

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Mahendra Punaram Kumhar**

Residential Flat No. 602, 6th Floor, Wing - A, "**Om Sai Residency Co-Op. Hsg. Soc. Ltd.**", Brahmin Ali, Village - Bhiwandi, Taluka - Bhiwandi, District - Thane, Bhiwandi, PIN - 421 308, State - Maharashtra, Country - India.

Latitude Longitude : 19°18'12.8"N 73°3'19.1"E

Valuation Prepared for:

Bank of India

Bhiwandi

255, Sonar Kasar Ali, Bhiwandi, Maharashtra Mumbai 421302



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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. 602, 6th Floor, Wing - A, "Om Sai Residency Co-Op. Hsg. Soc. Ltd.", Brahmin Ali, Village - Bhiwandi, Taluka - Bhiwandi, District - Thane, Bhiwandi, PIN - 421 308, State - Maharashtra, Country - India belongs to **Mr. Mahendra Punaram Kumhar**.

Boundaries of the property

North	: Yashoda Apartment
South	: Poonam Apartment
East	: Brahmin Ali Road
West	: Bombai Wala Saraf Road

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 **₹ 45,33,408.00 (Rupees Forty Five Lakh Thirty Three Thousand Four Hundred Eight 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: 2023.11.09 09:56:49 +05'30'



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113

Encl.: Valuation report



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Vastukala Consultants India Pvt. Ltd.

101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601

To,
The Branch Manager,
Bank of India
Bhiwandi
 255, Sonar Kasar Ali, Bhiwandi, Maharashtra Mumbai
 421302

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
2	a) Date of inspection : 07.11.2023
	b) Date of which the valuation is made : 08.11.2023
3	List of documents produced for perusal: I) Copy of Agreement for sale No.14665/2023 Dated 30.10.2023 between Mr. Hitesh Jayantilal Shah (The Vendor) And Mr. Mahendra Punaram Kumhar (The Purchaser). II) Copy of Occupancy Certificate No.B. P. K / 49 / 2010 - 11 / NRV / 2188 Dated 04.10.2012 issued by Bhiwandi Nizampur City Municipal Corporation. III) Copy of Commencement Certificate No.B. P. K / 49 / Bhiwandi / 2010 - 11 / NRV / PP / 1214 Dated 16.08.2010 issued by Bhiwandi Nizampur City Municipal Corporation.
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. Mahendra Punaram Kumhar Residential Flat No. 602, 6 th Floor, Wing - A, " Om Sai Residency Co-Op. Hsg. Soc. Ltd. ", Brahmin Ali, Village - Bhiwandi, Taluka - Bhiwandi, District - Thane, Bhiwandi, PIN - 421 308, State - Maharashtra, Country - India. <u>Contact Person :</u> Mr. Punaram (Owner's Father) Mobile No. 9970808471 Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 6 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 3 Toilet + Passage. (2 BHK) The property is at 4.9 Km. distance from Railway Station Bhiwandi.
6	Location of property
a)	Plot No. / Survey No. : New Survey No - 1099,1100,1101/A & 1102
b)	Door No. : Residential Flat No. 602
c)	C.T.S. No. / Village : CTS No - 1099, Village - Bhiwandi

d)	Ward / Taluka	:	Taluka - Bhiwandi	
e)	Mandal / District	:	District - Thane	
f)	Date of issue and validity of layout of approved map / plan	:	As Copy of 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	
7	Postal address of the property	:	Residential Flat No. 602, 6 th Floor, Wing - A, "Om Sai Residency Co-Op. Hsg. Soc. Ltd.", Brahmin Ali, Village - Bhiwandi, Taluka - Bhiwandi, District - Thane, Bhiwandi, PIN - 421 308, State - Maharashtra, Country - India.	
8	City / Town	:	City - Bhiwandi	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Bhiwandi Bhiwandi Nizampur City Municipal Corporation	
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 site	As per Document
	North	:	Yashoda Apartment	Details not available
	South	:	Poonam Apartment	Details not available
	East	:	Brahmin Ali Road	Details not available
	West	:	Bombai Wala Saraf Road	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-

	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 859.84 (Area as per Site measurement)	
			Carpet Area in Sq. Ft. = 891.00 (Area As Per Agreement for sale)	
			Built Up Area in Sq. Ft. = 1069.20 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°18'12.8"N 73°3'19.1"E	
15	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 891.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 1099	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Bhiwandi, Bhiwandi Nizampur City Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 602, 6 th Floor, Wing - A, " Om Sai Residency Co-Op. Hsg. Soc. Ltd. ", Brahmin Ali, Village - Bhiwandi, Taluka - Bhiwandi, District - Thane, Bhiwandi, PIN - 421 308, State - Maharashtra, Country - India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2012 (As per occupancy certificate)	
5.	Number of Floors	:	Stilt + 7 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	6 th Floor is having 4 Flats	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Normal	
11.	Facilities Available			
	Lift	:	1Lift	

	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	6 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 602
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder coated aluminium sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	Finishing	:	Proposed Cement Plastering
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Vacant and bare shell condition
7.	Sale Deed executed in the name of	:	Mr. Mahendra Punaram Kumhar
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. = 1069.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per Local norms

11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 859.84 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 786.00 Cup Board Area in Sq. Ft. = 14.00 Balcony Area in Sq. Ft. = 59.00 Carpet Area in Sq. Ft. = 891.00 (As Per Area Agreement for sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 9,500/- (Expected rented income per month)
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
V	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,200/- to ₹ 6,000/- per Sq. Ft. on Carpet Area ₹ 3,500/- to ₹ 5,000/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 5,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 3,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 39,480/- per Sq. M. i.e. ₹ 3,668/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 35,951/- per Sq. M. i.e. ₹ 3,340/- 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 are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	11 years
	Life of the building estimated	:	49 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	16.50%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,088/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 5,088/- per Sq. Ft.
	Remarks	:	As per site information, the flat will be sold as bare shell unit.

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	891.00 Sq. Ft.	5,088.00	45,33,408.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
	Total value of the property			45,33,408.00
	Realizable value of the property			40,80,067.00

	Distress value of the property	36,26,726.00
	Insurable value of the property (1069.20 X 2,500.00)	26,73,000.00
	Guideline value of the property (1069.20 X 3,340.00)	35,71,128.00

Justification for Price / Rate

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

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,200.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area / ₹ 3,500.00 to ₹ 5,000.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹5,088.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	₹ 9,500/- (Expected rented income per month)
Any likely income it may generate	Rental Income

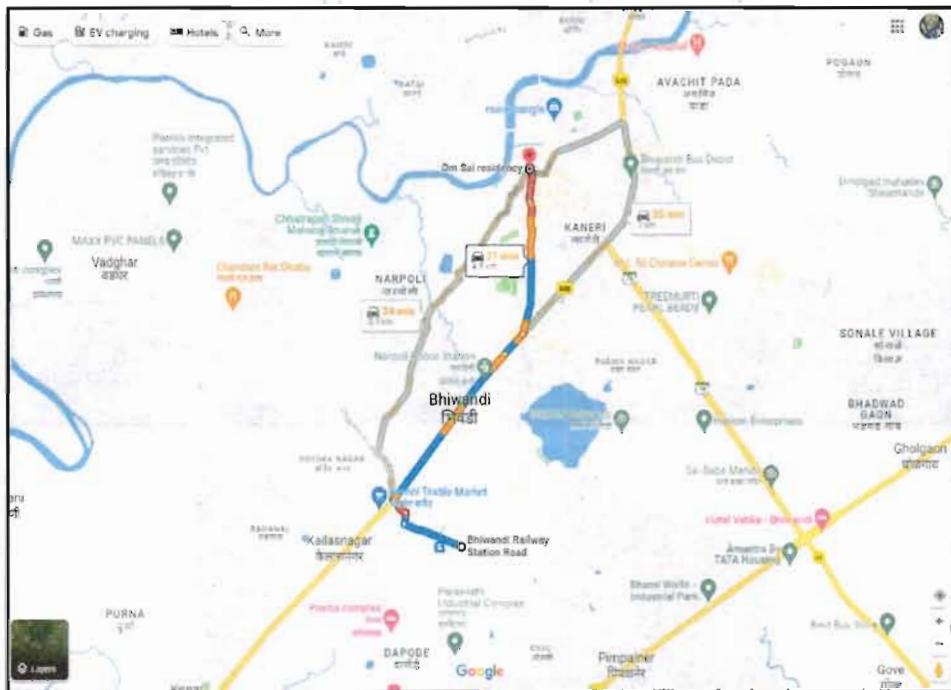
Actual Site Photographs



Route Map of the property




Note: Red marks shows the exact location of the property



Longitude Latitude: 19°18'12.8"N 73°3'19.1"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Bhiwandi - 4.9 Km.).

Ready Reckoner Rate


Department of Registration & Stamps
 Government Of Maharashtra

नोंदणी व मूलांक विभाग
 महाराष्ट्र शासन



Valuation For Influence Area

*** welcome to valuation of properties in Maharashtra ***

Location Details
 Select Type: Development Agreement Tenant Occupied Other
 Division Name: [Help on Division](#)
 District Name: Taluka Name: Village/Zone Name:
 Attribute: SubZone Name:
 Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
7400	37800	43200	47000	43200	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	37600			
Increase by 95% on Flat Located on 6 th Floor	1880			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	39,480.00	Sq. Mtr.	3,667.82	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	7400			
The difference between land rate and building rate(A-B=C)	32,080.00			
Percentage after Depreciation as per table(D)	11%			
Rate to be adopted after considering depreciation [B + (C X D)]	35,951.00	Sq. Mtr.	3,340.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicator

Property	Residential Flat
Source	magic bricks
Area Type	Carpet
Area	1000 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 4,250/-
Floor	

magicbricks

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Home > Property for sale in Bhiwandi > Flats for Sale in Bhiwandi > Flats for Sale in Bhiwandi Wasse Road > 2 BHK Flats for Sale in Bhiwandi Wasse Road | 1300 Sq.ft.
Posted on: Aug 18, 23 | Property ID: 68670129

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₹56.0 Lac

₹51 Lac

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★ Special Price by Owner

Contact Owner

nikhil -91-9200000000

Get Phone No.

2 BHK Flat For Sale in **Brahman Ali, Bhiwandi**

2 Beds | 2 Baths | 1 Balcony | Furnished

Carpet Area
1000 sqft - ₹3600/sqft

Floor
2 (Out of 6 Floors)

Transaction Type
Resale

Status
Ready to Move

Facing
East

Furnished Status
Furnished

Type Of Ownership
Co-operative Society

Age Of Construction
15 to 20 years

✔ East Facing Property

Contact Owner
Get Phone No.

🕒 Last contact made 71 days ago

More Details

Price Breakup ₹56.0 Lac ₹51 Lac

Booking Amount ₹100000

Address Brahman Ali, Near Tilak Chowk, Bhiwandi, Bhiwandi, Maharashtra

Sale Instances

Property	Residential Flat
Source	Index_no.2
Area Type	Carpet
Area	879 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 5,026/-
Floor	

सूची क्र. २	
3919351 06-11-2023 Note:-Generated Through eDisplay v2.1 Module.For original report please contact concern SRO office.	दुधम निबंधक सह दु.नि.भिवंडी २ दस्तावेज क्रमांक: 3919/2023 नाचणी: Regn:63m
गाव : भिवंडी	
(1)दस्तावेज प्रकार	करारनामा
(2)संवादांक	5301000
(3)वाजाराभाव (भाडेपट्टाधारित वाचनीयपट्टाधारित आकाराची देणे कि पट्टाधारित नसूद करावे)	4360848
(4)अंमलपत्र, पोटदिल्ल्या व धरकमाक (अमलपत्र)	1) इतर माहिती : मीजे भिवंडी येथील मिठी सर्वे नं. 1099, 1101/अ,1102,1100 या जागेवरील पर नं. 308 ब्राम्हण आळी 'ओम साई रेसिडेंसी को-ऑप हाऊसिंग सोसायटी लि.' विल्डींग टाईप ए दुसरा मजला मदतिका नं. 202 क्षेत्र 879 चौ.फूट म्हणजे 81.69 चौ.मी. कारपेट (1055 चौ.फूट म्हणजे 98.04 चौ.मी. बांधीय म्हणजे 1248 चौ.फूट म्हणजे 115.98 चौ.मी. सुपर बिल्टअप) भिवंडी-निजावपुर मनर
(5)क्षेत्रफळ	1) 98.04 चौ.मीटर
(6)आकाराची किंवा जुडी देण्यात आलेले नक्शा	
(7)दस्तावेज करार देणाऱ्या / मिळून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अदालत अमल्यास प्रतिवादीचे नाव व पत्ता	1) जयेश जयतीलाल शाह 62 प्लॉट नं. : माळा नं. : - इमारतीचे नाव : - ब्लॉक नं. : - रोड नं. : ब्राम्हण आळी भिवंडी जिल्हा ठाणे महाराष्ट्र ठाणे. 421308 2) कल्पना जयेश शाह 59 प्लॉट नं. : माळा नं. : - इमारतीचे नाव : - ब्लॉक नं. : - रोड नं. : ब्राम्हण आळी भिवंडी जिल्हा ठाणे महाराष्ट्र ठाणे. 421308
(8)दस्तावेज करार देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अदालत अमल्यास प्रतिवादीचे नाव व पत्ता	1) गौरव रमेश गायकवाड 22 प्लॉट नं. : माळा नं. : - इमारतीचे नाव : - ब्लॉक नं. : - रोड नं. : 257 गणपती मंदिर मार्गे अशिका नगर ब्राम्हण आळी भिवंडी जिल्हा ठाणे महाराष्ट्र ठाणे. 421308 2) ललित रमेश गायकवाड 24 प्लॉट नं. : माळा नं. : - इमारतीचे नाव : - ब्लॉक नं. : - रोड नं. : 257 गणपती मंदिर मार्गे अशिका नगर ब्राम्हण आळी भिवंडी जिल्हा ठाणे महाराष्ट्र ठाणे. 421308 3) रमेश बबन गायकवाड 54 प्लॉट नं. : माळा नं. : - इमारतीचे नाव : - ब्लॉक नं. : - रोड नं. : 257 गणपती मंदिर मार्गे अशिका नगर ब्राम्हण आळी भिवंडी जिल्हा ठाणे महाराष्ट्र ठाणे. 421308
(9)दस्तावेज काढणे दिव्याचा दिनांक	22/03/2023
(10)दस्तावेज नाचणी केल्याचा दिनांक	22/03/2023
(11)अनुक्रमांक,सह व पुस्त	3919/2023
(12)वाजाराभावाप्रमाणे मुदतक शुल्क	371100
(13)वाजाराभावाप्रमाणे नाचणी शुल्क	30000
(14)टीप	
मुद्राबळनामादी विधायक घेतलेला नसतील ...	

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 **₹45,33,408.00 (Rupees Forty Five Lakh Thirty Three Thousand Four Hundred Eight Only)**. The **Realizable Value** of the above property is **₹40,80,067.00 (Rupees Forty Lakh Eighty Thousand Sixty Seven Only)**. The **Distress Value** is **₹36,26,726.00 (Rupees Thirty Six Lakh Twenty Six Thousand Seven Hundred Twenty Six Only)**.

Place : Thane

Date : 08.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.11.09 09:57:16 +05'30'

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113

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-IV)

Attached

Model code of conduct for valuer - (Annexure V)

Attached

(Annexure-IV)**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 08.11.2023 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. My engineer Suraj Zore has personally inspected the property on 07.11.2023. 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.

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Punaram Kumhar . 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 Flat, admeasuring **891.00 Sq. Ft. Carpet Area**.

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

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 Flat 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.

(Annexure-V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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. 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: 2023.11.09 09:57:30 +05'30'

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113



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