

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Akhilesh Ravindranath Gupta & Mr. Satish Ravindranath Gupta**

Residential Flat No. 101, 1st Floor, "Somane House Co-Op. Hsg. Soc. Ltd.", Village – Chendani, Koliwada,
Thane (West), PIN Code – 400 601, State – Maharashtra, Country – India.

Latitude Longitude: 19°11'15.4"N 72°58'41.1"E

Valuation Done for:

Think. **State Bank of India** Create

RACPC Ghatkopar (West) Branch

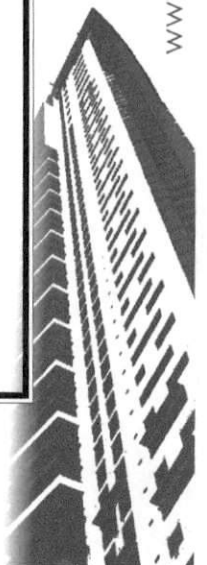
Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills Compound, LBS Marg,
Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India.

Vastukala Consultants (I) Pvt. Ltd.

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**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 101, 1st Floor, "**Somane House Co-Op. Hsg. Soc. Ltd.**", Village – Chendani, Koliwada, Thane (West), PIN Code – 400 601, State – Maharashtra, Country – India belongs to **Mr. Akhilesh Ravindranath Gupta & Mr. Satish Ravindranath Gupta.**

Boundaries of the property.

North : Ramesh Apartment
 South : Juhu Chandan Society
 East : Ratna Mani Building
 West : Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 97,20,000.00 (Rupees Ninety Seven Lakh Twenty Thousand 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.

Sharadkumar B. Chalikwar
 Digitally signed by Sharadkumar B. Chalikwar
 DN: cn=Sharadkumar B. Chalikwar,
 ou=Vastukala Consultants (I) Pvt. Ltd.,
 o=CMQ, email=cmq@vastukala.org, c=IN
 Date: 2021.11.26 12:32:58 +05'30'

C.M.D.

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.

Mumbai

121, 1st Floor, Akruti Star,
 Central Road, MIDC,
 Andheri (E), Mumbai - 400 093,
 (M.S.), INDIA

Tel. : +91 22 28371325
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 mumbai@vastukala.org

Delhi NCR

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 AWHO Society, Sohna Road,
 Sector - 49, Gurgaon,
 Haryana - 122018, INDIA

Mobile : +91 9216912225
 +91 9819670183
 delhincr@vastukala.org

Nanded

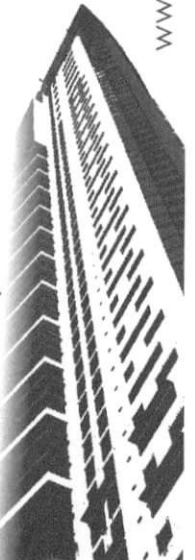
28, S.G.G.S. -
 Stadium Complex,
 Gokul Nagar,
 Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
 +91 2462 239909
 nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
 Aurangabad - 431 005,
 (M.S), INDIA

Tel. : +91 240 2485151
 Mobile : +91 9167204062
 +91 9860863601
 aurangabad@vastukala.org



Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093

To,
The Branch Manager,
State Bank of India
RACPC Ghatkopar (West) Branch
 Retail Assets Centralised Processing Centre,
 1st Floor, Ashok Silk Mills Compound, LBS Marg,
 Ghatkopar (West), Mumbai – 400 086, State –
 Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	To assess value of the property for Housing Loan Purpose.
2.	a) Date of inspection	24.11.2021
	b) Date on which the valuation is made	26.11.2021
3.	List of documents produced for perusal:	
	i) Copy of Agreement for Sale (4 pages from Document) dated 01.11.2018	
	ii) Copy of Occupancy Certificate dated 31.10.2018 Document No. V.P. No. S2C / 0109 / 16 / TMC / TDD / OCC / 0621 / 18 Issued by Thane Municipal Corporation.	
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)	<p>Mr. Akhilesh Ravindranath Gupta & Mr. Satish Ravindranath Gupta</p> <p>Address: Residential Flat No. 101, 1st Floor, "Somane House Co-Op. Hsg. Soc. Ltd.", Village – Chendani, Koliwada, Thane (West), PIN Code – 400 601, State – Maharashtra, Country – India.</p> <p>Contact Person: Mr. Akhilesh Gupta (Self)</p> <p>Joint Ownership N.A., as the property age is below 5 years</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	The property is a residential flat is located on 1 st floor. The composition of flat is having 1 Bedroom + Living Room + Kitchen + W.C. + Bath. The property is at 500 Mts. distance from nearest railway station Thane
6.	Location of property	
	a) Plot No. / Survey No.	Tikka No. 2
	b) Door No.	Residential Flat No. 101
	c) C.T.S. No. / Village	CTS No. 247 of Village - Chendani
	d) Ward / Taluka	Taluka – Thane
	e) Mandal / District	District - Thane
	f) Date of issue and validity of layout of approved map / plan	N.A. Copy of Approved Building Plan were not Provided & not Verified.
	g) Approved map / plan issuing authority	

Reports Scrutinised

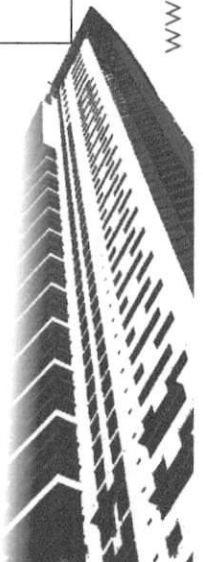
 Asst. / Dy. Manager, CM



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	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	:	No
7.		Postal address of the property	:	Residential Flat No. 101, 1 st Floor, "Somane House Co-Op. Hsg. Soc. Ltd.", Village – Chendani, Koliwada, Thane (West), PIN Code – 400 601, State – Maharashtra, Country – India.
8.		City / Town	:	Thane
		Residential area	:	Yes
		Commercial area	:	No (R)
		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 - Chendani Thane 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 actual Site As per Agreement
		North	:	Ramesh Apartment Details not provided
		South	:	Juhu Chandan Society Details not provided
		East	:	Ratna Mani Building Details not provided
		West	:	Road Details not provided
13.		Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.
				A B As per the Deed Actuals
		North	:	-
		South	:	-
		East	:	-
		West	:	-



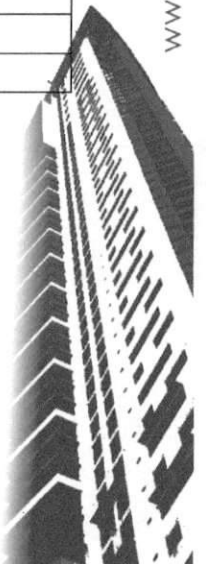
4.	Extent of the site	: Carpet Area in Sq. Ft. = 440.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 450.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 540.00 (Carpet Area + 20%)
14.1	Latitude, Longitude & Co-ordinates of flat	: 19°11'15.4"N 72°58'41.1"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Built up Area in Sq. Ft. = 540.00 (Carpet Area + 20%)
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.	: CTS No. 247 of Village - Chendani
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village - Chendani Thane Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 101, 1 st Floor, " Somane House Co-Op. Hsg. Soc. Ltd. ", Village - Chendani, Koliwada, Thane (West), PIN Code - 400 601, State - Maharashtra, Country - India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2018 (As per Occupancy Certificate)
5.	Number of Floors	: Stilt + 5 th Upper Floor
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 2 flats on 1 st floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 1 Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Stilt Car Parking Space
	Is Compound wall existing?	: Yes
	Is pavement laid around the Building	: Yes
III FLAT		
1	The floor in which the flat is situated	: 1 st Floor



2	Door No. of the flat	: Residential Flat No. 101
3	Specifications of the flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring
	Doors	: Teak wood door frame with flush door shutters
	Windows	: Powder Coated Aluminum Sliding Windows
	Fittings	: Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	: Cement Plastering with POP false ceiling
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of:	: Details not available
	Tax amount:	: Details not available
5	Electricity Service connection No.:	: Details not available
	Meter Card is in the name of:	: Details not available
6	How is the maintenance of the flat?	: Good
7	Sale Deed executed in the name of	: Mr. Akhilesh Ravindranath Gupta & Mr. Satish Ravindranath Gupta
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. = 540.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	: As per local norms
11	What is the Carpet Area of the flat?	: Carpet Area in Sq. Ft. = 440.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 450.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
13	Is it being used for Residential or Commercial purpose?	: Residential
14	Is it Owner-occupied or let out?	: Owner Occupied
15	If rented, what is the monthly rent?	: ₹ 30,000.00 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 developing area
3	Any negative factors are observed which affect the market value in general?	: No
V	Rate	:
1	After analyzing the comparable sale instances, what is the composite rate for a	: ₹ 17,000.00 to ₹ 19,000.00 per Sq. Ft. on Built up Area



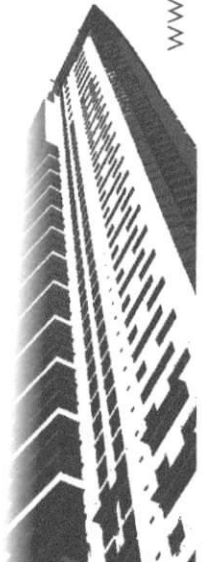
	similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	: ₹ 18,000.00 per Sq. Ft.
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,800.00 per Sq. Ft.
	II. Land + others	: ₹ 15,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Flat for new property (an evidence thereof to be enclosed)	: ₹ 90,900.00 per Sq. M. i.e. ₹ 8,444.00 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)	: ₹ 2,800.00 per Sq. Ft.
	Age of the building	: 3 Years
	Life of the building estimated	: 57 years, Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A., as the property age is below 5 years
	Depreciated Ratio of the building	: <i>Think Innovate. Create</i>
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,800.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 15,200.00 per Sq. Ft.
	Total Composite Rate	: ₹ 18,000.00 per Sq. Ft.
	Remarks:	



Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking)	540.00Sq. Ft.	18,000.00	97,20,000.00
3	Wardrobes			
4	Showcases /			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			
9	Extra collapsible gates / grill works etc.			
10	Potential value, if any			
11	Others			
Total / Realizable Value of the property				97,20,000.00
Insurable value of the property				15,12,000.00
Guideline Value of the Property (540.00 x 8,445.00)				45,60,300.00

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 ₹ 17,000.00 to ₹ 19,000.00 Per Sq. Ft. on Built up Area. Considering the rate with attached report, current market conditions, demand and supply position, flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 18,000.00 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	₹ 30,000.00 rental income per month
iii) Any likely income it may generate	Rental Income

For VASTUKALA CONSULTANTS (I) PVT. LTD.
 Sharadkumar B. Chalikwar
 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: 2021.11.26 12:33:06 +05'30'

C.M.D.

Director

Sharadkumar B. Chalikwar

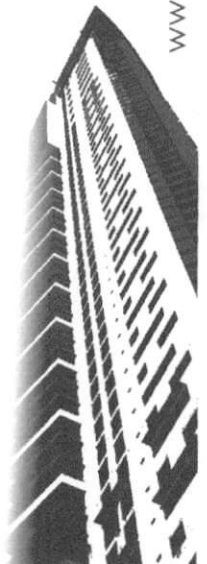
Govt. Reg. Valuer
 Chartered Engineer (India)
 Reg. No. (N) CCIT/1-14/52/2008-09
 SBI Empanelment No.: SME/TCC/2021-22/85/13

Place: Mumbai

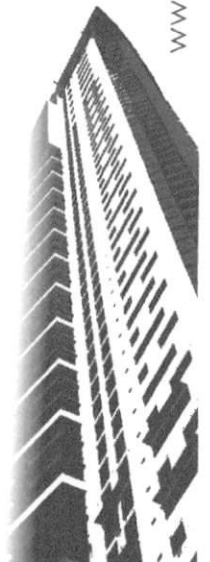
Date: 26.11.2021



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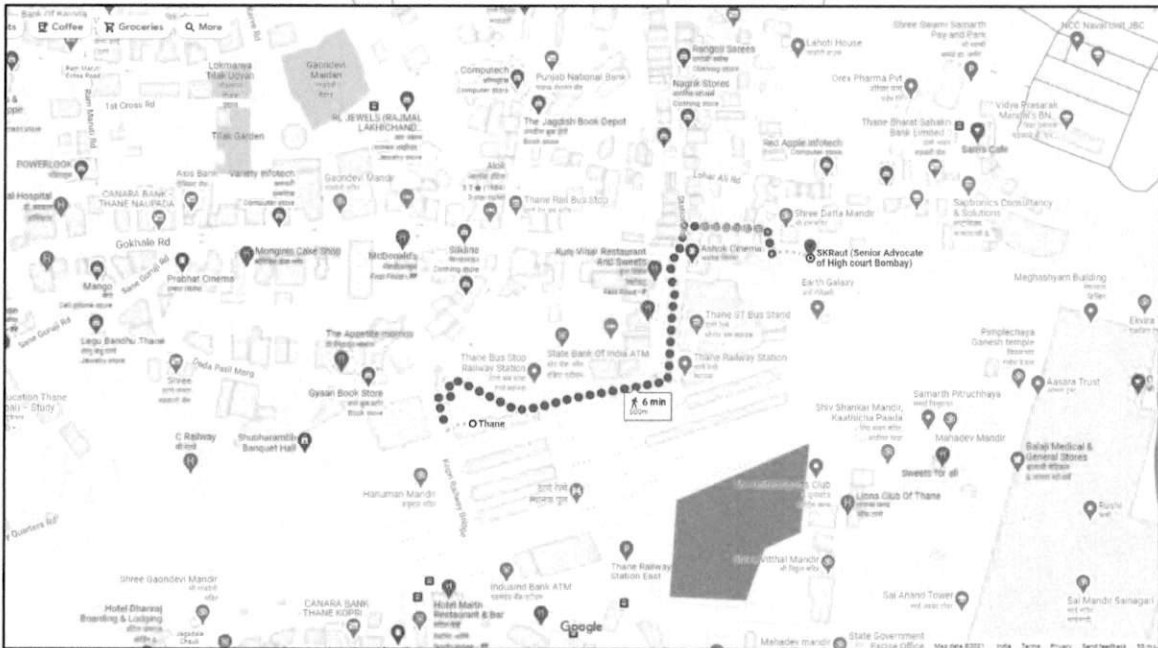


Actual site photographs



Route Map of the property

Site u/r



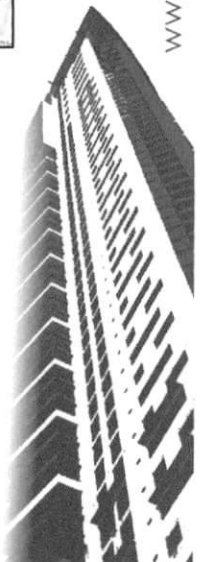
Latitude Longitude: 19°11'15.4"N 72°58'41.1"E

Note: The Blue line shows the route to site from nearest metro station (Thane – 500 Mts.)



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Ready Reckoner Rate

DIVISION / VILLAGE : CHENDANI Commence From 1st April 2021 To 31st March 2022						
Type of Area	Urban		Local Body Type	Corporation - Class "B"		
Local Body Name	Thane Municipal Corporation					
Land Mark	8D) On East of Old Station Road upto Creek, On North Chendani Villages' North Boundary, On West Old Station Road, On East Thane Creek, On South railway line. All the Properties within this Boundaries. (Tika No. 2, 2/2, 9/13/14 and 24)					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
1	1/5	36300	90900	109200	174800	109200
Tika No. 2. C. T. S. No. 2/7 to 2/14 Tika No. 2/2. C. T. S. No. 2/2/71 to 2/2/79, 2/2/80A-1, 2/2/80A-2, 2/2/80B, 2/2/80C, 2/2/81, 2/2/82, 2/2/106 to 2/2/126, 2/2/127A, 2/2/127B, 2/2/128G, 2/2/129, 2/2/130, 2/2/131, 2/2/132A, 2/2/132B.						
<input type="checkbox"/> Compare With Previous Year						



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Price Indicators

NOBROKER

2 BHK Flat For Sale In Mayur Society In Thane West
Gokhale Road Hauxpada, Near,Shri Sagar Vtg. Restaurant

₹ 2.1 Crores
Non- negotiable

₹ 1.2 Lacs/Month
Estimated EM) -

1,130
Sq.Ft

Need Home Loan ?
Apply Loan

Nov 23, 2021
Posted On

Immediately
Possession

NA
Balkony

Mayur Society
Apartment

None
Power Backup

Get Owner Details

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

Request For Photos

Nearby: Dev Corpra Mindspace Airoli West The Appetite Monos Eternity Mall Shrin Apartments

Overview

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	NA
Builtup Area	1,130 Sq.Ft	Furnishing Status	Unfurnished Furnish Now
Facing	East	Floor	3/7

Activity On This Property

0 Unique Views 0 Shortlists 0 Contacted

Powered By: NREEstimate

Similar Properties

NOBROKER

1 BHK Flat For Sale In Chandani Koliwada (Cidco)
skutt mandir road

₹ 1 Crore
Negotiable

₹ 57,314/Month
Estimated EM) -

550
Sq.Ft

Need Home Loan ?
Apply Loan

Aug 27, 2021
Posted On

Immediately
Possession

1
Balkony

Standalone Building

None
Power Backup

Get Owner Details

Report what was not correct in this property
Listed by Broker Sold Out Wrong Info

Photos Location

Nearby: Mindspace Airoli West Gigaplex IT Park The Appetite Monos Eternity Mall Shrin Apartments

Overview

Age of Building	>30 Years	Ownership Type	Self Owned
Maintenance Charges	₹5.4 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	550 Sq.Ft	Furnishing Status	Semi Furnish Now
Facing	North	Floor	4/5

Activity On This Property

0 Unique Views 0 Shortlists 0 Contacted

Powered By: NREEstimate

Similar Properties



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.

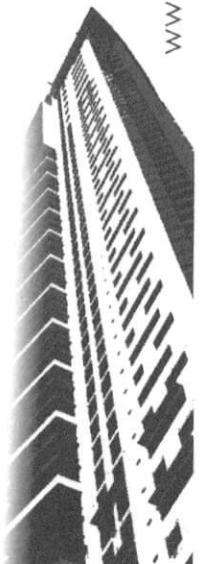
We Hope this will satisfy your requirements.



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As a result of my appraisal and analysis, it is my considered opinion that the above property in the prevailing condition with aforesaid specifications is ₹ 97,20,000.00 (Rupees Ninety Seven Lakh Twenty Thousand Only).

Place: Mumbai

Date: 26.11.2021

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

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: 2021.11.26 12:32:13 +05'30'

C.M.D.

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI 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 & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
Model code of conduct for valuer - (Annexure II)	Attached



(Annexure-I)

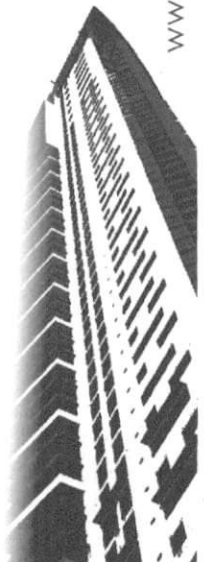
DECLARATION-CUM-UNDERTAKING

I, Sharadkumar Chalikwar son of Shri. BaburaoChalikwardo 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 26.11.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 24.11.2021. 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

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Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AEAPC0117Q
- 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. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Akhilesh Ravindranath Gupta & Mr. Satish Ravindranath Gupta from M/s. Kartik Enterprises Vide Agreement for Sale dated 01.11.2018.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Ghatkopar (West) Branch, Mumbai to assess value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Kashinath Ugale – Valuation Engineer Nitesh Khedekar – Processing Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 24.11.2021 Valuation Date – 26.11.2021 Date of Report – 26.11.2021
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 24.11.2021
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.

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10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Date: 26.11.2021
Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar
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: 2021.11.26 12:33:20 +05'30'

C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **26th November 2021** 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 and site visit conducted, we understand that the subject property is Residential Flat, admeasuring 540.00 Sq. Ft. Built up Area in the name of **Mr. Akhilesh Ravindranath Gupta & Mr. Satish Ravindranath Gupta**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Akhilesh Ravindranath Gupta & Mr. Satish Ravindranath Gupta**. 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, we understand that the Residential Flat, admeasuring 540.00 Sq. Ft. Built up Area.

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.

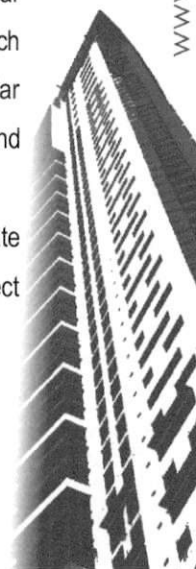
The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for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



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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

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 540.00 Sq. Ft. Built up Area.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

