

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Manoj Chaudhary**

Residential Flat No. 3, 3rd Floor, Building No. 3, "Mavalankar Nagar Co-op. Hsg. Soc. Ltd." Datta Mandir Road, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India.

Longitude Latitude: 19°11'30.0"N 72°51'15.7"E

Valuation Done for:

State Bank of India




Mira Road (East) Branch

Ground Floor, Ostwal House, Opp. Shivar Garden, Mira Bhayander Road, Mira Road (East)
District - Thane, PIN - 401 107, State - Maharashtra, Country – India.



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. 3, 3rd Floor, Building No. 3, "Mavalankar Nagar Co-op. Hsg. Soc. Ltd." Datta Mandir Road, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India belongs to **Manoj Chaudhary**.

Boundaries of the property.

North	:	Building No. 2
South	:	Internal Road
East	:	Datta Mandir Road
West	:	Gopal Sadan

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 **₹ 1,28,83,582.00 (Rupees One Crore Twenty Eight Lakh Eighty Three Thousand Five Hundred Eighty Two 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.**

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admins,
2.5.4.20=98222b6c4fad354c3e0c79e26865913490c7d3344133311
5279b17a18b5652, postalCode=400066, st=Maharashtra,
serialNumber=41a564566ab6cc9d8617a55a8f0c3efeb31f31bd2e39
4e28f2e28d27962558c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.27 17:02:07 +05'30'

Auth. Sign.



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

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,

The Branch Manager**State Bank of India****Mira Road (East) Branch**

Ground Floor, Ostwal House Opp. Shivar Garden,

Mira Bhayander Road, Mira Road (East),

District - Thane, PIN - 401 107,

State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 19.11.2023
	b)	Date on which the valuation is made	: 27.11.2023
3.	Copy of documents produced for perusal: 1. Copy of Agreement for Sale dated 16.11.2023 between Mr. A. G. Mhashilkar (the Transferor) AND Lieutenant Colonel. Manoj Chaudhary (the Transferee) 2. Copy of No Objection Certificate (NOC) to the owner for sale of flat No. 3 of Building No. 3 dated 12.11.2023 issued by Mavalankar Nagar Co-op. Hsg. Soc. Ltd.		
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)	:	Manoj Chaudhary Address: Residential Flat No. 3, 3 rd Floor, Building No. 3, "Mavalankar Nagar Co-op. Hsg. Soc. Ltd." Datta Mandir Road, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India. Contact Person: Mr. Anil Gajanan Mhashilkar (Seller) Mobile No.: 9930309252 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 3 rd Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + WC + Bath + Attached Terrace Area (i.e 1 BHK + WC + Bath). The property is at 850 Mts. walkable distance from nearest railway station Malad.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: -
	b)	Door No.	: Residential Flat No. 3
	c)	C.T.S. No. / Village	: CTS No. 144 of Village - Malad
	d)	Ward / Taluka	: Taluka – Borivali
	e)	Mandal / District	: Mumbai Suburban District
	f)	Date of issue and validity of layout of	: Approved Building Plan were not provided and not

	approved map / plan	verified.	
	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 Flat No. 3, 3 rd Floor, Building No. 3, "Mavalankar Nagar Co-op. Hsg. Soc. Ltd." Datta Mandir Road, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India.	
8.	City / Town	: Malad (East), 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 - Malad Municipal Corporation of Greater Mumbai	
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	: Building No. 2	Details not available
	South	: Internal Road	Details not available
	East	: Datta Mandir Road	Details not available
	West	: Gopal Sadan	Details not available
13	Dimensions of the site	N. A. as per consideration is a Residential Flat in a building.	
		A As per the Deed	B Actuals
	North	: -	-
	South	: -	-
	East	: -	-
	West	: -	-
14.	Extent of the site	: Carpet Area in Sq. Ft. = 492.00 Attached Terrace Area in Sq. Ft. = 304.00 (Area as per actual site measurement) Built-up Area in Sq. Ft. = 567.00 Terrace Area in Sq. Ft. = 275.00 (Area as per Agreement for Sale)	



14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°11'30.0"N 72°51'15.7"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built-up Area in Sq. Ft. = 567.00 Terrace Area in Sq. Ft. = 275.00 (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. 144 of Village - Malad
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Malad Municipal Corporation of Greater Mumbai.
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 3, 3 rd Floor, Building No. 3, "Mavalankar Nagar Co-op. Hsg. Soc. Ltd." Datta Mandir Road, Malad (East), Mumbai – 400 097, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1966 (As per Site Information)
5.	Number of Floors	:	Ground + 3 upper floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	3 Flats on 3 rd Floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	Not provided
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III Residential Flat			
1	The floor in which the Flat is situated	:	3 rd Floor
2	Door No. of the Flat	:	Residential Flat No. 3
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Spartex tiles and 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 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?	:	Good
7	Sale Deed executed in the name of	:	Manoj Chaudhary
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. = 567.00 Terrace Area in Sq. Ft. = 275.00 (Area as per Agreement for Sale)
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. = 492.00 Attached Terrace Area in Sq. Ft. = 304.00 (Area as per actual site measurement)
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?	:	₹ 27,000.00 Expected rental 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)	:	₹ 19,000.00 to ₹ 22,000.00 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).	:	₹ 21,000.00 per Sq. Ft.

3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 18,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 1,12,557.00 per Sq. M. i.e. ₹ 10,457.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 84,270.00 per Sq. M. i.e. ₹ 7,829.00 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 Flat with Services (v(3)i)	:	₹ 2,800.00 per Sq. Ft.
	Age of the building	:	57 years
	Life of the building estimated	:	18 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	68.40%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 885.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 18,200.00 per Sq. Ft.
	Total Composite Rate	:	₹ 19,085.00 per Sq. Ft.
	Remarks:		
	As the property under consideration is Flat No. 15 but as per Agreement it is shown as Flat No. 3. Hence, it is recommended to obtain a society letter showing renumbering of the flats. We are considering Flat No. 3 as per agreement only for the purpose of valuation.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (A)	567.00 Sq. Ft.	19,085.00	1,08,21,082.00
2	Attached Terrace Area (B)	275.00 Sq. Ft.	7,500.00	20,62,500.00
3	Wardrobes			
4	Showcases /			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			

9	Extra collapsible gates / grill works etc.			
10	Potential value, if any			
11	Others			
Total Value of the property (A+B)				1,28,83,582.00
Insurable value of the property (567.00 X 2,800.00)				15,87,600.00
Guideline value of the property (567.00 X 7,829.00)				44,39,043.00

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

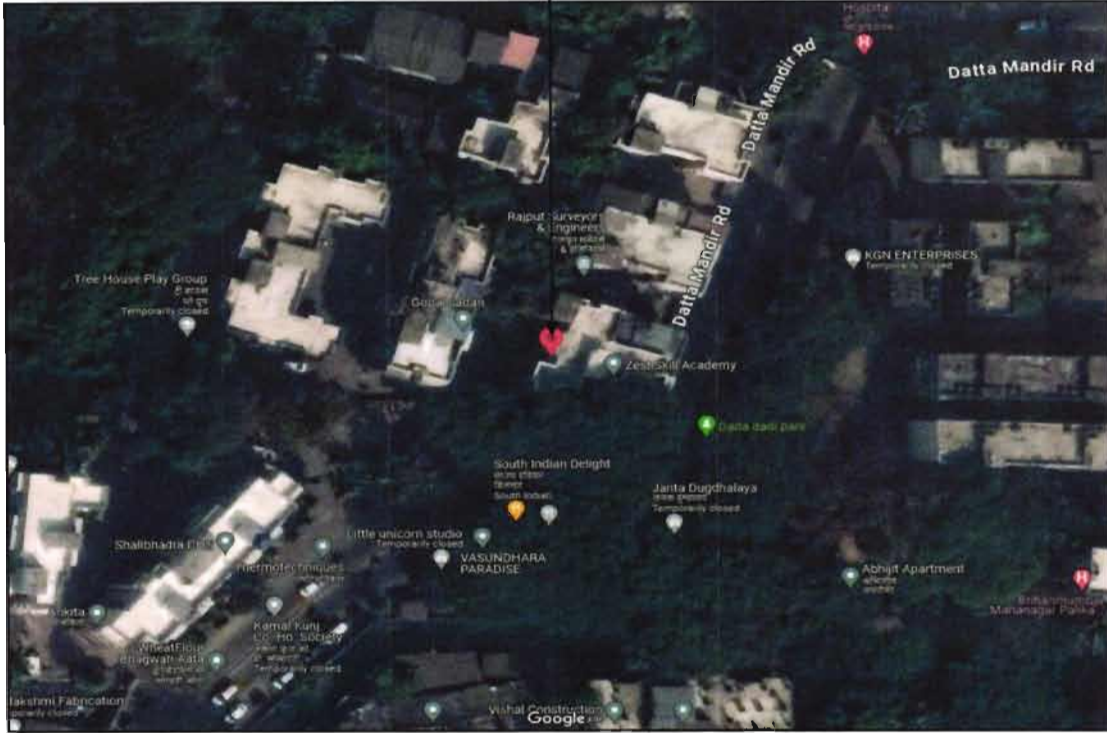
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 ₹ 19,000.00 to ₹ 22,000.00 per Sq. Ft. on Built-up 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 commercial and Commercial application in the locality etc. We estimate ₹ 19,085.00 per Sq. Ft. (after Depreciation) 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	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Good
ii) Likely rental values in future in	₹ 27,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



Route Map of the property

Site u/r



Longitude Latitude: 19°11'30.0"N 72°51'15.7"E

Note: The Blue line shows the route to site from nearest railway station (Malad – 850M.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year 20232024 **Language** English

Selected District मुंबई (उपनगर)

Select Village मालाड (पूर्व) (वैकीवासी)

Search By Survey No Location

Select	वर्णनात्मक	पूजी मूल्य	निवासी मूल्य	अंशिक	पुस्तक	अंशमूल्य	एकक (Sq./)
SurveyNo	62/291A-मुभास:एकमिच बांध बांध वा प्रकल्पवासीय मिळकती.	72370	172150	197970	215180	172150	चौरस मीटर
SurveyNo	62/291-मुभास: पूर्वम मुलावासी बांध, उपरम बांध मीस, बांधिलय गाळ हट व पश्चिम बांध.	62930	132420	151910	168300	132420	चौरस मीटर
SurveyNo	62/292A-मुभास: उपरम बांध आकुलीची हट, इतिहास बांध बांधाची हट व पूर्वम गाळ मीस व पश्चिम मिळकतीचे बांध प्रकल्पवासीय मिळकती.	36760	84460	101300	126600	65700	चौरस मीटर
SurveyNo	62/292B-मुभास: मधी मिळक, बांधकार अन्वयानुसार बांध, नव विभागीय निम्न मीसमिळकती, हट व हटबांध वा संकुलवासीय मिळकती.	72420	168670	193970	210840	168670	चौरस मीटर
SurveyNo	62/292C-मुभास:उपम मीसमिळकती वा प्रकल्पवासीय मिळकती.	42280	109790	126280	137240	109790	चौरस मीटर

1 2 3

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,32,420.00			
15% Decrease for flat Located on 3rd Floor without lift	19,863.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,12,557.00	Sq. Mtr.	10,457.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	62,930.00			
The difference between land rate and building rate (A – B = C)	49,627.00			
Depreciation Percentage as per table (D) [100% - 57%] (Age of the Building – 57 Years)	43%			
Rate to be adopted after considering depreciation [B + (C x D)]	84,270.00	Sq. Mtr.	7,829.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Still / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: 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 Indicators


Ghar.tv Select City ▾ Search
Post Property Post Requirement

Property in Mumbai | Property in Malad East | 1 BHK Flat for Sale in The Mavalankar Nagar CHS
Last updated on 19 May 2023

1 BHK Flat for Sale in The Mavalankar Nagar CHS

Datta Mandir Road, Malad East, Mumbai - 400097

Building: The Mavalankar Nagar CHS



₹ 1.05 Cr
₹ 20000 / Sq.ft

Om Properties
Agent

Connect Now

Configuration
1 BHK
Flat

Bedroom
1

Floor Number
Middle Floor of

Area
525 Sq.ft

Bathroom
1

Furnishing
Semi-Furnished

Possession
Ready To Move



Balcony
1

Property Code
GHARL267579

Is there any error or missing information?

Report Error / Add Missing Information

NOBROKER
₹ 1.05 Cr
₹ 20,000 / Sq.ft

1 BHK Flat in Mavalankar Nagar CHS For Sale in Malad East

1 BHK Flat

1 Bedroom

1 Bathroom

1 Balcony

Middle Floor of

Semi-Furnished

525 Sq.ft

Ready To Move

GHARL267579

Get Dealer Details

Report what was not correct in this property

Overview

Property Type	1 BHK	Ownership Type	Self Owned
Area	525 Sq.ft	Flooring	Carpeted Tile
Bedroom	1	Special Amenities	WLL, L&L
Bathroom	1	View	Surf
Balcony	1	View	None

Activity On This Property

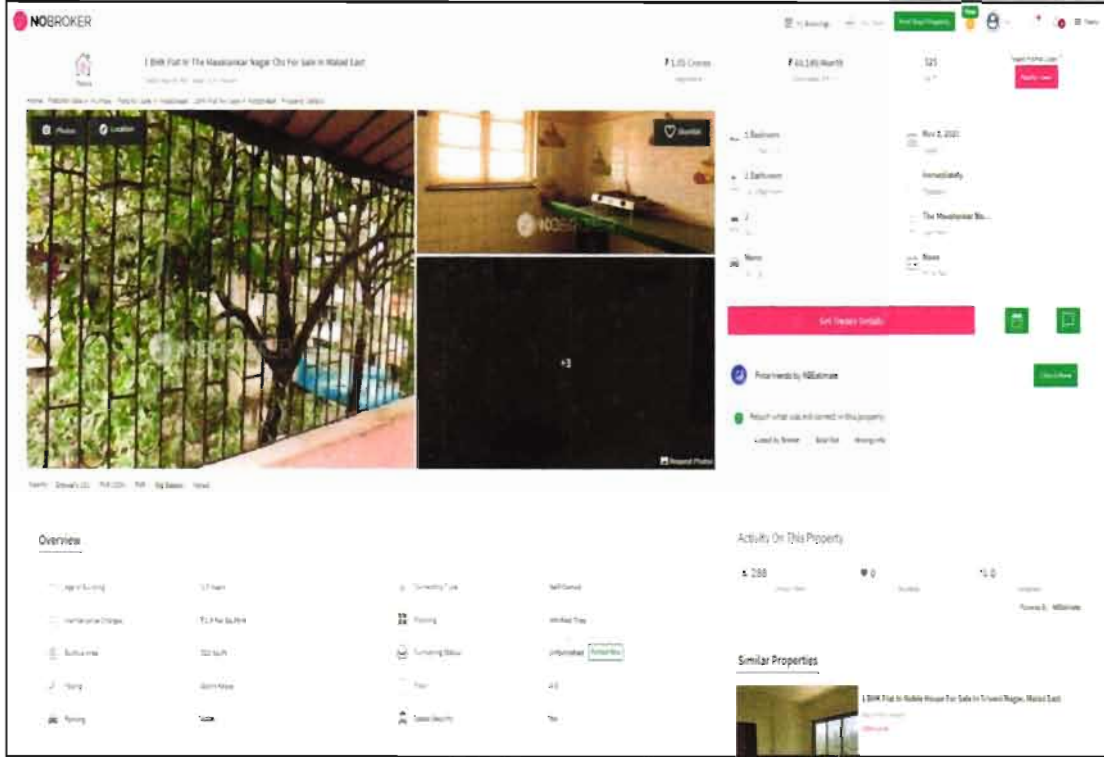
4-06 | 1-0 | 1-0

Similar Properties

1 BHK Flat in Mavalankar Nagar CHS For Sale in Malad East



Price Indicators



Think.Innovate.Create

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 1,28,83,582.00 (Rupees One Crore Twenty Eight Lakh Eighty Three Thousand Five Hundred Eighty Two Only).

Place: Mumbai
Date: 27.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin,
2.5.4.20=9f22b6c4fd35dc3e0c79a26865913490c3d334413331
15279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=11a56a566abbcc89d6b2a55a8fca3cfab31f31bd2e3
94e282e29a327b6230fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.27 17:03:00 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Think.Innovate.Create

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, Manoj Chalikwar son of Shri. Baburao 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 27.11.2023 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 19.11.2023. 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 AERPC9086P
- 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 valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, 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 was purchased by Lieutenant Colonel. Manoj Chaudhary from Mr. A. G. Mhashilkar as per Agreement to Sale dated 16.11.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, Mira Road (East) Branch to assess value of the property for Bank Loan Purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Deepak Jain – Valuation Engineer Nitesh Khedekar – Technical Manager Jayaraja Acharya – 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 – 19.11.2023 Valuation Date – 27.11.2023 Date of Report – 27.11.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 19.11.2023
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 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 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 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.	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 **27th 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 Flat, admeasuring **567.00 Sq. Ft. Built-up Area + 275.00 Sq. Ft. Terrace Area** in the name of **Lieutenant Colonel. Manoj Chaudhary**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

(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.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin,
2.5.4.20=9f2226c4bae15dc0360c39e26865913490c73d33d613
33115279b17a1805653, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8cc9d96b2a55a81c3cfeb31f31bd7
e394e287e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.27 17:03:17 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Think.Innovate.Create



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