

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Sanjay Murlidhar Karale**

Residential Flat No. 24, 3<sup>rd</sup> Floor, "**Sanjay Co-op. Hsg. Soc. Ltd.**", Plot No. 17, Sector - 21, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, India.

Latitude Longitude : 19°3'0.5"N 73°3'58.9"E

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### Valuation Prepared for:

**State Bank of India**

**RASMECCC Panvel**

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



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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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 24, 3<sup>rd</sup> Floor, "Sanjay Co-op. Hsg. Soc. Ltd.", Plot No. 17, Sector - 21, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, India belongs to **Mr. Sanjay Murlidhar Karale**.

Boundaries of the property

North	: Building "Saima" / Navjeevan Lane
South	: Road / Vidyadan Society
East	: Building "Shri Rajani"
West	: Building "Abhiruchi"

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 and Valued for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 purpose at **₹ 27,60,138.00 (Rupees Twenty Seven Lakh Sixty Thousand One Hundred Thirty Eight Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
B. Chalikwar**  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,  
email=cmd@vastukala.org, c=IN  
Date: 2024.03.12 18:09:31 +05'30'

Auth. Sign.



**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

State Bank of India Empanelment No.: SME/TCC/2021-22/85/13

Encl.: Valuation report



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**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
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mumbai@vastukala.org

**Vastukala Consultants India Pvt. Ltd.**

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

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

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

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 Purpose.
2	a) Date of inspection : 11.03.2024
	b) Date of which the valuation is made : 12.03.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale Registration No.4187/2017 Dated 26.04.2017 between Mr. Gurpreet Singh Anand(The Seller) And Mr. Sanjay Murlidhar Karale(The Purchaser). II) Copy of Occupancy Certificate No.CIDCO / BP / ATPO / 364 Dated 02.04.2004 issued by City and Industrial Development Corp Of Maharashtra ltd.. III) Copy of NOC Dated 05.04.2017regarding transfer of the flat No. 24 in favour of Mr. Sanjay Murlidhar kKarale from Mr. Gurpreet Singh Anand issued by Sanjay Co-op. Hsg. Soc. Ltd..
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <b>Mr. Sanjay Murlidhar Karale</b> Residential Flat No. 24, 3 <sup>rd</sup> Floor, " <b>Sanjay Co-op. Hsg. Soc. Ltd.</b> ", Plot No. 17, Sector - 21, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, India. Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 3 <sup>rd</sup> Floor. As per Agreement Sale Plan, the composition of residential flat is Multi Room + Bath + WC + Cupboard + Terrace + Enclosed Balcony. The property is at 3.5 km distance from Kharghar Railway Station.
6	Location of property
a)	Plot No. / Survey No. : Plot No - 17
b)	Door No. : Residential Flat No. 24



	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 226.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 271.20 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°3'0.5"N 73°3'58.9"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 226.00</b> <b>( Area As Per Agreement for sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	External Site Visit Only	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Kharghar, Panvel Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 24, 3 <sup>rd</sup> Floor, " <b>Sanjay Co-op. Hsg. Soc. Ltd.</b> ", Plot No. 17, Sector - 21, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2004 (As per occupancy certificate)	
5.	Number of Floors	:	Ground + 3 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	3 <sup>rd</sup> Floor is having 6 Flats	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available			

	Lift	:	Not Provided
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	3 <sup>rd</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 24
3.	Specifications of the Flat		
	Roof	:	R.C.C. slab
	Flooring	:	External site visit only
	Doors	:	External site visit only
	Windows	:	External site visit only
	Fittings	:	External site visit only
	Finishing	:	External site visit only
4.	House Tax		
	Assessment No.	:	Information not available
	Tax paid in the name of	:	Information not available
	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	Information not available
	Meter Card is in the name of	:	Information not available
6.	How is the maintenance of the Flat?	:	External site visit only
7.	Sale Deed executed in the name of	:	<b>Mr. Sanjay Murlidhar Karale</b>
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 271.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per CIDCO / PMC norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 226.00 (As Per Area Agreement for sale)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose

14.	Is it Owner-occupied or let out?	:	External Site Visit Only
15.	If rented, what is the monthly rent?	:	₹ 6,000/- Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 12,400/- to ₹ 13,700/- per Sq. Ft. on Carpet Area ₹ 10,300/- to ₹ 11,400/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 13,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 10,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 85,425/- per Sq. M. i.e. ₹ 7,936/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 77,062/- per Sq. M. i.e. ₹ 7,159/- per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	20 years
	Life of the building estimated	:	40 years Subject to proper, preventive periodic maintenance & structural repairs.

	Depreciation percentage assuming the salvage value as 10%	:	30.00%
	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	:	₹ 10,500/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 12,250/- per Sq. Ft.</b>
	<b>Remarks</b>	:	<b>At the time of visit flat was locked, hence our report is based on external visit and documents provided by the bank only.</b>

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	226.00 Sq. Ft.	12,250.00	27,68,500.00
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>27,68,500.00</b>
	<b>Realizable value of the property</b>			<b>23,53,225.00</b>
	<b>Distress value of the property</b>			<b>19,37,950.00</b>
	<b>Insurable value of the property (271.20 X 2,500.00)</b>			<b>6,78,000.00</b>
	<b>Guideline value of the property (271.20 X 7,159.00)</b>			<b>19,41,521.00</b>

**Justification for Price / Rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.



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

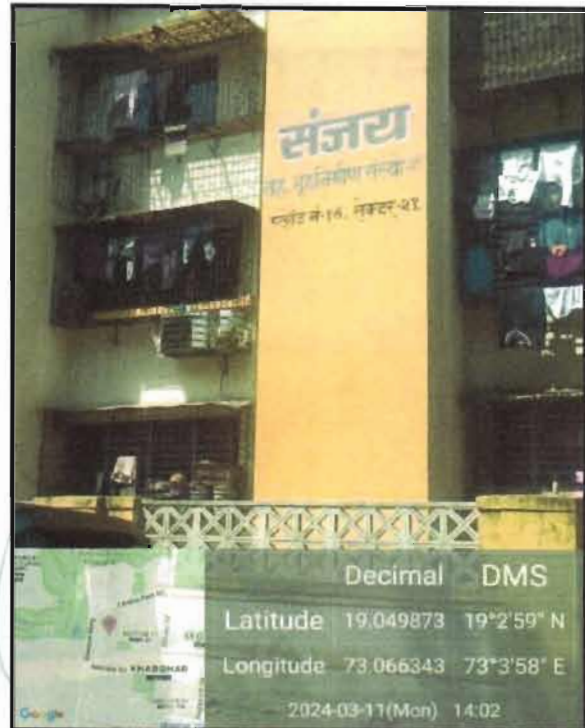
### **Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 12,400.00 to ₹ 13,700.00 per Sq. Ft. on Carpet Area / ₹ 10,300.00 to ₹ 11,400.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹12,250.00 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	₹ ₹ 6,000/- Expected rental income per month
Any likely income it may generate	Rental Income


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## Actual Site Photographs






## 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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Year: 2023-2024 Language: English

Selected District: Raigad

Select Taluka: Panvel

Select Village: Mauje: Panvel (Panvel Mahanagarpalika)

Search By:  Survey No.  Location

Select	उपविभाग	खुली जमीन	निकासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	19.14-खारघर सिडको से क्र.14	39300	110300	92900	137300	92900	चौ. मीटर
SurveyNo	19.19-खारघर सिडको से क्र.19	44900	111900	127800	140200	127800	चौ. मीटर
SurveyNo	19.20-खारघर सिडको से क्र.20	44400	107100	120800	133500	120800	चौ. मीटर
SurveyNo	19.21-खारघर सिडको से क्र.21	45600	100500	115400	125600	115400	चौ. मीटर
SurveyNo	19.23-खारघर सिडको से क्र.23	28100	80000	90100	100100	90100	चौ. मीटर
		...11121314151617181920...					

Stamp Duty Ready Reckoner Market Value Rate for Flat	100500			
Decrease by 15% on Flat Located on 3 <sup>rd</sup> Floor	15075			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>85,425.00</b>	<b>Sq. Mtr.</b>	<b>7,936.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	45600			
The difference between land rate and building rate(A-B=C)	39,825.00			
Percentage after Depreciation as per table(D)	21%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>77,062.00</b>	<b>Sq. Mtr.</b>	<b>7,159.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**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	Sanjay CHSL., Kharghar
Source	Nobroker.com
Area Type	Carpet
Area	250 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 10,333/-
Floor	Middle

**NOBROKER**

1 RK Flat in Sanjay Co Op Hsg Society For Sale in 3329+2g5, Sector 21, Kharghar, ...

₹ 11 Lacs  
₹ 17,761/Month  
300 sq. ft.

1 Bedroom  
1 Bathroom  
NK  
Bike

Feb 22, 2024  
Immediately  
Sanjay Co Op Hsg ...  
None

Get Property Details

Report what was not correct in this property.  
Loved by Broker · Liked On · Wrong Info

Price trends by NBEstimate

Activity On This Property

Similar Properties

**Overview**

Age of Building	1-10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1,7 Per Sq. Ft./M	Workings	Nearest
Built-up Area	300 Sq. Ft.	Carpet Area	250 Sq. Ft.
Furnishing Status	Unfurnished <span>Unfurnished</span>	Flooring	East
Floor	1/2	Parking	Yes

Property	Sanjay CHSL., Kharghar
Source	https://www.99acres.com/
Area Type	Carpet
Area	250 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 10,667/-
Floor	Ground

The screenshot displays a real estate listing on the 99acres website. The main heading is "₹32 Lac" for a "1BHK 1Bath" unit. Below the price, it states "Estimated EM ₹ 25,200". The listing includes a "Property (3)" and "Society (5)" section with an image of the interior. Key details listed include:
 

- Carpet area: 250 sq. ft.
- Price: ₹ 32 Lac (₹ 12,800 per sq. ft. (negotiable))
- Floor number: Ground of 4 Floors
- Configuration: 1 Bedroom, 1 Bathroom, No Balcony with Others
- Address: Sanjay CHS, Sector 21 Kharghar, Navi Mumbai
- Facing: East
- Property Age: 10+ Year Old

 A note at the bottom of the image section says "4 people already contacted since last week". Below the listing, there is a "Places nearby" section listing "Ganpati Mandir", "Shiv Mandir Kharghar", "Hanuman & Sani Temple", "Hdfc ATM", and "Kaipataru Hospital & Maternity Clinic".

Property	Sanjay CHSL., Kharghar
Source	square yards
Area Type	Carpet
Area	255 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 11,438/-
Floor	Middle

The screenshot displays a real estate listing on the Square Yards platform. The main listing is for a 1 RK 350 Sq.Ft. Apartment in Kharghar Sector 21, Navi Mumbai, listed at ₹ 35 L. The listing includes a gallery of photos, a valuation report section, and contact information for agent Ramesh Poojary. The valuation report section highlights a price of ₹ 35 L and offers a comprehensive valuation report for any property. The listing also features a 'Prime Member' badge and a 'Request for Call' button.



## Sale Instances

Property	Kharghar Sector 21
Source	Index_no.2
Area Type	Carpet
Area	334 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 10,729/-
Floor	2nd

1677151 06-03-2024 Note -Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु.नि.पनवेल 2 दस्ता क्रमांक: 1677/2024 नोंदणी Regn:63m
<b>गावाचे नाव : खारघर</b>		
(1) विलेखचा प्रकार	अभिलेखानंतरणपत्र	
(2) मीटरदरता	4300000	
(3) बाजारभावाभावापट्टावया बाबतिलेखपट्टाकर आकारणी देती की पट्टेदार ते नमूद करावे;	3738600	
(4) भू.मापन पॉटिंग्या व परकर्मका असावया;	1) पालिकेचे नाव:पनवेल म.न.पा इतर वर्णन . इतर माहिती. सदनाका नं. ए-201 दुसरा मजला साम्यकुल को.ओप होसिंग सोसायटी लि. प्लॉट नं. 40, सेक्टर 21, खारघर, नवी मुंबई, तालुका पनवेल, जिल्हा रायगड, क्षेत्रफळ 31.00 चौ मी कारपेट एरिया पनवेल-5-77/2024 दि. 04/01/2024 नुसार मु शु व नोंदणी फी वसूल ( ( SECTOR NUMBER : 21 : ) )	
(5) क्षेत्रफळ	31.00 चौ मीटर	
(6) आकारणी किंवा जुडी टिप्यात असेल तेव्हा		
(7) दस्ताऐवज करून देणा या लिट्टून डेवलाप या पदाकराचे नाव किंवा दिवानी न्यायालयाचा हुकुमनाम किंवा आदेश असावयास प्रतिबद्धीचे नाव व पत्ता	1) नाव -सविदा रविंद सिंघे . वय -46 पत्ता -प्लॉट नं . . माळा नं . . इमारतीचे नाव -प्लॉट नं. ए-201, दुसरा मजला, साम्यकुल को.ओप होसिंग सोसायटी लि. प्लॉट नं. 40, सेक्टर 21, खारघर, नवी मुंबई, तालुका पनवेल, जिल्हा रायगड, बळीक नं . . रीड नं . . महाराष्ट्र, हाईवाइ. ( ) पिन कोड -410210 पिन नं.-AWPPSM093F 2) नाव -पल्लवी सविदा सिंघे . वय -44 पत्ता -प्लॉट नं . . माळा नं . . इमारतीचे नाव -प्लॉट नं. ए-201, दुसरा मजला, साम्यकुल को.ओप होसिंग सोसायटी लि. प्लॉट नं. 40, सेक्टर 21, खारघर, नवी मुंबई, तालुका पनवेल, जिल्हा रायगड, बळीक नं . . रीड नं . . महाराष्ट्र, हाईवाइ. ( ) पिन कोड -410210 पिन नं.-BKRPSP6633M	
(8) दस्ताऐवज करून देणा या पदाकराचे व किंवा दिवानी न्यायालयाचा हुकुमनाम किंवा आदेश असावयास प्रतिबद्धीचे नाव व पत्ता	1) नाव -अनिषा मिलीय भावेराव . वय -36, पत्ता -प्लॉट नं . . माळा नं . . इमारतीचे नाव ए-405, हाई वर्जिन, जुबेद, पातघर, महाराष्ट्र, बळीक नं . . रीड नं . . पिन कोड -401208 पिन नं.- CJDFPR5244K	
(9) दस्ताऐवज करून दिल्याचा दिनांक	29-01-2024	
(10) दस्ता नोंदणी केल्याचा दिनांक	29-01-2024	
(11) अनुक्रमीक, खंड व पृष्ठ	1677/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) टीप		
मुल्यांकनासाठी विचारात घेतलेल तपशील .	मुल्यांकनाची आवश्यकता नाही कारण दस्ताप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्ताप्रकारनुसार आवश्यक नाही	
मुद्रांक शुल्क आकारतास विवदतेल अनुषेध .	Movable Property (Same as Clause 25-a)	

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 **₹27,68,500.00 (Rupees Twenty Seven Lakh Sixty Eight Thousand Five Hundred Only)** .The **Realizable Value** of the above property is **₹23,53,225.00 (Rupees Twenty Three Lakh Fifty Three Thousand Two Hundred Twenty Five Only)**. The **Distress Value** is **₹19,37,950.00 (Rupees Nineteen Lakh Thirty Seven Thousand Nine Hundred Fifty Only)**.

Place : Mumbai

Date : 12.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.

Chalikwar

Director

Digitally signed by Sharadkumar B. Chalikwar  
DN. cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD  
email=cmd@vastukala.org, c=IN  
Date: 2024.03.12 12:06:18 +05'30'



Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

State Bank of India Empanelment No.: SME/TCC/2021-22/85/13

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 &amp; Designation of the Inspecting Official/s)

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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, Sharadkumar 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 12.03.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My engineer Rajesh Ghadi has personally inspected the property on 11.03.2024. 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 AEAPC7114Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure

- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am a Valuer, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Sanjay Murlidhar Karale from Mr. Gurpreet Singh Anand vide Agreement for sale dated 26.04.2017.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECCC Panvel to assess Fair Market Value value of the property for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 purpose
3	identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer Rajesh Ghadi - Valuation Engineer Shobha Kuperkar - Technical Manager Jayaraja Acharya - 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 - 12.03.2024 Date of Report - 12.03.2024
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





## 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 **226.00 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.