



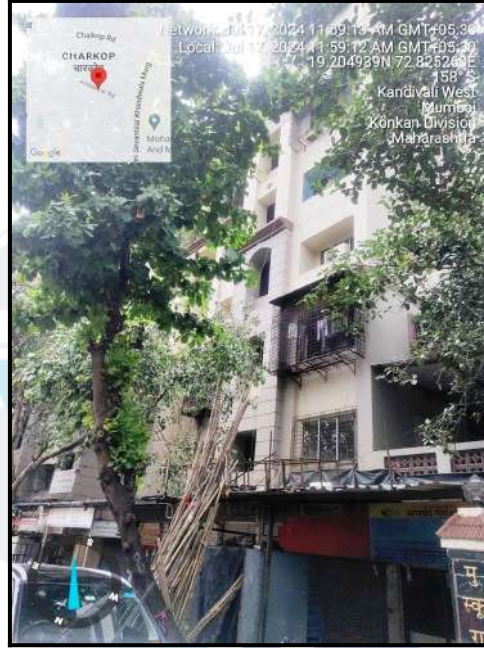
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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Bakula Vijay Kharvi & Mr. Vijay Krishna Kharvi**

Residential Flat No. B/205, 2nd Floor, Wing - B, "**Charkop Muskurahat Co-op. Hsg. Soc. Ltd.**", Plot No. 2 , RDP - 1, Ganesh Nagar, Opp. Ekta Nagar, MHADA Colony, Village - Kandivali, Taluka - Borivali, District - Mumbai Suburban, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, India.

Latitude Longitude : 19°12'17.3"N 72°49'31.5"E

Intended User:

Punjab National Bank
Charkop

Sahyadri Nagar, Charkop, Sector 1, Kandivali (W), Mumbai - 400 067.

Our Pan India Presence at :

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

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B/205, 2nd Floor, Wing - B, "**Charkop Muskurahat Co-op. Hsg. Soc. Ltd.**", Plot No. 2 , RDP - 1, Ganesh Nagar, Opp. Ekta Nagar, MHADA Colony, Village - Kandivali, Taluka - Borivali, District - Mumbai Suburban, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, India belongs to **Mrs. Bakula Vijay Kharvi & Mr. Vijay Krishna Kharvi.**

Boundaries of the property

North : Dr. Babasaheb Ambedkar Road
South : Krishna Tower
East : Gyan Darshan Building
West : Old Link Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 50,80,016.00 (Rupees Fifty Lakh Eighty Thousand Sixteen 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.

Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Encl.: Valuation report



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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

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

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Valuation Report of Immovable Property

General	
1	Name and Address of Valuer : Sharadkumar Chalikwar Vastukala Consultants India Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.
2	Purpose for which the valuation is made : To assess Fair Market Value of the property for Education Loan Purpose.
3	a) Date of inspection : 17.07.2024
	b) Date of valuation : 19.07.2024
	c) Title Deed Number : -
4	List of documents produced for perusal: I) Copy of Agreement for sale Registration No.7398/2014 Dated 09.10.2014 between Mrs. Rutika Ravikant Nagawekar & Mr. Ravikant Maruti Nagawekar(The Vendor) And Mrs. Bakula Vijay Kharvi & Mr. Vijay Krishna Kharvi(The Purchasers). II) Copy of Occupancy Certificate No.CHE/A-0705/BP(WS)AR Dated 09.04.2002 issued by Municipal Corporation of Greater Mumbai. III) Copy of Electricity Bill CA No.100635557 Dated 21.02.2024.
5	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Mrs. Bakula Vijay Kharvi & Mr. Vijay Krishna Kharvi Residential Flat No. B/205, 2 nd Floor, Wing - B, " Charkop Muskurahat Co-op. Hsg. Soc. Ltd. ", Plot No. 2 , RDP - 1, Ganesh Nagar, Opp. Ekta Nagar, MHADA Colony, Village - Kandivali, Taluka - Borivali, District - Mumbai Suburban, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, India. <u>Contact Person :</u> Mrs. Spandana Felisita (Tenant) Mobile No. 9867069828 Joint Ownership Details of ownership share is not available
6	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 2 nd Floor. The composition of Residential Flat is Living Room + Kitchen + Bathroom + WC. (1 RK) The property is at 3.5 km. distance from Kandivali Railway Station.
7	Location of property
a)	Plot No. / Survey No. : Plot No - 2 New Survey No - 157
b)	Door No. : Residential Flat No. B/205
c)	C.T.S. No. / Village : Village - Kandivali
d)	Ward / Taluka : Taluka - Borivali



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e)	Mandal / District	:	District - Mumbai Suburban	
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.	
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	
j)	Comment on unauthorizes Construction if any	:	No	
k)	Comment on demolition proceedings if any	:		
8	Postal address of the property	:	Residential Flat No. B/205, 2 nd Floor, Wing - B, " Charkop Muskurahat Co-op. Hsg. Soc. Ltd. ", Plot No. 2 , RDP - 1, Ganesh Nagar, Opp. Ekta Nagar, MHADA Colony, Village - Kandivali, Taluka - Borivali, District - Mumbai Suburban, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, India.	
9	City / Town	:	City - Kandivali (West), Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
10	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
11	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Kandivali Municipal Corporation of Greater Mumbai (MCGM)	
12	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
13	Boundaries of the property	:	As per site	As per Document
	North	:	Dr. Babasaheb Ambedkar Road	Information not available
	South	:	Krishna Tower	Information not available
	East	:	Gyan Darshan Building	Information not available
	West	:	Old Link Road	Information not available
14	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	:	-	-
15	Extent of the site	:	Carpet Area in Sq. Ft. = 319.42 (Area as per Site measurement) Built Up Area in Sq. Ft. = 316.00 (Area As Per Agreement for sale)	
15.1	Latitude, Longitude & Co-ordinates of Flat	:	19°12'17.3"N 72°49'31.5"E	
16	Extent of the site considered for Valuation	:	Built Up Area in Sq. Ft. = 316.00 (Area As Per Agreement for sale)	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied Tenant Name : Mrs. Spandana Felisita from 2 years	
II	APARTMENT BUILDING			
1.	Name of the Apartment	:	Charkop Muskurahat Co-op. Hsg. Soc. Ltd.	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3.	Year of Construction	:	2002 (As per occupancy certificate)	
4.	Number of Floors	:	Ground + 7 Upper Floors	
5.	Type of Structure	:	R.C.C. Framed Structure	
6.	Number of Dwelling units in the building	:	2 nd Floor is having 4 Flats	
7.	Quality of Construction	:	Good	
8.	Appearance of the Building	:	Good	
9.	Maintenance of the Building	:	Good	
10.	Facilities Available			
	Lift	:	1Lift	
	Protected Water Supply	:	Municipal Water Supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Open Parking Space	
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the Building	:	Yes	
III	Residential Flat			
1.	The floor in which the Flat is situated	:	2 nd Floor	
2.	Door No. of the Flat	:	Residential Flat No. B/205	

3.	Specifications of the Flat		
	Roof	:	R.C.C. slab
	Flooring	:	Mosaic Tile Flooring
	Doors	:	Teak wood door frame with flush shutters
	Windows	:	Alluminum sliding windows with M. S. Grills
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Information not available
	Tax paid in the name of	:	Information not available
	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	CA No. 100635557
	Meter Card is in the name of	:	Charkop Muskurahat CHS Ltd.
6.	How is the maintenance of the Flat?	:	Normal
7.	Sale Deed executed in the name of	:	Mrs. Bakula Vijay Kharvi & Mr. Vijay Krishna Kharvi
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 316.00 (Area as per Agreement for sale)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 319.42 (As per Area actual site measurement)
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?	:	Tenant Occupied
15.	If rented, what is the monthly rent?	:	₹ 10,600/- (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)	:	₹ 15528/- to ₹ 22414/- per Sq. Ft. on Carpet Area ₹ 14125/- to ₹ 17106/- 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).	:	₹ 17,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 14,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,20,114/- per Sq. M. i.e. ₹ 11,159/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,06,442/- per Sq. M. i.e. ₹ 9,889/- per Sq. Ft.
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 are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
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	:	22 years
	Life of the building estimated	:	38 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	33.00%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,876/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 14,200/- per Sq. Ft.
	Total Composite Rate	:	₹ 16,076/- per Sq. Ft.

	Remarks	:	As per Site Inspection, Actual Total Carpet area 319.00 Sq. Ft. is more than Built Up area 316.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents.
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Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	316.00 Sq. Ft.	16,076.00	50,80,016.00

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 ₹ 15528.00 to ₹ 22414.00 per Sq. Ft. on Carpet Area / ₹ 14125.00 to ₹ 17106.00 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 ₹16,076.00 per Sq. Ft. on Built Up Area for valuation.

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 **₹50,80,016.00 (Rupees Fifty Lakh Eighty Thousand Sixteen Only)**. The **Realizable Value** of the above property is **₹45,72,014.00 (Rupees Forty Five Lakh Seventy Two Thousand Fourteen Only)**. The **Distress Value** is **₹40,64,013.00 (Rupees Forty Lakh Sixty Four Thousand Thirteen Only)**.

I.	Date of Purchase of Immovable Property	:	09/10/2014
II.	Purchase Price of immovable property	:	₹ 40,00,000.00
III.	Book value of immovable property	:	₹ 42,30,000.00
IV.	Fair Market Value of immovable property	:	₹ 50,80,016.00
V.	Realizable Value of immovable property	:	₹ 45,72,014.00
VI.	Distress Sale Value of immovable property	:	₹ 40,64,013.00
VII.	Guideline Value (316.00 Sq. Ft. X 9,889.00)	:	₹ 31,24,924.00
VIII.	Insurable value of the property (316.00 Sq. Ft. X 2,800.00)	:	₹ 8,84,800.00
IX.	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 14, 15, 16 & 17



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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Enclosure	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts



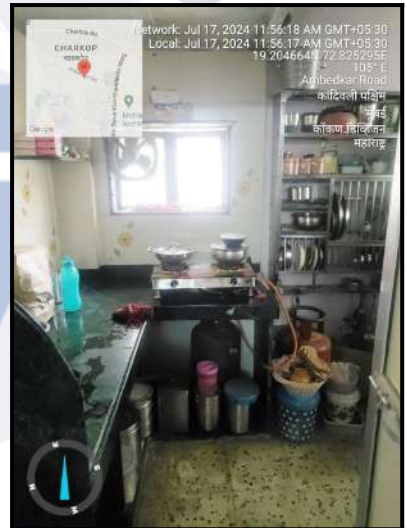
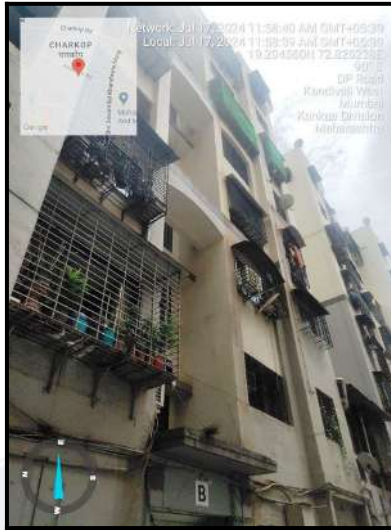
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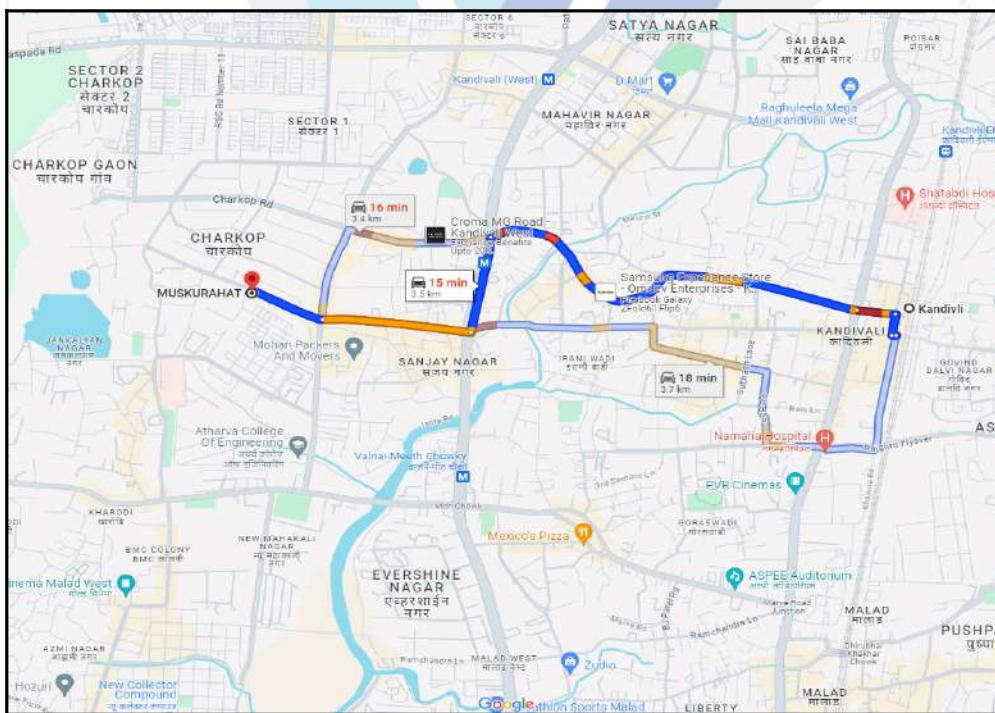
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°12'17.3"N 72°49'31.5"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kandivali - 3.5 km.).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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[Valuation Guidelines | User Manual](#)

Year: Language:

Selected District:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
79/354B - भुभाग: उत्तरेस गावठाण हद्द, पूर्वे न्यू लिंक रोड, पश्चिमेस गावठाण हद्द, बंदर पाखाडी मार्ग, श्री शेवंतीलाल खांडवाला मार्ग व दक्षिणेस गाव हद्द	57970	133460	153460	166830	133460	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	133460			
Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,33,460.00	Sq. Mtr.	12,399.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	57970			
The difference between land rate and building rate(A-B=C)	75,490.00			
Percentage after Depreciation as per table(D)	22%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,06,442.00	Sq. Mtr.	9,889.00	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
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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

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	254.00	305.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹20,472.00	₹17,049.00	-

NOBROKER

1 BHK Flat In Oshiwara Aadarsh Aaradhana Sra Bldg For Sale In Kandivali West
Sahyadri Nagar, Near RFL Academy

₹ 52 Lacs
Negotiable

₹ 29,809/Month
Estimated EMI

305
Sq.Ft.

Need Home Loan
Apply Loan

Home / Flats for Sale in Mumbai / Property Details

Photos Location Shortlist

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

1
Balcony

Bike
Parking

May 1, 2024
Posted On

Immediately
Possession

Oshiwara Aadarsh ...
Apartment

Full
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Price trends by NBEstimate

Check Now

Nearby: Sukh Shanti Co. Op. Credit Society Ltd., I.C. Colony, Sawant Yoga, SANCHAITI SUPERSPECIALITY HOSPITAL, Malad West

Overview

Activity On This Property

154 0 0

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	290.00	380.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹22,414.00	₹17,105.00	-

The screenshot displays a property listing on the 99acres website. The main heading is "1BHK 1Bath" with a price of ₹65 Lac and a rate of ₹22,413 per sq.ft. The listing is for a flat/apartment for sale in the Kirankunj Apartment, Kandivali West, Mumbai. Key details include a built-up area of 380 sq.ft. and a carpet area of 290 sq.ft. The property is 10+ years old and is located on the ground floor of a 6-story building. The listing also features a photo of the interior, which shows a living area with a sofa and a television. The website interface includes a search bar, navigation links, and a "Places nearby" section.

Sale Instances

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	1st Floor		
	Carpet	Built Up	Saleable
Area	322.00	354.35	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹18,351.00	₹16,675.00	-

9654389 26-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 6 दस्त क्रमांक : 9654/2024 नोंदणी : Regn:63m
गावाचे नाव : कांदिवली		
(1) वितेखाचा प्रकार	करारनामा	
(2) मोबदला	5908952	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4434324	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं 104, माळा नं: 1 ला मजला, इमारतीचे नाव: रुपरेल ऑफिस,बिल्डिंग नं-1,सी विंग, ब्लॉक नं: कांदिवली पश्चिम,मुंबई, रोड : गणेश नगर,चारकोप लिंक रोड, इतर माहिती: रेरा कार्पेट एरिया 322 चौ फूट,इतर माहिती दस्तात नमूद केल्या प्रमाणे. सी टी एस नं 471(पार्ट),((C.T.S. Number : 471 ;))	
(5) क्षेत्रफळ	32.92 चौ.मीटर	
(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:-दिनेश कुमार शर्मा वय:-41 पत्ता:-फ्लॉट नं: फ्लॉट नं. 401, माळा नं: 4 था मजला, इमारतीचे नाव: सिद्धी प्लाझा, ब्लॉक नं: फ्लॉट नं. 108, सेक्टर 21, कामोठे, पनवेल, रोड नं: -, महाराष्ट्र, राईगाव:(ं:). पिन कोड:-410206 पॅन नं:-AXPPS9852A 2): नाव:-रुपरल इन्फ्रा अँड रियल्टी प्राईव्हेट लिमिटेड चे संचालक व अधिकृत हस्ताक्षरकर्ता श्री अमित महेंद्र रुपरेल यांच्या वतीने कुलमुखत्यार श्री समीर अशोक खाडे (मान्यता देणार-1) वय:-42 पत्ता:-फ्लॉट नं: ऑफिस, माळा नं: पहिला मजला, इमारतीचे नाव: रुपरेल आयरिस, ब्लॉक नं: माटुंगा रोड पश्चिम, रोड नं: फ्लॉट नं 273, सेनापती बापट मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-AAICR0553J 3): नाव:-स्कोडा कन्स्ट्रक्शन गणेश नगर (रजि) चे भागीदार श्री अमित महेंद्र रुपरेल यांच्या वतीने कुलमुखत्यार श्री समीर अशोक खाडे (मान्यता देणार-2) वय:-42 पत्ता:-फ्लॉट नं: ऑफिस, माळा नं: पहिला मजला, इमारतीचे नाव: रुपरेल आयरिस, ब्लॉक नं: माटुंगा रोड पश्चिम, रोड नं: फ्लॉट नं 273,सेनापती बापट मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400016 पॅन नं:-ABEFS9342Q	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-इम्रान अब्दुल लतीफ शेख वय:-43; पत्ता:-फ्लॉट नं: 3/ए/201, माळा नं: -, इमारतीचे नाव: हमारा घर सोसायटी, ब्लॉक नं: मॉडेल टाउन, फोर बंगलो अंधेरी (पश्चिम), मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-BVYPS6741Q 2): नाव:-हसीना इम्रान शेख वय:-41; पत्ता:-फ्लॉट नं: 3/ए/201, माळा नं: -, इमारतीचे नाव: हमारा घर सोसायटी, ब्लॉक नं: मॉडेल टाउन, फोर बंगलो अंधेरी (पश्चिम), मुंबई, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AEYPN4881J	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	24/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	9654/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	355600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला		

Property	Residential Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	322.00	354.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹15,528.00	₹14,124.00	-

808517 26-01-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.बोरीवली 9 दस्त क्रमांक : 808/2024 नोंदणी : Regn:63m
गावाचे नाव : कांदिवली		
(1) विलेखावा प्रकार	करारनामा	
(2) मोबदला	5000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5096674.4	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:-मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं: प्रिमायसेस नं. 1, माळा नं: पहिला मजला,विंग सी,बिल्डिंग नं. 1, इमारतीचे नाव: रुपारेल ऑट्टिमा,गणेश नगर, ब्लॉक नं: कांदिवली(पश्चिम),मुंबई - 400067, रोड नं: लिंक रोड,क्रॉस जगदीश शेठ्टी मार्ग,चारकोप, इतर माहिती: सदनिकेचे क्षेत्र 322 चौ. फुट रेरा कारपेट म्हणजेच 32.92 चौ. मी. बिल्टअप((C.T.S. Number : 471A PT ;))	
(5) क्षेत्रफळ	32.92 चौ.मीटर	
(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:-किर्ती मेहता वय:-66 पत्ता:-प्लॉट नं: सदनिका क्र. 202, माळा नं: ., इमारतीचे नाव: सन प्लाझा, ब्लॉक नं: बोरीवली (पश्चिम), रोड नं: एल.टी. रोड, डायमंड टॉकीजच्या समोर, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AADPM5288K	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सरोज कनैयालाल ठक्कर वय:-65; पत्ता:-प्लॉट नं: सदनिका क्र. सी-202, माळा नं: ., इमारतीचे नाव: अविराही सी.एच.एस. लिमिटेड, ब्लॉक नं: बोरीवली (पश्चिम), रोड नं: एस. व्ही रोड, स्टार अपार्टमेंटच्या जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-AABPT3556B 2): नाव:-खुशांग कनैयालाल ठक्कर वय:-38; पत्ता:-प्लॉट नं: सदनिका क्र. सी-202, माळा नं: ., इमारतीचे नाव: अविराही सी.एच.एस. लिमिटेड, ब्लॉक नं: बोरीवली (पश्चिम), रोड नं: एस. व्ही रोड, स्टार अपार्टमेंटच्या जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400092 पॅन नं:-ADOPT9555G	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/01/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	18/01/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	808/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	306000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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.



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(Appendix-VII)

UNDERTAKING

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and.
- g. My PAN Card number as applicable is AEAPC7114Q
- h. 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.
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under of overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/ Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mrs. Bakula Vijay Kharvi & Mr. Vijay Krishna Kharvi from Mrs. Rutika Ravikant Nagawekar & Mr. Ravikant Maruti Nagawekar vide Agreement for sale dated 09.10.2014.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, Charkop to assess Fair Market Value value of the property for Education Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer Deepak Jain - Valuation Engineer Rashmi Jadhav - 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 - 16.07.2024 Valuation Date - 19.07.2024 Date of Report - 19.07.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 17.07.2024
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

(Annexure-V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services



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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.

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. 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.



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Remuneration and Costs.

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

Occupation, employability and restrictions

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

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138



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