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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Sanket Vijaykumar Chavan**

Residential Flat No. 1101, 11th Floor, Building No 6-B, "**Pradhan Mantri Awas Yojana Gotheghar Thane**", MHADA Housing Scheme Code No. 281B, Village - Gotheghar, Taluka - Thane, District - Thane, PIN Code - 421 204, State - Maharashtra, India.

Latitude Longitude : 19°8'6.9"N 73°3'49.5"E

Intended User:

**Bank Of Maharashtra
Kasarwadavli Branch**

Shop No 19.20.21, Sai Pushpa Bldg, Opp Vedant Hospital, S no 50, H No 6
Kasarwadavali Thane west

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1101, 11th Floor, Building No 6-B, "Pradhan Mantri Awas Yojana Gothehar Thane", MHADA Housing Scheme Code No. 281B, Village - Gothehar, Taluka - Thane, District - Thane, PIN Code - 421 204, State - Maharashtra, India belongs to **Sanket Vijaykumar Chavan**.

Boundaries of the property

| | |
|-------|-----------------------|
| North | : Open Plot |
| South | : Uttar Shiv Gav Road |
| East | : Internal Road |
| West | : Building No. 6A |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 21,77,000.00 (Rupees Twenty One Lakh Seventy Seven 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.02 16:41:48 +05'30'

Arind
Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Maharashtra Empanelment No.: AX33/CREMON/Valuer/Empanelment/ Sr No.55/ 2019-20

Encl.: Valuation report

Vastukala Consultants India Pvt. Ltd.

101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601

To,
The Branch Manager,
Bank Of Maharashtra
Kasarwadavli Branch

Shop No 19.20.21, Sai Pushpa Bldg, Opp Vedant Hospital, S
no 50, H No 6 Kasarwadavali Thane west

VALUATION REPORT (IN RESPECT OF FLAT)

| General | |
|---------|---|
| 1 | Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose. |
| 2 | a) Date of inspection : 26.06.2024 |
| | b) Date of which the valuation is made : 02.07.2024 |
| 3 | List of documents produced for perusal: I) Copy of Provisional Offer Letter Dated 26.03.2024 issued by Maharashtra Housing And Area Development Authority. II) Copy of MHADA Intimation Letter Dated 28.02.2024 issued by Maharashtra Housing And Area Development Authority. III) Copy of RERA Certificate No.P51700029534 Dated 01.12.2023 issued by Maharashtra Real Estate Regulatory Authority. IV) Copy of Commencement Certificate No.E.E / BP / PMAY / A / MHADA / 39 / 2020 Dated 13.02.2020 issued by Maharashtra Housing And Area Development Authority. |
| 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) : Sanket Vijaykumar Chavan Residential Flat No. 1101, 11 th Floor, Building No 6-B, " Pradhan Mantri Awas Yojana Gothehar Thane ", MHADA Housing Scheme Code No. 281B, Village - Gothehar, Taluka - Thane, District - Thane, PIN Code - 421 204, State - Maharashtra, India. <u>Contact Person :</u> Mr. Sanket Vijaykumar Chavan (Owner) Mobile No. 9307355002 sole ownership |
| 5 | Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 11 th Floor. (1 BHK) As per site information, The Composition of flat is 1 Bedroom + Living Room + Kitchen + W.C. + Bath. The property is at 8.2 Km distance from Diva Railway Station. |
| 6 | Location of property |
| a) | Plot No. / Survey No. |



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| | | | | |
|----|---|---|--|------------------------|
| b) | Door No. | : | Residential Flat No. 1101 | |
| c) | C.T.S. No. / Village | : | Village - Gothehar | |
| d) | Ward / Taluka | : | Taluka - Thane | |
| e) | Mandal / District | : | District - Thane | |
| f) | Date of issue and validity of layout of approved map / plan | : | Copy of Approved Building plans were not provided and not verified. | |
| g) | Approved map / plan issuing authority | : | | |
| h) | Whether genuineness or authenticity of approved map/ plan is verified | : | N.A. | |
| i) | Any other comments by our empanelled valuers on authentic of approved plan | : | No | |
| 7 | Postal address of the property | : | Residential Flat No. 1101, 11 th Floor, Building No 6-B, "Pradhan Mantri Awas Yojana Gothehar Thane", MHADA Housing Scheme Code No. 281B, Village - Gothehar, Taluka - Thane, District - Thane, PIN Code - 421 204, State - Maharashtra, India. | |
| 8 | City / Town | : | | |
| | Residential area | : | Yes | |
| | Commercial area | : | No | |
| | Industrial area | : | No | |
| 9 | Classification of the area | : | | |
| | i) High / Middle / Poor | : | Middle Class | |
| | ii) Urban / Semi Urban / Rura | : | Semi Urban | |
| 10 | Coming under Corporation limit / Village Panchayat / Municipality | : | Village - Gothehar MHADA | |
| 11 | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : | No | |
| 12 | Boundaries of the property | : | As per site | As per Document |
| | North | : | Open Plot | Details not available |
| | South | : | Uttar Shiv Gav Road | Details not available |
| | East | : | Internal Road | Details not available |
| | West | : | Building No. 6A | Details not available |
| 13 | Dimensions of the site | : | N. A. as property under consideration is a Residential Flat in a building. | |
| | | : | As per the Deed | As per Actuals |

| | | | | |
|-----------|--|---|--|---|
| | North | : | - | - |
| | South | : | - | - |
| | East | : | - | - |
| | West | : | - | - |
| 14 | Extent of the site | : | Carpet Area in Sq. Ft. = 311.00 (Area As Per Provisional Offer Letter) Built Up Area in Sq. Ft. = 342.10 (Carpet Area + 10%) | |
| 14.1 | Latitude, Longitude & Co-ordinates of Flat | : | 19°8'6.9"N 73°3'49.5"E | |
| 15 | Extent of the site considered for Valuation | : | Carpet Area in Sq. Ft. = 311.00 (Area As Per Provisional Offer Letter) | |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | External Site Visit Only | |
| II | APARTMENT BUILDING | | | |
| 1. | Nature of the Apartment | : | Residential | |
| 2. | Location | | | |
| | C.T.S. No. | : | | |
| | Block No. | : | - | |
| | Ward No. | : | - | |
| | Village / Municipality / Corporation | | Village - Gothehar, MHADA | |
| | Door No., Street or Road (Pin Code) | : | Residential Flat No. 1101, 11 th Floor, Building No 6-B, "Pradhan Mantri Awas Yojana Gothehar Thane" , MHADA Housing Scheme Code No. 281B, Village - Gotheghar, Taluka - Thane, District - Thane, PIN Code - 421 204, State - Maharashtra, India | |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential | |
| 4. | Year of Construction | : | 2024 (Approx.) | |
| 5. | Number of Floors | : | Ground + 15 Upper Floors | |
| 6. | Type of Structure | : | R.C.C. Framed Structure | |
| 7. | Number of Dwelling units in the building | : | 11 th Floor is having 16 Flats | |
| 8. | Quality of Construction | : | Good | |
| 9. | Appearance of the Building | : | Good | |
| 10. | Maintenance of the Building | : | Good | |

| | | |
|------------|--|---|
| 11. | Facilities Available | |
| | Lift | : 3 Lifts |
| | Protected Water Supply | : Municipal Water Supply |
| | Underground Sewerage | : Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : Open Parking |
| | Is Compound wall existing? | : Yes |
| | Is pavement laid around the Building | : Yes |
| III | Residential Flat | |
| 1. | The floor in which the Flat is situated | : 11 th Floor |
| 2. | Door No. of the Flat | : Residential Flat No. 1101 |
| 3. | Specifications of the Flat | |
| | Roof | : R.C.C. Slab |
| | Flooring | : External site visit only |
| | Doors | : External site visit only |
| | Windows | : External site visit only |
| | Fittings | : External site visit only |
| | Finishing | : External site visit only |
| 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? | : External visit done only |
| 7. | Sale Deed executed in the name of | : Sanket Vijaykumar Chavan |
| 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. = 342.00 (Carpet Area + 10%) |
| 10. | What is the floor space index (app.) | : As per MHADA norms |
| 11. | What is the Carpet area of the Flat? | : Carpet Area in Sq. Ft. = 311.00 (As Per Area Provisional Offer Letter) |
| 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? | : | External Site Visit Only |
| 15. | If rented, what is the monthly rent? | : | ₹ 4,500/- (Expected rental income per month) |
| IV | MARKETABILITY | | |
| 1. | How is the marketability? | : | Good |
| 2. | What are the factors favoring for an extra Potential Value? | : | Located in developed area |
| 3. | Any negative factors are observed which affect the market value in general? | : | No |
| V | Rate | | |
| 1. | After analyzing the comparable sale instances, what is the composite rate for a 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) | : | ₹ 6957/- to ₹ 8889/- per Sq. Ft. on Carpet Area ₹ 6325/- to ₹ 8081/- per Sq. Ft. on Built Up Area |
| 2. | Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details). | : | ₹ 7,000/- per Sq. Ft. |
| 3. | Break – up for the rate | : | |
| | I. Building + Services | : | ₹ 2,800/- per Sq. Ft. |
| | II. Land + others | : | ₹ 4,200/- per Sq. Ft. |
| 4. | Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed) | : | ₹ 39,270/- per Sq. M. i.e. ₹ 3,648/- per Sq. Ft. |
| | Guideline rate(an evidence thereof to be enclosed) | : | N.A. Age of Property below 5 year |
| 5. | In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given | : | It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs. |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | | |
| a | Depreciated building rate | | |
| | Replacement cost of Flat with Services (v(3)i) | : | ₹ 2,800/- per Sq. Ft. |
| | Age of the building | : | Less than 1 year |

| | | | |
|----------|---|---|---|
| | Life of the building estimated | : | 60 years Subject to proper, preventive periodic maintenance & structural repairs. |
| | Depreciation percentage assuming the salvage value as 10% | : | N.A. Age of Property below 5 year |
| | Depreciation Ratio of the building | | - |
| b | Total composite rate arrived for Valuation | | |
| | Depreciated building rate VI (a) | : | ₹ 2,800/- per Sq. Ft. |
| | Rate for Land & other V (3) ii | : | ₹ 4,200/- per Sq. Ft. |
| | Total Composite Rate | : | ₹ 7,000/- per Sq. Ft. |
| | Remarks | : | Builder has not allowed for site Internal Inspection & photographs of the property. The details about the flat status have been provided by Owner Sanket Chavan. |

Details of Valuation:

| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|---------|--|----------------|-------------------|---------------------|
| 1 | Present value of the Flat | 311.00 Sq. Ft. | 7,000.00 | 21,77,000.00 |
| 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 | | | |
| | Fair market value of the property | | | 21,77,000.00 |
| | Realizable value of the property | | | 19,59,300.00 |
| | Distress value of the property | | | 17,41,600.00 |
| | Insurable value of the property (342.10 X 2,800.00) | | | 9,57,880.00 |
| | Guideline value of the property (342.10 X 3,648.00) | | | 12,47,981.00 |

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



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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 ₹ 6957.00 to ₹ 8889.00 per Sq. Ft. on Carpet Area / ₹ 6325.00 to ₹ 8081.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹7,000.00 per Sq. Ft. on Carpet Area for valuation.

| | |
|--|--|
| Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on | |
| Saleability | Good |
| Likely rental values in future | ₹ 4,500/- (Expected rental income per month) |
| Any likely income it may generate | Rental Income |



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Actual Site Photographs



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Route Map of the property




Note: Red marks shows the exact location of the property



Longitude Latitude: 19°8'6.9"N 73°3'49.5"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Diva - 8.2 Km).

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

Home
Valuation Rules
User Manual
Close
Feedback

Year: 2024-2025 Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव - गोटेधर (अंबरनाथ कुळगाव बदलापूर व १)

Search By: Survey No Location

Enter Survey No: 157

| उपविभाग | सुती जमीन | निवासी सदनिका | ऑफिस | टुकाने | औद्योगिक | एकक (रु./) | Attribute |
|---|-----------|---------------|-------|--------|----------|------------|-----------|
| 1-1-रहिवास व इतर तत्सम अनुश्रेय वापरतील जमिनी | 5180 | 35700 | 42400 | 45900 | 42400 | चौ मीटर | सर्व नंबर |
| 1-2-रहिवास व इतर तत्सम विकसनक्षम जमिनी | 3100 | 33000 | 38000 | 41300 | 38000 | चौ मीटर | सर्व नंबर |

| | | | | |
|--|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 35700 | | | |
| Increase by 10% on Flat Located on 11 th Floor | 3570 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A) | 39,270.00 | Sq. Mtr. | 3,648.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market value Rate for Land (B) | 5180 | | | |
| The difference between land rate and building rate(A-B=C) | 34,090.00 | | | |
| Percentage after Depreciation as per table(D) | 100% | | | |
| Rate to be adopted after considering depreciation [B + (C X D)] | 39,270.00 | Sq. Mtr. | 3,648.00 | Sq. Ft. |

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 |

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% |



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| | | |
|---------------|--|--|
| 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 |
|---------------|--|--|



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Price Indicators

| | | | |
|------------------|-------------------------------------|-----------------|-----------------|
| Property | Sadguru Residency, Shilphata, Thane | | |
| Source | magic bricks | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 450.00 | 495.00 | - |
| Percentage | - | 10% | - |
| Rate Per Sq. Ft. | ₹8,889.00 | ₹8,081.00 | - |

magicbricks Buy Rent Sell Home Loans

Hi, nitish

Post Property

₹40.0 Lac | EMI: ₹18k | Home Loan from Car. | get?

1 BHK Flat For Sale in Sadguru Residency, Shilphata, Thane

1 Bed | 2 Baths | 2 Balconies | Semi-Furnished

Carpet Area: 450 sqft ~ 1100 sqft

Developer: Ram Laxman Developers

Project: Sadguru Residency

Floor: 5 (Out of 7 Floors)

Transaction Type: Resale

Status: Ready to Move

Facing: East

Furnished Status: Semi-Furnished

Type Of Ownership: Freehold

East Facing Property

Contact Owner | Get Phone No.

Least contact made 12 days ago

More Details

Price Breakup: ₹40 Lac | ₹1

Booking Amount: ₹10 Lac

Address: Survey no 88 kalyan shil road village dalghar kalyan thane 421204, Shilphata, Thane, Maharashtra

| | | | |
|------------------|-----------------------------------|-----------------|-----------------|
| Property | ATLANTA ENCLAVE, Shilphata, Thane | | |
| Source | magic bricks | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 550.00 | 605.00 | - |
| Percentage | - | 10% | - |
| Rate Per Sq. Ft. | ₹8,182.00 | ₹7,438.00 | - |

magicbricks Buy Rent Sell Home Loans

Home > Property in Thane > 3 Bedrooms Apartment in Shilphata > 1 BHK > ₹45.0 Lac

₹45.0 Lac EMI: ₹20k Get the approved loan

1 BHK Flat for Sale in ATLANTA ENCLAVE, Shilphata, Thane

1 Bed 1 Bath 2 Balconies Semi-Furnished

Carpet Area: 550 sqft ₹8,182/sqft

Developer: ATLANTA Ltd Project: ATLANTA ENCLAVE

Floor: 3 (Out of 20 Floors) Transaction Type: Resale Status: Ready to Move

Facing: East Lifts: 2 Furnished Status: Semi-Furnished

East Facing property

Contact Owner Get Phone No. Last contact made 11 days ago

More Details

Price Breakup: ₹45 Lac

Booking Amount: ₹1.0 Lac

Address: 3rd Floor A Wing Atlanta Enclave Kalyan shil Road Shilphata Thane Maharashtra 400612, Shilphata, Thane, Maharashtra

Landmarks: Mumbra Shilpi Fire Station



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| | | | |
|------------------|------------------------------------|-----------------|-----------------|
| Property | Nice City Mumbra, Shilphata, Thane | | |
| Source | magic bricks | | |
| Floor | - | | |
| | Carpet | Built Up | Saleable |
| Area | 575.00 | 632.50 | - |
| Percentage | - | 10% | - |
| Rate Per Sq. Ft. | ₹6,957.00 | ₹6,324.00 | - |

The screenshot displays a real estate listing on the Magicbricks website. The listing is for a 1 BHK flat for sale in Nice City Mumbra, Shilphata, Thane. The price is ₹40.0 Lac. The carpet area is 575 sqft. The property is ready to move and is unfurnished. It features 1 bed, 1 bath, 1 balcony, and 1 open car parking. The listing is from an owner named Kalim Khan. The website header shows navigation options like Buy, Rent, Sell, and Home Loans. The listing includes a 'Contact Owner' button and a 'Get Phone No.' button. The 'More Details' section shows the price breakup as ₹40 Lac | ₹1,700, a booking amount of ₹1.0 Lac, and the address as Gausiya Complex, Shilphata, Thane, Maharashtra. Landmarks include Near Dosti Planet.



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As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹21,77,000.00 (Rupees Twenty One Lakh Seventy Seven Thousand Only)**. The **Realizable Value** of the above property is **₹19,59,300.00 (Rupees Nineteen Lakh Fifty Nine Thousand Three Hundred Only)**. The **Distress Value** is **₹17,41,600.00 (Rupees Seventeen Lakh Forty One Thousand Six Hundred Only)**.

Place : Thane

Date : 02.07.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.07.02 16:42:03 +05'30'

Auth. Sign.

Manoj

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Maharashtra Empanelment No.: AX33/CREMON/Valuer/Empanelment/ Sr No.55/ 2019-20

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date _____

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

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



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(Annexure-IV)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby declare that:

- a. The information furnished in my valuation report dated 02.07.2024 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 authorized representative has personally inspected the property on 26.06.2024. 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 V - A signed copy of same to be taken and kept along with this declaration)
- i. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- j. I am Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



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| No. | Particulars | Valuer comment |
|-----|---|---|
| 1 | background information of the asset being valued; | The property under consideration is purchased by from vide dated . |
| 2 | purpose of valuation and appointing authority | As per the request from Bank Of Maharashtra, Kasarwadavli Branch to assess Fair Market Value value of the property for Housing Loan purpose |
| 3 | identity of the valuer and any other experts involved in the valuation; | Manoj Chalikwar - Regd. Valuer Vaibhav Bhagat - Valuation Engineer Nitesh Khedekar - Technical Manager Pratibha Shilvantha - 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 - 26.06.2024 Valuation Date - 02.07.2024 Date of Report - 02.07.2024 |
| 6 | inspections and/or investigations undertaken; | Physical Inspection done on - 26.06.2024 |
| 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 Commercial application in the locality etc. |
| 11 | major factors that were not taken into account during the valuation; | - |
| 12 | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Attached |

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **2nd July 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. Thane (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 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 **311.00 Sq. Ft. Carpet Area** in the name of **Sanket Vijaykumar Chavan**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Sanket Vijaykumar Chavan**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from



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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 **311.00 Sq. Ft. Carpet Area.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed 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 Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject 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



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

Other

All measurements, areas and ages quoted in our report are approximate.

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise.

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat**, admeasuring **311.00 Sq. Ft. Carpet Area**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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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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