

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Shri. Rakesh Hada.**

Residential Flat No. 84, 8<sup>th</sup> Floor, Building No. 2, "**Vijay Enclave Co-Op. Hsg. Soc. Ltd.**", Kavesar, Ghodbunder Road, Thane (West), Mumbai – 400 601, State Maharashtra, Country – India.

Longitude Latitude: 19°15'11.9"N 72°58'29.0"E

## Valuation Done for:

**Bank of Baroda**

**Mulund (West) Branch**

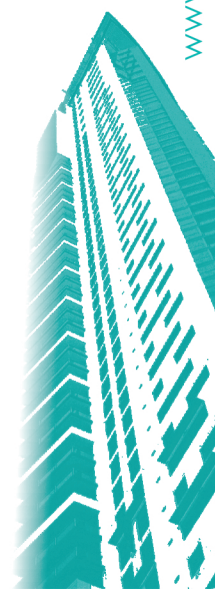
Friends Co- Op Education Soc. Ltd. 554/D, L. B. S. Marg, Mulund (West) Mumbai - 40080,  
State - Maharashtra, Country - India

**Vastukala Consultants (I) Pvt. Ltd.**  
**Mumbai • Delhi NCR • Indore • Aurangabad • Nanded • Pune**  
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**1. VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 84, 8<sup>th</sup> Floor, Building No. 2, “**Vijay Enclave Co-Op. Hsg. Soc. Ltd.**”, Kavesar, Ghodbunder Road, Thane (West), Mumbai – 400 601, State Maharashtra, Country – India belongs to **Shri. Rakesh Hada**.

Boundaries of the property.

|       |   |                                   |
|-------|---|-----------------------------------|
| North | : | Internal road & Vijay Nagari CHSL |
| South | : | Vijay Enclave Building No. 1      |
| East  | : | Slum                              |
| West  | : | Open Plot & Wagbil Road           |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for particular purpose at:

| Particulars      | Fair Market Value In (₹) | Realizable Value In (₹) | Distress Sale Value In (₹) | Insurable Value In (₹) |
|------------------|--------------------------|-------------------------|----------------------------|------------------------|
| Residential Flat | ₹ 1,02,70,000.00         | ₹ 92,43,000.00          | ₹ 82,16,000.00             | ₹ 24,64,800.00         |

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Auth. Sign

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation Report

**Mumbai**

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(M.S.), INDIA

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**Nanded**

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**Aurangabad**

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**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,  
**The Chief Manager,**  
**Bank Of Baroda**  
**Mulund (West) Branch**  
 Friends Co- Op Education Soc. Ltd. 554/D,  
 L. B. S. Marg, Mulund (West) Mumbai - 40080,  
 State - Maharashtra, Country - India

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

|   |   |   |  |
|---|---|---|--|
| 1 | Purpose for which the valuation is made                                       | : | To ascertain the present market value of the residential flat  |
| 2 | Type of Property  | : | Residential  |
|   | If the property is industrial state:  | : | N.A.   |
|   | a) for what type of activity industry, the premises is well suited:           | : | N.A.   |
|   | b) Sanctioned/connected power load:   | : | N.A.   |
|   | c) Type of activity presently going on at the premises:                       | : | N.A.   |
| 3 | Date of visit   | : | 12.08.2022   |
| 4 | Documents produced for scrutiny:  |   |  |
|   | Description of the document   | : | Document number Document date  |
|   | 1) Copy of Agreement for Sale   | : | - 14.01.2003   |
|   | 2) Copy of Occupancy Certificate issued by TMC                                | : | VP. No. 2001 / 03 / TMC / TDD / 6 25.04.2017   |
|   | 3) Copy of Share certificate  | : | 053 17.10.2006   |
|   | 4) Copy of Commencement Certificate issued by TMC                             | : | VP. No. 2001 / 03 / TMC / TDD / 1772 16.01.2002  |
|   | Name of the owner(s)  | : | Shri. Rakesh Hada.   |
| 5 | Property Details:   |   |  |
|   | House/Flat No/Door No.  | : | Residential Flat No. 84  |
|   | Plot No.  | : | -  |
|   | Survey No   | : | Survey No. 206/8, 208/1, 208/3, 208/5, 208/7, 141/2, 141/3, Village Kavesar  |
|   | Ward & Block No.  | : | -  |
|   | Location  | : | Thane (West)   |
|   | Property is situated in (Gram Panchayat, Municipality, Municipal corporation) | : | Thane Municipal Corporation  |
|   | LAND MARK (Mandatory)   | : | Wagbil Naka, Thane (West)  |
|   | Full postal address of the property (FULL ADDRESS AND PINCODE MANDATORY)      | : | Residential Flat No. 84, 8 <sup>th</sup> Floor, Building No. 2, "Vijay Enclave Co-Op. Hsg. Soc. Ltd.", Kavesar, Ghodbunder Road, Thane (West), Mumbai – 400 601, State Maharashtra, Country – India. |
| 6 | Brief Description / Specification of the                                      | : |  |

|   |  |
|---|--|
| property with comments on Right of Way and other Easementary Rights:  |  |
| The property is a Residential Flat located on 8 <sup>th</sup> Floor. The composition of Flat is having 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Passage + Study Room ( <b>2BHK + 2Toilets</b> ). The property is at 9.8 KM. distance from nearest railway station Thane. |  |
| Right of Way and other Easementary Rights – N.A.  |  |

|     |  |   |   |
|-----|--|---|---|
| 7.1 | Dimensions of the Plot of land (larger Extent) |   |   |
|     | Direction                                      | As per the document Plan/title deed <sup>®</sup>            | Actual<br>(As per the measurement of site during visit) |
|     | North  | N.A., the property under consideration is Residential Flat. |   |
|     | East   |   |   |
|     | South  |   |   |
|     | West   |   |   |
| 7.2 | Boundaries of the property (larger extent):    |   |   |
|     | Direction                                      | As per the document Plan/title deed                         | Actual<br>(As per the measurement of site during visit) |
|     | North  | N.A.  | N.A.  |
|     | East   | N.A.  | N.A.  |
|     | South  | N.A.  | N.A.  |
|     | West   | N.A.  | N.A.  |
| 7.3 | Shape of the plot of land and remarks          | N.A., the property under consideration is Residential Flat. |   |
| 7.4 | Boundaries of the property (Flat)              |   |   |
|     | Direction                                      | As per the document Plan/title deed                         | Actual<br>(As per the measurement of site during visit) |
|     | North  | Details not available                                       | Internal road & Vijay Nagari CHSL                       |
|     | East   | Details not available                                       | Vijay Enclave Building No. 1                            |
|     | South  | Details not available                                       | Slum  |
|     | West   | Details not available                                       | Open Plot & Wagbil Road                                 |

|     |                                       |                             |   |
|-----|---------------------------------------|-----------------------------|---|
| 8.0 | Flat marking are available (Yes / No) | No                          |   |
|     | Dimensions of the Structure           |                             |   |
|     | Area of the unit                      | <b>As per approved plan</b> | <b>As per the actual</b>  |
|     | Carpet area                           | -                           | Carpet area = 760.00 Sq. Ft.<br>Dry Balcony area = 17.00 Sq. Ft.<br>(Area as per actual site measurement)<br><br><b>Carpet Area = 790.00 Sq. Ft.<br/>(As per Agreement for Sale)</b><br><br>Built Up Area = 948.00 Sq. Ft.<br>(Carpet area As per Agreement +20%) |
|     | Common areas                          | -                           | -   |
|     | Car Parking                           | -                           | -   |

**8.1 Specification of Construction:**

| S. No. | Particulars           | Comment   |
|--------|-----------------------|---|
| 8.1.1  | Foundation            | R.C.C.  |
| 8.1.2  | Basement              | No  |
| 8.1.3  | Superstructure        | RCC Framed Structure with Stilt + 14 Upper Floors.<br>R.C.C. frame work with 9-inch-thick B. B. Masonry for external walls & 6-inch thick B.B. Masonry for internal walls |
| 8.1.4  | Joinery/Doors Windows | Aluminium sliding windows with M.S. Grills.   |
| 8.1.5  | Walls and roof        | 6" thick B.B. Masonry internal walls with Cement and Neeru finish and 9" thick B. B. Masonry external walls with sand faced plaster finish, R.C.C. slab                   |
| 8.1.6  | Doors                 | Wooden door framed with flush door and safety doors   |
| 8.1.8  | Plastering            | Cement plastering   |
| 8.1.9  | Flooring              | Vitrified Tile flooring   |
| 8.1.10 | Any special finishing | No  |
| 8.1.11 | Compound wall.        | 5'6" High, R.C.C. columns with B. B. Masonry wall   |
| 8.1.12 | Water and sump        | Municipal Water Supply and sewerage line.   |

|     |   |   |                      |
|-----|---|---|----------------------|
| 9.  | <b>Details of Approval:</b>   |   |                      |
| 9.1 | Whether plan approval and required permission are issued by the competent authority (Yes/No)  | As Occupancy Certificate is available it may be assumed that the construction is as per Sanctioned Plan |                      |
| 9.2 | Any other additional permissions / approval is required to be obtained. (Yes/No)<br>If yes please mention the details of permissions/approvals to be obtained.  | N.A.  |                      |
|     | Whether building tax/land revenue has been paid up to date (Yes/No)   | Information not available   |                      |
|     | If building tax/land revenue tax is not required to be paid, state the reason for the same.:  | N.A.  |                      |
|     | Details of approvals/permissions/ electricity connection/property tax/ (please include or delete any document as per applicability)   | Issuing authority   | Date of the document |
|     | a) Non agriculture land conversion order/<br>Data Bank Details of converted property  | N.A., as the land is Residential  |                      |
|     | b) Lay out approval/Regularization order of the plot.<br>b) Lay out approval/Regularization order of the plot issued by Govt.<br>If regularization of the plot is not required as per the aforesaid GO, reason for the same | As Occupancy Certificate is available it may be assumed that the construction is as per Sanctioned Plan |                      |
|     | c) Building construction approval Certificate from the competent authority<br>(Applicable to MC where building is constructed before ..... without approved sanction plan)  | N.A.  |                      |
|     | d) BPS/BRS/LRS order  | Details Not Provided  |                      |
|     | e) Land use certificate   | Details Not Provided  |                      |

|      |   |   |
|------|---|---|
|      | f) Commencement certificate   | VP. No. 2001 / 03 / TMC / TDD / 1772 dated 16.01.2002 issued by TMC |
|      | g) Occupancy certificate  | VP. No. 2001 / 03 / TMC / TDD / 6 dated 25.04.2017 issued by TMC    |
|      | h) Patta Details: Type: Natham Patta/Manaivari Patta etc<br>Patta No: (Applicable to TN)  | Not Applicable as the property is located in the Maharashtra State. |
|      | Restrictive Clauses as to uses, if any (whether Building use Certificate from the competent authority has been obtained etc.)                                 | As per Municipal Corporation of Greater Mumbai norms                |
| 9.4  | Description of the locality (Residential/commercial/mixed residential and commercial/industrial)  | Residential <sup>®</sup>  |
| 9.5  | Classification of the Locality as per Municipal records   | Middle  |
| 9.6  | Classification of locality (Higher class/Middle Class etc.)   | Middle  |
|      | Classification of area (Metro/Urban/Semi Urban / Rural)   | Urban   |
| 9.7  | Title of the property (free hold, lease hold etc.)  | Freehold  |
|      | If not free hold, what is the unexpired Period of contract in force?  | N.A.  |
|      | Please mention the details of the contract in force (for eg: name of the tenant, date of effect of the lease/rental agreement, expiry date, monthly rent etc) | N.A.  |
| 9.8  | Presently used for (Residential / Commercial / Godown etc.)   | Residential   |
|      | Type of the use to which it can be put to (in case of under construction / construction yet to be started units)  | N.A.  |
| 9.9  | Building is vacant / occupied by owner/tenant   | Owner Occupied  |
| 9.10 | Tentative monthly rent if let out.  | ₹ 21,000.00 expected rental income per month                        |
| 9.11 | Name of the present Owner   | <b>Shri. Rakesh Hada.</b>   |
|      | Whether joint/co-ownership/others (specify)   | Sole Ownership  |
|      | In case of joint ownership please furnish shares of each owner and also whether the shares are undivided?   | N. A  |
| 9.12 | Year of acquisition   | 14.01.2003  |
| 9.13 | Purchase price  | ₹ 14,37,750.00  |
| 9.14 | Name of the person accompanied for inspection and contact number.   | Owner Occupied  |
| 9.15 | Name of the Bank Official accompanied for inspection and Branch name.   | -   |
| 9.16 | Has the whole or part of the land been notified for acquisition by Government or  | N.A.  |

|      |   |                                  |
|------|---|----------------------------------|
|      | Statutory Body? If so, give details   |                                  |
| 9.17 | General remarks:  |                                  |
|      | a) Development of the surrounding areas.  | Residential                      |
|      | b) Proximity of CIVIC amenities like schools, hospitals, offices, markets, entertainment centres, Commercial Malls etc. | All Available near by            |
|      | c) Level of land with topographical conditions.   | Plain                            |
|      | d) Means and proximity of transportation facilities.  | Private vehicles & Auto Rickshaw |
|      | e) Maintenance of the Flat.   | Average                          |
|      | f) Disadvantages if any.  | No                               |

**9.2 Details of Previous Valuation:**

|  |                           |
|--|---------------------------|
| Whether the subject property was valued earlier (Yes/No)         | Information not available |
| Date of earlier valuation  | Information not available |
| Name and address of the valuer                                   | Information not available |
| Purpose of earlier valuation                                     | Information not available |
| Basis of valuation (enclose a copy of the same)                  | Information not available |
| Reason for increase or decrease in the valuation of the property | N.A.                      |

| PART-2 | VALUATION OF THE PROPERTY                                | (STRUCTURE)   |
|--------|--|---|
| 10.2.1 | Type of building (Residential / Commercial / Industrial) | Residential   |
| 10.2.2 | Year of construction                                     | 2017 (As per Occupancy Certificate)   |
| 10.2.3 | Age of property  | 05 Years  |
| 10.2.4 | Residual life of the property                            | 55 Years (Subject to proper, preventive periodic maintenance and structural repairs)                              |
| 10.2.5 | Type of structure (RCC/Load Bearing/Steel Framed)        | RCC Framed Structure  |
| 10.2.6 | No. of floors and height of each floor                   | Stilt + 14 Upper Floors.<br>8 <sup>th</sup> Floor is having 4 Residential Flats.<br>The building is without Lift. |
| 10.2.7 | Floor in which the subject flat is located               | 8 <sup>th</sup> Floor   |
|        | Configuration of the unit                                | Residential Flat  |
|        | Extent of UDS portion                                    | -   |
|        | Carpet area  | Carpet Area = 790.00<br>(Area as per Agreement for Sale)  |
|        | Plinth area  | N.A.  |
| 10.2.8 | Deviation observed in construction (Yes/No)              | As Occupancy Certificate is available it may be assumed that the construction is as per Sanctioned Plan           |
|        | Percentage of deviation                                  |   |
|        | Risk of demolition (Yes/No)                              | No  |



|         |  |                           |
|---------|--|---------------------------|
| 10.2.9  | Adverse effect of bank's interest if any on accepting the property as security | No                        |
| 10.2.10 | Mortgage stipulation if any as per building approval                           | Information not available |
| 10.2.11 | Carpet Area of Residential Flat  | 790.00 Sq. Ft.            |
|         | Rate per Sq. Ft.   | ₹ 13,000.00 per Sq. Ft.   |
|         | Value of Residential Flat  | ₹ 1,02,70,000.00          |
| 10.2.12 | <b>Total</b>   | ₹ 1,02,70,000.00          |
| 10.2.13 | Any addition of interiors/extension/addition is proposed (Yes/No)              | No                        |

**PART 3: Item wise Valuation of other amenities/extra items/ miscellaneous (including proposed) which are not considered in Part-1/ Part-2 above.**

| 10.3 | Item   | Unit of Measurement | Quantity | Value |
|------|--|---------------------|----------|-------|
|      | Included in the Part - 2 above                                 |                     |          | -     |
|      | <b>Total value of the amenities/extra items/ miscellaneous</b> |                     |          | -     |

**Government Value**

|  |  |
|--|--|
| Guideline rate obtained from the Registrar's Office (New Property) | ₹ 1,21,275.00 Sq. Mt. i.e. ₹ 11,267.00 |
|--|--|

| Particulars  | Built-up Area in Sq. Ft. | Depreciated Rate in ₹ | Value in ₹            |
|--------------|--------------------------|-----------------------|-----------------------|
| Flat         | 948.00                   | 11,267.00             | 1,06,81,116.00        |
| <b>Total</b> |                          |                       | <b>1,06,81,116.00</b> |

**3. TOTAL ABSTRACT VALUATION OF THE ENTIRE PROPERTY**

|        |   |                         |
|--------|---|-------------------------|
| Part 1 | Land / UDS Portion  | -                       |
| Part 2 | Flat  | ₹ 1,02,70,000.00        |
|        | Cost of Construction (948.00 X 2,600.00)                            | ₹ 24,64,800.00          |
|        | Depreciation {(100-10) X 32 / 60}                                   | -                       |
|        | Less: Depreciation if any (mention the percentage of salvage value) | -                       |
| Part 3 | Interiors/amenities   | -                       |
|        | <b>Total</b>  | <b>₹ 1,02,70,000.00</b> |
|        | <b>Present Market Value</b>   | <b>₹ 1,02,70,000.00</b> |
|        | <b>Realizable Value</b>   | <b>₹ 92,43,000.00</b>   |
|        | <b>Distress sale value</b>  | <b>₹ 82,16,000.00</b>   |
|        | <b>Marketability</b> (Very Good / Good / Moderate / no demand)      | Moderate                |
|        | <b>What are the factors favouring for an extra potential value</b>  | Not Applicable          |

**4. METHOD OF VALUATION: SALES COMPARISON APPROACH METHOD**

- 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 comparable, 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, Commercial office, Industrial Gala, Godowns where there are typically many comparable 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 ₹ 12,000.00 to ₹ 14,000/- per Sq. Ft. on Carpet 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 such property, all round development of residential & commercial application in the locality etc. We estimate ₹ 13,000.00 per Sq. Ft. on Carpet Area after depreciation for valuation.

## 5. SOURCE OF DATA COLLECTION

Please mention the sources of data collection for present market value and the guideline value.

- 1) **For Present Market Value-** Source for Data Collection is Subject property Area Market Survey, Local Inquires from Estate Agents & Online Portals.
- 2) **For Guideline Value:** <https://igmaharashtra.gov.in/eASR/eASRCommon.aspx?hDistName=Thane>

As a result of my appraisal and analysis, it is my considered opinion that the **present market Value** of the above property in the prevailing condition with aforesaid specification is ₹ **1,02,70,000.00 (Rupees One Crore Two Lakh Seventy Thousand Only)**.

Date: 18.08.2022

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD. Think.Innovate.Create

C.M.D. Auth. Sign

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

**For Valuation Certificate: Please refer page No. 3 for the same.**

## 6. IMPORTANT NOTES

|                        |  |
|------------------------|--|
| <b>Important Notes</b> |  |
|------------------------|--|

## 7. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **18<sup>th</sup> August 2022** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

- The property is valued as though under responsible ownership.
- It is assumed that the property is free of liens and encumbrances.
- 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.
- There is no direct/ indirect interest in the property valued.
- The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates

### 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 visualizing 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 a Residential Flat. The property is owned by **Shri. Rakesh Hada**. At present, the property is vacant and under owner's possession. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

Based on our discussion with the Client, we understand that the property is owned by **Shri. Rakesh Hada**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

### Area

Based on the documents, we understand that the subject property is a Residential Flat admeasuring **Carpet Area in Sq. Ft. = 790.00**.

### Condition & Repair

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

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

### Not a Structural Survey

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

### Other

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

### Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been

made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

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.

### Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property a Residential Flat admeasuring **Carpet Area in Sq. Ft. = 790.00**. Currently it is Occupied by Owner.

### The term Fair Market Value is defined as

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress”.*

## 8. DECLARATION-CUM-UNDERTAKING

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

1. I am a citizen of India.
2. 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.
3. The information furnished in my valuation report dated 18.08.2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
4. I/ my authorized representative has personally inspected the property on 12.08.2022. The work is not sub - contracted to any other valuer and carried out by myself.
5. Valuation report is submitted in the format as prescribed by the bank.
6. 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.
7. I have not been removed / dismissed from service / employment earlier.
8. I have not been convicted of any offence and sentenced to a term of imprisonment
9. I have not been found guilty of misconduct in my professional capacity.
10. I have not been declared to be unsound mind
11. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;

12. I am not an undischarged insolvent.
13. 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
14. 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
15. My PAN Card number as applicable is AEAPC0117Q
16. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
17. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
18. 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.
19. 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.
20. 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)
21. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
22. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
23. My CIBIL Score and credit worthiness is as per Bank's guidelines.
24. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
25. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
26. Further, I hereby provide the following information.
27. We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

| Sr. No. | Particulars  | Valuer comment  |
|---------|--|---|
| 1       | Background information of the asset being valued;  | As per documents, the property under consideration is purchased by <b>Shri. Rakesh Hada</b> from M/s. Vijay Developers vide Agreement for Sale dated 14.01.2003.  |
| 2       | Purpose of valuation and appointing authority  | As per the request from Bank of Baroda, LBS Marg, Mulund (West) Branch, to assess Fair Market Value of the property for banking purpose   |
| 3       | Identity of the Valuer and any other experts involved in the valuation;  | Manoj B. Chalikwar – Regd. Valuer<br>Umang Patel – Regd. Valuer & Valuation Engineer<br>Kashinath Ugale – Valuation Engineer<br>Vaishali Sarmalkar – Technical Manager<br>Sailee Shinde – 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 – 12.08.2022<br>Valuation Date – 18.08.2022<br>Date of Report – 18.08.2022  |
| 6       | Inspections and/or investigations undertaken;  | Physical Inspection done on date 12.08.2022   |
| 7       | Nature and sources of the information used or relied upon;   | <ul style="list-style-type: none"> <li>Market Survey at the time of site visit</li> <li>Ready Reckoner rates / Circle rates</li> <li>Online search for Registered Transactions</li> <li>Online Price Indicators on real estate portals</li> <li>Enquiries with Real estate consultants</li> <li>Existing data of Valuation assignments carried out by us</li> </ul> |
| 8       | Procedures adopted in carrying out the valuation and valuation standards followed;   | Sales Comparison Method   |
| 9       | Restrictions on use of the report, if any;   | This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.   |
| 10      | Major factors that were taken into account during the valuation.   | current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.  |
| 11      | Caveats, limitations, and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Attached  |



**For Branch Use**

The undersigned has inspected the property detailed in the valuation report dt. \_\_\_\_\_, we are satisfied that the fair and reasonable value of the property is Rs. \_\_\_\_\_ (\_\_\_\_\_ in words).

Name of the inspecting officer:

Signature of the inspecting officer:

Designation of the inspecting officer:

Employee code:

Branch:

**Seen and Noted**

Name of the branch head/unit head:

Signature of the Branch head/Unit head:

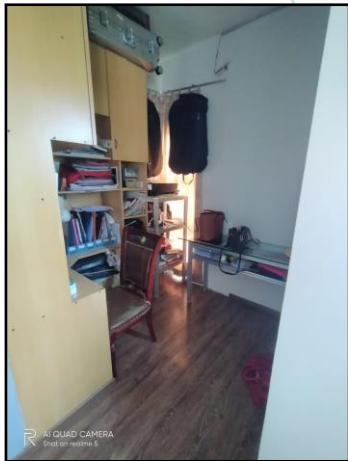
Designation:

Employee code:

Branch:

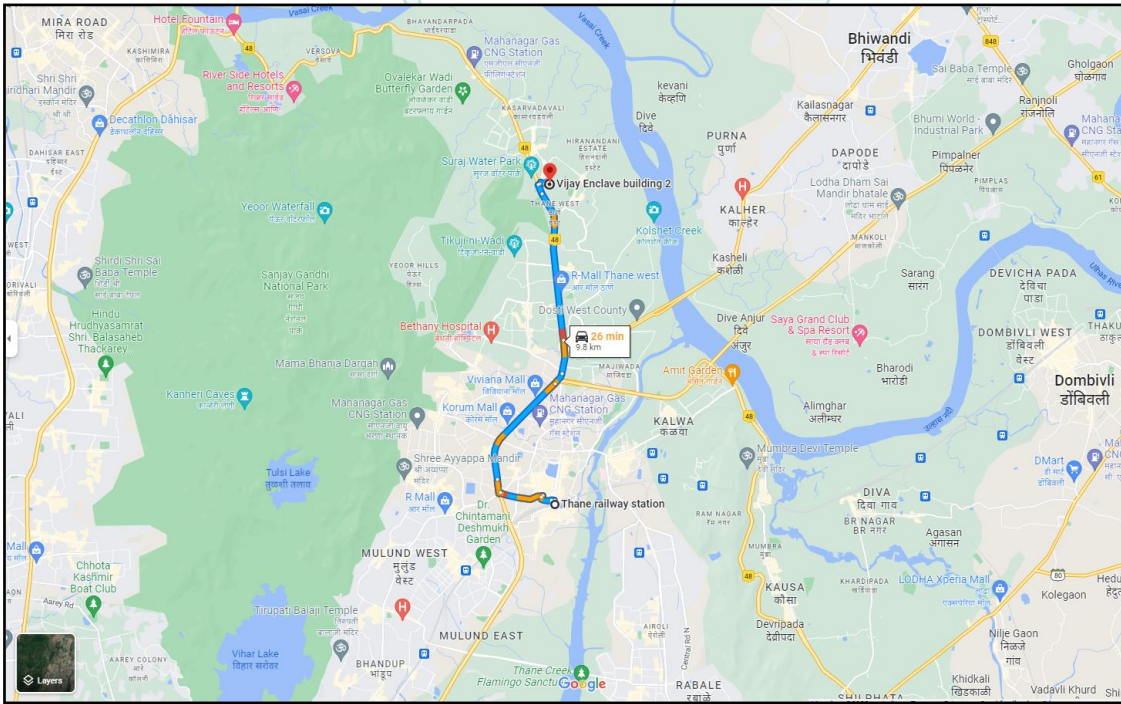
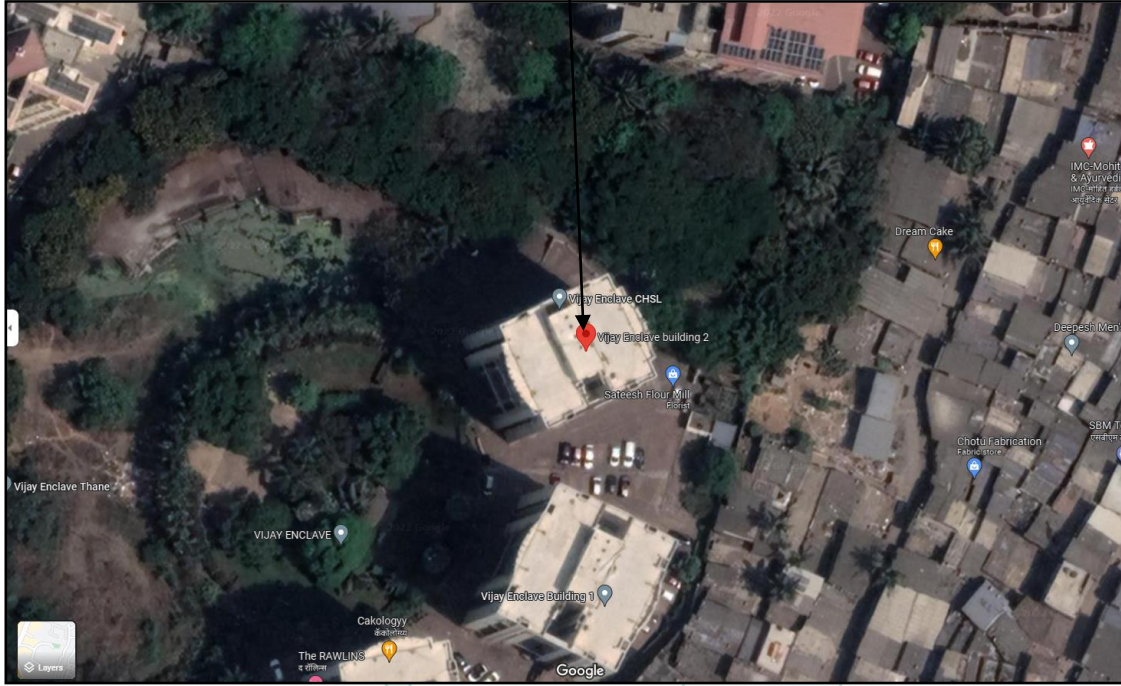
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### 9. ACTUAL SITE PHOTOGRAPHS



**10. GOOGLE MAP OF THE PROPERTY**


Site u/r



**Latitude Longitude - 19°15'11.9"N 72°58'29.0"E**


**Note: The Blue line shows the route to site from nearest railway station (Thane – 9.8 Km.)**

## 11. READYRECKONER RATE



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

[Home](#)
[Valuation Rules](#)
[User Manual](#)
[Close](#)
[Feedback](#)

**Year** **Language**

20222023 English

**Selected District** ठाणे

**Select Taluka** ठाणे

**Select Village** गावाचे नाव : कावेसर

**Search By**  Survey No  Location

**Enter Survey No**

| उपविभाग   | खुली जमीन | निवासी सदनिका | ऑफीस   | दुकाने | औद्योगिक | एकक (Rs.) | Attribute      |
|---|-----------|---------------|--------|--------|----------|-----------|----------------|
| 11/43 - 2क-1) रस्त्यापासून दूर असलेला भाग कावेसर गावातील वरील उपविभाग "अ" मधील मिळकती वगळून उर्वरीत सिटीएस/सर्वे क्रमांक ( गावठाण | 23600     | 115500        | 132500 | 143600 | 132500   | चौ. मीटर  | सर्व्हे नंबर   |
| 11/43 - 2क-1) रस्त्यापासून दूर असलेला भाग कावेसर गावातील वरील उपविभाग "अ" मधील मिळकती वगळून उर्वरीत सिटीएस/सर्वे क्रमांक ( गावठाण | 23600     | 115500        | 132500 | 143600 | 132500   | चौ. मीटर  | सि.टी.एस. नंबर |

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## 12. PRICE INDICATORS


Home / Thane / Thane West / Apartment for Sale in Thane West / 3 BHK Apartment


Last updated: Jul 28, 2022

### 3 BHK Apartment

By **VIJAY GROUP**

Vijay Enclave, Vijay Nagari, Thane West, Thane





+  
29 more

900 sq.ft  
Build Up Area

₹12.22 K/sq.ft  
Avg. Price

9 Year Old  
Age of property

Ready to move  
Possession status

Higher of 10 floors

North-East facing  
Facing

Semi Furnished  
Furnishing

OVERVIEW
FURNISHINGS
SOCIETY AMENITIES
PROJECT Q&A
LOCALITY
RATINGS AND REVIEWS
DEVELOPER
CALCULATOR

**Overview**

|                                      |  |
|--------------------------------------|--|
| Project Name<br><b>Vijay Enclave</b> | Brokerage<br>₹1.0 Lac<br><small>(negotiable)</small> |
| Price<br>₹1.1 Cr                     | Carpet Area<br>890 sq.ft                             |
| Bedrooms                             | Bathrooms  |

Great choice! Nice neighborhood around

**Contact Seller**

**Rohit**  
Housing Prime Agent  
+9193216...

Please share your contact

Name


Home / Thane / Thane West / Apartment for Sale in Thane West / 3 BHK Apartment


Last updated: Jul 28, 2022

### 3 BHK Apartment

By **VIJAY GROUP**

Vijay Enclave, Vijay Nagari, Thane West, Thane





+  
10 more

990 sq.ft  
Build Up Area

₹10.10 K/sq.ft  
Avg. Price

5 Year Old  
Age of property

Ready to move  
Possession status

Lower of 21 floors

East facing  
Facing

Unfurnished  
Furnishing

OVERVIEW
FURNISHINGS
SOCIETY AMENITIES
PROJECT Q&A
LOCALITY
RATINGS AND REVIEWS
DEVELOPER
CALCULATOR

**Overview**

|                                      |                          |
|--------------------------------------|--------------------------|
| Project Name<br><b>Vijay Enclave</b> | Brokerage<br>₹1.0 Lac    |
| Price<br>₹1.0 Cr                     | Carpet Area<br>790 sq.ft |
| Bedrooms<br><b>3</b>                 | Bathrooms<br><b>2</b>    |

Great choice! Nice neighborhood around

**Contact Seller**

**Sunil Jagtap**  
Housing Prime Agent  
+9197681...

Please share your contact

Name

## PRICE INDICATORS

**99acres**  
India's No. 1 Property Portal

Buy | Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Apartments in Mumbai > Apartments in Vijay Nagari > 2 BHK Apartments in Vijay Nagari > 1.05 to 1.1 Cr

Posted on Jul 21, 2022 | Real

**₹1.1 Cr** @ 10,328 per sq.ft.  
Estimated EMI ₹87,857

99acres estimated price ₹95 L - 1.1 Cr

**2BHK 3Baths**  
Residential Apartment for Sale  
in Vijay Enclave, Vijay Nagari, , Mumbai Thane, Mumbai

RERA STATUS REGISTERED | Registration No: PS1700008755 | Website: https://maharera.mahaonline.gov.in

Overview | Society | Dealer Details | Recommendations | Price Trends | Transaction Prices

Property (14) | Society (13)

**Area**  
Super Built up area 1065 sq.ft. (98.94 sq.m.)  
Carpet area: 800 sq.ft. (74.32 sq.m.)

**Configuration**  
2 Bedrooms, 3 Bathrooms, 3 Balconies

**Price**  
₹ 1.1 Crore  
@ 10,328 per sq.ft. View Price Details

**Address**  
Vijay Enclave  
Vijay Nagari, Mumbai Thane

**Floor Number**  
8<sup>th</sup> of 14 Floors

**Facing**  
North-West

**Overlooking**  
Club, Park/Garden

**Property Age**  
5 to 10 Year Old

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## SALES INSTANCES

| Index 2  |  | सूची क्र.2                     |  |
|--|--|--------------------------------|--|
| 1369335  |  | दुय्यम निबंधक : सह दुनि ठाणे 5 |  |
| 17-02-2022   |  | दस्त क्रमांक : 1369/2022       |  |
| Note:-Generated Through eSearch Module.For original report please contact concern SRO office.  |  | नोदणी :                        |  |
|  |  | Regn.63m                       |  |
| <b>गावाचे नाव : कावेसर</b>   |  |                                |  |
| (1)वित्तेखाचा प्रकार   | करारनामा   |                                |  |
| (2)मोबदल   | 9100000  |                                |  |
| (3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे  | 8721900  |                                |  |
| (4) भू.मापन,पोटहिस्ता व घरकामाक असल्यास  | 1) पालिकेचे नाव ठाणे म न पा इतर वर्णन - इतर माहिती: सयनिका क्र. 21.2 रा मजला विन्डिंग नं. 3 विजय इन्क्लेस को. ऑ. ही. सी. लि. विजय इन्क्लेस कॉम्प्लेक्स मौजे कावेसर पोडबंदर रोड ठाणे(पं.)400615 सयनिकेचे क्षेत्रफळ 790 चौ. फुट कारपेट एरिया.(( Survey Number : S.No.206/8 208/1, 208/3, 208/5, 208/7, 141/2, 141/3. ;))   |                                |  |
| (5) क्षेत्रफळ  | 790 चौ.फुट   |                                |  |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.  |  |                                |  |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास,प्रतिवादिचे नाव व पत्ता. | 1)- नाव -विवेक दत्ता - वय-50 पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. 90/51, 1 ला मजला, मालविद्या नगर, साऊथ दिल्ली, दिल्ली, दक्षिण दिल्ली पिन कोड-110017 पॅन नं.-ADCPD6965C<br>2)- नाव -विनीता दत्त लखे कु म् म्हणून विवेक दत्ता - वय-45 पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. 90/51, 1 ला मजला, मालविद्या नगर, साऊथ दिल्ली, दिल्ली, दक्षिण दिल्ली, पिन कोड-110017 पॅन नं.-AMQPD5761K                           |                                |  |
| (8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास,प्रतिवादिचे नाव व पत्ता.                   | 1)- नाव -विशाल विजय गुप्ता - वय-41; पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. २-303, सोहन टॉवर को. ऑ. ही. सी. लि. शिवसेना शाखा समीर, खीपट ठाणे (पं), महाराष्ट्र, THANE पिन कोड-400601 पॅन नं.-AMDPG9375K<br>2)- नाव -रजनी विशाल गुप्ता - वय-34; पत्ता-प्लॉट नं. - माळा नं. - इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. २-303, सोहन टॉवर को. ऑ. ही. सी. लि. शिवसेना शाखा समीर, खीपट ठाणे (पं), महाराष्ट्र, ठाणे. पिन कोड-400601 पॅन नं.-ASZPG7262K |                                |  |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 31/01/2022   |                                |  |
| (10)दस्त नोदणी केल्याचा दिनांक   | 31/01/2022   |                                |  |
| (11)अनुक्रमांक, खंड व पुढ  | 1369/2022  |                                |  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क  | 546000   |                                |  |
| (13)बाजारभावाप्रमाणे नोदणी शुल्क   | 30000  |                                |  |
| (14)रोरा   |  |                                |  |

| Index 2  |  | सूची क्र.2                  |  |
|--|--|-----------------------------|--|
| 1561973  |  | दुय्यम निबंधक : दुनि ठाणे 1 |  |
| 09/12/2021   |  | दस्त क्रमांक : 15619/2021   |  |
| Note:-Generated Through eSearch Module.For original report please contact concern SRO office.  |  | नोदणी :                     |  |
|  |  | Regn.63m                    |  |
| <b>गावाचे नाव : कावेसर</b>   |  |                             |  |
| (1)वित्तेखाचा प्रकार   | करारनामा   |                             |  |
| (2)मोबदल   | 12800000   |                             |  |
| (3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे  | 11932435.2   |                             |  |
| (4) भू.मापन,पोटहिस्ता व घरकामाक असल्यास  | 1) पालिकेचे नाव ठाणे म न पा इतर वर्णन - सयनिका नं. 83, माळा नं. 8 वा मजला विन्डिंग नं. 4 इमारतीचे नाव, विजय एनक्लेस को. ऑ. ही. सी. ब्लॉक नं. वायव्येक नाका कावेसर, रोड - जी बी रोड, ठाणे प, इतर माहिती: सयनिकेचे क्षेत्रफळ 1000 चौ फुट कारपेट म्प्लेज 111.82 चौ मी विन्डिंग कार प्लॉटिंग नं. 16 सह. ( ( Survey Number : 206 Hissa no.8, Survey No.208 Hissa no.1, Survey No.208 Hissa no.3, Survey No.208 Hissa no.5, Survey No.208 Hissa no.7 Survey No.141 Hissa no.2, Survey No.141 Hissa no.3 ;))                                |                             |  |
| (5) क्षेत्रफळ  | 1000 चौ.फुट  |                             |  |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.  |  |                             |  |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास,प्रतिवादिचे नाव व पत्ता. | 1)- नाव -अभिकित चंद्रोपाध्याय (पूर्वीचे नाव अभिकित चटर्जी) वय-67 पत्ता-प्लॉट नं. 1103, माळा नं. जे किंग, इमारतीचे नाव, रहेजा विस्था, रहेजा विहार, ब्लॉक नं. - , रोड नं. चांदिवली फार्म रोड, चांदिवली पूर्व, महाराष्ट्र, मुम्बई पिन कोड-400072 पॅन नं.-ADKPC7444B<br>2)- नाव -मिताली चंद्रोपाध्याय (पूर्वीचे नाव मिताली चटर्जी) वय-59 पत्ता-प्लॉट नं. 1103, माळा नं. जे किंग, इमारतीचे नाव, रहेजा विस्था, रहेजा विहार, ब्लॉक नं. चांदिवली फार्म रोड, चांदिवली पूर्व, रोड नं. - , महाराष्ट्र, मुम्बई पिन कोड-400072 पॅन नं.-ACGPC7996P |                             |  |
| (8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असल्यास,प्रतिवादिचे नाव व पत्ता.                   | 1)- नाव -रतीमा कृष्णनउत्री वय-41; पत्ता-प्लॉट नं. 7, माळा नं. - इमारतीचे नाव, सीटील अण्टिमेट, ब्लॉक नं. मिनिलेट गेट नं. 2, टक रोड, रोड नं. भाडूप प मुंबई महाराष्ट्र मुम्बई पिन कोड-400078 पॅन नं.-ANOPP4152B<br>2)- नाव -पी अरि कृष्णनउत्री वय-82; पत्ता-प्लॉट नं. 7, माळा नं. - इमारतीचे नाव, सीटील अण्टिमेट, ब्लॉक नं. मिनिलेट गेट नं. 2, टक रोड, रोड नं. भाडूप प मुंबई, महाराष्ट्र, मुम्बई पिन कोड-400078 पॅन नं.-AAAMPK9564F   |                             |  |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 06/12/2021   |                             |  |
| (10)दस्त नोदणी केल्याचा दिनांक   | 06/12/2021   |                             |  |
| (11)अनुक्रमांक, खंड व पुढ  | 15619/2021   |                             |  |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क  | 768000   |                             |  |
| (13)बाजारभावाप्रमाणे नोदणी शुल्क   | 30000  |                             |  |
| (14)रोरा   |  |                             |  |

### 13. 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 / Property Documents 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 / Property Documents 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.

We hope this will satisfy your requirements.

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## 14. VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for particular purpose at

| Particulars      | Fair Market Value In (₹) | Realizable Value In (₹) | Distress Sale Value In (₹) | Insurable Value In (₹) |
|------------------|--------------------------|-------------------------|----------------------------|------------------------|
| Residential Flat | ₹ 1,02,70,000.00         | ₹ 92,43,000.00          | ₹ 82,16,000.00             | ₹ 24,64,800.00         |

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Auth. Sign

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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