

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mrs. Shilpa Ashwin Ganatra**

Residential Flat No. 201, 2<sup>nd</sup> Floor, Building No 11, D Type, "**Fam Co-Op. Hsg. Soc. Ltd.**", Near Kalash Udyan, Plot No. 19 & 19A, Sector 11, Village - Koperkhairane, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code - 400709, State - Maharashtra, India.

Latitude Longitude : 19°5'39.2"N 73°0'33.4"E

### Valuation Prepared for:

#### **SVC CO-OPERATIVE BANK LTD**

#### **Koperkhairane Branch**

FAM CHSL Shop no 5A to 9A Ground Floor , Plot no 19 & 19 A Sector  
koperkhairane Navi Mumbai



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

#### **Our Pan India Presence at :**

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

**Regd. Office** : B-1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
**Mumbai** - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
[mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2<sup>nd</sup> Floor, Building No 11, D Type, "Fam Co-Op. Hsg. Soc. Ltd.", Near Kalash Udyan, Plot No. 19 & 19A, Sector 11, Village - Koperkhairane, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code - 400709, State - Maharashtra, India belongs to **Mrs. Shilpa Ashwin Ganatra**.

### Boundaries of the property

North	: Building No. 10
South	: Building No. 12
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 neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,19,39,400.00 (Rupees One Crore Nineteen Lakh Thirty Nine Thousand Four Hundred 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: 2024.02.02 16:00:25 +05'30'



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SVC CO-OPERATIVE BANK LTD Empanelment No.: CO/Tec/BUS/526/ 20-21(L&B)

Encl.: Valuation report



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

### Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
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Delhi NCR	Nashik	Ahmedabad	Jaipur

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Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org









	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	No
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	2 <sup>nd</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 201
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid door with safety door
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring
	Finishing	:	Cement Plastering with POP false Ceiling
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	<b>Mrs. Shilpa Ashwin Ganatra</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. = 804.00 (Area as per Agreement for sale)
10.	What is the floor space index (app.)	:	As per NMMC norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 644.00</b> <b>(As per Area actual site measurement)</b> <b>Carpet Area in Sq. Ft. - 604.00</b> <b>Balcony Area in Sq. Ft. - 40.00</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium



	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,750/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 13,100/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 14,850/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	804.00 Sq. Ft.	14,850.00	1,19,39,400.00
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 of the property</b>			<b>1,19,39,400.00</b>
	<b>Realizable value of the property</b>			<b>1,07,45,460.00</b>
	<b>Distress value of the property</b>			<b>95,51,520.00</b>
	<b>Insurable value of the property (804.00 X 2,500.00)</b>			<b>20,10,000.00</b>
	<b>Guideline value of the property (804.00 X 10,699.00)</b>			<b>86,01,996.00</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.











## Ready Reckoner Rate

DIVISION / VILLAGE : KOPERKHAIRNE Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban Area	Local Body Type	Class 'C' Corporation			
Local Body Name	Navi Mumbai Municipal Corporation					
Land Mark	Land : Koperkhairane Node Sector No. 11					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
3	3/80	47800	132000	139800	165000	139800
<b>Plot No.</b> 11/1, 11/2, 11/3, 11/4, 11/5, 11/6, 11/7, 11/8, 11/9, 11/10, 11/11, 11/12, 11/13, 11/14, 11/14/1, 11/14/2, 11/14/3, 11/14/4, 11/14/5, 11/14/6, 11/14/7, 11/14/8, 11/14/9, 11/14/10, 11/14/11, 11/14/12, 11/14/13, 11/14/14, 11/14/15, 11/14/16, 11/14/17, 11/14/18, 11/14/19, 11/14/20, 11/14/21, 11/14/22, 11/14/23, 11/14/24, 11/14/25, 11/14/26, 11/14/27, 11/14/28, 11/14/29, 11/14/30, 11/14/31, 11/14/32, 11/14/33, 11/14/34, 11/14/35, 11/14/36, 11/14/37, 11/14/38, 11/14/39, 11/14/40, 11/14/41, 11/14/42, 11/14/43, 11/14/44, 11/14/45, 11/14/46, 11/14/47, 11/14/48, 11/14/49, 11/14/50, 11/14/51, 11/14/52, 11/14/53, 11/14/54, 11/14/55, 11/14/56, 11/14/57, 11/14/58, 11/14/59, 11/14/60, 11/14/61, 11/14/62, 11/14/63, 11/14/64, 11/14/65, 11/14/66, 11/14/67, 11/14/68, 11/14/69, 11/14/A, 11/15, 11/16, 11/16/A, 11/17, 11/18, 11/18/A, 11/18/B, 11/18/C, 11/19, 11/19/A, 11/20, 11/21, 11/22, 11/23, 11/24						
<input type="checkbox"/> Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	132000			
Flat Located on 2 <sup>nd</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>1,32,000.00</b>	<b>Sq. Mtr.</b>	<b>12,263.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	47800			
The difference between land rate and building rate(A-B=C)	84,200.00			
Percentage after Depreciation as per table(D)	20%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>1,15,160.00</b>	<b>Sq. Mtr.</b>	<b>10,699.00</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





## Price Indicator

Property	Residential Flat
Source	<a href="https://www.99acres.com/">https://www.99acres.com/</a>
Area Type	Carpet
Area	650 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 16,667/-
Floor	-

The screenshot displays a property listing on the 99acres website. The main heading is "₹1.3 Cr" with a sub-price of "₹20,000 per sq.ft." and "2BHK 2Baths". The listing includes a "Contact Dealer" button and a "Ready to move Property" status. The property details section lists: Super Built up area 1000 sq.ft., Built Up area: 850 sq.ft., Carpet area: 650 sq.ft., Price: ₹1.3 Crores+ Govt Charges & Tax @ 20,000 per sq.ft., Floor Number: 7<sup>th</sup> of 7 Floors, and Park/Garden. The location is Sector 11 Koperkharane, Vavi Mumbai. A video thumbnail shows the interior of the flat.

Property	Residential Flat
Source	https://www.99acres.com/
Area Type	Carpet
Area	750 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 14,444/-
Floor	-

The screenshot displays a property listing on the 99acres website. The main heading is '₹1.3 Cr' with a sub-price of '₹17,333 per sq.ft.' and '2BHK 2Baths'. Below this, it states 'Estimated EM: ₹1,03,832' and '710sq.ft.apartment for Sale'. A green 'REBA STATUS' badge indicates 'NOT AVAILABLE' with a website link 'https://maharajst.maharajst.gov.in'. The listing is by a dealer named 'Sachin' with a 'REACTIVE REALTOR' badge. A 'Contact Dealer' button is visible. The listing is categorized as 'Ready to move Property' and 'Posted on Dec 25, 2023'. Navigation tabs include 'Overview', 'Society', 'Dealer Details', 'Price Trends', 'Registry Record', and 'Society Reviews'. A large image shows the apartment's exterior. To the right, a summary of key features is provided:
 

- Area:** Built Up area: 1200 sq.ft., Carpet area: 750 sq.ft.
- Config:** 2 Bedrooms, 2 Bathrooms, No Balcony with Others
- Price:** ₹1.3 Crore+ Govt Charges & Tax @ 17,333 per sq.ft. (Negotiable)
- Access:** FAM CHS, Sector 11 Koperkhairane, Navi Mumbai
- Floor:** 4<sup>th</sup> of 7 Floors
- Facing:** North-East
- Completion:** Park/Garden, Others
- Property Age:** 10+ Year Old

 At the bottom, there is a 'Places nearby' section for 'Sector 11 Koperkhairane, Navi Mumbai, Mumbai'.

Property	Residential Flat
Source	magic bricks
Area Type	Carpet
Area	700 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 14,881/-
Floor	-

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

Potted on: Jan 11, 24 Property ID: 69293533

**₹1.25 Cr** EMI ₹ 86k Get one approved loan ✓ VERIFIED ON SITE

2 BHK 804 Sq-ft Flat For Sale **Kopar Khairane, Navi Mumbai**

2 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area: **700 sqft** ₹17,857/sqft

Developer: **Cooperative Group Housing Society**

Project: **Fam Co Operative Housing Society**

Floor: **6 (Out of 7 Floors)**

Transaction Type: **Resale**

Status: **Ready to Move**

Additional Rooms: **1 Store Room**

Facing: **East**

Lifts: **2**

Contact Agent: **Chirag Shah** -91-99XXXXXXX

Get Phone No.

Contact Agent Get Phone No. Last contact made 10 days ago

**More Details**

Price Breakup: ₹1.25 Cr | ₹6,25,000 Approx. Registration Charges

Booking Amount: ₹100000

RERA ID: 51700017304

Address: sector 11 koparkhairne, Kopar Khairane, Navi Mumbai - Central Navi Mumbai, Maharashtra

Property	Residential Flat
Source	Housing.Com
Area Type	Built Up
Area	810 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 16,049/- per Sq. Ft.
Floor	-

**HOUSING.COM** Buy in Navi Mumbai

Koperkhairane X + Add

Home / Navi Mumbai / Koperkhairane / Apartment for Sale in Koperkhairane / 2 BHK Flat

**2 BHK Flat** ₹1.3 Cr EMI starts at ₹64.54 K

By DDCO

DCDCO FAM CHS, Sector 11, Koperkhairane, Navi Mumbai

Contact Seller

Living Room

Bathroom

Kitchen

+ 4 more

810 sq.ft Built Up Area    ₹16.05 K/sq.ft Avg. Price    19 Year Old Age of property    Ready to move Possession status    Higher of 7 floors    East facing Facing    Unfurnished Furnishing

OVERVIEW    AMENITIES    RATINGS AND REVIEWS    PRICE TRENDS    REGISTRY RECORDS    LOCALITY    PROJECT Q&A    DEVELOPER >



## Sale Instances

Property	Residential Flat
Source	Index_no.2
Area Type	Built Up
Area	804 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 14,863/- per Sq. Ft.
Floor	-

2/1/24, 10:56 AM		freesearchignrservice.maharashtra.gov.in/Aperts/HTMLReportSuchiKramank2_RegLive.aspx	
763336 01-02-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office	<b>सूची क्र.2</b>		दुय्यम निबंधक सह दु.नि.ठाणे 6 दस्त क्रमांक 763/2024 नोदणी Regn 63m
<b>गावाचे नाव : कोपरखैरणे</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	11950000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देणे की पट्टेदार ते नमुद करावे)	10356192		
(4) भू. मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन : इतर माहिती: विभाग क्र.3/80, दर 132000/- प्रति चौ मी सदनिका क्र 704, सातवा मजला, बिल्डिंग नं. 16, फॅम को. ऑपरेटिव्ह हीसिंग सोसायटी लि., प्लॉट नं. 19, आणि 19ए, सेक्टर 11, कोपरखैरणे, नवी मुंबई. (क्षेत्र 804 चौ.फूट बांधीव) ( ( Plot Number : 19 आणि 19ए : SECTOR NUMBER : 11 : ) )		
(5) क्षेत्रफळ	804 चौ.फूट		
(6) आकारणी किंवा जुळी देण्यात असेल किंवा			
(7) दस्तऐवज करून देणा-या/विद्युत ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव - मयूरी हितेंद्र शाह तर्फे कु. म. म्हणून प्रणव हितेंद्र शाह - वय - 41 पत्ता - प्लॉट नं. - माळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. सदनिका क्र 704, बिल्डिंग नं 16, फॅम को. ऑपरेटिव्ह हीसिंग सोसायटी लि., प्लॉट नं 19 आणि 19ए, सेक्टर 11, कोपरखैरणे, नवी मुंबई. , पिन कोड - 400703 पॅन नं - AMLPSS425J		
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव - उर्वी हार्दिक आशर - वय - 42, पत्ता - प्लॉट नं. - माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं 149/151, के एन भाटिया बिल्डिंग, रूम नं. 28, तिसरा मजला, न्यू चरणी रोड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड - 400004 पॅन नं - AKBPA4734E 2). नाव - हार्दिक किरण आशर - वय - 42, पत्ता - प्लॉट नं. - माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. 149/151, के एन. भाटिया बिल्डिंग, रूम नं. 28, तिसरा मजला, न्यू चरणी रोड, मुंबई, महाराष्ट्र, मुंबई. पिन कोड - 400004 पॅन नं - AIQPA6385E		
(9) दस्तऐवज करून दिल्याचा दिनांक	12/01/2024		
(10) दस्त नोदणी केल्याचा दिनांक	12/01/2024		
(11) अनुक्रमांक, खंड व पृष्ठ	763/2024		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	717000		
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000		
(14) सोसा			
मुल्यांकनासाठी विचारात घेतलेला संपत्तीत -			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		
http://freesearchignrservice.maharashtra.gov.in/Aperts/HTMLReportSuchiKramank2_RegLive.aspx		1/2	



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As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹1,19,39,400.00 (Rupees One Crore Nineteen Lakh Thirty Nine Thousand Four Hundred Only)**. The **Realizable Value** of the above property is **₹1,07,45,460.00 (Rupees One Crore Seven Lakh Forty Five Thousand Four Hundred Sixty Only)**. The **Distress Value** is **₹95,51,520.00 (Rupees Ninety Five Lakh Fifty One Thousand Five Hundred Twenty Only)**.

Place : Thane

Date : 02.02.2024

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: 2024.02.02 10:52:47 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SVC CO-OPERATIVE BANK LTD Empanelment No.: CO/Tec/BUS/526/ 20-21(L&amp;B)

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 &amp; Designation of the Inspecting Official/s)

Think.Innovate.Create

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 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 02.02.2024 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 Vaibhav Bhagat has personally inspected the property on 31.01.2024. 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.

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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mrs. Shilpa Ashwin Ganatra from Mr. Subodh Kumar Awadh Sinha vide Agreement for sale dated 24.01.2024.
2	purpose of valuation and appointing authority	As per the request from SVC CO-OPERATIVE BANK LTD, Koperkhairane Branch to assess Fair Market Value value of the property for Housing Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Vaibhav Bhagat - Valuation Engineer Shyam Kajvilkar - Technical Manager Pratibha Shilvantha - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 30.01.2024 Valuation Date - 02.02.2024 Date of Report - 02.02.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 31.01.2024
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached









valuation.

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat**, admeasuring **804.00 Sq. Ft. Built Up 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: 2024.02.02 10:53:08 +05'30'

**Auth. Sign.**

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SVC CO-OPERATIVE BANK LTD Empanelment No.: CO/Tec/BUS/526/ 20-21(L&amp;B)



**Vastukala Consultants (I) Pvt. Ltd.**

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