

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser : **Mrs. Reshmy Mary Kurian**

Name of Owner : **Mr. Varghese Mathew**

Residential Flat No. A-603, 6th & 7th Floor, Wing - A, "**National Complex Co-Op. Hsg. Soc. Ltd.**",
Plot No. B-11, B-12, Sector 6, Village - Panvel, New Panvel (East), Navi Mumbai, Taluka - Panvel,
District - Raigad, PIN - 410 206, State - Maharashtra, India.

Latitude Longitude : 19°0'28.5"N 73°6'58.6"E

Valuation Prepared for:

State Bank of India

RACPC- Chinchpokli

Retail Assets Centralised Processing Centre, Mumbai South Voltas House, 'A', 1st
Floor, Dr. Ambedkar Road, Chinchpokli (East), Mumbai - 400 033, 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. A-603, 6th & 7th Floor, Wing - A, "**National Complex Co-Op. Hsg. Soc. Ltd.**", Plot No. B-11, B-12, Sector 6, Village - Panvel, New Panvel (East), Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 206, State - Maharashtra, India belongs to **Mr. Varghese Mathew**. Name of Proposed Purchaser is **Mrs. Reshmy Mary Kurian**.

Boundaries of the property

North	: Ganesh Krupa CHSL
South	: Sector Number 6 Road
East	: Internal Road
West	: Vijay Marg

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 **₹ 1,13,97,150.00 (Rupees One Crore Thirteen Lakh Ninety Seven Thousand One Hundred Fifty 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: 2024.03.13 18:06:49 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

SME/TCC/221/13

Encl.: Valuation report



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

Vastukala Consultants India Pvt. Ltd.

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

To,
The Branch Manager,
State Bank of India
RACPC- Chinchpokli
 Retail Assets Centralised Processing Centre, Mumbai South
 Voltas House, 'A', 1st Floor, Dr. Ambedkar Road, Chinchpokli
 (East), Mumbai - 400 033, State - Maharashtra, Country -
 India.

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
2	a) Date of inspection : 11.03.2024
	b) Date of which the valuation is made : 13.03.2024
3	List of documents produced for perusal: I) Copy of Seller Agreement Dated 17.03.2008 between George Varghese(The Vendor) And Mr. Varghese Mathew(The purchaser). II) Copy of Draft Agreement between MR. VARGHESE MATHEW(The Seller) And MRS. RESHMY MARY KURIAN(The purchaser). III) Copy of Occupancy Certificate Document No.CIDCO / EE (BP) / ATPO / 765 Dated 30.03.1999 issued by CIDCO.
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Name of Owner : Mr. Varghese Mathew Name of Proposed Purchaser : Mrs. Reshmy Mary Kurian Residential Flat No. A-603, 6th & 7th Floor, Wing - A, " National Complex Co-Op. Hsg. Soc. Ltd. ", Plot No. B-11, B-12, Sector 6, Village - Panvel, New Panvel (East), Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 206, State - Maharashtra, India. Contact Person : Reshmy Kurian (Proposed purchaser) Mobile No. 9076104363 sole ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 6th & 7th Floor. The composition of flat will be 6th Floor is 1 Bedroom + Living Room + Kitchen + Terrace + Staircase. And The 7th Floor is Bedroom + Toilet + Terrace. The property is at 2 Km distance from Panvel Junction Railway Station.

6	Location of property		
a)	Plot No. / Survey No.	:	Plot No - B-11, B-12, Sector - 6
b)	Door No.	:	Residential Flat No. A-603
c)	C.T.S. No. / Village	:	Village - Panvel
d)	Ward / Taluka	:	Taluka - Panvel
e)	Mandal / District	:	District - Raigad
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	:	N.A.
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7	Postal address of the property	:	Residential Flat No. A-603, 6th & 7th Floor, Wing A, " National Complex Co-Op. Hsg. Soc. Ltd. ", Plot No. B-11, B-12, Sector 6, Village - Panvel, New Panvel (East), Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 206, State - Maharashtra, India.
8	City / Town		
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9	Classification of the area		
	i) High / Middle / Poor		Middle Class
	ii) Urban / Semi Urban / Rura		Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Panvel City Industrial Development Corporation of Maharashtra
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	:	Ganesh Krupa CHSL 6.00 mtr. Wide Road
	South	:	Sector Number 6 Road 11.00 mtr. Wide Road
	East	:	Internal Road BUDP Project
	West	:	Vijay Marg 20.00 mtr. Wide Road

13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 817.00 (Area As Per Draft Agreement For Sale) Built Up Area in Sq. Ft. = 980.40 (Carpet Area + 20%) Super Covered Area in Sq. Ft. = 1,170.00 (Area As Per Draft Agreement For Sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°0'28.5"N 73°6'58.6"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 817.00 (Area As Per Draft Agreement For Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:		
	Block No.	:	Plot No. B- 11, B-12, Sector - 6	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Panvel, City Industrial Development Corporation of Maharashtra	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. A-603, 6 th Floor, Wing - A, " National Complex Co-Op. Hsg. Soc. Ltd. ", Plot No. B-11, B-12, Sector 6, Village - Panvel, New Panvel (East), Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 206, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	1999 (As per occupancy certificate)	
5.	Number of Floors	:	Ground + 7 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	6 th Floor is having 4 Flats	

8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available		
	Lift	:	1 Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered parking space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	6th & 7th Floor
2.	Door No. of the Flat	:	Residential Flat No. A-603
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Alluminum sliding windows with M. S. Grills
	Fittings	:	Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring
	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?	:	Normal
7.	Sale Deed executed in the name of	:	Name of Owner : Mr. Varghese Mathew Name of Proposed Purchaser : Mrs. Reshmy Mary Kurian
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. = 980.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per CIDCO norm
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 817.00 (As Per Area Draft Agreement For Sale) Carpet Area = 817.00 Super Covered Area = 1170.00 (Area as per Draft Agreement for Sale) Carpet Area (6th Floor) = 578.00 Terrace Area = 59.00 Carpet Area (7th Floor) = 268.00 Terrace Area = 911.00 (Area as per Measurement)
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?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 25,000 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 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 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)	:	₹ 13,000/- to ₹ 15,000/- per Sq. Ft. on Carpet Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 15,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 12,200/- per Sq. Ft.

4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,00,695/- per Sq. M. i.e. ₹ 9,355/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 86,496/- per Sq. M. i.e. ₹ 8,036/- per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	25 years
	Life of the building estimated	:	35 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	37.50%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,750/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 12,200/- per Sq. Ft.
	Total Composite Rate	:	₹ 13,950/- per Sq. Ft.
	Remarks	:	1. As per site inspection, The property is Duplex Flat on 6th and 7th floor. The attached terrace on 6th Floor and 7th Floor are partly covered with A.C. sheet roofing and partly open. For the purposed of valuation we have considered area as per Agreement for sale. 2. As per Site Inspection, Actual Carpet area is 578.00 Sq. Ft. And Terrace Area is 59.00 Sq. Ft. of 6th Floor and 268.00 Sq. Ft. Carpet Area And 911.00 Sq. Ft. Terrace Area of 7th Floor is which is more than Carpet area 817.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 13950/- per Sq. Ft. is considered.

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	817.00 Sq. Ft.	13,950.00	1,13,97,150.00

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			
	Total value of the property			1,13,97,150.00
	Realizable value of the property			1,02,57,435.00
	Distress value of the property			91,17,720.00
	Insurable value of the property (980.40 X 2,800.00)			27,45,120.00
	Guideline value of the property (980.40 X 8,036.00)			78,78,494.00

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.

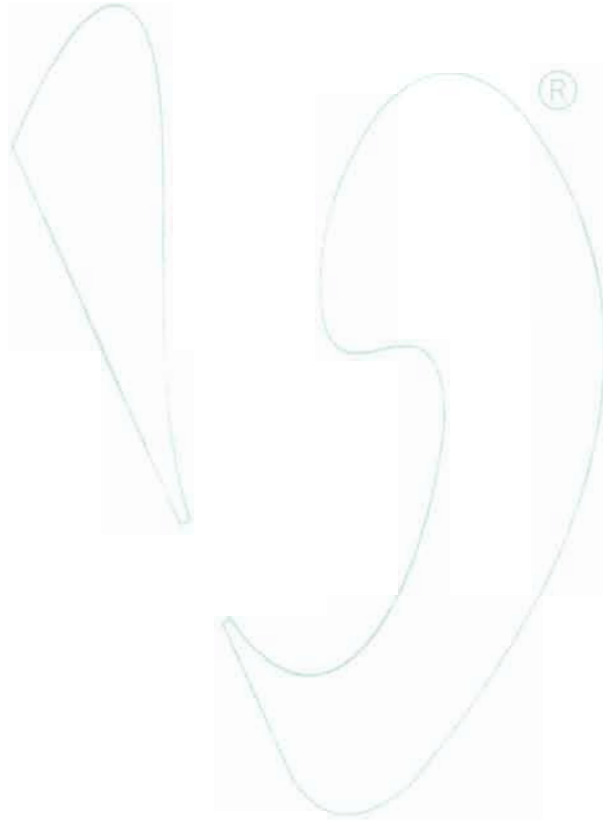
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Think.Innovate.Create 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 ₹ 13,000.00 to ₹ 15,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report , current market conditions , demand and supply position, Flat size, location, upswing in real estate prices , sustained demand for Residential Flat, all round development

of Residential and Commercial application in the locality etc. We estimate ₹13,950.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	₹ 25,000 Expected rental income per month
Any likely income it may generate	Rental Income



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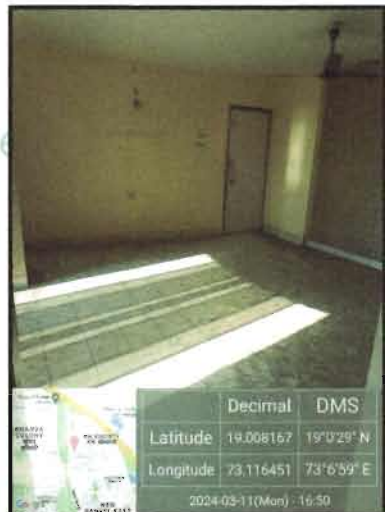
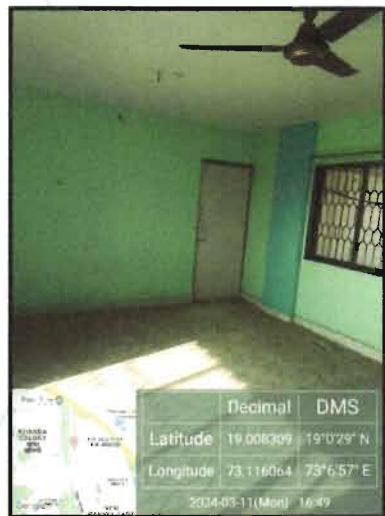
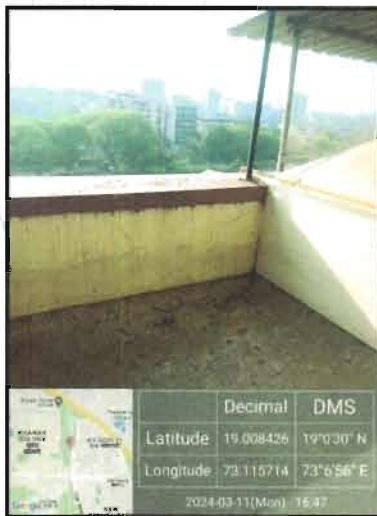
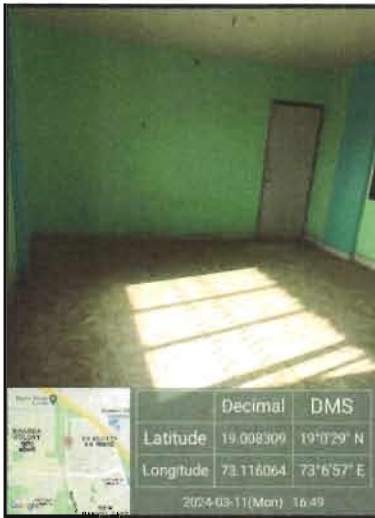
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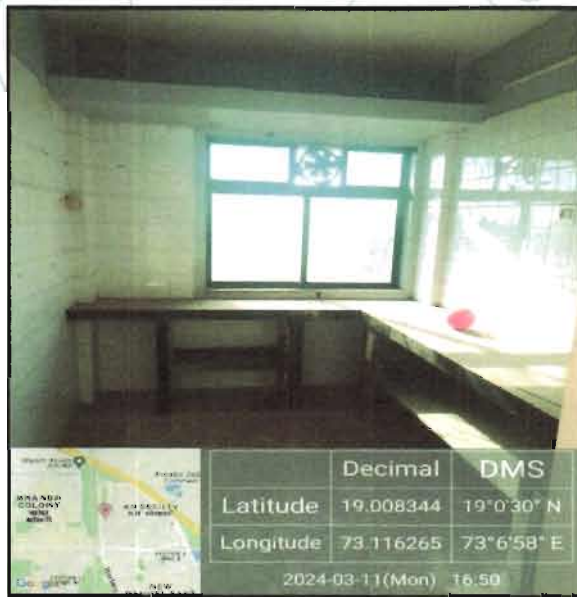
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Actual Site Photographs



Actual Site Photographs

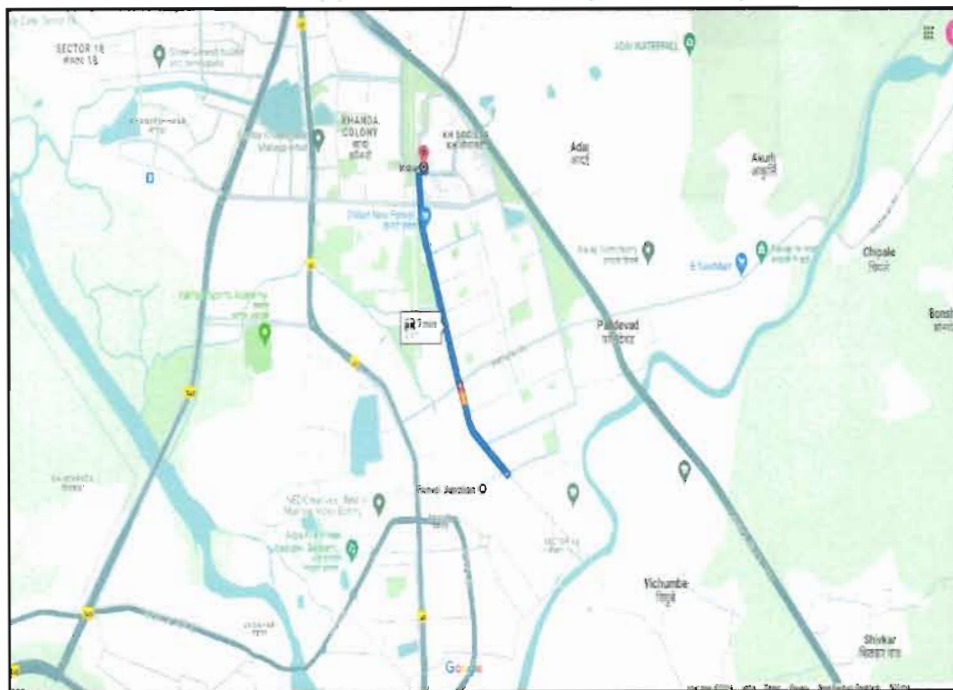


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Route Map of the property




Note: Red marks shows the exact location of the property



Longitude Latitude: 19°0'28.5"N 73°6'58.6"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Panvel Junction - 2 Km).

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

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

Home Valuation Rates User Manual Close Feedback

Year 2023/2024 **Annual Statement of Rates** **Language** English

Selected District रायगड **Select Taluka** पनवेल **Select Village** मीजे : पनवेल (पनवेल महानगरपालिका)

Search By Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	जॉर्जिस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	1/10-सिडको सोडुन उर्वरित निवासी क्षेत्र	37900	100900	111800	122500	111800	चौ. मीटर
SurveyNo	1/11-पनवेल इंडस्ट्रीयल विभाग, मार्क ट यार्ड इंडस्ट्रीयल विभाग भाटी नदी लगतचा	24200	63800	68500	75700	68500	चौ. मीटर
SurveyNo	1/12-मीजे (गांव) नु पनवेल क्रे मुख्यमुल्यदर विभाग 1 खांदा गावठाण	15600	48400	54700	60900	54700	चौ. मीटर
SurveyNo	1/13-मीजे (गांव) नु पनवेल क्रे सिडको विभाग - नु पनवेल (वेस्ट) (सेक्टर क्रे) मुख्यदर विभाग 2, आसुडगाव गावठाणसह	36100	97700	104600	121300	104600	चौ. मीटर
SurveyNo	1/14-मीजे. (गांव) नु पनवेल (इस्ट) मुख्यदर विभाग 3	43900	95900	110400	119400	110400	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	95900			
Increase by 5% on Flat Located on 6 th Floor	4795			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,00,695.00	Sq. Mtr.	9,355.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	43900			
The difference between land rate and building rate(A-B=C)	56,795.00			
Percentage after Depreciation as per table(D)	25%			
Rate to be adopted after considering depreciation [B + (C X D)]	86,496.00	Sq. Mtr.	8,036.00	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

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
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Price Indicator

Property	Marvello Riddhishaya Apartment For Sale In Sector-6, New Panvel
Source	Nobroker.com
Area Type	Carpet
Area	711 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 9,962/-
Floor	-

NOBROKER

2 BHK Flat In Marvello Riddhishaya Apartment For Sale In Sector-6 New Panvel

₹ 85 Lacs
₹ 48,717/Month
1,100 sq. ft.

Overview

Apartment Building	100 Years	Ownership Type	Self Owned
Transaction Charges	Full Percentage	Flooring	Marble Tiles
Built-up area	1,100 Sq.Ft.	Carpet Area	710 Sq.Ft.
furnishing Status	Unfurnished	Facing	North-East
Floor	4/5	Parking	None
Gate Security	24		

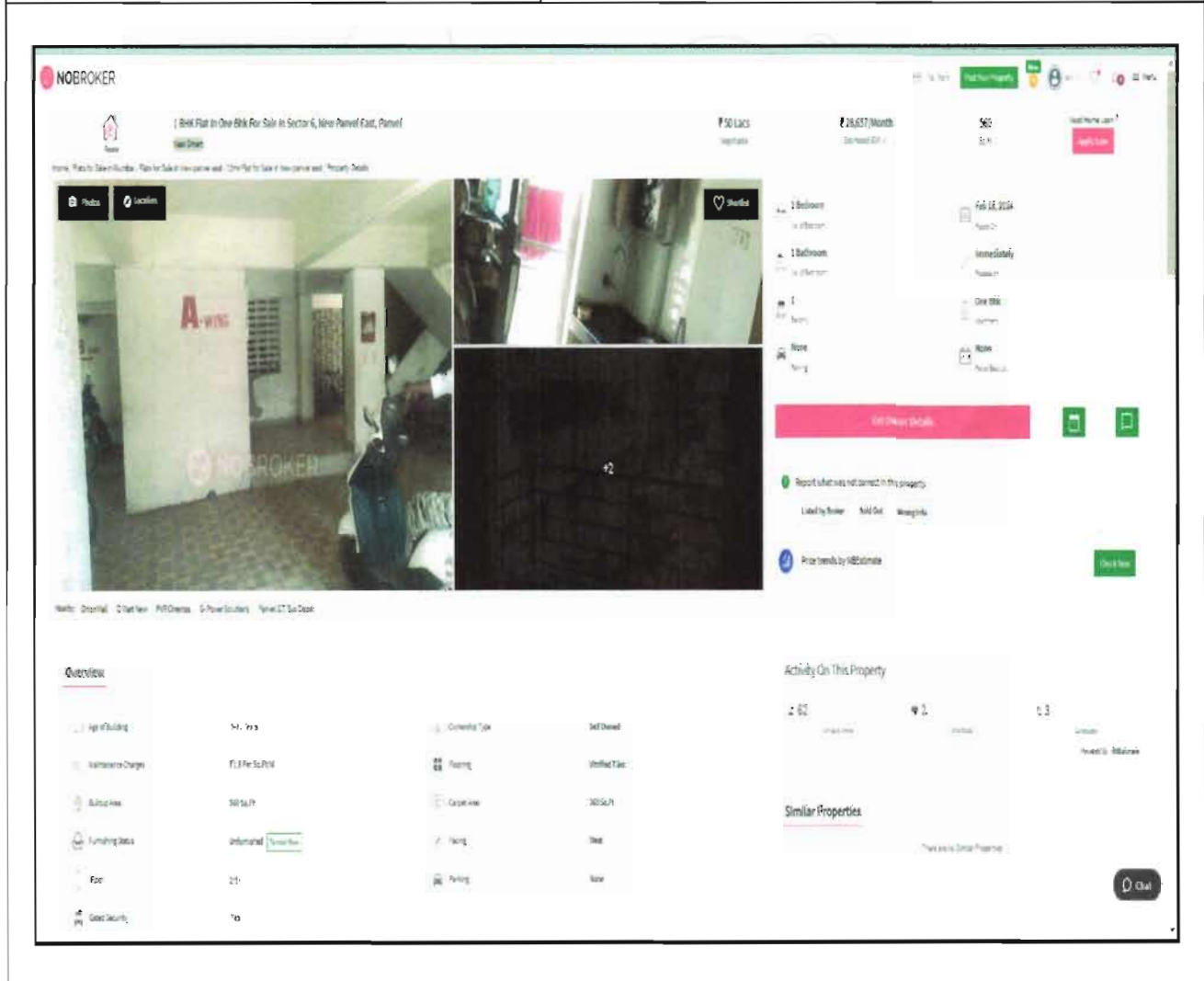
Activity On This Property

39 views, 1 share

Similar Properties

2 BHK Flat In Marvello For Sale

Property	Near Dmart, Sector 6, New Panvel East, Panvel
Source	https://www.99acres.com/
Area Type	Carpet
Area	360.00 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 11,574/-
Floor	-



Property	Parshwa Jyot Chsl, Sector 6, New Panvel East
Source	Nobroker.com
Area Type	Carpet
Area	736.00 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 11,322/-
Floor	-

NOBROKER

2 BHK Flat in Parshwa Jyot Chsl For Sale in Panvel
Sector 6, New Panvel East, Panvel, New Mumbai, Maharashtra 401305, India

₹ 11,32,222 / Month
₹ 11,32,222 / Sq. Ft.
20% Margin

Home / Flat for Sale in Mumbai / Flat for Sale in New panvel east / 2 BHK Flat for Sale in New panvel east / Property Details

2 Bedroom
2 Bathroom
1 Car

Sep 18, 2023
Immediately
Parshwa Jyot Chsl
Full

Get Owner Details

Report what's not correct in this property

Listed by Broker Bid Out View Info

Price trends by NEEstimate

NotBroker Support
User Support
Customer Support

Overview

Age of Building	187 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 20,146/Sq.Ft/M	Flooring	Wooded Tile
Builtup Area	1,179 Sq.Ft	Carpet Area	736 Sq.Ft
Running Status	1 Bed Transfer Fee	Energy	Water
Floor	14	Parking	Car
Smart Security	Yes		

Activity On This Property

Similar Properties

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 **₹1,13,97,150.00 (Rupees One Crore Thirteen Lakh Ninety Seven Thousand One Hundred Fifty Only)**. The **Realizable Value** of the above property is **₹1,02,57,435.00 (Rupees One Crore Two Lakh Fifty Seven Thousand Four Hundred Thirty Five Only)**. The **Distress Value** is **₹91,17,720.00 (Rupees Ninety One Lakh Seventeen Thousand Seven Hundred Twenty Only)**.

Place : Mumbai

Date : 13.03.2024

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: 2024.03.13 18:07:10 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

SME/TCC/221/13

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

Date _____

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Enclosures

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

- 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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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is being purchased by MRS. RESHMY MARY KURIAN from MR. VARGHESE MATHEW vide Draft Agreement
2	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC- Chinchpokli 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 Rajesh Ghadi - Valuation Engineer Nitesh Khedekar - Technical Manager Nitesh Khedekar - 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 - 05.03.2024 Valuation Date - 13.03.2024 Date of Report - 13.03.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 11.03.2024
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **13th 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. Mumbai (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **817.00 Sq. Ft. Carpet Area** in the name of **Mr. Varghese Mathew** . . Name of Proposed Purchaser is **Mrs. Reshmy Mary Kurian**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

valuation.

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat**, admeasuring **817.00 Sq. Ft. Carpet Area**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure-V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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. 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: 2024.03.13 18:07:24 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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