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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : Priya Alok Upadhyay

Residential Flat No. 302, 3<sup>rd</sup> Floor, Building No D - 1 , "Pallavi Shantinagar Co-Op. Hsg. Soc. Ltd.",  
Sector 2, Shanti Nagar, Village - Bhayandar, Mira Road (East), Taluka - Thane, District - Thane, PIN  
- 401 107, State - Maharashtra, India.

Latitude Longitude : 19°16'39.2"N 72°51'36.3"E

### Intended User:

**Punjab National Bank  
Mira Road East Branch**

Mira Road East Branch, Shop No 1 yo 5, Shanti Plaza, Sector 11, Shanti Nagar,  
Mira Road ( East), Thane 401107

### Our Pan India Presence at :

- |              |          |             |             |
|--------------|----------|-------------|-------------|
| 📍 Nanded     | 📍 Thane  | 📍 Ahmedabad | 📍 Delhi NCR |
| 📍 Mumbai     | 📍 Nashik | 📍 Rajkot    | 📍 Raipur    |
| 📍 Aurangabad | 📍 Pune   | 📍 Indore    | 📍 Jaipur    |

### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, Mumbai, 400072, (M.S.), India

☎️ +91 2247495919

✉️ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3<sup>rd</sup> Floor, Building No D - 1 , "**Pallavi Shantinagar Co-Op. Hsg. Soc. Ltd.**", Sector 2, Shanti Nagar, Village - Bhayandar, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, India belongs to **Priya Alok Upadhyay** .

Boundaries of the property

North : Shanti Nagar High School  
South : Road  
East : Building D - 3  
West : Building C - 36

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 **₹ 25,98,480.00 (Rupees Twenty Five Lakh Ninety Eight Thousand Four Hundred Eighty 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.**  
**Sharadkumar Chalikwar**  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.08.17 11:20:43 +05'30'

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: \$AMD:1138

Encl.: Valuation report



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## Valuation Report of Immovable Property

General	
1	Name and Address of Valuer <b>Sharadkumar Chalikwar</b> <b>Vastukala Consultants India Pvt. Ltd.</b> 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 Housing Loan Purpose.
3	a) Date of inspection 14.08.2024
	b) Date of valuation 17.08.2024
	c) Title Deed Number -
4	List of documents produced for perusal: I) Copy of Agreement For Sale Document No.14003/2024 Dated 31.07.2024 between Mrs. Shailja Vitthal Nagarkar (The The Transferor) And Priya Alok Upadhyay(The The Transferee). II) Copy of Occupancy Certificate Dated 18.08.1989 issued by Mira Bhayander Municipal Corporation.
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) <b>Priya Alok Upadhyay</b>  Residential Flat No. 302, 3 <sup>rd</sup> Floor, Building No D - 1 , <b>"Pallavi Shantinagar Co-Op. Hsg. Soc. Ltd."</b> , Sector 2, Shanti Nagar, Village - Bhayandar, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, India.  <u>Contact Person</u> . Dinesh Nagarkar (Seller) Mobile No. 9987354946  sole ownership
6	Brief description of the property (Including Leasehold / freehold etc.) The property is a Residential Flat located on 3 <sup>rd</sup> Floor. The composition of Residential Flat is Living Room + Kitchen + Bathroom + WC + Passage. (1 RK) The property is at 750 Mtrs. distance from Mira Road Railway Station.
7	Location of property
a)	Plot No. / Survey No. New Survey No - 134, Old Survey No - 742
b)	Door No. Residential Flat No. 302
c)	C.T.S. No. / Village Village - Bhayandar
d)	Ward / Taluka Taluka - Thane
e)	Mandal / District District - Thane

f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy certificate is received, it may be assumed that Construction is as per sanctioned plans.	
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	:	N.A.	
j)	Comment on unauthorizes Construction if any	:	N.A.	
k)	Comment on demolition proceedings if any	:		
8	Postal address of the property	:	Residential Flat No. 302, 3 <sup>rd</sup> Floor, Building No D - 1 , "Pallavi Shantinagar Co-Op. Hsg. Soc. Ltd.", Sector 2, Shanti Nagar, Village - Bhayandar, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, India.	
9	City / Town	:		
	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 - Bhayandar Mira Bhayander Municipal Corporation	
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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Shanti Nagar High School	Details not available
	South	:	Road	Details not available
	East	:	Building D - 3	Details not available
	West	:	Building C - 36	Details 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	:	Details not available	Flat No. 303
	South	:	Details not available	Flat No. 301

	East	:	Details not available	Lobby
	West	:	Details not available	Passage
15	Extent of the site	:	Carpet Area in Sq. Ft. = 220.81 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 216.03 (Area As Per Agreement For Sale)	
15.1	Latitude, Longitude & Co-ordinates of Flat	:	19°16'39.2"N 72°51'36.3"E	
16	Extent of the site considered for Valuation	:	<b>Built Up Area in Sq. Ft. = 216.03</b> <b>( Area As Per Agreement For Sale)</b>	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Seller Occupied	
II	<b>APARTMENT BUILDING</b>			
1.	Name of the Apartment	:	<b>Pallavi Shantinagar Co-Op. Hsg. Soc. Ltd.</b>	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3.	Year of Construction	:	1989 (As per occupancy certificate)	
4.	Number of Floors	:	Ground + 4 Upper Floors	
5.	Type of Structure	:	R.C.C. Framed Structure	
6.	Number of Dwelling units in the building	:	3 <sup>rd</sup> Floor is having 4 Flats	
7.	Quality of Construction	:	Normal	
8.	Appearance of the Building	:	Normal	
9.	Maintenance of the Building	:	Normal	
10.	Facilities Available			
	Lift	:	Not Provided	
	Protected Water Supply	:	Municipal Water Supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Open Car Parking Space	
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the Building	:	Yes	
III	<b>Residential Flat</b>			
1.	The floor in which the Flat is situated	:	3 <sup>rd</sup> Floor	
2.	Door No. of the Flat	:	Residential Flat No. 302	
3.	Specifications of the Flat			
	Roof	:	R. C. C. Slab	

	Flooring	:	Mosaic Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Aluminium Open Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Normal
7.	Sale Deed executed in the name of	:	<b>Priya Alok Upadhyay</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 216.00 (Area as per Agreement For Sale)
10.	What is the floor space index (app.)	:	As per MBMC Norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 220.81 (As per Area actual site measurement)</b>
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?	:	Seller Occupied
15.	If rented, what is the monthly rent?	:	₹ 5,400/- (Expected rental income per month)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Situated in developed locality
3.	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>		

1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 14178/- to ₹ 14483/- per Sq. Ft. on Carpet Area ₹ 11811/- to ₹ 12069/- 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).	:	₹ 13,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 10,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 72,165/- per Sq. M. i.e. ₹ 6,704/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 59,892/- per Sq. M. i.e. ₹ 5,564/- 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 the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	35 years
	Life of the building estimated	:	25 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	52.50%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,330/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 10,700/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 12,030/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	216.00 Sq. Ft.	12,030.00	<b>25,98,480.00</b>

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 ₹ 14178.00 to ₹ 14483.00 per Sq. Ft. on Carpet Area / ₹ 11811.00 to ₹ 12069.00 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 ₹12,030.00 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 **₹25,98,480.00 (Rupees Twenty Five Lakh Ninety Eight Thousand Four Hundred Eighty Only)**. The Realizable Value of the above property is **₹23,38,632.00 (Rupees Twenty Three Lakh Thirty Eight Thousand Six Hundred Thirty Two Only)**. The Distress Value is **₹20,78,784.00 (Rupees Twenty Lakh Seventy Eight Thousand Seven Hundred Eighty Four Only)**.

I.	Date of Purchase of Immovable Property	:	31/07/2024
II.	Purchase Price of immovable property	:	₹ 20,00,000.00
III.	Book value of immovable property	:	₹ 21,40,000.00
IV.	Fair Market Value of immovable property	:	₹ 25,98,480.00
V.	Realizable Value of immovable property	:	₹ 23,38,632.00
VI.	Distress Sale Value of immovable property	:	₹ 20,78,784.00
VII.	Guideline Value (As Per Index-II)	:	₹ 12,01,991.00
VIII.	Insurable value of the property (216.03 Sq. Ft. X 2,800.00)	:	₹ 6,04,884.00
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. 13, 14 & 15



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For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
Chalikwar**  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.08.17 11:20:35 +05'30'

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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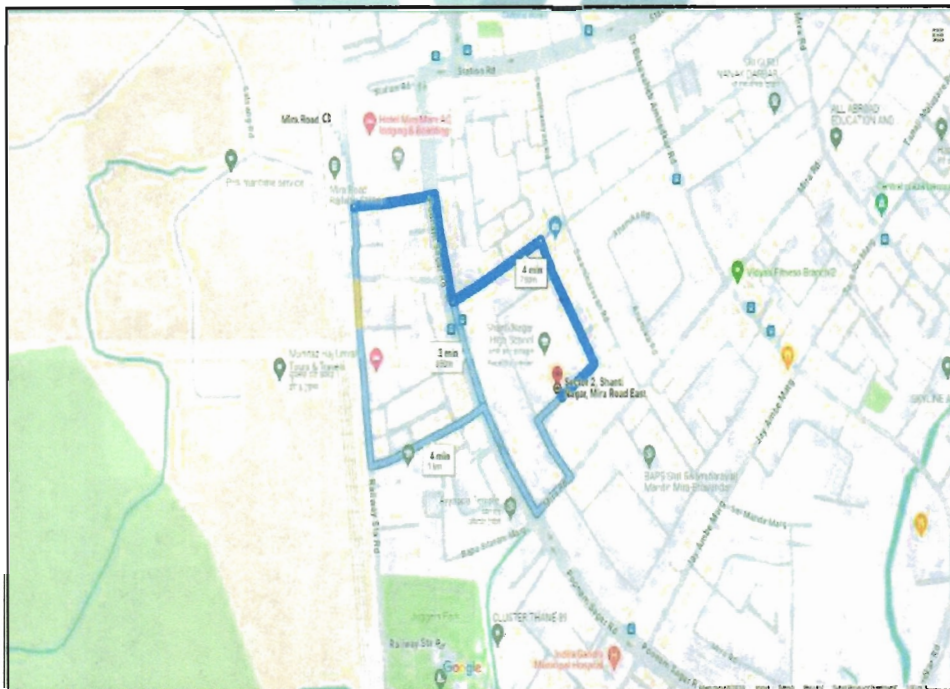
## Actual Site Photographs



## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude:** 19°16'39.2"N 72°51'36.3"E

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Mira Road - 750 Mtrs. ).



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## Ready Reckoner Rate

DIVISION / VILLAGE - BHAYANDER Commencement From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class 'A'		
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	1/13-J, Terrain: All Properties of Village Bhayander on East of Railway Line.					
Rate of Land + Building in ₹ per sq. m. built-up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
I	1/13	3700	8400	8760	12420	9760
<small>Survey No. 34, 35, 36, 40, 41, 42, 43, 44, 45, 46, 47, 48, 53, 55, 57, 58, 59A, 59B, 60, 76A, 77, 78, 87, 88, 89, 93, 94, 95, 99, 97, 98, 99, 100, 101, 102, 103, 104, 105, 109, 107, 108, 109, 111, 112, 93, 114, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 137A, 137B</small>						
<a href="#">Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	84900			
Decrease by 15% on Flat Located on 3 <sup>rd</sup> Floor	12735			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>72,165.00</b>	<b>Sq. Mtr.</b>	<b>6,704.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	37100			
The difference between land rate and building rate(A-B=C)	35,065.00			
Percentage after Depreciation as per table(D)	35%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>59,892.00</b>	<b>Sq. Mtr.</b>	<b>5,564.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

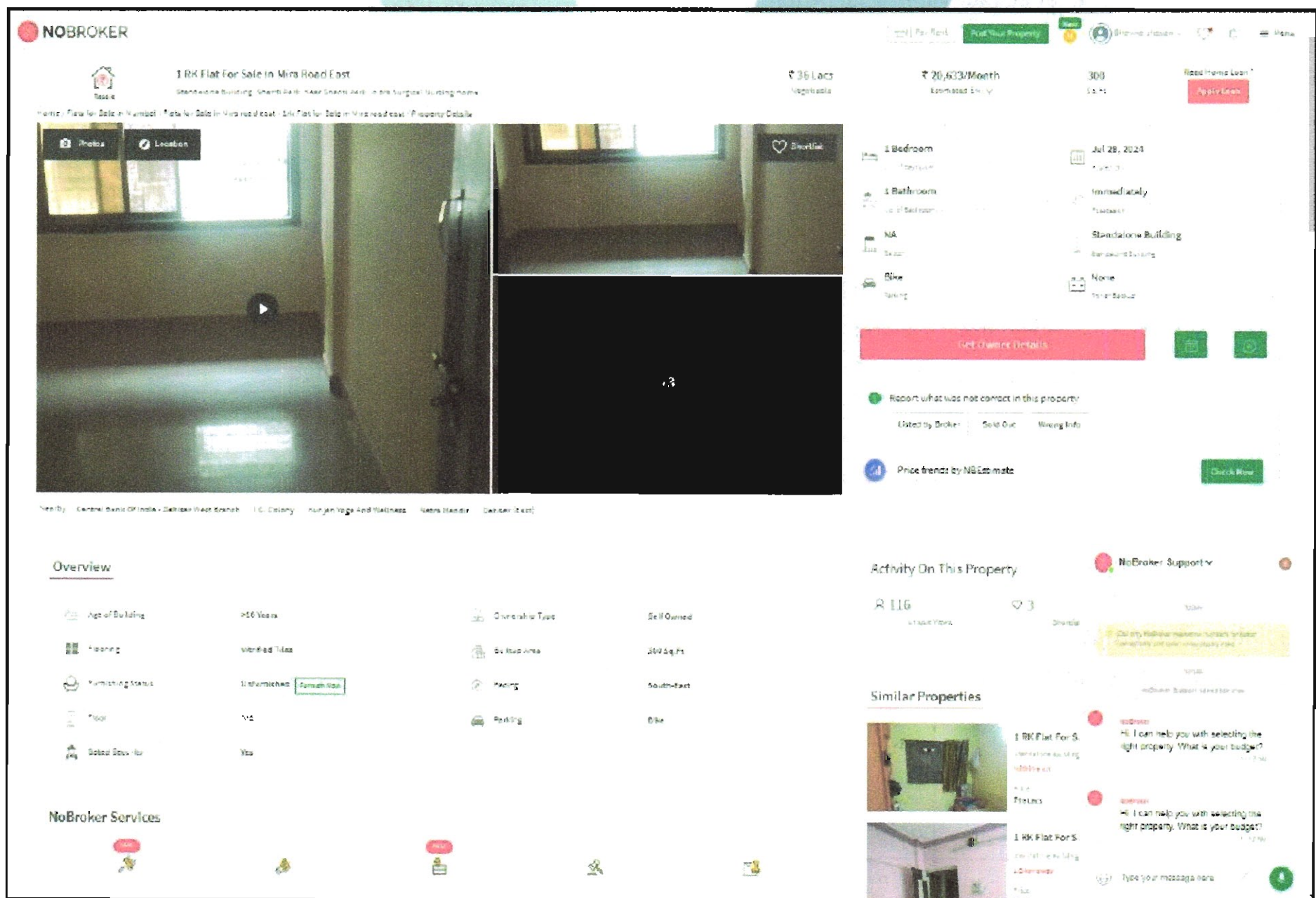
Floor on which flat is Located	Rate to be adopted
a) Ground Floor / Stilt / Floor	100%
b) First Floor	95%
c) Second Floor	90%
d) Third Floor	85%
e) Fourth Floor and above	80%

### 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	1 RK Flat In New Vrindavan Triveni Chs Mira Road East		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	250.00	300.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹14,400.00	₹12,000.00	-



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Property	1 RK Flat In Shanti Park For Sale In Mira Road East		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	290.00	348.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,483.00	₹12,069.00	-

**NOBROKER** 1 RK Flat In Shanti Park For Sale In Mira Road East

₹4.2 Lacs ₹24,912/Month 150 sq. ft.

Feature	Value	Feature	Value
Age of Building	10 Years	Ownership type	Self Owned
Waterproofing	NA	Flooring	Marble Tiles
Plumbing	150 Sq. Ft.	Carpet Area	290 Sq. Ft.
Number of Floors	Fully Furnished	Facing	East
Floor	2/4	Parking	2 Car
Defect Security	NA		

**No Broker Services**



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### Sale Instances

Property	Vaishali Shanti Nagar CHSL, Sector 2, Mira Road (East)		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	229.00	275.02	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹14,410.00	₹11,999.00	-

979876 14-08-2024 Note: Generated Through eSsearch Module. For original report please contact concern SRO office. सूची क्र.2 इयम निशुका सह दु नि ठाणे 4 दस्त क्रमांक: 9798/2024 नोदणी Region: 63m	
<b>गावाचे नाव : भाईंदर</b>	
(1) विविधाभाषा प्रकार	करारनामा
(2) नोदणी क्रमांक	3300000
(3) काळारभार (भाडेपट्टा/व्याज) बाबतिलपट्टाकार आकारणी वेणे की प्रकटपत्र व नमूद करारवे)	2277655
(4) भू मालक मोदहिसस व फरमनायेत अस्तयास)	1) पालिकेचे गाव निरा. भाईंदर मनमण्डलर वार्डन , सुतर माहिती जुना सर्वे नं. 742 पै नवीन सर्वे नं. 134 नौजे. भाईंदर वॉर्ड. जे विभाग क्रमांक .1/13 मध्ये सादनाका क्रमांक 401.4 था मजला बिलिम नं. डी. 5 वैशाली शांतीनगर को. ऑप हाउसिंग सोसायटी लिमिटेड, सेक्टर नं. 2, शांती नगर मिरा रोड (पूर्व) ठाणे-401107 सकूण क्षेत्रफळ - 25.55 चौमी विल्ट. अप 31 मार्च 2021 चे शासन आदेशा क मुद्रांक -2021 अनु स. क 12.89 कें 107 म.1 (धोरकनुसार दस्तऐवजास महिला खरेदीदारास मुद्रांक शुल्काची सवलत देण्यात आली आहे. तसेच यतर दस्तत नमूद केल्या प्रमाणे ( ( Survey Number . NEW 134 . ) )
(5) क्षेत्रफळ	25.55 चौमीटर
(6) आकारणी किंवा पुडी देणारा अंतर लेका.	
(7) दस्तऐवज करून देणारा या विदून देणारा या पक्षकाराचे व किंवा विवाणी म्यामलकाचा हक्कमनाया हक्कमनाया किंवा आदेश अस्तयास प्रतिवादिने नाव व पत्ता.	1) नाव. निरुप नमिद नोरे . वर. 47 फ्ला. फ्लॉट नं. 401. मळान नं. 1 था मजला. इमारतीचे नाव. बिलिम नं. डी. 5. वैशाली शांतीनगर को. ऑप हाउसिंग सोसायटी लिमिटेड. ब्लॉक नं. शांती नगर. सेक्टर नं. 2 रोड नं. मीरा रोड पूर्व. महाराष्ट्र. ठाणे. पिन कोड. 401107 पिन नं. AG.3PAC.269P 2) नाव अज्ञान प्रभाकर मोरे . वर. 52 फ्ला. फ्लॉट नं. 401. मळान नं. 4 था मजला. इमारतीचे नाव. बिलिम नं. डी. 5. वैशाली शांतीनगर को. ऑप हाउसिंग सोसायटी लिमिटेड. ब्लॉक नं. शांती नगर. सेक्टर नं. 2, रोड नं. मीरा रोड पूर्व महाराष्ट्र. ठाणे. पिन कोड .401107 पिन नं. .AF2.PM132ME
(8) दस्तऐवज करून देणारा या पक्षकाराचे व किंवा विवाणी म्यामलकाचा हक्कमनाया किंवा आदेश अस्तयास प्रतिवादिने नाव व पत्ता	1) नाव. सुदी धामेन धरत . वर. 30. फ्ला. फ्लॉट नं. 204. मळान नं. 2 था मजला. इमारतीचे नाव. बिलिम नं. डी. 47. ब्लॉक नं. शांती नगर. सेक्टर नं. 10. रोड नं. मीरा रोड पूर्व महाराष्ट्र. ठाणे. पिन कोड -401107 पिन नं. AI.PC3108M
(9) दस्तऐवज करून दिल्याचा दिनांक	22/03/2024
(10) दस्त नौदणी केल्याचा दिनांक	22/03/2024
(11) अनुक्रमिक सं. व प्र. मूळ	9798/2024
(12) काळारभार/व्याजमणे मुद्रांक शुल्क	195000
(13) काळारभार/व्याजमणे नौदणी शुल्क	30000
(14) नोदणी	
मुद्रांकमानादी विचारात घेतलेला तथ्यसौल.	
मुद्रांक शुल्क आकारताना निवडलेला अनुक्रम . . .	(1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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Property	Abhishek Shanti Nagar CHSL, Sector 2, Miraroad		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	395.00	474.15	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹14,177.00	₹11,811.00	-

10094337 14-08-2024 Note: Generated Through eSearch Module.For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यंत निबंधक : सह दु.नि.ठा.पि / रत्ना क्रमांक : 10084/2024 नोदणी Regn 63m
<b>गावाचे नाव : भाईदर</b>		
(1) विविधाभा प्रकार	करारगुमा	
(2) मोजकता	5600000	
(3) बाजारभावा/भविष्यदवाच्या बाबतितपटदारकर आकस्मिकी देणे वी घट्टेदार से नमुद कराये	3926837.15	
(4) भू.मापन,फोटोसिक्च व धरनमांक/अस्त्यास	1) घालिकेचे नाव,मिरा,भाईदर मनयाहतर वर्णन . इतर माहिती . इतर माहिती. मोसे - भाईदर,वाठे - जे.वि.भग - 1 13.मधील,सदनिष्ठा क्रं 302.2 रा भजला,बिस्लिग नं. बी 6,अभिषेक शांतीनगर को. ओप. हो. सोसा. लि. सेक्टर 2,शांतीनगर,मिरा रोड पूर्व,ठाणे - 401107 (( Survey Number . जूना सर्वे नं. 242, नविन सर्वे नं. 134. ))	
(5) क्षेत्रफळ	44.05 चौ मीटर	
(6) आकारवी किंवा चूरी देण्यात असले तेव्हा		
(7) वस्तुवैज करन वेग.घा सिटून ठेवणा.या पद्धतारचे नाव किंवा दिवाणी घ्यायक्याचा हुकुमनामा किंवा आदेश अस्त्यास प्रतिवादिचे नाव व पत्ता	1) नाव -सुभाष वरद कुपवाहा उप. 52 पत्ता -ज्योति नं सधनिका क्र 302, माळा नं. 3 रा भजला, इमारतीचे नाव बिस्लिग नं बी - 6, अभिषेक शांतीनगर को ओप हो सोसा लि, ब्लॉक नं सेक्टर 2, रोड नं शांतीनगर, मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे पिन कोड -401107 पिन नं. -BXNDPS0119K 2) नाव -राजनी रूत मोरवा का. 53 पत्ता -कोटि नं सधनिका क्रं 302, माळा नं 3 रा भजला, इमारतीचे नाव, बिस्लिग नं. बी - 6, अभिषेक शांतीनगर को. ओप हो सोसा लि, ब्लॉक नं सेक्टर 2, रोड नं शांतीनगर, मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे पिन कोड:-401107 पिन नं:-BXNDPS0119K	
(8) वस्तुवैज करन वेग.घा पद्धतारचे व किंवा दिवाणी न्यायालयचा हुकुमनामा किंवा आदेश अस्त्यास प्रतिवादिचे नाव व पत्ता	1) नाव -ओम्कार संदबलि सिंह वय. 58 पत्ता -ज्योति नं सधनिका क्र 302, माळा नं. 3 रा भजला, इमारतीचे नाव, बिस्लिग नं बी - 6, अभिषेक शांतीनगर को. ओप हो सोसा लि, ब्लॉक नं सेक्टर 2, रोड नं शांतीनगर, मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे पिन कोड:-401107 पिन नं:-BXNDPS0119K	
(9) वस्तुवैज करन विल्याचा घिनोळ	03.06.2024	
(10) वस्तु नोंदणी केल्याचा घिनोळ	03.06.2024	
(11) भूकमीळ क्रं व पृष्ठ	10084/2024	
(12) बाजारभावाप्रमाणे मुद्रीक घुंक	392000	
(13) बाजारभावाप्रमाणे नोंदणी घुंक	30000	
(14) शेरा		
मुद्रीक घुंका वी घारत घेतलेला तरणीस .		
मुद्रीक घुंका आकारतया मिश्टीकेल अनुक्रमे .	(u) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	



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## Justification for Price / Rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrived 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 Priya Alok Upadhyay from Mrs. Shailja Vitthal Nagarkar vide Agreement For Sale dated 31.07.2024.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, Mira Road East Branch to assess Fair Market Value value of the property for Housing Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer Pratik Jain - Valuation Engineer Nitesh Khedekar - Technical Manager Komal pawar - 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 - 09.08.2024 Valuation Date - 17.08.2024 Date of Report - 17.08.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 14.08.2024
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.

Sharadkumar  
Chalikwar  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=cmd@vastukala.org, c=IN  
Date: 2024.08.17 11:20:50 +05'30'

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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