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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Susheela Nambiar**

Residential Duplex Flat No. PH-F on 13th & 14th Floor, "**White Waters**", Phase – I, Village – Elamkulam, Desom – Thevara, Taluka – Kanayanoor, District – Ernakulam, PIN – 682 013, State – Kerala, Country – India.

Latitude Longitude: 9°55'56.9"N 76°18'00.2"E

Intended User

SBI Global Factors Limited
The Metropolitan Bldg., 2nd Floor, BKC, Bandra (East), Mumbai - 400051,
State – Maharashtra, Country – India.

Our Pan India Presence at :

- | | | | |
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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 / SBI Global Factors Limited / Mrs. Susheela Nambiar (10437/2307892)

Page 2 of 25

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Vastu/Mumbai/08/2024/10437/2307892

27/11-370-PRBS

Date: 27.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Flat No. PH-F on 13th & 14th Floor, "White Waters", Phase – I, Village – Elamkulam, Desom – Thevara, Taluka – Kanayanoor, District – Ernakulam, PIN – 682 013, State – Kerala, Country – India belongs to **Mrs. Susheela Nambiar**.

Boundaries of the property.

North	: Kochi – Panvel Highway
South	: Open Plot
East	: White Waters – Phase II
West	: Elezabeth Memorial Building & Thevara Ferry Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ **1,87,35,912.00 (Rupees One Crore Eighty-Seven Lakh Thirty-Five Thousand Nine Hundred Twelve Only)**.

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

Hence certified

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

Director

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/2021-22/85/13

Encl. Valuation Report

Auth. Sign.




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- | | | | |
|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
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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 Assistant General Manager,
SBI Global Factors Limited
 The Metropolitan Bldg., 2nd Floor, BKC, Bandra (East),
 Mumbai - 400051, State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF DUPLEX FLAT)

I		General							
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) purpose.						
2.	a)	Date of inspection	: 23.08.2024						
	b)	Date on which the valuation is made	: 27.08.2024						
3.	List of documents produced for perusal: 1. Copy of Sale Deed Dated 29.09.2004 between Shri. K.C. Chacko Alias Chackappan (The Vendor) And Mrs. Susheela Nambiar (The Purchaser).								
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p>Mrs. Susheela Nambiar</p> <p>Address: Residential Duplex Flat No. PH-F on 13th & 14th Floor, "White Waters", Phase – I, Village – Elamkulam, Desom – Thevara, Taluka – Kanayanoor, District – Ernakulam, PIN – 682 013, State – Kerala, Country – India.</p> <p>Contact Person Mrs. Shruti Ramachandran (Family Friend)</p> <p>Sole Ownership</p>						
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	<p>The Residential Duplex Flat under reference is situated on 13th & 14th Floor.</p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>13th Floor</td> <td>Living Room + 1 Bedroom + Sitting Area + Dining + Kitchen + 3 Toilets + Passage + Staircase + Balcony Area + Dry Balcony Area.</td> </tr> <tr> <td>14th Floor</td> <td>2 Bedrooms + 2 Sitting Areas + 2 Toilets + Staircase + Balcony Area</td> </tr> </tbody> </table> <p>The property is at 6.2Km. travelling distance from nearest railway station Ernakulam South.</p>	Floor	Composition	13 th Floor	Living Room + 1 Bedroom + Sitting Area + Dining + Kitchen + 3 Toilets + Passage + Staircase + Balcony Area + Dry Balcony Area.	14 th Floor	2 Bedrooms + 2 Sitting Areas + 2 Toilets + Staircase + Balcony Area
Floor	Composition								
13 th Floor	Living Room + 1 Bedroom + Sitting Area + Dining + Kitchen + 3 Toilets + Passage + Staircase + Balcony Area + Dry Balcony Area.								
14 th Floor	2 Bedrooms + 2 Sitting Areas + 2 Toilets + Staircase + Balcony Area								
6.	Location of property	:							
	a)	Plot No. / Survey No.	: Survey No. 1008, Sub Division No. 3 & 4						

	b)	Door No.	:	Residential Duplex Flat No. PH-F
	c)	C.T.S. No. / Village	:	Village - Elamkulam
	d)	Ward / Taluka	:	Taluka - Kanayanoor
	e)	Mandal / District	:	District – Ernakulam
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building plans & Occupancy Certificate 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 Duplex Flat No. P H-F on 13 th & 14 th Floor, "White Waters", Phase – I, Village – Elamkulam, Desom – Thevara, Taluka – Kanayanoor, District – Ernakulam, PIN – 682 013, State – Kerala, Country – India.
8.		City / Town	:	Elamkulam
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
		i) High / Middle / Poor	:	Higher Class
		ii) Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Elamkulam Cochin 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	:	Details not available for verification
12.		Boundaries of the Building		As per actual Site As per Agreement
		North	:	Kochi – Panvel Highway National Highway Link Road
		South	:	Open Plot Properties of John C.C
		East	:	White Waters – Phase II Back Waters & Properties in Survey No. 1008/3
		West	:	Elezabeth Memorial Building & Thevara Ferry Road Property of Kattampampil Varuthunny
13		Boundaries of the Flat		As per actual Site As per Agreement
		North	:	Passage Details not available
		South	:	Marginal Space Details not available
		East	:	Flat No. PH-E (Peter Valesh) Details not available

	West		Staircase	Details not available																
14.	Extent of the site	:	Area as per Actual Site Measurement:																	
			<table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet Area (Sq. Ft.)</th> <th>Balcony Area (Sq. Ft.)</th> <th>Total Carpet Area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>13th Floor</td> <td>847.00</td> <td>115.00</td> <td>962.00</td> </tr> <tr> <td>14th Floor</td> <td>1,012.00</td> <td>56.00</td> <td>1,068.00</td> </tr> <tr> <td colspan="3">Total Carpet Area</td> <td>2,030.00</td> </tr> </tbody> </table>	Floor	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Total Carpet Area (Sq. Ft.)	13 th Floor	847.00	115.00	962.00	14 th Floor	1,012.00	56.00	1,068.00	Total Carpet Area			2,030.00	
Floor	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Total Carpet Area (Sq. Ft.)																	
13 th Floor	847.00	115.00	962.00																	
14 th Floor	1,012.00	56.00	1,068.00																	
Total Carpet Area			2,030.00																	
			Super Built-Up Area of 13th & 14th Floor in Sq. Ft. = 2,886.00 (Area as per Sale Deed)																	
14.	Latitude, Longitude & Co-ordinates of Duplex Flat	:	9°55'56.9"N 76°18'00.2"E																	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Super Built-Up Area of 13th & 14th Floor in Sq. Ft. = 2,886.00 (Area as per Sale Deed)																	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Family Friends from Last 2 Years (Mr. Francis Thomas & Mrs. Shruti Ramachandran)																	
II APARTMENT BUILDING																				
1.	Nature of the Apartment	:	Residential																	
2.	Location	:																		
	C.T.S. No.	:	-																	
	Block No.	:	-																	
	Ward No.	:	-																	
	Village / Municipality / Corporation	:	Village - Elamkulam Cochin Corporation																	
	Door No., Street or Road (Pin Code)	:	Residential Duplex Flat No. P H-F on 13 th & 14 th Floor, "White Waters" , Phase - I, Village - Elamkulam, Desom - Thevara, Taluka - Kanayanoor, District - Ernakulam, PIN - 682 013, State - Kerala, Country - India.																	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential																	
4.	Year of Construction	:	2000 (Approx.)																	
5.	Number of Floors	:	Part Ground + Part Stilt + 1 st to 14 th Upper Floors																	
6.	Type of Structure	:	R.C.C. Framed Structure																	
7.	Number of Dwelling units in the building	:	-																	
8.	Quality of Construction	:	Good																	
9.	Appearance of the Building	:	Good																	
10.	Maintenance of the Building	:	Good																	
11.	Facilities Available	:																		
	Lift	:	2 Lifts																	

	Protected Water Supply	:	Municipal Water supply																
	Underground Sewerage	:	Connected to Municipal Sewerage System																
	Car parking - Open / Covered	:	Stilt Car Parking Space																
	Is Compound wall existing?	:	Yes																
	Is pavement laid around the building	:	Yes																
III	DUPLEX FLAT																		
1	The floor in which the Duplex Flat is situated	:	13 th & 14 th Duplex Floor																
2	Door No. of the Duplex Flat	:	Residential Duplex Flat No. PH-F																
3	Specifications of the Duplex Flat	:																	
	Roof	:	R.C.C. Slab																
	Flooring	:	Vitrified flooring																
	Doors	:	Teak wood door frame with flush doors																
	Windows	:	Powder coated aluminum sliding windows																
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.																
	Finishing	:	Cement Plastering with POP finished																
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 Duplex Flat?	:	Good																
7	Sale Deed executed in the name of	:	Mrs. Susheela Nambiar																
8	What is the undivided area of land as per Sale Deed?	:	Details not available																
9	What is the plinth area of the Duplex Flat?	:	Super Built-Up Area of 13th & 14th Floor in Sq. Ft. = 2,886.00 (Area as per Sale Deed)																
10	What is the floor space index (app.)	:	As per local norms																
11	What is the Carpet Area of the Duplex Flat?	:	Area as per Actual Site Measurement:																
			<table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet Area (Sq. Ft.)</th> <th>Balcony Area (Sq. Ft.)</th> <th>Total Carpet Area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>13th Floor</td> <td>847.00</td> <td>115.00</td> <td>962.00</td> </tr> <tr> <td>14th Floor</td> <td>1,012.00</td> <td>56.00</td> <td>1,068.00</td> </tr> <tr> <td colspan="3">Total Area</td> <td>2,030.00</td> </tr> </tbody> </table>	Floor	Carpet Area (Sq. Ft.)	Balcony Area (Sq. Ft.)	Total Carpet Area (Sq. Ft.)	13 th Floor	847.00	115.00	962.00	14 th Floor	1,012.00	56.00	1,068.00	Total Area			2,030.00
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13 th Floor	847.00	115.00	962.00																
14 th Floor	1,012.00	56.00	1,068.00																
Total Area			2,030.00																
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?	:	Family Friends from Last 2 Years (Mr. Francis Thomas & Mrs. Shruti Ramachandran)																
15	If rented, what is the monthly rent?	:	₹ 47,000.00 Expected rental income from the property per month																
IV	MARKETABILITY	:																	

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
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Duplex 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)	:	₹ 6,000.00 to ₹ 8,000.00 per Sq. Ft. on Super Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Duplex Flat under valuation after comparing with the specifications and other factors with the Duplex Flat under comparison (give details).	:	₹ 7,500.00 per Sq. Ft. on Super Built Up Area ₹ 6,492.00 per Sq. Ft. (After Depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 4,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Not Applicable
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Duplex Flat with Services (v(3)i)	:	₹ 2,800.00 per Sq. Ft.
	Age of the building	:	24 Years
	Life of the building estimated	:	36 years Subject to proper, preventive periodic maintenance & structural repairs
	Depreciation percentage assuming the salvage value as 10%	:	36.00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,792.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,700.00 per Sq. Ft.
	Total Composite Rate	:	₹ 6,492.00 per Sq. Ft.

Remark: Lift working upto 13 th floor level only.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Duplex Flat	2,886.00 Sq. Ft.	6,492.00	1,87,35,912.00
2	Car parking Space			
3	Wardrobes			
4	Showcases			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			
9	Extra collapsible gates / grill works etc.			
10	Potential value, if any			
11	Others			
	Total Value of the property			1,87,35,912.00
	Realizable Value of the property			1,59,25,525.00
	Distress Value of the property			1,31,15,138.00
	Insurable value of the property (2,886.00 X 2,800.00)			80,80,800.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to 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



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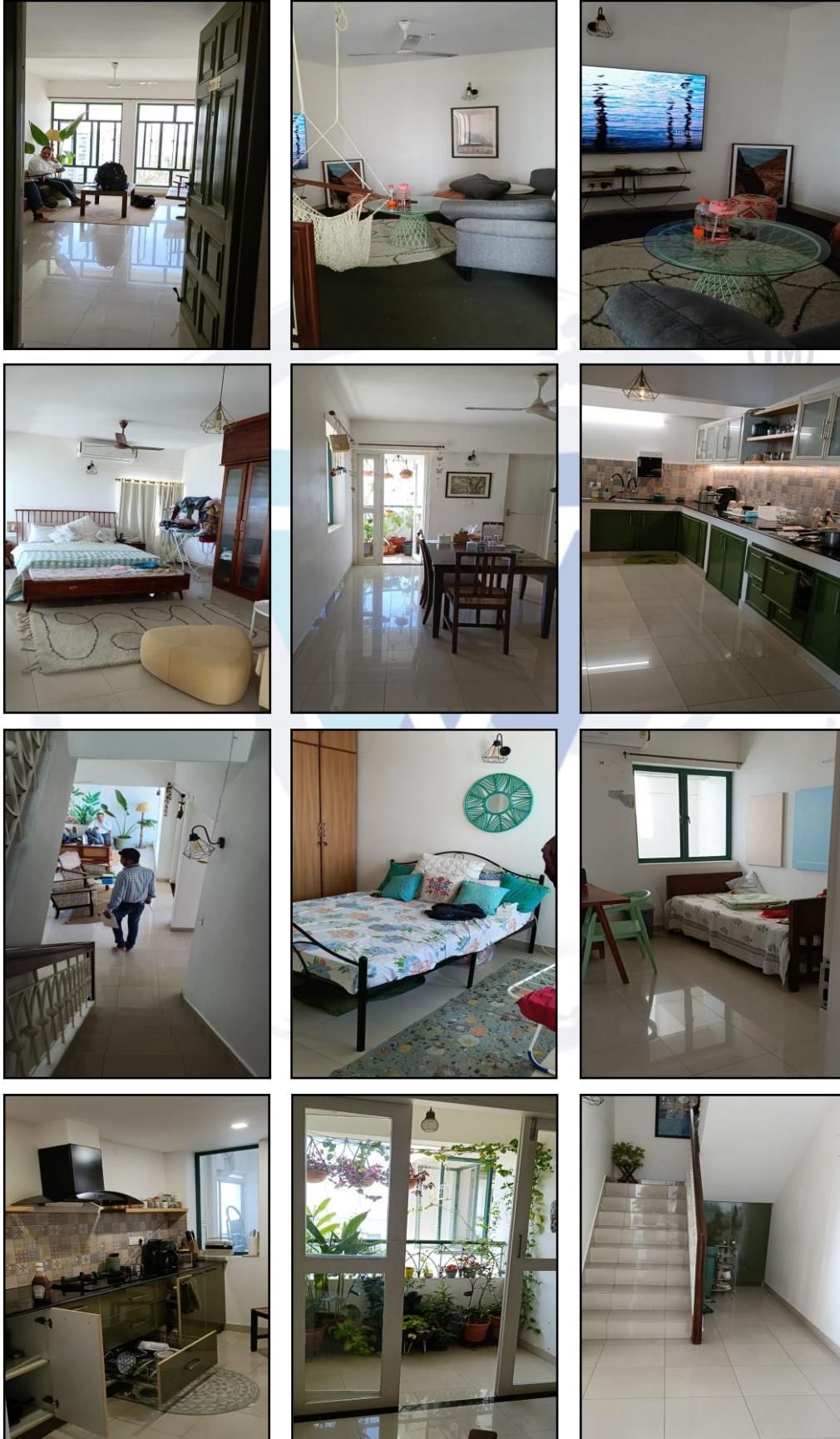
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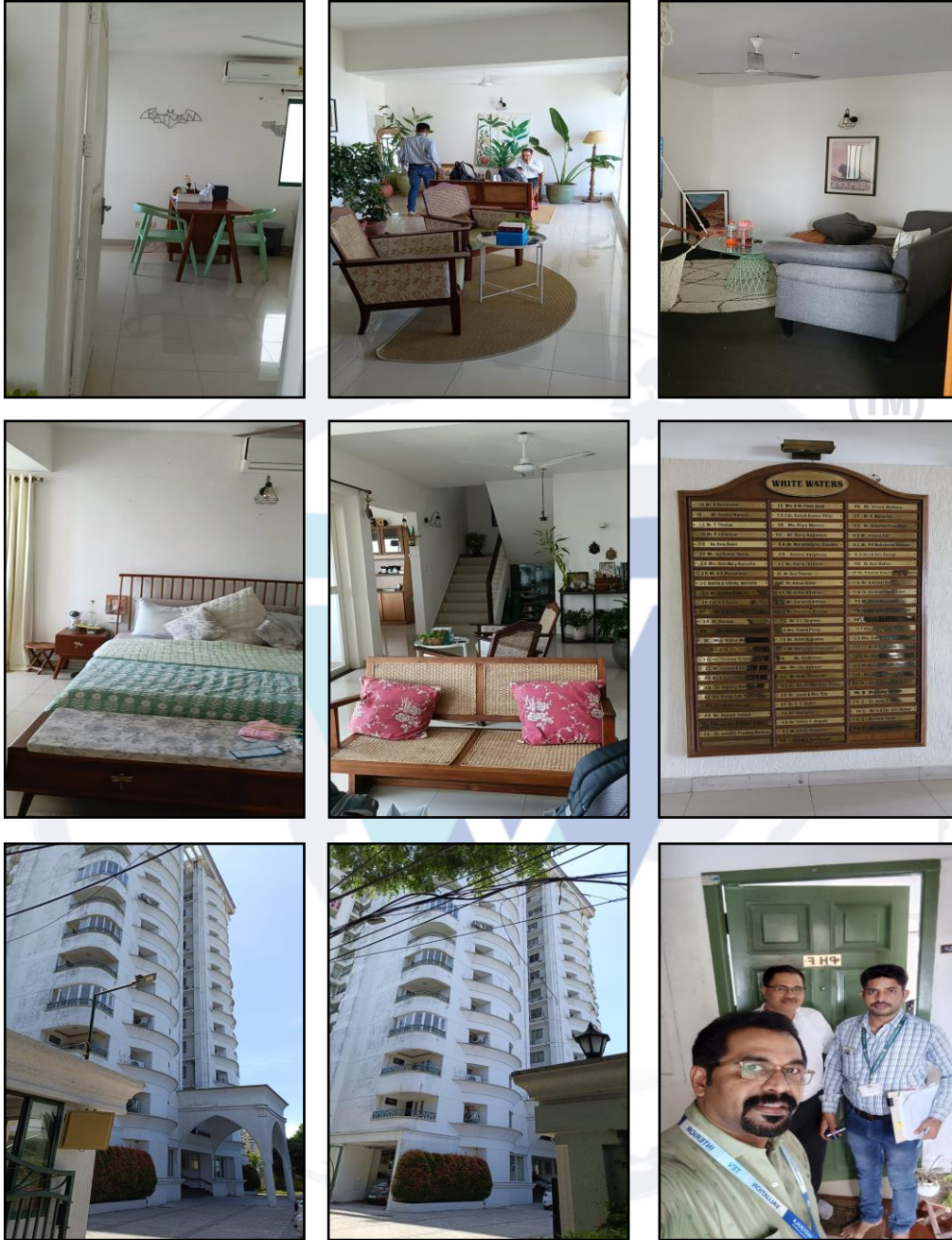
properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Duplex Flat, where there are typically many comparables available to analyze. As the property is a residential Duplex 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 ₹ 6,000.00 to ₹ 8,000.00 per Sq. Ft. on Super Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Duplex Flat size, location, upswing in real estate prices, sustained demand for Residential Duplex Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 6,492.00 per Sq. Ft. after depreciation on Super Built Up Area for valuation

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	₹ 47,000.00 Expected rental income from the property per month
iii) Any likely income it may generate	Rental Income

Actual site photographs

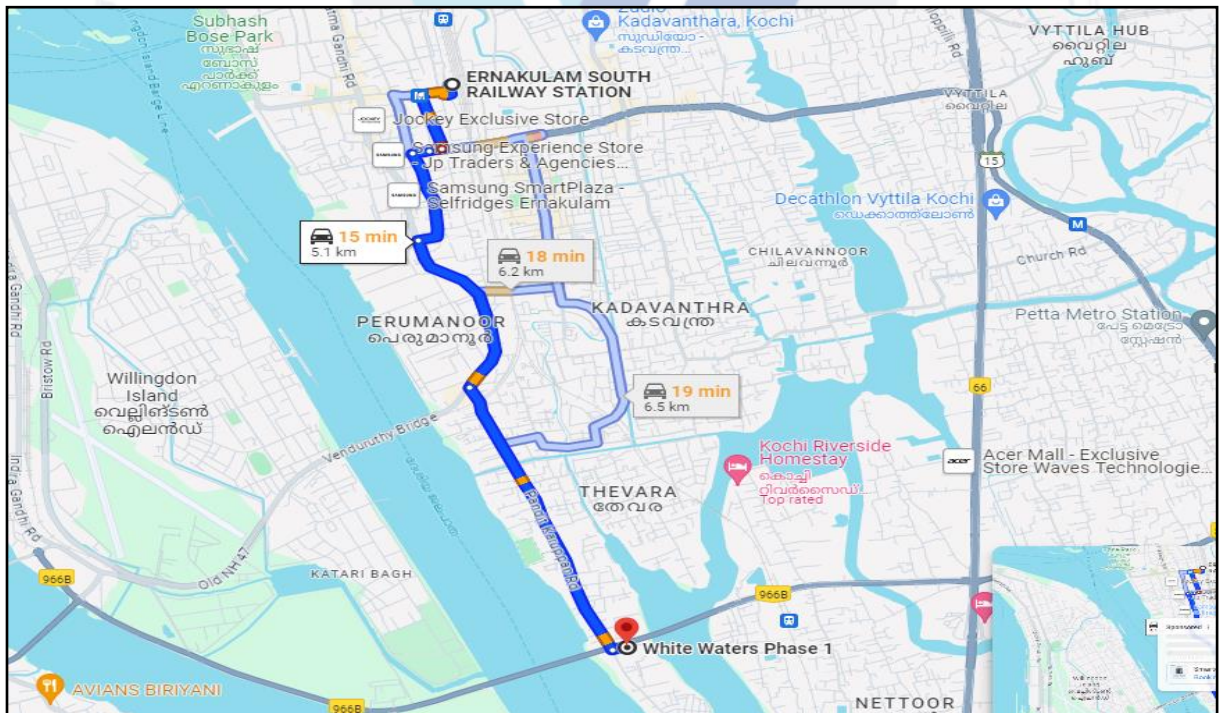
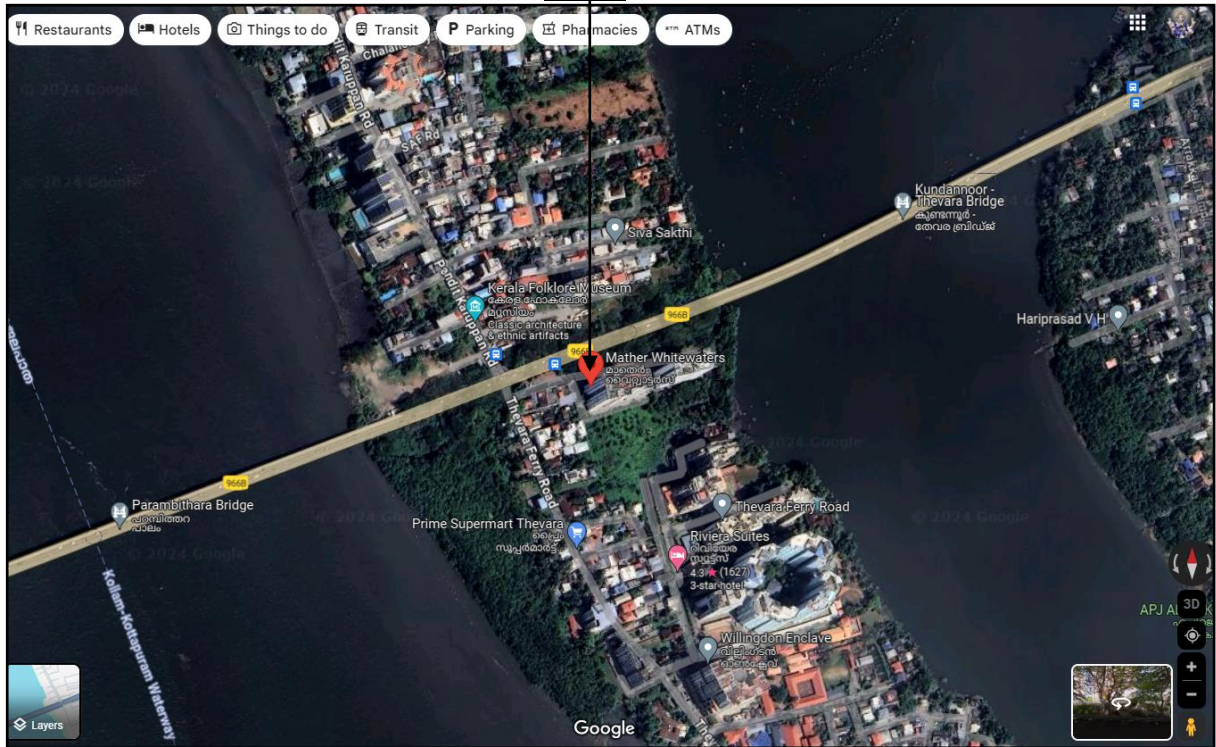


Actual site photographs



Route Map of the property

Site, u/r



Latitude Longitude: 9°55'56.9"N 76°18'00.2"E

Note: The Blue line shows the route to site from nearest railway station (Ernakulam South – 6.2 Km.)



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Price Indicators

Property	Flat		
Source	magicbricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	1326.00	1459.00	1750.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	8,293.00	₹ 7,539.00	₹ 6,283.00

magicbricks
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₹1.10 Cr | EMI - ₹ 50k | [Get pre-approved loan](#)

Check Market Value with [PropWorth](#)

3 BHK Flat For Sale in Mather White Waters, [Thevara, Kochi](#)

3 Beds | 3 Baths | 1 Covered Parking | Semi-Furnished

Super Built-Up Area	Developer	Project
1910 sqft - ₹ 5,759/sqft	Mather Projects Pvt. Ltd.	Mather White Waters
Floor	Transaction Type	Status
6(Out of 16 Floors)	Resale	Ready to Move
Additional Rooms	Facing	Lifts
1 Store Room	North	2

Contact Owner
Get Phone No.
Last contact made 6 days ago

Contact Owner

VICKY -91-940000

Get Ph...

More Details

Price Breakup	₹1.1 Cr ₹ 4,500
Address	Mather White Waters, Thevara, Thevara, Kochi, Kerala
Furnishing	Semi-Furnished
Flooring	Ceramic Tiles
Type of Ownership	Freehold
Overlooking	Pool, Main Road
Additional Rooms	Store

[View all details ▾](#)

Contact Owner

About Project Explore Project →

Price Indicators

Property	Flat		
Source	magicbricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	1250.00	1375.00	1650.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	9,600.00	₹ 8,727.00	₹ 7,273.00

magicbricks
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₹1.20 Cr | EMI - ₹ 54k | [Can I afford it?](#)

Check Market Value with [PropWorth](#)

3 BHK 1800 Sq-ft Flat For Sale **Thevara, Kochi**

3 Beds | 3 Baths | 2 Balconies | Semi-Furnished

Super Built-Up Area 1800 sqft ~ ₹ 6,667/sqft	Developer Mather Projects Pvt. Ltd.	Project Mather White Waters
Floor 11(Out of 13 Floors)	Transaction Type Resale	Status Ready to Move
Facing East	Furnished Status Semi-Furnished	Type Of Ownership Freehold

Contact Agent
Get Phone No.
Last contact made 19 days ago

Contact Agent

Sreekanth +91-98

Get Ph

More Details

Price Breakup	₹1.2 Cr ₹ 3,500
Booking Amount	₹ 5.0 Lac
Address	Thevara, Kochi, Kerala, Thevara, Kochi, Kerala
Furnishing	Semi-Furnished
Flooring	Vitrified
Type of Ownership	Freehold
Age of Construction	10 to 15 years

[View all details ▾](#)

Description: Located at Thevara, Kochi, Mather White Waters is inspiring in design, stirring in luxury and enveloped by verdant surroundings.

Contact Agent

About Project

[Explore Project →](#)

Price Indicators

Property	Flat		
Source	magicbricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	2118.00	2541.00	3050.00
Percentage	-	20%	20%
Rate Per Sq. Ft.	11,520.00	₹ 9,600.00	₹ 8,000.00

99acres
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Home > Property in Kochi > Flats in Kochi > Flats in Thevara > 4 BHK Flats in Thevara Posted on Jul 18, 2024

₹2.44 Cr

@ 8,000 per sq.ft.
Estimated EMI ₹ 1,94,884

RERA STATUS NOT AVAILABLE | Website: <https://rera.kerala.gov.in/>

4BHK 4Baths


Flat/Apartment for Sale
In Chakolas Water Scapes, Thevara, Kochi, Kerala

Contact Owner FREE

♥ Shortlist

Overview
Society
Owner Details
Price Trends
Society Reviews
Explore Locality >

Videos (1)
Property (17)
Society (2)



👤 3 people already contacted since last week

Area
Super Built up area 3050 sq.ft. Bedrooms , 4 Bathrooms, 2 Balc (283.35 sq.m.)

Price
₹ 2.44 Crore
@ 8,000 per sq.ft. (Negotiable)

Address
Chakolas Water Scapes
Thevara, Kochi

Floor Number
14th of 14 Floors

Flooring
Marble

Facing
East

Property Age
10+ Year Old

Transaction Type: Resale ⓘ | Property Ownership: Freehold ⓘ | Flooring: Marble | Furnishing: Semifurnished

Gated Community: Yes | Parking: 2 Covered | Water Source: Municipal corpo... | Power Backup: Partial

Property Code: O69145546
www.99acres.com/O69145546

About Property

Address: Thevara, Kochi, Kerala

Title : Waterfront penthouse- 4bhk flat/apartment for sale in thevara,kochi

Semi furnished waterfront penthouse 4 bhk/ 4bath (3050sq.Ft) with 2 car parking facing the kochi harbor in a upscale building (Chakolas

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 ₹ 1,87,35,912.00 (Rupees One Crore Eighty-Seven Lakh Thirty-Five Thousand Nine Hundred Twelve Only). The Realizable Value of the above property is ₹ 1,59,25,525.00 (Rupees One Crore Fifty-Nine Lakh Twenty-Five Thousand Five Hundred Twenty-Five Only). The Distress Value is ₹ 1,31,15,138.00 (Rupees One Crore Thirty-One Lakh Fifteen Thousand One Hundred Thirty-Eight Only).

Place: Mumbai

Date: 27.08.2024

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

State Bank of India Empanelment No.: SME/TCC/2021-22/85/13

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

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar Chalikwar 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 27.08.2024 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. My engineer Mr. Binu Surendran has personally inspected the property on 23.08.2024. The work is not sub - contracted 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.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. 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
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961,
- o. Wealth Tax Act 1957 or Gift Tax Act 1958 and
- p. My PAN Card number as applicable is AEAPC7114Q
- q. I undertake to keep you informed of any events or happenings which would make me



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ineligible for empanelment as a valuer

- r. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- s. 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.
- t. 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)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am a Valuer, 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

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration will be purchased by Mrs. Susheela Nambiar from Shri. K.C. Chacko Alias Chackappan wide Agreement for Sale dated 29.09.2024.
2.	purpose of valuation and appointing authority	To assess fair market value of the property for Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Sharad B. Chalikwar – Regd. Valuer Binu Surendran – Valuation Engineer Binu Surendran – Technical Manager Pradnya Rasam – 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 – 23.08.2024 Valuation Date - 27.08.2024 Date of Report - 27.08.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 23.08.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • 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 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 Duplex Flat size, location, upswing in real estate prices, sustained demand for Residential Duplex 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 **27th August 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 and site visit conducted, we understand that the subject property is Residential Duplex Flat, admeasuring **Super Built Up Area of 13th & 14th Floor in Sq. Ft. = 2,886.00** in the name **Mrs. Susheela Nambiar**. 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. Susheela Nambiar**. 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, we understand that the Residential Duplex Flat, admeasuring **Super Built Up Area of 13th & 14th Floor in Sq. Ft. = 2,886.00.**

Condition & Repair

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

Valuation Methodology

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

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

subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

Not a Structural Survey

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 Duplex Flat, admeasuring **Super Built Up Area of 13th & 14th Floor in Sq. Ft. = 2,886.00.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(Annexure – II)**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.



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14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

31. 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

State Bank of India Empanelment No.: SME/TCC/2021-22/85/13