

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Arun Ratilal Mehta**

Residential Flat No. 306, 3<sup>rd</sup> Floor, "**Neel Dhara**", The Neel Dhara Co-op. Hsg. Soc. Ltd., Opp. Adani Electricity, Devidas Road, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburb, PIN - 400 091, State - Maharashtra, India.

Latitude Longitude : 19°14'15.1"N 72°51'5.8"E

### Valuation Prepared for:

#### **Janaseva Sahakari Bank**




#### **Borivli (West) Branch**

Aravali Business Centre(Phhol Mahal) Ramdas Surtale Marg Off SODawala Lane  
Borivali (West) Mumbai 4000092



#### Our Pan India Presence at :

- |   |  |   |  |
|---|--|---|--|
|  Mumbai    |  Aurangabad |  Pune      |  Rajkot |
|  Thane     |  Wanded     |  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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 306, 3<sup>rd</sup> Floor, "**Neel Dhara**", The Neel Dhara Co-op. Hsg. Soc. Ltd., Opp. Adani Electricity, Devidas Road, Village - Borivali, Borivali (West), Taluka - Borivali, District - Mumbai Suburb, PIN - 400 091, State - Maharashtra, India belongs to **Arun Ratilal Mehta**.

### Boundaries of the property

North	: Manavi CHSL
South	: Mamta Heights
East	: Road
West	: Gymkhana 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 **₹ 1,16,10,000.00 (Rupees One Crore Sixteen Lakh Ten Thousand 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.**

**MANOJ BABURAO  
CHALIKWAR**  
Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=india,  
2.5.4.20=982256c4fad335cd04dcf39e2686591349c762339413131  
15279b17a18b5652, postalCode=400099, st=Maharashtra,  
serialNumber=41a55a565ab8cc39d9b2a55a8f6e3cfeb31f31bd2479  
4a2ff2e29a32716258fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.12.15 14:52:36 +05'30'



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Janaseva Sahakari Bank Empanelment No.: 36/ LOAN H.O./2016-17/232

Encl.: Valuation report



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 **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](mailto: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,  
Janaseva Sahakari Bank  
Borivli (West) Branch**

Aravali Business Centre(Phhol Mahal) Ramdas Surtale Marg  
Off SODawala Lane Boriwali (West) Mumbai 4000092

**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 : 11.12.2023
	b) Date of which the valuation is made : 15.12.2023
3	List of documents produced for perusal: I) Copy of Unregistered agreement for sale Dated 20.07.1980 between M/s. Pragati Corporation(The Developers) And Shri. Arun Ratilal Mehta (The purchaser). II) Copy of Occupancy Certificate Document No.CE / 4037 / WS / AR Dated 02.02.2008 issued by Municipal Corporation Of Greater Mumbai(O.C. received for remaining 5th & 6th Floor only).
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) : <b>Arun Ratilal Mehta</b>  Residential Flat No. 306, 3 <sup>rd</sup> Floor, " <b>Neel Dhara</b> ", The Neel Dhara Co-op. Hsg. Soc. Ltd., Opp. Adani Electricity , Devidas Road, Village - Borivali , Borivali (West), Taluka - Borivali , District - Mumbai Suburb , PIN - 400 091, State - Maharashtra, India.  <u>Contact Person :</u> Arun Ratilal Mehta (Owner) Mobile No. 9427145717  sole ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 3 <sup>rd</sup> Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + Cupboard + Toilet + WC. ( <b>1 BHK</b> ) The property is at 1.5 Km distance from Railway Station Borivali .
6	Location of property
a)	Plot No. / Survey No. :
b)	Door No. : Residential Flat No. 306
c)	C.T.S. No. / Village : CTS No - 413 A, 415/1 to 3, 416 & Others , Village - Borivali

d)	Ward / Taluka	:	Taluka - Borivali	
e)	Mandal / District	:	District - Mumbai Suburb	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved plan were not provided and not verified	
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. 306, 3 <sup>rd</sup> Floor, "Neel Dhara", The Neel Dhara Co-op. Hsg. Soc. Ltd., Opp. Adani Electricity , Devidas Road, Village - Borivali , Borivali (West), Taluka - Borivali , District - Mumbai Suburb , PIN - 400 091, State - Maharashtra, India.	
8	City / Town	:		
	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 - Borivali Municipal Corporation of Greater Mumbai (MCGM)	
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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Manavi CHSL	Property bearing S. No. 127 & Boundary of Eksar Village
	South	:	Mamta Heights	S. No. 60, H. No. 10
	East	:	Road	Property bearing S. No. 60, H. No. 2 & Nalla
	West	:	Gymkhana Road	S. No. 127 & Partly S. No. 60, H. No. 7
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. = 430.08 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 540.00 (Area As Per Unregistered agreement for sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°14'15.1"N 72°51'5.8"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft. = 540.00</b> <b>( Area As Per Agreement For Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 413 A, 415/1 to 3, 416 & Others	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Borivli , Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 306, 3 <sup>rd</sup> Floor, " <b>Neel Dhara</b> ", The Neel Dhara Co-op. Hsg. Soc. Ltd., Opp. Adani Electricity , Devidas Road, Village - Borivli , Borivli (West), Taluka - Borivli , District - Mumbai Suburb , PIN - 400 091, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	1984 (As per occupancy certificate)	
5.	Number of Floors	:	Ground + 6 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	3 <sup>rd</sup> Floor is having 8 Flats	
8.	Quality of Construction	:	Normal	
9.	Appearance of the Building	:	Normal	
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	:	Open Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	3 <sup>rd</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 306
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
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	:	<b>Arun Ratilal Mehta</b>
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. = 540.00 (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?	:	<b>Carpet Area in Sq. Ft. = 430.08</b> <b>(As per Area actual site measurement)</b>
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?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 25000/- (Expected rented income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Average
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
<b>V</b>	<b>Rate</b>		
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)	:	₹ 20,900/- to ₹ 25,600/- per Sq. Ft. on Carpet Area ₹ 19,000/- to ₹ 23,200/- 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).	:	₹ 21,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 18,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,31,450/- per Sq. M. i.e. ₹ 12,212/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,02,110/- per Sq. M. i.e. ₹ 9,486/- per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	39 years
	Life of the building estimated	:	21 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	-

	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,800/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 18,700/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 21,500/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	540.00 Sq. Ft.	21,500.00	1,16,10,000.00
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			
	<b>Fair market value of the property</b>			<b>1,16,10,000.00</b>
	<b>Realizable value of the property</b>			<b>1,04,49,000.00</b>
	<b>Distress value of the property</b>			<b>92,88,000.00</b>
	<b>Insurable value of the property (540.00 X 2,800.00)</b>			<b>15,12,000.00</b>
	<b>Guideline value of the property (540.00 X 9,486.00)</b>			<b>51,22,440.00</b>

**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

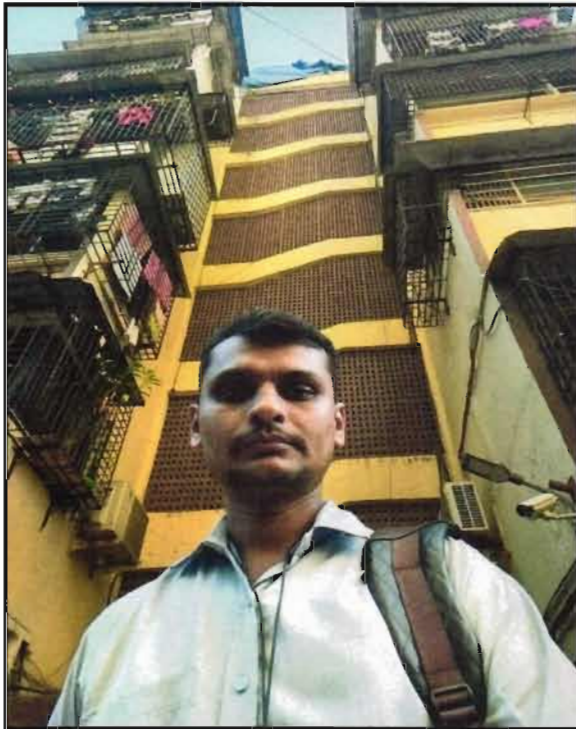
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 ₹ 20,900.00 to ₹ 25,600.00 per Sq. Ft. on Carpet Area / ₹ 19,000.00 to ₹ 23,200.00 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 ₹21,500.00 per Sq. Ft. on Built Up 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	Average
Likely rental values in future	₹ 25000/- (Expected rented income per month)
Any likely income it may generate	Rental Income

Think.Innovate.Create



## Actual Site Photographs



## Actual Site Photographs



Think.Innovate.Create

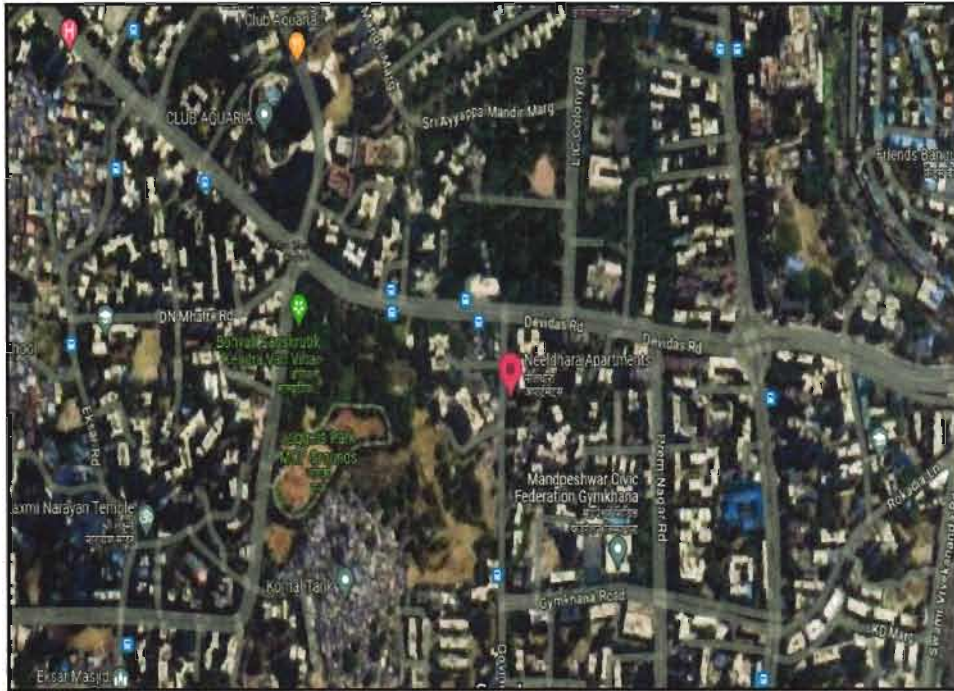


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## Route Map of the property





**Note:** Red marks shows the exact location of the property



**Longitude Latitude:** 19°14'15.1"N 72°51'5.8"E

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Borivli - 1.5 Km ).

## Ready Reckoner Rate


Department of Registration and Stamp  
Government of Maharashtra
नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन


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

Home
Valuation Guidelines | User Manual

Year: 2023-2024
Language: English

Selected District: MumbaiSubUrban

Select Village: बोरीवली ( बोरीवली )

Search By:  Survey No.  Location

Enter Survey No: 415 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिसदुकाने	औद्योगिक	एकक (Rs./)	Attribute
83 364 -भुभाग: उत्तरेस गावाची हद्द, पूर्वेस एकसर रोड, दक्षिणेस लोकमान्य टिळक रोड, पश्चिमेस लिक रोड.	56220	131450	151170 178800	131450	चौ. मीटर	सि.टी.एस नंबर
83 366-भुभाग: एस व्ही रोडच्या पश्चिमेकडे व लोकमान्य टिळक रोडच्या दक्षिणेकडील गावातील सर्व मिल्कती.	63740	142570	163950 205400	142570	चौ. मीटर	अंतीम प्लॉट नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	131450			
Flat Located on 3 <sup>rd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,31,450.00</b>	<b>Sq. Mtr.</b>	<b>12,212.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	56220			
The difference between land rate and building rate(A-B=C)	75,230.00			
Percentage after Depreciation as per table(D)	39%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,02,110.00</b>	<b>Sq. Mtr.</b>	<b>9,486.00</b>	<b>Sq. Ft.</b>

#### **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





## Price Indicator

Property	3 BHK Flat In Ruchi Apartments For Sale In Borivali West
Source	Nobroker.com
Area Type	Built Up
Area	1169 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 22,669/- per Sq. Ft.
Floor	-

**NOBROKER**

3 BHK Flat In Ruchi Apartments For Sale In Borivali West

₹2.25 Crores

3 Bedrooms

3 Bathrooms

1169 Sq. Ft.

₹22,669/- per Sq. Ft.

Nov 27, 2020

Immediately

Ruchi Apartments

Get Owner Details

166 Views

7 Favorites

Similar Properties

Overview			
Age of Building	100 Years	Construction Type	Self Owned
Maintenance Charges	₹5,000/Sq.Ft/M	Flooring	Mar
Buildup Area	1169 Sq.Ft	Lamping/Chandelier	2x1x1x1x1x1
Facing	East	Truck	2/8
Parking	Car	Water Security	Yes

Property	Sai Shraddha Tower, Borivali West
Source	Nobroker.com
Area Type	Built Up
Area	1000 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 19,000/- per Sq. Ft.
Floor	-

**NOBROKER**

2 BHK Flat in Sai Shraddha Tower For Sale in Borivali West

₹ 1.9 Crores

₹ 1.09 Lacs/Month

1,000 Sq. Ft.

Jun 04, 2023

Immediately

Sai Shraddha Tower

Partial

Get Details

Price trends by 100Estimate

Report what was not correct in this property

Liked by Broker Sold Out View Graph

Overview

Age of Building	17 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.5 Per Sq Ft/M	Flooring	Wall to Tiles
Builtup Area	1,000 Sq Ft	Carpet Area	750 Sq Ft
Typing Status	Delivered <span>Partial Poss</span>	Facing	South-East
Floor	07	Permit	Co

Activity On This Property

2,450

Similar Properties

2 BHK Flat in Shivdham Aayazee Beekamal For Sale in Borivli

Chat

## Sale Instances

Property	1 BHK Flat In Upadhyaya Apartment For Sale, lic colony near Adani Electricity, Borivali West, Mumbai
Source	Nobroker.com
Area Type	Built Up
Area	495 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 23,232/- per Sq. Ft.
Floor	-

**NOBROKER**

1 BHK Flat In Upadhyaya Apartment For Sale In Borivali West  
 Lic Colony Near Adani Electricity, Mumbai, India

₹ 65,311/Month  
 Estimated 2BHK

495 Sq. Ft.

1 BHK  
 1 Bedroom  
 1 Bathroom  
 1.15 Crores

Get Query Details

Price trends by 1BHK estimate

Report what was not covered in this property

Like by Broker    Sold Out    Wrong Info

Activity On This Property

146 Views    0 Shares

Similar Properties

1 BHK Flat In Rangesh Fortwindsale Soli

Overview	
Age of Building	130 Years
Maintenance Charge	₹ 2,100 Per Sq. Ft. (M)
Built-up Area	495 Sq. Ft.
Flooring	Carpet
Parking	5546 And Car
Ownership Type	Self Owned
Floors	14
Furnishing Status	Semi Furnished
Road	RT
Wheel Security	No

Property	1 BHK Flat In Girnar Apartments For Sale In Borivali West
Source	Nobroker.com
Area Type	Built Up
Area	400.00 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 22,500/- per Sq. Ft.
Floor	-

**NOBROKER**

1 BHK Flat In Girnar Apartments For Sale In Borivali West

₹ 60 Lacs  
₹ 51,583/Month  
400 Sq. Ft.

Home - Flats for Sale in Borivali West - Flats for Sale in Borivali West - 2014 Flats for Sale in Borivali West - Property Details

1 Bedroom  
2 Bathroom  
NA  
Car

Oct 6, 2023  
Immediately  
Girnar Apartments  
None

Call Owner Details

Price trends by NRE estimate  
Report what was not correct in this property

Activity On This Property

₹ 570  
13

Similar Properties

1 BHK Flat In Borivali Sangeetha

**Overview**

Age of Building	> 10 Years	Ownership Type	Sell Owned
Maintenance Charges	₹ 23 Per Sq. Ft./M	Flooring	Marble/Granite
Built-up Area	400 Sq. Ft.	Furnishing Status	Semi-Furnished
Facing	North	Floor	8/8
Part of	Car	Special Security	No



As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is **₹1,16,10,000.00 (Rupees One Crore Sixteen Lakh Ten Thousand Only)**. The **Realizable Value** of the above property is **₹1,04,49,000.00 (Rupees One Crore Four Lakh Forty Nine Thousand Only)**. The **Distress Value** is **₹92,88,000.00 (Rupees Ninety Two Lakh Eighty Eight Thousand Only)**.

Place : Mumbai

Date : 15.12.2023

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,  
ou=admin,  
2.5.4.20=9822b6c4fad33d05e0c139e26865913390c13d33d4133  
115279517a18b5602, postalCode=400069, st=Maharashtra,  
serialNumber=41a55a566ab8cc89d6b2a55af6c3cfeb3151bd2b3  
94e282e29a3271625bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.12.15 14:53:00 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Janaseva Sahakari Bank Empanelment No.: 36/ LOAN H.O./2016-17/232

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 &amp; 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



- 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 Director of the company, 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.

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



No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Shri. Arun Ratilal Mehta from M/s. Pragati Corporation vide Unregistered agreement for sale dated 20.07.1980.
2	purpose of valuation and appointing authority	As per the request from Janaseva Sahakari Bank, Borivli (West) Branch to assess Fair Market Value value of the property for Housing Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Pratik Jain - Valuation Engineer Prajakta Patil - Technical Manager Komal pawar - 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 - 07.12.2023 Valuation Date - 15.12.2023 Date of Report - 15.12.2023
6	inspections and/or investigations undertaken;	Physical Inspection done on - 11.12.2023
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **15<sup>th</sup> December 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/Mumbai) 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 **540.00 Sq. Ft. Built Up Area** in the name of **Arun Ratilal Mehta**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Arun Ratilal Mehta**. 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 **540.00 Sq. Ft. Built Up 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.

### **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 **540.00 Sq. Ft. Built Up 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.

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(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.





**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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admins  
2.5.4.20=9822b6c4fa325dc03e0cf99e26865913490cf8d33d413101  
15779b17a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=41a56a566ab8cc8d8b2a55a8fce3cfeb21f31bd0e3  
94e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.12.15 16:53:44 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Janaseva Sahakari Bank Empanelment No.: 36/ LOAN H.O./2016-17/232