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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 : **Mr. Vijaykant Shukla**

Residential Flat No. 429, 4<sup>th</sup> Floor, Wing - G, "Piccadilly - I Co-Op. Hsg. Soc. Ltd.", Royal Palms, Aarey Milk Colony, Near Unit No. 26, Village - Maroshi, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 065, State - Maharashtra, Country - India.

Latitude Longitude : 19°9'14.7"N 72°53'7.8"E

### Intended User:

**Punjab National Bank  
Goregaon (West) Branch**

Topiwala Centre, 174, Jawahar Nagar, Goregaon (West), Mumbai - 400 062, State - Maharashtra, Country - India.

### Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
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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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 429, 4<sup>th</sup> Floor, Wing - G, "**Piccadilly - I Co-Op. Hsg. Soc. Ltd.**", Royal Palms, Aarey Milk Colony, Near Unit No. 26, Village - Maroshi, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 065, State - Maharashtra, Country - India belongs to **Mr. Vijaykant Shukla**.

### Boundaries of the property

North	: Open Plot
South	: Royal Palms Road
East	: Residential Building
West	: Residential Building

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 **₹ 31,12,246.00 (Rupees Thirty One Lakh Twelve Thousand Two Hundred Forty Six Only)**.

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

Hence certified

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

Director

Auth. Sign.



**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report

### Our Pan India Presence at :

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

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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 : 05.09.2024
	b) Date of valuation : 06.09.2024
	c) Title Deed Number : 12868 / 2024
4	List of documents produced for perusal: I) Copy of Agreement For Sale No.12868 / 2024 Dated 29.08.2024 between Mrs. Renu Nikhil Joshi & Mr. Nikhil Pravinchandra Joshi (The Vendor) And Mr. Vijaykant Shukla (The Purchasers). II) Copy of Occupancy Certificate No.CHE / 8679 / BP / BP(WS) / AP Dated 28.07.2006 issued by Municipal Corporation of Greater Mumbai.
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>Mr. Vijaykant Shukla</b>  Residential Flat No. 429, 4 <sup>th</sup> Floor, Wing - G, " <b>Piccadilly - I Co-Op. Hsg. Soc. Ltd.</b> ", Royal Palms, Aarey Milk Colony, Near Unit No. 26, Village - Maroshi, Goregaon (East), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 065, State - Maharashtra, Country - India.  <u>Contact Person :</u> Mr. Vijaykant Shukla (Owner) Mobile No. 9076662951  Sole Ownership
6	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 4 <sup>th</sup> Floor. The composition of Residential Flat is Living Room + Kitchen + Toilet. <b>(1 RK)</b> The property is at 4.1 Km. distance from Aarey Metro Station.
7	Location of property
a)	Plot No. / Survey No. :
b)	Door No. : Residential Flat No. 429
c)	C.T.S. No. / Village : CTS No - 1627A, Village - Maroshi
d)	Ward / Taluka : Taluka - Borivali
e)	Mandal / District : District - Mumbai Suburban

f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	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. 429, 4 <sup>th</sup> Floor, Wing - G, " <b>Piccadilly - I Co-Op. Hsg. Soc. Ltd.</b> ", Royal Palms, Aarey Milk Colony, Near Unit No. 26, Village - Maroshi, Goregaon (East), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 065, State - Maharashtra, Country - 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 - Maroshi Municipal Corporation of Greater Mumbai (MCGM)	
12	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
13	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Open Plot	Details not available
	South	:	Royal Palms Road	Details not available
	East	:	Residential Building	Details not available
	West	:	Residential Building	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	Lobby
	South	:	Details not available	Marginal Space

	East	:	Details not available	Staircase
	West	:	Details not available	Flat No. 428
15	Extent of the site	:	Carpet Area in Sq. Ft. = 226.37 (Area as per Site measurement)  Built Up Area in Sq. Ft. = 344.00 (Area As Per Agreement For Sale)	
15.1	Latitude, Longitude & Co-ordinates of Flat	:	19°9'14.7"N 72°53'7.8"E	
16	Extent of the site considered for Valuation	:	<b>Carpet Area in Sq. Ft. = 226.37</b> <b>( Area As Per actual site measurement)</b>	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Name of the Apartment	:	<b>Piccadilly - I Co-Op. Hsg. Soc. Ltd.</b>	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3.	Year of Construction	:	2006 (As per occupancy certificate)	
4.	Number of Floors	:	Ground + 7 Upper Floors	
5.	Type of Structure	:	R.C.C. Framed Structure	
6.	Number of Dwelling units in the building	:	4 <sup>th</sup> Floor is having 35 Flats	
7.	Quality of Construction	:	Normal	
8.	Appearance of the Building	:	Normal	
9.	Maintenance of the Building	:	Normal	
10.	Facilities Available			
	Lift	:	2 Lifts	
	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	
<b>III</b>	<b>Residential Flat</b>			
1.	The floor in which the Flat is situated	:	4 <sup>th</sup> Floor	
2.	Door No. of the Flat	:	Residential Flat No. 429	
3.	Specifications of the Flat			
	Roof	:	R. C. C. Slab	

	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Aluminium Sliding Windows with window grills
	Fittings	:	Open-Conduit plumbing with Casing Capping Electrical wiring
	Finishing	:	Cement Plastering + POP Finish
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>Mr. Vijaykant Shukla</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. = 249.00 (Carpet Area + 10%)
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. = 226.37</b> <b>(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?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 6,500/- (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)	:	₹ 11413/- to ₹ 15910/- per Sq. Ft. on Carpet Area ₹ 9511/- to ₹ 13258/- 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).	:	₹ 14,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700/- per Sq. Ft.
	II. Land + others	:	₹ 11,800/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 96,060/- per Sq. M. i.e. ₹ 8,924/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 87,386/- per Sq. M. i.e. ₹ 8,118/- per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
<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)	:	₹ 2,700/- per Sq. Ft.
	Age of the building	:	18 years
	Life of the building estimated	:	42 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	27.00%
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,971/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 11,800/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 13,771/- per Sq. Ft.</b>

	<b>Remarks</b>	<b>:</b>	<b>As per site inspection, actual Carpet Area is 226.00 Sq. Ft. and as per documents the Built Up Area 344.00 Sq. Ft. The loading between Carpet to Built up is 52% which is higher than guidelines i.e. (Carpet + 20%). Hence we have considered the measured carpet area for the purpose of valuation.</b>
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**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	226.00 Sq. Ft.	13,771.00	<b>31,12,246.00</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 ₹ 11413.00 to ₹ 15910.00 per Sq. Ft. on Carpet Area / ₹ 9511.00 to ₹ 13258.00 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 ₹13,771.00 per Sq. Ft. on Carpet 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 **₹31,12,246.00 (Rupees Thirty One Lakh Twelve Thousand Two Hundred Forty Six Only)**. The **Realizable Value** of the above property is **₹28,01,021.00 (Rupees Twenty Eight Lakh One Thousand Twenty One Only)**. The **Distress Value** is **₹24,89,797.00 (Rupees Twenty Four Lakh Eighty Nine Thousand Seven Hundred Ninety Seven Only)**.

I.	<b>Date of Purchase of Immovable Property</b>	<b>:</b>	<b>29/08/2024</b>
II.	<b>Purchase Price of immovable property</b>	<b>:</b>	<b>₹ 28,00,000.00</b>
III.	<b>Book value of immovable property</b>	<b>:</b>	<b>₹ 29,96,000.00</b>
IV.	<b>Fair Market Value of immovable property</b>	<b>:</b>	<b>₹ 31,12,246.00</b>
V.	<b>Realizable Value of immovable property</b>	<b>:</b>	<b>₹ 28,01,021.00</b>
VI.	<b>Distress Sale Value of immovable property</b>	<b>:</b>	<b>₹ 24,89,797.00</b>
VII.	<b>Guideline Value (As Per Index-II)</b>	<b>:</b>	<b>₹ 27,92,592.00</b>
VIII.	<b>Insurable value of the property (344.00 Sq. Ft. X 2,700.00)</b>	<b>:</b>	<b>₹ 9,28,800.00</b>
IX.	<b>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.</b>	<b>:</b>	<b>Please Refer Page No. 13, 14 &amp; 15</b>



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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

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



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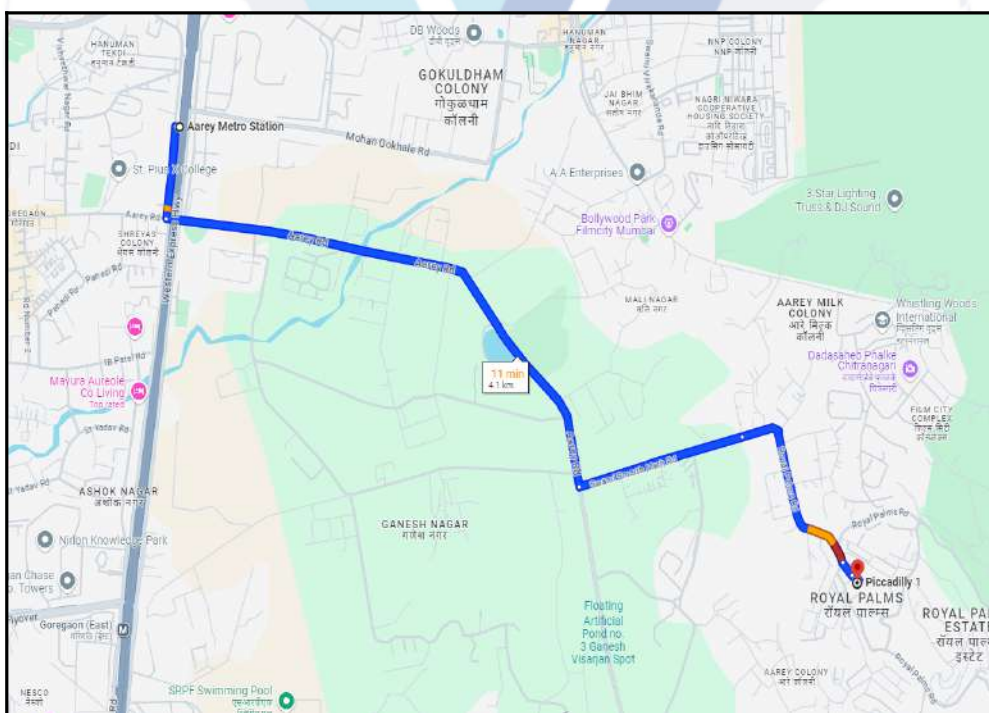
## Actual Site Photographs



## Route Map of the property




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



**Longitude Latitude: 19°9'14.7"N 72°53'7.8"E**


**Note:** The Blue line shows the route to site distance from nearest Metro Station (Aarey - 4.1 Km. ).

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

[Home](#)
[Valuation Guidelines | User Manual](#)

Year:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	54/254-भूभाग : मरोशी गावातील रॉयल पाम वसाहत सि.स.क्रं.1627 सोडून सर्व मिळकती.	31370	66790	76620	96800	66790	चौ. मीटर
SurveyNo	54/254/अ-भूभाग : रॉयल पाम वसाहत सि.स.क्रं.1627	47870	96060	106670	144680	102120	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	96060			
Flat Located on 4 <sup>th</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>96,060.00</b>	<b>Sq. Mtr.</b>	<b>8,924.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	47870			
The difference between land rate and building rate(A-B=C)	48,190.00			
Percentage after Depreciation as per table(D)	18%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>87,386.00</b>	<b>Sq. Mtr.</b>	<b>8,118.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

### Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation
------------------------------------	-------------------------------------



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	<b>R.C.C Structure / other Pukka Structure</b>	<b>Cessed Building, Half or Semi-Pukka Structure &amp; Kaccha Structure.</b>
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



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## Price Indicators

Property	Residential Flat		
Source	Nobroker.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	228.00	305.52	-
<b>Percentage</b>	-	34%	-
<b>Rate Per Sq. Ft.</b>	₹14,474.00	₹10,801.00	-

Pay Rent
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Menu

**1 RK Flat In Piccadilly 2 For Sale In Goregaon E...**  
Below Imperial palace hotel, Royal palm, RA colony

₹ 33 Lacs  
Negotiable

₹ 18,913/Month  
Estimated EMI

340  
Sq.Ft

Need Home Loan ?  
Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Goregaon / 1rk Flat for Sale in Goregaon / Property Details

Photos
Location

**1 Bedroom**  
No. of Bedroom

**1 Bathroom**  
No. of Bathroom

**1**  
Balcony

**Bike and Car**  
Parking

**Mar 28, 2024**  
Posted On

**Immediately**  
Possession

**Piccadilly 2**  
Apartment

**Partial**  
Power Backup

Get Owner Details

Report what was not correct in this property

Price trends by NBEstimate Check Now

Nearby: VIJAYA BANK, GOREGAON WEST   Goregaon Railway Station   Kokan Hospital

TECNO Marol Naka Metro Station   Carnival Cinemas Moviestar

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹6.8 Per Sq.Ft/M	Flooring	Vitrified Tiles
Builtup Area	340 Sq.Ft	Carpet Area	228 Sq.Ft
Furnishing Status	Fully Furnished	Facing	North
Floor	1/7	Parking	Bike And Car

**Activity On This Property**

38  
Unique Views

1  
Shortlists

0  
Contacted

Powered By: NBEstimate

**Similar Properties**

**1 RK Flat In Piccadilly ...**  
Piccadilly Apartment, Royal Pal...

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	220.00	264.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq. Ft.</b>	₹15,909.00	₹13,258.00	-

**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE

**₹35.0 Lac** EMI - ₹16k | [How much loan can I get?](#)

For Sale in Piccadilly Condos, Goregaon East, Mumbai

1 Bath | 1 Balcony | Furnished

Carpet Area	Developer	Project
220 sqft * ₹15,909/sqft	<b>Royal Palms</b>	<b>Piccadilly Condos</b>
Floor	Transaction Type	Furnished Status
6	Resale	Furnished

Contact Owner
Get Phone No.
Last contact made 3 days ago

**More Details**

Price Breakup **₹35 Lac | ₹2,700**

Address **Goregaon East, Mumbai - Western Mumbai, Maharashtra**

Furnishing **Furnished**

Loan Offered **Estimated EMI: ₹15786**  
[Apply for Home Loan](#)

+3

Description: This Studio Apartment is located at 6th floor .

Contact Owner

**About Project** Explore Project →

**Piccadilly Condos**  
by Royal Palms

3.5 ★★★★★ 2 Reviews

Price  
**Call For Price**

Configuration  
**1 BHK Flat**

Tower & Unit  
**1 Tower, 61 Units**

**Contact Owner**

Vishal Vishal -91-99XXXXXXX

Get Phone No.

## Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	308.00	369.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,286.00	₹11,905.00	-

19173389	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 6
01-09-2024		दस्ता क्रमांक : 19173/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : मरोशी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4400000	
(3) बाजारभाव(भाडेपट्टयाव्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4371402.42	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका नं.1607.16वा मजला,ए विंग,डायमंड इस्ले 3,डायमंड इस्ले 3 को ऑप हौसिंग सोसायटी लि,रॉयल पाल्म इस्टेट,आरे मिल्क कॉलनी,गोरेगाव पूर्व,मुंबई 400065.....सदनिकेचे क्षेत्रफळ 370.93 चौ फुट कारपेट.( ( C.T.S. Number : 1627A(PART) ; ) )	
(5) क्षेत्रफळ	41.37 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विनोद पंढरीनाथ चुरी वय:-65 पत्ता:-प्लॉट नं: 41/2080, माळा नं: -, इमारतीचे नाव: गांधी नगर , ब्लॉक नं: एमआयजी क्लब जवळ , रोड नं: बांद्रा पूर्व , महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-ABGPC0444B	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अर्चना अरविंद देसाई वय:-60; पत्ता:-प्लॉट नं: प्लॉट नं.601 , माळा नं: -, इमारतीचे नाव: ओम साईराम को ऑप हौसिंग सोसायटी , ब्लॉक नं: 11/बी, एन एस फडके मार्ग, विजयनगर हॉल साईवाडी जवळ , रोड नं: अंधेरी पूर्व , महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-BZPPD1138K 2): नाव:-रुपेश अरविंद देसाई वय:-35; पत्ता:-प्लॉट नं: प्लॉट नं.601 , माळा नं: -, इमारतीचे नाव: ओम साईराम को ऑप हौसिंग सोसायटी, ब्लॉक नं: 11/बी, एन एस फडके मार्ग, विजयनगर हॉल साईवाडी जवळ , रोड नं: अंधेरी पूर्व , महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-APRPD7646D 3): नाव:-अरविंद वामन देसाई वय:-63; पत्ता:-प्लॉट नं: प्लॉट नं.601 , माळा नं: -, इमारतीचे नाव: ओम साईराम को ऑप हौसिंग सोसायटी, ब्लॉक नं: 11/बी, एन एस फडके मार्ग, विजयनगर हॉल साईवाडी जवळ , रोड नं: अंधेरी पूर्व , महाराष्ट्र, मुंबई. पिन कोड:-400069 पॅन नं:-ADMPPD8603R	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	30/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	19173/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	264000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



Property	Residential Flat		
Source	Index no.2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	365.83	439.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,412.00	₹9,510.00	-

8376324 18-05-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 1 दस्ता क्रमांक : 8376/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : मरोशी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4175000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4116219.03	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 513, माळा नं: 5 वा मजला,सी बिल्डिंग, इमारतीचे नाव: पाल्म्स 2 एसआरए सीएचएस लि. रॉयल पाल्म्स एस्टेट, ब्लॉक नं: मयूर नगर,आरे मिल्क कॉलनी,युनिट नं. 26, रोड : गोरगाव पूर्व,मुंबई 400065( ( C.T.S. Number : 1627 ; ) )	
(5) क्षेत्रफळ	40.81 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-राविन राजहंस पोटभरे वय:-38 पत्ता:-प्लॉट नं: 146, माळा नं: -, इमारतीचे नाव: सु शुकवारी, फवारा स्कॅअर, ब्लॉक नं: पाम कुलर्स जवळ, रोड नं: नागपुर, महाराष्ट्र, नागपुर. पिन कोड:-440022 पॅन नं:-AVCPP1813H	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुवर्णा दिलीप पवार वय:-53; पत्ता:-प्लॉट नं: ए/35, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: बांद्रा पोलीस लाईन, आर. के. पाटकर मार्ग, ऑप भाभा हॉस्पिटल, रोड नं: बांद्रा पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-BQWPP8165L 2): नाव:-भूपेंद्र दिलीप पवार वय:-30; पत्ता:-प्लॉट नं: ए/35, माळा नं: -, इमारतीचे नाव:-, ब्लॉक नं: बांद्रा पोलीस लाईन, आर. के. पाटकर मार्ग, ऑप भाभा हॉस्पिटल, रोड नं: बांद्रा पश्चिम, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400050 पॅन नं:-CKBPP3056N	
(9) दस्तावेज करून दिल्याचा दिनांक	17/05/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	17/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8376/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	250500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Justification for Price / Rate

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

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



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(Appendix-VII)

**UNDERTAKING**

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

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and.
- g. My PAN Card number as applicable is AEAPC7114Q
- h. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under of overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/ Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Vijaykant Shukla from Mrs. Renu Nikhil Joshi & Mr. Nikhil Pravinchandra Joshi vide Agreement For Sale dated 29.08.2024.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, Goregaon (West) 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 Deepak Jain - Valuation Engineer Shyam Kajvilkar - 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 - 03.09.2024 Valuation Date - 06.09.2024 Date of Report - 06.09.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 05.09.2024
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

(Annexure-V)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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



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16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in 'mandate snatching' or offering 'convenience valuations' in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

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

### Information Management

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

### Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.



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## Remuneration and Costs.

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

## Occupation, employability and restrictions

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

## Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



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