

## Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Applicant: **Mr. Dipak Tukaram Chavan &**

**Mrs. Pooja Dipak Chavan**

Flat No. 304, 3<sup>rd</sup> floor, A Wing,

“Shree Radha Krishna Dham Co-op. Hsg. Soc. Ltd.,”

Batt Pada, Off. Gokhiware Road, Vasai (East),

Taluka Vasai, District Palghar - 401 208.

**Latitude & Longitude: 19°23'58.0"N 72°50'40.2"E**



Valuation done for  
**Punjab National Bank,**  
**Branch: Vasai**

## Appendix II

### FORMAT OF VALUATION REPORT IN RESPECT OF FLATS

| #        | Particulars  | Content  |
|----------|--|--|
| <b>I</b> | <b>GENERAL</b>   |  |
| 1.       | Name & address of the Valuer   | Delta Valuers and Appraisers LLP   |
| 2.       | Purpose for which the valuation is made  | To Calculate Estimated Market Value  |
| 3.       | a) Date of inspection  | 31/05/2024   |
|          | b) Title Deed Number & Date  | Title Clearance Certificate Dated 11/12/2015 issued by Shrikant B. Deshmukh  |
|          | b) Date on which the valuation is made   | 30/08/2024   |
| 4.       | List of documents produced for perusal   | <ul style="list-style-type: none"> <li>• Agreement for sale Dated 16/08/2024 between Mr. Lalit Pomaram Choudhary, Mr. Pomaram Phooaji Choudhary &amp; Mrs. Heena Lalit Choudhary (Transferor) And Mr. Dipak Tukaram Chavan &amp; Mrs. Pooja Dipak Chavan (Transferee) having Reg. No. VSI-3-16437-2024</li> <li>• Index II - Reg. No. VSI-3-16437-2024 Dated 16/08/2024 between Mr. Lalit Pomaram Choudhary, Mr. Pomaram Phooaji Choudhary &amp; Mrs. Heena Lalit Choudhary And Mr. Dipak Tukaram Chavan &amp; Mrs. Pooja Dipak Chavan</li> <li>• Seller's Agreement for sale Dated 29/12/2016 between M/s. Shree Varad - Vinayak Builders &amp; Developers (Builder/Developer) And Mr. Lalit Pomaram Choudhary, Mr. Pomaram Phooaji Choudhary &amp; Mrs. Heena Lalit Choudhary (Purchasers)</li> <li>• Title Clearance Certificate Dated 11/12/2015 issued by Shrikant B. Deshmukh</li> </ul> |
| 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) | <p><b>Purchaser :</b><br/> <b>Mr. Dipak Tukaram Chavan &amp; Mrs. Pooja Dipak Chavan</b></p> <p><b>Seller:</b><br/> <b>Mr. Lalit Pomaram Choudhary, Mr. Pomaram Phooaji Choudhary &amp; Mrs. Heena Lalit Choudhary</b></p> <p>Equal share If not mentioned in agreement</p>  |
| 6.       | Brief description of the property  | This property is in the form of a residential flat (1 BHK with bathroom/toilet) on 3 <sup>rd</sup> floor of the building situated in middle class  |



| #   | Particulars   | Content   |
|-----|---|---|
|     |   | locality in Residential area. It is situated at 3 to 4 kms from Vasai Road Railway Station  |
| 7.  | Location of property  |   |
|     | a) Plot No. / Survey No.  | Survey No. 7 Hissa No. 2/2/2 Village Gokhiware  |
|     | b) Door No.   | Flat No. 304, 3 <sup>rd</sup> floor   |
|     | c) T. S. No. / Village  | Survey No. 7 Hissa No. 2/2/2 Village Gokhiware  |
|     | d) Ward / Taluka  | Taluka Vasai  |
|     | e) Mandal / District  | District Palghar  |
|     | f) Date of issue and validity of layout of approved map / plan            | Not provided  |
|     | g) Approved map / plan issuing authority                                  | Not provided  |
|     | h) Whether genuineness or authenticity of approved map / plan is verified | NA  |
|     | i) Any other comments on authentic of approved plan                       | NA  |
|     | j) <b>Comment on unauthorized construction if any</b>                     | NA  |
|     | k) <b>Comment on demolition proceedings if any</b>                        | NA  |
| 8.  | Postal address of the property  | Flat No. 304, 3 <sup>rd</sup> floor, A Wing, "Shree Radha Krishna Dham Co-op. Hsg. Soc. Ltd.," Batt Pada, Off. Gokhiware Road, Vasai (East), Taluka Vasai, District Palghar - 401 208 |
| 9.  | City / Town   | Village Gokhiware, Vasai (East), Taluka Vasai, District Palghar - 401 208.  |
|     | Residential Area  | Yes   |
|     | Commercial Area   | NA  |
|     | Industrial Area   | NA  |
| 10. | Classification of the area  |   |
|     | i) High / Middle / Poor   | Middle  |
|     | ii) Urban / Semi Urban / Rural  | Urban   |
| 11. | Coming under Corporation limit / Village Panchayat / <b>Municipality</b>  | Vasai Virar City 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 | Within the Registrar District of Town Planning.  |              |
| 13. | Boundaries of the property  | Actual   |              |
|     | North   | Julesh Park CHSL   |              |
|     | South   | Road   |              |
|     | East  | Ganesh Apartment   |              |
|     | West  | Bungalow   |              |
|     |   | As per deed  |              |
|     | North   | NA   |              |
|     | South   | NA   |              |
|     | East  | NA   |              |
|     | West  | NA   |              |
| 14. | Dimensions of the site / flat   | A  | B            |
|     |   | As per the Deed  | Actuals      |
|     | North   | NA   | Staircase    |
|     | South   | NA   | Flat No. 303 |
|     | East  | NA   | Lift         |
|     | West  | NA   | Flat entry   |
| 15. | Extent of the site  | Documented Built up area = 61.80 m <sup>2</sup> i.e. 665 ft <sup>2</sup> (as per agreement for sale / seller's document)<br><br>Physical Measured of Carpet area = 445 ft <sup>2</sup> |              |
| 15. | Latitude, Longitude & Co-ordinates of flat  | 19°24'20.4"N 72°50'09.7"E  |              |
| 16. | Extent of the site considered for valuation   | Documented Built up area = 61.80 m <sup>2</sup> i.e. 665 ft <sup>2</sup> (as per agreement for sale / seller's document) which is considered for valuation.                            |              |
| 17. | Whether occupied by the owner / tenant? If occupied by tenant, since how long?  | Seller Occupied  |              |



| <b>II.</b> | <b>APARTMENT BUILDING</b>                                       |   |
|------------|---|---|
| 1.         | Name of the Apartment   | "Shree Radha Krishna Dham Co-op. Hsg. Soc. Ltd.," |
| 2.         | Description of the locality<br>Residential / Commercial / Mixed | Residential Flat                                  |
| 3.         | Year of Construction  | 2016 (As per site information)                    |
| 4.         | Number of Floors  | (pt) Ground / (pt) Stilt + 04 upper floors.       |
| 5.         | Type of Structure   | RCC Framed Structure                              |
| 6.         | Number of Dwelling units in the building                        | 4 Nos. of flats / (2 Wings)                       |
| 7.         | Quality of Construction   | Good  |
| 8.         | Appearance of the Building                                      | Good  |
| 9.         | Maintenance of the Building                                     | Good  |
| 10.        | Facilities Available  |   |
|            | Lift  | One lift  |
|            | Protected Water Supply  | Available   |
|            | Underground Sewerage  | Connected to public sewer.                        |
|            | Car Parking - Open/ Covered                                     | Parking space available                           |
|            | Is Compound wall existing?                                      | Brick masonry compound wall exists                |
|            | Is pavement laid around the building?                           | Paved by cement concrete                          |
| <b>III</b> | <b>PREMISES</b>   |   |
| 1.         | The floor on which the flat is situated                         | 3 <sup>rd</sup> Floor                             |
| 2.         | Door No. of the flat  | Flat No. 304, 3 <sup>rd</sup> floor               |
| 3.         | Specifications of the flat                                      |   |
|            | Roof  | RCC   |
|            | Flooring  | Vitrified   |
|            | Doors   | Flush Door  |
|            | Windows   | Sliding Windows                                   |
|            | Fittings  | Concealed   |
|            | Finishing   | Distemper   |



|           |   |  |
|-----------|---|--|
| 4.        | House Tax   |  |
|           | Assessment No.  |  |
|           | Tax paid in the name of   | Not provided   |
|           | Tax amount  |  |
| 5.        | Electricity Service Connection no.  | Not provided   |
|           | Meter Card is in the name of  | Not provided   |
| 6.        | How is the maintenance of the flat?   | Good.  |
| 7.        | Sale Deed executed in the name of   | Agreement registered in the name of - Mr. Dipak Tukaram Chavan & Mrs. Pooja Dipak Chavan                                 |
| 8.        | What is the undivided area of land as per Sale Deed?                        | NA, Valuation for residential flat   |
| 9.        | What is the plinth area of the flat?  | Documented Built up area = 61.80 m <sup>2</sup> i.e. 665 ft <sup>2</sup> (as per agreement for sale / seller's document) |
| 10.       | What is the floor space index (app.)  | As per standard norm of local competent authority  |
| 11.       | What is the Carpet Area of the flat?  | Physical Measured of Carpet area = 445 ft <sup>2</sup>   |
| 12.       | Is it Posh/I class / Medium /Ordinary?                                      | Medium Class   |
| 13.       | Is it being used for Residential or Commercial purpose?                     | Residential  |
| 14.       | Is it Owner-occupied or let out?  | Seller Occupied  |
| 15.       | If rented, what is the monthly rent?  | If rented, ₹5,000 to ₹6,000 per month  |
| <b>IV</b> | <b>MARKETABILITY</b>  |  |
| 1.        | How is the marketability?   | Good   |
| 2.        | What are the factors favouring for an extra Potential Value?                | The quality of construction, facilities provided, and location are considered.   |
| 3.        | Any negative factors are observed which affect the market value in general? | No negative factors are observed   |
| <b>V</b>  | <b>Rate</b>   |  |



|           |  |  |
|-----------|--|--|
| 1.        | After analyzing the comparable sale instances, what is the composite rate for a similar premises with same specifications in the adjoining locality? - (Along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas) | ₹ 4,000/- to ₹ 5000/- sft. on Built up Area  |
| 2.        | Assuming it is a new construction, what is the adopted basic composite rate of the premises under valuation after comparing with the specifications and other factors with the flat under comparison (give details).   | ₹ 4,600/-sft. The quality of construction, facilities provided, and location are considered.   |
| 3.        | Break - up for the rate  |  |
|           | i) Building + Services   | ₹ 2,000/- sft  |
|           | ii) Land + Others  | ₹ 2,600/-sft.  |
| 4.        | Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)  | ₹ 33,98,000 (as per Index II 2024)<br>Govt Circle Rate ₹ 57,700/- per sqm i.e. ₹ 5,360/- per ft <sup>2</sup> (Village Sub Zone 37/3) |
| <b>VI</b> | <b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>   |  |
| a.        | Depreciated building rate  | ₹ 2000/- sqft  |
|           | Replacement cost of flat with Services (v (3)i)  | 665 sqft. x (₹ 2,000/-) = ₹ 13,30,000/-  |
|           | Age of the building  | 08 Years   |
|           | Life of the building estimated   | 52 years subject to periodic maintenance   |
|           | Depreciation percentage assuming the salvage value as 10%  | $0.9 \times 08/60 \times 2000/-(-2000) = ₹ 1,760/- \text{ sqft.}$<br>i.e. ₹ 1,800/- sqft.  |
|           | Depreciated Ratio of the building  | $08/60=0.13$   |
| b.        | Total composite rate arrived for valuation   |  |
|           | Depreciated building rate VI(a)  | ₹ 1,800/-sft   |
|           | Rate for Land & other V (3) ii   | ₹ 2,600/-sft.  |
|           | Total Composite Rate   | ₹ 4,400/-sft.  |

**Details of Valuation :**

| Sr. No. | Description  | Built up Area       | Rate per unit. ₹ | Estimated Value ₹    |
|---------|--|---------------------|------------------|----------------------|
| 1.      | Present value of the flat (incl. car parking, if provided) | 665 ft <sup>2</sup> | ₹4,400/-sft.     | <b>₹ 29,26,000/-</b> |

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

**Declaration:**

**As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is ₹ 29,00,000/- (Rupees Twenty-Nine Lakhs Only). (Prevailing market rate along with details /reference of atleast two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued).**





| <b>The other details are as under:</b> |   |  |
|--|---|--|
| i.                                     | <b>Date of purchase of immovable property</b>   | <b>Dated 16/08/2024 Reg. No. VSI-3-16437-2024</b>  |
| ii.                                    | <b>Purchase Price of immovable property</b>   | <b>₹ 25,00,000 (as per Index II 2024)</b>  |
| iii.                                   | <b>Book value of immovable property</b>   | <b>₹ 33,98,000 (as per Index II 2024)</b>  |
| iv.                                    | <b>Estimated Value of immovable property</b>  | <b>₹ 29,20,000/-</b>   |
| v.                                     | <b>Realizable Value of immovable property</b>   | <b>₹ 26,28,000/-</b>   |
| vi.                                    | <b>Distress Sale Value of immovable property</b>  | <b>₹ 23,36,000/-</b>   |
| vii.                                   | <b>Insurance Value</b>  | <b>₹ 13,58,000/-</b>   |
| viii.                                  | <b>Rental Value</b>   | <b>If rented, ₹ 5,000 to ₹ 6,000 per month</b>   |
| ix.                                    | <b>Guideline Value (value as per Circle Rates), if applicable, in the area where Immovable property is situated</b>   | <b>₹ 33,98,000 (as per Index II 2024)<br/>Govt Circle Rate ₹ 57,700/- per sqm i.e.<br/>₹ 5,360/- per ft2 (Village Sub Zone 37/3)</b> |
| x.                                     | <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>Enclosed with report</b>  |



**Remarks:**

1. Property identified with Mr. Lalit Pomaram Choudhary (seller). Flat No. is not mentioned on the main entrance door. Society Name Board not exhibited.
2. At the time of inspection, it has been observed that the flat Nos. 303 & 304 are individual flats & have a common single entrance door for entry and exit. We have considered only flat no. 304 for valuation purposes.
3. The report is finalized based on Copy of agreement for sale, seller's Agreement for sale / Index II & Title clearance certificate.
4. Copy of Commencement Certificate, Approved Plan & Occupation Certificate are not provided for verification.
5. We have considered the Built-up area given in the documents, declared by the party, and submitted for registration with the government authorities as final for valuation purpose.
6. Comparative property valuation method is adopted for the valuation of the property.
7. The value of the property is considered according to the information gathered from the sales instances, the local estate agents, comparable available on internet and market survey regarding the property of similar carpet area sold in the local nearby area.
8. We have considered the rate for the property on lumpsum basis converted into rate per sq.ft. based on market feedback on values of similar properties for our valuation purpose
9. The factors that determine the market price of land or property are supply and demand, the condition of the property and past transactions for similar properties.
10. It is assumed that the subject property is available free & vacant in the hands of the owner as on valuation date.
11. It is assumed that there are no encumbrances on the property besides the charge of the Bank.
12. Please check all legality before disbursement.



### **Limiting Conditions**

- The ownership rights of the party to the subject property are not verified by us nor is it in our scope of work.
- The subject property is inspected by us based on the sole representation of Mr. Lalit Pomaram Choudhary (Seller) who has shown us the property. The inspection of this particular property through this representative is done on the instructions of the client.
- The approved building plan, commencement certificate, occupancy certificate & building completion certificate were not made available for our perusal.
- Structural audit report was not made available for our perusal.

### **Assumptions**

- The ownership of the subject property is undisputed in favour of the party and is unencumbered.
- The subject property is identified correctly through representative Mr. Lalit Pomaram Choudhary (Seller) who met on site.
- The structures are constructed as per sanctioned building plan.
- The Approved building plan, Commencement certificate, occupancy certificate & building completion certificate are obtained from competent authority.
- Structural audits are done regularly, and preventive maintenance is carried out.
- The subject property is free from all encumbrances.

**Place: Mumbai**

**Date: 30/08/2024**

**For DELTA VALUERS AND APPRAISERS LLP**

**(Authorized Signatory)**

**Encl:**

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



**DECLARATION FROM VALUERS**

I hereby declare that-

- A. The information furnished in my valuation report dated 30/08/2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- B. We have no direct or indirect interest in the property valued;
- C. Our representative Mr. Hamzah Qureshi who has personally inspected the property on 31/05/2024.
- D. We have not been convicted of any offence and sentenced to a term of Imprisonment.
- E. We have not been found guilty of misconduct in my professional capacity.
- F. We 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.
- G. We 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.
- H. We abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- I. We are the authorized official of the firm / company, who is competent to sign this valuation report.
- J. Further, I hereby provide the following information.



| # | Particulars  | Valuer comment  |
|---|--|---|
| 1 | Background information of the asset being valued;                                  | Flat No. 304, 3rd floor, A Wing, "Shree Radha Krishna Dham Co-op. Hsg. Soc. Ltd.," Village Gokhiware, Vasai (East), Taluka Vasai, District Palghar - 401 208.   |
| 2 | Purpose of valuation and appointing authority                                      | To ascertain market value. PNB Vasai (branch)   |
| 3 | Identify of the valuer and any other experts involved in the valuation;            | Delta Valuers and Appraisers LLP  |
| 4 | Disclosure of valuer interest or conflict, if any;                                 | No direct or indirect interest in the property valued;  |
| 5 | Date of appointment, valuation date and date of report;                            | Date of Appointment: 31/05/2024.<br>Valuation Date : 30/08/2024<br>Date of Report : 30/08/2024  |
| 6 | Inspections and/or investigations undertaken;                                      | Physical inspection of subject property by our site inspection professional and perusal of document copies submitted by the client.   |
| 7 | Nature and sources of the information used or relied upon;                         | Local Estate agents, rates of property listings for sale, Sales transactions wherever available   |
| 8 | Procedures adopted in carrying out the valuation and valuation standards followed; | Basis of value adopted is Market<br>For easily comparable type of properties, market approach by Comparable Transactions Method or Rule of thumb methods are used.<br>Cost Approach is adopted when the subject property is unique and cannot be easily compared with many similar properties in the vicinity. Replacement cost method is typically used. |
| 9 | Restrictions on use of the report, if any;   | This report may only be used by Punjab National bank for the purpose of secured lending.<br><br>The report contains 29 pages and has to be published only as a whole.   |



| #  | Particulars   | Valuer comment  |
|----|---|---|
|    |   | No part of this report may be used for any other purpose and it may not be published without the express written consent of the valuer.   |
| 10 | Major factors that were taken into account during the valuation;  | Relevant factors pertaining to the subject property have been considered  |
| 11 | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | In no events shall the valuer be held responsible or liable for special, direct or consequential damages, as the assignment has been completed with best efforts, available knowledge & in good intentions following professional ethics. Valuation findings are subjective and time frame related. The valuation opinion expressed is as on the report date. |

**Date: 30/08/2024**

**Place: Mumbai**

**For DELTA VALUERS AND APPRAISERS LLP**

**(Authorized Signatory)**

## RESTRICTIONS & QUALIFICATIONS

- 1) The statements of fact presented in the report are correct to the best of the valuer's knowledge and belief.
- 2) No responsibility is accepted or assumed to any third party who may use or rely on the whole or any part of the content of this valuation.
- 3) Neither the whole nor any part of the content of this valuation may be published in any document, statement, circular or otherwise by any party other than DELTA, nor in any communication with any third party, without the prior written approval from DELTA, and subject to any conditions determined by DELTA, including the form and context in which it is to appear.
- 4) We are not contamination experts and have assumed that the site is free of contaminants and that they do not pose significant risk to human health, nor require immediate removal. We have made no allowance in our valuation for site remediation works. Our visual inspection is an inconclusive indicator of the actual condition of the site. We make no representation as to the actual environmental status of the subject property. If a test is undertaken at some time in the future to assess the degree, if any, of contamination of the site and this is found to be positive, this valuation must not be relied upon before first consulting DELTA to reassess any effect on the valuation.
- 5) Values vary from time to time in response to changing market conditions. The valuation is based on available information as at the date of valuation. No warranty can be given as to the maintenance of this value into the future. Therefore, it should be reviewed periodically.
- 6) The valuer's fee is not contingent upon any aspect of the report.
- 7) The valuer's authorized representative has made a personal inspection of the property.
- 8) We are not engaged to carry out all possible investigations in relation to the assets. Where in our report we identify certain limitations to our investigations, this is to enable the Client to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. DELTA is not liable for any loss occasioned by a decision not to conduct further investigations.
- 9) Assumptions are a necessary part of undertaking valuations. DELTA adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculation or fall outside the scope of our expertise, or our instructions. The Client accepts that the valuation contains certain specific assumptions and acknowledges and accepts the





risk that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

- 10) The valuation contains information which is derived from other sources. Unless otherwise specifically instructed by you and/or stated in the valuation, we have not independently verified that information, nor adopted it as our own, or accepted its reliability. The Client accepts the risk that if any of the unverified information/advice provided by others and referred to in the valuation is incorrect, then this may have an effect on the valuation. We have relied upon the information supplied to us as being realistic, relating to matters such as details of machinery installed, year of purchase, ownership rights, lease provisions, income, outgoings, and other associated expenditure. We have reviewed this information to the extent that such a review would be reasonably expected from a professional and experienced valuer having regard to normal industry practice.
- 11) 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 DELTA at on date of this document. DELTA does not warrant that such statements are accurate or correct.
- 12) The valuer has no pecuniary interest in the subject property.
- 13) No one, except those specified in the report, has provided professional assistance in preparing the report.
- 14) The property is identified by the owner's representative, on the instructions of the bank.
- 15) This property has been appraised as free of liens and encumbrances.
- 16) The physical condition of the improvements was passed on visual inspection. No liability is assumed for the soundness of the structure since no engineering tests were made of the buildings.
- 17) Both legal description and dimension are taken from sources thought to be authoritative, however, no responsibility is assumed for either unless a survey, by a competent surveyor or engineer, is furnished to the valuer.
- 18) This report is valid only subject to a legal search furnished by the Bank's lawyer or legal advisor, ascertaining the ownership & genuineness of the document and clear & marketable title in the name of the present owner/owners.
- 19) No responsibility is to be assumed for matters legal in nature, nor is any opinion of title rendered by this report, nor fake property documents. Good title is assumed. Bank's advocate must verify the title deed.
- 20) It is assumed that the borrower has submitted the original registered documents of the said property to the bank, duly signed on each page in presence of the bank manager and that the borrower has currently not pledged this property to other bank



- 21) In no events shall the valuer be held responsible or liable for special, direct, or consequential damages, as the assignment has been completed with best efforts, available knowledge & in good intentions following professional ethics.
- 22) In case of any dispute on legal matter, jurisdiction will be Mumbai Courts only. The valuer, for the reasons of this report, is not liable to give testimony in court with reference to the appraised property unless arrangements for such contingency have been previously agreed upon.



**I hereby declare that:**

- 1 Our representative Mr. Hamzah Qureshi personally inspected the property on 31/05/2024.
- 2 We have no direct or indirect interest in the property valued.
- 3 The information furnished in the report is true and correct to the best of my knowledge and belief.
- 4 The names of Customer / Builder are taken as per technical, and papers received with the technical and don't take any liability regarding the same, nor title clearance of the Property.
- 5 Validity of the value worked out regarding the concerned property is as on Date of the Report.
- 6 Genuineness of original documents to be verified by bank Authorities.



**Appendix - VI**

**MODEL CODE OF CONDUCT FOR VALUERS**

**{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}**

All valuers empaneled with bank shall strictly adhere to the following code of conduct:

**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 the 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 & 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 and competent to provide the services for which he would be relying on other valuers or professionals or for which the 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 & shall conduct the valuation Independent of external influences.
- 15.A valuer shall wherever necessarily 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 (Success fees may be defined as a compensation incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
- 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 any registered, u other statutory regulatory body.

24. A valuer while respecting the confidentiality of information performing professional acquired during the course of 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 independence as a valuer.

26.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)

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

**Remuneration and Costs.**

28.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.

29.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.**

30.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.

31.A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Date: **30/08/2024**

Place: Mumbai

**For DELTA VALUERS AND APPRAISERS LLP**

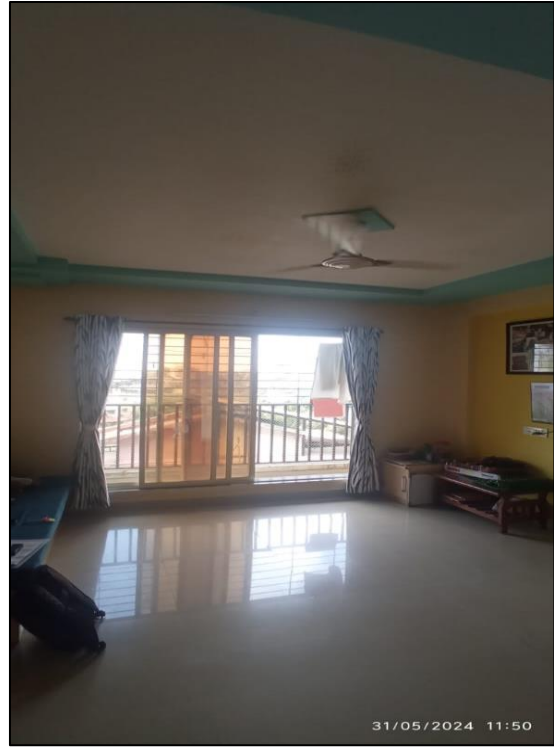
**(Authorized Signatory)**

## Photographs of the Property



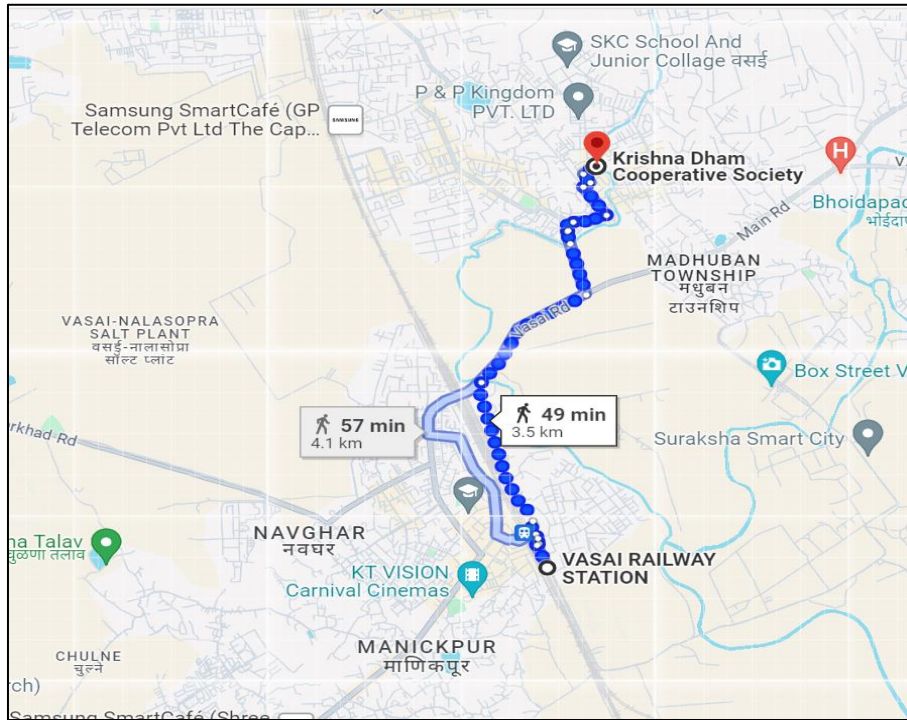


### Photographs of the Property

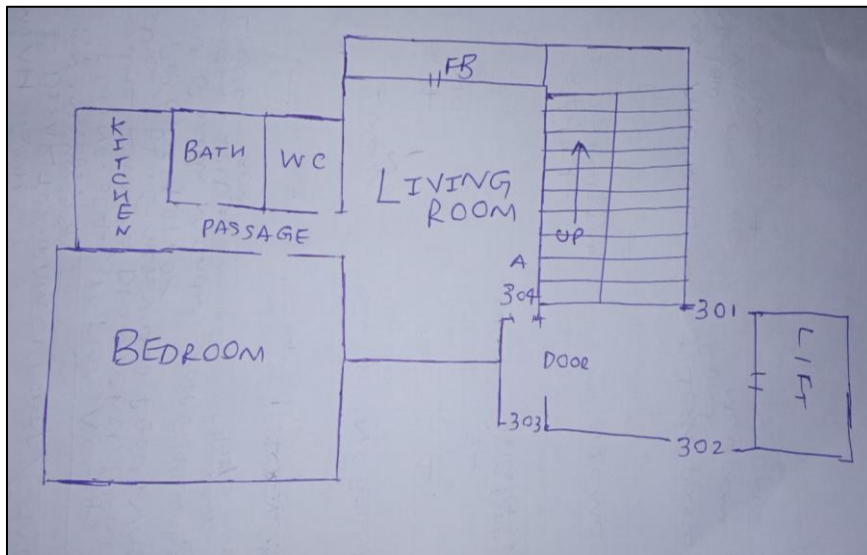




### Location Map



### Sketch



# Govt Rate

| DIVISION / VILLAGE : GOKHIVARE<br>Commence From 1st April 2024 To 31st March 2025  |  |                 |                        |        |       |            |
|--|--|-----------------|------------------------|--------|-------|------------|
| Type of Area   | Urban  | Local Body Type | Corporation Class " C" |        |       |            |
| Local Body Name  | Vasai-Virar City Municipal Corporation                   |                 |                        |        |       |            |
| Land Mark  | Lands for residential and other similar permissible use. |                 |                        |        |       |            |
| Rate of Land + Building in ₹ per sq. m. Built-Up   |  |                 |                        |        |       |            |
| Zone   | Sub Zone   | Land            | Residential            | Office | Shop  | Industrial |
| 37   | 3  | 12300           | 57700                  | 60100  | 73200 | 60100      |
| <b>Survey No.</b> 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 33, 34, 35, 36, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 56, 57, 67, 68, 69, 72, 74, 79, 85, 86, 87, 88, 89, 90, 109, 110, 111, 118, 119, 121, 219, 224, 229, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 248, 250, 264, 265, 266, 271, 272, 273, 274, 279 |  |                 |                        |        |       |            |

# Comparables

5/31/24, 5:53 PM

Conceptual Suraksha Smart City Vasai East, Mumbai | Price List & Brochure, Floor Plan, Location Map & Reviews

**Why you should consider Conceptual Suraksha Smart City**

- 24x7 Water supply for the resident
- Well ventilated & spacious flats
- Ample space for car parking

DEVELOPED BY **Conceptual Advisory**

Home > Projects in Beyond Mira Road > Vasai > Vasai East > Conceptual Suraksha Smart City

**Conceptual Suraksha Smart City**

Vasai East, Mumbai

RERA  No Brokerage

CONSTRUCTION STATUS

**New Launch**  
Completion in Dec, 2024

**₹ 26 - 33.97 L + Charges**

PRICE RANGE

1 BHK Apartment

**1 BHK Apartment**

Carpet Area  
287.29 - 375 sq.ft. (26.69 - 34.84 sq.m.)

**₹ 26 - 33.97 L + Charges**

[Download Brochure](#)

[Feedback](#)

**Floor Plans & Pricing**

1 BHK Apartment

2 Floor Plans Available

287.29 sq.ft. (26.69 sq.m.)  
Carpet Area | 1 BHK

375 sq.ft. (34.84 sq.m.)  
Carpet Area | 1 BHK



5/31/24, 5:36 PM Sunshine Hill 2 Vasal East - Without Brokerage Unfurnished 1 BHK Flat for Sale in Sunshine Hill 2, Mumbai for Rs. 2,600,000 | No...

**NOBROKER**

1 BHK Flat In Sunshine Hill 2 For Sa...  
Vasal East

₹ 26 Lacs Negotiable

₹ 14,901/Month Estimated EMI

444 Sq.Ft

Need Home Loan?

1 Bedroom  
No. of Bedroom: 1  
Dec 8, 2023  
Posted On

1 Bathroom  
No. of Bathroom: 1  
Immediately  
Possession

2  
Balcony  
Sunshine Hill 2  
Apartment

Bike and Car  
Parking: None  
Power Backup

Report what was not correct in this property...  
NoBroker Support

**Live Support**  
Customer Support

Chat started

Natasha  
Hi, I can help you find a preferred house. What is your buying budget?

Type a message here...

**Overview**

Age of Building: 5-10 Years  
Ownership Type: Self Owned

Maintenance Charges: ₹2.9 Per Sq.Ft/M

Flooring: Vitrified Tiles

Builtup  
Furnishing

https://www.squareyards.com/mumbai-residential-property/shree-radha-krishna-dham-apartment/128721/project#dataIntelligencePropAmc

Mumbai ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾

Overview Regulatory Information **Data Intelligence** Amenities Specifications Commute Time Location & Landmarks

**Shree Radha Krishna Dham Apartment Govt. Registered Recent Transactions**

Showing Last 12 Transactions.

All New Sale Resale Lease

| Date       | Floor/Unit        | Tower/Wing | Area        | Value     | Rate/Sq. Ft. | Transaction Type |
|------------|-------------------|------------|-------------|-----------|--------------|------------------|
| 2024-03-12 | Unit 204          | A          | 665 Sq. Ft. | ₹ 22.95 L | -            | Mortgage         |
| 2024-02-13 | Floor 2, Unit 204 | A          | 665 Sq. Ft. | ₹ 25.5 L  | ₹ 3,835      | Sale             |
| 2024-01-04 | Floor 1, Unit 101 | A          | 650 Sq. Ft. | ₹ 31 L    | ₹ 4,769      | Sale             |
| 2020-08-13 | Unit 4            | G          | 400 Sq. Ft. | ₹ 24 L    | -            | Mortgage         |
| 2019-12-26 | Floor 3, Unit 301 | A          | 500 Sq. Ft. | ₹ 4 L     | -            | Mortgage         |
| 2019-06-25 | Floor 3, Unit 304 | A          | 665 Sq. Ft. | ₹ 8.75 L  | -            | Mortgage         |
| 2019-02-27 | Floor 2, Unit 201 | -          | 425 Sq. Ft. | ₹ 19.5 L  | ₹ 4,588      | Sale             |
| 2018-12-10 | Floor 2, Unit 202 | A          | 418 Sq. Ft. | ₹ 18 L    | ₹ 4,306      | Sale             |
| 2018-10-24 | Floor 2, Unit 203 | A          | 311 Sq. Ft. | ₹ 13.25 L | ₹ 4,260      | Sale             |
| 2018-09-14 | Floor 3, Unit 302 | B          | 385 Sq. Ft. | ₹ 16.4 L  | ₹ 4,260      | Sale             |

Save u  
₹15,0  
Proce

- Attract
- Greater
- Instant

**Valua**

- Estimati
- Rental
- Govt. V

