

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Priyanka Meshram**

Residential Flat No. 302, 3rd Floor, Wing - F, "**Jasmine**", Sector - 10, Off. Taloja MIDC Road, Village – Khoni, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 204, State - Maharashtra, Country - India.

Longitude Latitude: 19°09'34.8"N 73°07'08.4"E

Think.Innovate.Create

Valuation Prepared for:

**State Bank of India
RACPC Andheri (East)**

1st Floor, UTI Building, Plot No. 12, MIDC, Road No. 9, Behind Tunga Paradise Hotel, Andheri (East), Mumbai - 400 093, State - Maharashtra, Country - India, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3rd Floor, Wing - F, "Jasmine", Sector - 10, Off. Taloja MIDC Road, Village – Khoni, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 204, State - Maharashtra, Country – India belongs to **Priyanka Meshram**.

Boundaries of the property.

North	:	Wing - E
South	:	Internal Road
East	:	Internal Road
West	:	Internal Road

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 **₹ 37,74,828.00 (Rupees Thirty-Seven Lakh Seventy-Four Thousand Eight Hundred Twenty-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 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: 2024.01.25 17:54:29 +05'30'

Auth. Sign.



Our Pan India Presence at :

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Vastukala Consultants (I) 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
RACPC Andheri (East)**1st Floor, UTI Building, Plot No. 12, MIDC, Road No. 9,
Behind Tunga Paradise Hotel, Andheri (East),
Mumbai - 400 093, State - Maharashtra,
Country - India, 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 : 24.01.2024
	b)	Date on which the valuation is Made : 25.01.2024
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 11.10.2022 between M/s. Macrotech Developers Ltd. (The Company) And Priyanka Meshram (The Purchaser). 2. Copy of Occupancy Certificate No. OC / ANVP / Mouje Antarli, Khoni & Others / S.S. Thane / 296 dated 08.20.2022 issued by Town Planner, Thane. 3. Copy of RERA Registration Certificate No. P51700020354 dated 09.09.2021.	
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)	: Priyanka Meshram Address: Residential Flat No. 302, 3 rd Floor, Wing - F, "Jasmine", Sector - 10, Off. Taloja MIDC Road, Village – Khoni, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 204, State - Maharashtra, Country - India. Contact Person: Priyanka Meshram (Owner) Contact No.: 8892917381 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat located on 3 rd Floor. The composition of residential flat is 1 Bedroom + Living Room + Kitchen + W.C + Bath + Passage. (i.e., 1 BHK + WC + Bath). The property is at 8.7 Km. travelling distance from nearest railway station Nilaje.
6.	Location of property	:
	a)	Plot No. / Survey No. : Survey No. 139/2 (Part)
	b)	Door No. : Residential Flat No. 302
	c)	C.T.S. No. / Village : Village – Khoni

	d) Ward / Taluka	:	Taluka – Kalyan	
	e) Mandal / District	:	District – Thane	
	f) Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is available 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	:		
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7.	Postal address of the property	:	Residential Flat No. 302, 3 rd Floor, Wing - F, "Jasmine", Sector - 10, Off. Taloja MIDC Road, Village – Khoni, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 204, State - Maharashtra, Country - India.	
8.	City / Town	:	Dombivali (East), Thane	
	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 – Khoni Kalyan Dombivali Municipal Corporation	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	Boundaries of the property			
			As per Site	As per Document
	North		Wing - E	Details not available
	South	:	Internal Road	Details not available
	East	:	Internal Road	Details not available
	West	:	Internal Road	Details not available
13.	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 349.00 (Area as per Actual site Measurement)	

		RERA Carpet Area in Sq. Ft. = 380.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 418.00 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Flat	: 19°09'34.8" N 73°07'08.4" E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Built Up Area in Sq. Ft. = 418.00 (Carpet Area + 10%)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Survey No. 139/2 (Part) of Village – Kholi
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Khoni Kalyan Dombivali Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 302, 3 rd Floor, Wing - F, "Jasmine", Sector - 10, Off. Taloja MIDC Road, Village – Khoni, Dombivali (East), Taluka - Kalyan, District - Thane, PIN - 421 204, State - Maharashtra, Country - India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2022 (As per Occupancy Certificate)
5.	Number of Floors	: Ground + 12 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 06 Flats on 3 rd Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 2 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal sewer
	Car parking - Open / Covered	: Along with 1 Two-Wheeler Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	Residential Flat	
1	The floor in which the Flat is situated	: 3 rd Floor
2	Door No. of the Flat	: Residential Flat No. 302

3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tile flooring
	Doors	:	Teak Wood door frame, Solid flush doors
	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	:	Priyanka Meshram
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. = 418.00 (Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 349.00 (Area as per Actual site Measurement) RERA Carpet Area in Sq. Ft. = 380.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 9,500.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,000.00 to ₹ 5,000.00 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	:	₹ 4,300.00 per Sq. Ft. on Built Up Area

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 ₹ 4,000.00 to ₹ 5,000.00 per Sq. Ft. 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 in the locality etc. We estimate ₹ 4,300.00 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
ii) Likely rental values in future in	₹ 9,500.00 Expected rental income per month after
iii) Any likely income it may generate	Rental Income




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 Government of Maharashtra

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बाजारमूल्य दर पत्रक

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Year 20232024 **Language** English

Selected District ठाणे

Select Taluka फल्याण

Select Village बोर्णी

Vibhag Number 7

Assessment Type	Assessment Range	Rate Rs/-
हस्तवैयरीस जमिनी	0-0.00	1410
गावठाणीतील निळकणी	0-0.00	1660
झोबा-फळवाण	0-0.00	0
काजू-फळवाण	0-0.00	0
गारळ-फळवाण	0-0.00	0
केळी-फळवाण	0-0.00	0
सदनिका	0-0.00	38400
दुकाने	0-0.00	51000
		1 2 3 4

Stamp Duty Ready Reckoner Market Value Rate for Flat	38,400.00			
No Increase by Flat Located on 3 rd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	38,400.00	Sq. Mtr.	3,567.00	Sq. Ft.

Multi-Storied building with Lift

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

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

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 Indicator

NOBROKER

1 BHK Flat In Jasmine Apartments For Sale In Talaja

₹ 43 Lacs
₹ 24,645/Month
380

1 Bedroom
1 Bathroom
3
Bike and Car

Price trends by NB Estimate

Overview	
Age of Building	1.7 Years
Maintenance Charges	₹ 2.8 Per Sq.Ft.M
Built-up area	380 Sq.Ft
Ownership Type	Self Owned
Flooring	Vitrified Tiles
Carpet area	200 Sq.Ft

NOBROKER

1 BHK Flat In Jasmine Apartments For Sale In Talaja Phase 1

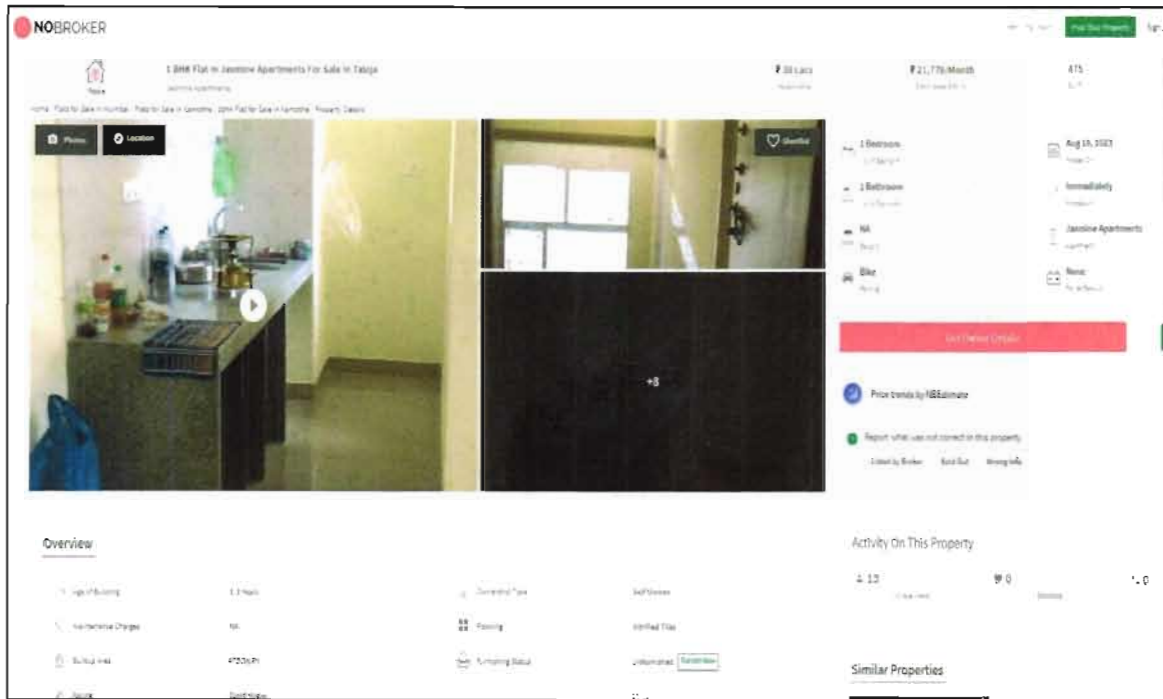
₹ 35.5 Lacs
₹ 20,346/Month
630

1 Bedroom
1 Bathroom
1
Car

Price trends by NB Estimate

Overview	
Age of Building	3.28 Years
Maintenance Charges	₹ 1.8 Per Sq.Ft.M
Built-up area	630 Sq.Ft
Ownership Type	Self Owned
Flooring	Nil
Furnishing Status	Unfurnished

Price Indicator



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Sales Instance

गावाचे नाव : खोणी	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	1338573
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	829000
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 9, माळा नं: तळ मजला, इमारतीचे नाव: जास्मिन बी-विंग, ब्लॉक नं: सेक्टर 10,खोणी कल्याण ठाणे, रोड : ऑफ तळोजा एमआयडीसी रोड, इतर माहिती: विभाग नं.7 सोबत एक 2 व्हीलर पार्किंग दिनांक 26/12/2016 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मु.शु. मध्ये 50% सवलत(टीपीएस 1816/ प्र.क्र.368/15/20(4)नवि-13((Survey Number : 139/1 PT, 139/2 PT, village Khoni,55/5 PT व दस्तात नमूद केल्याप्रमाणे :))
(5) क्षेत्रफळ	35.30 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅक्रोटोक डेव्हलपर्स लि.तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु.मु. शैलेश मोरे - - वय:-33 पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेबर कावसजी पटेल रोड हॉर्नमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:- AAACL1490J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जयेश सुरेंद्र खोत - - वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 1228, आशीर्वाद, जिजामाता वरदे रोड, समर्थनगर, औरोस, कुडाळ, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, सिंधुदुर्ग. पिन कोड:-416812 पॅन नं:-CVVPR4566K 2): नाव:-सुरेंद्र आत्माराम खोत - - वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 1228, आशीर्वाद, जिजामाता वरदे रोड, समर्थनगर, औरोस, कुडाळ, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, सिंधुदुर्ग. पिन कोड:-416812 पॅन नं:-ACOPK4372K
(9) दस्तऐवज करून दिल्याचा दिनांक	21/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	21/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	1016/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	116500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	19500
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Addition Amounts (As per Agreement)

Notwithstanding anything stated elsewhere in the Agreement or otherwise, the Purchaser agrees that the following terms and conditions shall be applicable to the Purchaser. It is specifically undertaken by the Purchaser that where any of these terms conflict with, or, are contrary to any other provisions of the Agreement, the terms and conditions set out below, shall supersede and prevail.

The Purchaser confirms, agrees and acknowledges that the sale of the Unit to the Purchaser is based on acceptance of the terms and conditions set out in this Agreement, including without limitation the Special Conditions set out herein below.

क्र. १७७ - १९
 १७/१०/२०२२
 ५० १७०

1. ADDITIONAL FACILITIES AND UPGRADES

- 1.1 Having reviewed the specifications and facilities originally intended to be provided for the Project, the Purchaser has requested the Company to provide various facilities and upgrades to the infrastructure and facilities as set out at **Annexure 7** under the head 'Additional Facility Upgrades' to enhance the value of the Project ('**Additional Facilities and Upgrades**').
- 1.2 In this regard, the Purchaser has voluntarily agreed to make payment of the sum specified in this **Annexure 8** as a one-time capital contribution towards the provisions of the Additional Facilities and Upgrades which were not earlier planned in the Project (upto 2018) for enhancement of the value of the Project.
- 1.3 Further, Purchaser has requested the Company to bear certain costs on its behalf in connection with the Additional Facilities and Upgrades which the Purchaser shall reimburse to the Company as per the details specified in this **Annexure 8**.
- 1.4 To accommodate the requests of the Purchaser, the Company has agreed to provide Additional Facilities and Upgrades and the Purchaser has accordingly agreed to pay the Company, the following additional amounts in respect of the Additional Facilities and Upgrades ('**Additional Amounts**'). The Purchaser confirms that he/she shall make payment of such Additional Amounts prior to taking possession of the Unit and under no circumstances will possession of the Unit be given prior to the payment of these Additional Amounts.

Additional Amounts: Payable on/before the Date of Offer of Possession

- a **One Time Capital Contribution for upgrade of facilities** Rs. 18,50,000/-
- b **Administration Charges:** Rs. 1,27,428/-
- c **Govt. charges/deposits Reimbursement** Rs. 30,000/-

The Additional Amount shall be payable in the following manner:

Tranches	Amounts	Due Date
Tranche I	1937031	17-10-2022
Tranche II (on the DOP)	40397	27-10-2022

- 1.5 The Company has informed the Purchaser that it only provides the amounts as specified in Integrated Township Project Policy 2019 (as amended from time to time) ("ITP Policy") towards the construction of the Unit. The Purchaser unconditionally confirms that the Additional Amounts represent the amounts payable by the Purchaser for the Additional Facilities and Upgrades to be provided for the project as per the request of the Purchaser.
- 1.6 The Purchaser is aware of that some of the units in the Project are reserved for the purposes of 'Social Housing' to allottees determined by the concerned authority.
- 1.7 The Purchaser explicitly agrees that he/she is buying this Unit with full knowledge of the aforesaid and agree not to raise/waive their right to raise any dispute in this regard at any time.



2. Hospitality and Personnel Management Company – Crown Talaja

- 2.1 The Purchaser acknowledges that the Unit, the Building and the Project forms part of the Neighbourhood (as defined herein) which is an integrated township project. The Purchaser agrees and confirms that for the maintenance and management of the Neighbourhood, the

[Handwritten Signature]

As a result of my appraisal and analysis, it is my considered opinion that Value the above property in the prevailing condition with aforesaid specifications is ₹ 37,74,828.00 (Rupees Thirty-Seven Lakh Seventy-Four Thousand Eight Hundred Twenty-Eight Only).

Place: Mumbai

Date: 25.01.2024

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: 2024.01.25 17:54:45 +05'30'

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- IV)	Attached
	Model code of conduct for valuer - (Annexure V)	Attached

(Annexure-IV)

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 25.01.2024 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 24.01.2024. 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 was purchased by Priyanka Meshram from M/s. Macrotech Developers Ltd. vide Agreement for Sale dated 11.10.2022.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Andheri (East) 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 Sameer Parab – Valuation Engineer Vaishali Sarmalkar – Technical Manager Pradnya Rasam – 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 – 24.01.2024 Valuation Date - 25.01.2024 Date of Report - 25.01.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 24.01.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales 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 **25th 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 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 **Carpet Area in Sq. Ft. = 418.00** in the name of **Priyanka Meshram**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

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. = 335.00.**

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 - 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.
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
Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.25 17:54:54 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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An ISO 9001:2015 Certified Company

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