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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Dinkar Sitaram Gaikar**

Residential House No. **SS / I / 644**, Sector – 16, Village – Koperkhairane, Navi Mumbai
Thane, PIN- 400 709, State – Maharashtra, India.

Latitude Longitude: 19°06'00.5"N 73°00'03.6"E

Valuation Prepared for:

State Bank of India
HLC CBD Belapur

Home Loan Centre, Belapur, Tower No 4, 5th floor, CBD Belapur Railway
Station Complex, CBD Belapur - 400614

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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 (I) Pvt. Ltd.

Valuation Report Prepared For: SBI / HLC CBD Belapur / Shri. Dinkar Sitaram Gaikar (12368/2309069) Page 2 of 26

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Vastu/Mumbai/11/2024/12368/2309069
15/15-154-BHVSBS
Date: 15.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential House No. **SS / I / 644**, Sector – 16, Village – Koperkhairane, Navi Mumbai, Thane, PIN- 400 709, State – Maharashtra, India belongs to **Shri. Dinkar Sitaram Gaikar**.

Boundaries of the property.

North	:	Internal road and Residential Rooms
South	:	Residential Rooms and Sector 15 Road
East	:	Residential Room
West	:	Residential Room

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 40,29,216.00 (Rupees Forty Lakh Twenty Nine Thousand Two Hundred Sixteen 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 valuation report.

Hence certified

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

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.

Auth. Sign.





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Vastukala Consultants (I) 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****HLC CBD Belapur**

Home Loan Centre, Belapur, Tower No 4, 5th floor,

CBD Belapur Railway Station Complex,

CBD Belapur - 400614

State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF APARTMENT)

I	General											
1.	Purpose for which the valuation is made	: To assess Value of the property for Bank Loan Purpose.										
2.	a) Date of inspection	: 14.11.2024										
	b) Date on which the valuation is made	: 15.11.2024										
3.	List of documents produced for perusal											
	1. Copy of Conveyance Deed dated 08.04.2005 between Babu Shiavana Regholi (the Seller) AND Shri. Dinkar Sitaram Gaikar (the Purchaser). 2. Copy of Possiession Letter dated 28.10.1997 issued by CIDCO 3. Copy of No Objection Certificate dated 17.11.2011 issued by CIDCO in the name of Shri. Dinkar Sitaram Gaikar. 4. Copy of Index II dated 30.03.2005 between Babu Shiavana Regholi (the Seller) AND Shri. Dinkar Sitaram Gaikar (the Purchaser).											
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)	Shri. Dinkar Sitaram Gaikar Address: Residential House No. SS / I / 644 , Sector – 16, Village – Koperkhairane, Navi Mumbai, Thane, PIN- 400 709, State – Maharashtra, India Contact Person: Karishma Patil Contact No.: 9321495701 Sole Ownership										
5.	Brief description of the property (Including Leasehold / freehold etc.)	The property is a Residential House of Ground + 2 Upper Floors + Terrace RCC framed structure. The property is at 2.4 Km. travelling distance from nearest railway station Koperkhairane. The composition of Apartment is as under: <table border="1" style="margin-top: 10px;"> <thead> <tr> <th>Floor</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>Living Room + Kitchen + Bath + WC + Veranda</td> </tr> <tr> <td>1st Floor</td> <td>Living Room + Kitchen + Bath + WC</td> </tr> <tr> <td>2nd Floor</td> <td>Living Room + Kitchen + Bath + WC</td> </tr> <tr> <td>Covered Terrace</td> <td>Living Room + Kitchen + Toilet</td> </tr> </tbody> </table>	Floor	Composition	Ground	Living Room + Kitchen + Bath + WC + Veranda	1 st Floor	Living Room + Kitchen + Bath + WC	2 nd Floor	Living Room + Kitchen + Bath + WC	Covered Terrace	Living Room + Kitchen + Toilet
Floor	Composition											
Ground	Living Room + Kitchen + Bath + WC + Veranda											
1 st Floor	Living Room + Kitchen + Bath + WC											
2 nd Floor	Living Room + Kitchen + Bath + WC											
Covered Terrace	Living Room + Kitchen + Toilet											

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Sector – 16
	b) Door No.	:	Residential House No. SS / I / 644
	c) C.T.S. No. / Village	:	Sector – 16, Village – Koperkhairane
	d) Ward / Taluka	:	Taluka – Thane
	e) Mandal / District	:	District – Thane
	f) Date of issue and validity of layout of approved map / plan	:	The property is constructed by CIDCO & CIDCO itself is an issuing authority.
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential House No. SS / I / 644 , Sector – 16, Village – Koperkhairane, Navi Mumbai, Thane, PIN- 400709, State – Maharashtra, India
8.	City / Town	:	Village - Koparkhairane, Navi 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 / Rural	:	Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Koparkhairane CIDCO / Navi Mumbai Municipal Corporation
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
	North		Internal road and Residential Rooms
	South		Residential Rooms and Sector 15 Road
	East		Residential Room
	West		Residential Room
			As per Document
			Details not available
			Details not available
			Details not available
			Details not available
13.	Dimensions of the site		N. A. as property under consideration is independent Residential House
			A (As per the Deed)
			B (Actuals)
	North	:	-
	South	:	-
	East	:	-
	West	:	-

14.	Extent of the site	:	Ground Floor Area in Sq. Ft. = 224.00 First Floor Area in Sq. Ft. = 224.00 Second Floor Area in Sq. Ft. = 224.00 Terrace Area in Sq. Ft. = 215.00 Total Area in Sq. Ft. = 887.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 176.00 (Area as per Index II) Built Up Area in Sq. Ft. = 106.00 (Additional Area as per CDCO Letter) Total Built Up Area in Sq. Ft. = 282.00
14.1	Latitude, Longitude & Co-ordinates of Apartment	:	19°06'00.5"N 73°00'03.6"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 176.00 (Area as per Index II) Built Up Area in Sq. Ft. = 106.00 (Additional Area as per CDCO Letter) Total Built Up Area in Sq. Ft. = 282.00
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Ground Floor - Tenant Occupied – Mr. Tanaji Jadhav First Floor - Tenant Occupied – Mr. Deepak Sangpal Second Floor – Owner Occupied – Mr. Dinkar Gaikar Terrace Area - Owner Occupied – Mr. Dinkar Gaikar
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Sector – 16
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Koperkhairane CIDCO
	Door No., Street or Road (Pin Code)	:	Residential House No. SS / I / 644 , Sector – 16, Village – Koperkhairane, Navi Mumbai, Thane, PIN- 400709, State – Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1997 (As per Possession Letter)
5.	Number of Floors	:	Ground + 2 upper floors + Terrace
6.	Type of Structure	:	R.C.C framed structure
7.	Number of Dwelling units in the building	:	-
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	Not Provided

Protected Water Supply	:	Municipal Water supply
Underground Sewerage	:	Connected to Municipal Sewerage System
Car parking - Open / Covered	:	Open Car Parking
Is Compound wall existing?	:	Yes
Is pavement laid around the building	:	Yes

III	Apartment	
1	The floor in which the Apartment is situated	: Independent Apartment of Ground + 2 + Terrace upper floors.
2	Door No. of the Apartment	: Residential House No. SS / I / 644
3	Specifications of the Apartment	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified flooring
	Doors	: Teak wood door frame with solid flush shutters
	Windows	: -
	Fittings	: Concealed plumbing with C.P. fittings. & Casing Capping Electrical Wiring
	Finishing	: Cement Plastering
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 Apartment?	: Normal
7	Sale Deed executed in the name of	: Shri. Dinkar Sitaram Gaikar
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the Apartment?	: Built Up Area in Sq. Ft. = 176.00 (Area as per Index II) Built Up Area in Sq. Ft. = 106.00 (Additional Area as per CDCO Letter) Total Built Up Area in Sq. Ft. = 282.00
10	What is the floor space index (app.)	: As per CIDCO norms
11	What is the Carpet Area of the Apartment?	: Ground Floor Area in Sq. Ft. = 224.00 First Floor Area in Sq. Ft. = 224.00 Second Floor Area in Sq. Ft. = 224.00 Terrace Area in Sq. Ft. = 215.00 Total Area in Sq. Ft. = 887.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	: Upper Middle Class
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Ground Floor - Tenant Occupied – Mr. Tanaji Jadhav First Floor - Tenant Occupied – Mr. Deepak Sangpal

			Second Floor – Owner Occupied – Mr. Dinkar Gaikar Terrace Area - Owner Occupied – Mr. Dinkar Gaikar
15	If rented, what is the monthly rent?	:	₹ 8,500.00 Expected rental income per month for entire apartment.
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 Apartment 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)	:	₹ 14,500.00 to ₹ 15,500.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Apartment under valuation after comparing with the specifications and other factors with the Apartment under comparison (give details).	:	₹ 15,300.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 12,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,09,000.00 per Sq. M. i.e. ₹ 10,126.00 per Sq. Ft.
	Guideline rate (After Depreciation)	:	₹ 90,991.00 per Sq. M. i.e. ₹ 8,453.00 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 / Rgstrn. 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 Apartment with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	27 Years
	Life of the building estimated	:	33 years Subject to proper, preventive periodic maintenance & structural repairs

	Depreciation percentage assuming the salvage value as 10%	:	40.50%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,488.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 12,800.00 per Sq. Ft.
	Total Composite Rate	:	₹ 14,288.00 per Sq. Ft.
	Remarks: As per site inspection, actual Total Carpet area 887.00 Sq. Ft (Ground + 2 + Terrace upper floors) is more than Built up area 282.00 Sq. Ft. (176.00 Area as per Index II + 106.00 Additional Area as per CDCO Letter) mentioned in the documents provided to us. We have considered area mentioned in the documents.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the property	282.00 Sq. Ft.	14,288.00	40,29,216.00
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			
	Fair Market Value of the property			40,29,216.00
	Realizable value of the property			38,27,755.00
	Distress value of the property			32,23,373.00
	Insurable value of the property (282.00 X ₹ 2,500.00)			7,05,000.00
	Guideline value of the property (282.00 X ₹ 8,453.00)			23,83,746.00

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.



Since 1989

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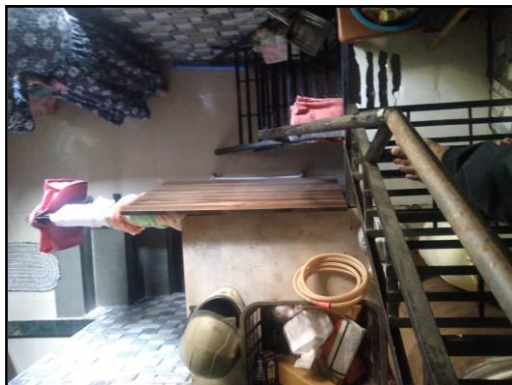
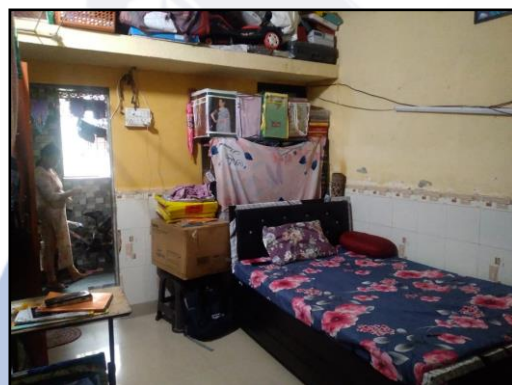


Method of Valuation / Approach

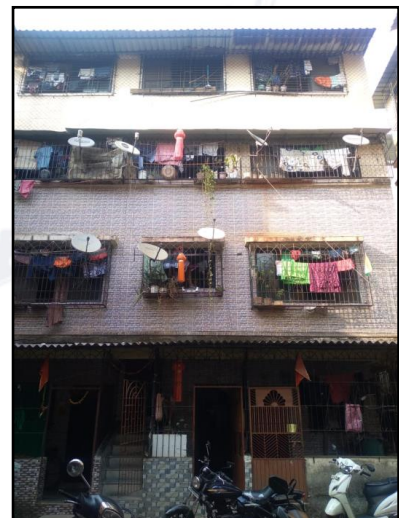
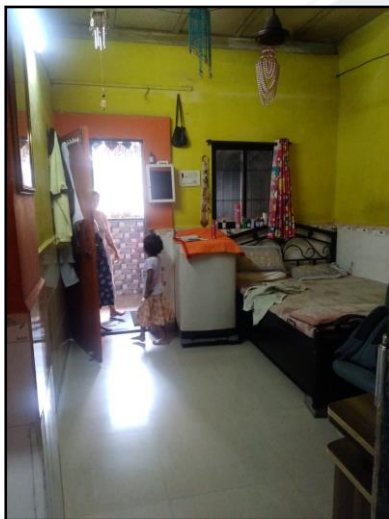
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 House, where there are typically many comparables available to analyze. As the property is a Residential House, 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 ₹ 14,500.00 to ₹ 15,500.00 per Sq. Ft. on Built-up Area. Considering the rate with attached report, current market conditions, demand and supply position, Apartment size, location, upswing in real estate prices, sustained demand for Residential House, all round development of commercial and residential application in the locality etc. We estimate ₹ 14,288.00 per Sq. Ft. on Built-up Area (after depreciation) 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	There is no threat of acquisition by Govt. CRZ Provisions not applicable.
i) Saleability	Normal
ii) Likely rental values in future in	₹ 8,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



Actual Site Photographs



Ready Reckoner Rate

DIVISION / VILLAGE : KOPERKHAIRNE Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban Area		Local Body Type	Class "C" Corporation		
Local Body Name	Navi Mumbai Municipal Corporation					
Land Mark	Land : Koparkhairane Node Sector No. 16					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
3	3/85	42300	109000	125400	136300	125400
Plot No. 16/1, 16/1/s, 16/2, 16/2/A, 16/2/B, 16/3, 16/4, 16/4/N, 16/5, 6/5/s, 16/6, 16/7, 16/7/A, 16/8, 16/8/N, 16/8/s, 16/9, 16/10, 16/11, 16/12, 16/13, 16/14, 16/15, 16/16, 16/17, 16/18, 16/19, 16/20, 16/21, 16/22, 16/23, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/32, 16/33, 16/34, 16/35, 16/36, 16/37, 16/38, 16/39, 16/40, 16/41, 16/42, 16/43, 16/44, 16/45, 16/46, 16/47, 16/48, 16/49, 16/50, 16/51, 16/52, 16/53, 16/54, 16/55, 16/56, 16/57, 16/58, 16/59, 16/60, 16/61, 16/62, 16/63, 16/64, 16/65, 16/66, 16/67, 16/68, 16/69, 16/70, 16/71, 16/72, 16/73, 16/74, 16/75, 16/76, 16/77, 16/78, 16/79, 16/80, 16/81, 16/82, 16/83, 16/84, 16/85, 16/86, 16/87, 16/88, 16/89, 16/90, 16/91, 16/92, 16/93, 16/94, 16/95, 16/96, 16/97, 16/98, 16/99, 16/100, 16/101, 16/102, 16/103, 16/104, 16/105, 16/106, 16/107						
⇐ Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Apartment	1,09,000.00			
Increase by 0% on Apartment Located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increased) (A)	1,09,000.00	Sq. Mt.	10,126.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	42,300.00			
The difference between land rate and building rate (A – B = C)	66,700.00			
Depreciation Percentage as per table (D) [100% - 44%] (Age of the Building – 44 Years)	73%			
Rate to be adopted after considering depreciation [B + (C x D)]	90,991.00	Sq. Mt.	8,453.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / Apartment / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which Apartment is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table – D: 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	2 BHK Apartment		
Source	99 acers		
Floor	-		
	Carpet	Built up	Saleable
Area	200.00	240.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 27,500.00	₹ 22,917.00	-

99 acres
Post property FREE

Home > Property in Navi Mumbai > House for sale in Navi Mumbai > House for sale in Kopar Khairane > House for sale in Sector 16 Kopar Khairane > 2 BHK House for sale in Sector 16 Kopar Khairane
Posted on Nov 04, 2024 | Ready to move

₹ 55 Lac @ 27,500 per sq.ft.
Estimated EMI ₹ 43,929

2Bedrooms 2Baths

Independent House/Villa for Sale
in Sector 16 Kopar Khairane

Contact Owner FREE

Shortlist

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

Overview
Owner Details
Registry Record
Explore Locality
Articles

Property (0)

Photos not shared by advertiser

Request Photos

Area
Plot area 200 sq.ft. (18.58 sq.m.)

Price
₹ 55 Lac @ 27,500 per sq.ft.

Total Floors
1 Floors

Property Age
5 to 10 Year Old

Configuration
2 Bedrooms , 2 Bathrooms, 1 Balcony

Address
Sector 16 Kopar Khairane

Facing
East

Places nearby
Sector 16 Kopar Khairane View All (50)

Ikea
Gurudwara Dashmesh Darbar
Shiv Ganesh Hanuman Mandir
Masjid
Chikaleshwar Mandir
Sai Baba

Why should you consider this property?

East Facing
Close to Market
Gated Society
Vitrified Flooring
Full Power Backup

Transaction Type: **Resale** | Property Ownership: **Freehold** | Flooring: **Vitrified** | Furnishing: **Unfurnished**

Price Indicators

Property	4 BHK House		
Source	magicbricks		
Floor	-		
	Carpet	Built Up	Saleable
Area	748.00	897.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 24,080.00	₹ 20,067.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
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₹1.80 Cr EMI - ₹81k | [How much loan can I get?](#)

4 BHK Owner Residential House For Sale [Kopar Khairane, Navi Mumbai](#)

4 Beds | 4 Baths | Unfurnished

Super Built-Up Area: 100 sqm ~ ₹16.722/sqft

Floor: Ground(Out of 3 Floors)

Transaction Type: Resale

Status: Ready to Move

Furnished Status: Unfurnished

Contact Owner
Get Phone No.

Last contact made 3 days ago

Contact Owner

MANISH malhotra

+91-83XXXXXXX

Get Phone No.

More Details

Price Breakup: ₹1.8 Cr

Address: Kopar Khairane, Navi Mumbai - Central Navi Mumbai, Maharashtra

Furnishing: Unfurnished

Description: Residential House is made upto 3 floors. The place is very airy & spacious making the stay a very memorable one. It can easily be customized as per the needs of the people living ... [Read more](#)

Contact Owner

Hotspots in Navi-Mumbai

Navi Mumbai Panvel

Sales Instance

Property	Residential Room		
Source	Index II		
Floor	-		
	Carpet	Built Up	Saleable
Area	311.00	373.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹ 15,749.00	₹ 13,124.00	-

1543075 21-08-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 15430/2024 नोदणी : Regn:63m
गावाचे नाव : कोपरखैरणे		
(1) विलेखाचा प्रकार	असाईनमेंट डीड	
(2) मोबदला	4900000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2745600	
(4) भू-मापन,पॉटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : इतर माहिती: रूम / अपार्टमेंट नं. एस एस-2-ए /166,तळ मजला + पहिला मजला,श्री गणेश ओनर्स असोसिएशन,प्लॉट नं. 03,सेक्टर-06,कोपरखैरणे नवी मुंबई(एरिया 24 चौ. मीटर बिल्टअप एरिया)(अडिशनल एरिया 10. 685 चौ. मीटर बिल्टअप एरिया)...दस्त क्रमांक ट न न-3/10423/2024 दिनांक -16/05/2024 अन्वये मु शु व नो फी वसुल((SECTOR NUMBER : 6 ;))	
(5) क्षेत्रफळ	24 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल किंवा.		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पांडुरंग कृष्णा जुनघरे वय:-61 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं. एस एस -२-ए/१६६,श्री गणेश ओनर्स असोसिएशन,सेक्टर ०६, कोपरखैरणे नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-ADMPJ0921A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रितेश प्रकाश देसाई यांच्या तर्फे कु मु म्हणून सुनिता प्रकाश देसाई वय:-50; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॉट नं. ४०३, चौथा मजला , प्रभुकुंज बिल्डिंग,सेक्टर-२२,मंजूळा सायकल मार्ट समोर, तुर्भे नवी मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400705 पॅन नं:-AWWPD1340C	
(9) दस्तऐवज करून दिल्याचा दिनांक	19/07/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	19/07/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	15430/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

As a result of my appraisal and analysis, it is my considered opinion that the above property in the prevailing condition with aforesaid specifications is ₹ 40,29,216.00 (Rupees Forty Lakh Twenty Nine Thousand Two Hundred Sixteen Only).

Place: Mumbai

Date: 15.11.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Auth. Sign.

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 – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao 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 15.11.2024 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. I/ my authorized representative have personally inspected the property on 14.11.2024. 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



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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
- 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. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by Shri. Dinkar Sitaram Gaikar as per Conveyance dated 08.04.2005
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, HLC CBD Belapur, to assess Value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Vaibhav Bhagat - Valuation Engineer Vaishali Sarmalkar – Technical Manager Bhavika Chavan – 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 – 14.11.2024 Valuation Date – 15.11.2024 Date of Report – 15.11.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 14.11.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • 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 Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Housesize, location, upswing in real estate prices, sustained demand for Residential House, all round development of commercial and residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation;	Nil
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.	As mentioned below

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **15th November 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. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation 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 and site visit conducted, we understand that the subject property is Residential House, admeasuring **Built-up Area in Sq. Ft. = 282.00** in the name **Shri. Dinkar Sitaram Gaikar**. 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 **Shri. Dinkar Sitaram Gaikar**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that the Residential House, admeasuring **Built-up Area in Sq. Ft. = 282.00**

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

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 Apartment 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.



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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential House, admeasuring **Built-up Area in Sq. Ft. = 282.00.**

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.

(Annexure – II)

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.

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

Remuneration and Costs.

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.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3



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