

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Vikas P. Uppal & Mrs. Nupur Vikas Uppal**

Residential Flat No. 502, 5<sup>th</sup> Floor, Building No 8, "Orchid", Jeevan Lifestyle Phase - II Co-op. Hsg. Soc. Lt.d., Sahyadri Nagar, Village - Shirgaon, Badlapur (East), Taluka - Ambernath, District - Thane, PIN - 421 503, State - Maharashtra, India.

Latitude Longitude : 19°9'16.1"N 73°13'43.2"E

### Valuation Prepared for:

**State Bank of India  
RASMECCC Panvel**

Shop No 5, Ground Floor, Sharda Terrace, Plot No 65, Sector-11, CBD Belapur, Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India



#### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

**Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), **Mumbai** - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 502, 5<sup>th</sup> Floor, Building No 8, "Orchid ", Jeevan Lifestyle Phase - II Co-op. Hsg. Soc. Lt.d., Sahyadri Nagar, Village - Shirgaon, Badlapur (East), Taluka - Ambarnath, District - Thane, PIN - 421 503, State - Maharashtra, India belongs to **Mr. Vikas P. Uppal & Mrs. Nupur Vikas Uppal**.

Boundaries of the property

North	: Under Construction Building
South	: Residential House
East	: Sales Office
West	: Building No. 7

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 **₹ 30,00,108.00 (Rupees Thirty Lakh One Hundred Eight Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

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

**Manoj 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 11:58:33 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



### Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

**Vastukala Consultants India Pvt. Ltd.**

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

To,  
**The Branch Manager,**  
**State Bank of India**  
**RASMECCC Panvel**  
 Shop No 5,Ground Floor,Sharda Terrace, Plot No  
 65,Sector-11,CBD Belapur, Navi Mumbai, Taluka & District -  
 Thane, State - Maharashtra, Country - India

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

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection : 20.01.2024
	b) Date of which the valuation is made : 23.01.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale Registration No.5910/2020 Dated 02.09.2020 between Mr. Manoj Jaisingh Sawant & Mr. Jaisingh Kashiram Sawant(The Transferor) And Mr. Vikas P. Uppal & Mrs. Nupur Vikas Uppal(The Transferee). II) Copy of Commencement Certificate No.KBNP / NRV / 602 / 2014-2015 Dated 08.12.2014 issued by Kulgaon Badlapur Municipal Council. III) Copy of Occupancy Certificate No.KBNP / NRV / 1077 / 2016-2017 Dated 03.02.2017 issued by Kulgaon Badlapur Municipal Council. IV) Copy of Title Report Document No.SSP / SBI / 329 Dated 19.01.2024issued by SSP Legal, Advocates, Counsels & Consultants.
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>Mr. Vikas P. Uppal &amp; Mrs. Nupur Vikas Uppal</b> Residential Flat No. 502, 5 <sup>th</sup> Floor, Building No 8, "Orchid ", Jeevan Lifestyle Phase - II Co-op. Hsg. Soc. Lt.d., Sahyadri Nagar, Village - Shirgaon, Badlapur (East), Taluka - Ambarnath, District - Thane, PIN - 421 503, State - Maharashtra, India.  <u>Contact Person :</u> Mr. Vikas Uppal (Owner) Mobile No. 8080620480  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 Residential Flat is 1 Bedroom + Living Room + Kitchen + 3 Balcony + Bathroom + WC + 2 Passage. <b>(1 BHK)</b> The property is at 2.8 distance from Badlapur Railway Station.

6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 148/13 & 15(pt)
b)	Door No.	:	Residential Flat No. 502
c)	C.T.S. No. / Village	:	Village - Shirgaon
d)	Ward / Taluka	:	Taluka - Ambernath
e)	Mandal / District	:	District - Thane
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7	Postal address of the property	:	Residential Flat No. 502, 5 <sup>th</sup> Floor, Building No 8, "Orchid ", Jeevan Lifestyle Phase - II Co-op. Hsg. Soc. Lt.d., Sahyadri Nagar, Village - Shirgaon, Badlapur (East), Taluka - Ambernath, District - Thane, PIN - 421 503, State - Maharashtra, India.
8	City / Town		
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9	Classification of the area		
	i) High / Middle / Poor		Middle Class
	ii) Urban / Semi Urban / Rura		Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Shirgaon Kulgaon Badlapur Municipal Council
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12	<b>Boundaries of the property</b>	:	<b>As per site</b> <b>As per Document</b>
	North	:	Under Construction Building                      Details not available
	South	:	Residential House                      Details not available
	East	:	Sales Office                      Details not available
	West	:	Building No. 7                      Details not available



13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 469.20 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 466.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 559.20 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°9'16.1"N 73°13'43.2"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 466.00</b> <b>( Area As Per Agreement for sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Shirgaon, Kulgaon Badlapur Municipal Council	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 502, 5 <sup>th</sup> Floor, Building No 8, " <b>Orchid</b> ", Jeevan Lifestyle Phase - II Co-op. Hsg. Soc. Lt.d., Sahyadri Nagar, Village - Shirgaon, Badlapur (East), Taluka - Ambarnath, District - Thane, PIN - 421 503, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2017 (As per occupancy certificate)	
5.	Number of Floors	:	Ground + 7 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	

7.	Number of Dwelling units in the building	:	5 <sup>th</sup> Floor is having 4 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	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	:	Vitrified tiles flooring
	Doors	:	Teak wood door frame with flush shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
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>Mr. Vikas P. Uppal &amp; Mrs. Nupur Vikas Uppal</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. = 559.00 (Carpet Area + 20%)

10.	What is the floor space index (app.)	:	As per KBMC norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 469.20</b> <b>(As per Area actual site measurement)</b> <b>Carpet Area in Sq. Ft. = 370.48</b> <b>Balcony Area in Sq. Ft. = 98.72</b>  <b>Carpet Area in Sq. Ft. = 466.00</b> <b>(As Per Area Agreement for sale)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 7,000/- (Expected rented income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
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
<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)	:	₹ 6,100/- to ₹ 6,800/- per Sq. Ft. on Carpet Area ₹ 5,100/- to ₹ 6,200/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 6,700/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 4,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 50,925/- per Sq. M. i.e. ₹ 4,731/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 47,928/- per Sq. M. i.e. ₹ 4,453/- 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 / Rgstrn. 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/- per Sq. Ft.
	Age of the building	:	7 years
	Life of the building estimated	:	53 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	10.50%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,238/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,200/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 6,438/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	466.00 Sq. Ft.	6,438.00	30,00,108.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
	<b>Total value / Realizable value of the property</b>			<b>30,00,108.00</b>
	<b>Insurable value of the property (559.20 X 2,500.00)</b>			<b>13,98,000.00</b>



<b>Guideline value of the property (559.20 X 4,453.00)</b>	<b>24,90,118.00</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 ₹ 6,100.00 to ₹ 6,800.00 per Sq. Ft. on Carpet Area / ₹ 5,100.00 to ₹ 6,200.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report , current market conditions , demand and supply position, Flat size, location, upswing in real estate prices , sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹6,438.00 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	₹ 7,000/- (Expected rented income per month)
Any likely income it may generate	Rental Income

## Actual Site Photographs



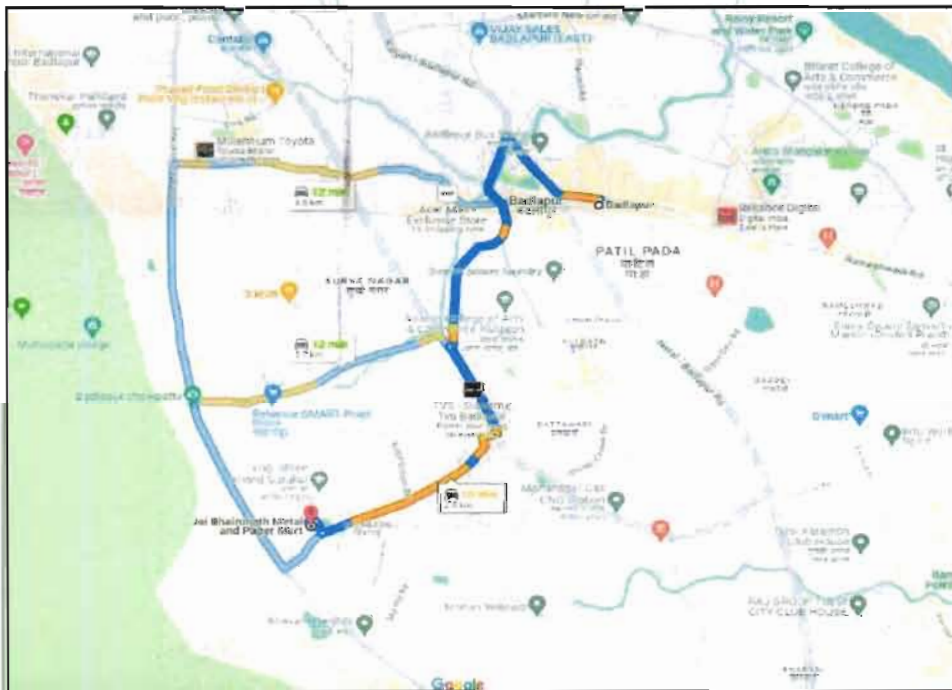
Think.Innovate.Create



## Route Map of the property





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



**Longitude Latitude:** 19°9'16.1"N 73°13'43.2"E

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Badlapur - 2.8).

## Ready Reckoner Rate


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


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

Home
Valuation Guidelines | User Manual

Year 2023-2024
Language English

Selected District Thane

Select Taluka Ambarnath

Select Village Mauje [Gav] Shirgaon No. 10 (Kulgaon)

Search By  Survey No.  Location

Enter Survey No 148 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
11/27-एफ2 1) कारूप शिरगांव माणकिवली गावातील सर्व मिळकती -शिरगाव - कर्जत रोडच्या नवीन डायव्हर्शन रोडवर दर्शनी भाग असलेल्या मिळकती व 200मी आतपर्यंतचा भाग व चौ मी	8110	48500	54000	60600	54000	चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	48500			
Increase by 5% on Flat Located on 5 <sup>th</sup> Floor	2425			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>50,925.00</b>	<b>Sq. Mtr.</b>	<b>4,731.09.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	8110			
The difference between land rate and building rate(A-B=C)	42,815.00			
Percentage after Depreciation as per table(D)	7%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>47,928.00</b>	<b>Sq. Mtr.</b>	<b>4,453.00</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

**Depreciation Percentage Table**

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



Think.Innovate.Create



## Price Indicator

Property	Flat
Source	Nobroker.com
Area Type	Carpet
Area	670 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 5,099.5/-
Floor	1st

**NOBROKER**

1 BHK Flat In Jeevan Lifestyle For Sale In Shivgaon

₹ 41 Lacs  
₹ 23,496/Month  
1/1C

1 Bedroom  
1 Bathroom  
7 Sq. Ft.  
Floor: 1st

Dec 11, 2023  
Immediately  
Jeevan Lifestyle  
More

**Overview**

- Age of Building: 2.3 Yrs
- Maintenance Charge: ₹ 2,4 Per Sq. Ft
- Built-Up Area: 670 Sq. Ft
- Floor: 1st
- Ownership Type: Self Owned
- Flooring: Isb
- Agency Status: Unmatched
- Floor: 1

Activity On This Property

Similar Properties

Property	Flat
Source	Nobroker.com
Area Type	Carpet
Area	337 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 6,204.48/-
Floor	-

**NOBROKER**

1 BHK Flat In Jeevan Lifestyle For Sale in Shivajinagar  
 Shivajinagar, Maharashtra 411002 - 100%

₹21 LAKH  
 ₹13,152/Month  
 480 sq. ft.

1 Bedroom  
 1 Bathroom  
 480 sq. ft.  
 Bike and Car

Aug 29, 2023  
 Immediately  
 Jeevan Lifestyle  
 Full

View Details (₹21L)

Price trends by H1&Estimate  
 Report what was not correct in this property  
 Listed by Broker Sold Out Wrong Info

Activity On This Property  
 2,112 views 0 likes 0 shares

Similar Properties

**Overview**

Age of Building	2.5 Years	Ownership Type	Self Owned
Maintenance Charges	₹24 Per Sq. Ft. M	Flooring	Marble
Carpet Area	480 Sq. Ft.	Carpet Area	107 Sq. Ft.
Furnishing Status	Semi	Pooring	Wood



## Sale Instances

Property	Flat
Source	Index_no.2
Area Type	Carpet
Area	377 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 5,397.88/-
Floor	1st

1/20/24 10:33 AM		freesearch@service.maharashtra.gov.in/saritan/MLReportSuchiKramank2_RegLive.aspx	
96478		<b>सूची क्र.2</b>	
20-01-2024		दुय्यम विबंधक : राहु दु.नि. उत्तारासनगर 2	
Note -Generated Through eSearch Module.For original report please contact concern SRO office.		दस्ता क्रमांक : 964/2024	
		नदणी :	
		Regn:63m	
<b>गावाचे नाव : शिरगाव</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	2442000		
(3)बाजारभाद(भाडेपट्ट्याच्या बाबतिलपट्टाकार अकारणी देतो की पट्टेदार ते नमुद करावे)	1869000		
(4) भूमापन फोटोहिस्सा व घरकमीक(असल्यास)	1) पालिकेचे नाव:कुळगांव,बदलापूरइतर वर्णन : इतर माहिती: मोजे शिरगाव,स.नं.148,हिस्सा नं.13,क्षेत्र 8498.12 चौ.मी.व स.नं 148,हिस्सानं.15व,15ख,15ड,15क,15घ,15ब,15र,15ई,क्षेत्र 12000 चौ.मी. या वरील जिवन सार्डफ स्टार्डल मधिल बिल्डींग नं. 14-लोटस(फेज-5)सदनिका प्र 105,पहिला मजला,क्षेत्र 35.03 चौ.मी. कारपेट ( Survey Number : 148 )		
(5) क्षेत्रफळ	35.03 चौ.मीटर		
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा			
(7) परतदेवज करून देण-वा-विहान देण्या-चा पदाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव -ने.शिवन एकरप्रमजेल ये भागीदार श्री.विपक एच कृपलानी यांचे (तेके कु मु.मृपण मनोज एल बुलबंदानी वय -48 पत्ता -प्लॉट नं. - , माळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. ऑफिस नं. 1 आणि 2,ऑफिस नं. 101 आणि 102, पहिला मजला,ये डेल्टा अवेन्यु, कार्टल मिल नाका, उत्तारासनगर ठाणे पश्चिम, महाराष्ट्र, ठाणे, पिन कोड:-400601 पिन नं:-AAAFFJ9150C		
(8)दस्तावेज करून घेण-चा पदाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव -श्यामगण एलुमलाई वय -29, पत्ता -प्लॉट नं. - , माळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. 271, सुनिट -22, अरि कॉलनी, पिकनिक पॉईंट जवळ, गोरियाव पुर्व, मुंबई , महाराष्ट्र, मुम्बई, पिन कोड:-400065 पिन नं -AABMPP-4228K 2). नाव -अमृतर्य एलुमलाई वय -69, पत्ता:-प्लॉट नं. - , माळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. 271, सुनिट -22, अरि कॉलनी, पिकनिक पॉईंट जवळ, गोरियाव पुर्व, मुंबई .. महाराष्ट्र, मुम्बई पिन कोड -400065 पिन नं -AGRPY9835E		
(9) दस्तावेज करून दिल्याचा दिनांक	19/01/2024		
(10)दस्ता नोंदणी केल्याचा दिनांक	19/01/2024		
(11)अनुक्रमांक,सॉड न पृष्ठ	964/2024		
(12)बाजारभावाप्रमाणे सुद्धांक शुल्क	146550		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	24450		
(14)शेरा			
मुल्यांकनासाठी विचारत घेतलेला तपशील :-			
सुद्धांक शुल्क आकारताना निवडलेला अनुक्रम :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Area as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995		
https://freesearch@service.maharashtra.gov.in/saritan/MLReportSuchiKramank2_RegLive.aspx		1/2	

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 **₹30,00,108.00 (Rupees Thirty Lakh One Hundred Eight Only)** .

Place : Mumbai

Date : 23.01.2024

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 11:58:58 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date \_\_\_\_\_

Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Think.Innovate.Create

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



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

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 23.01.2024 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. My engineer Laxmi Salvi (Wadkar) has personally inspected the property on 20.01.2024. 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. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.

Think.Innovate.Create



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

www.vastukala.org





## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **23<sup>rd</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. Mumbai (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

### Assumptions

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

### Information Supplied by Others

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

### Future Matters

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

### Map and Plans

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

### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **466.00 Sq. Ft. Carpet Area** in the name of **Mr. Vikas P. Uppal & Mrs. Nupur Vikas Uppal**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title





valuation.

### Not a Structural Survey

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

### Other

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

### Legal

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

### Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat**, admeasuring **466.00 Sq. Ft. Carpet Area**.

## ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



(Annexure-V)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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



**Gifts and hospitality:**

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions**

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

**Miscellaneous**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj 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 11:59:15 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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