplated	N.A. Residential Flat located on 4 th Floor
11.	Demarcation of the property under valuation on a neighborhood layout map	N.A. Residential Flat located on 4 th Floor
12.	Description of Adjoining properties	Residential Properties
13.	Survey no. if any	CTS No. 374 B / 11(Part)
14.	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details, full details of specifications to be appended along with building plans and elevations	R.C.C. Framed Residential Building of Stilt + 16 upper Floors. 4 th Floor is having 5 Residential Flats. The Building is having 2 passenger Lifts.
15.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	Carpet Area = 769.00 Sq. Ft. (Including Flowerbed Area & Dry Balcony Area) (Area as per actual site measurement) Carpet Area = 645.00 Sq. Ft. Built up Area =774.00 Sq. Ft. (Area as per Agreement for Sale)
16.	Any other aspect.	Nil
III.	Town Planning parameters	
1.	Master Plan provisions related to property in terms of land use	Residential Flat
2.	Planning area/zone	Residential
3.	Development controls	Municipal Corporation of Greater Mumbai
4.	Zoning regulations	As per M.C.G.M. DCR



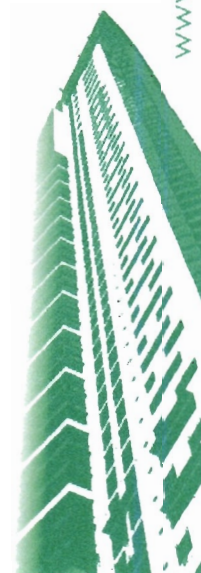
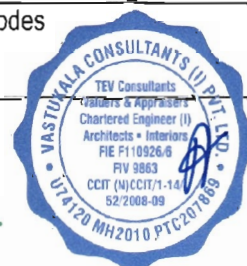
5.	FAR/FSI permitted and consumed	FSI permitted : as per M.C.G.M. DCR FSI Consumed: Information not available
6.	Ground coverage	Information not available
7.	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	As per M.C.G.M. DCR
8.	Comment on the surrounding land uses and adjoining properties in terms of uses	Residential purpose
9.	Comment on unauthorized constructions if any	Nil
10.	Comment on demolition proceedings if any	Nil
11.	Comment on compounding / regularization proceedings	Nil
12.	Comment on whether OC has been issued or not	OC Copy is not provided
13.	Any other Aspect	Nil
IV.	Legal Aspects	
1.	Ownership Documents	
	i. Agreement for Sale (20 pages from documents) dated 10.04.2010	
	ii. Copy of Society Share Certificate No. 163 dated 15.11.2013	
	iii. Copy of Commencement Certificate No. CHE / A - 3499 / BP / (WS) / AR dated 01.07.2005 issued by Municipal Corporation of Greater Mumbai	
	iv. Copy of 7/12 extract	
2.	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	Mr. Sandeep Shivaji Jadkar & Mrs. Rajabai Shivaji Jadkar Joint Ownership Details of ownership share is not available
3.	Comment on dispute / issues of landlord with tenant / statutory body / any other agencies, if any in regard to immovable property.	Information not available
4.	Comment on whether the IP is independently accessible?	Yes, the residential flat is accessible from common passage.
5.	Title verification,	Copy of TIR is not provided and not verified.
6.	Details of leases if any,	N.A.
7.	Ordinary status of freehold or leasehold including restriction on transfer,	Freehold
8.	Agreements of easements if any,	Not Apparent from the documents provided
9.	Notification for acquisition if any,	Not Apparent from the documents provided
10.	Notification for road widening if any,	Not Apparent from the documents provided
11.	Possibility of frequent flooding / sub-merging	No



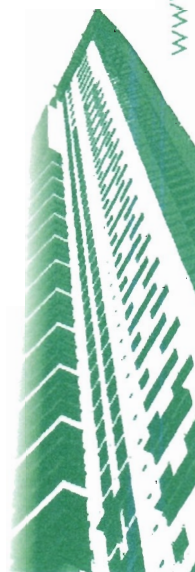
12.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or Applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	N.A.
13.	Heritage restrictions if any,	No
	All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	All the provided documents are enclosed with the valuation report.
14.	Comment on transferability of the property ownership,	Yes
15.	Comment on existing mortgages/ charges / encumbrances on the property if any	Details not available. The bank is requested to independently verify the same
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	Details not available. The bank is requested to independently verify the same
17.	Building plan sanction, illegal constructions if any done without plan sanction / violations.	Approved Building plans were not provided and not verified.
18.	Any other aspect	-
V.	Economic Aspects	
1.	Details of ground rent payable,	N.A.
2.	Details of monthly rents being received if any,	₹ 33,000.00 Expected rental income per month
3.	Taxes and other outgoings,	Information not available
4.	Property insurance,	Information not available
5.	Monthly maintenance charges,	Information not available
6.	Security charges, etc	Information not available
7.	Any other aspect	Information not available
VI.	Socio-cultural Aspects	
1.	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Developed Residential Locality, Higher class
VII.	Functional and Utilitarian Aspects	
	Description of the functionality and utility of the property in terms of:	



	1. Space allocation	Provided
	2. Storage Spaces	Provided
	3. Utility spaces provided within the building	Provided
	4. Any other aspect	Nil
VIII.	Infrastructure Availability	
	a) Description of aqua infrastructure availability in terms of	
	1. Water supply	Municipal Water Supply
	2. Sewerage/sanitation System	Connected to Municipal Sewerage System
	3. Storm water drainage	Yes
	b) Description of other physical infrastructure facilities viz.	
	1. Solid waste management	Information not available
	2. Electricity	Available
	3. Road and public transport connectivity	All well connected with public transport like bus, taxi and private vehicles.
	4. Availability of other public utilities nearby	All available near by
	c) Social infrastructure in terms of	All available near by
	1. School	
	2. Medical facilities	
	3. Recreational facility in terms of parks and open space	
IX.	Marketability of the Property	
	Analysis of the market for the property in terms of	
	1. Locational attributes	Located in developed area
	2. Scarcity	Good
	3. Demand and supply of the kind of subject property	Good
	4. Comparable sale prices in the locality	Price Indicators from online property portals attached.
X.	Engineering and Technology Aspects	
	1. Type of construction	R.C.C. Framed Structure
	2. Material & technology used	Good
	3. Specifications,	I. S. specifications
	4. Maintenance issues	No
	5. Age of the building	09 Years
	6. Total life of the building	60 years
	7. Extent of deterioration	51 years Subject to proper, preventive Periodic maintenance & structural repairs
	8. Structural safety	Good
	9. Protection against natural disaster viz. earthquakes,	Designed as per I.S. codes

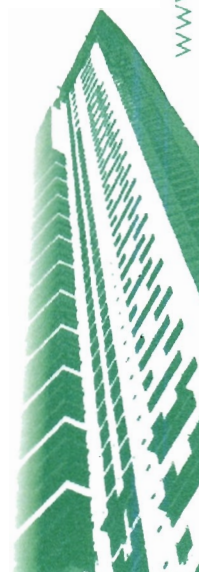


10.	Visible damage in the building	The quality construction is good. Well maintained
11.	Common facilities viz. lift, water pump, lights, security systems, etc.,	Available
12.	System of air-conditioning	Provided
13.	Provision of firefighting	Provided
	Copies of the plan and elevation of the building to be included	Approved Building plans were not provided and not verified.
XI.	Environmental Factors	
1.	Use of environment friendly building materials, Green Building techniques if any	Information not available
2.	Provision of rain water harvesting	Information not available
3.	Use of solar heating and lightening systems, etc.,	Information not available
	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Not Significant
XII.	Architectural and aesthetic quality	
1.	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Modern Looking
XIII.	Valuation	
1.	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Composite Method is used for this valuation report.
	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available	₹ 20,000.00 to ₹ 25,000.00 per Sq. Ft. on Built up Area Considering the rate with attached report, 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. We estimate ₹ 21,000 per Sq. Ft. on Built up Area



Indicator No. 1			
Property: Residential flat for sale in Clover Grove, Borivali (West) Source : nobroker.com Built up Area: 470.00 Sq. Ft. Expected Price: ₹ 4,60,00,000.00 Expected Rate/Sq. Ft: ₹ 24,400.00 Sq. Ft.			
Property: Residential flat for sale in Vrindavan Tower, Chikwadi, Borivali (West) Source : <u>nobroker.com</u> Built up Area: 1007.00 Sq. Ft. Expected Price: ₹ 2,30,00,000.00 Expected Rate/Sq. Ft: ₹ 22,800.00 Sq. Ft.			
Guideline Rate obtained from the Stamp Duty Ready Reckoner for new property	₹ 1,22,500.00 Per Sq. M. i.e. ₹ 11,381.00 Per Sq. Ft.		
Guideline Rate obtained from the Stamp Duty Ready Reckoner after depreciated	₹ 1,19,486.00 Per Sq. M. i.e. ₹ 11,101.00 Per Sq. Ft.		
Summary of Valuation			
i. Guideline Value			
	Area in Sq. Ft.	Rate in ₹	Value in ₹
Built up Area	774.00	11,101.00	85,92,174.00
ii. Fair Market Value			
Particulars	Area in Sq. Ft.	Rate in ₹	Value in ₹
Built up Area	774.00	21,000.00	1,62,54,000.00
		Total	1,62,54,000.00

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As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **₹ 1,62,54,000.00 (Rupees One Crore Sixty Two Lakh Fifty Four Thousand Only).**

i. Date of purchase of immovable property	:	10.04.2010 (Agreement for Sale)
ii. Purchase Price of immovable property	:	₹ 12,50,000.00
iii. Book value of immovable property	:	Information not available
iv. Realizable Value of immovable property	:	₹ 1,46,28,600.00
v. Distress Sale Value of immovable property	:	₹ 1,30,03,200.00
vi. Guideline Value (value as per Circle Rates), if applicable, in the area where Immovable property is situated	:	₹ 85,92,174.00

Place: Mumbai

Date: 03.09.2019

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
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C.M.D.

Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09



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Enclosures		
	Declaration from the valuer - appendix iv	Attached
	Model code of conduct for valuer - appendix v	Attached
	Photograph of owner with the property in the background	Attached
	Screenshot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (e.g. Google earth)/etc	Provided
	Layout plan of the area in which the property is located	Latitude and longitude provided along with satellite image of the building
	Building plan	Not provided
	Floor plan	Not provided
	Any other relevant documents/extracts	No



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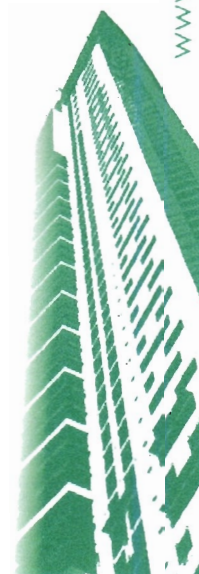


APPENDIX IV

DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report dated 03.09.2019 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 visited the property on 30.08.2019 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" as 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 III - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



SI No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mr. Sandeep Shivaji Jadkar & Mrs. Rajabai Shivaji Jadkar vide Agreement for Sale dated 10.04.2010
2.	purpose of valuation and appointing authority	As per the request from Punjab National Bank, Seepz Branch, Thane to assess fair market value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar and it's authorised engineer -
4.	disclosure of valuer interest or conflict, if any;	Nil
5.	date of appointment, valuation date and date of report;	Date of Appointment - 30.08.2019 Valuation Date - 03.09.2019 Date of Report - 03.09.2019
6.	inspections and/or investigations undertaken;	Physical Inspection done on 30.08.2019
7.	nature and sources of the information used or relied upon;	Market Survey at the time of site visit, and Online Price Indicators
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	restrictions on use of the report, if any;	For Fair Market Value only
10.	major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Date: 03.09.2019

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
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C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



APPENDIX V

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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 in compatible 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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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.

Date: 03.09.2019

Place: Mumbai

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou,
email=sharad@vastukala.org, c=IN
Date: 2019.09.03 14:34:48+05'30'


Director

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

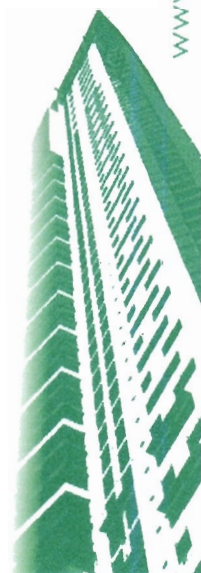
Chartered Engineer (India)

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

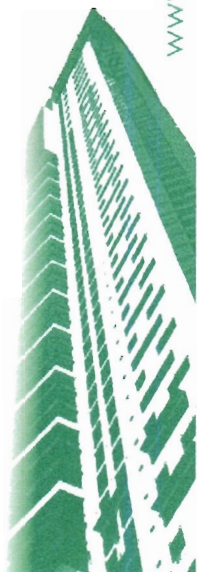


Vastukala Consultants (I) Pvt. Ltd.

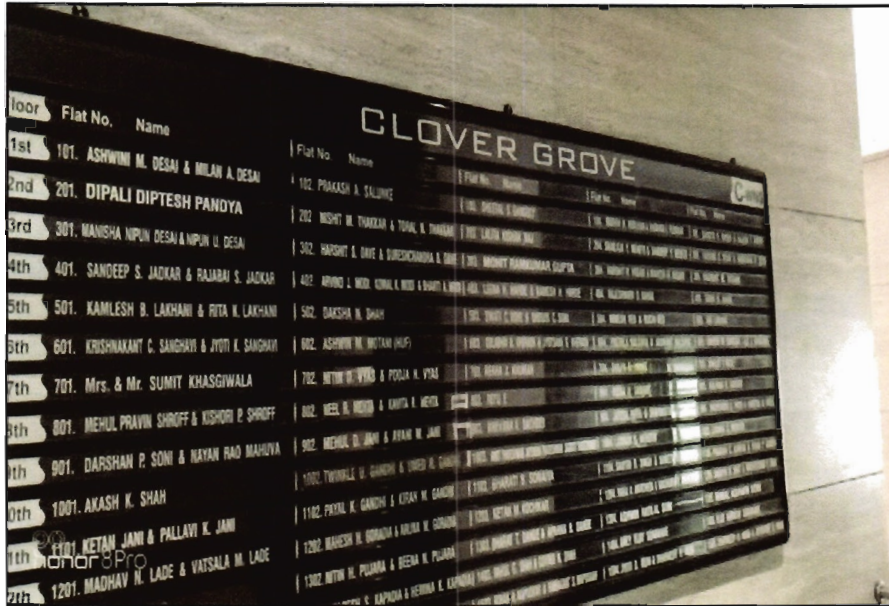
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Actual Site Photographs

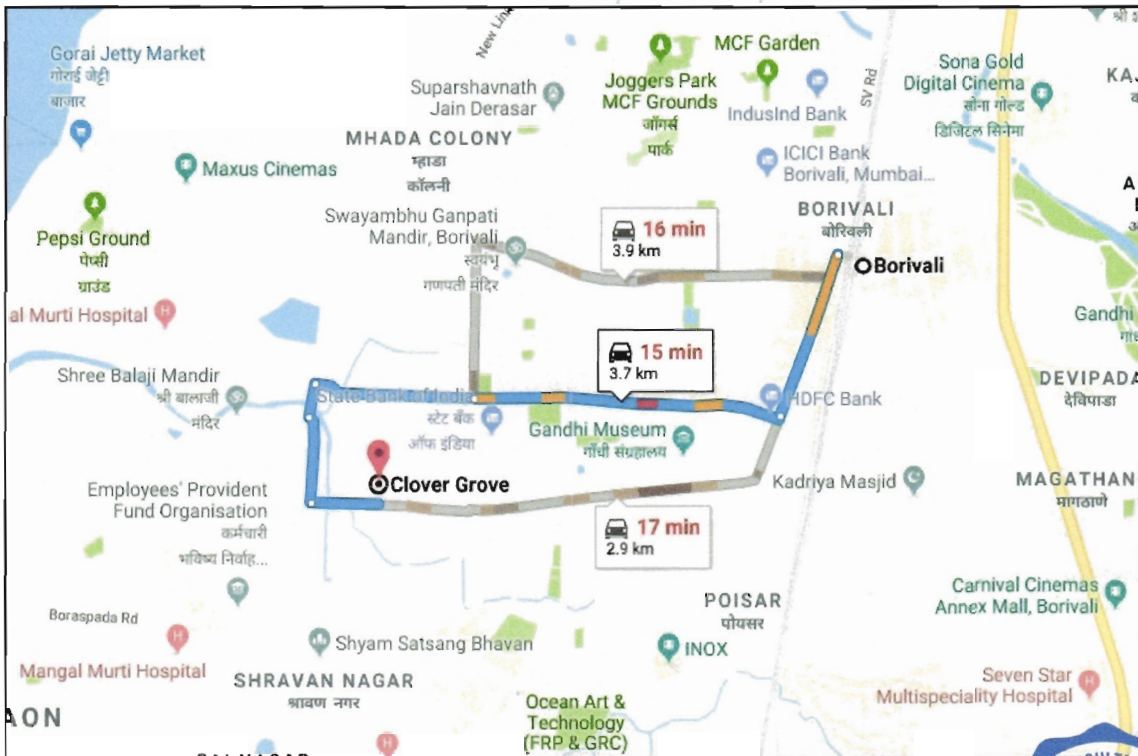
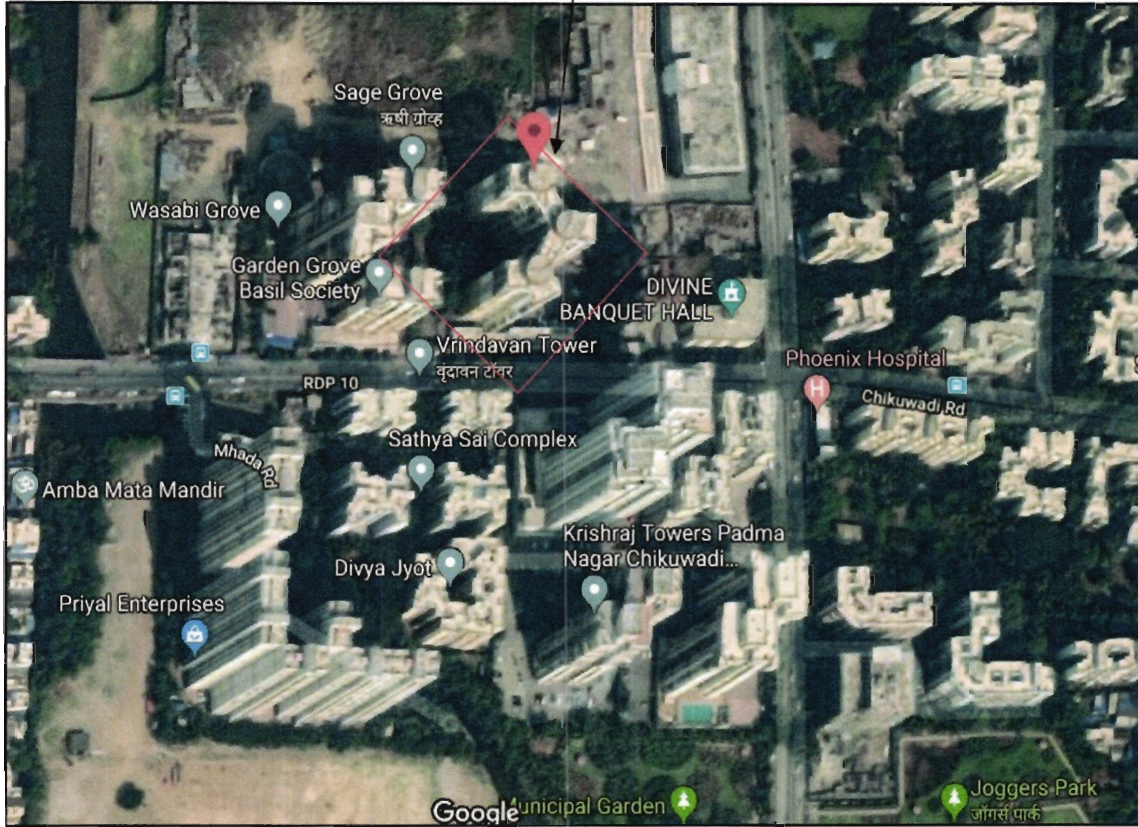


Actual Site Photographs



Route Map of the Property

Site/ulr



Longitude Latitude - 19°13'14.1"N 72°50'12.7"E

Note: The Blue line shows the route to site from nearest metro station (Borivali - 3.7 Km)

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Price Indicators


NOBROKER
Pay Rent Post Your Property Sign up

Resale

Brindavan Tower - 2 BHK In Borivali West For ...

Brindavan Tower, Padma Nagar, Chikuwad (Near Phoenix Ho...)

Home [Mumbai](#) [Borivali West](#) [Property Details](#)



₹ 2.3 Crores
Non-negotiable

₹ 1.54 Lacs/Month
Estimated EMI

1,007
Sq. Ft.

Need Home
[Apply Lc](#)

Age of the Building >10 years old

Ownership Type Self Owned

Builtup Area 1,007 sq.ft

Furnishing Status Full [Furnish Now](#)

Flats in Building 1

Parking Available Car

2 Bedrooms Verified Tiles

2 Baths Verified Tiles

0 Balconies

6 Months Ago Posted On

Immediately Possession

Brindavan Tower Apartment

[Chat with Owner](#) [Add to Shortlist](#)

[Get Owner Details](#)

[Need Home](#)

[Apply Lc](#)

[Add to Shortlist](#)

[Chat with Owner](#)


NOBROKER
Pay Rent Post Your Property Sign up

Resale

Clover Grove - 1 BHK In Borivali West For Sale Loan Verified

Clover Grove, Near Phoenix Hospitals And Darshan Heights

Home [Mumbai](#) [Borivali West](#) [1 BHK](#) [Property Details](#)



₹ 1.15 Crores
Negotiable

₹ 77.24 K/Month
Estimated EMI

470
Sq. Ft.

Need Home
[Apply Lc](#)

Age of the Building 5-10 years old

Ownership Type Self Owned

Builtup Area 470 sq.ft

Furnishing Status Semi [Furnish Now](#)

Flats in Building 0

Parking Available Bike and Car

1 Bedrooms Verified Tiles

2 Baths Verified Tiles

2 Balconies

A Year Ago Posted On

Immediately Possession

Clover Grove Apartment

[Chat with Owner](#) [Add to Shortlist](#)

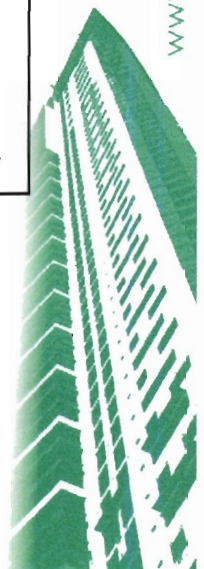
[Under review, check after 12 hrs](#)

[Need Home](#)

[Apply Lc](#)

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[Book Slots](#)



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **Housing Loan** purpose as on dated **03rd September 2019**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

UNDER LYING ASSUMPTIONS

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.

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

**Sharadkumar
B. Chalikwar**

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ou,email=sharad@vastukala.org,
c=IN
Date: 2019.09.03 14:35:14 +05'30'

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193



DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this Banking purpose at **₹ 1,62,54,000.00 (Rupees One Crore Sixty Two Lakh Fifty Four Thousand Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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Chalikwar
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Date: 2019.09.03 14:35:29 +05'30'



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Director

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Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

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