

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser : **Mr. Jai Bhagwan Bhoria**

Name of Owner : **Saraswat Co-operative Bank Ltd.**

Residential Flat No. 12, 2nd Floor, "**Panchsheel Building**", P. N. Bank Officer's Co-op. Hsg. Soc. Ltd., Plot No. 2, Off. Veera Desai Road, Jeevan Nagar, Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, India.

Latitude Longitude : 19°7'52.5"N 72°50'6.3"E

Valuation Prepared for:

Punjab National Bank




Goregaon west Jawahar Nagar

327, Swastik Park Rd Number 12, Jawahar Nagar, Goregaon West, Mumbai,
Maharashtra 400104



Our Pan India Presence at :

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

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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 12, 2nd Floor, "Panchsheel Building", P. N. Bank Officer's Co-op. Hsg. Soc. Ltd., Plot No. 2, Off. Veera Desai Road, Jeevan Nagar, Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, India belongs to **Saraswat Co-operative Bank Ltd.**. Name of Proposed Purchaser is **Mr. Jai Bhagwan Bhorla**.

Boundaries of the property

North	: Veera Desai Road
South	: Garden
East	: Kush Apartment
West	: Dena Jyoti Building

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 **₹ 2,08,06,300.00 (Rupees Two Crore Eight Lakh Six Thousand Three 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.

Sharadkumar
B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.11.03 16:18:41 +05'30'

Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Encl.: Valuation report



Our Pan India Presence at :

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Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

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

Valuation Report of Immovable Property

General	
1	Name and Address of Valuer : Sharadkumar Chalikwar Vastukala Consultants India Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.
2	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
3	a) Date of inspection : 02.11.2023
	b) Date of valuation : 03.11.2023
	c) Title Deed Number : -
4	List of documents produced for perusal: I) Copy of Copy of Legal Opinion Report Dated 17.10.2023. II) Copy of Occupancy Certificate No.CE / 5078 / BSII / AK Dated 05.10.1982 issued by Municipal Corporation of Greater Mumbai. III) Copy of Letter Document No.SCB : REC : 23 : YGD : 379 Dated 12.09.2023 in the name of Mr. Jai Bhagwan Bhoria issued by Saraswat Bank. IV) Copy of Share Certificate No.5 Dated 09.08.2008 in the name of Smt. Meena C. Vora & Shri. Karan C. Vora .
5	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <u>Name of Owner :</u> Saraswat Co-operative Bank Ltd. <u>Name of Proposed Purchaser :</u> Mr. Jai Bhagwan Bhoria Residential Flat No. 12, 2 nd Floor, " Panchsheel Building ", P. N. Bank Officer's Co-op. Hsg. Soc. Ltd., Plot No. 2, Off. Veera Desai Road, Jeevan Nagar, Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban , Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, India. <u>Contact Person :</u> K. S. Raikwar (PNB Bank Officer) Mobile No. 7738353681 Sole Ownership
6	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 2 nd Floor. The composition of Residential Flat is 3 Bedroom + Living Room + Kitchen + Dining + 5 Toilet + Passage + 2 Study Room. (3 BHK) As per site inspection, Flat No. 11 & 12 are internally amalgamated to form a single flat having single entrance door.The property is at 850 Mtr. distance from Railway Station Azad Nagar.
7	Location of property
a)	Plot No. / Survey No. : Plot No - 2New Survey No - 111

b)	Door No.	:	Residential Flat No. 12	
c)	C.T.S. No. / Village	:	Village - Ambivali	
d)	Ward / Taluka	:	Taluka - Andheri	
e)	Mandal / District	:	District - Mumbai Suburban	
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
j)	Comment on unauthorizes Construction if any	:		
k)	Comment on demolition proceedings if any	:		
8	Postal address of the property	:	Residential Flat No. 12, 2 nd Floor, "Panchsheel Building", P. N. Bank Officer's Co-op. Hsg. Soc. Ltd., Plot No. 2, Off. Veera Desai Road, Jeevan Nagar, Village - Ambivali, Taluka - Andheri, District - Mumbai Suburban, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, India.	
9	City / Town	:	City - Andheri (West), Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
10	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
11	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Ambivali Municipal Corporation of Greater Mumbai (MCGM)	
12	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
13	Boundaries of the property	:	As per site	As per Document
	North	:	Veera Desai Road	Details not available
	South	:	Garden	Details not available
	East	:	Kush Apartment	Details not available
	West	:	Dena Jyoti Building	Details not available



	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	2 nd Floor
2.	Door No. of the Flat	:	Residential Flat No. 12
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door with M.S Safety door
	Windows	:	Powder coated Aluminum sliding windows with M. S. Grills
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering with POP false Ceiling
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?	:	Normal
7.	Sale Deed executed in the name of	:	<u>Name of Owner :</u> Saraswat Co-operative Bank Ltd. <u>Name of Proposed Purchaser :</u> Mr. Jai Bhagwan Bhoria
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. = 1020.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 1742.12 (As per Area actual site measurement) Total area of Flat No. 11 & 12 Carpet Area in Sq. Ft. = 850.00 (As Per Area Copy of Legal Opinion Report)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class

	Life of the building estimated	:	19 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	61.50%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,078/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 23,400/- per Sq. Ft.
	Total Composite Rate	:	₹ 24,478/- per Sq. Ft.
	Remarks	:	As per site inspection, Flat No. 11 & 12 are internally amalgamated to form a single flat having single entrance door. The said valuation is of Flat No. 12 only.

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	850.00 Sq. Ft.	24,478.00	2,08,06,300.00

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 ₹ 24,600.00 to ₹ 26,800.00 per Sq. Ft. on Carpet Area / ₹ 20,500.00 to ₹ 22,300.00 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 ₹24,478.00 per Sq. Ft. on Carpet Area for valuation.

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 **₹2,08,06,300.00 (Rupees Two Crore Eight Lakh Six Thousand Three Hundred Only)**. The **Realizable Value** of the above property is **₹1,76,85,355.00 (Rupees One Crore Seventy Six Lakh Eighty Five Thousand Three Hundred Fifty Five Only)**. The **Distress Value** is **₹1,45,64,410.00 (Rupees One Crore Forty Five Lakh Sixty Four Thousand Four Hundred Ten Only)**.

I.	Date of Purchase of Immovable Property	:	-
II.	Purchase Price of immovable property	:	-
III.	Book value of immovable property	:	₹ 0
IV.	Fair Market Value of immovable property	:	₹ 2,08,06,300.00

V.	Realizable Value of immovable property	:	₹ 1,76,85,355.00
VI.	Distress Sale Value of immovable property	:	₹ 1,45,64,410.00
VII.	Guideline Value (As Per Index-II)	:	₹ 1,49,34,840.00
VIII.	Insurable value of the property (1020.00 Sq. Ft. X 2,800.00)	:	₹ 28,56,000.00
IX.	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 13, 14 & 15

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.11.03 16:30:42 +05'30'

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Enclosure	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts

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Actual Site Photographs



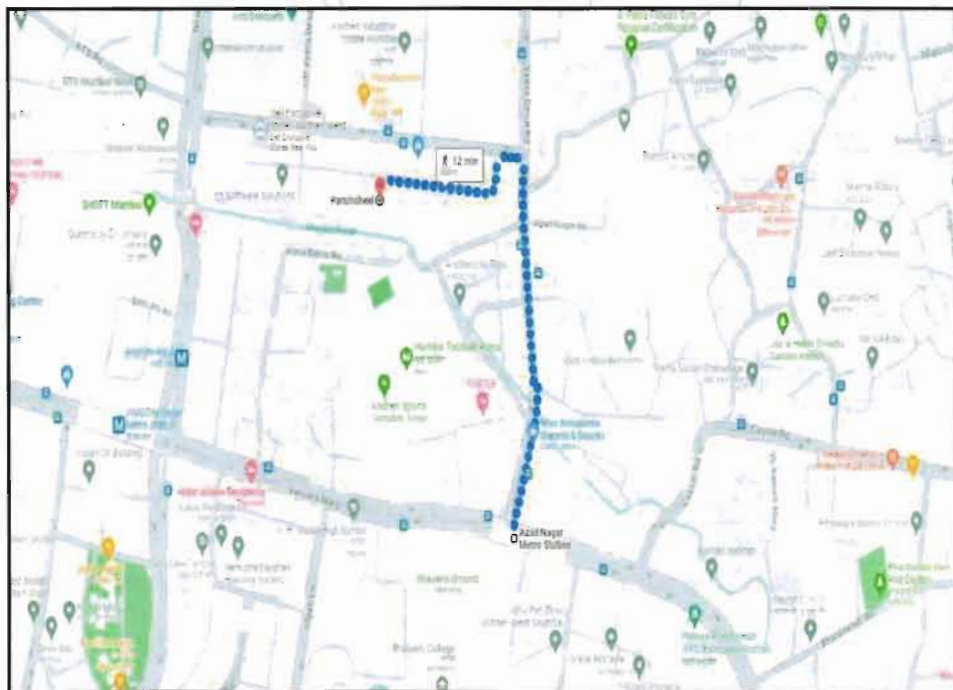
Actual Site Photographs



Route Map of the property




Note: Red marks shows the exact location of the property



Longitude Latitude: 19°7'52.5"N 72°50'6.3"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Azad Nagar - 850 Mtr.).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)
[Valuation Guidelines](#) | [User Manual](#)

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: अंत्रिवली (अंधेरी)

Search By: Survey No. Location

Enter Survey No: 111 Search

उपविभाग	सुली जमीन	निवासी मदनिका	ऑफिस दुकाने	औद्योगिक	एकर (Rs./)	Attribute
47/231-मुभाग: उत्तरेस व पुर्वेस गावाची हद्द, दक्षिणेस जयप्रकाश मार्ग व गावाची हद्द व पश्चिमेस विरा देसाई मार्ग.	104590	194450	223620	244470	194450	चौ. मीटर मि.टी.एन. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	194450			
Increase by 100% on Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	194,450.00	Sq. Mtr.	18,065.01	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	104590			
The difference between land rate and building rate(A-B=C)	89,860.00			
Percentage after Depreciation as per table(D)	41%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,57,607.00	Sq. Mtr.	14,642.00	Sq. Ft.

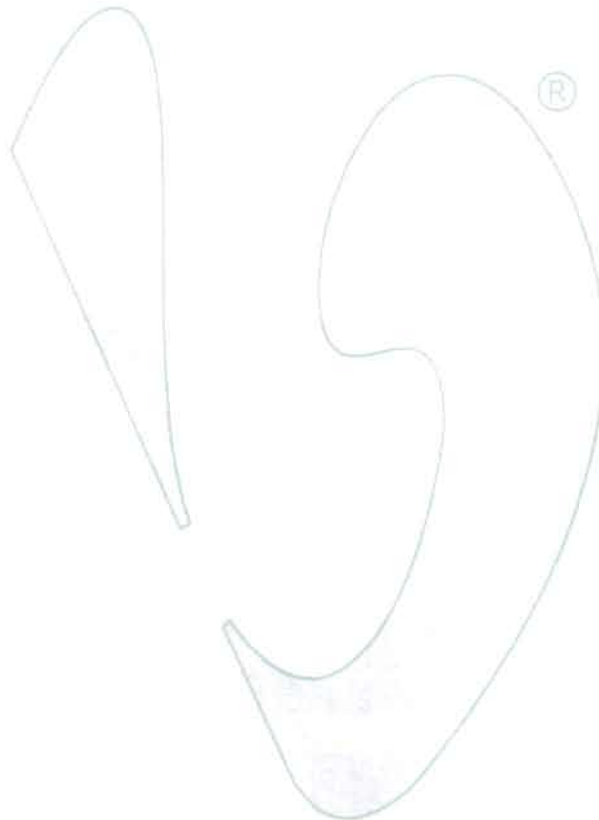
Multi-Storied building with Lift

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



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Price Indicator

Property	Flat
Source	Nobroker.com
Area Type	Carpet
Area	630 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 21,164/-
Floor	

NOBROKER

2 BHK Flat in Nutan Gangotri Chs For Sale in Andheri West

₹ 1.6 Crore
₹ 1,703 Month
450

2 Bedrooms
2 Bathrooms
NA
Bike and Car

Jun 25, 2023
Immediately
Nutan Gangotri Chs

Get Cheaper Details

Price trends by V8Estimate
Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

Activity On This Property
196
0

Overview

Age of Building	153 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 8.8 Per Sq.Ft/M	Flooring	Marble Granite
Builtup Area	450 Sq.Ft	Carpet Area	630 Sq.Ft

Similar Properties

Property	Flat
Source	Nobroker.com
Area Type	Carpet
Area	448 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 22,321/-
Floor	-

The screenshot displays a real estate listing on the Nobroker platform. The main heading is "1 BHK Flat in Apartment For Sale in Andheri West". The price is listed as ₹ 1.2 Crores, with a monthly rent estimate of ₹ 68,777. The listing includes several photographs: a bedroom with two windows, a living area, and a dark hallway. The text "Bedroom with 2 windows" is overlaid on the first photo. The overview section provides the following details:

- Age of Building: 40 Years
- Maintenance Charges: ₹ 1760 Sq.Ft/M
- Builtup Area: 448 Sq.Ft
- Ownership Type: Self Owned
- Flooring: NA
- Carpet Area: 448 Sq.Ft

Additional features include "1 Bedroom", "2 Bathroom", "NA" for society, and "Car" for parking. The listing is located near "Lalba Business Park", "Senior Patel Technology Business Incubator 2", "Infinix Mall", "Fun Republic", and "Jogeshwari Railway Station". The activity on this property shows 165 views and 0 favorites.

Sale Instances

Property	Flat
Source	Index_no.2
Area Type	Carpet
Area	422 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 20,735/-
Floor	6th Floor

11/3/23, 12:03 PM		freesearchignrservice.maharashtra.gov.in/eeart/HTMLReportSuchiKramank2_RegLive.aspx	
4640322 03-11-2023		सूची क्र.2	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दुप्यम निबंधक : सह दु.नि. अंधेरी 1 दस्त क्रमांक : 4640/2023 नोंदणी : Regn:83m	
गावाचे नाव : आंबिवली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	10500000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10440449.24		
(4) भू-मापन,प्लॉटकिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: , इतर माहिती: सदनिका क्र.604,सहावा मजला,"वात्सल्य को-ऑप. होसिंग सोसायटी लिमिटेड",प्लॉट नं. 57,सी.टी.एस. नं. 825,सर्व्हे नं. 111-डी,आंबिवली,आर.टी.ओ. जवळ,अंधेरी(पश्चिम),मुंबई - 400058. सदनिकेचे क्षेत्रफळ : 422 चौ.फूट कारपेट((Plot Number : 57 ; C.T.S. Number : 825 ;))		
(5) क्षेत्रफळ	422.00 चौ.फूट		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या/सिद्धन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शिबी पंडित शर्मा -- वय:-42 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: रा. सवतिका क.बी.303, ऑर्स को-ऑप. होसिंग सोसायटी लि., दि.क्लब जवळ, डी. एन. नगर, अंधेरी (पश्चिम), मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-DMOPS1086M		
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पंकज शशिकान्त पाटील तर्फे मुखत्यार अदिती पाटील -- वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: रा. ५०२, मारवेल नंदन, सेक्टर २२, प्लॉट नं.८६, कामोठे, नवी मुंबई, महाराष्ट्र, RAJCLARH(MH). पिन कोड:-410206 पॅन नं:-AQOPM1793Q 2): नाव:-अदिती पंकज पाटील -- वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: रा. ५०२, मारवेल नंदन, सेक्टर २२, प्लॉट नं.८६, कामोठे, नवी मुंबई, महाराष्ट्र, राईगार्(६). पिन कोड:-410206 पॅन नं:-AJAPJ2434N		
(9) दस्तऐवज करून दिल्याचा दिनांक	03/04/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	03/04/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	4640/2023		
(12)बाजारभावाप्रमाणे घुम्रांक शुल्क	630000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			
मुल्याकनासाठी विचारात घेतलेला तपशील:-:			
मुद्रांक शुल्क आकारताना निवडलेला अनुषंग :-:	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		
http://freesearchignrservice.maharashtra.gov.in/eeart/HTMLReportSuchiKramank2_RegLive.aspx		1/2	

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 arrived 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.



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(Appendix-VII)**UNDERTAKING**

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. 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.
- g. My PAN Card number as applicable is AEAPC7114Q
- h. 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.
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under of overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/ Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services

No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is being purchased by from vide dated .
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, Goregaon west Jawahar Nagar to assess Fair Market Value value of the property for Housing Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer Meetali Rasa - Valuation Engineer Vaishali Sarmalkar - Technical Manager Shamal Bodke - 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 - 03.11.2023 Date of Report - 03.11.2023
6	inspections and/or investigations undertaken;	Physical Inspection done on - 02.11.2023
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions 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 Comparative 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 Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
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

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. 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 B.
Chalikwar**
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.11.03 16:19:04 +05'30'


Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

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