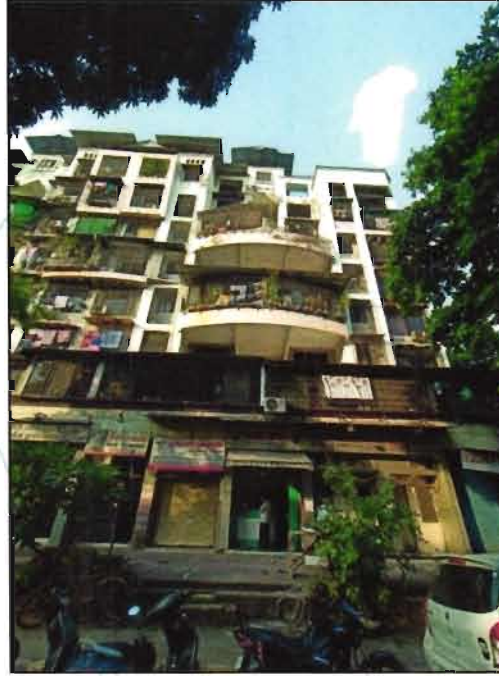


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Sapna Vishwanath Jagdale & Mr. Vishwanath Dilip Jagdale**

Residential Flat No. 502, 5<sup>th</sup> Floor, Wing – A, "Neelkanth Sadan Co-op. Hsg. Soc. Ltd.", Plot No. 3A,  
Sector – 10, Khanda Colony, New Panvel (West), Navi Mumbai – 410 206, Taluka – Panvel,  
District – Raigad, State – Maharashtra, Country – India.

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Latitude Longitude: 19°00'17.9"N 73°06'44.2"E

### Valuation Prepared for:

**State Bank of India**




**RACPC Belapur Branch**

Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4, Railway Station Building, C.B.D. Belapur,  
Navi Mumbai - 400 614, 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](mailto:mumbai@vastukala.org)



**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

**The Assistant General Manager,  
State Bank of India  
RACPC Belapur Branch**Estate Department Corporate Centre, 4th Floor,  
CIDCO Tower No. 4, Railway Station Building,  
C.B.D. Belapur, Navi Mumbai - 400 614,  
State - Maharashtra, Country - India.**VALUATION REPORT (IN RESPECT OF FLAT)**

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 08.12.2023
	b) Date on which the valuation is made	: 12.12.2023
3.	List of documents produced for perusal: 1) Copy of Agreement to Sale dated 03.12.2023 between Mr. Vivek Vasant Tavate & Mrs. Aditi Vivek Tavate (the Seller) and Mrs. Sapna Vishwanath Jagdale & Mr. Vishwanath Dilip Jagdale (the Purchasers). 2) Copy of Occupancy Certificate No. CIDCO / EE (BP) / ATPO / 1282 Dated 21.03.2003 issued by CIDCO. 3) Copy of Possession Receipt dated 29.05.2003 issued by Sangam Enterprises. 4) Copy of Property Tax Receipt No. PMCOP23/32571 for the year 2023-2024 issued by Panvel 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)	: <b>Mrs. Sapna Vishwanath Jagdale &amp; Mr. Vishwanath Dilip Jagdale</b>  <b>Address:</b> Residential Flat No. 502, 5 <sup>th</sup> Floor, Wing – A, "Neelkanth Sadan Co-op. Hsg. Soc. Ltd.", Plot No. 3A, Sector – 10, Khanda Colony, New Panvel (West), Navi Mumbai – 410 206, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India.  <b>Contact Person:</b> Snehal Jagdale (Owner's representative)  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 5 <sup>th</sup> Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + WC & Bath + Passage + Terrace ( <b>i. e. 1BHK with WC &amp; Bath + Terrace</b> ). The property is at 2.7 Km. travelling distance from nearest railway station Panvel Junction.







	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the flat is situated	:	5 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 502
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Ceramic tile flooring
	Doors	:	Teak Wood door frame, Solid flush doors shutters
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering with POP finished
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>Mrs. Sapna Vishwanath Jagdale &amp; Mr. Vishwanath Dilip Jagdale</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?	:	<b>Built Up Area in Sq. Ft. = 461.00 Terrace Area in Sq. Ft. = 198.00 (Area as per Agreement to Sale)</b>
10	What is the floor space index (app.)	:	As per CIDCO norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 360.00 Balcony Area in Sq. Ft. = 23.00 Terrace Area in Sq. Ft. = 200.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 11,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect	:	No

	the market value in general?		
<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)	:	₹ 9,000.00 to ₹ 11,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 10,500.00 per Sq. Ft. on Built Up Area ₹ 9,750.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 8,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,02,585.00 per Sq. M. i. e. ₹ 9,530.00 per Sq. Ft.
4a	Guideline rate (after depreciation)	:	₹ 89,288.00 per Sq. M. i. e. ₹ 8,295.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<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)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	20 Years
	Life of the building estimated	:	40 Years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	30.00%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,750.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 8,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>		
	Flat	:	₹ 9,750.00 per Sq. Ft.
	Terrace	:	₹ 3,900.00 per Sq. Ft. (40% on Flat Rate)
	<b>Remark:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	461.00 Sq. Ft.	9,750.00	<b>44,94,750.00</b>
2	Terrace Value	198.00 Sq. Ft.	3,900.00	<b>7,72,200.00</b>
3	Wardrobes			
4	Showcases			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			
9	Extra collapsible gates / grill works etc.			
10	Potential value, if any			
11	Others			
	<b>Total / Realizable value of the property</b>			<b>52,66,950.00</b>
	<b>Insurable value of the property (461.00 X 2,500.00)</b>			<b>11,52,500.00</b>
	<b>Guideline value of the property (461.00 X 8,295.00)</b>			<b>38,23,995.00</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 ₹ 9,000.00 to ₹ 11,000.00 per Sq. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc. We estimate ₹ 9,750.00 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		
i)	Saleability	Good (R)
ii)	Likely rental values in future in	₹ 11,000.00 Expected rental income per month
iii)	Any likely income it may generate	Rental Income

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### Actual site photographs



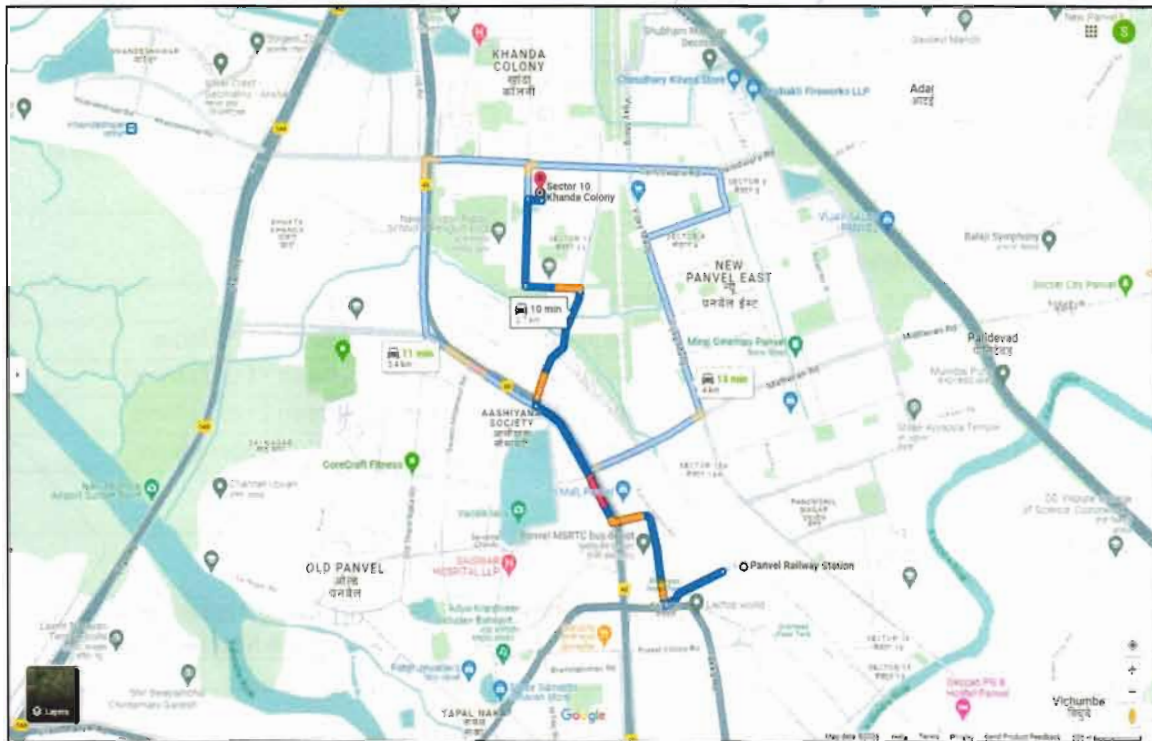
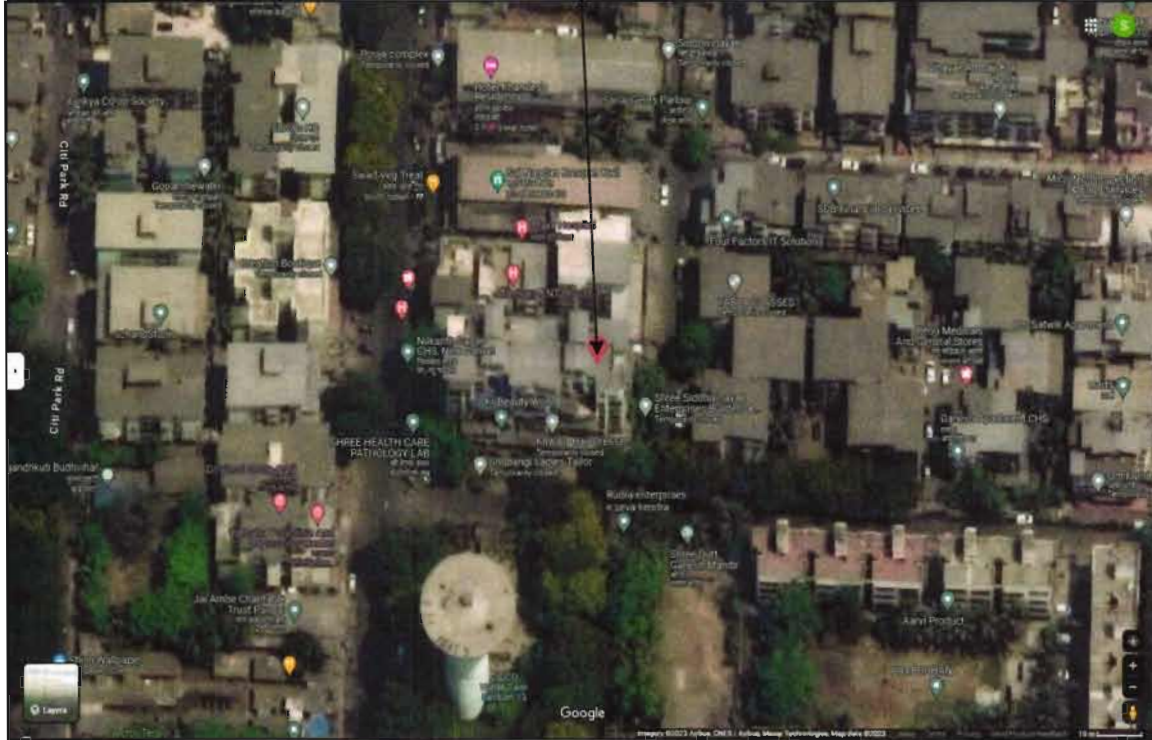
## Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude: 19°00'17.9"N 73°06'44.2"E**

**Note:** The Blue line shows the route to site from nearest railway station (Panvel Junction – 2.7 Km.)



## Ready Reckoner Rate

Department of Registration & Stamps Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन					
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन वाजारमूल्य दर पत्रक							
Home	Valuation Rules	User Manual	Close				
<b>Annual Statement of Rates</b>			Language English				
Year 2023/2024	Selected District: रायगड Select Taluka: पनवेल Select Village: मोठे : पनवेल ( पनवेल महानगरपालिका) Search By: <input type="radio"/> Survey No <input checked="" type="radio"/> Location						
Select	उपविभाग	पूची खमीन	गिवासी मदनिष्ठा	खोखिन	डुकने	खोखोकि	एकक (Sq./)
SurveyNo	1/10-सिडको सोडन उर्वरीय निष्ठासी क्षेत्र	37900	100900	111800	122500	111800	चौ. मीटर
SurveyNo	1/11-पनवेल इन्डस्ट्रीयल विभाग, मार्कंडे यादवे इन्डस्ट्रीयल विभाग मार्की नदी बगलचा	21200	63900	69500	75700	68500	चौ. मीटर
SurveyNo	1/12-मोठे ( गांव ) न्यु पनवेल क्रे मुखमन्व्यदर विभाग 1 खोखरा गावठाण	15600	48400	54700	60600	54700	चौ. मीटर
SurveyNo	1/13-मोठे ( गांव ) न्यु पनवेल क्रे सिडको विभाग - न्यु पनवेल ( बॅन्ड ) ( मॅन्डर क्रे ) मन्व्यदर विभाग 2, आसुलाख गावठाणामध्	36100	97700	104600	121300	104600	चौ. मीटर
SurveyNo	1/14-मोठे ( गां-ख ) न्यु पनवेल ( इन्ड ) मुखमन्व्यदर विभाग 3	43900	85900	110400	119400	110400	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	97,700.00			
Increase by 5% at Flat Located on 5 <sup>th</sup> Floor	4,885.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,02,585.00</b>	<b>Sq. Mtr.</b>	<b>9,530.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	36,100.00			
The difference between land rate and building rate (A – B = C)	66,485.00			
Depreciation Percentage as per table (D) [100% - 20%] (Age of the Building – 20 Years)	80%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>89,288.00</b>	<b>Sq. Mtr.</b>	<b>8,295.00</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

**Table – D: Depreciation Percentage Table**

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

## Price Indicators

99acres
Buy - Enter Locality / Project / Society / Landmark

Home > Property > New Mumbai > Flats > New Mumbai > Flats > New Mumbai > Flats > New Mumbai > 1 BHK Flats > Sector 10 New Parvel

Posted on Oct 27, 2023 | Ready to move

₹56 Lac

@ ₹491 per sq.ft.

Estimated EMR ₹44,727

HOT DEAL

NOT AVAILABLE

Website: <https://mahanagar.mahaindia.gov.in/>

1BHK 1Bath

Flat/Apartment For Sale

Krihna Darshan CHS Sector 10 New Parvel, Navi Mumbai, Maharashtra

Overview
Owner Details
Price Trends
Registry Record
Locality Reviews
Recom >

Property (16)

Photos are shared by administrator

Request Photos

**Area**

Built up area: 590 sq.ft.

Carpet area: 320 sq.ft.

**Price**

₹ 56 Lac

@ ₹491 per sq.ft. (avg/size)

**Floor Number**

of 3 Floors

**Property Age**

10+ Year Old

**Configuration**

1 Bedroom, 1 Bathroom, 1 Balcony

**Address**

Krihna Darshan CHS Sector 10 New Parvel, Navi Mumbai

**Property Age**

10+ Year Old

**Places nearby**

New Parvel East, Sector 10 New Parvel, Navi Mumbai, Mumbai

View All (20)

St George's Syro Catholic Malabar Church
Hdfc bank ATM
Idbi bank ATM
Indusind bank ATM
Pnb ATM
Ch...

99acres
Buy - Enter Locality / Project / Society / Landmark

Home > Property > New Mumbai > Flats > New Mumbai > Flats > New Mumbai > Flats > New Mumbai > 1 BHK Flats > Sector 10 New Parvel

Posted on Feb 27, 2023 | Ready to move

₹53 Lac

@ ₹883 per sq.ft.

Estimated EMR ₹42,551

HOT DEAL

NOT AVAILABLE

Website: <https://mahanagar.mahaindia.gov.in/>

1BHK 2Baths

Flat/Apartment For Sale

On Request, Sector 10 New Parvel, Navi Mumbai, Maharashtra

Overview
Dealer Details
Price Trends
Registry Record
Locality Reviews
Recom >

Property (16)

**Area**

Super Built up area 590 sq.ft.

**Price**

₹ 53 Lac+ Govt Charges & Tax

@ ₹883 per sq.ft. (avg/size)

**Floor Number**

2 of 6 Floors

**Property Age**

5 to 10 Year Old

**Configuration**

1 Bedroom, 2 Bathrooms, 2 Balconies with Study Room

**Address**

On Request Sector 10 New Parvel, Navi Mumbai

**Facilities**

Park/Garden, Main Road, Others, Sea facing

**Places nearby**

563, Sector 10 New Parvel, Navi Mumbai, Mumbai

View All (20)

St George's Syro Catholic Malabar Church
Hdfc bank ATM
Idbi bank ATM
Indusind bank ATM
Pnb ATM
Ch...

## Sales Instance

2B2486 11-12-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRC office.	<b>सूची क्र. २</b>	दप्यम मिवधक-दू.नि. पनवेल 1 दम्पणवत कमाक:-2824/2023 नोंदनी : Regn.63m
<b>गाव : पनवेल</b>		
(1)दम्पणवत प्रकार	करानामा	
(2)मोचकता	7500000	
(3)वातावरण (भाडेपट्ट्याच्या बाबतीतपट्ट्या आकारणी देतो कि पट्ट्या त नसूद कायच.)	6770540	
(4)भूमापन,पॉटॅन्शिया व धरणाक (अपल्यास)	1) इतर माहिती : विभाग- 1/14,दर-95900,सदनिका क्र. 202,दुसरा मजला,गुड विल को ऑपरेटीव्ह हीमिंग सोसायटी ली,प्लॉट नं. 10/11,सेक्टर-5-ए,नवीन पनवेल, पूर्व,तालुका-पनवेल,जिल्हा- रायगड,महाराष्ट्र,क्षेत्र- कॉर्पेट एरिया 633 चौ. फूट,विल्ट- अथ एरिया 760 चौ. फूट म्हणजे 70.6 चौ. मी.) रायगड	
(5)क्षेत्रफळ	1) 633 चौ.मीटर	
(6)आवणी किंवा तुडी देण्यात असेल की		
(7)दम्पणवत करून देणाऱ्या /मिळून देणाऱ्या पक्षकारांचे नाव किंवा दिवानी न्यायालयीन दुरुमनामा किंवा आदेश अपल्यास प्रतिदोषीचे नाव व पत्ता	1) राजेश मिंग कुवर 53 प्लॉट नं :- माळा नं :- इमारतीचे नाव : डी43/11 सदानंद बाजार रामापुरा वाराणसी उत्तर प्रदेश ब्लॉक नं :- रोड नं :- उत्तर प्रदेश बंदोली, 221001 2) मिधु मिंग तर्फे कु. म्. म्हणून राजेश मिंग कुवर 47 प्लॉट नं :- माळा नं :- इमारतीचे नाव : डी43/11 सदानंद बाजार रामापुरा वाराणसी उत्तर प्रदेश ब्लॉक नं :- रोड नं :- उत्तर प्रदेश बंदोली, 221001	
(8)दम्पणवत करून देणाऱ्या पक्षकारांचे नाव किंवा दिवानी न्यायालयीन दुरुमनामा किंवा आदेश अपल्यास प्रतिदोषीचे नाव व पत्ता	1) नीलकंठ विनायक भुरे 42 प्लॉट नं :- माळा नं :- इमारतीचे नाव : हिल व्ह्यू सीएचएस रुम नं 104 प्लॉट नंबर 10/11 सेक्टर-8 नवीन पनवेलपु तालुका- पनवेल जिल्हा-रायगड महाराष्ट्र ब्लॉक नं :- रोड नं :- महाराष्ट्र राईगारः ( ) : 410206 2) सत्यदेवी नीलकंठ भुरे ऊर्फ सत्यदेवी के.वनवमकर 38 प्लॉट नं :- माळा नं :- इमारतीचे नाव : हिल व्ह्यू सीएचएस रुम नं 104 प्लॉट नंबर 10/11 सेक्टर-8 नवीन पनवेलपु तालुका- पनवेल जिल्हा-रायगड महाराष्ट्र ब्लॉक नं :- रोड नं :- महाराष्ट्र RAIGARH(MH). 410206	
(9)दम्पणवत करून दिल्याचा दिनांक	27/03/2023	
(10)दुरुमनामा केल्याचा दिनांक	27/03/2023	
(11)अनुकमाक,शुद्ध व शुद्ध	2824/2023	
(12)वातावरणाबाबतचा मुद्रांक मूल्य	525000	
(13)वातावरणाबाबतचा नोंदणी मूल्य	30000	
(14)शेरा		
मूल्यांकनासाठी दिव्यात घेतलेला दरदोषी :		

As a result of my appraisal and analysis, it is my considered opinion that the realizable value of the above property in the prevailing condition with aforesaid specifications is ₹ 52,66,950.00 (Rupees Fifty Two Lakh Sixty Six Thousand Nine Hundred Fifty Only).

Place: Mumbai

Date: 12.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=India, email=manojbaburaochalikwar@vastukala.com, c=IN, postalCode=400001, st=Maharashtra,  
serialNumber=41105650462425549101043e39  
4e39f2c79a2278a2556c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.12.13 16:22:45 +05'30'

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

only).

Date

Think.Innovate.Create Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached



(Annexure – I)

**DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 12.12.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 08.12.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration was purchased by Mrs. Sapna Vishwanath Jagdale & Mr. Vishwanath Dilip Jagdale from Mr. Vivek Vasant Tavate & Mrs. Aditi Vivek Tavate vide Agreement to sale dated 03.12.2023.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Belapur Branch to assess value of the property for Bank Loan Purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Vicky Bhor – Valuation Engineer Shobha Kuperkar – Technical Manager Shamal Bodke – 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 – 08.12.2023 Valuation Date - 12.12.2023 Date of Report - 12.12.2023
6	inspections and/or investigations undertaken;	Physical Inspection done on 08.12.2023
7	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **12<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. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **461.00 Sq. Ft. Built Up Area & 198.00 Sq. Ft. Terrace Area** in the name of **Mrs. Sapna Vishwanath Jagdale & Mr. Vishwanath Dilip Jagdale**. 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 **Mrs. Sapna Vishwanath Jagdale & Mr. Vishwanath Dilip Jagdale**. 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, we understand that the Residential Flat, admeasuring **461.00 Sq. Ft. Built Up Area & 198.00 Sq. Ft. Terrace 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 Current use / Exiting use premise is considered for this assignment.

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.



(Annexure – II)

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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



15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).



26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

#### Remuneration and Costs.

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

#### Occupation, employability and restrictions.

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

#### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=adms,  
2.5.4.20=9822b6c4fad35d03e0c339e26865913490c3d33d413  
33115279b17a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=41a56a566ab8cc8986b2a55a8f6c3cfeb31f31bd  
2e394e282e29a327b623bfc, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2021.12.15 10:22:58 +05'30'

Auth. Sign.

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