

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Harsh Sushil Bhartiya**

Residential Flat No. 406, 4th Floor, Building No D, Wing - A, "Golden Isle Co-Op. Hsg. Soc. Ltd. ",
Royal Palms, Aarey Colony, Village - Maroshi, Goregaon (East), Taluka - Borivali, District - Mumbai
Suburban , PIN - 400 065, State - Maharashtra, India.

Latitude Longitude : 19°9'22.5"N 72°53'11.1"E

Intended User:

State Bank of India

SME Hindu Colony Dadar Branch

Bullet Building, Lakhamshi Nappu Road, Opposite Raje Chhatrapati Shivaji
Vidyalyaya, Hindu Colony, Dadar (East), Mumbai - 400 014, State - Maharashtra,
Country - India.



Our Pan India Presence at :

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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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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 406, 4th Floor, Building No D, Wing - A, "Golden Isle Co-Op. Hsg. Soc. Ltd. ", Royal Palms, Aarey Colony, Village - Maroshi, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 065, State - Maharashtra, India belongs to **Mr. Harsh Sushil Bhartiya** .

Boundaries of the property

North : Royal Palms Road
South : Emerald Club
East : Emerald Isle - 1
West : Internal Road

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 **₹ 27,66,225.00 (Rupees Twenty Seven Lakh Sixty Six Thousand Two Hundred Twenty Five 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.

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: 2024.11.30 17:07:47 +05'30'



Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Encl.: Valuation report

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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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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,
State Bank of India
SME Hindu Colony Dadar Branch
 Bullet Building, Lakhamsi Nappu Road, Opposite Raje
 Chhatrapati Shivaji Vidyalyaya, Hindu Colony, Dadar (East),
 Murnbai - 400 014, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection : 30.11.2024
	b) Date of which the valuation is made : 30.11.2024
3	List of documents produced for perusal: I) Copy of Agreement for sale No.15422 / 2017 Dated 18.11.2017 between Mr. Dibyojyoti Gopal Bhatta & Mrs. Divya Siddu Pujari Bhatta (The Vendor) And Mr. Harsh Sushil Bhartiya (The Purchaser). II) Copy of Commencement Certificate No.SRA / Ch.E / 397 / PS / PL / AP Dated 03.08.2000 issued by Slum Rehabilitation Authority (SRA). III) Copy of Occupancy Certificate No.SRA / ENG / 397 / PS / PL / AP Dated 30.06.2010 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) : Mr. Harsh Sushil Bhartiya Residential Flat No. 406, 4 th Floor, Building No D, Wing - A, "Golden Isle Co-Op. Hsg. Soc. Ltd. ", Royal Palms, Aarey Colony, Village - Maroshi, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 065, State - Maharashtra, India. <u>Contact Person :</u> Miss. Khushi Thakur (Tenant) Mobile No. - Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 4 th Floor. As per site information, the composition of Flat is 1RK. The property is at 4.9 Km. distance from Aarey Metro Station.
6	Location of property
a)	Plot No. / Survey No. : New Survey No - 169(Part)
b)	Door No. : Residential Flat No. 406
c)	C.T.S. No. / Village : CTS No - 1627(Part), Village - Maroshi



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d)	Ward / Taluka	:	Taluka - Borivali	
e)	Mandal / District	:	District - Mumbai Suburban	
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7	Postal address of the property	:	Residential Flat No. 406, 4 th Floor, Building No D, Wing - A, "Golden Isle Co-Op. Hsg. Soc. Ltd. ", Royal Palms, Aarey Colony, Village - Maroshi, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 065, State - Maharashtra, India.	
8	City / Town	:		
	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 - Maroshi MHADA	
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	:	Royal Palms Road	Details not available
	South	:	Emerald Club	Details not available
	East	:	Emerald Isle - 1	Details not available
	West	:	Internal Road	Details not available
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	:	Details not available	Passage
	South	:	Details not available	Entrance

	East	:	Details not available	Flat No. 405
	West	:	Details not available	Flat No. 401
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 231.00 (Area As Per Agreement for sale)</p> <p>Built Up Area in Sq. Ft. = 277.20 (Carpet Area + 20%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°9'22.5"N 72°53'11.1"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 231.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	<p>Tenant Occupied</p> <p>Tenant Name : Miss. Khushi Thakur Occupied Since - Last 1 Month</p>	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 1627(Part)	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Maroshi, MHADA	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 406, 4 th Floor, Building No D, Wing - A, " Golden Isle Co-Op. Hsg. Soc. Ltd. ", Royal Palms, Aarey Colony, Village - Maroshi, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban , PIN - 400 065, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2010 (As per occupancy certificate)	
5.	Number of Floors	:	Ground + 20 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4 th Floor is having 12 Flats	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Normal	
11.	Facilities Available			

	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	4 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 406
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Aluminium Sliding Windows with window grills
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Normal
7.	Sale Deed executed in the name of	:	Mr. Harsh Sushil Bhartiya
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 277.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per MHADA norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 231.00 (Area As Per Agreement for sale)
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?	:	Tenant Occupied
15.	If rented, what is the monthly rent?	:	Rs. 15,000 Present 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)	:	₹ 8824/- to ₹ 14220/- per Sq. Ft. on Carpet Area ₹ 7353/- to ₹ 11850/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 12,500/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 10,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 96,060/- per Sq. M. i.e. ₹ 8,924/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 89,313/- per Sq. M. i.e. ₹ 8,297/- 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 / Rgstin. 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)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	14 years

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

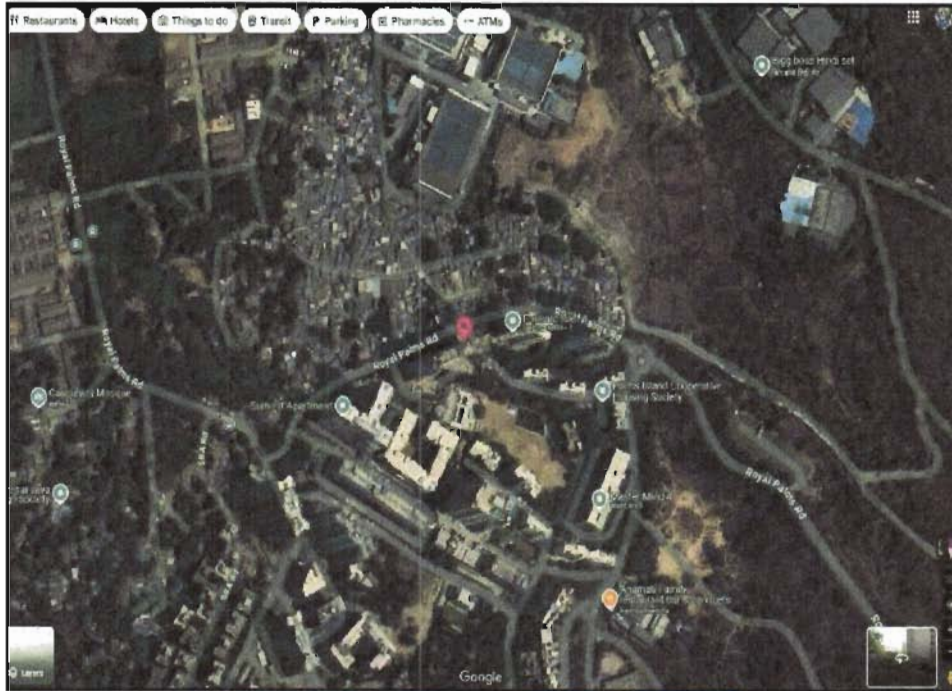
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 ₹ 8,824/- to ₹ 14,220/- per Sq. Ft. on Carpet Area / ₹ 7,353/- to ₹ 11,850/- 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 ₹11,975.00 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	Rs. 15,000 Present rental income per month
Any likely income it may generate	Rental Income

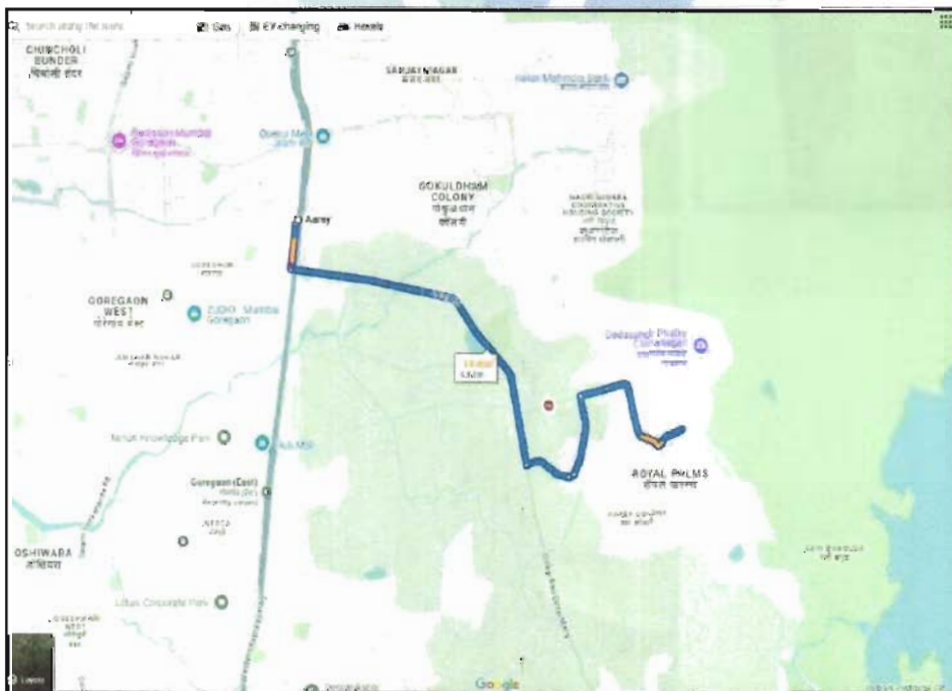
Actual Site Photographs



Route Map of the property



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



Longitude Latitude: 19°9'22.5"N 72°53'11.1"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Aarey - 4.9 Km.).



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Ready Reckoner Rate

The screenshot shows the Maharashtra Department of Registration & Stamps website. The header includes the department name in English and Marathi, along with the Government of Maharashtra logo. Below the header, there is a navigation bar with 'Home' and 'Help Center' links. The main content area is titled 'Location Details' and contains a form with the following fields:

- Select Type: Development Agreement, Tenant Occupied, Other
- Division Name: Mumbai
- District Name: मुंबई (अपनगर)
- Zone Name: 126-वस्ती नगर वली
- Attribute: मि.स.इस. नंबर
- SubZone Name: सुभाष स्टीविस वॉल वस्ती

 At the bottom of the form, there is a table with the following data:

	Open Land	Residence	Office	Shop	Industry	Unit
	47870	96060	106670	144000	100120	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	96060			
Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	96,060.00	Sq. Mtr.	8,924.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	47870			
The difference between land rate and building rate(A-B=C)	48,190.00			
Percentage after Depreciation as per table(D)	14%			
Rate to be adopted after considering depreciation [B + (C X D)]	89,313.00	Sq. Mtr.	8,297.00	Sq. Ft.

Multi-Storeyed building with Lift

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

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

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	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

Price Indicators

Property	Residential Flat [†]		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	245.00	294.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹13,061.00	₹10,884.00	-

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property in Mumbai > Goregaon East > Apartment in Goregaon East > 1 BHK > 240 Sqft

₹32.0 Lac

EMI - ₹1.5k | Can I afford it?

1 BHK Flat For Sale in Golden Isle, Goregaon East, Mumbai

+5 Photos

2 Bed
1 Bath
Furnished

Carpet Area	Project	Floor
245 sqft - ₹13,061/sqft	Golden Isle	5 (Out of 21 Floors)
Transaction Type	Status	Furnished Status
Resale	Ready to Move	Furnished
Age Of Construction	15 to 20 years	

Contact Owner
Get Phone No.
Last contact made 1 day ago

More Details

Price Breakup	₹32 Lac
Address	Goregaon East - Mumbai, Goregaon East, Mumbai - Western Mumbai, Maharashtra
Furnishing	Furnished
Age of Construction	15 to 20 years

Contact Owner

About Project

Golden Isle

Follow Project

Price

Call For Price

Price per sqft

₹ 8,776 - ₹ 9,694

Configuration

2 BHK Flat

Explore Project →

Compare Projects




Price Indicators

Property	Residential Flat		
Source	magic bricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	410.00	492.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,220.00	₹11,850.00	-

magicbricks
Buy
Rent
Sell
Home Loans

₹58.3 Lac | EMI - ₹26k | [Get pre-approved loan](#)

2 BHK 615 Sq-ft Flat For Sale [Goregaon East, Mumbai](#)

-15 Photos

2 Beds | 2 Baths | 1 Balcony | Unfurnished

Carpet Area 410 sqft ₹14,207/sqft	Project Golden Isle	Floor 5 (Out of 20 Floors)
Transaction Type Resale	Status Ready to Move	Facing East
Furnished Status Unfurnished	Type Of Ownership Co-operative Society	Age Of Construction 10 to 15 years

Contact Agent
Get Phone No.

Last contact made 3 days ago

More Details

Price Breakup	₹58.3 Lac ₹2,91,250 Approx. Registration Charges
Address	Goldent Isle, Goregaon East, Goregaon East, Mumbai - Western Mumbai, Maharashtra
Furnishing	Unfurnished
Type of Ownership	Co-operative Society
Overlooking	Garden/Park
Age of Construction	10 to 15 years

Description: FULLY FURNISHED COMPACT 2 BHK flat for sale in Royal Palms, Goregaon East. Amenities include E.AIR CONDITIONERS, 2 DOUBLE BEDS, 2 WARDROBES, 2 TVs, 3 FANS, REFRIGERATOR, WASHING MA.

[Read more](#)

Contact Agent

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	408.00	489.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹8,824.00	₹7,353.00	-

7984387

15-04-2024

Note -Generated Through eSearch Module For
original report please contact concern SRO office

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 4

दस्त क्रमांक : 7984/2021

नोंदणी :

Regn.63m

गावाचे नाव : मरोशी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3600000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3819605.76
(4) भू. मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: मौजे मरोशी ता.बोरीवली. जि.मुंबई येथील सी टी एस नं.1627 सदनिका नं: ए/1602,16 वा माला,गोल्डन आईल कॉ ऑ.हौसिंग सोसायटी लिमिटेड, रॉयल पाम, युनिट नं-26, आरे मिल्क कॉलनी, गोरगाव पूर्व मुंबई - 400065 सदनिका क्षेत्र 37.92 चौ.मी. बांधीव.....झोन नं.54/254/A (C.T.S. Number : 1627. ;)
(5) क्षेत्रफळ	37.92 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असलेले तसेच	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव: मनोजकुमार मणिलाल छेडा - वय: 31 प्रता: फ्लॉट नं 51, बरोच स्ट्रीट, माला नं: , इमारतीचे नाव: , ब्लॉक नं: कापडिया चेंबर, देवजी रतनसिंह मार्ग, रोड नं: मस्जिद ब्रदर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400009 पॅन नं:-AMRPC0938N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव: सुयमा अकरम पाटील - वय: 30, पत्ता: फ्लॉट नं 202, माला नं: , इमारतीचे नाव: विद्या सागर सोसायटी, ब्लॉक नं: चैतन्य संकुल, कात्रप रोड, रोड नं: शिरगाव, बदलापूर (ईस्ट), डिस्ट्रीक्ट ठाणे, महाराष्ट्र, THANE. पिन कोड:-421503 पॅन नं:-BOEPP5385E
(9) दस्तऐवज करून दिल्याचा दिनांक	30/06/2021
(10) दस्त नोंदणी केल्याचा दिनांक	30/06/2021
(11) अनुक्रमांक, खंड व पृष्ठ	7984/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	153000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sale Instances

Property	Residential Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	303.00	363.60	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹11,551.00	₹9,626.00	-

10352324

10-04-2024

Note -Generated Through eSearch Module.For
original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 1

दस्त क्रमांक : 10352/2015

नोंदणी :

Regn.63m

गावाचे नाव : 1) मरोशी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3500000
(3) बाजारभाव(भाडेपट्ट्याच्या वाढितपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3514977
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं 504 बी, माळा नं: 5 वा मजला, इमारतीचे नाव: डी बीएलिंग, गोल्डन आईल, ब्लॉक नं: रॉयल पाम्प, रोड : आरे मिल्क कॉलनी, इतर माहिती: सदर मिल्कत हि सर्वे क्र 169(पार्ट)न भू क्र 1627/अ मरोशी गाव गौरेगांव पूर्व मुम्बई 400065 येथील आहे. सदर सदनिकेचे एकूण क्षेत्र 28.15 चौ मीटर कारपेट आहे. ((C.T.S. Number : 1627/A :))
(5) क्षेत्रफळ	1) 33.78 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स रॉयल पाल्म इंडिया प्रा. लि. फोर्मेर्ली नोन अँड अमीर पार्क्स अँड अँड्युजमेंट प्रा लि चे संचालक दिलावर नेन्सी लॉक कबुलीजबाबासाठी मुखत्यार सतिषा - मारू वय: 38; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सर्वे नं 169, ब्लॉक नं: रॉयल पाम्प, रोड नं: आरे मिल्क कॉलनी, महाराष्ट्र, मुम्बई. पिन कोड:-400065 पॅन नं:-AABCR9424R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- संजय - सेठी वय:-37; पत्ता:- प्लॉट नं: बी-6/704, माळा नं: -, इमारतीचे नाव: गौरव एनक्लेव, ब्लॉक नं: बेव्हली पार्क, रोड नं. गौरा रोड, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-EREPS0975R
(9) दस्तऐवज करून दिल्याचा दिनांक	27/10/2015
(10) दस्त नोंदणी केल्याचा दिनांक	31/10/2015
(11) अनुक्रमांक, खंड व पृष्ठ	10352/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	176000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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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 **₹27,66,225.00 (Rupees Twenty Seven Lakh Sixty Six Thousand Two Hundred Twenty Five Only)**. The **Realizable Value** of the above property is **₹24,89,603.00 (Rupees Twenty Four Lakh Eighty Nine Thousand Six Hundred Three Only)**. The **Distress Value** is **₹22,12,980.00 (Rupees Twenty Two Lakh Twelve Thousand Nine Hundred Eighty Only)**.

Place : Mumbai

Date : 30.11.2024

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: 2024.11.30 17:08:14 +05'30'



Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

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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(Annexure-IV)**DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. 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.
- c. The information furnished in my valuation report dated 30.11.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My engineer Chandan Singh has personally inspected the property on 30.11.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. 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.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. 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
- n. 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
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure



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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.

