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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Client / Borrower: **M/s. Jijau Constructions**

Name of Owner: **Shri. Nilesh Bhagwan Sambre**

Residential Land Bearing Plot No. 1 to 45, Out of Old Survey No. 2,37/1/1 Paiki, 41, 45/1/1 Paiki, New Survey No. 65, Tilsa Road, Off Wada Malwada Road, Village - Desai, Taluka - Wada, District - Palghar, PIN - 421 303, State - Maharashtra, Country - India.

Longitude Latitude: 19°39'52.0"N 73°09'27.9"E

Intended User:

State Bank of India

Backbay Reclamation Branch - Nariman Point

Tulsiani Chambers, 1st Floor, Free Press Journal Marg, Nariman Point,
Mumbai - 400021, State - Maharashtra, Country - India.



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- | | | | |
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Regd. Office

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Valuation Report: SBI / Backbay Reclamation Branch - Nariman Point / Shri. Nilesh Bhagwan Sambre (008672/2306681) Page 3 of 28

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Vastu/Mumbai/06/2024/008672/2306681

11/12-125-AU

Date: 11.06.2024

1. VALUATION OPINION REPORT

This is to certify that the property Residential Land Bearing Plot No. 1 to 45, Out of Old Survey No. 2,37/1/1 Paiki, 41, 45/1/1 Paiki, New Survey No. 65, Tilsa Road, Off Wada Malwada Road, Village - Desai, Taluka - Wada, District - Palghar, PIN - 421 303, State - Maharashtra, Country - India belongs to **Shri. Nilesh Bhagwan Sambre**.

Boundaries of the property.

North : Property of Dilip Traders & Open Plot
South : Tilsa Road
East : Open Plot
West : Wada Phataka Factory

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Residential Land	4,83,12,000/-	4,34,80,800/-	3,86,49,600/-

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

Hence certified.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: TCC/ 2022-23/1121/NSVN/1

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.12 11:34:49 +05'30'

Auth. Sign.



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Regd. Office

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Vastukala Consultants (I) Pvt. Ltd.

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

To,

**The Branch Manager,
State Bank of India**

Backbay Reclamation Branch - Nariman Point

Tulsiani Chambers, 1st Floor, Free Press Journal Marg,
Nariman Point, Mumbai - 400021, State - Maharashtra,
Country - India.

2. VALUATION REPORT (IN RESPECT OF RESIDENTIAL LAND)

I General	
1.	Purpose for which the valuation is made : As per the request from State Bank of India, Backbay Reclamation Branch - Nariman Point to assess Fair market value of the property for banking purpose.
2.	a) Date of inspection : 14.05.2024
	b) Date on which the valuation is made : 11.06.2024
3.	Copy of List of documents produced for perusal
	1. Sale Deed, Reg. No. 1761/2014 dated 07.11.2014 between Shri. Nilesh Bhagwan Sambre (Purchaser) AND Shri. Tushar Narayan Raul (Seller)
	2. N.A. Order, No. Mahsul / K-1/T-2/NAP/SR-76/03 dated 05.12.2003 issued by Upper District Collector, Thane, Head Office Jawhar.
	3. 7/12 Extracts
	4. Layout Plan, Approval No. Mahsul / K-1/T-2/NAP/SR-76/03 dated 05.12.2003 issued by Upper District Collector, Thane, Head Office Jawhar.
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) : Shri. Nilesh Bhagwan Sambre Address: Residential Land Bearing Plot No. 1 to 45, Out of Old Survey No. 2,37/1/1 Paiki, 41, 45/1/1 Paiki, New Survey No. 65, Tilsa Road, Off Wada Malwada Road, Village - Desai, Taluka - Wada, District - Palghar, PIN - 421 303, State - Maharashtra, Country - India. Contact Person: Mr. Siddharth Sambare (Owner's Representative) Contact No: +91 79726 15957
5.	Brief description of the property (including Leasehold / freehold etc.) :
	The property is located in a developing area having basic infrastructure, well connected by road. The immovable property comprises of freehold Residential Land. It is located at about 1.9 KM. travelling distance from Wada Bus Depot.
	Land: As per agreement, The Purchased Property is Plot Nos.1 to 45 with Garden area, 2 Roads, Public area, Water Body area. It is a part of common amenity / utility area of the layout which is to be jointly used by the owner of



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the individual plot which cannot be sold to an individual person. Hence not considered for the purpose of valuation.

The Total plot area as per agreement is 41,196.00 Sq. M. which is inclusive of Garden area, 2 Roads, Public area, Water Body area.

As per Sale Deed, the Land area details of Plot No. 1 to 45 is as below and considered for the purpose of valuation.

Plot No.	Area in Sq. M.	Plot No.	Area in Sq. M.
1	500.00	29	500.00
2	500.00	30	300.00
3	500.00	31	300.00
4	500.00	32	500.00
5	500.00	33	500.00
6	500.00	34	500.00
7	500.00	35	500.00
8	500.00	36	500.00
9	460.00	37	500.00
10	450.00	38	500.00
11	450.00	39	500.00
12	400.00	40	500.00
13	450.00	41	500.00
14	500.00	42	500.00
15	400.00	43	700.00
16	450.00	44	400.00
17	500.00	45	250.00
18	500.00	Total (A)	21,960.00
19	600.00		
20	650.00	Garden	4,469.00
21	700.00	Road	11,143.00
22	500.00	Public	2,120.00
23	500.00	Road	1,004.00
24	500.00	W.B.	500.00
25	500.00	Total (B)	19,236.00
26	500.00		
27	500.00	Grand Total (A + B)	41,196.00
28	500.00	Area considered for valuation (A)	21,960.00

As per Site Inspection, No Development for any residential plot. At the time of visit, the property was only having M.S. Color coated sheet cladding on part portion of south boundary facing Tilsa Road having height upto 6 M. Rest all boundaries were unidentified.

The property was partly used for redimix plant and sand storage. Partly open unused land without any demarcation.

6.	Location of property	:				
	a) Plot No. / Survey No.	:	Plot No. 1 to 45, Out of Old Survey No. 2,37/1/1 Paiki, 41, 45/1/1 Paiki, New Survey No. 65			
	b) Door No.	:	-			
	c) C.T.S. No. / Village	:	Village - Desai			
	d) Ward / Taluka	:	Taluka - Wada			
	e) Mandal / District	:	District - Palghar			
7.	Postal address of the property	:	Residential Land Bearing Plot No. 1 to 45, Out of Old Survey No. 2,37/1/1 Paiki, 41, 45/1/1 Paiki, New Survey No. 65, Tilsa Road, Off Wada Malwada Road, Village - Desai, Taluka - Wada, District - Palghar, PIN - 421 303, State - Maharashtra, Country - India.			
8.	City / Town	:	Village - Desai, District Palghar			
	Residential area	:	Yes			
	Commercial area	:	No			
	Industrial area	:	No			
9.	Classification of the area	:				
	i) High / Middle / Poor	:	Middle Class			
	ii) Urban / Semi Urban / Rural	:	Rural Area			
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Grampanchayat Desai			
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.	In Case it is Agricultural Land, any conversion to house site plots is contemplated	:	No, it is Residential Plots.			
13.	Boundaries of the property					
	Particulars		North	South	East	West
			As per Site Inspection			
	Plot No. 1 to 45		Property of Dilip Traders & Open Plot	Tilsa Road	Open Plot	Wada Phataka Factory
			As per Documents			
	Plot No. 8 to 72		Details not available	Details not available	Details not available	Details not available
14.1	Dimensions of the site	:				
			A		B	
			As per the Sale Deed		Actuals	
	North	:	N.A., Layout Plan is not clearly showing the dimension of the plots. Some plots are irregular in shape.			
	South	:				
	East	:				
	West	:				
14.2	Latitude, Longitude & Co-ordinates of property	:	19°39'52.0"N 73°09'27.9"E			
14.	Extent of the site	:	Land area = 21,960.00 Sq. M.			
15.	Extent of the site considered for Valuation	:	(As per Sale Deed)			

	(least of 14A& 14B)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: At the time of visit, The property was partly used for redimix plant and sand storage. Partly open unused land without any demarcation and under owner's possession.
II CHARACTERISTICS OF THE SITE		
1.	Classification of locality	: Middle lass
2.	Development of surrounding areas	: Under developing residential cum commercial area
3.	Possibility of frequent flooding/ submerging	: No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available nearby wada
5.	Level of land with topographical conditions	: Plain land
6.	Shape of land	: Some plots are Rectangular and some are Irregular in Shape
7.	Type of use to which it can be put	: Residential
8.	Any usage restriction	: Residential
9.	Is plot in town planning approved layout?	: Yes
10.	Corner plot or intermittent plot?	: Intermittent
11.	Road facilities	: Yes
12.	Type of road available at present	: Tar Road
13.	Width of road – is it below 12 meter or more than 20 ft.	: Above 20 ft.
14.	Is it a Land – Locked land?	: No
15.	Water potentiality	: N.A. as the property is open land
16.	Underground sewerage system	: N.A. as the property is open land
17.	Is Power supply is available in the site	: N.A. as the property is open land
18.	Advantages of the site	: Located in developing Residential cum Commercial Area
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	: No
Part – A (Valuation of land)		
1	Size of plot	: Land area = 21,960.00 Sq. M. (As per Sale Deed)
	North & South	: N.A., Layout Plan is not clearly showing the dimension of the plots. Some plots are irregular in shape.
	East & West	: plots. Some plots are irregular in shape.
2	Total extent of the plot	: Land area = 21,960.00 Sq. M. (As per Sale Deed)
3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 2,000/- to 2,500/- per Sq. M. Presently Land was partly used as for redimix cement plant and sand storage and rest land was unoccupied. There was no road demarcation / internal demarcation of sub plotting also. Hence for the purpose of valuation, we have considered rates for large unplotted land only. Price Indicators have been attached. Sale Instances for Similar properties were not available.
4	Ready Reckoner rate from Government Portal	: ₹ 1,280/- per Sq. M.

	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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation of Land	:	₹ 2,200/- per Sq. M.
6	Estimated value of land	:	₹ 4,83,12,000/-
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	N.A. as the property under consideration is land only
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. as the property under consideration is land only
	c) Year of construction	:	N.A. as the property under consideration is land only
	d) Number of floors and height of each floor including basement, if any	:	N.A. as the property under consideration is land only
	e) Plinth area floor-wise	:	N.A. as the property under consideration is land only
	f) Condition of the building	:	N.A. as the property under consideration is land only
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. as the property under consideration is land only
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. as the property under consideration is land only
	g) Date of issue and validity of layout of approved map	:	N.A. as the property under consideration is land only
	h) Approved map / plan issuing authority	:	
	i) Whether genuineness or authenticity of approved map / plan is verified	:	
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	No

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	N.A. as the property under consideration is land only
2.	Basement	:	N.A. as the property under consideration is land only
3.	Superstructure	:	N.A. as the property under consideration is land only
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	N.A. as the property under consideration is land only
5.	RCC Works	:	N.A. as the property under consideration is land only
6.	Plastering	:	N.A. as the property under consideration is land only
7.	Flooring, Skirting, dado	:	N.A. as the property under consideration is land only
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. as the property under consideration is land only
9.	Roofing including weatherproof course	:	N.A. as the property under consideration is land only
10.	Drainage	:	N.A. as the property under consideration is land only
2.	Compound Wall	:	
	Height	:	Barbeque Wire fencing for entire layout, No compound wall

	Length	:	for individual plots.
	Type of construction	:	
3.	Electrical installation	:	
	Type of wiring	:	N.A. as the property under consideration is land only
	Class of fittings (superior / ordinary / poor)	:	N.A. as the property under consideration is land only
	Number of light points	:	N.A. as the property under consideration is land only
	Fan points	:	N.A. as the property under consideration is land only
	Spare plug points	:	N.A. as the property under consideration is land only
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	N.A. as the property under consideration is land only
	b) No. of wash basins	:	N.A. as the property under consideration is land only
	c) No. of urinals	:	N.A. as the property under consideration is land only
	d) No. of bathtubs	:	
	e) Water meters, taps etc.	:	N.A. as the property under consideration is land only
	f) Any other fixtures	:	N.A. as the property under consideration is land only

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	N.A. as the property under consideration is land only
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total	:	

Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	N.A. as the property under consideration is land only
2.	Glazed tiles	:	
3.	Extra sinks and bathtub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum handrails	:	
10.	False ceiling	:	
	Total	:	

Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	N.A. as the property under consideration is land only
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total	:	

Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. as the property under consideration is land only
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	



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Total		
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Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	28,370.00	1,280/-	2,81,08,800/-

3. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part - A	Land	₹ 4,83,12,000/-
Part - B	Buildings	-
Part - C	Compound Wall	-
Part - D	Amenities	-
Part - E	Pavement	-
Part - F	Services	-
	Fair Market Value In (₹)	₹ 4,83,12,000/-
	Realizable Value In (₹)	₹ 4,34,80,800/-
	Distress Sale Value In (₹)	₹ 3,86,49,600/-
	Insurable Value In (₹)	N.A. as the property under consideration is land only
Remarks	<p>1. <u>As per agreement, Net Plot area of Plot No. 1 to 45 is 21,960.00 Sq. M. The Total plot area as per agreement is 41,196.00 Sq. M. which is inclusive of Garden, 2 Roads, Public area, Water Body. Hence for the purpose of valuation we have considered net plot area of Plot No. 1 to 45 is 21,960.00 Sq. M. only.</u></p> <p>2. <u>At the time of visit, the property was only having M.S. Color coated sheet cladding on part portion of south boundary facing Tilsa Road. Rest all boundaries were unidentified.</u></p> <p>3. <u>Presently Land was partly used as for cement plant and sand storage and rest land was unoccupied. There was no road demarcation / internal demarcation of sub plotting also. Hence for the purpose of valuation, we have considered rates for large unplotted land only.</u></p>	

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 Property Documents 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 Property Documents 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.



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METHOD OF VALUATION / APPROACH

Land cost can be estimated using the Sales Comparison Approach or Market Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

As the property is a Residential land, we have adopted Sales Comparison Approach for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 2,000/- to 2,500/- per Sq. M. There was no road demarcation / internal demarcation of sub plotting also. Hence for the purpose of valuation, we have considered rates for large unplotted land only. We have adopted ₹ 2,200/- per Sq. M. for the purpose of valuation. Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for Residential Plot, all round development of Residential application in the locality etc.

The saleability of the property is: Normal

Likely rental values in future in: N.A.

Any likely income it may generate: N.A.



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4. ACTUAL SITE PHOTOGRAPHS



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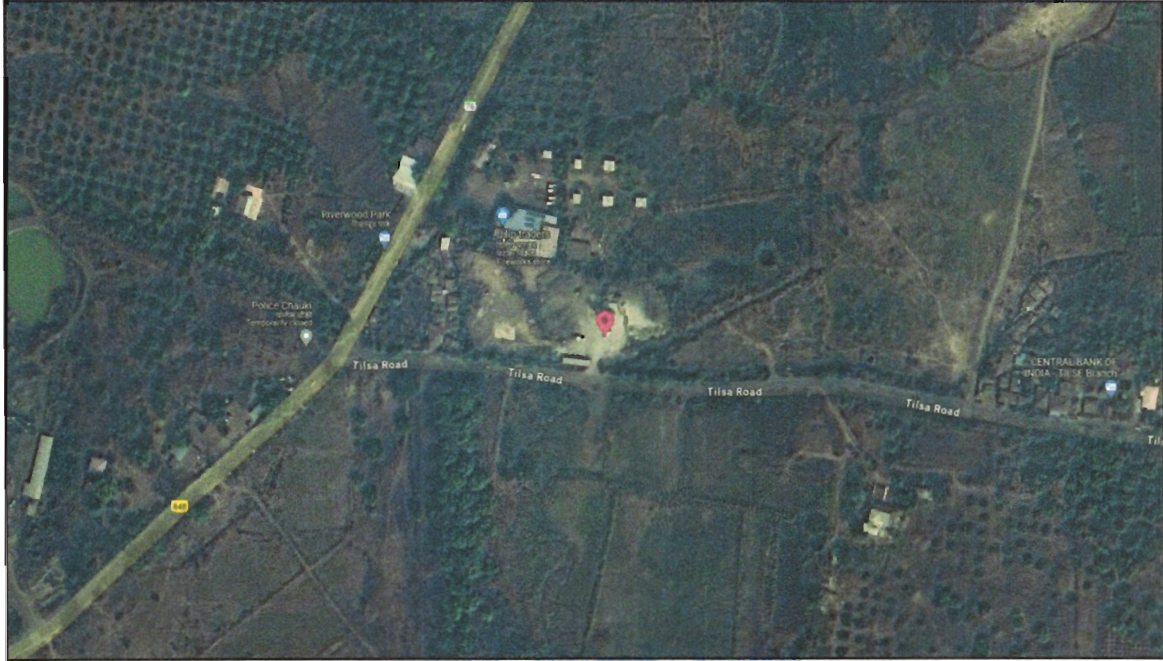
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5. ROUTE MAP OF THE PROPERTY

Site u/r



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°39'52.0"N 73°09'27.9"E

Note: The Blue line shows the route to site from nearest Bus Depot (Wada Bus Depot – 1.9 KM.)




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6. 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)

Home
Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: Palghar

Select Taluka: Vada

Select Village: Desai

Vibhag Number: 6

Assesment Type	Assesment Range	Rate Rs/-	Unit
दुकाने	0-0	33700	चौरस मीटर
गावठाणातील मिळकती	0-0.00	1600	चौरस मीटर
हायवेवरील जमिनी	0-0	1370	चौरस मीटर
विनशेती जमीनी/भूखंड	0-0	1280	चौरस मीटर
औद्योगिक विनशेती जमिनी	0-0.00	1370	चौरस मीटर
1 2			

7. PRICE INDICATOR

Property	Residential Land		
Source	https://www.99acres.com		
Particulars	Area in Sq. Ft.	Rate per Sq. Ft.	Rate per Sq. M.
Residential Plot	12,000.00	333.00	3,588.00

99acres

Buy

Sell/Rent Property

Home > Property in Palghar > Plots in Palghar > Plots in Wada

Posted on Apr 13, 2024 | Ready to move

₹40 Lac @ 333 per sq ft

Estimated EMI ₹ 31,948

REERA STATUS NOT AVAILABLE Website: https://maharera.mahaonline.gov.in/

Overview
Owner Details
Recommendations
Articles

Dimensions

Plot area 12000 sq.ft. (1154.84 sq.m.)

Address

Wada, Palghar

Authority approved

Yes

No. of Open Sides

4

Price

₹ 40 Lac

@ 333 per sq.ft. (Negotiable)

Corner Property

Yes

Gated Society

Yes

Overlooking

Others, Club, Pool, Park/Garden

Why should you consider this property?

Corner Property
Overlooking Park/Garden
Feng Shui/ Vaastu Compliant

Transaction Type: **Resale**

Boundary Wall: **Yes**

Approved By: **Local Authority** (as provided by dealer)

Property Ownership: **Freehold**

Property Code: **P74710575**

www.99acres.com/P74710575

Gated Community: **Yes**

No. of Open sides: **4**

Corner Property: **Yes**

About Property

Address: Wada, Palghar, Maharashtra

Na land.

Four plots of 3000 sq ft each. Can be sold two plots each.

Contact Owner FREE

Shortlist

Photos not shared by advertiser

Request Photos

Send Feedback



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PRICE INDICATOR

Property	Residential Land		
Source	https://www.99acres.com		
Particulars	Area in Sq. Ft.	Rate per Sq. Ft.	Rate per Sq. M.
Residential Plot	2,800.00	357.00	3,843.00

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Sell/Rent Property FREE

Home > Property in Paighar > Plots in Paighar > Plots in Wada Hanuman Mandir Rd > 5 to 10 Lakh

Posted on Jun 06, 2024 | Ready to move

₹ 10 Lac


@ 357 per sq.ft.

Estimated EMI ₹ 7,987

REERA STATUS NOT AVAILABLE Website: https://mahareraact.mahaonline.gov.in/

Overview
Owner Details
Locality Reviews
Recommendations
Articles

Property (4)



Photos (1/4)

Dimensions
Plot area 2800 sq.ft. (2613 sq.m.)

Address
Paighar

Gated Society
Yes

Possession
Immediate

Price
₹ 10 Lac
@ 357 per sq.ft.

Corner Property
Yes

Overlooking
Pool, Main Road, Park/Garden

Boundary wall
Yes

Why should you consider this property?

Corner Property
Overlooking Park/Garden
Overlooking Main Road

Transaction Type: Resale

Boundary Wall: Yes

Property Ownership: Freehold

Property Code: S61452576

www.99acres.com/S61452576

Gated Community: Yes

Corner Property: Yes

Send Feedback

Contact Owner FREE

Shortlist

About Property

Address: Wada Hanuman Mandir Rd, Paighar, Maharashtra

Its a gated community of more then 600 bungalow plots with vaitarna river nearby. Has resort facility available.

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PRICE INDICATOR

Property	Residential Land		
Source	https://www.magicbricks.com		
Particulars	Area in Sq. Ft.	Rate per Sq. Ft.	Rate per Sq. M.
Residential Plot	10,600.00	255.00	2,745.00

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹ 27.0 Lac ₹ 255/sqft EMI - ₹ 12k | [Get pre-approved loan](#)

Plot For Sale in [Wada, Palghar](#) [View on map](#) [Bhiwandi Warehouse Corridor](#)



1 Photos

Gated Colony **Corner Plot**

Plot Area	No Of Open Sides	Any Construction Done
10,600 sqft	2	No
Boundary Wall	Transaction Type	
No	Resale	

✔ Property in a Gated Locality

Contact Owner
Get Phone No.
👤 Last contact made 45 days ago

More Details

Price	₹ 27 Lac
Address	Wada, Palghar, Maharashtra
Additional Features	In a gated colony.
Width of road facing	5m
No of Open Sides	2

As a result of my appraisal and analysis, it is my considered opinion that the present Market value of the above property in the prevailing condition with aforesaid specifications is as follows

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Residential Land	4,83,12,000/-	4,34,80,800/-	3,86,49,600/-

Place: Mumbai

Date: 11.06.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.12 11:35:12 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: TCC/ 2022-23/1121/NSVN/1

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



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(Annexure-IV)

8. DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao 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 11.06.2024 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) I/ my authorized representative has personally inspected the property on 14.05.2024. 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



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- o) My PAN Card number as applicable is AERPC9086P
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure -V - A signed copy of same to be taken and kept along with this declaration)
- u) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w) I am the Director of the company, 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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Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	The Residential Land is owned by Shri. Nilesh Bhagwan Sambre vide Sale Deed, Reg. No. 1761/2014 dated 07.11.2014 from Shri. Tushar Narayan Raul.
2	Purpose of valuation and appointing authority	As per the request from State Bank of India, Backbay Reclamation Branch - Nariman Point to assess Fair Market Value of the property for banking purpose.
3	Identity of the Valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Umang Patel – Regd. Valuer Akhilesh Yadav – Technical Manager
4	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	Date of appointment, valuation date and date of report;	Date of Appointment – 14.05.2024 Valuation Date – 11.06.2024 Date of Report – 11.06.2024
6	Inspections and/or investigations undertaken;	Physical Inspection done on 14.05.2024
7	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online 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;	Comparative Sales Method / Market Approach
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 land size, location, sustained demand for residential land, all round development of residential application in the locality etc.
11	Major factors that were taken into account during the valuation.	Nil
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

9. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **11th June 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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



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Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a contiguous and residential land parcel admeasuring **21,960.00 Sq. M.** The property is owned by **Shri. Nilesh Bhagwan Sambre**. At present, the property is partly used for redimix plant and sand storage. Partly open unused land without any demarcation and under owner's possession. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the property is in the name of **Shri. Nilesh Bhagwan Sambre**. 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the documents, we understand that the subject property is contiguous and residential land parcel admeasuring **21,960.00 Sq. M.**

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



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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 Sales Comparison Approach.

The Sales 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 land 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 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.

Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

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 currently contiguous and residential land parcel admeasuring **21,960.00 Sq. M.**



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10. 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.



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(Annexure - V)

11. MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

7. 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.
8. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
9. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
10. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
11. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

12. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
13. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
14. 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.
15. 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.
16. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
17. 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

18. 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.
19. 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.



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20. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
21. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
22. 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.
23. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
24. As an independent valuer, the valuer shall not charge success fee.
25. 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

26. 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

27. 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.
28. 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.
29. 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.
30. 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.



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Gifts and hospitality:

31. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
32. 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, 2020.
33. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

34. 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.
35. 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.

36. 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.
37. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

38. 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.
39. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.12 11:35:39 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: TCC/ 2022-23/1121/NSVN/1



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Valuation Report: SBI / Backbay Reclamation Branch - Nariman Point / Shri. Nilesh Bhagwan Sambre (008672/2306681) Page 3 of 28

Vastu/Mumbai/06/2024/008672/2306681

11/12-125-AU

Date: 11.06.2024

1. VALUATION OPINION REPORT

This is to certify that the property Residential Land Bearing Plot No. 1 to 45, Out of Old Survey No. 2,37/1/1 Paiki, 41, 45/1/1 Paiki, New Survey No. 65, Tilsa Road, Off Wada Malwada Road, Village - Desai, Taluka - Wada, District - Palghar, PIN - 421 303, State - Maharashtra, Country - India belongs to **Shri. Nilesh Bhagwan Sambre**.

Boundaries of the property.

North	:	Property of Dilip Traders & Open Plot
South	:	Tilsa Road
East	:	Open Plot
West	:	Wada Phataka Factory

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Residential Land	4,83,12,000/-	4,34,80,800/-	3,86,49,600/-

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

Hence certified.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: TCC/ 2022-23/1121/NSVN/1

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.12 11:34:49 +05'30'

Auth. Sign.



Our Pan India Presence at :

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- Nashik
- Pune
- Ahmedabad
- Rajkot
- Indore
- Delhi NCR
- Raipur
- Jaipur

Regd. Office

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