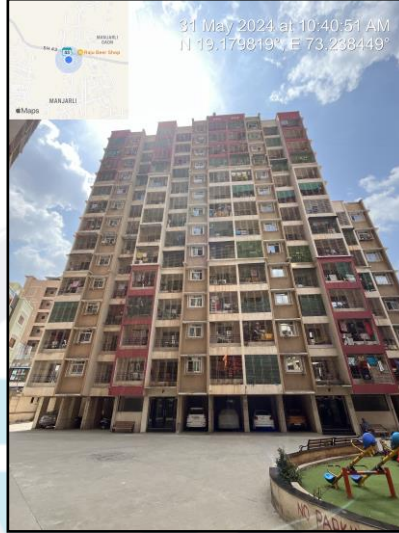


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser: **Mr. Jayesh Jagdish Shinde**

Name of Owner: **Mr. Suresh Krishna Chavan & Mrs. Surekha Suresh Chavan**

Residential Flat No. 602, 6<sup>th</sup> Floor, Wing – F, "**Shreeji Garden Wing F Co-op. Hsg. Soc. Ltd.**",  
Village – Valivali, Badlapur (West), Taluka – Ambarnath, District – Thane,  
PIN Code – 421 503, State - Maharashtra, Country - India

Longitude Latitude: 19°10'47.3"N 73°14'18.5"E

### Intended Users:

**Union Bank of India**  
RLP Vashi

The Business Centre, Commodity Exchange Building Plot No 2,3,4,  
Sector 19 Vashi, Navi Mumbai - 400705,  
State - Maharashtra, Country - India


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- |  |  |   |   |
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|  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**

 **www.vastukala.co.in**



## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / UBI / RLP Vashi / Mr. Jayesh Jagdish Shinde (9006/2306705) Page 2 of 28

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Vastu/Mumbai/06/2024/9006/2306705  
12/17-149-PASK  
Date: 12.06.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, 6<sup>th</sup> Floor, Wing – F, "Shreeji Garden Wing F Co-op. Hsg. Soc. Ltd.", Village – Valivali, Badlapur (West), Taluka – Ambarnath, District – Thane, PIN Code – 421 503, State - Maharashtra, Country – India belongs to Name of Owner: **Mr. Suresh Krishna Chavan & Mrs. Surekha Suresh Chavan**. Name of Proposed Purchaser: **Mr. Jayesh Jagdish Shinde**.

Boundaries of the property.

North : Bungalow  
South : Open Plot  
East : Other Building  
West : Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 29,70,000.00 (Rupees Twenty Nine Lakh Seventy 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  
UBI Empanelment No.: RO(S):ADV:VAL:012: 2018-19  
ROS:ADV:Valuer/033:008:2021-22

**Auth. Sign.**



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📍 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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**Vastukala Consultants (I) Pvt. Ltd.**

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

To,  
**The Branch Manager,**  
**Union Bank of India**

**RLP Vashi**

The Business Centre, Commodity Exchange Building Plot No 2,3,4,  
Sector 19 Vashi, Navi Mumbai - 400705,  
State - Maharashtra, Country - India

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

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Banking Purpose.
2.	a)	Date of inspection : 31.05.2024
	b)	Date on which the valuation is made : 12.06.2024
3.	List of documents produced for perusal	:
	<ol style="list-style-type: none"> <li>Copy of Draft Agreement for Sale dated April 2024 b/w Mr. Suresh Krishna Chavan &amp; Mrs. Surekha Suresh Chavan (The Transferor) and Mr. Jayesh Jagdish Shinde (The Transferee)</li> <li>Copy of Agreement for Sale dated 30.08.2021 between Mrs. Rekha Ramkrishna Narkhede (Land Owner) and Mr. Suresh Krishna Chavan &amp; Mrs. Surekha Suresh Chavan (Flat Purchaser)</li> <li>Copy of RERA Certificate No. P51700012054 dated 01.09.2017</li> <li>Copy of Commencement Certificate Document No. K.B.M.C. / NRV / B.P. / 1095 / 2016 – 2017 Unique No. 157 dated 03.02.2017 issued by Kulgaon Badlapur Municipal Council</li> <li>Copy of Occupancy Certificate Document No. K.B.M.C. / NRV / 9790 / 2019 – 2020 dated 08.11.2019 issued by Kulgaon Badlapur Municipal Council.</li> <li>Copy of Approved Plan Document No. K.B.M.C. / NRV / B.P. / 1095 – 157 dated 03.02.2017 issued by Kulgaon Badlapur Municipal Council.</li> <li>Copy of Society Share Certificate Document No. 042 dated 06.12.2022 in the name of Suresh Krishna Chavan &amp; Surekha Suresh Chavan.</li> <li>Copy of Builder Possession Letter dated 01.09.2021 in the name of Suresh Krishna Chavan.</li> <li>Copy of 7/12 Extracts.</li> </ol>	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p><b>Name of Owner:</b>  Mr. Suresh Krishna Chavan &amp; Mrs. Surekha Suresh Chavan</p> <p><b>Name of Proposed Purchaser:</b>  Mr. Jayesh Jagdish Shinde</p> <p><b>Address:</b> Residential Flat No. 602, 6<sup>th</sup> Floor, Wing – F, "Shreeji Garden Wing F Co-op. Hsg. Soc. Ltd.", Village – Valivali, Badlapur (West), Taluka – Ambarnath, District – Thane, PIN Code – 421 503, State - Maharashtra, Country - India</p> <p><b>Contact Person:</b></p>



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		Suresh Krishna Chavan (Seller) Contact No.: 9930476589  Sole Ownership (Proposed)
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 602 is located on 6 <sup>th</sup> floors. The composition of Flat consists of 1 Bedroom + Living Room + Kitchen + Bath + W.C. (i.e. 1BHK Flat). The property is at 2.1 Km. distance from nearest railway station Badlapur.
6.	Location of property	:
	a) Plot No. / Survey No.	: Gat No. 105, Hissa No. 2 Part, Plot No. 3, 4 & 5, Gat No. 110, Gat No. 111, Hissa No. 1 + 2, Gat No. 114, Gat No. 115 Part
	b) Door No.	: Residential Flat No. 602
	c) C.T.S. No. / Village	: Village – Valivali
	d) Ward / Taluka	: Taluka – Ambernath
	e) Mandal / District	: District – Thane
	f) Date of issue and validity of layout of approved map / plan	: Copy of Approved Plan Document No. K.B.M.C. / NRV / B.P. / 1095 – 157 dated 03.02.2017 issued by Kulgaon Badlapur Municipal Council.
	g) Approved map / plan issuing authority	: Badlapur Municipal Council.
	h) Whether genuineness or authenticity of approved map/ plan is verified	: Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	: No
7.	Postal address of the property	: Residential Flat No. 602, 6 <sup>th</sup> Floor, Wing – F, " <b>Shreeji Garden Wing F Co-op. Hsg. Soc. Ltd.</b> ", Village – Valivali, Badlapur (West), Taluka – Ambernath, District – Thane, PIN Code – 421 503, State - Maharashtra, Country - India
8.	City / Town	: Badlapur (West)
	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	: Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Village – Valivali Kulgaon Badlapur Municipal Council
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	: No
12.	Boundaries of the property	<b>As per Site</b> <b>As per Document</b>

	North	:	Bungalow	Details not available
	South	:	Open Plot	Details not available
	East	:	Other Building	Details not available
	West	:	Internal Road	Details not available
13	Dimensions of the site		N. A. as property under consideration is a Residential Flat in an apartment.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 383.00 Balcony Area in Sq. Ft. = 60.00 Cupboard Area in Sq. Ft. = 17.00 Total Carpet Area in Sq. Ft. = 460.00 (Area as per Actual Site Measurement)</p> <p><b>Carpet Area in Sq. Ft. = 291.00</b> <b>Balcony Area in Sq. Ft. = 27.00</b> <b>Cupboard Area in Sq. Ft. = 12.00</b> <b>Total Carpet Area in Sq. Ft. = 330.00</b> <b>(Area as per Draft Agreement for Sale)</b></p> <p>Carpet Area in Sq. Ft. = 349.00 EP Area in Sq. Ft. = 51.00 Total Carpet Area in Sq. Ft. = 400.00 (Area as per Approved Plan)</p> <p>Built up Area in Sq. Ft. = 363.00 (Carpet Area as per Draft Agreement + 10%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°10'47.3"N 73°14'18.5"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p><b>Carpet Area in Sq. Ft. = 291.00</b> <b>Balcony Area in Sq. Ft. = 27.00</b> <b>Cupboard Area in Sq. Ft. = 12.00</b> <b>Total Carpet Area in Sq. Ft. = 330.00</b> <b>(Area as per Draft Agreement for Sale)</b></p>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Seller Occupied	
II	<b>APARTMENT BUILDING</b>			
	Nature of the Apartment	:	Residential Flat	
	Location	:		

C.T.S. No.	:	Gat No. 105, Hissa No. 2 Part, Plot No. 3, 4 & 5, Gat No. 110, Gat No. 111, Hissa No. 1 + 2, Gat No. 114, Gat No. 115 Part
Block No.	:	-
Ward No.	:	-
Village / Municipality / Corporation	:	Village – Valivali Kulgaon Badlapur Municipal Council
Door No., Street or Road (Pin Code)	:	Residential Flat No. 602, 6 <sup>th</sup> Floor, Wing – F, " <b>Shreeji Garden Wing F Co-op. Hsg. Soc. Ltd.</b> ", Village – Valivali, Badlapur (West), Taluka – Ambarnath, District – Thane, PIN Code – 421 503, State - Maharashtra, Country - India
Description of the locality Residential / Commercial / Mixed	:	Residential
Year of Construction	:	2019 (As per Occupancy Certificate)
Number of Floors	:	Stilt + 13 Upper Floors
Type of Structure	:	R.C.C. Framed Structure
Number of Dwelling Flat in the building	:	8 Flats on 6 <sup>th</sup> Floor
Quality of Construction	:	Good
Appearance of the Building	:	Good
Maintenance of the Building	:	Good
Facilities Available	:	
Lift	:	2 Lifts
Protected Water Supply	:	Municipal Water supply
Underground Sewerage	:	Connected to Municipal Sewerage System
Car parking - Open / Covered	:	Stilt Car Parking
Is Compound wall existing?	:	Yes
Is pavement laid around the Building	:	Yes

<b>III</b>	<b>FLAT</b>	
1	The floor in which the Flat is situated	: 6 <sup>th</sup> Floor
2	Door No. of the Flat	: Residential Flat No. 602
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring
	Doors	: Teak wood door frame with flush doors
	Windows	: Powdered Coated Aluminum sliding windows
	Fittings	: Concealed Plumbing with C.P. Fitting & Electrical wiring with Concealed
	Finishing	: Cement Plastering
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of :	: Details not available
	Tax amount :	: Details not available
5	Electricity Service connection No. :	: Details not available
	Meter Card is in the name of :	: Details not available
6	How is the maintenance of the Flat?	: Good

7	Sale Deed executed in the name of	:	<b>Name of Owner:</b> Mr. Suresh Krishna Chavan & Mrs. Surekha Suresh Chavan  <b>Name of Proposed Purchaser:</b> Mr. Jayesh Jagdish Shinde
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Built up Area in Sq. Ft. = 363.00 (Carpet Area as per Draft Agreement + 10%)
10	What is the floor space index (app.)	:	As per KBMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 383.00 Balcony Area in Sq. Ft. = 60.00 Cupboard Area in Sq. Ft. = 17.00 Total Carpet Area in Sq. Ft. = 460.00 (Area as per Actual Site Measurement)  Carpet Area in Sq. Ft. = 349.00 EP Area in Sq. Ft. = 51.00 Total Carpet Area in Sq. Ft. = 400.00 (Area as per Approved Plan)  <b>Carpet Area in Sq. Ft. = 291.00</b> <b>Balcony Area in Sq. Ft. = 27.00</b> <b>Cupboard Area in Sq. Ft. = 12.00</b> <b>Total Carpet Area in Sq. Ft. = 330.00</b> <b>(Area as per Draft Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Seller Occupied
15	If rented, what is the monthly rent?	:	₹ 6,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 7,000.00 to ₹ 9,000.00 per Sq. Ft. on Carpet area

2	Assuming it is a new construction, what is the adopted basic composite rate of the Unit under valuation after comparing with the specifications and other factors with the Unit under comparison (give details).	:	₹ 9,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 6,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 49,350.00 per Sq. M. i.e. ₹ 4,585.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's Office (After Depreciation)	:	N.A., as the age of the property below 5 years
	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 differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	5 years
	Life of the building estimated	:	55 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A., as the age of the property below 5 years
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,500.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 6,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 9,000.00 per Sq. Ft.</b>
	<b>Remark: As per Site Inspection, Actual Total Carpet Area 460.00 Sq. Ft. &amp; as per Approved Plan, Carpet Area 400.00 Sq. Ft. which is more than Carpet Area 330.00 Sq. Ft. mentioned in the Agreement provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. ₹ 9,000/- per Sq. Ft. is considered.</b>		



**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	330.00 Sq. Ft.	9,000.00	<b>29,70,000.00</b>
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	<b>Total Value of the property</b>			<b>29,70,000.00</b>
	<b>Realizable value of the property</b>			<b>26,73,000.00</b>
	<b>Distress value of the property</b>			<b>23,76,000.00</b>
	<b>Insurable value of the property</b>			<b>9,07,500.00</b>
	<b>Guideline Value of the property</b>			<b>16,64,355.00</b>

**Justification for price /rate**

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

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

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 7,000.00 to ₹ 9,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report , current market conditions , demand and supply position, Unit size, location, upswing in real estate prices, sustained demand for Residential Flat , all round development of commercial, industrial and residential application in the locality etc. We estimate ₹ 9,000.00 per Sq. Ft. on Carpet Area for valuation.



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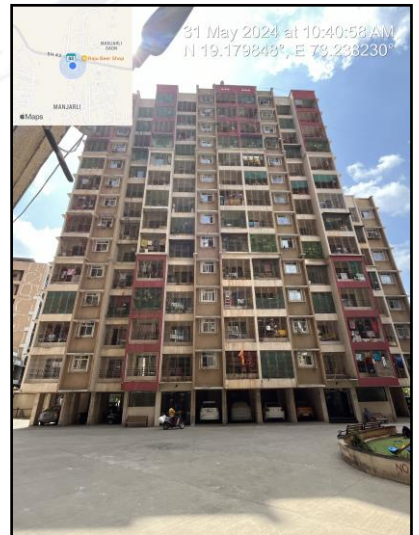
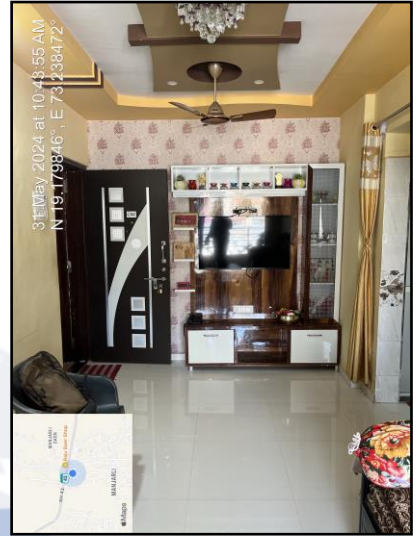
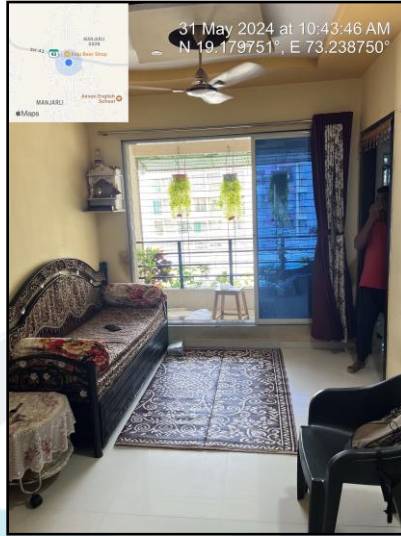
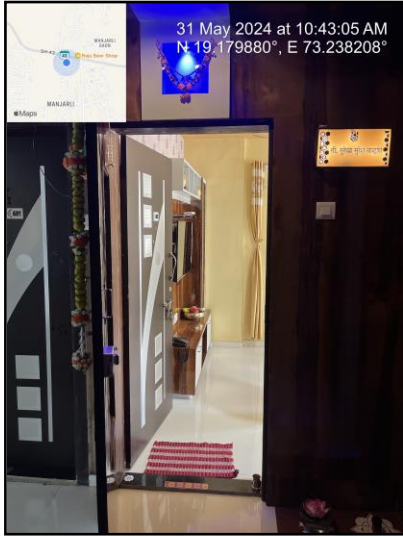
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Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Normal
Likely rental values in future	₹ 6,000.00 Expected rental income per month
Any likely income it may generate	Rental Income

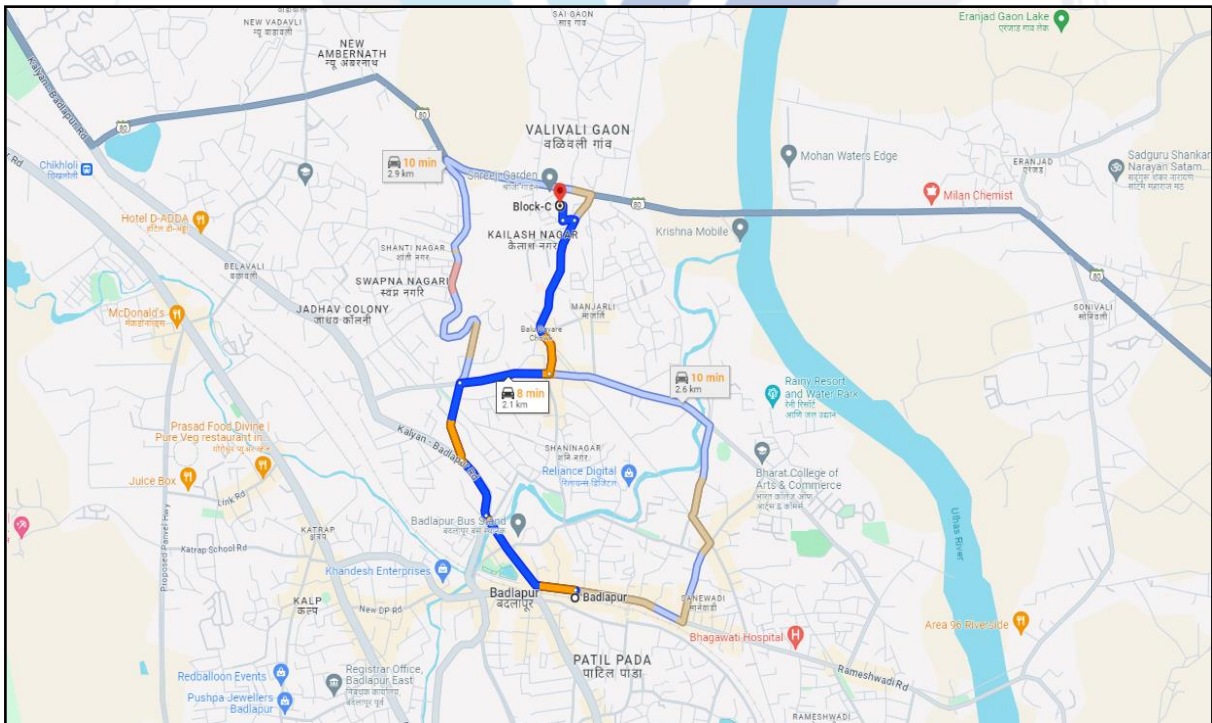


## Actual Site Photographs



# Route Map of the property

Site/ur



**Longitude Latitude: 19°10'47.3"N 73°14'18.5"E**

**Note:** The Blue line shows the route to site from nearest railway station (Badlapur – 2.1 Km.)



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## Ready Reckoner Rate

DIVISION / VILLAGE : VALIVALI No. 5 Commence From 1st April 2024 To 31st March 2025							
Type of Area						Local Body Type	
Local Body Name							
Land Mark	6/13-D-1) All Properties in Valivali Village.						
Rate of Land + Building in ₹ per sq. m. Built-Up							
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial	
6	6/13	8280	47000	51200	58800	51200	
Gaothan Survey No. 96, 85, 97, 94, 99, 1, 1, 2P, 2, 3, 3P, 4, 5, 6, 7P, 8P, 8P, 9, 9, 10, 10, 11, 11P, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 21P, 22, 22P, 23, 23P, 24P, 24P, 25, 26, 27, 28P, 29P, 30P, 31P, 31, 32, 32, 33, 34, 35P, 36P, 37, 38, 39, 40, 41, 42P, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53P, 53, 54, 55, 56, 57P, 57B, 58P, 58, 59, 59, 60, 60P, 61, 61, 62, 62, 63, 63P, 64, 64P, 65, 65, 66P, 66, 67P, 67, 68, 68, 68P, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 86, 87, 88, 89, 90, 91, 92, 93, 94P, 95, 96P, 98, 98, 99, 100, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139P, 140, 141, 142, 143, 144, 145, 146, 147, 148P, 151, 153, 156, 157, 158, 212P, 213P, 214, 217P, 218, 219, 220, 221P							
<a href="#" style="color: #0070c0; text-decoration: none;">← Compare With Previous Year</a> <span style="float: right; color: #0070c0; text-decoration: none;">↓</span>							

Stamp Duty Ready Reckoner Market Value Rate for Flat	47,000.00			
20% Decrease, Flat Located on 4 <sup>th</sup> Floor	2,350.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>49,350.00</b>	<b>Sq. Mtr.</b>	<b>4,585.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	8,280.00			
The difference between land rate and building rate (A – B = C)	-			
Depreciation Percentage as per table (D)	-			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>49,350.00</b>	<b>Sq. Mtr.</b>	<b>4,585.00</b>	<b>Sq. Ft.</b>

### Building not having lift

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

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

**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

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

Home Posted on Apr 29, 2024 | Ready to move

**₹32 Lac** @ 7,032 per sq.ft.  
Estimated EMI ₹ 25,559

**1BHK 2Baths**

Flat/Apartment for Sale  
in Shubh Shreeji Garden, Badlapur West, Thane


[Contact Dealer FREE](#)

[Shortlist](#)

**REGISTRATION** REGISTERED Registration No: PS1700012054 Website: <https://maharera.it.mahaonline.gov.in/>


[Overview](#)
[Society](#)
[Dealer Details](#)
[Price Trends](#)
[Registry Record](#)
[Society Reviews](#)

Videos (1)
Property (4)
Society (12)



<p><b>Area</b> Carpet area: 455 sq.ft. (42.27 sq.m.)</p> <p><b>Price</b> ₹ 32 Lac+ Govt Charges &amp; Tax @ 7,032 per sq.ft. (Negotiable) <a href="#">View Price Details</a></p> <p><b>Floor Number</b> 4<sup>th</sup> of 7 Floors</p> <p><b>Overlooking</b> Park/Garden,Main Road</p>	<p><b>Configuration</b> 1 Bedroom , 2 Bathrooms, 2 Balconies</p> <p><b>Address</b> Shubh Shreeji Garden Badlapur West, Thane</p> <p><b>Facing</b> East</p> <p><b>Property Age</b> 0 to 1 Year Old <a href="#">View Construction Status</a></p>
--	--

**Why you should consider this property?**




**Key Highlights**  
of the property

<ul style="list-style-type: none"> <li>✓ East Facing</li> <li>✓ Gated Society</li> </ul>	<ul style="list-style-type: none"> <li>✓ Fresh Construction</li> <li>✓ Corner Property</li> </ul>
--	---

[View 10 More →](#)

Transaction Type: <b>Resale</b>	Property Ownership: <b>Co-operative S...</b>	Furnishing: <b>Semifurnished</b>	Gated Community: <b>Yes</b>
Corner Property: <b>Yes</b>	Parking: <b>1 Open</b>	Pet Friendly: <b>Yes</b>	Water Source: <b>Municipal corporati...</b>




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VASTUKALA CONSULTANTS (I) PVT. LTD.  
Valuers & Appraisers  
Architects & Interior Designers  
Chartered Engineers (I)  
TEV Consultants  
Lender's Engineer  
UJ/120 MH/2010 PTC/2378/89

## Price Indicators

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

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Badlapur > Flats in Badlapur West > 1 BHK Flats in Badlapur West > 10 to 15 Lakh Posted on Apr 21, 2024 | Ready to move

Verified

**₹32.5 Lac** @ 4,710 per sq.ft.  
Estimated EMI ₹ 25,958

**1BHK 1Bath**  
Flat/Apartment for Sale  
in Shubh Shreeji Garden, Badlapur West, Thane

RERA STATUS REGISTERED | Registration No: PS1700012054 | Website: <https://mahareraonline.gov.in/>

[Overview](#) [Society](#) [Owner Details](#) [Price Trends](#) [Registry Record](#) [Society Reviews](#)

Contact Owner FREE

Shortlist

**Property (7)** | Society (12)

Photos (1/7)

**Area**  
Super Built up area 690 sq.ft. (64.1 sq.m.)  
Carpet area: 455 sq.ft. (42.27 sq.m.)

**Price**  
₹ 32.5 Lac  
@ 4,710 per sq.ft. (All inclusive)

**Floor Number**  
4<sup>th</sup> of 7 Floors

**Overlooking**  
Park/Garden, Main Road, Club

**Configuration**  
1 Bedroom, 1 Bathroom, 2 Balconies

**Address**  
Shubh Shreeji Garden  
Badlapur West, Thane

**Facing**  
South-East

**Property Age**  
5 to 10 Year Old [View Construction Status](#)

**Places nearby** View All (50)

Badlapur West, Thane

Hanuman Mandir
Datta Mandir
Saibaba Mandir
Mahalaxmi Mandir
Ganesh Mandir
Ambamata Mandir

Why should you consider this property?

Close to School
Close to Hospital
Close to Market
Gated Society
24\*7 Water
Close to Railway Station
Overlooking Park/Garden

Overlooking Main Road
Parking Available
Vitrified Flooring

Transaction Type: **Resale** | Property Ownership: **Co-operative S...** | Flooring: **Vitrified** | Gated Community: **Yes**

Parking: **Covered, Open** | Water Source: **Municipal corporati...** | Power Backup: **Partial** | Property Code: **P70761320**

# Price Indicators

HOUSING.COM Buy In Thane Download App

Home / Thane / Badlapur West / Apartment for Sale in Badlapur West / 1 BHK Flat
Last updated: Apr 21, 2024

## 1 BHK Flat

By SHUBH DEVELOPER


Shubh Shreeji Garden, Manjarli, Badlapur West, Thane

# ₹34.0 L

EMI starts at ₹18.00 K

₹7.47 K/sq.ft

Contact Owner



455 sq.ft

Built Up Area

₹7.47 K/sq.ft

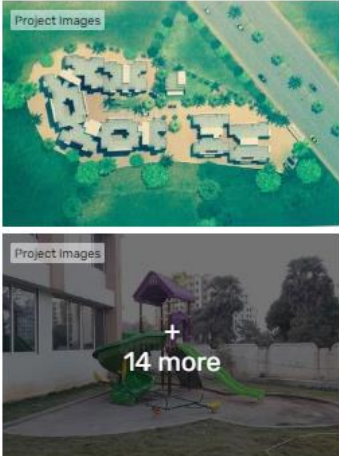
Avg. Price

Ready to move

Possession status

Fully Furnished

Furnishing



OVERVIEW
POPULAR PROPERTIES NEARBY
PRICE ESTIMATE
RATINGS AND REVIEWS
PRICE TRENDS
REGISTRY RECORDS
LOCAL

Property Location

Shubh Shreeji Garden, Manjarli, Badlapur West, Thane

Around This Property

School

Airson School

700m

Hospital

New Life Multispecialty Ho...

700m

Restaurant

Hotel D...

View more on Maps

Awesome! Nice neighborhood around

Contact Seller

SL

Sachin Lad

Owner


+9187794.....

Hi Shyam Kajvilkar!

[Edit details](#)

Allow other agents to get in touch

I am interested in Home Loans




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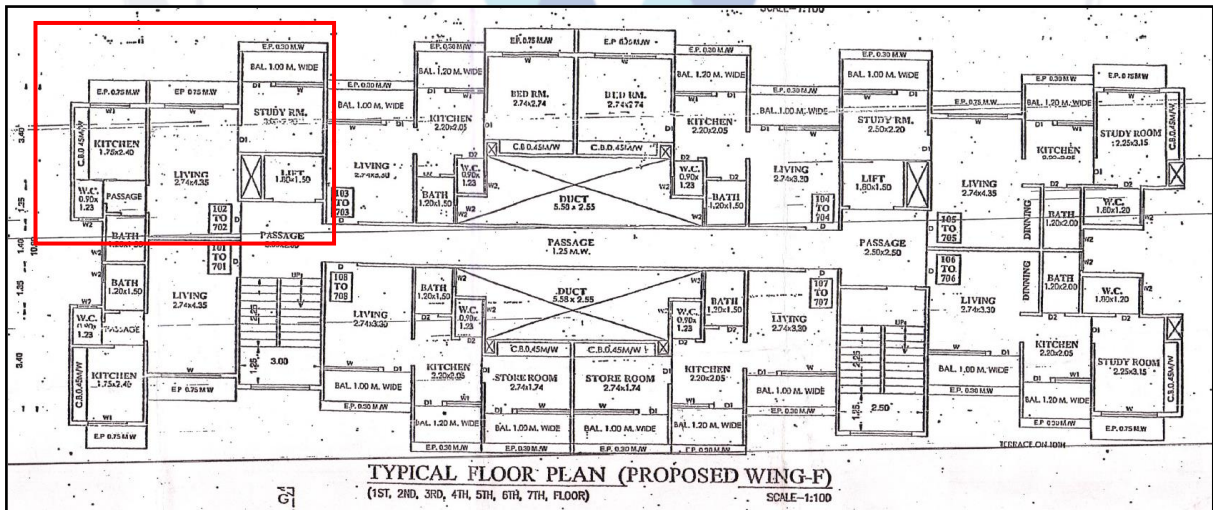
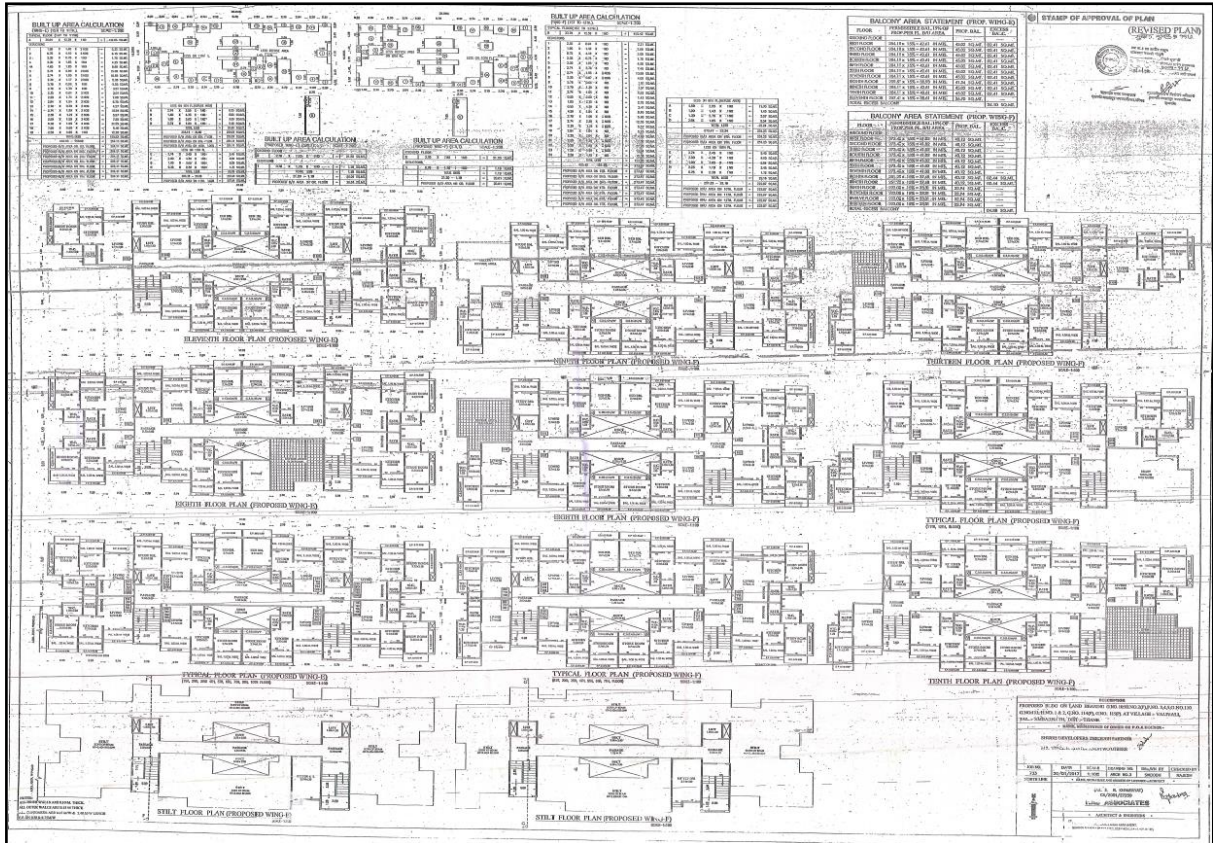
## Sale Instances

14658541	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 4
03-02-2024		दस्त क्रमांक : 14658/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
<b>गावाचे नाव : वालिवली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2400000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1695000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन : इतर माहिती: मौजे-वालीवली,ता.अंबरनाथ,जि.ठाणे येथील गट नं.111,हिस्सा नं.1,एकूण क्षेत्रफळ 0हे-33आर-8प्रति यावरील श्रीजी गार्डन मधील सदनिका नं.01,तळ मजला,विंग-डी,एकूण क्षेत्र 388 चौ.फुट. बांधीव,(( GAT NUMBER : 111 ; ) )	
(5) क्षेत्रफळ	388 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.-कमल काशिनाथ म्हस्कर वय:-72 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. वालीवली, कुळगाव बदलापूर, महाराष्ट्र, ठाणे. पिन कोड:-421 503 पॅन नं.-CEPPM9933K 2): नाव.-संगिता रघुनाथ तरे वय:-38 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. पाटील पाडा, कुळगांव, बदलापूर (पु), महाराष्ट्र, ठाणे. पिन कोड:-421 503 पॅन नं.-AIEPT4218R 3): नाव.-साक्षी सचिन पाटील वय:-37 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. काल्हेर, ता.भिवंडी, जि.ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421 302 पॅन नं.-BKQPP0488J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-राहुल नरेश सोलंकी वय:-30; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 13,मिश्रा भवन,तिसरा मजला, रूम नं.29,वाडिया स्ट्रीट,डॉमिनोज पिइझा जवळ, तारदेव व्हीटीसी मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400034 पॅन नं.-EWUPS5564K 2): नाव.-प्रज्ञा राहुल सोलंकी वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 13,मिश्रा भवन,तिसरा मजला, रूम नं.29,वाडिया स्ट्रीट,डॉमिनोज पिइझा जवळ, तारदेव व्हीटीसी मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400034 पॅन नं.-AHIPN0287D	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/12/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	13/12/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	14658/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	144000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	24000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per	

## Sale Instances

579878	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2
06-05-2024		दस्त क्रमांक : 5798/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
<b>गावाचे नाव : वालिवली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2211000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1765000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन : इतर माहिती: मौजे वालिवली,ता.अंबरनाथ,जि. ठाणे येथील गट नं. 105,हिस्सा नं. 2 पैकी,प्लॉट नं. 3,4 व 5,गट नं. 110,गट नं. 111,हिस्सा नं. 1+2,गट नं. 114,गट नं. 115 पैकी,क्षेत्र 9390.00 चौ. मी. यावरील श्रीजी गार्डन व सध्याची श्रीजी गार्डन विंग ई को.ऑप. हौसिंग सोसायटी लि.,मधील ई विंग,पाचवा मजला,निवासी सदनिका क्र. 504,क्षेत्र 26.05 चौ. मीटर कारपेट( ( GAT NUMBER : 105,110, 111, 114, 115 ; ) )	
(5) क्षेत्रफळ	26.05 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:-शिवानी अमित दांडेकर वय:-42 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं. बी.302, विश्वास संकल्प, संकल्प कॉम्प्लेक्स, एनएनपी गोरगाव पू, मुंबई, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400065 पॅन नं:-AJRPD5704C	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संजय दत्त राठोड वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं.106, बिल्डींग नं.1, ई विंग, सेक्टर 8, ड्रीम सिटी, शिगाव रोड, धनानी नगर, बोईसर पू, पालघर, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401501 पॅन नं:-AYHPR1492G 2): नाव:-योगिता संजय राठोड वय:-28; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रूम नं.106, बिल्डींग नं.1, ई विंग, सेक्टर 8, ड्रीम सिटी, शिगाव रोड, धनानी नगर, बोईसर पू, पालघर, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401501 पॅन नं:-BPJPR3121J	
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/04/2024	
(10)दस्त नोदणी केल्याचा दिनांक	23/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5798/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	132700	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	22110	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-:	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per	

# Approved Plan



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 ₹ 29,70,000.00 (Rupees Twenty Nine Lakh Seventy Thousand Only). The Realizable Value of the above property is ₹ 26,73,000.00 (Rupees Twenty Six Lakh Seventy Three Thousand Only) and the distress ₹ 23,76,000.00 (Rupees Twenty Three Lakh Seventy Six Thousand Only).

Place: Mumbai

Date: 12.06.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.



**Director**

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

UBI Empanelment No.: RO(S):ADV:VAL:012: 2018-19

ROS:ADV:Valuer/033:008:2021-22

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 of the Branch Manager with Office Seal)

Enclosures		
	Declaration From Valuers (Annexure- II)	Attached
	Model code of conduct for valuer - (Annexure III)	Attached



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**Annexure-II****DECLARATION FROM VALUERS**

I, hereby declare that:

- a. The information furnished in my valuation report dated 12.06.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I / My engineer Nikhil Sonawane has personally inspected the property on 31.05.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

SI No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is being purchased by Mr. Jayesh Jagdish Shinde from Mr. Suresh Krishna Chavan & Mrs. Surekha Suresh Chavan vide Draft Agreement for Sale dated April 2024
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, RLP Vashi 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 B. Chalikwar – Regd. Valuer Nikhil Sonawane – Valuation Engineer Shyam Kajvilkar – Technical Manager Prajakta Patil – 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 - 31.05.2024 Valuation Date - 12.06.2024 Date of Report - 12.06.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 31.05.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **12th 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 visualising 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 Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 330.00** in the name of Name of Owner: **Mr. Suresh Krishna Chavan & Mrs. Surekha Suresh Chavan**. Name of Proposed Purchaser: **Mr. Jayesh Jagdish Shinde**. 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's representative, we understand that the subject property is owned by Name of Owner: **Mr. Suresh Krishna Chavan & Mrs. Surekha Suresh Chavan**, Name of Proposed Purchaser : **Mr. Jayesh Jagdish Shinde**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

## Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

## Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 330.00**

## 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 Highest and Best 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 Unit 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



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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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 330.00.**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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

## Annexure - III

### MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

#### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

#### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

#### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not



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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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

#### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

#### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

**Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. 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. 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

UBI Empanelment No.: RO(S):ADV:VAL:012: 2018-19

ROS:ADV:Valuer/033:008:2021-22



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