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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mukesh Manjibhai Vasoya & Gargi Mukesh Vasoya**

Residential Flat No. 403, 4th Floor, Wing - B, "**Supreme Park Co-op. Hsg. Soc. Ltd.**", Opp. Vljay Park, Village - Mira, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India.

Latitude Longitude : 19°16'39.7"N 72°52'19.1"E

Intended User:

Punjab National Bank

Ghatkopar (East) Branch

Siddhi Apart., Tilak Road, Ghatkopar (East), Mumbai - 400 077, State - Maharashtra, Country - India.

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|------------|--------|-----------|-----------|
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| Mumbai | Nashik | Rajkot | Raipur |
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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Vastu/Mumbai/10/2024/011316/2308711

19/8-251-JABS

Date: 19.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 403, 4th Floor, Wing - B, "**Supreme Park Co-op. Hsg. Soc. Ltd.**", Opp. Vljay Park, Village - Mira, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India belongs to **Mukesh Manjibhai Vasoya & Gargi Mukesh Vasoya**.

Boundaries	:	Building	Flat
North	:	Road	Marginal Space
South	:	Internal Road	Flat No. 404
East	:	Internal Road / Open Space / Gaurav Galaxy	Marginal Space
West	:	New Parijat CHSL	Lift / Flat No. 402

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 67,62,220.00 (Rupees Sixty Seven Lakh Sixty Two Thousand Two Hundred Twenty Only)**.

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

Hence certified

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

Sharadkumar B.

Chalikwar

Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.10.19 17:21:50 +0530'

Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report

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Valuation Report of Immovable Property

General	
1	Name and Address of Valuer : Sharadkumar Chalikwar Vastukala Consultants India Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.
2	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
3	a) Date of inspection : 16.10.2024
	b) Date of valuation : 19.10.2024
	c) Title Deed Number : 19066/2015
4	List of documents produced for perusal: I) Copy of Agreement for sale No.19066/2015 Dated 15.12.2015 between Mr. Anil R. Mirani & Mrs. Kiran A. Mirani(The Transferor) And Mukesh Manjibhai Vasoya & Gargi Mukesh Vasoya(The Transferee). II) Copy of Share Certificate No.120bearing Nos. 0201 to 0205 having 5 Shares of Rs. 50/- each transferrdd dated 12/08/2019 in the name of Mukesh M. Vasoya & Gargi Mukesh Vasoya issued by Super Park Co-op. Hsg. Soc. Ltd.. III) Copy of Occupancy Certificate No.MNP/3102/527/96-97 Dated 17.04.1996 issued by Mira Bhayander Municipal Corporation.
5	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Mukesh Manjibhai Vasoya & Gargi Mukesh Vasoya Residential Flat No. 403, 4 th Floor, Wing - B, " Supreme Park Co-op. Hsg. Soc. Ltd. ", Opp. Vljay Park, Village - Mira, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India. <u>Contact Person :</u> Mrs. Gargi Vasoya (Owner) Mobile No. 7203052728 Joint Ownership Details of ownership share is not available
6	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 4 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet. (2 BHK) The property is at 2.4 km. distance from Mira Road Railway Station.
7	Location of property
a)	Plot No. / Survey No. : New Survey No - 168/2
b)	Door No. : Residential Flat No. 403
c)	C.T.S. No. / Village : Village - Mira
d)	Ward / Taluka : Taluka - Thane
e)	Mandal / District : District - Thane

f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
j)	Comment on unauthorizes Construction if any	:	No	
k)	Comment on demolition proceedings if any	:		
8	Postal address of the property	:	Residential Flat No. 403, 4 th Floor, Wing - B, " Supreme Park Co-op. Hsg. Soc. Ltd. ", Opp. Vljay Park, Village - Mira, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401 107, State - Maharashtra, India.	
9	City / Town	:	City - Mira Road (East)	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
10	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
11	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Mira Mira Bhayander Municipal Corporation	
12	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
13	Boundaries of the property	:	As per site	As per Document
	North	:	Road	Information not available
	South	:	Internal Road	Information not available
	East	:	Internal Road / Open Space / Gaurav Galaxy	Information not available
	West	:	New Parijat CHSL	Information not available
	Flat	:	As per site	As per Document
	North	:	Marginal Space	Marginal Space
	South	:	Flat No. 404	Flat No. 404
	East	:	Marginal Space	Marginal Space
	West	:	Lift / Flat No. 402	Lift / Flat No. 402

14	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	Marginal Space	Marginal Space
	South	:	Flat No. 404	Flat No. 404
	East	:	Marginal Space	Marginal Space
	West	:	Lift / Flat No. 402	Lift / Flat No. 402
15	Extent of the site	:	Carpet Area in Sq . Ft . = 492 .78 (Area as per Site measurement) Super built up Area in Sq. Ft. = 655.00 (Area As Per Agreement for sale)	
15.1	Latitude, Longitude & Co-ordinates of Flat	:	19°16'39.7"N 72°52'19.1"E	
16	Extent of the site considered for Valuation	:	Super built up Area in Sq. Ft. = 655.00 (Area As Per Agreement for sale)	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Name of the Apartment	:	Supreme Park Co-op. Hsg. Soc. Ltd.	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3.	Year of Construction	:	1996 (As per occupancy certificate)	
4.	Number of Floors	:	Ground + 7 Upper Floors	
5.	Type of Structure	:	R.C.C. Framed Structure	
6.	Number of Dwelling units in the building	:	4 th Floor is having 4 Flats	
7.	Quality of Construction	:	Normal	
8.	Appearance of the Building	:	Normal	
9.	Maintenance of the Building	:	Normal	
10.	Facilities Available			
	Lift	:	1Lift	
	Protected Water Supply	:	Municipal Water Supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Open parking Space	
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the Building	:	Yes	

III	Residential Flat	
1.	The floor in which the Flat is situated	: 4 th Floor
2.	Door No. of the Flat	: Residential Flat No. 403
3.	Specifications of the Flat	
	Roof	: R.C.C. slab
	Flooring	: Marble Flooring
	Doors	: Teak Wood Door with flush shutters
	Windows	: Powder coated Aluminum sliding windows
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	: Cement Plastering
4.	House Tax	
	Assessment No.	: Information not available
	Tax paid in the name of	: Information not available
	Tax amount	: Information not available
5.	Electricity Service connection No.	: Information not available
	Meter Card is in the name of	: Information not available
6.	How is the maintenance of the Flat?	: Normal
7.	Sale Deed executed in the name of	: Mukesh Manjibhai Vasoya & Gargi Mukesh Vasoya
8.	What is the undivided area of land as per Sale Deed?	: Information not available
9.	What is the plinth area of the Flat?	: Super Built Up Area in Sq. Ft. = 655.00 (Area as per Agreement for sale)
10.	What is the floor space index (app.)	: As per MBMC norms
11.	What is the Carpet area of the Flat?	: Carpet Area in Sq. Ft. = 492.78 (Area As per actual site measurement)
12.	Is it Posh / I Class / Medium / Ordinary?	: Medium
13.	Is it being used for Residential or Commercial purpose?	: Residential Purpose
14.	Is it Owner-occupied or let out?	: Owner Occupied
15.	If rented, what is the monthly rent?	: ₹ 14,100/- (Expected rental income per month)
IV	MARKETABILITY	
1.	How is the marketability?	: Good
2.	What are the factors favoring for an extra Potential Value?	: Located in developed area

3.	Any negative factors are observed which affect the market value in general?	:	No
V	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 13936/- to ₹ 17805/- per Sq. Ft. on Carpet Area ₹ 11613/- to ₹ 14838/- per Sq. Ft. on Built Up Area ₹ 96778/- to ₹ 12365/- per Sq. Ft. on Super Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 11,500/- per Sq. Ft. on Super built up Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 8,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 78,160/- per Sq. M. i.e. ₹ 7,261/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 64,311/- per Sq. M. i.e. ₹ 5,975/- per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	28 years
	Life of the building estimated	:	32 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	42.00%
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,624/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 8,700/- per Sq. Ft.

	Total Composite Rate	:	₹ 10,324/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	655.00 Sq. Ft.	10,324.00	67,62,220.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 13936.00 to ₹ 17805.00 per Sq. Ft. on Carpet Area / ₹ 11613.00 to ₹ 14838.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹10,324.00 per Sq. Ft. on Super built up Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹67,62,220.00 (Rupees Sixty Seven Lakh Sixty Two Thousand Two Hundred Twenty Only)**. The **Realizable Value** of the above property is **₹60,85,998.00 (Rupees Sixty Lakh Eighty Five Thousand Nine Hundred Ninety Eight Only)**. The **Distress Value** is **₹54,09,776.00 (Rupees Fifty Four Lakh Nine Thousand Seven Hundred Seventy Six Only)**.

I.	Date of Purchase of Immovable Property	:	15/12/2015
II.	Purchase Price of immovable property	:	₹ 40,00,000.00
III.	Book value of immovable property	:	₹ 42,70,000.00
IV.	Fair Market Value of immovable property	:	₹ 67,62,220.00
V.	Realizable Value of immovable property	:	₹ 60,85,998.00
VI.	Distress Sale Value of immovable property	:	₹ 54,09,776.00
VII.	Guideline Value (655.00 X 5,975.00)	:	₹ 39,13,625.00
VIII.	Insurable value of the property (655.00 Sq. Ft. X 2,800.00)	:	₹ 18,34,000.00
IX.	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 13, 14 & 15



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For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar B.
Chalikwar**Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2024.10.19 17:22:12 +05'30'

Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Enclosure

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



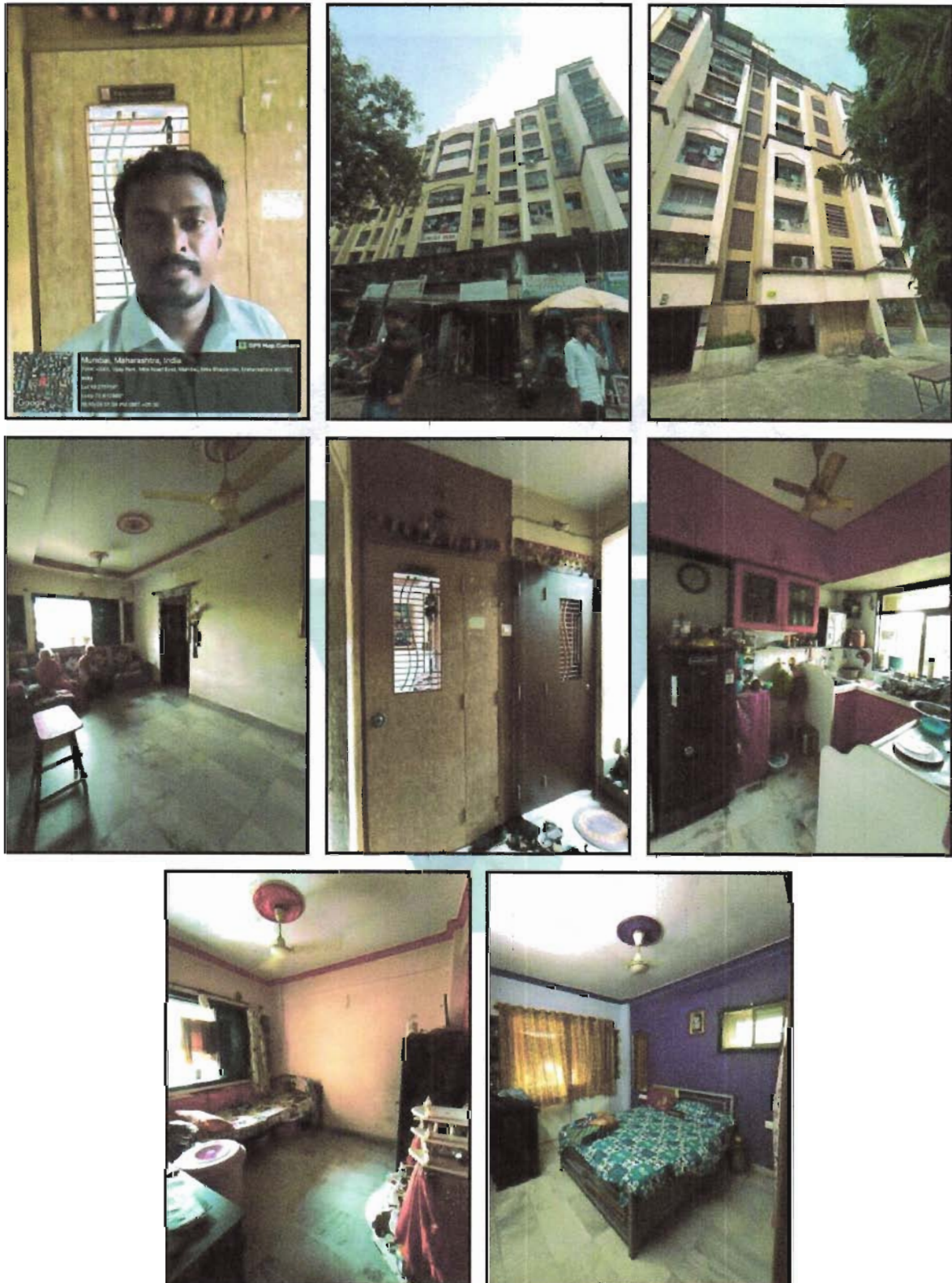
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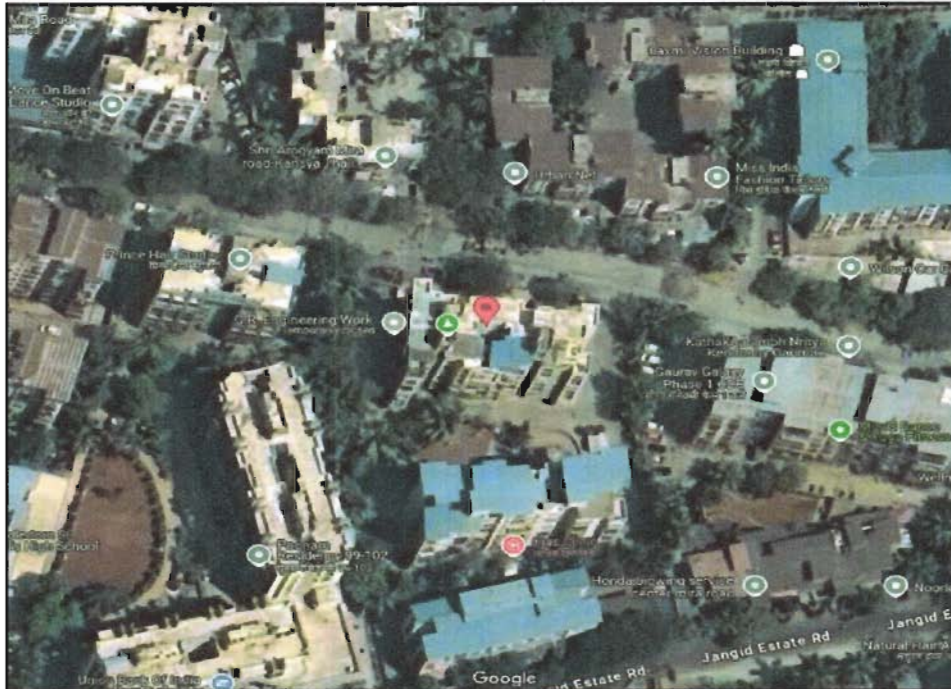
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Actual Site Photographs



Route Map of the property



Note: Red Place mark shows the exact location of the property



Longitude Latitude: 19°16'39.7"N 72°52'19.1"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Mira Road - 2.4 km.).



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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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

Year: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Mauje [Village] Mira No. 5 (Mira Bhayander)

Search By: Survey No. SubZones

Enter Survey No: 168 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (R.L.)	Attribute
5 22-क्यु मिरा गावातील सिटीएस क्रमांक	28700	97700	111980	122100	111980	चौ मीटर	सि टी एस नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	97700			
Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	97,700.00	Sq. Mtr.	9,077.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	28700			
The difference between land rate and building rate(A-B=C)	69,000.00			
Percentage after Depreciation as per table(D)	28%			
Rate to be adopted after considering depreciation [B + (C X D)]	64,311.00	Sq. Mtr.	5,975.00	Sq. Ft.

Multi-Storied building with Lift

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

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors



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b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Super built up
Area	420.00	504.00	604.80
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹16,667.00	₹13,889.00	₹11,574.00

99acres Buy | Enter Locality | Project | Society | Landmark | [Post property](#)

Posted on Sep 19, 2024

₹70 Lac @ 10,130 per sq.ft. **1BHK 2Baths**
 Estimated EMI ₹55,909 Flat/Apartment for sale

RERA STATUS NOT AVAILABLE Website: <https://maharera.maharashtra.gov.in/>

Overview Society Owner Details Price Trends Society Reviews Locality Reviews >

Property (8) Society (14)

Area
 Super Built up area 691 sq.ft.
 Carpet area: 420 sq.ft.

Configuration
 1 Bedroom, 2 Bathrooms, 2 Balconies

Price
 ₹70 Lac
 @ 10,130 per sq.ft. (Negotiable)

Address
 Raj GN Residency
 Vijay Park, Mira Road East

Floor Number
 1st of 13 Floors

Property Age
 5 to 10 Year Old

Photos (1/8)

Why should you consider this property?

Swimming Pool Available, Marble Flooring, Rain Water Harvesting, Power Back-up, On-Call Maintenance Staff, Feng Shui/Vaastu Compliant, Parking Available

Transaction Type: Resale
 Property Ownership: Freehold
 Flooring: Marble
 Furnishing: Unfurnished
 Parking: 1 Open
 Power/Fax: None
 Contact: 877508163

About Property
 Address: Vijay Park, Mira Road East
 Raj GN residency is one of the most popular destination for buying apartments/ flats in Vijay park, mira bhayandar. You too can be a part of this society by purchasing here. Constructed on a carpet area of 420 sq.ft., the flat comprises 1 bedroom(s), 2 bathrooms and 2 balconies. The



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Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Super built up
Area	410.00	492.00	590.40
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹17,805.00	₹14,837.00	₹12,365.00

99acres Buy Enter Locality Project Society Landmark Post property

₹73 Lac @ 17,804 per sq. ft. **1BHK 2Baths**
 Estimated BMR ₹58,305 Flat/Apartment for sale

REGISTRATION REGISTERED Registration No. P51700001219 Website: 13ah311maharajamirandragovrj

DEALER GBC PROPERTIES **FEATURED DEALER** Member Since No. 2018
 Contact Dealer

Ready to move Property | Posted on Aug 28, 2024

Overview Society Dealer Details Price Trends Society Reviews Locality Reviews

Property (1) **Society (12)**

- Area**
Super Built up area 705 sq. ft.
Carpet area 410 sq. ft.
- Configuration**
1 Bedroom, 2 Bathrooms, 2 Balconies with Store Room
- Price**
₹73 Lac + Govt Charges & Tax @ 17,804 per sq. ft. (Negotiable) [View Price Details](#)
- Address**
Raj Firenze
Vijay Park, Mira Road East
- Floor Number**
2nd of 11 Floors
- Facing**
North-east
- Overlooking**
Park/Garden, Club, Main Road, Pool
- Property Age**
0 to 1 Year Old [View Construction Status](#)

Why you should consider this property?

Key Highlights of the property

- North-East Facing
- Fresh Construction
- Private Garden
- Recently Renovated

[View 10 More](#)

Transaction Type: Resale
Approx. Carpeting: 1000 Feet
Power Backup: Full

Ownership: Freehold
Apartment Community: Yes
Property Code: P68603384
www.99acres.com/Property/134

Listing: Vitrified
Parking: 1 Open

Furnishing: Unfurnished
Water Supply: Municipal corporat.

About Property



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Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Super built up
Area	409.03	490.84	589.01
Percentage	-	20%	20%
Rate Per Sq. Ft.	₹13,935.00	₹11,613.00	₹9,677.00

6391393

07-05-2024

Note:-Generated Through eSearch

Module: For original report please contact

concern SRO office

सूची क्र.2

दुयम निबंधक : सह दु.नि. ठाणे 10

दस्ता क्रमांक 6391/2024

नोंदणी

Regn 03m

गावाचे नाव : मिरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5700000
(3) बाजारभाट(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देणे की पट्टेदार ते नमूद करावे)	4455200
(4) भू. मापन, पोटहिसा व धरकमाक (असल्यास)	1) पालिकेचे नाव-मिरा-भाईंदर मनपाइतर वर्णन : इतर माहिती: मीजे मीरा,वार्ड क्यू विभाग 5/22,सदनिका क्र. 301,तिसरा मजला,प्रभाकर को ऑप होऊ सो ली,जंगीड इस्टेट,विजय पार्क जवळ,मीरा रोड पूर्व ठाणे. क्षेत्रफळ 38.00 चौ.मी. कारपेट. 31 मार्च 2021 चे शासन आदेश क्र. मुद्रांक -2021/अनु.स.क्रं 12/व्य.क्रं/107/म-1(धोरण)नुसार दस्तऐवजास महिला खरेदीदारास मुद्रांक शुल्काची सवलत देण्यात आली आहे. (Survey Number : 163/2,3,4, 164/4,5 182,1,2,7 ;)
(5) क्षेत्रफळ	38.00 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा. पा/तिसून ठेवणा. वा पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता.	1): नाव: राधाक शशिकांत कानगुदकर वय: 58 पत्ता: प्लॉट नं 301, माळा नं: तिसरा मजला, इमारतीचे नाव: प्रभाकर को ऑप होऊ सो ली ब्लॉक नं जंगीड इस्टेट, रोड नं: मीरा रोड पूर्व ठाणे महाराष्ट्र ठाणे पिन कोड:-401107 पॅन नं: ABPPK5301E
(8)दस्तऐवज करून देणा. वा पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1): नाव: फातिमा इल्लेन तापटे वय: 32 पत्ता: प्लॉट नं २/303, माळा नं: तिसरा मजला इमारतीचे नाव: सुख अपार्ट ब्लॉक नं: आशिष कॉम्प्लेक्स, रोड नं: मीरा रोड पूर्व ठाणे महाराष्ट्र ठाणे पिन कोड:-401107 पॅन नं: AJAPT3363L
(9) दस्तऐवज करून दिल्याचा दिनांक	08/04/2024
(10)दस्त नोंदणी केल्याचा दिनांक	08/04/2024
(11)अनुक्रमक, खंड व पृष्ठ	6391/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	342000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)गेरा	
मुल्याकनामाठी विद्यमान घेतलेला तपसील	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Justification for Price / Rate

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

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



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(Appendix-VII)

UNDERTAKING

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

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



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mukesh Manjibhai Vasoya & Gargi Mukesh Vasoya from Mr. Anil R. Mirani & Mrs. Kiran A. Mirani vide Agreement for sale dated 15.12.2015.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, Ghatkopar (East) Branch to assess Fair Market Value value of the property for Housing Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer Chandan Singh - Valuation Engineer Binumon Moozhickal - Technical Manager Jayaraja Acharya - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 19.09.2024 Valuation Date - 19.10.2024 Date of Report - 19.10.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 16.10.2024
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

(Annexure-V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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



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Remuneration and Costs.

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

Occupation, employability and restrictions

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.
Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2024.10.19 17:22:30 +05'30'

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



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