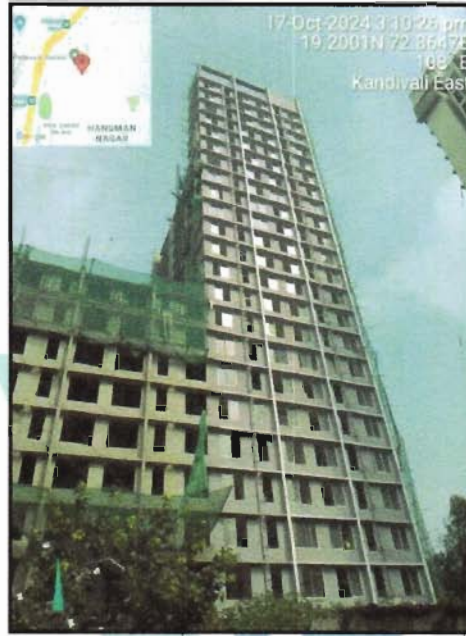


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Ms. Sunita Rodrigues**

Residential Flat No. 202, 2nd Floor, Wing - C, "**Enso Sanza**", Vadarpada Road No. 2, Hanuman Nagar, Village - Akurli, Taluka - Borivali, District - Mumbai Suburban, Kandivali (East), Mumbai, PIN - 400 101, State - Maharashtra, India.

Latitude Longitude : 19°12'0.5"N 72°51'54.1"E

Intended User:

Central Bank of India

Malad West Branch

Vishnu Bhawan, Anand Road, Opp, Malad Railway Station, Malad west
Mumbai-400064



Our Pan India Presence at :

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📍 Mumbai 📍 Nashik 📍 Rajkot 📍 Raipur
📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 202, 2nd Floor, Wing - C, "Enso Sanza", Vadarpada Road No. 2, Hanuman Nagar, Village - Akurli, Taluka - Borivali, District - Mumbai Suburban, Kandivali (East), Mumbai, PIN - 400 101, State - Maharashtra, India belongs to **Ms. Sunita Rodrigues**.

Boundaries of the property

North	: Slum Area
South	: Road
East	: Internal Road & Under Construction Building
West	: Slum Area

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 **₹ 81,48,500.00 (Rupees Eighty One Lakh Forty Eight Thousand Five Hundred Only) After completion of construction works**. As per Site Inspection 77% Construction Work is Completed.

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

Hence certified

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

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.22 13:15:55 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Central Bank of India Empanelment No.: SMRO /CREDIT/2017-18/1311

Encl.: Valuation report

Our Pan India Presence at :

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

Regd. Office

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

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Vastukala Consultants India Pvt. Ltd.

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

To,
The Branch Manager,
Central Bank of India
Malad West Branch
 Vishnu Bhawan, Anand Road, Opp, Malad Railway Station,
 Malad west Mumbai-400064

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
2	a) Date of inspection : 16.10.2024
	b) Date of which the valuation is made : 22.10.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale Registration No.16838/2024 Dated 07.10.2024 between M/s. Sai Aastha Developers(The Promoter) And Ms. Sunita Rodrigues(The Purchaser). II) Copy of Commencement Certificate No. RS/STGOVT/0019/20061020/AP/S Dated 30.08.2024 issued by Slum Rehabilitation Authority (SRA). III) Copy of RERA Certificate No. P51800013955 Dated 20.09.2023. IV) Copy of Approved Building Plan No.RS/STGOVT/0019/20061020/AP/S Dated 22.03.2024 issued by Slum Rehabilitation Authority (SRA).
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Ms. Sunita Rodrigues Residential Flat No. 202, 2 nd Floor, Wing - C, "Enso Sanza", Vadarpada Road No. 2, Hanuman Nagar, Village - Akurli, Taluka - Borivali, District - Mumbai Suburban, Kandivali (East), Mumbai, PIN - 400 101, State - Maharashtra, India. <u>Contact Person :</u> Ms. Purva Bhosle (Sales Person) Mobile No. 8976822405 Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 2 nd Floor. As per Agreement Sale Plan, the composition of residential flat is Living Room + 1 Bedroom + Kitchen + 2 Toilets + Passage (i.e 1 BHK with 2 Toilets)The property is at 500 M. distance from Akurli Metro Station. At the time of inspection building was under construction.
Stage of Construction	



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If under construction, extent of completion			
RCC Footing/Foundation	Complete	RCC Plinth	Complete
Full Building Rcc	Completed upto 24th floor	Internal Brick Work	Completed upto 24th floor
External Brick Work	Completed upto 24th floor	Internal Plastering	Completed upto 24th floor
External Plastering	Completed upto 24th floor	Window	Partly Completed
Flooring	Completed upto 15th floor		
Total	77% work completed		
6	Location of property		
a)	Plot No. / Survey No.	:	
b)	Door No.	:	Residential Flat No. 202
c)	C.T.S. No. / Village	:	CTS No - 163A/2 (pt), Village - Akurli
d)	Ward / Taluka	:	Taluka - Borivali
e)	Mandal / District	:	District - Mumbai Suburban
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No. RS/STGOVT/0019/20061020/AP/S dated 22.03.2024 issued by Slum Rehabilitation Authority
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7	Postal address of the property	:	Residential Flat No. 202, 2 nd Floor, Wing - C, "Enso Sanza", Vadarpada Road No. 2, Hanuman Nagar, Village - Akurli, Taluka - Borivali, District - Mumbai Suburban, Kandivali (East), Mumbai, PIN - 400 101, State - Maharashtra, India.
8	City / Town	:	City - Kandivali (East), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9	Classification of the area		
	i) High / Middle / Poor		Middle Class
	ii) Urban / Semi Urban / Rura		Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Akurli Municipal Corporation of Greater Mumbai (MCGM)

11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	Boundaries of the property	:	As per site	As per Document
	North	:	Slum Area	Nilkanth Society (As per RERA)
	South	:	Road	Samajwadi Society (As per RERA)
	East	:	Internal Road & Under Construction Building	Radhakrishna Society (As per RERA)
	West	:	Slum Area	Ganeshkrupa CHS (As per RERA)
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	Lift Lobby	External Visit Done Only
	South	:	Marginal Space	External Visit Done Only
	East	:	Flat No. 203 of Wing D	External Visit Done Only
	West	:	Flat No. 203 of Wing C	External Visit Done Only
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 379.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 416.90 (Carpet Area + 10%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°12'0.5"N 72°51'54.1"E	
15	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 379.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 163A/2 (pt)	
	Block No.	:	-	
	Ward No.	:	-	

	II. Land + others	:	₹ 18,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office	:	₹ 1,46,880/- per Sq. M. i.e. ₹ 13,646/- per Sq. Ft.
	Guideline rate(after deprecation)	:	N.A. Age of Property below 5 year
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	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,800/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 18,700/- per Sq. Ft.
	Total Composite Rate	:	₹ 21,500/- per Sq. Ft.
	Remarks	:	As building is under construction internal visit not allowed at site, The details about the property has been provided by Site Person – Ms. Purva Bhosle (Contact No. 8976822405)

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	379.00 Sq. Ft.	21,500.00	81,48,500.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
	Total value of the property After completion			81,48,500.00



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Realizable value of the property	73,33,650.00
Distress value of the property	65,18,800.00
Insurable value of the property (416.90 X 2,800.00)	11,67,320.00
Guideline value of the property (416.90 X 13,646.00)	56,89,017.00

Justification for Price / Rate

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

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 19960/- to ₹ 22000/- per Sq. Ft. on Carpet Area / ₹ 18146/- to ₹ 20000/- 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 ₹21,500.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	₹ 17,000/- (Expected rental income per month after completion of construction works)
Any likely income it may generate	Rental Income



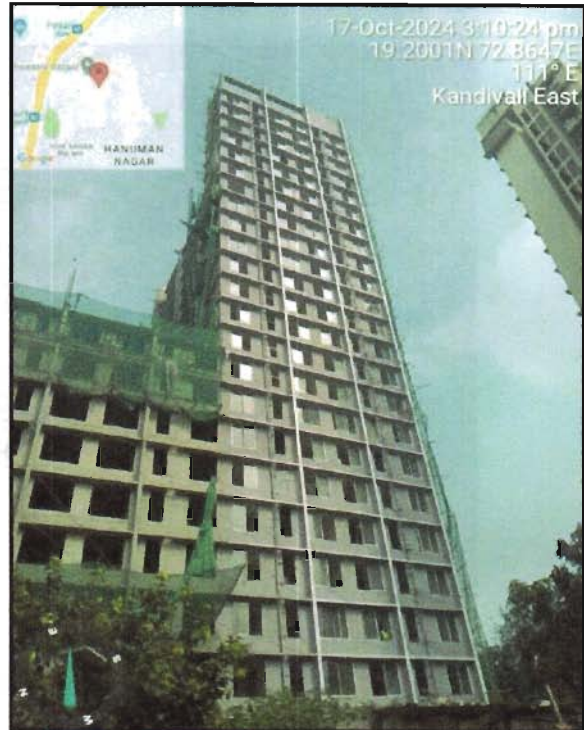
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Actual Site Photographs



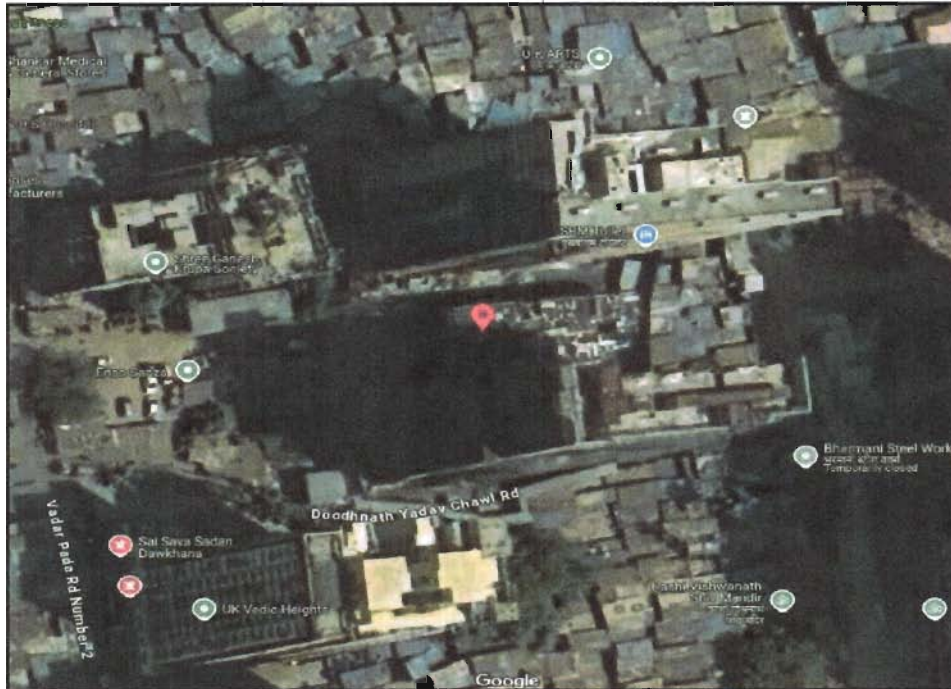
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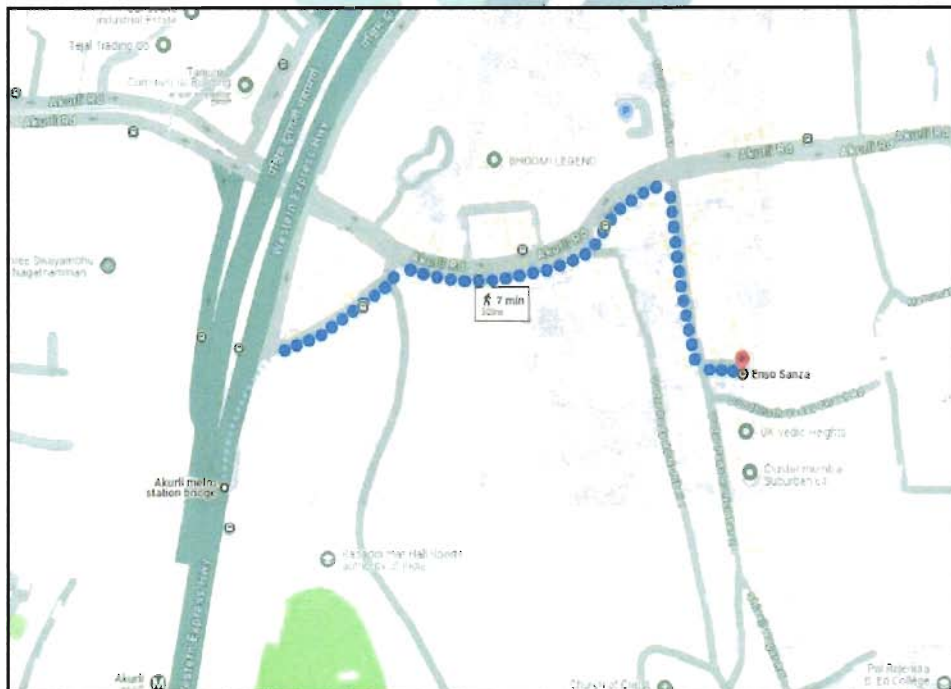
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Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°12'0.5"N 72°51'54.1"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Akurli - 500 M.).




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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)

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Year 2024-2025 **Language** English

Selected District MumbaiSubUrban

Select Village अकुर्ली (बोरीवली)

Search By Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक	एकक (Rs./)
SurveyNo	77/343-रस्ता : वृत्तगती महामार्ग.	67720	146880	168910 185200 146880	चौ. मीटर
SurveyNo	77.340A-भुभाग:खालील विभागातील सिटीएस न मधील मिळकती	84330	169400	186400 211700 169400	चौ. मीटर
SurveyNo	77.342A-भुभाग:खालील विभागातील सिटीएस न मधील मिळकती	67180	138190	158920 173060 138630	चौ. मीटर
SurveyNo	77.341A - भुभाग: मंजूर विकास योजना 2034 नुसार चे Natural Area या वापर विभागात समाविष्ट मिळकती.	24790	0	0 0 0	चौ. मीटर
SurveyNo	77.342B - भुभाग: मंजूर विकास योजना 2034 नुसार चे Natural Area या वापर विभागात समाविष्ट मिळकती.	24790	0	0 0 0	चौ. मीटर
12					

143 , 144 , 145 , 146 , 147 , 148C , 151 , 152 , 153 , 154 , 156 , 158 , 159 , 161 , 162 , 163A , 164 , 165 , 146 1 , 146 3 , 146 5 , 146 6 , 146 7 , 159 1 , 166 9

Stamp Duty Ready Reckoner Market Value Rate for Flat	146880			
Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,46,880.00	Sq. Mtr.	13,646.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	67720			
The difference between land rate and building rate(A-B=C)	79,160.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,46,880.00	Sq. Mtr.	13,646.00	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



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a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	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	Enso Sanza, Kandivali East		
Source	magic bricks		
Floor	12th		
	Carpet	Built Up	Saleable
Area	380.00	418.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹22,000.00	₹20,000.00	-

magicbricks



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Home > Property in Mumbai > Kandivali East > Apartment in Kandivali East > 1 BHK > 627 Sq-ft

₹83.6 Lac

[EMI - ₹38k](#) | [How much loan can I get?](#)

1 BHK 627 Sq-ft Flat For Sale [Kandivali East, Mumbai](#)

+5 Photos

1 Bed
2 Baths
Semi-Furnished

Carpet Area 380 sqft - ₹22,000/sqft	Developer Enso Group	Project Enso Sanza
Floor 12(Out of 20 Floors)	Transaction Type New Property	Facing East
Lifts 4	Furnished Status Semi-Furnished	Type Of Ownership Freehold

✔ East Facing Property

Contact Agent

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹83.6 Lac ₹4,18,000 Approx. Registration Charges ₹3,800 Monthly
Booking Amount	₹1.0 Lac
RERA ID	P51800013955
Address	Kandivali East, Mumbai, Kandivali East, Mumbai - Western Mumbai, Maharashtra





Property	Enso Sanza, Kandivali East		
Source	magic bricks		
Floor	16th		
	Carpet	Built Up	Saleable
Area	342.00	376.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹20,175.00	₹18,341.00	-

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Mumbai > Kandivali East > Apartment in Kandivali East > 1 BHK > 960 Sq.ft.

₹ 69.0 Lac [EMI: ₹ 31k](#) | [Can I afford it?](#)

1 BHK 960 Sq-ft Flat For Sale **Kandivali East, Mumbai**

+4 Photos

🛏 1 Bed
🚿 2 Baths
🏠 1 Balcony
🏠 Unfurnished

Carpet Area	Developer	Project
342 sqft	Enso Group	Enso Sanza
₹ 20,175/sqft		
Floor	Transaction Type	Additional Rooms
16(Out of 23 Floors)	New Property	1 Store Room
Facing	Furnished Status	Type Of Ownership
East	Unfurnished	Freehold

Contact Agent

Get Phone No.

👤 Last contact made 3 days ago

More Details

Price Breakup	₹ 69 Lac ₹ 3,45,000 Approx. Registration Charges
Booking Amount	₹ 50,000
Address	kandivali East, Kandivali East, Mumbai - Western Mumbai, Maharashtra

Property	Enso Sanza, Kandivali East		
Source	Nobroker.com		
Floor	Middle		
	Carpet	Built Up	Saleable
Area	388.00	426.80	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹21,907.00	₹19,916.00	-

NOBROKER

1 BHK Flat In Enso Sanza For Sale In ... Loan Verified **₹ 85 Lacs** **₹ 48,717/Month** **390** Need Home Loan?

Vader Pada Rd Number 2 Kandivali, Manuman Na ... Negotiable Estimated EMI Sq. Ft. Apply Loan

Home / Flats for Sale in Mumbai / Flats for Sale in Kandivali East / 1bhk Flat for Sale in Kandivali East / Property ...

1 Bedroom **Jun 4, 2024**
 2 Bathroom **Immediately**
 NA **Enso Sanza**
 None **Full**

Get Owner Details

Report what was not correct in this property
 Listed by Broker Sold Out
 Wrong info

Price trends by NBEstimate **Check Now**

Nearby: VJAYA BANK, GOREGAON WEST Goregaon Railway Station Sawant Yoga
 SANCHAITI SUPERSPECIALITY HOSPITAL Malad West

Overview

Age of Building	Under Construction	Ownership Type	Self Owned
Maintenance Charges	₹7.7 Per Sq.Ft/M	Flooring	Marble/Granite
Builtup Area	390 Sq.Ft	Carpet Area	388 Sq.Ft

Activity On This Property
 42 Unique Views 0 Shortlists 0 Contacted
 Powered By: NBEstimate

Similar Properties



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Sale Instances

Property	Enso Sanza, Kandivali East		
Source	Index no.2		
Floor	18th		
	Carpet	Built Up	Saleable
Area	379.00	416.90	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹20,815.00	₹18,923.00	-

17/10/2024, 17:31		97_3145	
3145367 24-02-2024 Note:-Generated Through eSearch Module.For original report please contact our.com. SRO office.		सूची क्र.2 दुय्यम निबंधक : सह दु.नि. बोरीवली 2 दस्त क्रमांक : 3145/2024 नोंदणी : Regn:63m	
गावाचे नाव : आकुर्ली			
(1) विलेखाना प्रकार	कर:रनामा		
(2) मोबदला	7888889		
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	6774252.48		
(4) मू.मापन,पोट हिस्सा व घर क्रमांक अन्वयात	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1805. माळा नं: 18 वा मजला बी - विंग, इमारतीचे नाव: एन्सो सांझा बिल्डिंग, ब्लॉक नं: कांदिवली(पूर्व),मुंबई - 400101, रोड : हनुमान नगर,वडारयाडा रोड नं. 2, इतर माहिती: सोबत एक कर पार्किंग, ((C.T.S. Number : 163A/2 (PART) ,))		
(5) क्षेत्रफळ	38.76 चौ.मीटर		
(6) आकारणी किंवा खुदो देण्यात असलेले तपसा.			
(7) दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवणी न्यायालयाचा हुकुमाच्या किंवा अर्देश अन्वयात प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेशर्सी साई आल्था डेव्हलपर्सचे अंधोरावळ सिनेटरी शक्रेड सैठ तर्फे मुख्यार आशीष शाह वय:-31 पत्ता:-प्लॉट नं: 001, माळा नं: 9 वा मजला, इमारतीचे नाव: लिंक बिल्डिंग, ब्लॉक नं: खार (पश्चिम), रोड नं: कॉर्नर ऑफ 14 वा रोड आणि खार पाली रोड, महाराष्ट्र, मुंबई. पिन कोड:-400082 पॅन नं:-A/3 YFS/026/3 2): नाव:-मेशर्सी साई आल्था डेव्हलपर्सचे अंधोरावळ सिनेटरी अमित दुहानी तर्फे मुख्यार आशीष शाह वय:-31 पत्ता:-प्लॉट नं: 001, माळा नं: 9 वा मजला, इमारतीचे नाव: लिंक बिल्डिंग, ब्लॉक नं: खार (पश्चिम), रोड नं: कॉर्नर ऑफ 14 वा रोड आणि खार पाली रोड, महाराष्ट्र, मुंबई. पिन कोड:-400082 पॅन नं:-A/3 YFS/026/3		
(8) दस्तऐवज करून देणाऱ्या पक्षकाराचे व किंवा दिवणी न्यायालयाचा हुकुमाच्या किंवा अर्देश अन्वयात प्रतिवादिचे नाव व पत्ता	1): नाव:-रामचंद्र फांडुरंग सुतार वय:-32, पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: नव अरुणोदय सोला मंडळ वळ, ब्लॉक नं: मालाड पूर्व, रोड नं: प्रथमेश नगर, अम्बापाडा, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-CS/0/PS/684/2 2): नाव:-लक्ष्मण कशिनाथ शिरोडकर वय:-33, पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: नव अरुणोदय सोला मंडळ वळ, ब्लॉक नं: मालाड पूर्व, रोड नं: प्रथमेश नगर, अम्बापाडा, महाराष्ट्र, मुंबई. पिन कोड:-400097 पॅन नं:-RZ/0/PS/674/8/4		
(9) दस्तऐवज करून दिल्याचा दिनांक	22/02/2024		
(10) दस्त नोंदणी केल्याचा दिनांक	23/02/2024		
(11) अनुक्रमांक, संड/वपुष्ट	3145/2024		
(12) बाजारभावाप्रमाणे/ड्राफ्ट शुल्क	475000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Property	Enso Sanza, Kandivali East		
Source	Index no.2		
Floor	4th		
	Carpet	Built Up	Saleable
Area	379.00	416.90	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹19,960.00	₹18,145.00	-

17/10/2024, 17:51	ig_463
463367 11-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2 दुय्यम निबंधक : सह दु.नि. बोरीवली 2 दस्त क्रमांक : 463/2024 नोंदणी : R6gn:63m
गावाचे नाव : आकुर्ली	
(1) विलेखाचा प्रकार	करारनामः
(2) मोबदला	7564815
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपटकर आकारणी देतो की पट्टेदार ते नमुद करावे)	5693068.8
(4) भू.मापन,पोटहिस्ता व धरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्गन : रादनिका नं: 402, माळा नं: 4 था मजला, सी - विंग. इमारतीचे नाव: एन्सो सांझा बिल्डिंग, ब्लॉक नं: कांदिवली (पूर्व), मुंबई - 400101, रोड : हनुमान नगर, वडारपांड रोड नं. 2 ((C.T.S. Number : 163A/2 (PART) ;))
(5) क्षेत्रफळ	38.76 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले वेळा.	
(7) दस्तऐवज करून देणा-या/सिद्धन देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:- मेसर्स साई अस्था डेव्हलपर्सचे ऑफीस इन्च सिग्रेटरी शक्रेड रोड तर्फे मुखत्यार विनेश कोटाडिया वय:-25 पत्ता:-प्लॉट नं: ऑफिस नं. 901, माळा नं: 9 वा मजला, इमारतीचे नाव: लिक्स बिल्डिंग, ब्लॉक नं: खार (पश्चिम), रोड नं: कॉर्नर ऑफ 14 वा रोड आणि खार पाली रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-ABYF50203J 2) नाव:- मेसर्स साई अस्था डेव्हलपर्सचे ऑफीस इन्च सिग्रेटरी अमित दुहलानी तर्फे मुखत्यार विनेश कोटाडिया वय:-25 पत्ता:-प्लॉट नं: ऑफिस नं. 901, माळा नं: 9 वा मजला, इमारतीचे नाव: लिक्स बिल्डिंग, ब्लॉक नं: खार (पश्चिम), रोड नं: कॉर्नर ऑफ 14 वा रोड आणि खार पाली रोड, महाराष्ट्र, मुंबई. पिन कोड:-400052 पॅन नं:-ABYF50203J
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-राजेशी राजेंद्र मालपकर वय:-52; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: राम भेयावी चाळ, ब्लॉक नं: खार (पूर्व), रोड नं: कलावती भवन, शांतीलाल कंपाऊंड, जवाहर नगर, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:-AJBPM5471D 2) नाव:-राजेंद्र बंद्रकांत मालपकर वय:-54; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: राम भेयावी चाळ, ब्लॉक नं: खार (पूर्व), रोड नं: कलावती भवन, शांतीलाल कंपाऊंड, जवाहर नगर, महाराष्ट्र, मुंबई. पिन कोड:-400055 पॅन नं:-AZQPM1514Q
(9) दस्तऐवज करून दिल्याचा दिनांक	09/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	09/01/2024
(11) अनुक्रमिक खंड व पृष्ठ	463/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	454000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

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 **₹81,48,500.00 (Rupees Eighty One Lakh Forty Eight Thousand Five Hundred Only) after completion of the property.** The **Realizable Value** of the above property is **₹73,33,650.00 (Rupees Seventy Three Lakh Thirty Three Thousand Six Hundred Fifty Only).** The **Distress Value** is **₹65,18,800.00 (Rupees Sixty Five Lakh Eighteen Thousand Eight Hundred Only).** As per Site Inspection 77% Construction Work is Completed.

Place : Mumbai

Date : 22.10.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.22 13:17:00 +05'30'

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Central Bank of India Empanelment No.: SMRO /CREDIT/2017-18/1311

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date _____

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached



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- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Ms. Sunita Rodrigues from M/s. Sai Aastha Developers vide Agreement for sale dated 07.10.2024.
2	purpose of valuation and appointing authority	As per the request from Central Bank of India, Malad West Branch to assess Fair Market Value value of the property for Housing Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Govind Pande - Valuation Engineer Shobha Kuperkar - 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 - 16.10.2024 Valuation Date - 22.10.2024 Date of Report - 22.10.2024
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **22nd October 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **379.00 Sq. Ft. Carpet Area** in the name of **Ms. Sunita Rodrigues**. 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 subject property is owned by **Ms. Sunita Rodrigues**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any



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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.

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **379.00 Sq. Ft. Carpet Area**.

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 Flat 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



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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat, admeasuring 379.00 Sq. Ft. Carpet Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(Annexure-V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



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

Confidentiality

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

Information Management

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



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Gifts and hospitality:

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

Remuneration and Costs.

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

Occupation, employability and restrictions

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Maharashtra,
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Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Central Bank of India Empanelment No.: SMRO /CREDIT/2017-18/1311



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