



**VASTUKALA**  
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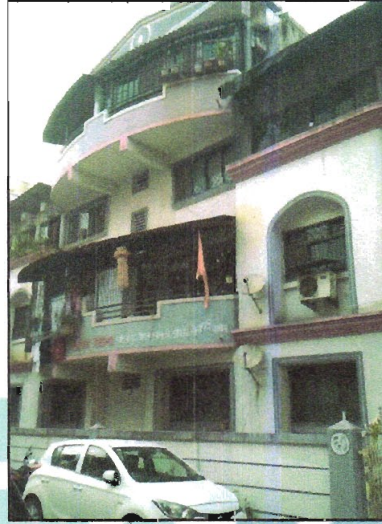
MSME Reg No: UDYAM-MH-18-0083617

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. Shirish Gopinath Thakur**

Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing – A, "**Shreenathjee Residency**", Middle Class Co. Op. Hsg. Soc. Ltd.,  
Plot No. 60, Final Plot No. 205/95, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 206,  
State - Maharashtra, Country - India.

Latitude Longitude - 18°59'05.8"N 73°06'55.3"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

81-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Anandheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

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

[www.vastukala.co.in](http://www.vastukala.co.in)

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: SBI / RASMECCC Panvel / Mr. Shirish G. Thakur (8801/2306453)

Page 2 of 23

Vastu/Mumbai/05/2024/8801/2306453

24/11-313-VVS

Date 24.05.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing – A, “Shreenathjee Residency”, Middle Class Co. Op. Hsg. Soc. Ltd., Plot No. 60, Final Plot No. 205/95, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 206, State - Maharashtra, Country - India belongs to **Mr. Shirish Gopinath Thakur.**

#### Boundaries of the property

North	:	B – Wing
South	:	Internal Road
East	:	Open Plot & Service Road
West	:	Meher Arcade Society & Purohit Hospital 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 and Valued for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 purpose at ₹ 79,35,000.00 (Rupees Seventy Nine Lakhs Thirty Five Thousand Only).

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar Chalikwar

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=rcmd@vastukala.org, c=IN  
Date: 2024.05.25 18:30:54 +05'30'

Auth. Sign.



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl. Valuation Report

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

#### Our Pan India Presence at :

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

www.vastukala.co.in



4. Physical Details											
Adjoining Properties		East		West		North		South			
As on site		Open Plot & Service Road		Meher Arcade Society & Purohit Hospital Road		B – Wing		Internal Road			
As per document		Information not available		Information not available		Information not available		Information not available			
Matching of Boundaries		-		Plot Demarcated		Yes		Approved land use		Residential	
No. of rooms (As per Sale Plan)		Living	1	Bed Room	1	WC	1	Kitchen	1	Terrace Area	1
Car Parking Facility		Open Parking Space									
Total no. of Floors		Ground + 3 Upper Floors	Floor on which the property is located	3 <sup>rd</sup> Floor	Approx. Age of the property	2002 (As per Occupancy Certificate)	Residual age of the property	38 Years	Subject to proper, preventive periodic maintenance & structural repairs.	Type of Structure: R.C.C. Framed Structure	
5. Tenure / Occupancy Details											
Status of Tenure		External site visits only		No. of years of Occupancy		N.A.		Relationship of tenant or owner		N.A.	
Present/Expected Income from the property				₹ 16,500.00 expected rental income per month.							
6. Stage of Construction											
Stage of construction		Completed									
If under construction, extent of completion											
N. A											
7. Violations if any observed											
Nature and extent of violations						-					
8. Area Details of the Property											
Site Area		External site visits only									
Plinth Area		Built-up Area in Sq. Ft. = 690.00 (Area as per Agreement for sale)									

Carpet Area	-		
Saleable Area	-		
Remarks	<b>We were not allowed to inspect the property internally. Hence our report is based on external site visit and documents provide by the bank only.</b>		
<b>9</b>	<b>Valuation</b>		
i. Mention the value as per Government Approved Rates also			
Guideline rate obtained from the Stamp Duty Ready Reckoner (New Property)	₹ 80,400.00 per Sq. M. i.e., ₹ 7,469.00 per Sq. Ft.		
Guideline rate obtained from the Stamp Duty Ready Reckoner (After Depreciation)	₹ 68,212.00 per Sq. M. i.e., ₹ 6,337.00 per Sq. Ft.		
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.			
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 ₹ 11,500.00 per Sq. Ft. on Carpet Area after depreciation.			
<b>Summary of Valuation</b>			
<b>i. Guideline Value</b>			
	Area in Sq. Ft.	Rate in ₹	Value in ₹
Built up area	690.00	6,337.00	43,72,530.00
<b>ii. Realizable value of the Property</b>			
Built up area	690.00 Sq. Ft.		
Prevailing market rate	₹ 11,500.00 Sq. Ft.		
<b>Total Value of the Property</b>	<b>₹ 79,35,000.00</b>		
<b>Realizable value</b>	<b>₹ 67,44,750.00</b>		
<b>iii. Forced/ Distress Sale value</b>	<b>₹ 55,54,500.00</b>		
<b>iv. Insurable Value of the Assets</b>	<b>₹ 17,25,000.00</b>		
<b>10</b>	<b>Assumptions /Remarks</b>		
i. Qualification in TIR / Mitigation Suggested, if any	TIR Copy Not provided		
ii. Property is SARFAESI compliant	Yes		
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	Details Attached		

	provided, if available	
	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 22.05.2024.</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>  <b>Sharadkumar Chalikwar</b>  <b>Director</b></p> <p>Digitally signed by Sharadkumar Chalikwar  DN: cn=Sharadkumar Chalikwar, o=Vastukala  Consultants (I) Pvt. Ltd., ou=Mumbai,  email=cmd@vastukala.org, c=IN  Date: 2024.05.25 10:31:19 +05'30'</p> <p><b>Auth. Sign.</b></p> <p><b>Sharadkumar B. Chalikwar</b>  Govt. Reg. Valuer  Chartered Engineer (India)  Reg. No. (N) CCIT/1-14/52/2008-09  State Bank of India Empanelment No.:  SME/TCC/2021-22/86/3</p> <p>Date of valuation:  <b>24.05.2024</b></p>
13	<b>Enclosures</b>	
	a) Layout plan sketch of the area in which the property is located with latitude and longitude	Not Provided
	b) Building Plan	No
	c) Floor Plan	Yes
	d) Photograph of the property	Attached
	e) Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Yes
	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 present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 79,35,000.00 (Rupees Seventy Nine Lakhs Thirty Five Thousand Only). The Realizable Value of the above property is ₹ 67,44,750.00 (Rupees Sixty Seven Lakhs Forty Four Thousand Seven Hundred Fifty only). The book value of the above property as of is (Details not available) and The Distress value ₹ 55,54,500.00 (Rupees Fifty Five Lakhs Fifty Four Thousand Five Hundred only).

Place: Mumbai

Date: 24.05.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2024.05.25 12:31:37 +05'30'

Auth. Sign.

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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### Actual site photographs



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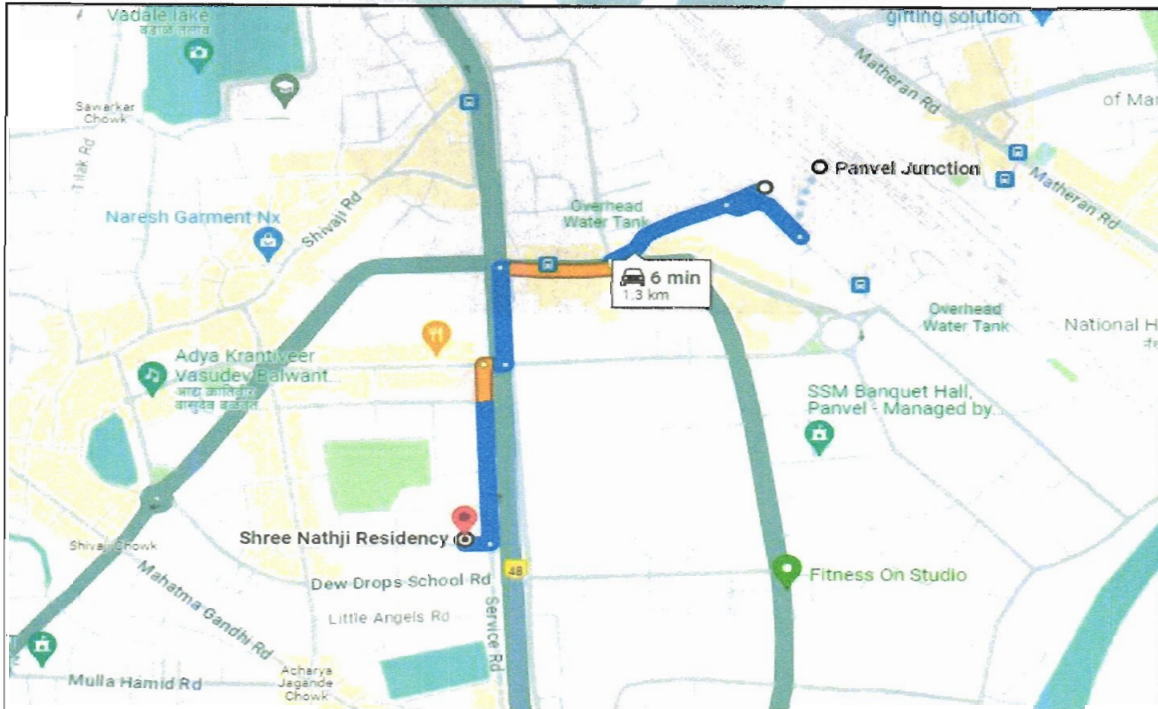
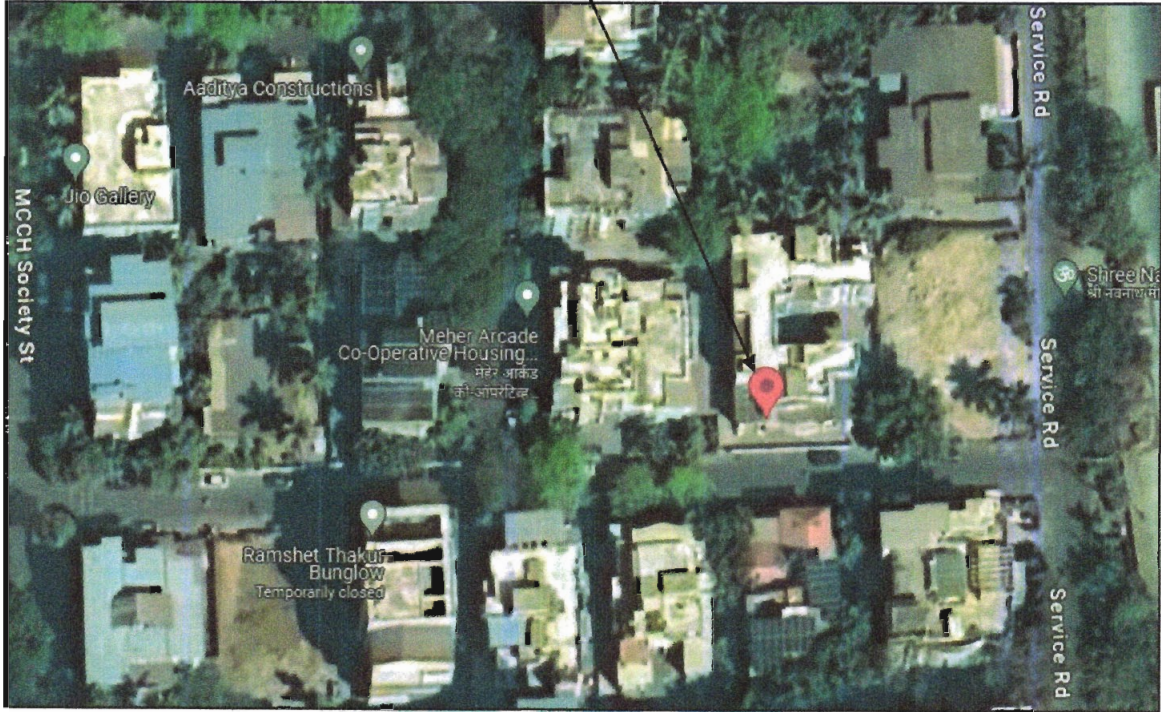
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## Route Map of the property

Site u/r



**Latitude Longitude - 18°59'05.8"N 73°06'55.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Panvel – 1.3 Km.)




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## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

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

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User Manual
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Feedback

**Year** 20242025 **Language** English

**Annual Statement of Rates**

**Selected District** रायगड

**Select Taluka** पनवेल

**Select Village** मौजे : पनवेल ( पनवेल महानगरपालिका)

**Search By**  Survey No  Location

**Enter Survey No** 205

उपविभाग	सूची न्यूनतम	निवासी सदनिका	बॉझिस	बुकने	बीधोमिक	एकक (Rs.)	Attribute
1/5-बीधवाडा, काळीवाडा, कच्छीमोहला, पटेल मोहला, पाका, मोहला, बंदरदंड कुंभार वाडा.	13300	44500	51200	55800	51200	चौ. मीटर	सि.टी.एस. नंबर
1/7-नीडल रुलास सोसायटी, पायोनीअर सोसायटी, वावन्न वंगला.	25000	80400	88800	97900	88800	चौ. मीटर	अंतीम प्लॉट नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	80,400.00			
No Increase for Flat Located on 3 <sup>rd</sup> Floor	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>80,400.00</b>	<b>Sq. Mtr.</b>	<b>7,469.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	25,000.00			
The difference between land rate and building rate (A - B = C)	55,400.00			
Depreciation Percentage as per table (D) [100% - 22%] (Age of the Building - 22 Years)	78%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>68,212.00</b>	<b>Sq. Mtr.</b>	<b>6,337.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

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

**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

## Bank Mail

5/21/24, 12:54 PM Fwd: VALUATION CASES

**Fwd: VALUATION CASES**

**VM** Vastukala Mumbai <mumbai@vastukala.co.in>  
Tue, 21 May 2024 11:24:59 AM +0530

To "Shobha Kuperkar" <shobha@vastukala.co.in>, "Shyam Kajvilkar" <shyam@vastukala.co.in>, "Vaishali Sarmalkar" <vaishali.sarmalkar@vastukala.co.in>, "Rashmi Jadhav" <rashmi@vastukala.org>, "Binu Surendran" <binu@vastukala.co.in>

---

==== Forwarded message =====  
From: Vastukala Mumbai <mumbai@vastukala.co.in>  
To: "Mahendra" <mahendra@vastukala.co.in>  
Date: Tue, 21 May 2024 10:06:19 +0530  
Subject: Fwd: VALUATION CASES  
==== Forwarded message =====

==== Forwarded message =====  
From: SBI RASMECCC\_MUM <rasmeccecc\_mum@sbi.co.in>  
To: "mumbai@vastukala.co.in" <mumbai@vastukala.co.in>  
Cc: "shyam@vastukala.org.in" <shyam@vastukala.org.in>  
Date: Sat, 18 May 2024 17:39:18 +0530  
Subject: VALUATION CASES  
==== Forwarded message =====

Dear Sir,

Please arrange to conduct valuation for below home/property loan cases and arrange to provide valuation reports. In those cases where customer/society does not allow internal site visit then external inspection also would be sufficient.

**RAJU RATHOD**  
**SHIRISH THAKUR**



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## Price Indicators

**NOBROKER** | Pay Rent | Find Your Property | Sign up | Log In | Menu

**1 BHK Flat In Shreenathji Residency For Sale In Shree Na...**  
 MCHH SOCIETY, OPP NAVNATH TEMPLE | ₹ 58 Lacs (Negotiable) | ₹ 33,242/Month (Estimated EM) | 653 Sq. Ft. | Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Mchh society / 1bkh Flat for Sale in Mchh society / Property Details

**Photos** | **Location** | **Shortlist**

1 Bedroom (1 of 2 Bedroom) | May 6, 2024 (Posted On)

1 Bathroom (1 of 2 Bathroom) | Immediately (Possess On)

2 BHK (Society) | Shreenathji Reside... (Society)

Bike and Car (Parking) | None (Power Backup)

[Get Owner Details](#) | [Report](#) | [Share](#)

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

Price trends by NBEstimate | [Check Now](#)

Nearby: Orion Mall | PVR Cinemas | Miraj Cinema | Mukta Cinemas A2 | Panvel S.T. Bus Depot

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.1 Per Sq.Ft/M	Flooring	Mosaic
Builtup Area	653 Sq.Ft	Carpet Area	424 Sq.Ft
Furnishing Status	Unfurnished <a href="#">Furnish Now</a>	Facing	East
Floor	3/3	Parking	Bike And Car

**Activity On This Property**  
 40 Unique Views | 1 Shortlists | 0 Contacted  
 Powered By: NBEstimate

**Similar Properties**  
 1 BHK Flat In Raghu Ka...  
 MCHH SOCIETY, near Gandhi Hospi...

**NOBROKER** | Pay Rent | Find Your Property | Sign up | Log In | Menu

**1 BHK Flat In Raghu Kamal Chs For Sale In Panvel**  
 MCHH Society, near Gandhi Hospital ICU | ₹ 60 Lacs (Non-negotiable) | ₹ 34,388/Month (Estimated EM) | 500 Sq. Ft. | Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Mchh society / 1bkh Flat for Sale in Mchh society / Property Details

**Photos** | **Location** | **Shortlist**

1 Bedroom (1 of 2 Bedroom) | Jan 1, 2024 (Posted On)

1 Bathroom (1 of 2 Bathroom) | Immediately (Possess On)

NA (Society) | Raghu Kamal Chs (Society)

Bike and Car (Parking) | None (Power Backup)

[Get Owner Details](#) | [Report](#) | [Share](#)

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

Price trends by NBEstimate | [Check Now](#)

Nearby: Orion Mall | D Mart New | PVR Cinemas | Miraj Cinema | Panvel S.T. Bus Depot

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.0 Per Sq.Ft/M	Flooring	Tile
Builtup Area	500 Sq.Ft	Furnishing Status	Unfurnished <a href="#">Furnish Now</a>
Facing	West	Floor	1/4
Parking	Bike And Car	Gated Security	Yes

**Activity On This Property**  
 536 Unique Views | 0 Shortlists | 0 Contacted  
 Powered By: NBEstimate

**Similar Properties:**  
 1 BHK Flat In Shreenath...  
 MCHH SOCIETY, OPP NAVNATH TEMPLE

**Sale Instance**

गावाचे नाव : पनवेल	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6787368
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: रायगड इतर वर्णन: इतर माहिती: पनवेल महानगरपालिका विभाग क्रं. 1/7, दर रु. 80,400/- प्रती चौ.मी., सदनिका क्रं. 401, चौथा मजला, "स्नेहश्री", एम. सी. सी. एच. प्लॉट क्रं. 136, फायनल प्लॉट क्रं. 205/21, मौजे पनवेल, तालुका पनवेल, जिल्हा रायगड. क्षेत्र 757 चौ. फूट कारपेट. (( Final Plot Number : 205/21 ; ))
(5) क्षेत्रफळ	757 चौ. फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. निळकंठ असोसिएट्स तर्फे भगीदार हर्ष किशोर गुप्ते तर्फे कुमु म्हणून आशिर्वाद रामदास पाटील - - वय:- 52 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. ऑफिस क्रं. 706 ते 710, नीलकंठ लॅंडमार्क, प्लॉट क्रं. 365, नवीन पनवेल फ्लॉयवर जवळ, पनवेल, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड: (०). पिन कोड:- 410206 पॅन नं:- AAHFN1044J 2): नाव:- हर्ष किशोर गुप्ते तर्फे कुमु म्हणून आशिर्वाद रामदास पाटील - - वय:- 52 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. ऑफिस क्रं. 706 ते 710, नीलकंठ लॅंडमार्क, प्लॉट क्रं. 365, नवीन पनवेल फ्लॉयवर जवळ, पनवेल, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड: (०). पिन कोड:- 410206 पॅन नं:- BDQPG8109Q
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- सतेज सुधाकर घरत - - वय:- 34; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. बी-302, श्री गणेश दर्शन महाड बँक जवळ, पनवेल, तालुका पनवेल, जिल्हा रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, RAIGARH(MH). पिन कोड:- 410206 पॅन नं:- ARXPG0452A 2): नाव:- सीमा सुधाकर घरत - - वय:- 55; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. बी-302, श्री गणेश दर्शन महाड बँक जवळ, पनवेल, तालुका पनवेल, जिल्हा रायगड, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड: (०). पिन कोड:- 410206 पॅन नं:- ASCPG6558K
(9) दस्तऐवज करून दिल्याचा दिनांक	31/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	31/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	7063/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	700000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शीरा	





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



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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **24<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 documents, we understand that the subject property is a Proposed Residential Flat admeasuring **Built up area is 690.00 Sq. Ft.** The property is owned by **Mr. Shirish Gopinath Thakur** 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 inputs received from documents, we understand that the property is in the name of **Mr. Shirish Gopinath Thakur**. 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 **Built up area is 690.00 Sq. Ft.**

### 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 **Built up area is 690.00 Sq. Ft.**

## **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: 24.05.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.05.25 10:31:51 +05'30'

Auth. Sign.



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