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MSME Reg No: UDYAM-MH-18-0083617

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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: **Mrs. Shital Hanif Solanki**

Residential Flat No. 206, 2<sup>nd</sup> Floor, Building No. 1, 'B' Wing, "**Darya Apartment**", Gaothan Land House No. 388, 1857/1,2,3,4,5, Beside Shani Mandir, Reti Bandar Road, Village - Gaskopri, Virar (East), Taluka - Vasai, District - Palghar, PIN - 401 305, State - Maharashtra, Country - India.

Longitude Latitude: 19°28'50.1"N 72°49'15.9"E

### Valuation Done for:

**Central Bank of India**

**Virar (East) Branch**

Office No. 107, Gokul Plaza, 1<sup>st</sup> Floor, Opp. Railway Crossing, Gawadwadi, Virar (East) - 401 305  
State - Maharashtra, Country - India.



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### 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**

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: CBI / Virar (East) Branch / Mrs. Shital Hanif Solanki (009846/ 2307326) Page 2 of 23

Vastu/Mumbai/07/2024/009846/ 2307326

22/3-330-JAVSBS

Date: 22.07.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 206, 2<sup>nd</sup> Floor, Building No. 1, 'B' Wing, "Darya Apartment", Gaothan Land House No. 388, 1857/1,2,3,4,5, Beside Shani Mandir, Reti Bandar Road, Village - Gaskopri, Virar (East), Taluka - Vasai, District - Palghar, PIN - 401 305, State - Maharashtra, Country - India belongs to **Mrs. Shital Hanif Solanki**.

#### Boundaries of the property.

North	:	Slum Area
South	:	Open Plot
East	:	Open Plot
West	:	Prathamesh Apartment

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose **₹ 9,42,795.00 (Rupees Nine Lakh Forty-Two Thousand Seven Hundred Ninety-Five Only)**.

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

Hence certified

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

**Sharadkumar  
Chalikwar**

**Director**

**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Central Bank of India Empanelment No.: SMRO/CREDIT/2017-18/1311

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2024.07.22 12:11:11 +05'30'

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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****Central Bank of India****SAM Branch Fort**

SAMB, South Mumbai Regional Office

346, Standard, Building, 3rd Floor

Dr. D. N. Road, Fort, Mumbai - 400 023

State - Maharashtra, Country - India.

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

I	General	
1.	Purpose for which the valuation is made	: As per the request from Central Bank of India, Virar (East) Branch to assess market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2.	a)	Date of inspection : 10.07.2024
	b)	Date on which the valuation is made : 22.07.2024
3.	List of documents produced for perusal	:
	1. Copy of Agreement dated 28.04.2024 between M/s. Sai Shubh Enterprises (the Builder/s) AND Mrs. Shital Hanif Solanki (the Purchaser) 2. Copy of Plinth Completion Certificate No. CIDCO / VVSR / PCC / NBP-4639 / E / 3 / 3 dated 07.07.2010 issued by CIDCO. 3. Copy of Commencement Certificate No. CIDCO / VVSR / CC / BP-4639 / E / 409 dated 24.05.2010 issued by CIDCO.	
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)	: <b>Mrs. Shital Hanif Solanki</b>  <b>Address</b> Residential Flat No. 206, 2 <sup>nd</sup> Floor, Building No. 1, 'B' Wing, " <b>Darya Apartment</b> ", Gaothan Land House No. 388, 1857/1,2,3,4,5, Beside Shani Mandir, Reti Bandar Road, Village - Gaskopri, Virar (East), Taluka - Vasai, District - Palghar, PIN - 401 305, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Hajariil (Bank Manager) Contact No.: 8347491515  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat located on 2 <sup>nd</sup> Floor. The composition of flat Living Room + Kitchen + Passage + Bath + WC (i.e. <b>1 RK flat</b> ). The property is at 3.6 km. travelling distance from nearest railway station Virar.



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6.	Location of property	:	
	a) Plot No. / Survey No.	:	Gaothan Land House No. 388, 1857/1,2,3,4,5
	b) Door No.	:	Residential Flat No. 206
	c) C.T.S. No. / Village	:	Village - Gaskopri
	d) Ward / Taluka	:	Taluka - Vasai
	e) Mandal / District	:	District - Palghar
	f) Date of issue and validity of layout of approved map / plan	:	Approved Building Plan were not provided and not verified.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N. A.
7.	Postal address of the property	:	Residential Flat No. 206, 2 <sup>nd</sup> Floor, Building No. 1, 'B' Wing, "Darya Apartment", Gaothan Land House No. 388, 1857/1,2,3,4,5, Beside Shani Mandir, Reti Bandar Road, Village - Gaskopri, Virar (East), Taluka - Vasai, District - Palghar, PIN - 401 305, State - Maharashtra, Country - India.
8.	City / Town	:	Virar (East)
	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	:	Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Gaskopri Vasai – Virar City Municipal Corporation
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 Documents</b>
	North		Slum Area                      Details not available
	South		Open Plot                      Details not available
	East		Open Plot                      Details not available
	West		Prathamesh Apartment                      Details not available
13.	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.
			<b>A</b> <b>B</b>
			As per the Deed                      Actuals
	North	:	-                      -
	South	:	-                      -
	East	:	-                      -
	West	:	-                      -
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 241.00

		(Area as per actual site measurement) <b>Super Built-up Area in Sq. Ft. = 350.000 (Area as per Agreement)</b>
14.1	Latitude, Longitude & Co-ordinates of Flat	: 19°28'50.1"N 72°49'15.9"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Super Built-up Area in Sq. Ft. = 350.000 (Area as per Agreement)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Vacant flat under bank possession
<b>II</b>	<b>APARTMENT BUILDING</b>	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: -
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village - Gaskopri Vasai – Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 206, 2 <sup>nd</sup> Floor, Building No. 1, 'B' Wing, " <b>Darya Apartment</b> ", Gaothan Land House No. 388, 1857/1,2,3,4,5, Beside Shani Mandir, Reti Bandar Road, Village - Gaskopri, Virar (East), Taluka - Vasai, District - Palghar, PIN - 401 305, State - Maharashtra, Country - India.
3.	Description of the locality Residential / Industrial / Mixed	: Residential
4.	Year of Construction	: 2011 (As per Site Information)
5.	Number of Floors	: Ground + 4 upper floors
6.	Type of Structure	: R.C.C. framed structure
7.	Number of Dwelling Flats in the building	: 4 Flats on 2 <sup>nd</sup> Floor
8.	Quality of Construction	: Normal
9.	Appearance of the Building	: Normal
10.	Maintenance of the Building	: Normal
11.	Facilities Available	:
	Lift	: Not Provided
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car Parking Space
	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	: 2 <sup>nd</sup> Floor
2	Door No. of the Flat	: Residential Flat No. 206
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab

	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door framed with flush shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. 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?	:	Vacant flat without property maintenance
7	Sale Deed executed in the name of	:	<b>Mrs. Shital Hanif Solanki</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat?	:	Super Built-up Area in Sq. Ft. = 350.000 (Area as per Agreement)
10	What is the floor space index (app.)	:	As per CIDCO norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 241.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant flat under bank possession
15	If rented, what is the monthly rent?	:	₹ 2,000/- 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)	:	₹ 3,000.00 to ₹ 4,000.00 per Sq. Ft. on Super 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).	:	₹ 3,500.00 per Sq. Ft. on Super Built-up Area
3	Break - up for the rate	:	
	I. Building + Services	:	₹ 2,600.00 per Sq. Ft.

	II. Land + others	:	₹ 900.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 28,170.00 per Sq. M. i.e. ₹ 2,617.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 24,982.00 per Sq. M. i.e. ₹ 2,321.00 per Sq. Ft.
<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)	:	₹ 2,600.00 per Sq. Ft.
	Age of the building	:	13 Years
	Life of the building estimated	:	47 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	19.50%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,093.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 900.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 2,993.00 per Sq. Ft.</b>
	<b>Remarks:</b>		
	1) The flat is in very poor condition.		
	2) In between two building the open space of entrance is very narrow.		
	3) The building is located on hilly area.		
	4) Copy of Occupancy Certificate is not provided.		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per Flat (₹)	Estimated Value (₹)
1	Present total value of the Flat	350.00 Sq. Ft.	2,993.00	10,47,550.00
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			
	<b>Total Value of the Property (after depreciation)</b>			<b>10,47,550.00</b>
	<b>10% of discount due to negative remarks as above (Less)</b>			<b>1,04,755.00</b>
	<b>Fair Market Value of the property</b>			<b>9,42,795.00</b>
	<b>Realizable value of the property</b>			<b>8,01,376.00</b>
	<b>Distress value of the property</b>			<b>6,59,957.00</b>
	<b>Insurable value of the property (350.00 X 2,600.00)</b>			<b>9,10,000.00</b>
	<b>Guideline value of the property (350.00 X 2,321.00)</b>			<b>8,12,350.00</b>



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### 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 ₹ 3,000.00 to ₹ 4,000.00 per Sq. Ft. on Super Built-up 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 commercial and residential application in the locality etc. We estimate ₹ 2,993.00 per Sq. Ft. on Super Built-up Area (after depreciation) 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	There is no threat of acquisition by Govt. by road widening / public service purposes. The land is leveled and there is no threat of sub merging. The land falls under category CRZ – II and there is no adverse effect of the same on existing building structure.
i) Saleability	Good
ii) Likely rental values in future in	₹ 2,000/- Expected rental income per month
iii) Any likely income it may generate	Rental Income



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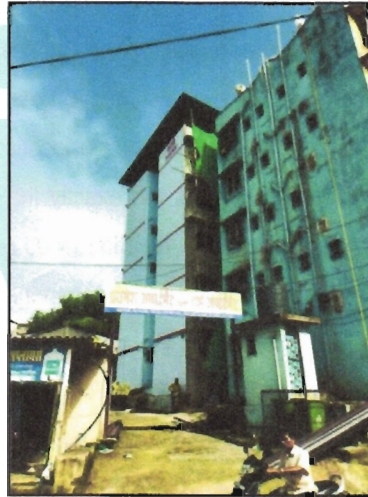
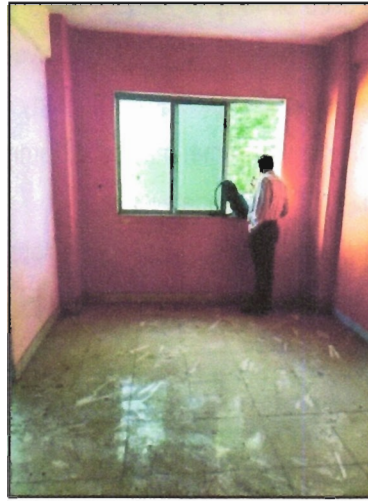
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## Actual Site Photographs

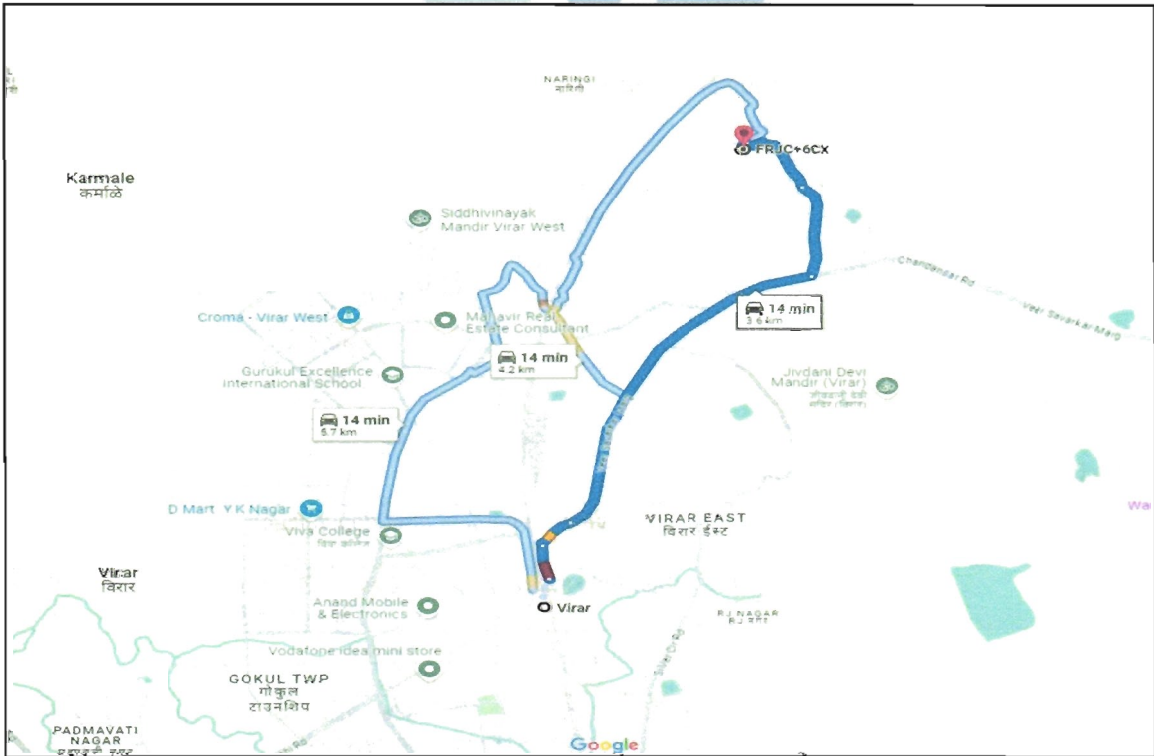


दर्या अपार्टमेंट बी विंग		
महाराष्ट्र शासन, देवी बंदर रोड, मासकोपरी, विरार (पूर्व) ता. वसई, जि.पालघर		
दुसरा मजला	तीसरा मजला	चौथा मजला
२०५. जयवंत गोविंद पाटील	४०५. राजेंद्र बाळगा	६०५. राजेंद्र बाळगा
२०६. शितल सोळंकी	४०६. राजेंद्र बाळगा	६०६. राजेंद्र बाळगा
२०७. मंदार पशवंत हातनीलकर	४०७. मणिका शर्मा	६०७. मणिका शर्मा
२०८. अच्युत सरमण बंजारा	४०८. स्वप्निल श	६०८. स्वप्निल श
चिंमरा मजला		
३०५. राजेंद्र सुनाय भातडे		
३०६. वि.बी. उषा / अनिल बली शर्मा		



## Route Map of the property

site u/r



**Longitude Latitude: 19°28'50.1"N 72°49'15.9"E**

**Note:** The Blue line shows the route to site from nearest railway station (Virar – 3.6 km.)




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## Ready Reckoner Rate


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

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन  
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Year: 2024/2025
Language: English

Selected District: पालघर

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Select Village: गावाचे नांव - मीठे नासकोपरी

Search By:  Survey No  Location

Select	उपविभाग	सुरती वमीन	निवासी घरनिवा	बॉझिस	दुकाने	औद्योगिक	एकक (Sq./)
Survey/No	1- नाविकास विभागातील जमिनी	1390	0	0	0	0	चौ. मीटर
Survey/No	2-रहिकास व इतर उत्तम अनुबंध बांधणीतील जमिनी	3110	0	0	0	0	चौ. मीटर
Survey/No	3-रहिकास व इतर उत्तम अनुबंध बांधणीतील जमिनी	6400	32800	37700	41100	37700	चौ. मीटर
Survey/No	4-रहिकास व इतर उत्तम अनुबंध बांधणीतील जमिनी	4460	31300	36100	39400	36100	चौ. मीटर
Survey/No	5-गावठाण व गाई असलेल्या जमिनी	3650	31300	36200	40700	36200	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	31,300.00			
Decrease by 10% on Flat Located on 2 <sup>nd</sup> Floor	3,130.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>28,170.00</b>	<b>Sq. Mtr.</b>	<b>2,617.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	3,650.00			
The difference between land rate and building rate (A – B = C)	24,520.00			
Depreciation Percentage as per table (D) [100% - 13%] (Age of the Building – 13 Years)	87%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>24,982.00</b>	<b>Sq. Mtr.</b>	<b>2,321.00</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

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375 Sq-ft 1 BHK Flat For Sale in **Virar East, Mumbai**

1 Bed 1 Bath Unfurnished

Super Built-Up Area  
**375 sqft**  
₹4,000/sqft

Status  
**Ready to Move**

Type Of Ownership  
**Freehold**

Floor  
**Ground(Out of 4 Floors)**

Facing  
**East**

Age Of Construction  
**5 to 10 years**

Transaction Type  
**Resale**

Furnished Status  
**Unfurnished**

+3 Photos

East Facing Property

Contact Owner
Get Phone No.
Last contact made 5 days ago

**Contact Owner**

Swapnali Mumbarkar  
+91-99XXXXXXX

Get Phone No

**More Details**

Price Breakup	₹15 Lac
Address	Ground floor, shree swami samarth apartment, chandansar road, near gaskopri shani mandir, Virar eas, Virar East, Mumbai - Mira Road and Beyond, Maharashtra
Furnishing	Unfurnished
Flooring	Ceramic Tiles
Type of Ownership	Freehold
Age of Construction	5 to 10 years
Additional Rooms	None of these

**Description:** Multistorey apartment is available for sale. It has covered area 375 sq-ft. Contact for more details.

Property	Flat		
Source	<a href="#">magicbricks</a>		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	260.42	312.50	375.00
<b>Percentage</b>	20%	20%	-
<b>Rate Per Sq. Ft.</b>	₹ 5,760.00	₹ 4,800.00	₹ 4,000.00

## Price Indicators

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

Home > Property in Mumbai > Virar East > Apartment in Virar East > 1 BHK > 390 Sq-ft
Posted on: Jun 16, 24 Property ID: 30995299

**₹18.0 Lac** EMI - ₹.8k | Can I afford it?

390 Sq-ft 1 BHK Flat For Sale in **Virar East, Mumbai**

1 Bed 1 Bath 1 Balcony Semi-Furnished

Super Built-Up Area	Floor	Transaction Type
390 sqft - ₹4,615/sqft	Ground(Out of 5 Floors)	Resale
Status	Furnished Status	Car Parking
Ready to Move	Semi-Furnished	1 Open
Age Of Construction	Less than 5 years	

**Contact Owner**

pravynn patil +91-9800000000

Get Phone No.

Contact Owner

Get Phone No.

last modified 6 days ago

**More Details**

Price Breakup ₹18 Lac

Address Virar East, Mumbai - Mira Road and Beyond, Maharashtra

Furnishing Semi-Furnished

Age of Construction Less than 5 years

**Description:** Multistorey Apartment is located at the advantageous Ground floor in a tower of total 5 floors. The age of construction for this apartment Multistorey Apartment is Less than 5 ye. [Read more](#)

Contact Owner

Property	Flat		
Source	INDEX II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	270.83	325.00	390.00
<b>Percentage</b>	20%	20%	-
<b>Rate Per Sq. Ft.</b>	₹ 6,646.00	₹ 5,538.00	₹ 4,615.00

## Sale Instance

7/13/24, 11:42 AM	sgr_6568	
656880	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु.नि. वसई 2
28-03-2024		दस्त क्रमांक 6568/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn.63m
<b>गावाचे नाव : गासकोपरी</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	550000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	698115.2	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : इतर माहिती: , इतर माहिती: मौजे गासकोपरी , विभाग 4, सर्वे नं. 1 हिस्सा नं 4, सदनिका क्र. 407, चौथा मजला, गणेश दर्शन अपार्टमेंट बिल्डिंग नं 2, को-ऑप. हीसिंग सोसायटी ली. शनी मंदिरा जवळ चंदनसार रोड, विरार पूर्व क्षेत्र, 300 चौ फुट. सुपर बिल्ट-अप. एरिया( ( Survey Number : 1 : HISSA NUMBER : 4 : ) )	
(5) क्षेत्रफळ	27.88 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव - राकेश प्रभाकर शिंदे - - वय - 34 पत्ता - प्लॉट नं. 302, माळा नं. तिसरा मजला , इमारतीचे नाव साई राम अपार्टमेंट, ब्लॉक नं. बंदर आळी , रोड नं. दिवा पश्चिम ठाणे , महाराष्ट्र, THANE. पिन कोड - 400612 पॅन नं. -CEBOPS9578H 2): नाव - रोशन प्रभाकर शिंदे - - वय - 34 पत्ता - प्लॉट नं. 302, माळा नं. तिसरा मजला , इमारतीचे नाव साई राम अपार्टमेंट, ब्लॉक नं. बंदर आळी , रोड नं. दिवा पश्चिम ठाणे , महाराष्ट्र, THANE. पिन कोड - 400612 पॅन नं. -CEMPS6785N	
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव - विजय रामचंद्र ठिक - - वय - 42, पत्ता - प्लॉट नं. 2, माळा नं. - इमारतीचे नाव सुशिलाबाई चाळ, ब्लॉक नं. शिव मंदिर जवळ टेंभीपाडा , रोड नं. भाडूप पूर्व मुम्बई , महाराष्ट्र. मुम्बई पिन कोड:-400078 पॅन नं:-AFZPT3214K 2): नाव - विशाखा विजय ठिक - - वय - 37, पत्ता - प्लॉट नं. 02, माळा नं. - इमारतीचे नाव सुशिलाबाई चाळ, ब्लॉक नं. शिव मंदिर जवळ टेंभीपाडा, रोड नं. भाडूप पूर्व , महाराष्ट्र, MUMBAI. पिन कोड - 400078 पॅन नं. -BCOPT1029H	
(9) दस्तावेज करून दिल्याचा दिनांक	27/03/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	27/03/2024	
(11) अनुक्रमांक खंड व पृष्ठ	6568/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	48900	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	7000	
(14) शेंरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

https://staging.vastukala.co.in:8889/igrSearch/660527d21f907c48d4c741da

1/1

Property	Flat		
Source	INDEX II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	250.00	300.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 2,200.00	₹ 1,833.00	-



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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 **₹ 9,42,795.00 (Rupees Nine Lakh Forty-Two Thousand Seven Hundred Ninety-Five Only)**. The **Realizable Value** of the above property is **₹ 8,01,376.00 Rupees Eight Lakh One Thousand Three Hundred Seventy-Six Only**. The **Distress Value** is **₹ 6,59,957.00 (Rupees Six Lakh Fifty-Nine Thousand Nine Hundred Fifty-Seven Only)**.

Place: Mumbai

Date: 22.07.2024

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

**Sharadkumar  
Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.07.22 12:11:26 +05'30'

Auth. Sign.

**Director**

**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Central Bank of India Empanelment No.: SMRO/CREDIT/2017-18/1311

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 Flat Seal)

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



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## DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 22.07.2024 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 10.07.2024. 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.



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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by Mrs. Shital Hanif Solanki from M/s. Sai Shubh Enterprises vide Agreement dated 28.04.2014.
2.	Purpose of valuation and appointing authority	As per the request from Central Bank of India, Virar East Branch to assess market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Anwar Shaikh – Valuation Engineer Binu Surendran – Technical Manager Jayaraja Acharya – 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 – 10.07.2024 Valuation Date – 22.07.2024 Date of Report – 22.07.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done 10.07.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison 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 **22.07.2024** 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 **350.00 in Sq. Ft. Super Built-up Area** in the name of **Mrs. Shital Hanif Solanki**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mrs. Shital Hanif Solanki**. 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 **350.00 in Sq. Ft. Super Built-up Area**.

### Condition & Repair

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

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

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 shop and properties that are typically traded on a Flat 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.



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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **350.00 in Sq. Ft. Super Built-up 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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## 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 independent in terms of association to the company.



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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. (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.



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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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
Chalikwar

Director

Sharadkumar Chalikwar

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