

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Shaikh Inaytulla**

Residential Row House Plot No. 62, Sector – 01, Village – Ghansoli, Taluka & District – Thane, Navi Mumbai,
PIN – 400 709, State - Maharashtra, Country - India.

Longitude Latitude: 19°06'41.0"N 73°00'07.5"E

Valuation Prepared for:

State Bank of India

RACPC Sion Branch

B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kiroil Road, Off L.B.S. Marg, Kurla (West), Mumbai, Pin
Code - 400 070, State - Maharashtra, Country – India.



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Vastu/Nashik/11/2023/4753/2303469
09/28-165-PRSH
Date: 09.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House Plot No. 62, Sector – 01, Village – Ghansoli, Taluka & District – Thane, Navi Mumbai, PIN – 400 709, State - Maharashtra, Country - India belongs to **Mr. Shaikh Inaytulla.**

Boundaries of the property

North	Plot No. 78
South	Sector No. 1 Road
East	Row House No.01
West	Row House No. 03

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,02,02,496.00 (Rupees One Crore Two Lakh Two Thousand Four Hundred Ninety Six 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
Chalikwar

Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmcd@vastukala.org,
c=IN
Date: 2023.11.10 12:17:36 +05'30'

Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

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

Encl: Valuation report.



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

To,

**State Bank of India
RACPC Sion Branch**B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kiroli Road,
Off L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070,
State - Maharashtra, Country – India.**VALUATION REPORT (IN RESPECT OF ROW HOUSE)**

I	General											
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Banking Purpose.										
2.	a)	Date of inspection : 02.11.2023										
	b)	Date on which the valuation is Made : 09.11.2023										
3.	List of documents produced for perusal: i) Copy of Lease Deed Between City and Industrial Development Corporation of Maharashtra Limited (The Lessor) and Mr. Shaikh Inaytulla (The Lessee). ii) Copy of Approved Plan No. CIDCO / BP / ATPO / 607 dated 27.04.2006 issued by CIDCO iii) Copy of Occupancy Certificate No. CIDCO / BP / ATPO / 398 dated 20.02.2007 issued by CIDCO. iv) Copy of No Objection Certificate No. CIDCO / EE (GHN-I) / 2006 / 995 dated 22.12.2006 issued by CIDCO.											
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)	: Mr. Shaikh Inaytulla Address: Residential Row House Plot No. 62, Sector – 01, Village – Ghansoli, Taluka & District – Thane, Navi Mumbai, PIN – 400 709, State - Maharashtra, Country - India. Contact Person: Mr. Shehran Pathan (Tenant) Sole Ownership										
5.	Brief description of the property (including Leasehold / freehold etc.)	: The property is a Residential Row House. The composition of Residential Row House is as under: <table border="1"> <thead> <tr> <th>Floor</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>1 Bedroom + Living Room + Kitchen + W.C. + Bath</td> </tr> <tr> <td>First Floor</td> <td>1 Bedroom + Living Room + Kitchen + W.C. + Bath + Balcony Area.</td> </tr> <tr> <td>Second Floor</td> <td>1 Bedroom + Living Room + Kitchen + W.C. + Bath + Balcony Area.</td> </tr> <tr> <td>Third Floor</td> <td>1 Bedroom + Living Room + Kitchen + W.C. + Bath + Balcony Area + Staircase</td> </tr> </tbody> </table> <p>The property is at 850 Mt. distance from nearest railway station Ghansoli.</p>	Floor	Composition	Ground Floor	1 Bedroom + Living Room + Kitchen + W.C. + Bath	First Floor	1 Bedroom + Living Room + Kitchen + W.C. + Bath + Balcony Area.	Second Floor	1 Bedroom + Living Room + Kitchen + W.C. + Bath + Balcony Area.	Third Floor	1 Bedroom + Living Room + Kitchen + W.C. + Bath + Balcony Area + Staircase
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Third Floor	1 Bedroom + Living Room + Kitchen + W.C. + Bath + Balcony Area + Staircase											

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 62, Sector - 1
	b) Door No.	:	Residential Plot No. 62
	c) C.T.S. No. / Village	:	Village – Ghansoli
	d) Ward / Taluka	:	Taluka – Thane
	e) Mandal / District	:	District – Thane
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. CIDCO / BP / ATPO / 607 dated 27.04.2006 issued by CIDCO
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property	:	Residential Row House Plot No. 62, Sector – 01, Village – Ghansoli, Taluka & District – Thane, Navi Mumbai, PIN – 400 709, State - Maharashtra, Country - India.
8.	City / Town	:	Navi Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Ghansoli CIDCO
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		
			As per actual site As per document
	North	:	Plot No. 78 Plot No. 61
	South	:	Sector No. 1 Road Plot No. 63
	East	:	Row House No.01 6.00 Mt. Wide Road
	West	:	Row House No. 03 Plot No. 61
13.	Dimensions of the site		
			A B
			As per site As per Document
	North	:	- -
	South	:	- -
	East	:	- -
	West	:	- -
14.	Extent of the site	:	Carpet area as per measurement are as under:
			Floor Carpet area (Sq. Ft.) Balcony Area

			Ground	367.00	-
			First	352.00	14.00
			Second	344.00	23.00
			Third	402.00	87.00
			Built Up Area in Sq. Ft. = 652.00 (Area as per Occupancy Certificate & Approved Plan)		
14.1	Latitude, Longitude & Co-ordinates of Row House	:	19°06'41.0"N 73°00'07.5"E		
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 652.00 (Area as per Occupancy Certificate)		
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied Ground Floor – Mr. Bajarang – Last 4 Years First Floor – Miss. Reshma – Last 4 Years Second Floor – Mr. Shehran Pathan – Last 4 Years Third Floor – Miss. Nazra Khan – Last 14 Years		
II	APARTMENT BUILDING				
1.	Nature of the Apartment	:	Residential		
2.	Location	:			
	C.T.S. No.	:	-		
	Block No.	:	-		
	Ward No.	:	-		
	Village / Municipality / Corporation	:	Village - Ghansoli CIDCO		
	Door No., Street or Road (Pin Code)	:	Residential Row House Plot No. 62, Sector – 01, Village – Ghansoli, Taluka & District – Thane, Navi Mumbai, PIN – 400 709, State - Maharashtra, Country - India		
3.	Description of the locality Residential / Commercial / Mixed	:	Residential		
4.	Year of Construction	:	2007 (As per Occupancy Certificate)		
5.	Number of Floors	:	Ground + 3 upper floor		
6.	Type of Structure	:	R.C.C. Framed Structure		
	Number of Dwelling units in the Row House	:	Residential Plot No. 62		
	Quality of Construction	:	Good		
	Appearance of the Row House	:	Normal		
	Maintenance of the Row House	:	Normal		
	Facilities Available	:			
	Lift	:	No		
	Protected Water Supply	:	Municipal Water supply		
	Underground Sewerage	:	Connected to Municipal Sewerage System		
	Car parking - Open / Covered	:	Open Car Parking Space		
	Is Compound wall existing?	:	Yes		
	Is pavement laid around the building	:	Yes		



III	Residential Row House																
1	Row House No.	: Residential Row House Plot No. 62															
2	Door No. of the Row House	: -															
3	Specifications of the Row House	:															
	Roof	: R.C.C. Slab															
	Flooring	: Vitrified tiles flooring															
	Doors	: Teak Wood door frame with flush shutters															
	Windows	: Powder coated Aluminum sliding windows															
	Fittings	: Concealed Plumbing with C.P. fittings & Electrical wiring															
	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 Row House?	: Normal															
7	Sale Deed executed in the name of	: Mr. Shaikh Inaytulla															
8	What is the undivided area of land as per Sale Deed?	: Details not available															
9	What is the plinth area of the Row House?	: Built Up Area in Sq. Ft. = 652.00 (Area as per Occupancy Certificate & Approved Plan)															
10	What is the floor space index (app.)	: As per CIDCO norms															
11	What is the Carpet area of the Row House?	: Carpet area as per measurement are as under:															
		<table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet area (Sq. Ft.)</th> <th>Balcony Area</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>367.00</td> <td>-</td> </tr> <tr> <td>First</td> <td>352.00</td> <td>14.00</td> </tr> <tr> <td>Second</td> <td>344.00</td> <td>23.00</td> </tr> <tr> <td>Third</td> <td>402.00</td> <td>87.00</td> </tr> </tbody> </table>	Floor	Carpet area (Sq. Ft.)	Balcony Area	Ground	367.00	-	First	352.00	14.00	Second	344.00	23.00	Third	402.00	87.00
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Ground	367.00	-															
First	352.00	14.00															
Second	344.00	23.00															
Third	402.00	87.00															
12	Is it Posh / I Class / Medium / Ordinary?	: Medium Class															
13	Is it being used for Residential or Commercial purpose?	: Residential purpose															
14	Is it Owner-occupied or let out?	: Tenant Occupied															
15	If rented, what is the monthly rent?	: ₹ 11,000.00 Present rental income per month – Ground Floor ₹ 11,000.00 Present rental income per month – First Floor ₹ 11,000.00 Present rental income per month – Second Floor ₹ 9,000.00 Present rental income per month – Third Floor															



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 Row House 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)	:	₹ 15,500.00 to ₹ 16,500.00 per Sq. Ft. on Built Up area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	:	₹ 16,200.00 per Sq. Ft. on Built Up area ₹ 15,648.00 per Sq. Ft. (After Depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,300.00 per Sq. Ft.
	II. Land + others	:	₹ 13,900.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 96,100.00 per Sq. M. i.e., ₹ 8,928.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 86,404.00 per Sq. M. i.e., ₹ 8,027.00 per Sq. Ft.
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 Row House with Services (v(3)i)	:	₹ 2,300.00 per Sq. Ft.
	Age of the building	:	16 Years
	Life of the building estimated	:	44 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	24.00%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,748.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 13,900.00 per Sq. Ft.



Total Composite Rate	₹ 15,648.00 per Sq. Ft.
Remark:	
<ol style="list-style-type: none"> As per Approved plan the Row House is Ground + 2nd upper Floor + Terrace area, but as per site inspection the Row House is Ground + 3rd Floor + Terrace area. As per agreement, the Built up area of the property is 652.00 Sq. Ft. But as per Site Inspection, the carpet area of Ground + 3rd Upper Floor is Ground floor - 367.00 Sq. Ft., 1st Floor - 366.00 Sq. Ft., 2nd Floor - 367.00 Sq. Ft., 3rd Floor - 489.00 including Balcony area. There are no permission documents provided for the additional area constructed. For the purpose of valuation, we have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e., 15,648.00 per Sq. Ft. on Built up Area is considered. 	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	652.00 Sq. Ft.	15,648.00	1,02,02,496.00
2	Terrace Area	-	-	-
3	Open Terrace Area	-	-	-
4	Car Parking	-	-	-
5	Showcases			
6	Kitchen arrangements			
7	Superfine finish			
8	Interior Decorations			
9	Electricity deposits / electrical fittings, etc.			
10	Extra collapsible gates / grill works etc.			
11	Potential value, if any			
12	Others			
Total value / Realizable value of the property				1,02,02,496.00
Insurable value of the property (652.00Sq. Ft. x 2,300.00)				14,99,600.00
Guideline value of the property (652.00 Sq. Ft. x 8,027.00)				52,33,604.00

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.

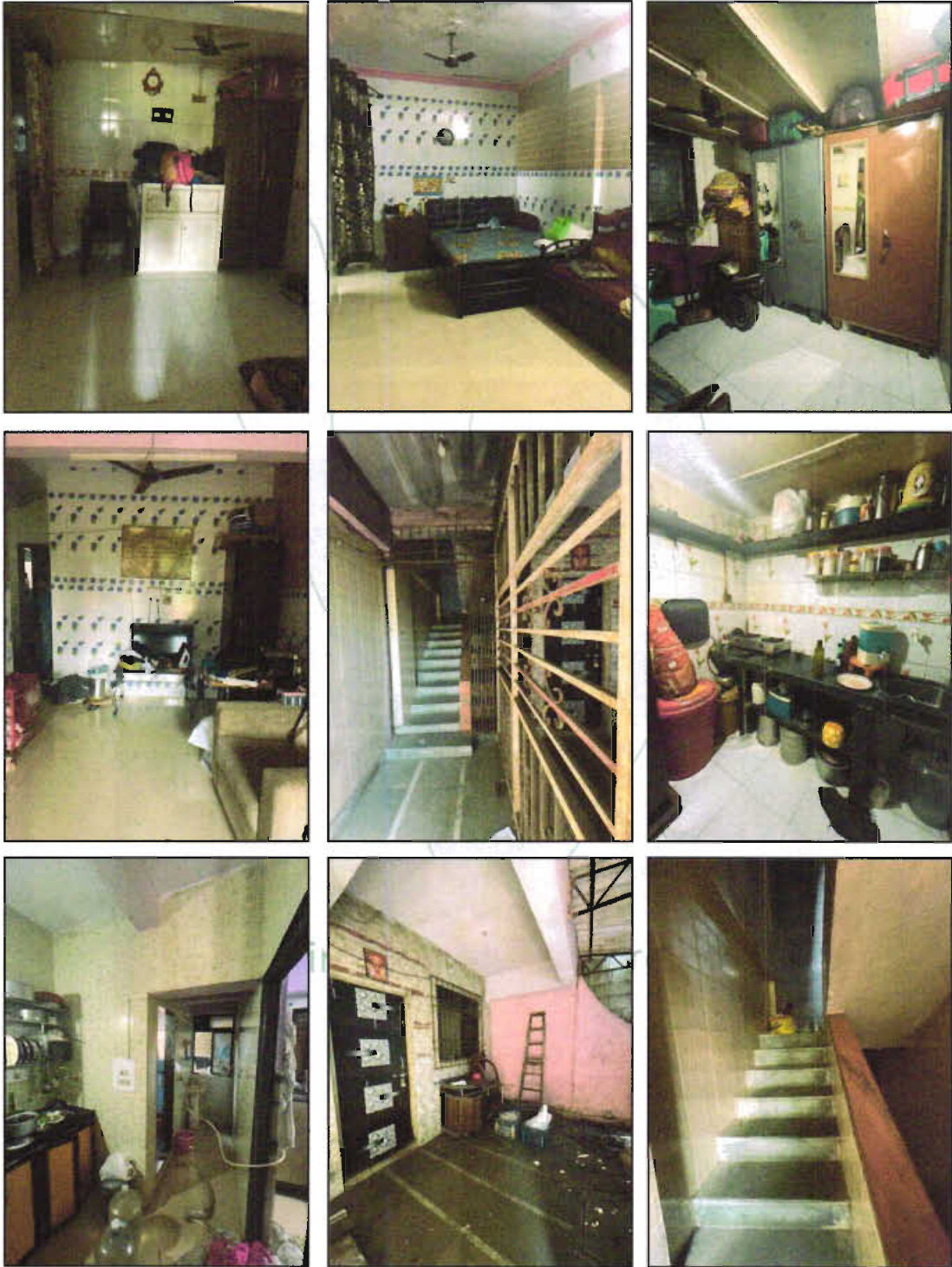
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

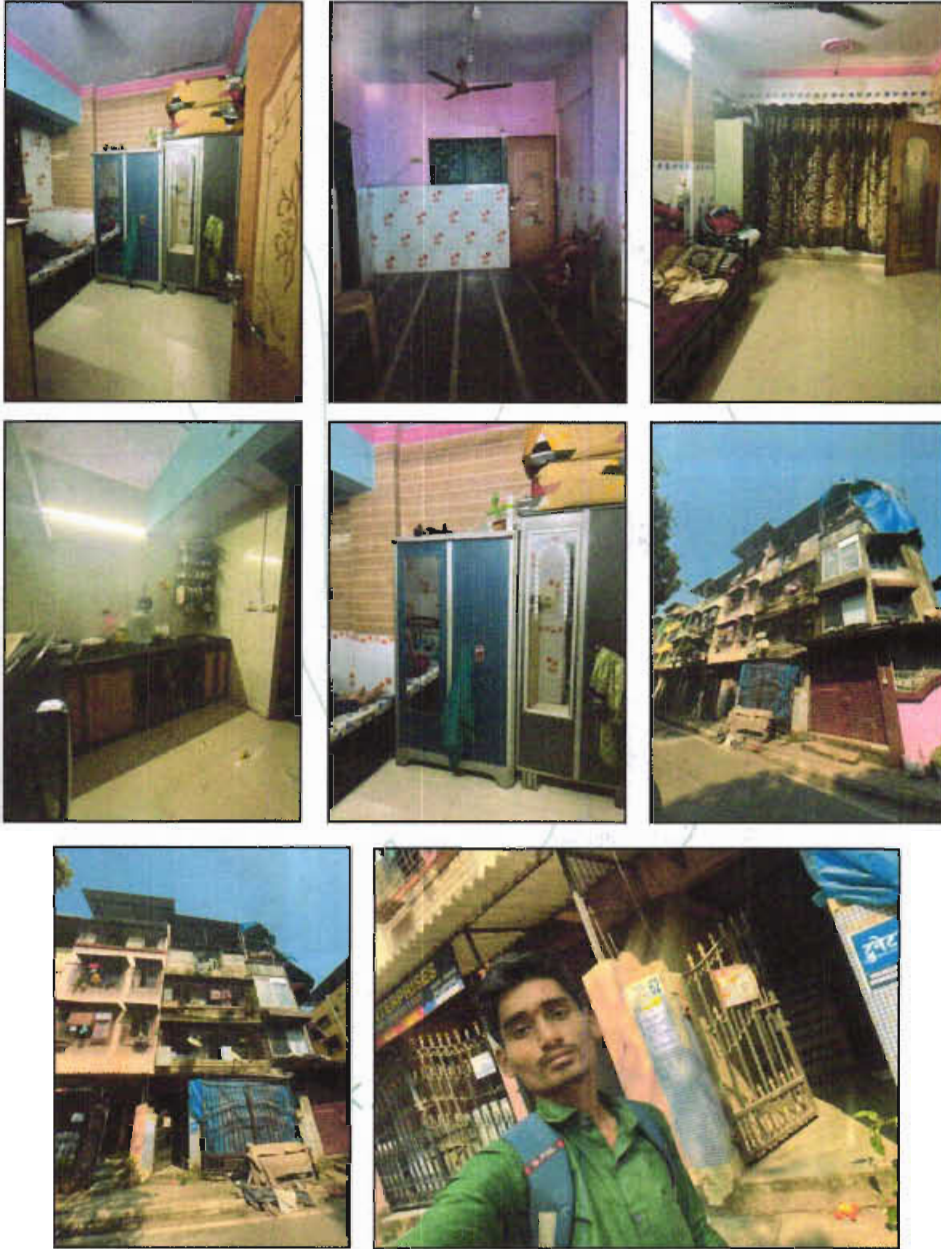
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Row House, where there are typically many comparable available to analyze. As the property is a Residential Row House, 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 ₹ 15,500.00 to ₹ 16,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all-round development of residential and Commercial application in the locality etc. We estimate ₹ 15,648.00 per Sq. Ft. on Built Up Area for valuation after depreciation.

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	N.A.
i) Saleability	Good
ii) Likely rental values in future	₹ 11,000.00 Present rental income per month – Ground Floor ₹ 11,000.00 Present rental income per month – First Floor ₹ 11,000.00 Present rental income per month – Second Floor ₹ 9,000.00 Present rental income per month – Third Floor
iii) Any likely income it may generate	Rental Income

Actual site Photographs



Actual site Photographs



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Route Map of the property

Site u/r



Longitude Latitude: 19°06'41.0"N 73°00'07.5"E

Note: The Blue line shows the route to site from nearest Railway Station (Ghanoli – 850 Mt.)



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

Home
Valuation Guidelines | User Manual

Year: 2023-2024 | Language: English

Selected District: Thane

Select Village: गावाने ताड : पणसोली(मधी मुंबई महानगरपाली)

Search By: Survey No. Location

Select	व्यवस्थापन	प्लॉट क्षेत्र	निघारी सदविद्या	बॉझिस	इकाने	बौध्दोमिड	एकक (Rs./)
SurveyNo	4 / 107 - पणसोली नोड सेक्टर नंबर 1	35500	96100	110500	120100	110500	चौ. मीटर
SurveyNo	4 / 108- पणसोली नोड सेक्टर नंबर 2	27700	79600	91500	99500	91500	चौ. मीटर
SurveyNo	4 / 109- पणसोली नोड सेक्टर नंबर 3	37400	107300	121700	134200	121700	चौ. मीटर
SurveyNo	4 / 110 - पणसोली नोड सेक्टर नंबर 4	32800	94400	103900	117900	103900	चौ. मीटर
SurveyNo	4 / 111- पणसोली नोड सेक्टर नंबर 5	49700	114100	129800	142600	129800	चौ. मीटर
		12345678					

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Price Indicators

99acres Buy | Enter Locality | Project | Society | Landmark

₹65 Lac (₹14,772 per sq ft) | 1BHK 2Baths

Estimated EM - ₹51,914

NOT AVAILABLE | <https://www.maharashtra.gov.in/>

Overview | Owner Details | Explore Locality | Recommendations | Articles

Property ID: 14772

Built Up area: 440 sq ft

Price: ₹65 Lac + Govt Charges & Tax (₹14,772 per sq ft, all inclusive, Negotiable)

Floor Number: Ground of 3 Floors

Countdown: Main Road

Configuration: 7 Bedroom, 2 Bathrooms, 2/3 Balcony

Address: Shejun Building Sector 1 Ghandoli, Navi Mumbai

Search: 10+ Year Old

Places nearby: Sector 1 Ghandoli, Navi Mumbai, Mumbai

- Chikaleswar Mandir
- Gurudwara Dashmesh Darbar
- Shiv Ganesh Hanuman Mandir
- Masjid
- Ganesh Temple

NOBROKER My Bookings | Flat For Property

2 BHK Flat in Mahasvir Malhar For Sale in Ghandoli

₹95 Lacs (₹54,445/Month) | 818 sq ft

2 Bedroom | 2 Bathroom | 2/3 Balcony

₹54,445/Month (₹54,445 x 12)

Get Owner Details

Price trends by NRE estimates

Report what was not correct of this property

Activity On This Property

241 views | 3 likes

Overview

Age of Building	~10 Years	Ownership Type	Self Owned
Maintenance Charges	₹2.5 Per Sq.Ft/M	Flooring	NA
Booking Fees	₹14 Lacs	furnishing Status	None (Furnished)

Similar Properties



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Sales Instance

2466392	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 8
04-11-2023		दस्त क्रमांक : 2466/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn.63m
गावाचे नाव : घणसोली		
(1)विलेखाचा प्रकार	करारनामा	
(2)प्रौढदत्ता	5200000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3074239	
(4) भू-मापन,पेटशिस्ता व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:-नवी मुंबई मनपाइतर वर्णन : इतर माहिती: युनिट नं.एस एस-3/271,स्टील्ट+टु अप्पर फ्लोअर,एकता को-ऑप ही.सो.ली.,प्लॉट नं.सी-124,सेक्टर-1,घणसोली,नवी मुंबई ((Plot Number : C-124 ; SECTOR NUMBER : 1 :))	
(5) क्षेत्रफळ	31.99 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- विकास दत्त भदगे वय:-40 पत्ता:-प्लॉट नं.:-, माळा नं.:- इमारतीचे नाव: एस एस-3/271, सेक्टर-1, कोपरखैरणे, नवी मुंबई, ब्लॉक नं.:-, रोड नं.:-, महाराष्ट्र, THANE. पिन कोड:-400709 पॅन नं:-AKHPM5708Q	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:- पुजा अशोक धनावडे वय:-48; पत्ता:-प्लॉट नं.:-, माळा नं.:- इमारतीचे नाव: रूम नं.एच-3/0-2, तळ मजला, श्री हनुमान को-ऑप. ही.सो.ली., सिग्लेक्स, सेक्टर-09, घणसोली, नवी मुंबई, ब्लॉक नं.:-, रोड नं.:-, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AEAPD8945H 2): नाव:- ओमकार अशोक धनावडे वय:-22; पत्ता:-प्लॉट नं.:-, माळा नं.:- इमारतीचे नाव: रूम नं.एच-3/0-2, तळ मजला, श्री हनुमान को-ऑप. ही.सो.ली., सिग्लेक्स, सेक्टर-09, घणसोली, नवी मुंबई, ब्लॉक नं.:-, रोड नं.:-, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-FTTPDS321N	
(9) दस्तऐवज करून दिल्याचा दिनांक	01/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	01/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	2466/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	312000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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www.vastukala.org



Sales Instance

1959875 04-11-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 19598/2023 नोंदणी : Regn.63m
गावाचे नाव : घणसोली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5700000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	3075200	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : इतर माहिती: अपार्टमेंट क्र.एसएस-3/26,अष्टविनायक को-ऑप.हौ.सो.लि.,प्लॉट क्र.29,सेक्टर 1,घणसोली,नवी मुंबई,तालुका व जिल्हा ठाणे - 400701 क्षेत्रफळ-32.00 चौ.मी.बांधीव एरिया((Plot Number : 29 ; SECTOR NUMBER : 1 ;))	
(5) क्षेत्रफळ	32.00 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:-श्री राजू शंकर बुरसे -- वय:-42 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ई-6/319,श्री गुरुदेव सीएचएस लि.,सेक्टर 7,घणसोली,नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AMAPB3867E 2): नाव:-श्री बाजीराव शंकर बुरसे -- वय:-39 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ई-6/319,श्री गुरुदेव सीएचएस लि.,सेक्टर 7,घणसोली,नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AWFPB7805F	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री.उमेश तुकाराम सरदे -- वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रुम क्र. 1994,वैभव कॉलनी,राम नगर,दिघा,नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-FFOPS3813F 2): नाव:-सौ.ऋतुजा उमेश सरदे -- वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रुम क्र. 1994,वैभव कॉलनी,राम नगर,दिघा,नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं:-	
(9) दस्तावेज करून दिव्याचा दिनांक	10/10/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	10/10/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	19598/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	342000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is ₹ 1,02,02,496.00 (Rupees One Crore Two Lakh Two Thousand Four Hundred Ninety Six Only).

Place: Mumbai

Date: 09.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2023.11.10 12:11:47 +05'30'

Auth. Sign.

Director

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

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

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Countersigned
(BRANCH MANAGER)

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

(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 09.11.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 02.11.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AEAPC7114Q.
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am a Valuer, who is competent to sign this valuation report.
- x. I will undertake the valuation work on-receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration is owned by Mr. Shaikh Inaytulla.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Sion Branch to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Shobha Kuperkar – Technical Manager Pradnya Rasam – 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 – 02.11.2023 Valuation Date – 09.11.2023 Date of Report – 09.11.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 02.11.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all round development of commercial and Commercial 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 **09th 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's representative and site visit conducted, we understand that the subject property is Residential Row House, admeasuring area **Built Up Area in Sq. Ft. = 652.00** owned by **Mr. Shaikh Inaytulla**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned **Mr. Shaikh Inaytulla**. 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's representative, we understand that the Residential Row House, admeasuring area **Built Up Area in Sq. Ft. = 652.00**.

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Row House 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 Row House, admeasuring area **Built Up Area in Sq. Ft. = 652.00.**

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 – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall

conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=em@vastukala.org,
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Date: 2023.11.10 12:13:00 +05'30'

Auth. Sign.

Director

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

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

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