

**MRS. SANGITA AMAR PANGARE &
MR. AMAR SHANKAR PANGARE (PROPOSED BUYER),
Flat No. 3103, 31st Floor, Building No. 3, Building Known as
"NAPOLEON TOWER IN SAI WORLD EMPIRE PHASE 1 PROJECT"
Survey No. 93/3, 93/2 &4, 94/1, 94/2, 94/3A, 94/3B, 94/4,
102/1A, 102/1B, 102/3, 102/5A2, 102/5B, 102/5K, 103/1A,
103/1B, 103/2A, 103/2B, 103/3 of Village Rohinjan, Near
Swapnapoorti CIDCO Society, Opp. Valley Shilp CHS, Taloja Jail
Road, Kharghar, Tal. Parnel, Dist. Raigad -410 210.**

**VALUATION REPORT
OF
IMMOVABLE PROPERTY
STATE BANK OF INDIA,
RACPC BELAPUR, NAVI MUMBAI.**



**Prepared By
Sunil Bhirud
M/S. BHIRUD AND ASSOCIATES**

**Govt. Regd. Valuer - CIT/THN/CAT-I/21/2017-18
IBBI/RV/07/2019/10684**

**Address: Sairam, 2ND Floor, Plot P-18, Milap Nagar, MIDC, Above Jagganath Dept. Stores,
Dombivali (E) Thane 421203.MB 9322643347, Ph. 0251-244 1099,
Email: bhirud.associates@gmail.com**



M/s. Bhirud & Associates

An ISO 9001:2015 Certified Company

Chartered Engineer (India), Govt Registered Valuers, Structural Auditors & Structural Consultant

Er. Sunil Bhirud (M.E. Civil)
Er. Pushkar Bhirud (B.E. Civil)
Er. Sagar Bhirud (B. Tech Civil, MBA)
93226 43347 / 99673 34067
Email: bhirud.associates@gmail.com, Website: bhirud.associates.com

Add: Sairam, Plot No. P-18,
2nd Floor, Near AIMS Hospital,
Milap Nagar, M.I.D.C,
Dombivali (E), 421203.

TO,
STATE BANK OF INDIA,
BRANCH: RACPC BELAPUR, NAVI MUMBAI.

VALUATION REPORT (IN RESPECT OF FLATS)

Our Ref No. MG/VR/SBI/338/2024-25

Date: 29.07.2024

I.	GENERAL	:	
1.	Purpose for which the valuation is made	:	To determine the Fair market value of the property
2.	a) Date of Inspection	:	27.07.2024
	b) Date on which the valuation is made	:	29.07.2024
3.	List of documents produced for perusal	:	
	i) Agreement for Sale	:	Draft Agreement
	ii) Index II Copy	:	NA
	iii) Occupancy Certificate / Commencement Certificate	:	Part OC NO. PMC/TP/Rohinjan/93/2+4 & Other /21-23/16094/3451/2023. DT. 12.12.2023
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)	:	MRS. SANGITA AMAR PANGARE MR. AMAR SHANKAR PANGARE (PROPOSED BUYER)
5.	Brief description of the property	:	Flat No. 3103, 31 st Floor, Building No. 3, Building Known as "NAPOLEON TOWER IN SAI WORLD EMPIRE PHASE 1 PROJECT" Survey No. 93/3, 93/2 &4, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/5A2, 102/5B, 102/5K, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 of Village Rohinjan, Near Swapnapoorti CIDCO Society, Opp. Valley Shilp CHS, Taloja Jail Road, Kharghar, Tal. Panvel, Dist. Raigad -410 210.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 93/3, 93/2 &4, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/5A2, 102/5B, 102/5K, 103/1A, 103/1B, 103/2A, 103/2B, 103/3
	b) Door No.	:	Door No. 3103
	c) T.S. No. / Village	:	Rohinjan, Kharghar
	d) Ward / Taluka	:	Tal. Panvel
	e) Mandal / District	:	Dist. Raigad
	f) Date of issue and validity of layout of approved map / plan	:	Yes
	g) Approved map / plan issuing authority	:	Panvel Municipal Corporation
	h) Whether genuineness or authenticity of approved map / plan is verified	:	Yes
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Flat No. 3103, 31 st Floor, Building No. 3, Building Known as "NAPOLEON TOWER IN SAI WORLD EMPIRE PHASE 1 PROJECT" Survey No. 93/3, 93/2 &4, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/5A2, 102/5B, 102/5K, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 of Village Rohinjan, Near Swapnapoorti CIDCO Society, Opp. Valley Shilp CHS, Taloja Jail Road, Kharghar, Tal. Panvel, Dist. Raigad -410 210.

8.	City / Town		:	Rohinjan, Kharghar	
	Residential Area		:	Yes	
	Commercial Area		:	No	
	Industrial Area		:	No	
9.	Classification of the Area		:		
	i)	High / Middle / Poor:	:	Middle Class	
	ii)	Urban / Semi Urban / Rural:	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Panvel 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		:		
	East		:	Sai World Empire Amenities	
	West		:	Internal Road + Open Plot	
	North		:	Open Space	
13.	South		:	Sai World Empire Alexander Tower	
	Dimensions of the site		:	A B	
			:	As Per Deed Actual	
	East		:	NA	Sai World Empire Amenities
	West		:	NA	Internal Road + Open Plot
	North		:	NA	Open Space
	South		:	NA	Sai World Empire Alexander Tower
14.	Extent of the site		:	NA	
14.1	Latitude, Longitude & Co-ordinates of flat		:	Latitude : 19.0545375, Longitude : 73.0867409	
15.	Extent of the site considered for valuation (least of 13 A & 13 B)		:	NA	
16.	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.		:	Flat is Vacant	
II.	APARTMENT BUILDING		:		
1.	Nature of the Apartment		:	Residential	
2.	Location		:	Rohinjan, Kharghar	
	T.S. No.		:	NA	
	Block No.		:	NA	
	Ward No.		:	NA	
	Village / Municipality / Corporation		:	Panvel Municipal Corporation	
	Door No., Street or Road (Pin Code)		:	Door No. 3103, Pin Code – 410210	
3.	Description of the locality Residential / Commercial / Mixed		:	Residential	
4.	Year of Construction		:	2023	
5.	Number of Floors		:	Stilt + 3 Level Podiums + 4 th To 40 th Upper Residential Floor	
6.	Type of Structure		:	RCC Framed	
7.	Number of Dwelling unit in the building		:	Total Residential Units 296 Nos.	
8.	Quality of Construction		:	Good	
9.	Appearance of the Building		:	Good	
10.	Maintenance of the Building		:	Good	
11.	Facilities Available		:	All Facilities are available in this project	
	Lift		:	4 Nos	
	Protected Water Supply		:	Yes	
	Underground Sewerage		:	Yes	
	Car Parking – Open / Covered		:	Stilt	
	Is compound Wall existing ?		:	Yes	
	Is pavement laid around the Building		:	Yes	
III	FLAT		:		
1.	The floor on which the flat is situated		:	31 st Floor	
2.	Door No. of the flat		:	Door No. 3103	
3.	Specification of the flat		:	2 BHK Residential Flat with WC Bath	

	Roof	:	RCC
	Flooring	:	Vitrified Flooring
	Doors	:	Wooden Sun Mica Door
	Windows	:	Sliding Windows
	Fittings	:	Concealed Fitting
	Finishing	:	Good
	Remark: Nil		
4.	House Tax	:	Applicants to furnish
	Assessment No.	:	Applicants to furnish
	Tax paid in the name of	:	Applicants to furnish
	Tax Amount	:	Applicants to furnish
5.	Electricity Service connection No.	:	Applicants to furnish
	Meter Card is in the name of	:	Applicants to furnish
6.	How is the maintenance of the flat?	:	Good
7.	Sale Deed executed in the name of	:	MRS. SANGITA AMAR PANGARE & MR. AMAR SHANKAR PANGARE (PROPOSED BUYER)
8.	What is the undivided area of land as per Sale Deed?	:	NA
9.	What is the plinth area of the flat?	:	<ul style="list-style-type: none"> Built Up area 1170 Sq. ft.
10.	What is the floor space index (app.)	:	NA
11.	What is the Carpet Area of the flat?	:	<ul style="list-style-type: none"> As Per Document Carpet Area 1058 Sq. Ft. + 56 Sq. Ft Open Balcony + 6 sq. ft. C. B Area + 47 Sq. Ft Terrace Area + 35 Sq. Ft Niche Area + 29 Sq. Ft Service Area + 32 Sq. Ft. Dry Balcony Area = Total Carpet Area 1263 sq. ft. As Per Physical Measurement Carpet Area 1107 sq. ft.
12.	Is it Posh/ I class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Use
14.	Is it Owner-occupied or let out?	:	Flat is Vacant
15.	If rented, what is the monthly rent?	:	Approx Rent Rs. 40000/- P.M
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	The subject locality is good demanded for Residential and commercial
3	Any negative factors are observed which affect the market value in general?	:	Not observed, at the time of our visit
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)	:	Total life of Building is taken as 60 years. We have worked out this valuation on the basis of Composite Rate method. Rate considered for subject flat as per Prevailing market rate as per market enquiry. Prevailing Market Rate for Residential Premises in this locality is Rs. 27000/- to 28000/- per sq. ft. on Carpet 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).	:	The rate adopted is Rs. 27800/- per Sq. ft. for valuation.
3	Break - up for the rate		
	i)	Building + Services	: NA
	ii)	Land + Others	: NA

4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs. 61,30,800.00
5	Insurable Value	:	Area 1170 sq. ft. X Rs. 2500/- = Rs. 29,25,000/-
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a.	Depreciated building rate	:	Rate adopted Rs. 27800/- per Sq. ft.
	Replacement cost of flat with Services {V(3)i}	:	NA
	Age of the building	:	Approx 1 Years
	Life of the building estimated	:	59 Years (Subject to Regular Maintenance)
	Depreciation percentage assuming the salvage value as 10%	:	NA
	Depreciated Ratio of the building	:	NA
b.	Total composite rate arrived for valuation	:	Composite Rate Rs. 27800.00 per Sq. ft.
	Depreciated building rate VI (a)	:	NA, Composite Valuation method.
	Rate for Land & other V (3)ii	:	NA
	Total Composite Rate	:	Rs. 27800/-

DETAILS OF VALUATION:

Sr. No.	Description	Carpet Area	Rate Per Unit Rs.	Estimated Value Rs.
1	Present value of the flat	1263 sq. ft.	27800/-	3,51,11,400.00
2	Car Parking	1	10,00,000/-	10,00,000.00
3	Wardrobes	0	0	0
4	Showcases	0	0	0
5	Kitchen Arrangements	0	0	0
6	Superfine Finish	0	0	0
7	Interior Decorations	0	0	0
8	Electricity deposits / electrical fittings, etc.,	0	0	0
9	Extra collapsible gates / grill works	0	0	0
9	Potential value, if any	0	0	0
10	Others	0	0	0
	Total			3,61,11,400.00

JUSTIFICATION:

Justification regarding above subject Property valuation report of MRS. SANGITA AMAR PANGARE & MR. AMAR SHANKAR PANGARE (PROPOSED BUYER), Flat No. 3103, 31st Floor, Building No. 3, Building Known as **“NAPOLEON TOWER IN SAI WORLD EMPIRE PHASE 1 PROJECT”** Survey No. 93/3, 93/2 &4, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/5A2, 102/5B, 102/5K, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 of Village Rohinjan, Near Swapnapoorti CIDCO Society, Opp. Valley Shilp CHS, Taloja Jail Road, Kharghar, Tal. Panvel, Dist. Raigad -410 210.

As per your request for clarification regarding variation in the valuation Report, proposed by the valuer and the Guideline value provided in the state Government notification or Income Tax Gazette.

We would like to clarify as follow:

1. As against our primary survey at site and the local agent in the vicinity a prevailing Rate of Rs. 27000/- to 28000/- per sq. ft. on Carpet area and additional Floor Rise, Society Charges & Development charges.
2. The ongoing market rate varies from depending on his business stability, retaining financial capacity, provision of amenities like infrastructure, Garden, etc. Thus the rate are highly fluctuating, beyond our comprehension, hence as a result of our appraisal and analysis it is our considered opinion the present market rate of Rs. 27800/- per sq. ft. On Carpet Area adopted for the above property in the prevailing condition with aforesaid specification is just and fair. The reason for in value assessed by us for above subject property we would like to state that, in the earlier report, after implementation of RERA, builder sale/quote Lumsum flat price for selling by customer, that means a **“BOX PRICE SALE”**.

Enclosed Magic Bricks Sale AD

For M/s. Bhirud & Associates

Authorised Signatory

(Valuation: Here, the approved valuer should discuss in details his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) Saleability. ii) Likely rental value in future and iii) any likely income it may generate may be discussed).

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites

As a result of my appraisal and analysis, it is my considered opinion that the present Realizable value of the above property in the prevailing condition with aforesaid specifications is Rs. 3,61,11,400.00 (Rs. Three Crore Sixty One Lakh Eleven Thousand & Four Hundred Only).

Distress Value: Rs. 2,88,89,120.00 (Rs. Two Crore Eighty Eight Lakh Eighty Nine Thousand One Hundred & Twenty Only).

Place: Mumbai

Date: 29.07.2024

For M/s. Bhirud & Associates

Authorised Signatory

The undersigned has inspected the property detailed in the Valuation Report dated 29.07.2024. We are satisfied that the fair and reasonable market value of the property is Rs. 3,61,11,400.00 (Rs. Three Crore Sixty One Lakh Eleven Thousand & Four Hundred Only).

Date: 29.07.2024

Signature

(Name of the Branch Manager with office Seal)

Encl:

1. Declaration-cum-undertaking from the Valuer (Annexure-IV)
2. Model code of conduct for Valuer (Annexure V)

(Annexure-I)

**Format of undertaking to be submitted by Individuals/ proprietor/ partners/ directors
DECLARATION- CUM- UNDERTAKING**

I, Mr. Sunil Murlidhar Bhirud son of Murlidhar Lotu Bhirud do hereby solemnly affirm and State that:

- a. I am a citizen of India
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c. The information furnished in my valuation report dated 29.07.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I have personally inspected the property on 27.07.2024. The work is not subcontracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- f. I have not been removed/dismissed from service/employment earlier
- g. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity
- i. I have not been declared to be unsound mind
- j. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. I am not an undischarged insolvent
- l. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- m. 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
- n. My PAN Card number/G. Service Tax number as applicable is AATPB5271H / 27AATPB5271H1ZI
- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q. 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
- r. 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
- s. 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)
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- y. Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer comment
1	background information of the asset being valued;	The asset under valuation for Hall and located in prominent locality
2	purpose of valuation and appointing authority	To determine the Fair market value of the property
3	identity of the valuer and any other experts involved in the valuation;	Mr. Sunil Bhirud Proprietor of Bhirud & Associates, No other valuer is involved.
4	disclosure of valuer interest or conflict, if any;	None of our associates nor myself have any direct/indirect interest in the advances or assets valued
5	date of appointment, valuation date and date of report;	27.07.2024 / 29.07.2024
6	inspections and/or investigations undertaken;	Mr. Nikhil Dhangar (Site Supervisor)
7	nature and sources of the information used or relied upon;	Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the client based on circumstances/information provided/
8	procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach method adopted where Value is estimated based on instances of sales/quotes of similar assets in the market.
9	restrictions on use of the report, if any;	The report is issued on specific request of the party for a specific purpose and the said report is not valid if the purpose of use and party different.
10	major factors that were taken into account during the valuation;	The valuation of the property is under taken depending on the condition, location, amenities provided, age of the building and various other factors including infrastructural facilities available at and around the said property.
11	major factors that were not taken into account during the valuation;	Same as point no. 10
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	

Date: 29.07.2024

Place: Dombivali

For M/s. Bhirud & Associates

Authorised Signatory

Disclaimers:

*Our valuation is based on our experience and knowledge; this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed due to any emergency in future and / or change in circumstances/material content. Valuer shall not be responsible for any kind of consequential damages/losses whatsoever/ of any nature.

*The value given in our report is only an opinion on the Fair Market Value (FMV) as on date. If there is an opinion from others / other Valuers about increase or decrease in the value of assets valued by us, we should not be held responsible as the views vary from Valuer to Valuer and based on circumstances/information provided/material content. The principle of 'BUYERS BEWARE' is applicable in case of sale/purchase of properties/assets.

*The legal documents pertaining to the ownership of the above said property has been referred to on its face value and it is presumed that bank has got the same verified through its legal counsel. We do not certify the veracity of the documents. This report does not certify valid or legal or marketability title of any of the parties over the property. Our report does not cover verification of ownership, title clearance or legality and is subject to adequacy of engineering/structural design and that the building is constructed as per building bye-laws and there are no violations whatsoever.

*As regards the authenticity/genuineness/verification of documents, the onus lies with the lender. Our report is valid subject to the said property legally cleared by the lender's panel advocates.

*Our valuation is only for the use of the party to whom it is addressed to and no responsibility is accepted to any 3rd party for the whole or part of its contents. The said report will not hold good/should not be used for any court/legal matters. It is absolutely confidential and legally privileged.

*It is advisable for the lender or the party to go through the contents of the report and discrepancy, if any should be brought to the notice of M/s. Bhirud & Associates within 15 days and M/s. Bhirud & Associates is not responsible for any change in contents after expiry of 15 days from the date of the report.

*Encumbrances of loan, govt and other statutory dues, stamp duty, regtn. Charges, transfer charges etc., if any, are not considered in the valuation. We have assumed that the assets are free from encumbrances.

*The bank is advised to consider the CIBIL REPORT of their customer before disbursement/enhancement of the loan to safeguard the interest of the bank from probable loss on granting the loan amount. The Valuer should not be held responsible due to deviations as permitted by the bank, for any reasons.

*It is presumed that the copies of documents are taken from the originals duly tested and veracity verified with Ultra Violet Lamp(UVL) machine.

*It should be noted that ADI's value assessments are based on the facts and evidence available during &at the time of assessment. It is therefore recommended that the value assessments be periodically reviewed.

Assumptions and Limiting Conditions

*Assumptions are made to our knowledge and belief. Reliance is based on the information furnished to us by the identifier and the bank/client.

*In case of any dispute, assumption taken by Valuer shall overrule any other assumptions.

*Due to peculiarity of real estate transaction in our country, oral information furnished by various agencies is relied upon in good faith.

*We have not verified if the property is hypothecated / mortgaged to any financial institutions/banks and is valued considering property is not hypothecated / mortgaged.

*There is compliance with zoning and land use regulation

*There is compliance with environmental laws, all other laws whatsoever which may affect the value of asset.

*All licenses necessary to operate the asset have been obtained

*The asset would be properly maintained over its balance life

*In case of any legal dispute or disagreement of any fact(s), then the maximum liability of Valuer(s) for payment of professional indemnity is limited to 25% of the professional fees received from the client.

Caveat

*This report is an Intellectual Property of the Valuer and neither the whole nor part of valuation report or any other reference to it may be Copied/Xeroxed or included in any published document, circular or statement nor published in any publication without the Valuer's written approval.

*Any sketch, plan or map in this report is included to assist the reader in visualizing the asset

*The Valuer is not required to give testimony or to appear in court by reason of this valuation report, appearance in the court is out of scope of the assignment. If our appearance is required, we will be only pleased to appear and give our clarifications, provided the fees for each appearance (including out of pocket expenses) are pre-determined.

*If the report is tampered or unsigned in any manner then it shall be considered void.

*This report should be read along with legal due diligence report. Value assigned herein is subject to this stipulation.

*This valuation report do not cover any indemnity (other than the limited liability mentioned as above).

Date: 29.07.2024

Place: Dombivali

For M/s. Bhirud & Associates

Authorised Signatory

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 be in honest, straight forward, and for the right 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 standard so 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.
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 area son able 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 organization with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

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

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

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is area son able reflection 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 organization 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

Date: 29.07.2024

Place: Mumbai

For M/s. Bhirud & Associates

Authorised Signatory

Photo gallery client Name: MRS. SANGITA AMAR PANGARE & MR. AMAR SHANKAR PANGARE (PROPOSED BUYER), Flat No. 3103, 31st Floor, Building No. 3, Building Known as "NAPOLEON TOWER IN SAI WORLD EMPIRE PHASE 1 PROJECT" Survey No. 93/3, 93/2 & 4, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/5A2, 102/5B, 102/5K, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 of Village Rohinjan, Near Swapnapoorti CIDCO Society, Opp. Valley Shilp CHS, Taloja Jail Road, Kharghar, Tal. Panvel, Dist. Raigad -410 210.



View of Hall



View of kitchen



View of Bedroom



View of Bedroom



View of Building



View of Building

₹3.30 Cr EMI - ₹1.49L | [Get pre-approved loan](#)

3 BHK Flat For Sale in Paradise Sai World Empire, **Kharghar, Navi Mumbai**



3 Beds 3 Baths 3 Balconies 1 Covered Parking

Smart Home Skydeck

Carpet Area
1230 sqft
₹26,829/sqft

Developer
Paradise Group

Project
Paradise Sai World Empire

Floor
15(Out of 48 Floors)

Transaction Type
Resale

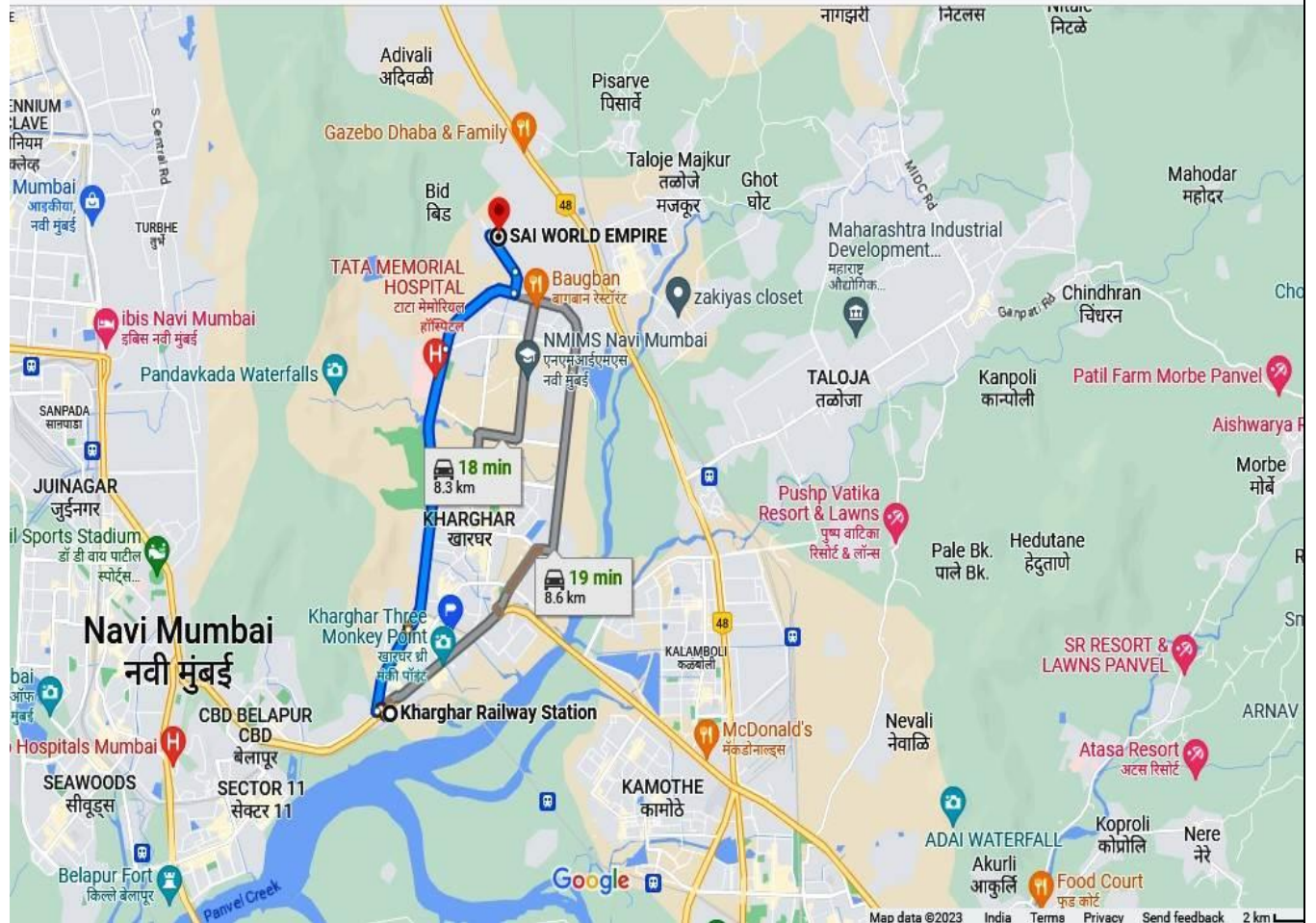
Status
Ready to Move

Facing
South

Lifts
4

Property AD

<https://www.google.com/maps/dir/Kharghar+Railway+Station,+Sector+2,+Kharghar,+Navi+Mumbai,+Maharashtra/SAI>



Google Map



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

Home

Valuation Guidelines | User Manual

वर्ष भाषा

निवडलेला जिल्हा

तालुका निवडा

गाव निवडा

ह्याद्वारे शोधा सर्व्हे नंबर लोकेशन

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (RS.)
SurveyNo	1.1-महामार्गासन्मुख रहिवास व इतर वापराच्या विकसित जमिनी	7380	56400	64800	70400	64800	चौ. मीटर
SurveyNo	1.2-वापराच्या विकासनक्षम महामार्गासन्मुख रहिवास व इतर जमिनी	6500	58000	66700	72500	66700	चौ. मीटर
SurveyNo	2.1-इतर महत्वाच्या रस्त्यासन्मुख रहिवास व इतर वापराच्या विकसित जमिनी	5800	57600	66300	72000	66300	चौ. मीटर
SurveyNo	2.2-इतर महत्वाच्या रस्त्यासन्मुख रहिवास व इतर वापराच्या विकासनक्षम जमिनी	5500	47700	62000	61900	62000	चौ. मीटर
SurveyNo	2.3-इतर महत्वाच्या रस्त्यासन्मुख शेती वापराखालील जमिनी	6600300	0	0	0	0	हेक्टर

View of Ready Reckoner

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.पनवेल 3

दस्त क्रमांक : 7506/2024

नोंदणी : Regn:63m

18/04/2024

गावाचे नाव : खारघर

(1) विलेखाचा प्रकार करारनामा

(2) मोबदला 28500000

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी वेतो की पट्टेदार ते नमुद करावे) 16838355.28

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) 1) पालिकेचे नाव:रायगड इतर वर्णन ; इतर माहिती: विभाग क्र. 19/7,दर 126800/- प्रति चौ.मी. सदनिका क्र. 1007,दहावा मजला,बी बिंग,शाह हार्डट्स को.ऑप.ही.सो.लि.,प्लॉट नं. 22,सेक्टर नं. 7,खारघर नवी मुंबई,ता.पनवेल,जि.रायगड,क्षेत्र. 1066 चौ.फुट कारपेट व 115 चौ.फुट टेरेस अलाँग विथ वन सिट्टन्ट कार पार्कींग नं. 83, या मिल्कलीचे((Plot Number : 22 ; SECTOR NUMBER : 7 ;))

(5) क्षेत्रफळ 1) 1066 चौ.फुट

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता. 1): नाव:-ठाकुरदास जी. बांजेजा -- बच:-68; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सी-1806, भूमी हार्डट्स, सेक्टर नं. 8, प्लॉट नं. 5,6, खारघर नवी मुंबई, महाराष्ट्र, राईतार:(ं). पिन कोड:-410210 पॅन नं:-AFNPPB5249L 2): नाव:-कैलाश टी. बांजेजा -- बच:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सी-1806, भूमी हार्डट्स, सेक्टर नं. 8, प्लॉट नं. 5,6, खारघर नवी मुंबई, महाराष्ट्र, राईतार:(ं). पिन कोड:-410210 पॅन नं:-AKXPB4760F

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिबादिचे नाव व पत्ता 1): नाव:-नितीन बी. जोशी -- बच:-59; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सी-1/21, जेनएनजीसी नगर, मगदल्ला, चोरासी, सुरत, गुजरात, गुजरात, सुरत. पिन कोड:-394518 पॅन नं:-ABGPPJ8225K 2): नाव:-गीता नितीन जोशी -- बच:-57; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सी-1/21, जेनएनजीसी नगर, मगदल्ला, चोरासी, सुरत, गुजरात, गुजरात, सुरत. पिन कोड:-394518 पॅन नं:-AHVPPJ7288F

(9) दस्तऐवज करून घेण्याचा दिनांक 18/04/2024

(10) दस्त नोंदणी केल्याचा दिनांक 18/04/2024

(11) अनुक्रमांक, खंड व पृष्ठ 7506/2024

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 1995100

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेर

Sale Instance

RACPC, BELAPUR NAVI MUMBAI

CBD BELAPUR RAILWAY STATION COMPLEX, TOWER NO 4, 5th Floor,

CBD BELAPUR, NAVI MUMBAI-400 614.

(Tel # 022- 27834451 Fax: 022-27834452 & 53

E-mail: sbi.14677@sbi.co.in

To,
M/s. BHIRUD & ASSOCIATES,
Sairam, Plot No. P-18,
2nd Floor, Near AIMS Hospital,
Milap Nagar, M.I.D.C,
Dombivali (E), 421203.

SBI/RACPC/BELAPUR/VAL/

DTD. _____

Madam/Dear Sir,

VALUATION REPORT

APPLICANT/S: MRS. SANGITA AMAR PANGARE & MR. AMAR SHANKAR PANGARE (PROPOSED BUYER), Flat No. 3103, 31st Floor, Building No. 3, Building Known as "NAPOLEON TOWER IN SAI WORLD EMPIRE PHASE 1 PROJECT" Survey No. 93/3, 93/2 &4, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/5A2, 102/5B, 102/5K, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 of Village Rohinjan, Near Swapnapoorti CIDCO Society, Opp. Valley Shilp CHS, Taloja Jail Road, Kharghar, Tal. Panvel, Dist. Raigad -410 210.

We have pleasure in informing you that you/your firm have been entrusted and allotted the task for carrying out and issuance of valuation report for the above-mentioned proposal.

You are, therefore, requested to complete the required formalities related to conduct the verification/valuation and submit your report/s along with other relevant papers directly to this office within the stipulated period as decided by the Bank.

Please find the required documents & relevant property papers etc enclosed herewith for your perusal.

We solicit your co-operation.

Yours faithfully

Asstt. General Manager
RACPC, Belapur



M/s. Bhirud & Associates

An ISO 9001:2015 Certified Company

Chartered Engineer (India), Govt. Registered Valuers, Structural Auditors & Structural Consultant

Er. Sunil Bhirud (M.E. Civil)
Er. Pushkar Bhirud (B.E. Civil)
Er. Sagar Bhirud (B. Tech Civil, MBA)
93226 43347 / 99673 34067
Email: bhirud.associates@gmail.com, Website: bhirud.associates.com

Add: Sairam, Plot No. P-18,
2nd Floor, Near AIMS Hospital,
Milap Nagar, M.I.D.C,
Dombivali (E), 421203.

PRO FORMA INVOICE

Invoice No. 338

Date: 29.07.2024

Ref No. MG/VR/SBI/338/2024-25

To,
The Chief Manager,
State Bank of India, Belapur RACPC,

GST IN : 27AAACS8577K2ZO

Name of Client: MRS. SANGITA AMAR PANGARE & MR. AMAR SHANKAR PANGARE
(PROPOSED BUYER)

Sr No.	Address Of Property	Rate	Fees
1.	Providing Valuation Report of MRS. SANGITA AMAR PANGARE & MR. AMAR SHANKAR PANGARE (PROPOSED BUYER), Flat No. 3103, 31st Floor, Building No. 3, Building Known as "NAPOLEON TOWER IN SAI WORLD EMPIRE PHASE 1 PROJECT" Survey No. 93/3, 93/2 &4, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/5A2, 102/5B, 102/5K, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 of Village Rohinjan, Near Swapnapoorti CIDCO Society, Opp. Valley Shilp CHS, Taloja Jail Road, Kharghar, Tal. Parnel, Dist. Raigad -410 210.	1 x 2500/-	Rs. 2,500/-
		SGST @ 9%	Rs. 225/-
		CGST @ 9%	Rs. 225/-
		Total	Rs. 2,950/-

Amount in words: **Rupees Two Thousand Nine hundred & Fifty only**

Bank Name: State Bank Of India

A/C Number: 39967360386

Branch: Dombivali Industrial Area, MIDC, Branch

IFSC Code: SBIN0001595

For M/s. Bhirud & Associates

PAN: AATPB5271H

GSTIN: 27AATPB5271H1ZI

Authorised Signatory