

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Member: **Mr. Devesh Narayan & Mrs. Rashmi Narayan**

Residential Flat No. 81/88 (Provisional) in under construction building "**Anuvihar Co. Op. Hsg. Soc. Ltd.**", Plot No. 21, Sector 05, Village - Dapoli, Pushpak Nagar Node, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, PIN– 410 206, State - Maharashtra, Country - India

Latitude Longitude: 18°58'04.3"N 73°04'25.6"E

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### Valuation Prepared for:

**State Bank of India**


**RACPC Sion**

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



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 TeleFax : +91 22 28371325/24  
 mumbai@vastukala.org

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 81/88 (Provisional) in under construction building "Anuvihar Co. Op. Hsg. Soc. Ltd.", Plot No. 21, Sector 05, Village - Dapoli, Pushpak Nagar Node, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, Pin Code – 410 206, State - Maharashtra, Country – India will be allotted to **Mr. Devesh Narayan & Mrs. Rashmi Narayan** who is having **Society Membership No. AV-81**

### Boundaries of the property

North	:	Open Plot
South	:	Open Plot & Internal Road
East	:	Proposed Road
West	:	Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 89,52,000.00 (Rupees Eighty Nine Lakh Fifty Two Thousand Only). As per Site Inspection 10% 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation Report

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.24 15:23:05 +05'30'

Auth. Sign.



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|-----------|------------|-----------|--------|
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| Delhi NCR | Nashik     | Ahmedabad | Jaipur |

- Regd. Office : B1-001, U/B Floor, Boomerang,  
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Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
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 Sion**B-603 & 604, Kohinoor City, Commercial-1, 6<sup>th</sup> Floor,

Kiroli Road, Off L.B.S. Marg, Kurla (West),

Mumbai, Pin Code – 400 070, State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Banking Purpose.
2.	a) Date of inspection	:	17.01.2024
	b) Date on which the valuation is made	:	24.01.2024
3.	List of documents produced for perusal:		
	i. Copy of Agreement for sale date 15.01.2024 b/w. Mr. Akhil Prabhakar Poshattiwar & Smt. Anagha Akhil Poshattiwar (the Assignors / Sellers) AND Mr. Devesh Narayan & Mrs. Rashmi Narayan (the Assignee / Purchaser)		
	ii. Copy of NOC for sale / Transfer of Share No. AVCHSL / NOC / 2024 / 1 date 01.01.2024 issued by Anuvihar CHSL		
	iii. Copy of Share Certificate No. 81 date 28.12.2023 in the name of Mr. Akhil Prabhakar Poshattiwar & Smt. Anagha Akhil Poshattiwar		
	iv. Copy of Society Letter No. AVCHSL / 2021 / 005 date 10.05.2021 issued by Anuvihar CHSL		
	v. Copy of NOC to Mortgage the flat Allotted to member for availing housing loan date 27.06.2023 issued by Anuvihar CHSL		
	vi. Copy of Title Investigation Report date 07.07.2023		
	vii. Copy of Index No. 4695 / 2021 date 19.03.2021		
	viii. Copy of Allotment of Plot date 23.12.2019 issued by CIDCO		
	ix. Copy of Permission / License to Enter upon the Land date 12.03.2021 issued by Anuvihar CHSL		
	x. Copy of Agreement to Lease date 12.03.2021 b/w. CIDCO (the Corporation) AND M/s. Anuvihar CHSL (the Licensee)		
	xi. Copy of Layout Map date 24.02.2021 issued by CIDCO		
	xii. Copy of Society Letter Ref No. AVCHS / 2021 / 005 date 12.03.2021 issued by M/s. Anuvihar CHSL		
	xiii. Copy of Grant to NOC to avail additional FSI CIDCO Letter No. CIDCO / MTS – III / UDCPR / 8000176991 / 2022 / 1920 date 07.11.2022 issued by CIDCO		
	xiv. Copy of Approved Plan No. CIDCO / BP – 17963 / TPO (NM & K) 2021 / 10570 date 11.04.2023 issued by CIDCO		
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)	:	<p><u>Name of Member:</u> <b>Mr. Devesh Narayan &amp; Mrs. Rashmi Narayan</b></p> <p><u>Address:</u> Residential Flat No. 81/88 (Provisional) in under construction building "<b>Anuvihar Co. Op. Hsg. Soc. Ltd.</b>", Plot No. 21, Sector 05, Village - Dapoli,</p>

			<p>Pushpak Nagar Node, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, Pin Code – 410 206, State - Maharashtra, Country – India.</p> <p><b>Contact Person:</b> Mr. Prakash Kashyap (Builder Person) Mobile No. 9820530495 / 8369631630 / 022-25590100</p> <p>Joint Ownership Details of ownership shares is not available.</p>				
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	<p>The property is a residential flat to be allotted in under construction building. As per Society bye laws, the society will allot specific flat number to all members in due course of time. The under-construction building consists of two wings (A &amp; B). As per Approved Plan, the building is having Basement + Ground + 13 upper floors.</p> <p>The basement will be having parking's and utility services. Ground floor will be having shops in front portion and parking's on back side. First floor is proposed for offices in front and car parking on back side. Second floor will be fully occupied for car parking's. 3<sup>rd</sup> to 13<sup>th</sup> upper floors will be used for residential flats. Each typical floor is proposed with 4 flats per floor per wing. All the residential flats will be of 3 Bedrooms + Living + Kitchen + 3 toilets + Open balcony attached to living. As per approved plan the area of proposed flats are 104.206 Sq.M. &amp; 103.783 Sq.M.</p> <p>As specific flat numbers are not allotted till date to members, we are considering average flat area of 104 Sq. M. for the purpose of valuation.</p> <p>The property is at 7.2 Km. travelling distance from nearest railway station Panvel.</p> <p>At the time of inspection, the property was under construction. Extent of completion is as under.</p> <table border="1"> <tr> <td>RCC Footing / Foundation – Completed</td> <td>RCC Plinth – Completed</td> </tr> <tr> <td><b>Total</b></td> <td><b>10% Work Completed</b></td> </tr> </table>	RCC Footing / Foundation – Completed	RCC Plinth – Completed	<b>Total</b>	<b>10% Work Completed</b>
RCC Footing / Foundation – Completed	RCC Plinth – Completed						
<b>Total</b>	<b>10% Work Completed</b>						
6.	Location of property	:					
	a) Plot No. / Survey No.	:	Plot No. 21, Sector 05				
	b) Door No.	:	As per Society bye laws, the society will allot specific flat number to all members in due course of time				



	c)	C.T.S. No. / Village	:	Plot No. 21, Sector 05, Village - Dapoli, Pushpak Nagar Node
	d)	Ward / Taluka	:	Taluka – Panvel
	e)	Mandal / District	:	District – Raigad
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. CIDCO / BP – 17963 / TPO (NM & K) 2021 / 10570 date 11.04.2023 issued by CIDCO
	g)	Approved map / plan issuing authority	:	CIDCO
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	Building is under construction
7.		Postal address of the property	:	Residential Flat No. 81/88 (Provisional) in under construction building "Anuvihar Co. Op. Hsg. Soc. Ltd.", Plot No. 21, Sector 05, Village - Dapoli, Pushpak Nagar Node, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, Pin Code – 410 206, State - Maharashtra, Country – India
8.		City / Town	:	Dapoli, Pushpak Nagar Node, Navi Mumbai
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Dapoli, Pushpak Nagar Node CIDCO
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		<b>As per actual Site</b> <b>As per Agreement</b>
		North	:	Open Plot      Plot No. 22
		South	:	Open Plot & Internal Road      Plot No. 20
		East	:	Proposed Road      20.00 M. Wide Road
		West	:	Open Plot      Plot No. 19
13.		Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
				<b>A</b> <b>B</b>
				<b>As per the Deed</b> <b>Actual</b>
		North	:	-      -
		South	:	-      -
		East	:	-      -
		West	:	-      -

14.	Extent of the site	:	<b>Carpet Area = 104.00 Sq. M. i.e. 1119.00 Sq. Ft. (Average Area per flat as per Approved Plan)</b>  Built up Area in Sq. Ft. = 1231.00 (Average Area per flat as per Approved Plan + 10%)
14.	Latitude, Longitude & Co-ordinates of flat	:	18°58'04.3"N 73°04'25.6"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area = 104.00 Sq. M. i.e. 1119.00 Sq. Ft. (Average Area per flat as per Approved Plan)</b>
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under Construction
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Plot No. 21, Sector 05, Village - Dapoli, Pushpak Nagar Node
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Dapoli, Pushpak Nagar Node CIDCO
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 81/88 (Provisional) in under construction building " <b>Anuvihar Co. Op. Hsg. Soc. Ltd.</b> ", Plot No. 21, Sector 05, Village - Dapoli, Pushpak Nagar Node, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, Pin Code – 410 206, State - Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	Proposed Basement + Ground (Part Car parking + Part Commercial Shops) + 1 <sup>st</sup> Floor (Part Car Parking + Part Commercial Offices) 2 <sup>nd</sup> floor (Car parking) + 3 <sup>rd</sup> to 13 <sup>th</sup> (Residential) Upper Floors.
6.	Type of Structure	:	Proposed R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 4 flats per wing (As per Approved Plan Wing – A & B)
8.	Quality of Construction	:	Building is under construction
9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	:	
	Lift	:	Proposed 2 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Will be Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Ground & 1 <sup>st</sup> Floor Part Car parking & 2 <sup>nd</sup> Upper Floors for Fully Car parking (As per Approved

		Plan
	Is Compound wall existing?	: Proposed, yes
	Is pavement laid around the building	: Proposed, yes
<b>III</b>	<b>FLAT</b>	
1	The floor in which the flat is situated	: As per Society bye laws, the society will allot specific flat number to all members in due course of time
2	Door No. of the flat	:
3	Specifications of the flat	:
	Roof	: Proposed R.C.C. Slab
	Flooring	: Proposed Vitrified tiles flooring
	Doors	: Proposed Teak wood door framed with flush doors
	Windows	: Proposed Powder coated aluminum sliding windows
	Fittings	: Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	: Proposed Cement Plastering
4	House Tax	:
	Assessment No.	: N.A. as building is under construction
	Tax paid in the name of:	: N.A. as building is under construction
	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?	: Building is under construction
7	Allotment of flat will executed in the name of	: <u>Name of Member:</u> <b>Mr. Devesh Narayan &amp; Mrs. Rashmi Narayan</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. = 1231.00 (Average Area per flat as per Approved Plan + 10%)
10	What is the floor space index (app.)	: 4.04
11	What is the Carpet Area of the flat?	: <b>Carpet Area = 104.00 Sq. M. i.e. 1119.00 Sq. Ft.</b> <b>(Average Area per flat as per Approved Plan)</b>
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Commercial purpose?	: Proposed for residential purpose
14	Is it Owner-occupied or let out?	: Building is under Construction
15	If rented, what is the monthly rent?	: ₹ 18,500.00 Expected rental income per month after completion of building
<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 developing area
3	Any negative factors are observed which affect the market value in general?	: Surrounding Infrastructure under development
<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? -	: ₹ 7,500.00 to ₹ 8,500.00 per Sq. Ft. on Carpet area

	(Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	
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).	: ₹ 8,000.00 per Sq. Ft. on Carpet area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 5,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 49,400.00 per Sq. M. i.e. ₹ 4,589.00 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 / Registration Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<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	: Building is under Construction
	Life of the building estimated	: 60 years after completion (Subject to proper, preventive periodic maintenance & structural repairs).
	Depreciation percentage assuming the salvage value as 10%	: N.A. the building is under construction
	Depreciated Ratio of the building	: -
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,500.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 5,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 8,000.00 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 (incl. car parking, if provided)	1119.00 Sq. Ft.	8,000.00	89,52,000.00
2	Open Terrace			
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>89,52,000.00</b>
	<b>Insurable value of the property (1231.00 Sq. Ft. X ₹ 2,500.00)</b>		<b>30,77,250.00</b>
	<b>Guideline value of the property (1231.00 Sq. Ft. X ₹ 4,589.00)</b>		<b>56,48,600.00</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 ₹ 7,500.00 to ₹ 8,500.00 per Sq. Ft. on Carpet 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 residential application in the locality etc. We estimate ₹ 8,000.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	₹ 18,500.00 Expected rental income per month after completion of building
iii) Any likely income it may generate	Rental Income

### Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude: 18°58'04.3"N 73°04'25.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Panvel – 7.2 Km.)

## Ready Reckoner Rate

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

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**Year** 20232024     **Language** English

**Selected District** रायगड  
**Select Taluka** पनवेल  
**Select Village** दापोली  
**Vibhag Number** 6

Assessment Type	Assessment Range	Rate Rs/-
हायवेवरील जमिनी	0-0.00	4950
गावठाणानील मिळकती	0-0.00	5680
आंबा-फळबाग	0-0.00	0
काजू -फळबाग	0-0.00	0
नारळ-फळबाग	0-0.00	0
केळी-फळबाग	0-0.00	0
गदनिका	0-0.00	49400
दुकाने	0-0.00	68500

1 2 3 4

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### Price Indicators

The screenshot shows a listing on the square yards website for a 2-bedroom apartment in Pushpak Nagar, Navi Mumbai. The listing includes a main image of the building, a floor plan, and key details: 2 Bedrooms, 2 Bathrooms, and a built-up area of 1066 Sq.Ft. The price is listed as ₹75 L. The listing also features a 'Map View' button and a 'Request to Call' button. Below the main image, there are tabs for 'Overview', 'Amenities', 'Agent Overview', and 'Commute Time'. A 'Key Highlights' section lists features like 'Prime Location', 'Rajulal Builders', 'Affordable', 'Family', and 'Peaceful Vibe'. A description below highlights the apartment's location on the 12th floor with a view, its modern amenities, and the quality of construction.

The screenshot shows a listing on the HOUSING.COM website for a 3 BHK apartment in Pushpak Nagar, Navi Mumbai. The listing features a large architectural rendering of the building. Key details include a built-up area of 1600 sq.ft, an average price of ₹5.33 K/sq.ft, and a possession status of 30th Dec. 2025. The price is ₹80.0 L, with an EMI starting at ₹39,72 K. The listing is marked as '0% Brokerage' and includes a 'Contact Seller' button. Below the rendering, there are icons for 'SHARE' and 'SAVE'. A summary bar at the bottom lists: 1600 sq.ft Build Up Area, ₹5.33 K/sq.ft Avg. Price, 3 BHK Configuration, 30th Dec. 2025 Possession status, Higher of 13 floors, East facing Facing, and Unfurnished Furnishing.

### Price Indicators

**₹56.0 Lac** Get ₹16,800 cashback on Home Loan

2 BHK 955 Sq-ft Flat For Sale in

**2 Beds** **2 Baths** **3 Balconies** **14 Covered Parking**

Carpet Area: 675 sqft - ₹8,296/sqft  
 Floor: 9 (Out of 12 Floors)  
 Transaction Type: New Property  
 Facing: North - East  
 Lifts: 2  
 Furnished Status: Semi-Furnished  
 Car Parking: 14 Covered  
 Type Of Ownership: Leasehold  
 Age Of Construction: Under Construction

[Contact Agent](#) [Get Phone No.](#) Last contact made 2 days ago

#### More Details

Price Breakup	₹ 56 Lac   ₹ 500 Monthly
Booking Amount	₹ 51,000
Address	sector 3 pushpak nagar, Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	sector 3 pushpak nagar
Furnishing	Semi-Furnished
Flooring	Vitrified

**2 BHK Apartment** **₹81.0 L** (₹ starts at ₹40.21 L)

1250 sq ft Built Up Area | ₹6.48 K/sq ft Avg. Price | 2 BHK Configuration | 31st Dec. 2026 Possession status | Lower of 12 floors | West facing Facing | Unfurnished Furnishing

Bedroom: 10'4" X 9'2" | Kitchen: 7'0" X 9'2" | Dining: 6'7" X 7'2" | Toilet: 5'7" X 2'1"

As a result of my appraisal and analysis, it is my considered opinion that Fair Market Value of the above property in the prevailing condition with aforesaid specifications ₹ 89,52,000.00 (Rupees Eighty Nine Lakh Fifty Two Thousand Only). At present, Land excavation work is in progress, the realizable value of the property as on today is Nil.

Place: Mumbai

Date: 24.01.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.24 15:23:25 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763

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**

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 24.01.2024 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 17.01.2024. 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 by Name of Member Mr. Devesh Narayan & Mrs. Rashmi Narayan
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Sion, Mumbai 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 Nitin Veerkar – Valuation Engineer Vinita Surve – Technical Manager
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 – 17.01.2024 Valuation Date - 24.01.2024 Date of Report - 24.01.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 17.01.2024
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 **24<sup>th</sup> January 2024** 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 advise 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 **Carpet Area in Sq. Ft. = 1119.00** in the name of Member **Mr. Devesh Narayan & Mrs. Rashmi Narayan**. 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 Name of Member: **Mr. Devesh Narayan & Mrs. Rashmi Narayan**. 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 **Carpet Area in Sq. Ft. = 1119.00**

**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 / Existing 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.



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 **Carpet Area in Sq. Ft. = 1119.00**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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

**(Annexure – 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. (P)

### 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  
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 Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.24 15:23:41 +05'30'

Auth. Sign. Think.Innovate.Create