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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Mahesh Gopal Shetty & Mrs. Sulochana Gopal Shetty**

Residential Flat No. 1907, 19<sup>th</sup> Floor, Galenia, "Arihant Aspire - Phase II", Village – Palaspe,  
Taluka – Panvel, District – Raigad, PIN – 410 221, State - Maharashtra, Country – India.

Latitude Longitude - 18°57'44.1"N 73°07'56.9"E

### Intended User:

**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

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
| Aurangabad | Pune   | Indore    | Jaipur    |

### Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the Under construction property bearing Residential Flat No. 1907, 19<sup>th</sup> Floor, Galenia, "Arihant Aspire - Phase II", Village – Palaspe, Taluka – Panvel, District – Raigad, PIN – 410 221, State - Maharashtra, Country – India belongs to **Mr. Mahesh Gopal Shetty & Mrs. Sulochana Gopal Shetty**.

### Boundaries of the property

North : Hortensia Tower  
South : Internal Road  
East : Open Plot  
West : Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 80,24,000.00 (Rupees Eighty Lakhs Twenty-Four 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.**

**Director**

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl: Valuation report.

**Auth. Sign.**




### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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# Vastukala Consultants (I) Pvt. Ltd.

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

To,

**The Branch Manager,**

**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.



Name(s) of the Customer(s) / Borrower: **Mr. Mahesh Gopal Shetty & Mrs. Sulochana Gopal Shetty**

## Valuation Report of Immovable Property

1. Customer Details					
Name(s) of the owner(s).		<b>Mr. Mahesh Gopal Shetty &amp; Mrs. Sulochana Gopal Shetty</b>			
Application No.					
2 Property Details					
Address		Residential Flat No. 1907, 19 <sup>th</sup> Floor, Galenia, “ <b>Arihant Aspire - Phase II</b> ”, Village – Palaspe, Taluka – Panvel, District – Raigad, PIN – 410 221, State - Maharashtra, Country – India.			
Nearby Landmark / Google Map Independent access to the property		<b>Landmark:</b> Hortensia Tower <b>Latitude Longitude - 18°57'44.1"N 73°07'56.9"E</b>			
3 Document Details					
Document Details		Name of Approving Authority			
<b>Layout Plan</b>	Yes	City and Industrial Development Corporation of Maharashtra (CIDCO)	Approval No.	CIDCO / NAINA / Panvel / Palaspe / BP-00006 / ACC / 2023 / 0345 dated 16.03.2023	
<b>Building Plan</b>	Yes	City and Industrial Development Corporation of Maharashtra (CIDCO)	Approval No.	CIDCO / NAINA / Panvel / Palaspe / BP-00006 / ACC / 2023 / 0345 dated 16.03.2023	
<b>Construction Permission</b>	Yes	City and Industrial Development Corporation of Maharashtra (CIDCO)	Approval No.	CIDCO / NAINA / Panvel / Palaspe / BP-00006 / ACC / 2023 / 0345 dated 16.03.2023	
<b>Legal Documents</b>	Yes	1. Copy of Agreement for Sale dated 24.04.2024 between M/s. Arihant Abode Ltd. (The Promoter) & Mr. Mahesh Gopal Shetty & Mrs. Sulochana Gopal Shetty (The Purchaser's). 2. Copy of RERA Certificate No. P52000050712 dated 28.04.2023 issued by Maharashtra Real Estate Regulatory Authority.			



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4. Physical Details											
Adjoining Properties		East			West		North			South	
As on site		Open Plot			Internal Road		Hortensia Tower			Internal Road	
As per document		Details not available			Details not available		Details not available			Details not available	
Matching of Boundaries		-			Plot Demarcated		- Approved land use			Residential	
No. of rooms		Living/ Dining	1	Bed Rooms	2	Toilets	3	Kitchen	1	Balcony Area	-
Car Parking Facility		Allotted One Covered Car Parking Space									
Total no. of Floors		Proposed 3 Basements + Stilt + 2 Podiums + 42th Upper Floors		Floor on which the property is located		19 <sup>th</sup> Floor		Approx. Age of the property		Building is under construction	
								Residual age of the property		Building is under construction	
										Type of structure: - Proposed R.C.C. Framed Structure	
5. Tenure / Occupancy Details – Building is under construction											
Status of Tenure		Building is under construction			No. of years of Occupancy		Building is under construction		Relationship of tenant or owner		Building is under construction
Present/Expected Income from the property				₹ 17,500.00 expected rental income per month after Completion							
6. Stage of Construction											
Stage of construction		Building is under construction									
If under construction, extent of completion											
		Foundation		Completed		RCC plinth		Completed			
		Total		10% work completed							
7. Violations if any observed											
Nature and extent of violations					-						
8. Area Details of the Property											
Site Area		Building is under construction									
Plinth Area		Built Up Area in Sq. Ft. = 626.00 (Area as per Agreement for Sale)									
Carpet Area		RERA Carpet Area in Sq. Ft. = 570.00 (Area as per Agreement for Sale)									
Saleable Area		-									
Remarks		-									



9 Valuation			
i. Mention the value as per Government Approved Rates also			
Guideline rate obtained from the Stamp Duty Ready Reckoner (New Property)	₹ 66,000.00 per Sq. M. i.e., ₹ 6,132.00 per Sq. Ft.		
Guideline rate obtained from the Stamp Duty Ready Reckoner (After Depreciation)	Not applicable as building is under construction		
ii. 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. – <b>Refer Page No.13</b>			
Considering the above indicator of sale, 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. We estimate <b>₹ 13,200.00 per Sq. Ft. on RERA Carpet Area.</b>			
<b>Summary of Valuation</b>			
<b>i. Guideline Value</b>			
	Area in Sq. Ft.	Rate in ₹	Value in ₹
Built up area	626.00	6,132.00	38,38,632.00
<b>ii. Realizable value of the Property</b>			
Carpet area	570.00 Sq. Ft.		
Prevailing market rate	₹ 13,200.00 per Sq. Ft.		
	<b>₹ 75,24,000.00</b>		
Add: Car Parking	₹ 5,00,000.00		
Realizable value	<b>₹ 80,24,000.00</b>		
iii. Forced/ Distress Sale value	<b>₹ 64,19,200.00</b>		
iv. Insurable Value of the Assets	<b>₹ 17,52,800.00</b>		
10 Assumptions /Remarks			
i. Qualification in TIR / Mitigation Suggested, if any	TIR not provided		
ii. Property is SARFAESI compliant	Building is under construction		
iii. Whether property belongs to social infrastructure like hospital, school, old age home etc.	No		
iv. Whether entire piece of land on which the unit is set up/property is situated has been mortgaged or to be mortgaged	Information not available		
v. Details of last two transaction in the locality / area to be provided, if available	Details Attached		
vi. Any other aspect which has relevance on the value or marketability of the property	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate.		

11	<b>Declaration</b>	<p>i. The property was inspected by my authorized representative personally on <b>16.05.2024</b>.</p> <p>ii. The undersigned does not have any direct / indirect interest in the above property.</p> <p>iii. The information furnished herein is true and correct to the best of our knowledge.</p> <p>iv. I have submitted Valuation report directly to the Bank.</p>	
12	<b>Name, address &amp; signature of valuer</b>	<p><b>Vastukala Consultants (I) Pvt. Ltd.</b>  B1-001, U/B Floor,  Boomerang, Chandivali  Farm Road, Powai, Andheri  (East), Mumbai - 400 072</p>	<p><b>For VASTUKALA CONSULTANTS (I) PVT. LTD.</b></p> <p><b>Director</b>  <b>Auth. Sign.</b></p> <p><b>Manoj Chalikwar</b>  Govt. Reg. Valuer  Chartered Engineer (India)  Reg. No. IBBI/RV/07/2018/10366 State  Bank of India Empanelment No.:  SME/TCC/2021-22/86/3</p> <p>Date of valuation:  18.05.2024</p>
13	<b>Enclosures</b>		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Provided	
b)	Building Plan	Provided	
c)	Floor Plan	Provided	
d)	Photograph of the property	Attached	
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Provided	
f)	Google Map location of the property	Attached	
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc	Attached	
h)	Any other relevant documents/ extracts	N.A.	

As a result of my appraisal and analysis, it is my considered opinion that the Realizable value of the above property is ₹ 80,24,000.00 (Rupees Eighty Lakhs Twenty-Four Thousand only). The book value of the above property as of is ₹ 78,21,000.00 (Rupees Seventy-Eight Lakhs Twenty-One Thousand only) and The Distress value ₹ 64,19,200.00 (Rupees Sixty-Four Lakhs Nineteen Thousand Two Hundred only).

Place: Mumbai

Date: 18.05.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

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

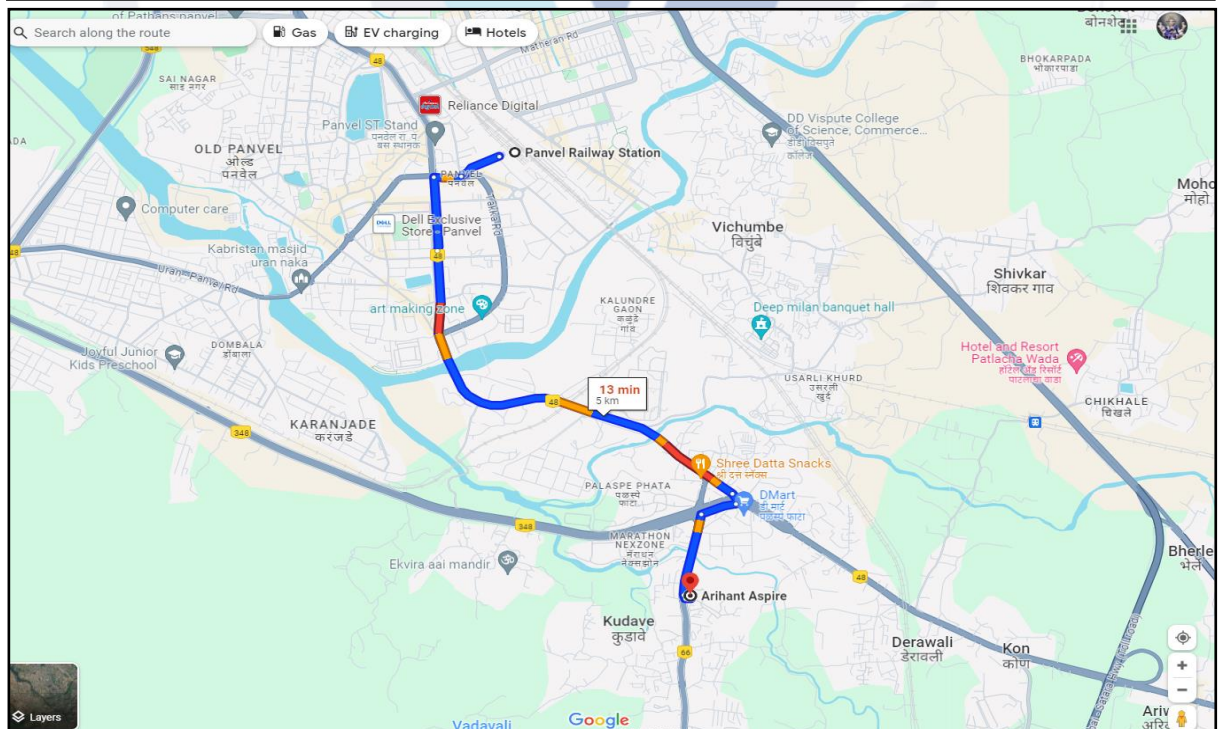
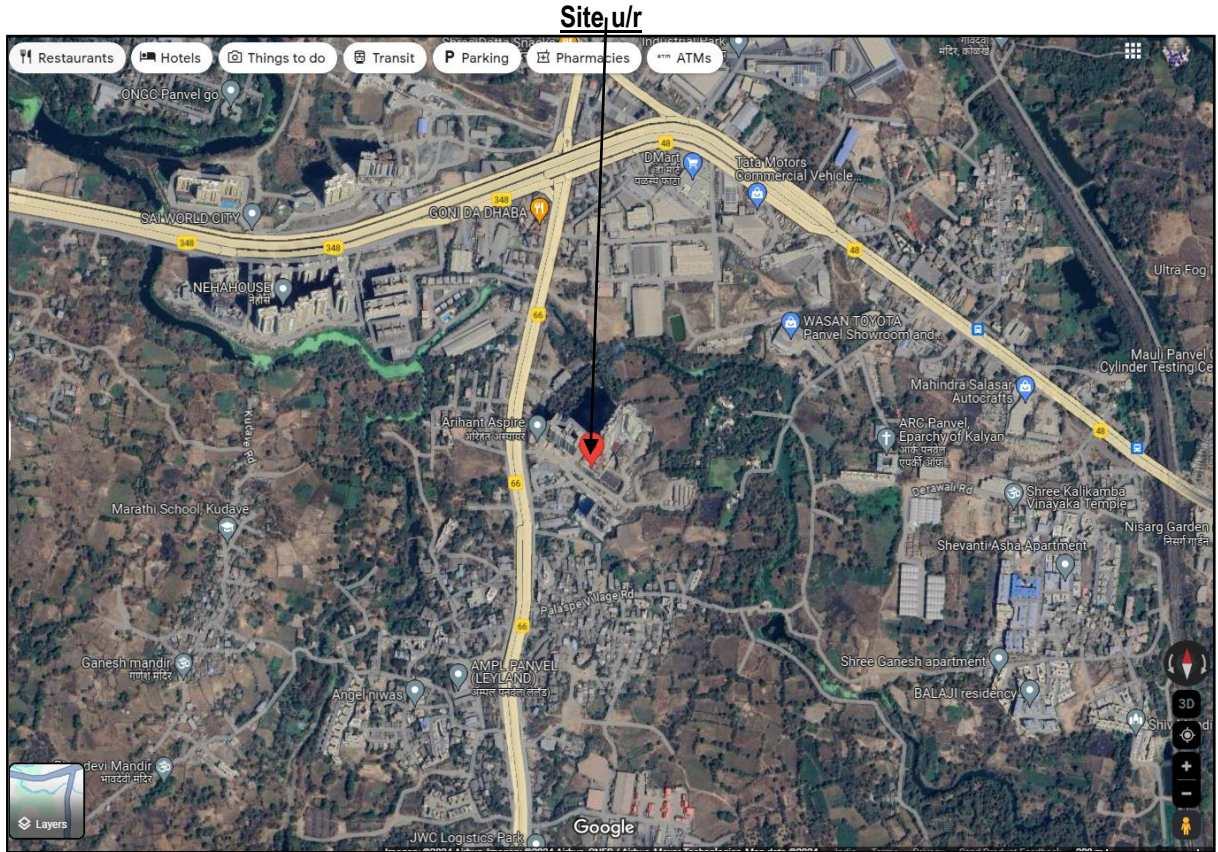
Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
Model code of conduct for valuer - (Annexure - V)	Attached

## Actual site photographs





## Route Map of the property



**Latitude Longitude - 18°57'44.1"N 73°07'56.9"E**

**Note: The Blue line shows the route to site from nearest railway station (Panvel – 5.00 Km.)**




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## 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:  Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक एकक (Rs./)
SurveyNo	5/6 - रहिवास व इतर तत्सम वापरातील विकसनक्षम जमिनी	2310	47500	53700	62700	53700 चौ. मीटर
SurveyNo	5/7 - रहिवास व इतर तत्सम वापरातील सहाय्यार्थ सन्मुख विकसनक्षम जमिनी	6400	49900	56300	62700	56300 चौ. मीटर
SurveyNo	5/8 - अरिहंत अस्पायर	10400	60000	69100	75100	69100 चौ. मीटर

1 2

Stamp Duty Ready Reckoner Market Value Rate for Residential Flat	60,000.00			
10% increase by Flat Located on 19 <sup>th</sup> Floor	6,000.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>66,000.00</b>	<b>Sq. Mt.</b>	<b>6,132.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / Unit on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: Depreciation Percentage Table**

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



## Price Indicators

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Posted on: Apr 30, 24
Property ID: 72573017

**₹ 80.0 Lac** EMI - ₹ 36k | [Get Loan offers from 34+ banks](#)

2 BHK 905 Sq-ft Flat For Sale **Panvel, Navi Mumbai**

2 Beds | 1 Bath | 1 Balcony | 1 Covered Parking

Carpet Area 580 sqft ~ ₹13,793/sqft	Developer <b>Arihant Superstructures Ltd.</b>	Project <b>Arihant Aspire</b>
Floor 10 (Out of 28 Floors)	Transaction Type <b>New Property</b>	Facing <b>East</b>
Lifts 2	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered, 1 Open</b>

Contact Agent
Get Phone No.

**More Details**

Price Breakup	₹ 80 Lac   ₹1,450 Monthly
Booking Amount	₹ 3.0 Lac
RERA ID	P52000014107
Address	Palaspe Phata, Panvel, Palaspe Phata, Panvel, Navi Mumbai, Maharashtra 410221, India, Panvel, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Palaspe Phata, Panvel, Palaspe Phata, Panvel, Navi Mumbai, Maharashtra
Furnishing	<b>Unfurnished</b>
Flooring	<b>Vitrified</b>

[View all Details ▾](#)

**Description:** All modes of public conveyance such as tmtntmc best buses, pvt. Buses, auto rickshaw, taxi etc are available almost 24 x 7 hrs. All the day to day requirements such as restaurants... [Read more](#)

**Contact Agent**

Property Pistol Realty Limit...  
-91-90XXXXXXX

Get Phone No.

[Download Brochure](#)

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

Posted on: May 14, 24
Property ID: 49830048

**₹ 79.0 Lac** EMI - ₹ 36k | [Can I afford it?](#)

2 BHK 580 Sq-ft Flat For Sale **Panvel, Navi Mumbai**

2 Beds | 2 Baths | 1 Balcony | 1 Covered Parking

Carpet Area 580 sqft ~ ₹13,621/sqft	Developer <b>Arihant Superstructures Ltd.</b>	Project <b>Arihant Aspire</b>
Floor 8 (Out of 44 Floors)	Transaction Type <b>New Property</b>	Facing <b>East</b>
Lifts 4	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>

Contact Agent
Get Phone No.

**More Details**

Price Breakup	₹ 79 Lac   ₹ 3,95,000 Approx. Registration Charges   ₹ 4 Per sq. Unit Monthly
Booking Amount	₹ 50,000
Address	Panvel, Navi Mumbai, Panvel, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Palaspa phata
Furnishing	<b>Unfurnished</b>
Flooring	<b>Vitrified</b>
Loan Offered	Estimated EMI: ₹ 35630 @ <a href="#">Apply for Home Loan</a>

AXIS BANK
 HDFC BANK
 KOTAK BANK
+1

**Contact Agent**

✔ Certified Agent  
**Roopangad Singh Sahni**  
-91-85XXXXXXX

Get Phone No.

[Download Brochure](#)

**Sale Instance**

5/16/24, 5:14 PM

igr\_5401

5401398 27-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.पनवेल 3 दस्त क्रमांक : 5401/2024 नोदणी : Regn:63m
<b>गावाचे नाव : पळस्ये</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7895500	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4186557	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : , इतर माहिती: विभाग क्र.5/8 दर 60,000/- प्रती चौ मी,सदनिका क्र. 1608,16 वा मजला,इलियाना,अरिहंत अस्पायर फेज 1,सर्व्हे नं . 7 हिस्सा नं .5,सर्व्हे नं .14 हिस्सा नं . 6,7,सर्व्हे नं . 15 हिस्सा नं . 1,3,सर्व्हे नं . 16,सर्व्हे नं . 18 .हिस्सा नं 1 ए.बी,सर्व्हे नं . 23. हिस्सा नं 3,4,सर्व्हे नं .24,हिस्सा नं 1 ए,सर्व्हे नं . 6,हिस्सा नं . 149/1,जुना सर्व्हे नं 6/3,7/3 +4 ए.पी टी.प्लॉट नं 1,2,3,4,5,सर्व्हे नं . 15,हिस्सा नं 150/1,जुना सर्व्हे नं . 15/5,17/3,प्लॉट नं 1,2,3,4,5,6,7,सर्व्हे नं . 15,हिस्सा नं 153/1 जुना सर्व्हे नं . 15/2,प्लॉट नं 1,2,3,4,5,6,मौजे - पळस्ये,तालुका - पनवेल जिल्हा -रायगड. क्षेत्र. 53.47 चौ मी कारपेट + 2.59 चौ मी बाल्कनी,एकूण क्षेत्र 56.06 चौ मी. + 1 कव्हर्ड कार पार्किंग(( Survey Number : 6,7, 14, 15, 16, 18, 23, 24 ; ) )	
(5) क्षेत्रफळ	56.06 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-में. अरिहंत अँबोड ली तर्फे ऑर्थोराईज रीप्रेझेन्टेटीव्ह संगीता छाजर यांच्या तर्फे कु मु म्हणून मिलिंद गायकवाड - वय:-37 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: अरिहंत औरा 25 वा मजला बी विंग प्लॉट नं 13/1, टी टीसी इंडस्ट्रीयल एरिया तुर्भे नवी मुंबई., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AAICA0612R	
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नितीन कुमार - - वय:-47; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कमला नगर, कालीस्थान चौक, मधुबनी पूर्णिया, बिहार , ब्लॉक नं: -, रोड नं: -, बिहार, पून्गीआ. पिन कोड:-854301 पॅन नं:-AHTPK0910H 2): नाव:-पूजा सिन्हा - - वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कमला नगर, कालीस्थान चौक, मधुबनी पूर्णिया, बिहार , ब्लॉक नं: -, रोड नं: -, बिहार, पून्गीआ. पिन कोड:-854301 पॅन नं:-BPYPS9679P	
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	21/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5401/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	473800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

<https://beta-rv.vastukala.co.in:8889/igrSearch/6603381b0ac86448daf9ea83>

1/2



### **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.



## 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 18.05.2024 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 16.05.2024. 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
- 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.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	The property is purchased by Mr. Mahesh Gopal Shetty & Mrs. Sulochana Gopal Shetty from M/s. Arihant Abode Ltd. Wide Agreement for sale dated 24.04.2024.
2	Purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECCC Panvel 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 Vaibhav Bhagat – Site Engineer Vaishali Sarmalkar – Technical Manager Pradnya Rasam - 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 – 16.05.2024 Valuation Date – 18.05.2024 Date of Report – 18.05.2024
6	Inspections and/or investigations undertaken;	Physical Inspection done on 16.05.2024
7	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
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, flat size, location, sustained demand for such flat, all round development of residential and commercial application in the locality etc.
11	Major factors that were not 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



## **ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **18<sup>th</sup> May 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 advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

Any sketch, plan or map

this report is included to assist the reader while visualizing the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is a Proposed Residential Flat admeasuring **570.00 Sq. Ft. RERA Carpet area**. The property is owned by **Mr. Mahesh Gopal Shetty & Mrs. Sulochana Gopal Shetty**. At present, the building is Under Construction. 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 property is in the name of **Mr. Mahesh Gopal Shetty & Mrs. Sulochana Gopal Shetty**. 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 a Proposed Residential Flat admeasuring **570.00 Sq. Ft. RERA Carpet 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 / Exiting use model is used for analysing development potential.

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 Office and properties that are typically traded on a unit basis.



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In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

### **Not a Structural Survey**

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

### **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 a proposed **Residential Flat**, admeasuring **570.00 Sq. Ft. RERA 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.



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(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.



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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.



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**Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

**Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

**Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**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.

Place: Mumbai

Date: 18.05.2024

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

**Director**

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

**Auth. Sign.**



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