

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Dipali Suhas Wade & Mr. Suhas Shashikant Wade**

Residential Flat No. 1307, 13th Floor, Building No 6, "**Sheetal Mayra**", Mohak Road, Village - Virar, Virar (East), Taluka - Vasai, District - Palghar, PIN Code - 401 305, State - Maharashtra, India.

Latitude Longitude : 19°26'53.8"N 72°48'52.3"E

Think.Innovate.Create

Valuation Prepared for:

State Bank of India

RACPC Andheri (East)

1st Floor, UTI Building, Plot No. 12, MIDC, Road No. 9, Behind Tunga Paradise Hotel, Andheri (East), Mumbai - 400 093, 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 Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Ajinkya Manohar Jamgade**

Residential Flat No. 1501, 15th Floor, Building No Tower 6, Wing - Wave, "**Godrej Emerald Waters**",
Old Mumbai Pune Highway, Village - Pimpri, Taluka - Haveli, District - Pune, Pune, PIN - 411018,
State - Maharashtra, India.

Latitude Longitude : 18°36'50.2"N 73°48'54.6"E

Valuation Prepared for:

State Bank of India

RACPC Sion

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



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 under construction property bearing Residential Flat No. 1501, 15th Floor, Building No Tower 6, Wing - Wave, "Godrej Emerald Waters", Old Mumbai Pune Highway, Village - Pimpri, Taluka - Haveli, District - Pune, Pune, PIN - 411018, State - Maharashtra, India belongs to **Mr. Ajinkya Manohar Jamgade**.

Boundaries of the property

North	: Old Mumbai Pune Highway
South	: Open Plot
East	: Open Plot
West	: ICC Devi Gaurav Technology Park

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 **₹ 1,11,72,000.00 (Rupees One Crore Eleven Lakh Seventy Two Thousand Only)**. As per Site Inspection 0% Construction Work is Completed.

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.

**MANOJ BABURAO
CHALIKWAR**
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
email=manoj@vastukala.com
2.5.4.20=9622b6c0f6d33dcd3e0c79e2686597d90c78d33b9c7f31127
7b77a18b5652, postalCode=400009, st=Maharashtra,
serialNumber=4125da56da6bc899462255c8bc3c6811721ba2a39427
90e29a327b62026, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.30 16:14:05 +05'30'



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

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

Encl.: Valuation report



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 India Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.

To,

The Branch Manager,**State Bank of India****RACPC Sion**

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

VALUATION REPORT (IN RESPECT OF 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 : 30.11.2023
	b) Date of which the valuation is made : 30.11.2023
3	List of documents produced for perusal: I) Copy of Agreement For Sale No.3087/2023 Dated 22.11.2023 between Godrej Properties Limited (The Developers) And Mr. Ajinkya Manohar Jamgade(The Purchaser). II) Copy of RERA Certificate Registration No.P52100051200 Dated 21.11.2023 issued by Maharashtra Real Estate Regulatory Authority. III) Copy of Commencement Certificate No.BP / Pimpri / 45 / 2023 Dated 10.08.2023 issued by Pimpri Chinchwad Municipal Corporation. IV) Copy of Approved Building Plan No.BP / Pimpri / 45 / 2023 Dated 10.08.2023 issued by Pimpri Chinchwad 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. Ajinkya Manohar Jamgade Residential Flat No. 1501, 15 th Floor, Building No Tower 6, Wing - Wave, "Godrej Emerald Waters", Old Mumbai Pune Highway, Village - Pimpri, Taluka - Haveli, District - Pune, Pune, PIN - 411018, State - Maharashtra, India. Contact Person : Sampriti Karmakar (CRM) Mobile No. 7980753346 Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 15 th Floor. (3 BHK) As per approved plan, the composition of Flat is 3 Bedrooms + Living Room + Kitchen + 3 Toilets + Balcony. The property is at 300 Mtr. distance from Metro Station Sant Tukaram Nagar. At the time of inspection building was under construction.
Stage of Construction	

If under construction, extent of completion			
	RCC Footing / Foundation	Land Excavation work is completed	
	Total	0% work completed	
6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 191(Pt) to 195(Pt)
b)	Door No.	:	Residential Flat No. 1501
c)	C.T.S. No. / Village	:	CTS No - 4854(Pt), Plot C (P), Village - Pimpri
d)	Ward / Taluka	:	Taluka - Haveli
e)	Mandal / District	:	District - Pune
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No. BP / Pimpri / 45 / 2023 Dated 10.08.2023 issued by Pimpri Chinchwad Municipal Corporation.
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. 1501, 15 th Floor, Building No Tower 6, Wing - Wave, "Godrej Emerald Waters", Old Mumbai Pune Highway, Village - Pimpri, Taluka - Haveli, District - Pune, Pune, PIN - 411018, State - Maharashtra, India.
8	City / Town	:	City - Pune
	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 - Pimpri Pimpri Chinchwad 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	:	Old Mumbai Pune Highway 60.00 mtr. wide Pune Bombay Highway

	South	:	Open Plot	Part of Land bearing CTS No. 4854 (Pt) (Plot C) (Pt)
	East	:	Open Plot	PCMC Amenity Plot on land bearing CTS No. 4854 (Pt) (Plot C) (Pt)
	West	:	ICC Devi Gaurav Technology Park	CTS 4854/1 (formerly Sub-Plot B forming part of CTS No. 4854)
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	:	<p>Carpet Area in Sq. Ft. = 798.00 (Area As Per Agreement For Sale)</p> <p>Built Up Area in Sq. Ft. = 877.80 (Carpet Area + 10%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	18°36'50.2"N 73°48'54.6"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 798.00 (Area As Per Agreement For Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction	
II	APARTMENT BUILDING			
1.	Nature of the Apartment		Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 4854(Pt), Plot C (P)	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Pimpri, Pimpri Chinchwad Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1501, 15 th Floor, Building No Tower 6, Wing - Wave, " Godrej Emerald Waters ", Old Mumbai Pune Highway, Village - Pimpri, Taluka - Haveli, District - Pune, Pune, PIN - 411018, State - Maharashtra, India	

3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	1 Basement + Stilt + 32 Upper Floors
6.	Type of Structure	:	Proposed R.C.C Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 8 Flats on 15 th Floor
8.	Quality of Construction	:	Building Under Construction
9.	Appearance of the Building	:	Building Under Construction
10.	Maintenance of the Building	:	Building Under Construction
11.	Facilities Available		
	Lift	:	Proposed 5 Lifts
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with One Covered Car Parking
	Is Compound wall existing?	:	Building Under Construction
	Is pavement laid around the Building	:	Building Under Construction
III	Residential Flat		
1.	The floor in which the Flat is situated	:	15 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 1501
3.	Specifications of the Flat		
	Roof	:	Proposed 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	:	Building Under Construction
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

4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 83,248/- per Sq. M. i.e. ₹ 7,734/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
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 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)	:	₹ 2,700/- per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,700/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 11,300/- per Sq. Ft.
	Total Composite Rate	:	₹ 14,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	798.00 Sq. Ft.	14,000.00	1,11,72,000.00
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 / Realizable value of the property		1,11,72,000.00
	Insurable value of the property (877.80 X 2,700.00)		23,70,060.00
	Guideline value of the property (877.80 X 7,734.00)		67,88,905.00

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 ₹ 13,900.00 to ₹ 15,400.00 per Sq. Ft. on Carpet Area / ₹ 12,600.00 to ₹ 14,000.00 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 ₹14,000.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / publics 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	₹ 23,000/- (Expected rented income per month after completion)
Any likely income it may generate	Rental Income

Actual Site Photographs



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 2023/2024 **Language** English

Annual Statement of Rates

Selected District पुणे

Select Taluka हवेली

Select Village पिंपरी वाधेरे व पिंपरी कॅंप

Search By Survey No Location

Enter Survey No 4854

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (R/L)	Attribute
1/1 - मुंबई पुणे राष्ट्रीय महामार्ग (खराळावाडी गावठाण व्यतिरिक्त)	22010	75680	81720	108680	0	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	75680			
Increase by 90% on Flat Located on 15 th Floor	7568			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	83,248.00	Sq. Mtr.	7,734.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	22010			
The difference between land rate and building rate(A-B=C)	61,238.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	83,248.00	Sq. Mtr.	7,734.00	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



Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

Think.Innovate.Create

An ISO 9001:2015 Certified Company

www.vastukala.org



Price Indicator

Property	Godrej Emerald Water, Pimpri
Source	magic bricks
Area Type	Carpet
Area	800 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 13,068/-
Floor	1st

Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Login ▾
Post Property

Home ▾ Property for sale in Pune ▾ Rate for Sale in Pune ▾ Rate for Sale in Laxmi Nagar ▾ 2 BHK Rate for Sale in Laxmi Nagar ▾ ₹22 Lacs

Posted on: Nov 27 2022 Property ID: 8908892

₹1.15 Cr EMI: ₹ 52k [Get pre-approved loan](#)

2 BHK 820 Sq.ft. Flat For Sale **Vallabh Nagar, Pune**

2 Beds 2 Baths 2 Balconies 1 Covered Parking

Carpet Area: 800 sqft • ₹14.37/sqft

Floor: 1 (Out of 28 Floors)

Lifts: 3

Developer: **Godrej Properties**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Godrej Emerald Waters**

Facing: **East**

Car Parking: **1 Covered**

✔ East Facing Property

Contact Agent
Get Phone No

Contact Agent

✔ Certified Agent

Pawan Lalwani

+91-9800000000

Get Phone No.

Download Brochure

More Details

Price Breakup	₹1.15 Cr (₹ 6,90,000 Approx. Registration Charges)
Booking Amount	₹ 5.0 Lac
RERA ID	P52100051200
Address	Pimpri, Pune, Vallabh Nagar, Pune - Pimpri Chinchwad Municipal Corporation, Maharashtra
Landmarks	Nashik phata and icc devi gurov park.

Property	Godrej Emerald Water, Pimpri
Source	https://www.99acres.com/
Area Type	Carpet
Area	709 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 13,976/-
Floor	Middle

The screenshot displays a real estate listing for a 2 BHK Apartment. At the top, it shows the property type and a dropdown menu. Below this, the price is listed as 1.09 Cr, with a note for 'Govt. Charges'. The possession date is set for Mar, 2028. A 'View Number' button is visible. The central part of the image features a floor plan for a 2 BHK - Type 1 apartment. To the right of the floor plan, there is a list of dealers for the property, including Finestop Realty Ltd, Vital Space Management Private Limited, and S-Sahil Trendy Homes, each with a 'View Contact' link. At the bottom left, there is a 'Rooms in this property' section showing 2 Bedrooms and 2 Bathrooms.



Property	Godrej Emerald Water, Pimpri
Source	magic bricks
Area Type	Carpet
Area	792 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 12,626/-
Floor	2nd

₹1.10 Cr EMI: ₹ 50k | Get on-approved loan

2 BHK 792 Sq-ft Flats For Sale Pimpri, Ghatge, Pune

2 Beds, 2 Baths, 1 Covered Parking, Unfurnished

Carpet Area: 792 sqft - ₹11,589/sqft

Developer: Godrej Properties | Project: Godrej Emerald Waters

Floor: 2 (Out of 11 Floors) | Transaction Type: New Property | Facing: East

1/1/1 | Furnished Status: Unfurnished | Car Parking: 1 Covered

More Details

Price Breakup: ₹1.1 Cr | ₹2 Per sq. Unit Monthly

Booking Amount: ₹1.0 Lac

RERA ID: P52100051200

Address: Pimpri, Pune, Pimpri Gaon, Pune - Pimpri Chinchwad Municipal Corporation, Maharashtra

Landmarks: This locality is very good area in Pune. Very close to main market

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 **₹1,11,72,000.00 (Rupees One Crore Eleven Lakh Seventy Two Thousand Only)**.
As per Site Inspection 0% Construction Work is Completed.

Place : Mumbai
Date : 30.11.2023

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

**MANOJ BABURAO
CHALIKWAR**

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, postalCode=400001, st=Maharashtra,
1721805552, postalCode=400001, st=Maharashtra,
serialNumber=812A55a766ab8cc848624c55a8fca3cdeb1731bc28394e20f2
+29e327962954c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.30 16:13:06 +05'30'

Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
State Bank of India 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-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached



(Annexure-IV)**DECLARATION-CUM-UNDERTAKING**

I, Manoj 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 30.11.2023 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 Abhiraj Bhagat has personally inspected the property on 30.11.2023. 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. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.

Think.Innovate.Create

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **30th 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. Mumbai (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. Vastukala Consultants India Pvt. Ltd. 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 **798.00 Sq. Ft. Carpet Area** in the name of **Mr. Ajinkya Manohar Jamgade**. . Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title



valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey.

Other

All measurements, areas and ages quoted in our report are approximate.

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise.

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat, admeasuring 798.00 Sq. Ft. Carpet Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



(Annexure-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.



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



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.

MANOJ BABURAO
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=PRIVATE LIMITED,
ou=VASTUKALA CONSULTANTS (I) PVT. LTD.,
c=IN, email=manojbaburaochalikwar@vastukala.com,
serialNumber=1, postalCode=400009, st=Maharashtra,
#29294227962556c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.11.20 16:55:17 +05:30

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

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



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company
www.vastukala.org

