

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Proposed Purchaser : **Miss. Dipti Bhu Sawant (After marriage name Mrs. Prapti Prasad Pujare) & Mr. Prasad Prakash Pujare**

Name of Owner : **Mr.,Theodore Francis D'souza**

Residential Flat No. 1004, 10<sup>th</sup> Floor, "**Pratik Paradise**", Ashwaghosh Co-op. Hsg. Soc. Ltd., Plot No. 62, Datar Colony, Village - Kanjur, Municipality Ward No. S - Ward, Bhandup (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 042, State - Maharashtra, India.

Latitude Longitude : 19°8'12.2"N 72°56'10.2"E

### Intended User:

**State Bank of India  
RACPC Ghatkopar (West)**

Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India.

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- |  |  |   |   |
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### Regd. Office

B1-001, U/3 Floor, BOOMERANG, Chandivali Farm Road, Powai, Anaheri East, Mumbai 400072, (M.S.), India

+91 2247495919

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

[www.vastukala.co.in](http://www.vastukala.co.in)



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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/08/2024/010670/2307813

23/1-291-PVS

Date: 23.08.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1004, 10<sup>th</sup> Floor, "Pratik Paradise", Ashwaghosh Co-op. Hsg. Soc. Ltd., Plot No. 62, Datar Colony, Village - Kanjur, Municipality Ward No. S - Ward, Bhandup (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 042, State - Maharashtra, India belongs to **Mr. Theodore Francis D'souza**. Name of Proposed Purchaser is **Miss. Dipti Bhau Sawant (After marriage name Mrs. Prapti Prasad Pujare) & Mr. Prasad Prakash Pujare**.

Boundaries	:	Building	Flat
North	:	Ashok Nagar Road	Open Plot
South	:	Bhagyawan Apartment	Flat No. 1003
East	:	Slum Area	Passage
West	:	Krupa Sai CHSL	Open Plot

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 **₹ 1,55,68,000.00 (Rupees One Crore Fifty Five Lakh Sixty Eight Thousand 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.**

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.23 11:29:53 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Encl.: Valuation report



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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)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)

**Vastukala Consultants India Pvt. Ltd.**

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.

To,  
**The Branch Manager,**  
**State Bank of India**  
**RACPC Ghatkopar (West)**  
 Retail Assets Centralised Processing Centre, 1st Floor,  
 Ashok Silk Mills Compound, LBS Marg, Ghatkopar (West),  
 Mumbai - 400 086, State - Maharashtra, Country - India.

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

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
2	a) Date of inspection : 21.08.2024
	b) Date of which the valuation is made : 23.08.2024
3	List of documents produced for perusal: I) Copy of Agreement of Permanent Alternate Accommodation Dated 24.07.2024 between Pratik Developers(The Developers) And Mr. Theodore Francis D'souza(The Member). II) Copy of Memorandum of Understanding Dated 22.08.2024 between Mr. Theodore Francis D'souza(The Vendor) And Miss. Dipti Bhau Sawant (After marriage name Mrs. Prapti Prasad Pujare) & Mr. Prasad Prakash Pujare(The purchaser). III) Copy of Occupancy Certificate Document No.CHE / ES / 1964 / S / 337 (NEW) / OCC / 1 / New dated 23.04.2024 issued by Municipal Corporation of Greater Mumbai.
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) : <u>Name of Owner :</u> <b>Mr. Theodore Francis D'souza</b> <u>Name of Proposed Purchaser :</u> <b>Miss. Dipti Bhau Sawant (After marriage name Mrs. Prapti Prasad Pujare) &amp; Mr. Prasad Prakash Pujare</b>  Residential Flat No. 1004, 10 <sup>th</sup> Floor, "Pratik Paradise ", Ashwaghosh Co-op. Hsg. Soc. Ltd., Plot No. 62, Datar Colony, Village - Kanjur, Municipality Ward No. S - Ward, Bhandup (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 042, State - Maharashtra, India.  <u>Contact Person :</u> Mr. Theodore Francis D'souza (Owner) Mobile No. 9930801886  Proposed Purchaser - Joint Ownership Details of ownership share is not available



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5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 10 <sup>th</sup> Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet + 2 Passage. <b>(2 BHK)</b> The property is at 1.8 Km. distance from Kanjur Marg Railway Station.
6	Location of property	:	
a)	Plot No. / Survey No.	:	Plot No - 62 New Survey No - 245/49, Old Survey No. 184-189 (Part)
b)	Door No.	:	Residential Flat No. 1004
c)	C.T.S. No. / Village	:	CTS No - 784, 785, 775, Village - Kanjur
d)	Ward / Taluka	:	Municipality Ward No - S - Ward Taluka - Kurla
e)	Mandal / District	:	District - Mumbai Suburban District
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate Document No. CHE / ES / 1964 / S / 337 (NEW) / OCC / 1 / New dated 23.04.2024 issued by Municipal Corporation of Greater Mumbai
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.
7	Postal address of the property	:	Residential Flat No. 1004, 10 <sup>th</sup> Floor, "Pratik Paradise ", Ashwaghosh Co-op. Hsg. Soc. Ltd., Plot No. 62, Datar Colony, Village - Kanjur, Municipality Ward No. S - Ward, Bhandup (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 042, State - Maharashtra, India.
8	City / Town	:	City - Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rura	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Kanjur Municipal Corporation of Greater Mumbai (MCGM)
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	:	As per site
		:	As per Document



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	North	:	Ashok Nagar Road	by Plot bearing No. 61 & Plot bearing CTS No. 774
	South	:	Bhagyanwan Apartment	by Plot bearing No. 63 & Plot bearing CTS No. 773 & 776
	East	:	Slum Area	by Plot bearing No. 71 & Plot bearing CTS No. 784 & 785
	West	:	Krupa Sai CHSL	by Plot bearing No. 10 & Plot bearing CTS No. 776 & 776 and Road
13	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	Open Plot
	South	:	Details not available	Flat No. 1003
	East	:	Details not available	Passage
	West	:	Details not available	Open Plot
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 535.80 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 556.00 (Area As Per Memorandum of Understanding)</p> <p>Built Up Area in Sq. Ft. = 611.60 (Carpet Area + 10%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°8'12.2"N 72°56'10.2"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 556.00 ( Area As Per Agreement)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Seller Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	CTS No - 784, 785, 775	
	Block No.	:	-	
	Ward No.	:	Municipality Ward No - S - Ward	
	Village / Municipality / Corporation	:	Village - Kanjur, Municipal Corporation of Greater Mumbai (MCGM)	

	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1004, 10 <sup>th</sup> Floor, "Pratik Paradise ", Ashwaghosh Co-op. Hsg. Soc. Ltd., Plot No. 62, Datar Colony, Village - Kanjur, Municipality Ward No. S - Ward, Bhandup (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 042, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2024 (As per occupancy certificate)
5.	Number of Floors	:	Stilt + 18 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	10 <sup>th</sup> Floor is having 4 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	4 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with One Covered Car Parking space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	10 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 1004
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Details not available

	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	<b>Name of Owner :</b> <b>Mr. Theodore Francis D'souza</b> <b>Name of Proposed Purchaser :</b> <b>Miss. Dipti Bhau Sawant (After marriage name Mrs. Prapti Prasad Pujare) &amp; Mr. Prasad Prakash Pujare</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 undefined = 0.00 (undefined)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 535.80</b> <b>(As per Area actual site measurement)</b> <b>Carpet Area in Sq. Ft. = 556.00</b> <b>(As Per Area Memorandum of Understanding)</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?	:	32,400/- (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?	:	Located in Developed Area
3.	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 25180/- to ₹ 28285/- per Sq. Ft. on Carpet Area ₹ 22891/- to ₹ 25714/- 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).	:	₹ 28,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,900/- per Sq. Ft.
	II. Land + others	:	₹ 25,100/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,32,248/- per Sq. M. i.e. ₹ 12,286/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
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)	:	₹ 2,900/- per Sq. Ft.
	Age of the building	:	Less than 1 year
	Life of the building estimated	:	60 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,900/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 25,100/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 28,000/- per Sq. Ft.</b>
	<b>Remarks</b>	:	<b>The said valuation is inclusive of one car parking.</b>

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	556.00 Sq. Ft.	28,000.00	1,55,68,000.00
2	Wardrobes			



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3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
<b>Total value / Realizable value of the property</b>				<b>1,55,68,000.00</b>
<b>Distress value of the property</b>				<b>1,24,54,400.00</b>
<b>Insurable value of the property (611.60 X 2,900.00)</b>				<b>17,73,640.00</b>
<b>Guideline value of the property (611.60 X 12,286.00)</b>				<b>75,14,118.00</b>

### Justification for Price / Rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

### Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 25,180/- to ₹ 28,285/- per Sq. Ft. on Carpet Area / ₹ 22,891/- to ₹ 25,714/- 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 ₹28,000.00 per Sq. Ft. on Carpet Area for valuation.



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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	
Saleability	Good
Likely rental values in future	32,400/- (Expected rental income per month)
Any likely income it may generate	Rental Income



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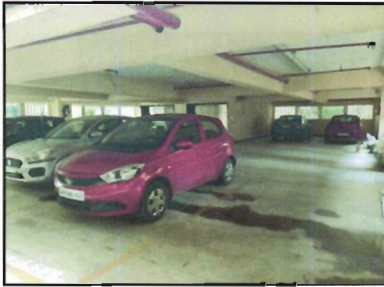


## Actual Site Photographs





## Actual Site Photographs



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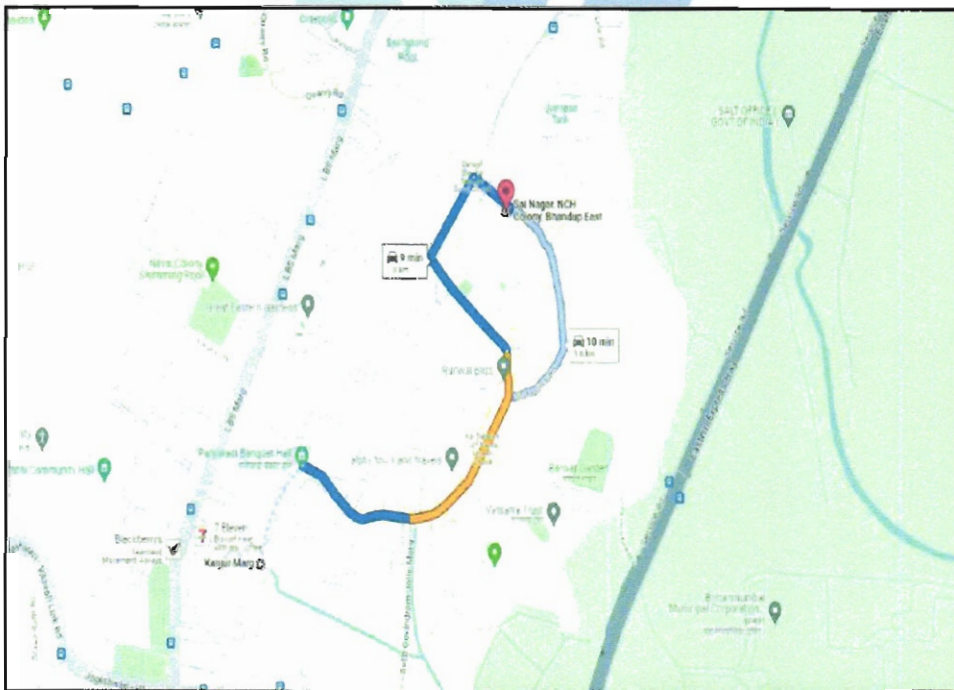
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## Route Map of the property



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



**Longitude Latitude:**  $19^{\circ}8'12.2''N$   $72^{\circ}56'10.2''E$

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Kanjur Marg - 1.8 Km.).





## Price Indicators

Property	Flat		
Source	https://www.proptiger.com/		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	548.00	602.80	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹28,285.00	₹25,713.00	-

The screenshot shows a real estate listing on the Proptiger website. The main heading is "548 sq ft 2 BHK 2T Apartment in Pratik Enterprises Paradise" by Pratik Enterprises. The location is Bhandup East, Mumbai. The price is listed as ₹ 1.55 Cr. The listing includes a "Basic Details" section with the following information:

- Completed Status: Sep'21
- Possession Start Date: Sep'21
- Total Launched Apartments: 23
- Launch Date: Sep'18
- New and Resale Availability: Available

Additional features include a "GET CALL BACK" button, a contact form for WhatsApp, and a "Read Disclaimer" link. The disclaimer states that Proptiger.com only acts as a medium for advertisement and information content, and does not facilitate any transaction between seller and buyer.



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Property	Flat		
Source	square yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	556.00	611.60	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹27,878.00	₹25,343.00	-

**Pratik Paradise**  
Datar Colony, Mumbai

**₹ 1.45 Cr to 1.55 Cr**

Status: **Ready to Move**

**Project Size**  
23 units · 0.31 Acres

**Configurations:** 2 BHK Flat from 538 Sq. Ft. to 556 Sq. Ft. (Carpet)

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## Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	556.00	611.60	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹25,180.00	₹22,891.00	-

6/20/24, 10:02 AM	97_17418	<p><b>सूची क्र. 2</b></p> <p>दुपयम विवरणक: सह दु.नि. कुर्ली 2 दस्ता क्रमांक: 17418/2024 श्रीधारी : श्रीधारी:दीप</p>
<b>गावाचे नाव : कांजूर</b>		
(1) वित्तखाचा प्रकार	करारनामा	
(2) म्योबक्सता	14000000	
(3) बाजारमद/भाडेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते मनुद करावे	10679596.11	
(4) म.मान. पोटलिसा व फरकमांक(असल्यास)	1) फार्लिकेचे नाव: Mumbai Mainpa इतर बार्डन - इतर माहिती: सदनिका नं- 1804 अठारावा मजला प्रतिक पेशकाईस सि टी एस नं- 784-785-775 इतर कालीनी क्लिंज-कांजूर पूर्व मुंबई अंत्रफळ- कासपेट-556 बी फुट व 1 स्टील फ्लॉकिंग दि 31 मार्च 2021 चे फ्लान अंदेसा क्र. मुद्रांक - 2021/अनी नं.क्र 12/ प्र. क्र. 107 म-4(सीधफादि 31.03/2021 अन्वये खरेदी घोषार पडिले असल्यामुळे सदर दस्तास मुद्रांक शुल्काग्ये 1% सवलत देण्यात आलेली आहे व सदर सवलतीत सुधारित अविधानुसार म्हणून अणि वन क्षिप्रामाने जारी केलेल्या दिनांक 26 मे 2023 च्या नवीन परिपत्रकात सादर नवीन सुधारणानुसार सवलत देण्यात आलेली आहे. (( C.T.S. Number : 784-785/775. ))	
(5) क्षेत्रफळ	596 चौ फूट	
(6) आठमणी किंवा चुडी देण्यात असेल किंवा.		
(7) दस्तऐवज करून देणा-या तिष्ठून उचला-या पक्षकाराचे नाव किंवा शिडकी न्यायालयच्या हुकूमनामा किंवा अदिस असल्यास प्रतिवादिचे नाव व पत्ता.	1) नाव-प्रतिक डेव्हलपर्स तरुं भगिदार वसंत मनजी भदा पांडे कु मु मारेक नागरे वय- 14 पत्ता- प्लॉट नं - माळा नं - इजवलीचे वय- के 49 ए पी एम झे.मॉकॅट फेज-2 सेक्टर-19 ठाणे. नवी मुंबई. बळक नं - रोड नं - म्हााराज्. ठाणे. पिन कोड-400701 पिन नं.-AAJPPS1732	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व शिवा दिवाणी न्यायालयच्या हुकूमनामा किंवा अदिस असल्यास प्रतिवादिचे नाव व पत्ता.	1) नाव-जमाला मनोज पीपरी वय-54. पत्ता-प्लॉट नं - माळा नं - इमारतीचे नाव: डी-28.लिकर मजला.बी नवदुकर विर ह्य एच वि.सि सि एस कॉलनी जवळ. भद्रपूर.ईस्ट.मुंबई बळक नं - रोड नं - म्हााराज्. MUMBAI पिन कोड-400042 पिन नं.-ACTPC6651Q 2) नाव-नेहा मनीज पीपरी वय-34 पत्ता-प्लॉट नं - माळा नं - इमारतीचे नाव: डी-28.लिकर मजला.बी नवदुकर विर ह्य एच वि.सि सि एस कॉलनी जवळ.भद्रपूर.ईस्ट.मुंबई. बळक नं - रोड नं - म्हााराज्. MUMBAI पिन कोड-400042 पिन नं.-MUMPC761IE	
(9) दस्तऐवज करून दिलेला दिनांक	14/08/2024	
(10) दस्त नोंदणी केलेला दिनांक	14/08/2024	
(11) अंदाजमांक खंड व वृद्ध	17418/2024	
(12) बाजार भावाप्रमाणे मुद्रांक शुल्क	780000	
(13) बाजार भावाप्रमाणे नोंदणी शुल्क	30000	
(14) मीस		
मूल्यांकनासाठी विचारात घेतलेला तपशील:-		



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Property	Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	548.00	602.80	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹27,372.00	₹24,884.00	-

8/20/24, 10:09 AM

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05-01-2024

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबधक : सह दु.नि. कुर्ता ।

दस्ता क्रमांक : 25185/2023

नोंदणी :

Regn:83m

गावाचे नाव : कांजुर

(1)विलेखाचा प्रकार	करारनामा
(2)भौबदला	15000000
(3) बाजारभाड(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नामुद करावे)	9901548
(4) भू-स्वाम्य,पोटहिसा व घरकन्यांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन .. इतर माहिती: सदनिका नं: 101, माळा नं: 1 ला मजला,हरसिद्ध अपार्टमेंट, इमारतीचे नाव: हरसिद्ध को-ऑप. ही. सो. लिमिटेड, ब्लॉक नं: दातार कॉलनी, भांडुप पूर्व, रोड नं. मुंबई 400042. इतर माहिती: मौजे कांजुर,सदनिकेचे क्षेत्रफळ 51 चौ मी कारपेट( ( C.T.S. Number : 725 and 725/1to 4 . ) )
(5) क्षेत्रफळ	61 2 चौ.मीटर
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणाऱ्या किंवा ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाने हुकुमनामा फिरग आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-किताब रामभाऊ चौधरी वय:-72 पत्ता:-प्लॉट नं: 101, माळा नं: .. इमारतीचे नाव: हरसिद्ध अपार्टमेंट, ब्लॉक नं: दातार कॉलनी, जनकलयास सहकारी बँकच्या जवळ, भांडुप पूर्व, रोड नं: ..महाराष्ट्र, मुंबई. पिन कोड:-400042 पॅन नं:-AAEPC0151P
(8) दस्तऐवज करून घेणाऱ्या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव:-तुषार शिवाजी विरकर वय:-28, पत्ता:-प्लॉट नं. 202, माळा नं: .. इमारतीचे नाव: बी विंग, शिव सागर कॉ-ऑप. ही. सोसप्रवो, ब्लॉक नं: प्लॉट नं 5, रामशेठ टाकुर व्हा समोर, सेक्टर-6, कामांठे, घनवेल, रोड नं: .. महाराष्ट्र, इंदूर-400042. पिन कोड:-410206 पॅन नं. ANWF PV9927Q
(9) दस्तऐवज करून दिल्याचा दिनांक	21/12/2023
(10)दस्त नोंदणी केल्याचा दिनांक	21/12/2023
(11)अनुकरणांक खंड व पृष्ठ	25185/2023
(12)बाजारभाडाप्रमाणे मुद्रांक शुल्क	900000
(13)बाजारभाडाप्रमाणे नोंदणी शुल्क	30000
१)अप्रीव	
मुद्रांकरनासाठी दिवारात घेतलेला तपनीस:-	
मुद्रांक शुल्क आकारलाना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it

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 **₹1,55,68,000.00 (Rupees One Crore Fifty Five Lakh Sixty Eight Thousand Only)**.

Place : Mumbai

Date : 23.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar  
Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.23 11:30:16 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

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-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached



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(Annexure-IV)

## DECLARATION-CUM-UNDERTAKING

I, Manoj 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 23.08.2024 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 Barkat Hodekar has personally inspected the property on 21.08.2024. 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, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure



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- r. 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.
- 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. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is being purchased by Miss. Dipti Bhau Sawant (After marriage name Mrs. Prapti Prasad Pujare) & Mr. Prasad Prakash Pujare from Mr. Theodore Francis D'souza vide Memorandum of Understanding dated 22.08.2024.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Ghatkopar (West) 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;	Manoj Chalikwar - Regd. Valuer Barkat Hodekar - Valuation Engineer Vaishali Sarmalkar - Technical Manager Prajakta Patil - 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 - 19.08.2024 Valuation Date - 23.08.2024 Date of Report - 23.08.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 21.08.2024
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

## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **23rd 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. Mumbai (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. Vastukala Consultants India Pvt. Ltd. adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **556.00 Sq. Ft. Carpet Area** in the name of **Mr. Theodore Francis D'souza . .** Name of Proposed Purchaser is **Miss. Dipti Bhau Sawant (After marriage name Mrs. Prapti Prasad Pujare) & Mr. Prasad Prakash Pujare.** 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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and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat**, admeasuring **556.00 Sq. Ft. Carpet Area**.

## **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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



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(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.



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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.



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### 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.

### 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.

Manoj  
Chalikwar  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.23 11:30:30 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3



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

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