

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Eknath Bhikaji Palkar & Mrs. Sayali Eknath Palkar**

Residential Flat No. 2112, 21st Floor, Wing - E (Bhoomi), "**Balaji Estate Phase 2**", Near Manpada, Manpada - Umbroli Road, Village - Umbroli, Taluka - Ambernath, District - Thane, Dombivli (East), PIN Code - 421 204, State - Maharashtra, India.

Latitude Longitude : 19°10'53.3"N 73°6'13.8"E

Valuation Prepared for:

**State Bank of India
RACPC Kalyan**

Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar Bhawan Marriage Hall, Shahad Mohone Road, Shahad, Kalyan (West) - 421 103



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

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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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2112, 21st Floor, Wing - E (Bhoomi), "Balaji Estate Phase 2", Near Manpada, Manpada - Umbroli Road, Village - Umbroli, Taluka - Ambarnath, District - Thane, Dombivli (East), PIN Code - 421 204, State - Maharashtra, India belongs to **Mr. Eknath Bhikaji Palkar & Mrs. Sayali Eknath Palkar.**

Boundaries of the property

North	:	Khoni-Umbharli Gaon - Kalayn Shi Road
South	:	Open Plot
East	:	Under Construction Building
West	:	Open Plot

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 **₹ 24,73,500.00 (Rupees Twenty Four Lakh Seventy Three Thousand Five Hundred Only)**. As per Site Inspection 11% 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.**

Sharadkumar

B. Chalikwar

Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.28 16:04:02 +05'30'

Avinet
Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report

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

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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

Vastukala Consultants India Pvt. Ltd.

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

To,
The Branch Manager,
State Bank of India
RACPC Kalyan

Ground Floor, 1 st Floor, Millenium Heights, Opp. Patedar
 Bhawan Marriage Hall, Shahad Mohone Road, Shahad,
 Kalyan (West) - 421 103

VALUATION REPORT (IN RESPECT OF FLAT)

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 : 27.10.2023
	b) Date of which the valuation is made : 28.10.2023
3	List of documents produced for perusal: I) Copy of Agreement for sale Document No.11880/2023 Dated 09.10.2023 between M/s. Sai Balaji Buildcon(The Promoter) And Mr. Eknath Bhikaji Palkar & Mrs. Sayali Eknath Palkar(The purchaser). II) Copy of Amended Commencement Certificate No.KDMC / TPD / BP / 27 Village / 2019 - 2020 / 16 / 62 Dated 09.05.2023 issued by Kalyan Dombivli Municipal Corporation. III) Copy of RERA Certificate No.P51700031992 Dated 03.12.2021 issued by Maharashtra Real Estate Regulatory Authority. IV) Copy of Approved Building Plan No.KDMC / TPD / BP / 27 Village / 2019 - 2020 / 16 / 62 Dated 09.05.2023 issued by Kalyan Dombivli Municipal Corporation(As download from RERA Site).
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. Eknath Bhikaji Palkar & Mrs. Sayali Eknath Palkar Residential Flat No. 2112, 21 st Floor, Wing - E (Bhoomi), "Balaji Estate Phase 2", Near Manpada, Manpada - Umbroli Road, Village - Umbroli, Taluka - Ambarnath, District - Thane, Dombivli (East), PIN Code - 421 204, State - Maharashtra, India. <u>Contact Person :</u> Mr. Sunil (Sales Person) Mobile No. 8097725003 Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 21 st Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet. (1 BHK) The property is at 5.9 KM distance from Railway Station Dombivli . At the time of inspection building was under construction.



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Stage of Construction			
If under construction, extent of completion			
RCC Footing/Foundation	Complete	RCC Plinth	Complete
Full Building Rcc	Completed upto 1st floor		
Total	11% work completed		
6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 18/5, 18/6, 20 & 41-1/4
b)	Door No.	:	Residential Flat No. 2112
c)	C.T.S. No. / Village	:	Village - Umbroli
d)	Ward / Taluka	:	Taluka - Ambarnath
e)	Mandal / District	:	District - Thane
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No. KDMC / TPD / BP / 27 Village / 2019 - 2020 / 16 / 62 Dated 09.05.2023 issued by Kalyan Dombivli Municipal Corporation (As download from RERA Site).
g)	Approved map / plan issuing authority	:	RERA Site).
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7	Postal address of the property	:	Residential Flat No. 2112, 21 st Floor, Wing - E (Bhoomi), "Balaji Estate Phase 2", Near Manpada, Manpada - Umbroli Road, Village - Umbroli, Taluka - Ambarnath, District - Thane, Dombivli (East), PIN Code - 421 204, State - Maharashtra, India.
8	City / Town	:	City - Dombivli (East)
	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 - Umbroli Kalyan Dombivali 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



6.	How is the maintenance of the Flat?	:	Building is under construction
7.	Sale Deed executed in the name of	:	Mr. Eknath Bhikaji Palkar & Mrs. Sayali Eknath Palkar
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. = 320.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per KDMC norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 291.00 (As Per Area Agreement for sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Building Under Construction
15.	If rented, what is the monthly rent?	:	₹ 6,000/- (Expected rented income per month after completion)
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)	:	₹ 8,100/- to ₹ 9,500/- per Sq. Ft. on Carpet Area ₹ 7,300/- to ₹ 8,600/- 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).	:	₹ 8,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,600/- per Sq. Ft.
	II. Land + others	:	₹ 5,900/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 42,665/- per Sq. M. i.e. ₹ 3,964/- per Sq. Ft.

Insurable value of the property (320.10 X 2,600.00)	8,32,260.00
Guideline value of the property (320.10 X 3,964.00)	12,68,876.00

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.

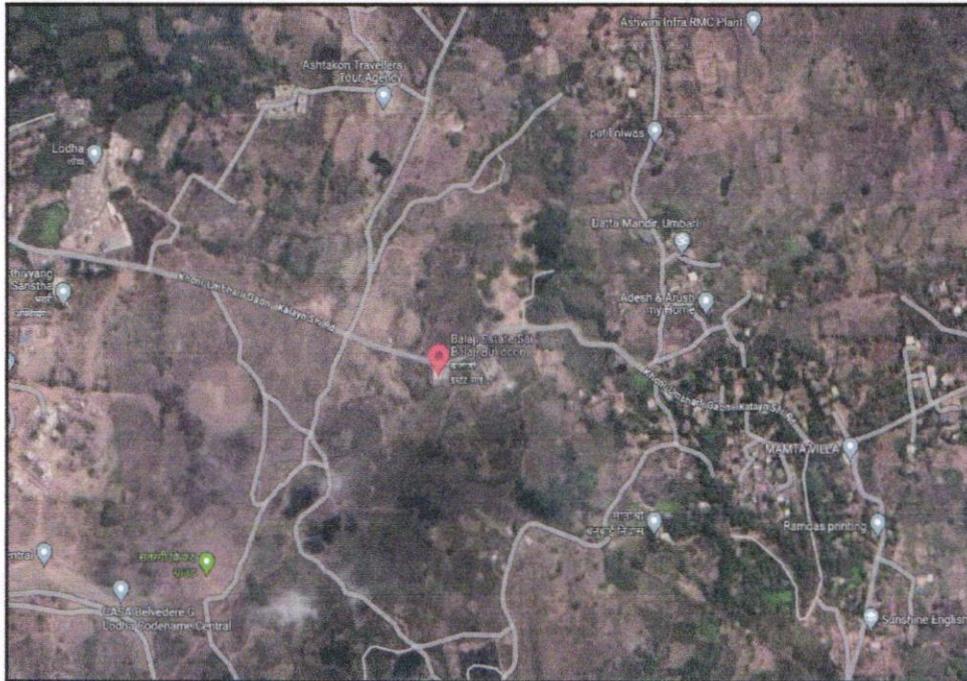
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

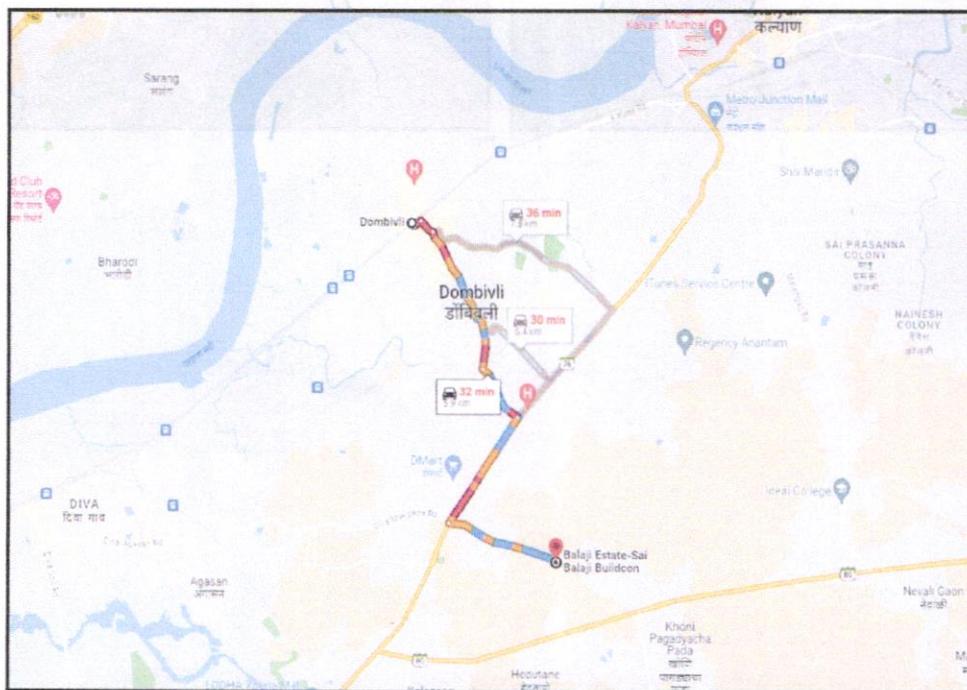
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 ₹ 8,100.00 to ₹ 9,500.00 per Sq. Ft. on Carpet Area / ₹ 7,300.00 to ₹ 8,600.00 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 ₹8,500.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	₹ 6,000/- (Expected rented income per month after completion)
Any likely income it may generate	Rental Income

Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°10'53.3"N 73°6'13.8"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 5.9 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)

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Year: 2023-2024 Language: English

Selected District: Thane

Select Taluka: Kalyan

Select Village: Gavache Nav : Umbaroli (Kalyan-Doml)

Search By: Survey No. Location

Enter Survey No: 18 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक एकक (Rs.)	Attribute
57/184-उंबरोली गावातील रहिवास विभागातील मिळकती	4180	37100	42600	46500	42600	चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	37100			
Increase by 85% on Flat Located on 21 st Floor	5565			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	42,665.00	Sq. Mtr.	3,963.71	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	4180			
The difference between land rate and building rate(A-B=C)	38,485.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	42,665.00	Sq. Mtr.	3,964.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Depreciation Percentage Table

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



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Price Indicator

Property	Flat
Source	Nobroker.com
Area Type	Carpet
Area	330 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 8,264/-
Floor	



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1 RK Flat in Balaji Estate For Sale in Dombivli East

Marjapati (near) Floor/ Ranoonda petrol station

Home / Flats for Sale in Mumbai / Flats for Sale in Dombivli East / 1 RK Flat for Sale in Dombivli East / Property Details

₹ 30 Lacs
₹ 90/BuiltUp

₹ 17,194/Month
₹ 1500/₹ 1300

400
Sq.Ft

1 Bedroom
₹ 100/₹ 1000

1 Bathroom
₹ 100/₹ 1000

1
₹ 100/₹ 1000

Bike and Car
₹ 100/₹ 1000

Aug 10, 2023
₹ 100/₹ 1000

Immediately
₹ 100/₹ 1000

Balaji Estate
₹ 100/₹ 1000

Full
₹ 100/₹ 1000

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Strong Info

Activity On This Property

51 0

Similar Properties

Overview

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges	₹ 1.5 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	409 Sq.Ft	Carpet Area	236 Sq.Ft



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Property	Flat
Source	Housing.Com
Area Type	Built Up
Area	569 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 8,612/- per Sq. Ft.
Floor	-

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Home / Thane / Dombivli East / Apartment for Sale in Dombivli East / 2 BHK Flat *** Last updated: Oct 23, 2023

2 BHK Flat

By BALAJI ESTATE

Balaji Estate Phase 2, Gograswadi, Dombivli East, Thane

₹49.0L EMI starts at ₹25.95 K
₹8.61 K/sq.ft

OFFER: Zero brokerage Know More Contact Seller

Others

SHARE SAVE

Balcony

Bathroom

+
7 more

569 sq.ft
Build Up Area

₹8.61 K/sq.ft
Avg. Price

2 BHK
Configuration

7th Dec. 2024
Possession status

Lower **1**
of 21 floors

East facing
Facing

Unfurnished
Furnishing

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Property	Flat
Source	magic bricks
Area Type	Carpet
Area	365 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 7,347/-
Floor	12th

magicbricks Buy Rent Sell Home Loans Login Post Property **FREE**

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Dombivli East > 1 BHK Flats for Sale in Dombivli East > 365 Sq-Ft

Posted on: Oct 27, 23 Property ID: 62288801

₹29.5 Lac EMI: ₹12k | How much loan can I get?

1 BHK 590 Sq-ft Flat For Sale **Dombivli East, Thane**

1 Bed 2 Baths Unfurnished

Carpet Area
365 sqft ~ ₹8,079/sqft

Developer
Asian Buildcon

Project
Balaji Estate Phase 2

Floor
12 (Out of 20 Floors)

Transaction Type
New Property

Facing
East

Lifts
4

Furnished Status
Unfurnished

Car Parking
1 Open

East Facing Property

Contact Agent Get Phone No. Last contact made 47 days ago

More Details

Price Breakup ₹29.5 Lac

Booking Amount ₹30,000

RERA ID PS1700031992

Address Dombivli East, Thane, Dombivli East, Thane - Beyond Thane, Maharashtra

Landmarks The property is close to kalyan shilphata road

Property	Flat
Source	Housing.Com
Area Type	Built Up
Area	291 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 8,557/- per Sq. Ft.
Floor	-

HOUSING.COM Buy in Mumbai ▾ + Add Download

Home / Thane / Dombivli East / Apartment for Sale in Dombivli East / 1 RK Flat Last updated: Oct 23, 2023

1 RK Flat **₹24.9 L** EMI starts at ₹13,19 K

By **BALAJI ESTATE** ₹8.56 K/sq.ft.

Balaji Estate Phase 2, Gogrowadi, Dombivli East, Thane

OFFERS Zero brokerage Know More [Contact Seller](#)

Others

SHARE SAVE

Balcony

291 sq.ft
Build Up Area

₹8.56 K/sq.ft
Avg. Price

1 RK
Configuration

1st Dec, 2024
Possession status

Lower **i**
of 21 floors

East facing
Facing

Unfurnished
Furnishing

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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 **₹24,73,500.00 (Rupees Twenty Four Lakh Seventy Three Thousand Five Hundred Only)**. As per Site Inspection 11% Construction Work is Completed.

Place : Thane

Date : 28.10.2023

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

Sharadkumar B.

Chalikwar

Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.28 16:04:33 +05'30'

Avinash

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

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Enclosures	
Declaration-cum-undertaking from the valuer (Annexure-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached

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

I, Sharadkumar Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 28.10.2023 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 Nikhil Sonawane has personally inspected the property on 27.10.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AEAPC7114Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure

- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am a Valuer, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Eknath Bhikaji Palkar & Mrs. Sayali Eknath Palkar from M/s. Sai Balaji Buildcon vide Agreement for sale dated 09.10.2023.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Kalyan to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer Nikhil Sonawane - Valuation Engineer Vaishali Sarmalkar - Technical Manager Pratibha Shilvantha - 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 - 27.10.2023 Valuation Date - 28.10.2023 Date of Report - 28.10.2023
6	inspections and/or investigations undertaken;	Physical Inspection done on - 27.10.2023
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

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 **291.00 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.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

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

Sharadkumar

B. Chalikwar

Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.28 16:04:20 +05'30'

Avinash

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



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