

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Parmanand Rijkant Mishra & Mrs. Sabita Parmanand Mishra**

Royal Bungalow No. 27, "Green Park Co-Op. Hsg. Soc. Ltd." Lodha Heaven,
Off. Kalyan Shil Phata, Kalyan – Shil Road, Village – Nilje, Dombivali (East) – 421 204,
Taluka – Kalyan, Dist. Thane, State - Maharashtra, Country – India.

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Latitude Longitude: 19°09'17.5"N 73°04'29.7"E

Intended User: **Union Bank of India**

Airoli Branch




Blacksmith Tower, Ground Floor, Plot No. 14, Sector - 6, Airoli, Navi Mumbai - 400708, District – Thane,
State - Maharashtra, Country - India



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
 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



Vastu/Mumbai/03/2024/7438/2305779
28/09-527-VSM
Date: 28.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Royal Bungalow No. 27, "Green Park Co-Op. Hsg. Soc. Ltd." Lodha Heaven, Off. Kalyan Shil Phata, Kalyan – Shil Road, Village – Nilje, Dombivali (East) – 421 204, Taluka – Kalyan, Dist. Thane, State - Maharashtra, Country – India belongs to **Mr. Parmanand Rijkant Mishra & Mrs. Sabita Parmanand Mishra.**

Boundaries of the property.

North : Residential Bungalow No. 28
South : Residential Bungalow No. 26
East : Internal Road
West : Other Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 1,35,41,880.00 (Rupees One Crore Thirty Five Lakh Forty One Thousand Eight Hundred Eighty 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.



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22
Encl: Valuation report.



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Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

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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
Union Bank of India
Airoli Branch

Blacksmith Tower, Ground Floor,
 Plot No. 14, Sector - 6, Airoli,
 Navi Mumbai - 400708, District – Thane,
 State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF ROYAL BUNGALOW)

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 05.03.2024
	b)	Date on which the valuation is made : 28.03.2024
3.	List of documents produced for perusal	:
	1.	Copy of Agreement for Sale dated 14.06.2018 between Mr. Atul Mahadev Shinde, Mrs. Preetha Atul Shinde, Mr. Mahadev Kalu Shinde & Mrs. Sandhya Mahadev Shinde (Transferors) & Mr. Parmanand Rijkant Mishra & Mrs. Sabita Parmanand Mishra (Transferee).
	2.	Copy of Occupancy Certificate dated 16.07.2005 issued by Grampanchayat Nilje for Greenpark / Bungalow 1 to 43 Nos. of Ground + 1 upper floor.
	3.	Copy of Maintenance Bill vide Invoice No. 1869 dated 01.03.2024 in the name of Mr. Parmanand Rijkant Mishra.
	4.	Copy of Electricity Bill dated 26.02.2024 in the name of Mr. Parmanand Rijkant Mishra.
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)	: Mr. Parmanand Rijkant Mishra & Mrs. Sabita Parmanand Mishra Address: Royal Bungalow No. 27, "Green Park Co-Op. Hsg. Soc. Ltd." Lodha Heaven, Off. Kalyan Shil Phata, Kalyan – Shil Road, Village – Nilje, Dombivali (East) – 421 204, Taluka – Kalyan, Dist. Thane, State - Maharashtra, Country – Indi. Contact Person: Mr. Raghvendra Mishra – (Owner's Representative) Contact No. 93045 55300 Joint Ownership (Details of ownership share not available)
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Royal Bungalow of Ground + 1 upper floor RCC framed structure. The composition of bungalow is: Ground Floor - Hall + Bedroom + Kitchen + Passage + WC/Bath.

			First Floor – Hall + 2 Bedrooms + Pooja Room + 2 WC / Bath + Attached Terrace. The property is at 750 M travelling distance from nearest railway station Nilje.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 202/5, Village – Nilje
	b) Door No.	:	Royal Bungalow No. 27
	c) C.T.S. No. / Village	:	Village – Nilje
	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, we assumed that the construction is as per approved 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	:	No
7.	Postal address of the property	:	Royal Bungalow No. 27, “Green Park Co-Op. Hsg. Soc. Ltd.” Lodha Heaven, Off. Kalyan Shil Phata, Kalyan – Shil Road, Village – Nilje, Dombivali (East) – 421 204, Taluka – Kalyan, Dist. Thane, State - Maharashtra, Country – Indi
8.	City / Town	:	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 – Nilje 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
	North		Residential Bungalow No. 28
	South		Residential Bungalow No. 26
	East		Internal Road
	West		Other Plot
13	Dimensions of the site	:	N. A. as property under consideration is an independent
			As per Document
	North		Details not available
	South		Details not available
	East		Details not available
	West		Details not available

			bungalow.												
			<table border="1"> <thead> <tr> <th>A</th> <th>B</th> </tr> <tr> <th>As per the Deed</th> <th>Actuals</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>-</td> </tr> <tr> <td>South</td> <td>-</td> </tr> <tr> <td>East</td> <td>-</td> </tr> <tr> <td>West</td> <td>-</td> </tr> </tbody> </table>	A	B	As per the Deed	Actuals	North	-	South	-	East	-	West	-
A	B														
As per the Deed	Actuals														
North	-														
South	-														
East	-														
West	-														
14.	Extent of the site	:	<p>Area as per actual site measurement:</p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Varanda</td> <td>106.00</td> </tr> <tr> <td>Ground</td> <td>490.00</td> </tr> <tr> <td>First</td> <td>420.00</td> </tr> <tr> <td>Attached Terrace</td> <td>148.00</td> </tr> <tr> <td>Total of Ground + 1</td> <td>1058.00</td> </tr> </tbody> </table> <p>Built up Area in Sq. Ft. = 1,260.00 (Area as per Agreement)</p>	Floor	Carpet Area in Sq. Ft.	Varanda	106.00	Ground	490.00	First	420.00	Attached Terrace	148.00	Total of Ground + 1	1058.00
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Varanda	106.00														
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Total of Ground + 1	1058.00														
14.1	Latitude, Longitude & Co-ordinates of Bungalow	:	19°09'17.5"N 73°04'29.7"E												
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up Area in Sq. Ft. = 1,260.00 (Area as per Agreement)												
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. 202/5, Village – Nilje												
	Block No.	:	-												
	Ward No.	:	-												
	Village / Municipality / Corporation	:	Village – Nilje Kalyan Dombivali Municipal Corporation												
	Door No., Street or Road (Pin Code)	:	Royal Bungalow No. 27, “ Green Park Co-Op. Hsg. Soc. Ltd. ” Lodha Heaven, Off. Kalyan Shil Phata, Kalyan – Shil Road, Village – Nilje, Dombivali (East) – 421 204, Taluka – Kalyan, Dist. Thane, State - Maharashtra, Country – India												
3.	Description of the locality Residential / Industrial / Mixed	:	Residential												
4.	Year of Construction	:	2005 (As per Occupancy Certificate)												
5.	Number of Floors	:	Ground + 1 Upper Floor												
6.	Type of Structure	:	R.C.C. Framed Structure												
7.	Number of Dwelling Bungalows in the building	:	Independent bungalow												
8.	Quality of Construction	:	Good												

9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	No lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	BUNGALOW														
1	The floor in which the Bungalow is situated	:	Independent bungalow												
2	Door No. of the Bungalow	:	Royal Bungalow No. 27												
3	Specifications of the Bungalow	:													
	Roof	:	R.C.C. Slab												
	Flooring	:	Vitrified tiles flooring												
	Doors	:	Teak Wood door frame, Flush doors 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 provided												
	Tax paid in the name of:	:	Details not provided												
	Tax amount:	:	Details not provided												
5	Electricity Service connection No.:	:	Consumer No.: 020490019988												
	Meter Card is in the name of:	:	Mr. Parmanand Rijkant Mishra												
6	How is the maintenance of the Bungalow?	:	Good												
7	Sale Deed executed in the name of	:	Mr. Parmanand Rijkant Mishra & Mrs. Sabita Parmanand Mishra												
8	What is the undivided area of land as per Sale Deed?	:	N.A.												
9	What is the plinth area of the Bungalow?	:	Built up Area in Sq. Ft. = 1,260.00 (Area as per Agreement)												
10	What is the floor space index (app.)	:	As per KDMC norms												
11	What is the Carpet Area of the Bungalow?	:	Area as per actual site measurement:												
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12	Is it Posh / I Class / Medium / Ordinary?	:	Medium												
13	Is it being used for Residential or Industrial purpose?	:	Residential purpose												
14	Is it Owner-occupied or let out?	:	Owner Occupied												
15	If rented, what is the monthly rent?	:	₹ 24,000.00 Expected rental income per month												

IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Bungalow with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 9,500.00 to ₹ 10,500.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Bungalow under valuation after comparing with the specifications and other factors with the Bungalow under comparison (give details).	:	₹ 10,200.00 per Sq. Ft. on Built up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 7,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 65,200.00 per Sq. M. i.e., ₹ 6,057.00 per Sq. Ft.
	Guideline rate (After depreciation)	:	₹ 56,631.00 per Sq. M. i.e., ₹ 5,261.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Bungalow with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	19 years
	Life of the building estimated	:	41 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	:	28.50%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,788.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 7,700.00 per Sq. Ft.
	Total Composite Rate	:	₹ 9,488.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Bungalow	1,260.00 Sq. Ft.	9,488.00	1,19,54,880.00
2	Showcases			
3	Kitchen arrangements			
4	Superfine finish			
5	Interior Decorations	1,058.00 Sq. Ft.	1,500.00	15,87,000.00
6	Electricity deposits / electrical fittings, etc.			
7	Extra collapsible gates / grill works etc.			
8	Potential value, if any			
9	Others			
Total Value of the property				1,35,41,880.00
Realizable value of the property				1,21,87,692.00
Distress value of the property				1,08,33,504.00
Insurable value of the property (1,260.00 X 2,500.00)				31,50,000.00
Guideline value of the property (1,260.00 X 5,261.00)				66,28,860.00

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 Bungalow, where there are typically many comparables available to analyze. As the property is a residential Bungalow, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 9,500.00 to ₹ 10,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Bungalow size, location, upswing in real estate prices, sustained demand for Residential Bungalow, all-round development in the locality etc. We estimate ₹ 10,200.00 per Sq. Ft. on Built Up Area for valuation.

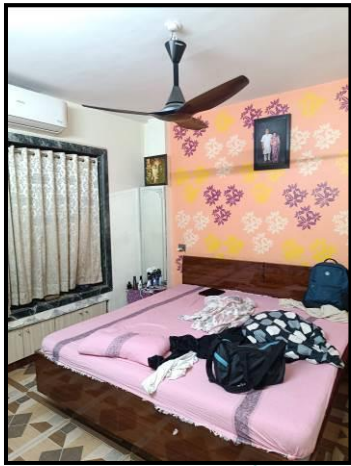
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 24,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual Site Photographs

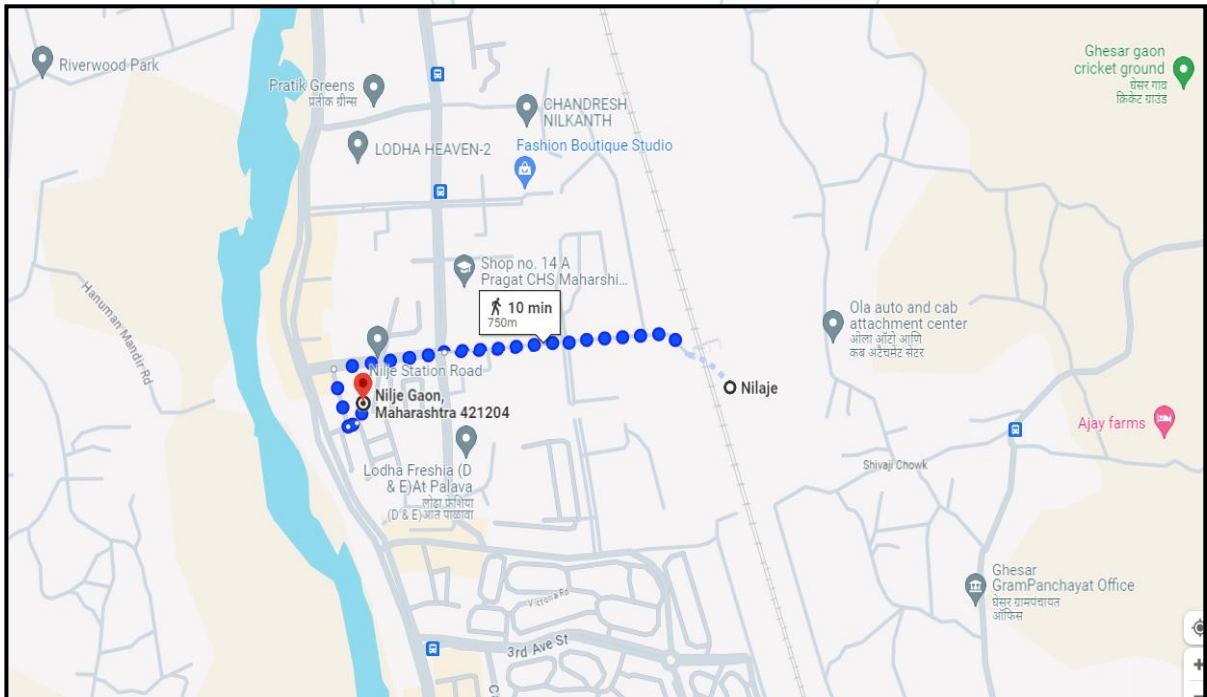


Actual Site Photographs



Route Map of the property



site, u/r



Longitude Latitude: 19°09'17.5"N 73°04'29.7"E

Note: The Blue line shows the route to site from nearest railway station (Nilje – 750 M.)

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)

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Valuation Guidelines | User Manual

Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी भवनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
41/119/2 - मौजे निळजेपाडा गावातील रेल्वे लाईनच्या पश्चिमेकडील रहिवास विभागातील मिळकती	20100	65200	82200	97400	82200	चौ. मीटर सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Bungalow (A)	65,200.00			
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	20,100.00			
The difference between land rate and building rate (A – B = C)	45,100.00			
Depreciation Percentage as per table (D) [100% - 16%] (Age of the Building – 16 Years)	81%			
Rate to be adopted after considering depreciation [B + (C x D)]	56,631.00	Sq. Mtr.	5,261.00	Sq. Ft.

Depreciation Percentage Table

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

Price Indicators

99acres

Buy ▾

🔍

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Posted on Feb 22, 2024 | Ready to move

₹1.56 Cr

@ 12,480 per sq.ft.

Estimated EMI ₹ 1,24,598

3Bedrooms 3Baths


Independent House/Villa for Sale

in Dombivli East, Thane Outskirts, Maharashtra

RERA STATUS
NOT AVAILABLE
Website: <https://maharera.tn.mahaonline.gov.in/>

Overview
Owner Details
Registry Record
Explore Locality
Recommendations

Property (1)



Photos (1/1)

Area

Plot area 1500 sq.ft. (139.35 sq.m.)

Built Up area: 1500 sq.ft. (139.35 sq.m.)

Carpet area: 1250 sq.ft. (116.13 sq.m.)

Price

₹ 1.56 Crore

@ 12,480 per sq.ft. (Negotiable)

Address

Dombivli East, Thane Outskirts

Total Floors

2 Floors

Facing

North-West

Overlooking

Main Road

Property Age

10+ Year Old

99acres

Buy ▾

🔍

Home > Property in Thane Outskirts > House for sale in Thane Outskirts > House for sale in Dombivli > House for sale in Dombivli East > 3 BHK House for sale in Dombivli East
Posted on Feb 20, 2024 | Ready to move

₹1.55 Cr

@ 12,400 per sq.ft.

Estimated EMI ₹ 1,23,799

3Bedrooms 3Baths

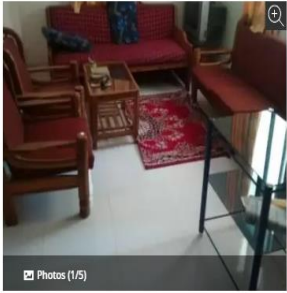
Independent House/Villa for Sale

in Dombivli East, Thane Outskirts, Maharashtra

RERA STATUS
NOT AVAILABLE
Website: <https://maharera.tn.mahaonline.gov.in/>

Overview
Owner Details
Registry Record
Explore Locality
Recommendations

Property (5)



Photos (1/5)

Area

Plot area 1500 sq.ft. (139.35 sq.m.)

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Price

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@ 12,400 per sq.ft. (Negotiable)

Address

Dombivli East, Thane Outskirts

Total Floors

2 Floors


Facing

North-East

Property Age

10+ Year Old

Price Indicators



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3 BHK, VILLA FOR SALE IN DOMBIVLI EAST, THANE

1.85 Crore(s) (Negotiable) 7115/- / Sq-ft


CONTACT NOW
VIEW CONTACT DETAILS
REPORT PROBLEM
ADD TO COMPARE
BOOKMARK

Covered Area:	2600	Sq-ft
Plot Area:	2600	Sq-ft
Carpet Area:	1505	Sq-ft
Bedroom(s):	3	
Bathroom(s):	3	
Balconies:	1	


Furnished:	Semi-Furnished
Transaction Type:	Resale
Ownership:	Freehold
Total Floors:	2
Construction Age:	0 to 5 years
Directional Facing:	West

Think.Innovate.Create



Think.Innovate.Create

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 NO. 1230 MH2010 PTC/01/10

Sales Instance

3/8/24, 2:44 PM	freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
1573338	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कल्याण 4
08-03-2024		दस्त क्रमांक : 1573/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : निळजे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	11500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8981900	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : , इतर माहिती: , इतर माहिती: विभाग क्र. 41/119/1,मूल्यदर 67100/- मोजे स.नं. 202,हि.नं. 5 वरील ग्रीन पार्क कॉम्प्लेक्स,दि ग्रीन पार्क को.ऑप.हौ.सो.लि.,बंगलो/रो हाऊस नं. 16,क्षेत्रफळ 1260 चौ.फु. बिल्टअप + 360 चौ.फु. अॅडिशनल एफएसआय सह((Survey Number : स.नं. 202, हि.नं. 5 ;))	
(5) क्षेत्रफळ	1260 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-डॉ. अनिल जगन्नाथ कराडकर वय:-66 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: जागृती सोसायटी, ब्लॉक नं: 103, रोड नं: आर.बी. कदम मार्ग, भटवाडी, घाटकोपर प., मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-AABPK8060B 2): नाव.-डॉ. स्मृती अनिल कराडकर वय:-60 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: जागृती सोसायटी, ब्लॉक नं: 103, रोड नं: आर.बी. कदम मार्ग, भटवाडी, घाटकोपर प., मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400084 पॅन नं:-AAKPK6547J	
(8)दस्तावेज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-नागेंद्र फौजदार शर्मा वय:-47; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: युरोपा, ब्लॉक नं: बी 1204, रोड नं: कल्याण शिळ रोड, कासा बेला गोल्ड, डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-ASNPS4071Q	
(9) दस्तावेज करुन दिल्याचा दिनांक	02/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	02/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1573/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	805000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(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.	
https://freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx		
		1/2

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 1,35,41,880.00 (Rupees One Crore Thirty Five Lakh Forty One Thousand Eight Hundred Eighty Only). The Realizable Value of the above property is ₹ 1,21,87,692.00 (Rupees One Crore Twenty One Lakh Eighty Seven Thousand Six Hundred Ninety Two Only) and the Distress Sale value is ₹ 1,08,33,504.00 (Rupees One Crore Eight Lakh Thirty Three Thousand Five Hundred Four Only).

Place: Mumbai

Date: 28.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22

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).

Think.Innovate.Create

Date

Signature

(Name of the Branch Manager with Bungalow

Seal)

Enclosures		
	Declaration From Valuers (Annexure – II)	Attached
	Model code of conduct for valuer (Annexure – III)	Attached

Annexure – II**DECLARATION FROM VALUERS**

I, hereby declare that:

- a. The information furnished in my valuation report dated **28.03.2024** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on **05.03.2024**. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is purchased by Mr. Parmanand Rijkant Mishra & Mrs. Sabita Parmanand Mishra from Mr. Atul Mahadev Shinde , Mrs. Preetha Atul Shinde, Mr. Mahadev Kalu Shinde & Mrs Sandhya Mahadev Shinde vide Agreement for Sale dated 14.06.2018.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Airoli Branch, Mumbai to assess fair market 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
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 – 05.03.2024 Valuation Date – 28.03.2024 Date of Report – 28.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done 05.03.2024
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 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 Bungalow size, location, upswing in real estate prices, sustained demand for Residential Bungalow, all round development of Industrial 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 **28th March 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Bungalow, **Built Up Area in Sq. Ft. = 1,620.00** in the name of **Mr. Parmanand Rijkant Mishra & Mrs. Sabita Parmanand Mishra**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Parmanand Rijkant Mishra & Mrs. Sabita Parmanand Mishra**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client's representative, we understand that the Residential Bungalow, **Built up area in Sq. Ft. = 1,260.00**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the shop and properties that are typically traded on a Bungalow basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the

subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey (R)

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 Bungalow, **Built up area in Sq. Ft. = 1,260.00**

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 – III**MODEL CODE OF CONDUCT FOR VALUERS****{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}**

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22