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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Sunil Kumar Chauhan & Mrs. Arpana Chauhan**

Residential Flat No. 1507, 15<sup>th</sup> Habitable Floor, Wing - F, "**Sector 2A**", Village - Penkarpada, Mira Road (East), Taluka & District – Thane, PIN – 401 107, State - Maharashtra, India.

Latitude Longitude: 19°16'22.2"N 72°52'09.0"E

### Intended User:

**Punjab National Bank  
Mira Road (East) Branch**

Mira Road East Branch, Shop No 1 to 5, Shanti Plaza, Sector 11, Shanti Nagar, Mira Road (East), Thane 401107, Mumbai – 400063.



### 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](mailto:mumbai@vastukala.co.in)

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1507, 15<sup>th</sup> Habitable Floor, Wing - F, "Sector 2A", Village - Penkarpada, Mira Road (East), Taluka & District – Thane, PIN – 401 107, State - Maharashtra, India belongs to **Mr. Sunil Kumar Chauhan & Mrs. Arpana Chauhan.**

### Boundaries of the property.

North : Open Plot  
South : Dhruva Building  
East : Internal Road  
West : Shrishti Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and this particular purpose at **₹ 1,22,10,000.00 (Rupees One Crore Twenty-Two Lakh Ten Thousand Only) After completion of construction works.** As per Site Inspection 14% 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 valuation report.

Hence certified

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

**Sharadkumar B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) C.C.I.T/I-14/52/2008-09

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

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.11.21 16:53:58 +05'30'

Auth. Sign.



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📍 Aurangabad      📍 Pune      📍 Indore      📍 Jaipur

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### Valuation Report of Immovable Property

I	General			
1.	Name and Address of the Valuer		: <b>Sharadkumar B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai - 400 072.	
2.	Purpose for which the valuation is made		: To assess Fair Market value of the property for Bank Loan Purpose.	
3.	a)	Date of inspection	: 15.11.2024	
	b)	Date of valuation	: 21.11.2024	
	c)	Title Deed Number & Date	: 1907/2024 dated 30.01.2024	
4.	List of documents produced for perusal: 1. Copy of Agreement for sale No. 1907/2024 Dated 30.01.2024 between M/s. Eversmile Properties Pvt. Ltd. (The Promoter) And Mr. Sunil Kumar Chauhan & Mrs. Arpana Chauhan (The Purchaser's). 2. Copy of Approved Building Plan No. MBMNP / NR / 1561 / 2023 – 24 dated 14.08.2023 issued by Mira Bhayander Municipal Corporation. (As downloaded from RERA site) 3. Copy of Commencement Certificate No. MBMNP / NR / 1561 / 2023 – 24 dated 14.08.2023 issued by Mira Bhayander Municipal Corporation. (As downloaded from RERA site) 4. Copy of RERA Certificate No. P51700053195 dated 17.10.2023.			
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		: <b>Mr. Sunil Kumar Chauhan &amp; Mrs. Arpana Chauhan.</b>  Residential Flat No. 1507, 15 <sup>th</sup> Habitable Floor, Wing - F, " <b>Sector 2A</b> ", Village - Penkarpada, Mira Road (East), Taluka & District – Thane, PIN – 401 107, State - Maharashtra, India.  <b>Contact Person:</b> Mr. Sidharth Sharma (Sales Person) Mobile No. 9137593076.  Joint Ownership Details of ownership share is not available	
6.	Brief description of the property		: The property is a residential Flat No. 1507 in under construction building. The flat is located on 15 <sup>th</sup> floor in the said under construction building. As per Approved Building Plan, the composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage. (i.e., <b>2 BHK with 2 Toilets</b> ). The property is at 2.3 km. travelling distance from Mira Road Railway Station.  <b>At the time of inspection, the property was under construction. Extent of completion are as under:</b>	
	Foundation	<b>Completed</b>	RCC Plinth	<b>Completed</b>
	Ground/Stilt Floors	<b>Slab Completed</b>	RCC Floors	<b>1<sup>st</sup> Podium Slab Completed</b>

	Total	14% Completed	Work	
7.	Location of property		:	
	a)	Plot No. / Survey No.	:	New Survey No – 66, 68 & 69
	b)	Door No.	:	Residential Flat No. 1507
	c)	C.T.S. No. / Village	:	Village – Penkarpada
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District – Thane
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No. MBMNP / NR / 1561 / 2023 – 24 dated 14.08.2023 issued by Mira Bhayander Municipal Corporation
	g)	Approved map / plan issuing authority	:	Municipal Corporation
	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
	j)	Comment on unauthorizes Construction if any	:	Building is under construction
	k)	Comment on demolition proceedings if any	:	
8.	Postal address of the property		:	Residential Flat No. 1507, 15 <sup>th</sup> Habitable Floor, Wing - F, "Sector 2A", Village - Penkarpada, Mira Road (East), Taluka & District – Thane, PIN – 401 107, State - Maharashtra, India.
9.	City / Town		:	Mira Road (East)
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
10.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
11.	Comment on whether the society where the flats are located is freely Accessible?		:	Yes
12.	Coming under Corporation limit / Village Panchayat / Municipality		:	Village – Penkarpada Mira Bhayander Municipal Corporation
13.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
14.	Boundaries of the property			<b>As per Site</b> <b>As per Document</b>
	North		:	Open Plot      Information Not Available
	South		:	Dhruva Building      Information Not Available

	East	:	Internal Road	Information Not Available
	West	:	Shrishti Road	Information Not Available
15.	Dimensions of the site / Flat		N. A. as property under consideration is a Residential Flat in a building.	
			A As per the Deed	B Actuals
	North	:	Staircase	Building is under construction
	South	:	Marginal Space	Building is under construction
	East	:	Flat No. 1506	Building is under construction
	West	:	Marginal Space	Building is under construction
16.	Extent of the site	:	<b>RERA Carpet Area in Sq. Ft. = 620.00</b> <b>Balcony Area in Sq. Ft. = 25.00</b> <b>Total Carpet Area in Sq. Ft. = 645.00</b> <b>(Area as per Agreement for Sale)</b>  Built up Area in Sq. Ft. = 710.00 (Total Carpet Area + 10%)	
16.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	19°16'22.2"N 72°52'09.0"E	
17.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>RERA Carpet Area in Sq. Ft. = 620.00</b> <b>Balcony Area in Sq. Ft. = 25.00</b> <b>Total Carpet Area in Sq. Ft. = 645.00</b> <b>(Area as per Agreement for Sale)</b>	
18.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction	
II	<b>APARTMENT BUILDING</b>			
1.	Name of the Apartment	:	<b>"Sector 2A"</b>	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3	Year of Construction	:	Building is under construction	
4	Number of Floors	:	Proposed 2 Basement + Ground + 2 Podiums + 33 <sup>rd</sup> Upper floors	
5	Type of Structure	:	Proposed R.C.C. framed structure	
6	Number of Dwelling units in the building	:	Proposed 15 <sup>th</sup> Habitable Floor is having 7 Flats	
7	Quality of Construction	:	Building is under construction	
8	Appearance of the Building	:	Building is under construction	
9	Maintenance of the Building	:	Building is under construction	
10	Facilities Available	:		
	Lift	:	Proposed 4 Lifts	
	Protected Water Supply	:	Proposed Municipal Water supply	
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Proposed Along with One Car Parking Space	
	Is Compound wall existing?	:	Proposed, yes	

	Is pavement laid around the building	:	Proposed, yes
<b>III</b>	<b>Residential Flat</b>		
1	The floor in which the Flat is situated	:	15 <sup>th</sup> Habitable Floor
2	Door No. of the Flat	:	Flat No. 1507
3	Specifications of the Flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door framed with flush Shutters
	Windows	:	Proposed Powder coated Aluminum Sliding Windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Proposed 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 Flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	<b>Mr. Sunil Kumar Chauhan &amp; Mrs. Arpana Chauhan</b>
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. = 710.00 (Total Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per MBMC norms
11	What is the Carpet Area of the Flat?	:	<b>RERA Carpet Area in Sq. Ft. = 620.00</b> <b>Balcony Area in Sq. Ft. = 25.00</b> <b>Total Carpet Area in Sq. Ft. = 645.00</b> <b>(Area as per Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Proposed Residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 25,000/- (Expected rental income per month after completion of construction works)
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale	:	₹ 12420/- to ₹ 14117/- per Sq. Ft. on Carpet Area

	instances, what is the composite rate for a similar Residential 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)	: ₹ 17,000.00 to ₹ 19,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the residential flat under valuation after comparing with the specifications and other factors with the residential flat under comparison (give details).	: ₹ 18,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 15,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	: ₹ 1,03,950.00 Per Sq. M. i.e., ₹ 9,657.00 Per Sq. Ft.
	Guideline rate (evidence thereof to be enclosed)	-
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.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	:
	Replacement cost of residential flat	: ₹ 2,500.00 per Sq. Ft.
	Age of the building	: Building is under construction
	Life of the building estimated	: 60 years (After Completion) Subject to proper, preventive periotic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A. Building is under construction
	Depreciated Ratio of the building	: -
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: 2,500.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: 15,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>18,000.00 per Sq. Ft.</b>
	<b>Remark:</b>	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	645.00 Sq. Ft.	18,000.00	1,16,10,000.00
	Car Parking	1	6,00,000.00	6,00,000.00
	<b>Total Present value of the Residential Flat</b>			<b>1,22,10,000.00</b>

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 i.e., ₹ 17,000.00 to ₹ 19,000.00 on Carpet Area. Considering the rate with attached report, 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 residential and commercial application in the locality etc. We estimate ₹ 18,000.00per Sq. Ft. on Carpet Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹ 1,22,10,000.00 (Rupees One Crore Twenty-Two Lakh Ten Thousand Only) After completion of construction works.** The **Realizable Value** of the above property is **₹ 1,15,99,500.00 (Rupees One Crore Fifteen Lakh Ninety-Nine Thousand Five Hundred Only).** The **Distress Value** is **₹ 97,68,000.00 (Rupees Ninety-Seven Lakh Sixty-Eight Thousand Only).** As per Site Inspection 14% Construction Work is Completed.



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I	Date of Purchase of Immovable Property	:	30.01.2024
II	Purchase Price of immovable property	:	₹ 1,11,99,000.00
III	Book value (Purchase Price) of immovable property:	:	₹ 1,20,13,000.00
IV	Fair Market Value of immovable property:	:	₹ 1,22,10,000.00
V	Realizable Value of immovable property:	:	₹ 1,15,99,500.00
VI	Distress Sale Value of immovable property:	:	₹ 97,68,000.00
VII	Guideline Value (710.00 Sq. Ft. x 9,657.00)	:	₹ 68,56,470.00
VIII	Insurable value of the property (710.00 Sq. Ft. x 2,500.00)	:	₹ 17,75,000.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 13, 14, 15 & 16

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar B. Chalikwar**  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.11.21 16:54:16 +05'30'

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

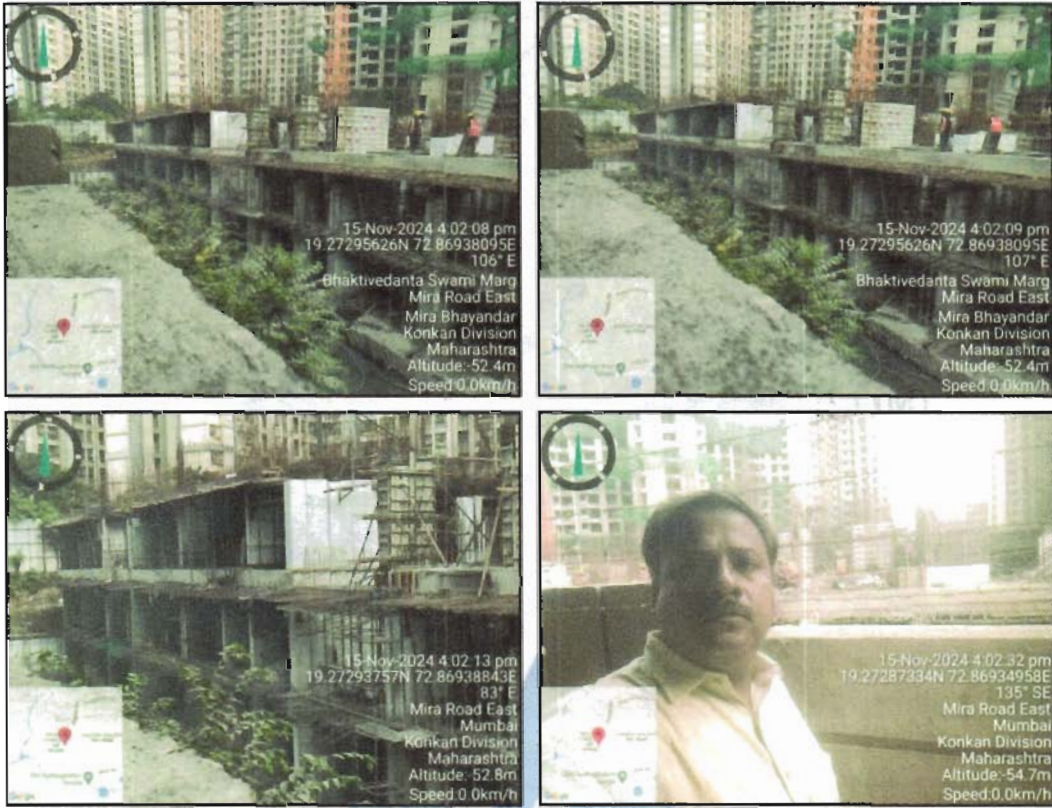
Chartered Engineer (India)

Reg. No. (N) C.C.I.T/I-14/52/2008-09

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

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

## Actual Site Photographs



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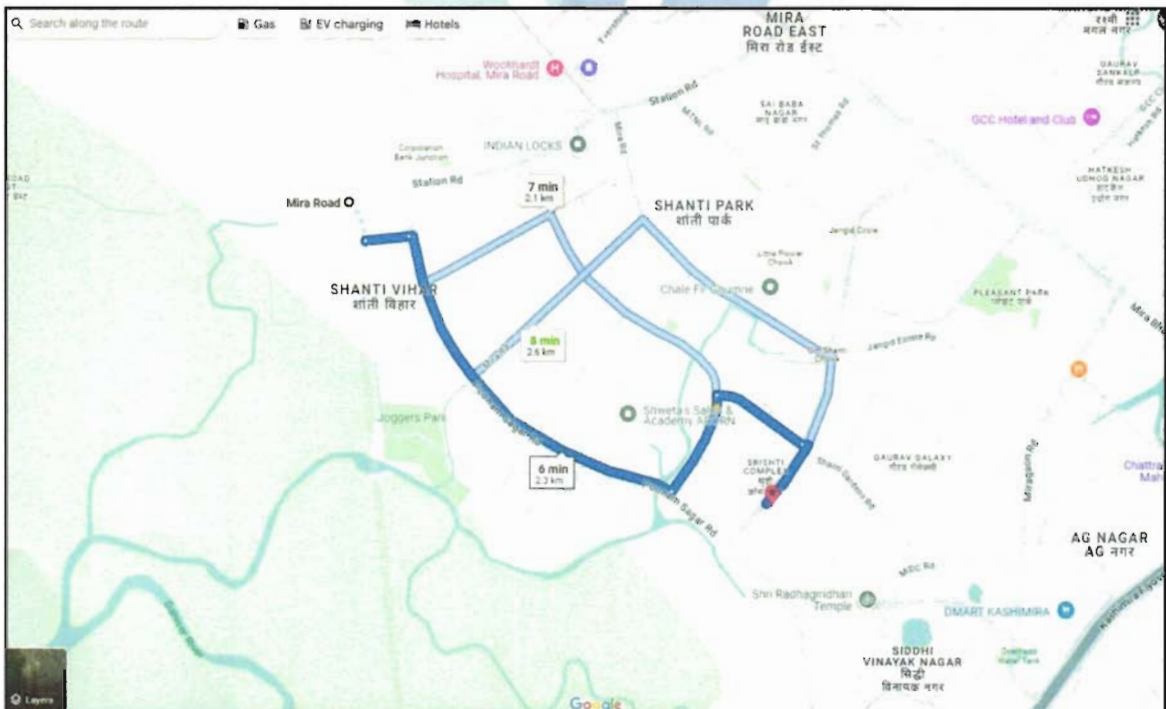
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## Route Map of the property



**Note:** Red Marks shows the exact location of the property



**Longitude Latitude - 19°4'16.5"N 73°4'44.6"E**

**Note:** The Blue line shows the route to site from nearest Railway station (Mira Road – 2.3 Km.)




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## Ready Reckoner Rate



**Department of Registration and Stamp**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन



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

Home
Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Mauje [Gav] Penkarpada No. 4 (Mira Bha)

Search By:  Survey No.  SubZones

Enter Survey No: 66 Search

उपविभाग	पुणे शरीर	निवासी सरनिका	बॉडींग	दुकाने	ऑफोसिक	एकक (Rs./)	Attribute
4/21-वी) पु- भाग भीजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पुर्वकडील सर्व मिल्कती संव्दे क्रमांक	36400	94500	107200	118200	107200	ची. मीटर	सर्वेक्षण नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	94,500.00			
Increase by 10% on Flat Located on 15 <sup>th</sup> Floor	9,450.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,03,950.00</b>	Sq. Mtr.	<b>9,657.00</b>	Sq. Ft.

### Multi-Storied building with Lift

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

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

**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



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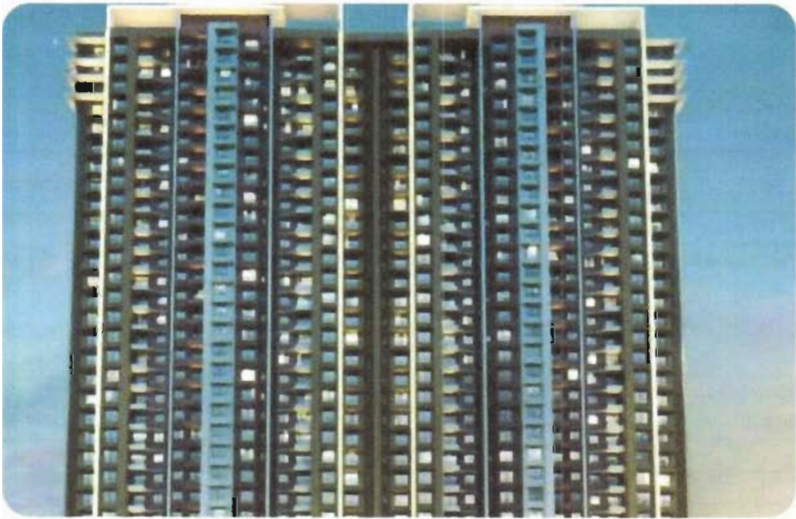
## Price Indicator






Property	Flat		
Source	dwello		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	571.00	628.00	-
<b>Percentage</b>	-	10%	-
<b>Rate Per Sq.Ft.</b>	₹ 21,366.00	₹ 19,424.00	-


Select City
Search

Homes in Mumbai > Homes in Mira Bhayandar > Homes in Mira Road > Homes in Srishti Complex > Kalpataru Srishti Namah At Srishti Complex, Mira Road By







**Kalpataru Srishti Namah**
**Mira Road**
**Mumbai**
**By Kalpataru**



Configurations
Floor Plans
About
Highlights
Project Stories
Amenities
Specifications
Developer
About Mira Road >

### CONFIGURATIONS FOR KALPATARU SRISHTI NAMAH

 <p><b>1 BHK</b> 1 living room, kitchen, 1 bedrooms, 1 bathrooms</p>	394.24 ft <sup>2</sup>	<b>₹86.27 L</b> 
 <p><b>2 BHK</b> 1 living room, kitchen, 2 bedrooms, 2 bathrooms</p>	571 ft <sup>2</sup>	<b>₹1.22 Cr</b> 
 <p><b>3 BHK</b> 1 living room, kitchen, 3 bedrooms, 3 bathrooms</p>	851 ft <sup>2</sup>	<b>₹1.78 Cr</b> 

## Price Indicator

Property	Flat		
Source	Squard yards		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	979.00	1077.00	-
<b>Percentage</b>	-	10%	-
<b>Rate Per Sq.Ft.</b>	₹ 20,327.00	₹ 18,479.00	-

The screenshot shows a real estate listing on the 'square yards' website. The listing is for a 3-bedroom, 979 Sq. Ft. apartment in Mira Road, Mumbai, with Listing ID #7778472. The price is ₹ 1.99 Cr. Key features include 3 bedrooms, unfurnished, 2 bathrooms, 979 Sq. Ft. (Carpet Area), Garden View, and 24th Floor out of 33 Floors. The listing includes a virtual tour, 24 photos, and a map. A valuation report is also visible, showing an estimated market value of ₹ 998. The listing is by agent Haroon. There are buttons for WhatsApp and Request for Call. A home loan offer is also featured, mentioning ICICI, SBI, HDFC, and 5 more banks, with a save-up-to-₹15000 on Home Loan Processing Fee.

## Sale Instance

Property	Flat		
Source	Index No. 2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	690.00	759.00	-
Percentage	-	10%	-
Rate Per Sq.Ft.	₹ 16,087.00	₹ 14,625.00	-

2053476 09-02-2024 Note -Generated Through eSearch Module. For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. ठाणे 4 दस्त क्रमांक : 20534/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : पेणकरपाडा</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	11100000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7817196.6	
(4) भू-मापन पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: इतर माहिती: मौजे पेणकरपाडा,वॉर्ड-पी,विभाग क्रमांक:-4/21,जुना सर्वे नं.-150/पार्ट,151/पार्ट,226 ते 230.नवीन सर्वे नं.48/2,53/2,54/2,58/2,59/2,61/2,62/2.सदनिका क्रमांक:-2005,20वा मजला,विंग-बी,टाईप-एफ,बिल्डींग नं.3,पुनम इस्टेट क्लस्टर नं.03,पुनम इस्टेट क्लस्टर 3 को-ऑप. ही. सो. ली.,सुर्या शॉपिंग सेंटर समोर,श्रीष्टी,मिरा रोड पूर्व ठाणे,त्या सोबत युनित नं.2,पद्मल पार्किंग नं.22,सदनिकेचे क्षेत्रफळ:-76.95 चौ.मि.बिल्टअप व कार पार्किंग चे क्षेत्रफळ:-13.94 चौ.मिटर ( Survey Number : 48/2,53/2,54/2,58/2,59/2,61/2,62/2 : )	
(5) क्षेत्रफळ	76.95 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असलेला तपसा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव -आरजू खान . वय:-31 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव, सदनिका क्रमांक -2005.20वा मजला,विंग-बी,टाईप-एफ बिल्डींग नं.3,पुनम इस्टेट क्लस्टर नं.03, पुनम इस्टेट क्लस्टर 3 को-ऑप. ही. सो. ली. सुर्या शॉपिंग सेंटर समोर, श्रीष्टी,मिरा रोड पूर्व ठाणे, ब्रॉक नं. , रोड नं. , महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-CFBPK7747E 2) नाव:-मोहम्मद गीस खान . वय:-30 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव, सदनिका क्रमांक -2005.20वा मजला,विंग-बी,टाईप-एफ,बिल्डींग नं.3,पुनम इस्टेट क्लस्टर नं.03, पुनम इस्टेट क्लस्टर 3 को-ऑप. ही. सो. ली., सुर्या शॉपिंग सेंटर समोर, श्रीष्टी,मिरा रोड पूर्व ठाणे, ब्रॉक नं. , रोड नं. , महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-CGAPK7630L	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-शाहबाज फैयाज़ खान . वय:-34; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव, विमल डेरी, 202, मधुरा पॅलेस, गोडदेव गाव, भाईदर (पु), जि. ठाणे, ब्रॉक नं. , रोड नं. , महाराष्ट्र, ठाणे पिन कोड:-401105 पॅन नं.-CJLPK1168F	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/11/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	20/11/2023	
(11) अनुक्रमांक खंड व पृष्ठ	20534/2023	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	777000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) सौरा		
मुल्यांकनासाठी विचारात घेतलेला तथशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sale Instance

Property	Gala		
Source	Index No. 2		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	827.00	910.00	-
Percentage	-	10%	-
Rate Per Sq.Ft.	₹ 17,341.00	₹ 15,765.00	-

8192337 04-05-2024 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.ठाणे 7 दस्त क्रमांक : 8192/2022 नोंदणी : Regn 63m
<b>गावाचे नाव : पेणकरपाडा</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	14350000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9369461.24	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईंदर मनपाइतर वर्णन : इतर माहिती: , इतर माहिती: मौजे-पेणकरपाडा,वार्ड-पी,विभाग-4/21,सर्वे नं.63(पै),64(पै),65(पै),66(पै)आणि 67(पै),क्षेत्रफळ 92.23 चौ. मि. बि. अप,सदनिका क्र.1102,अकरावा मजला,बिल्डिंग नं. 336,श्रीष्टी कॉम्प्लेक्स,श्रीष्टी बिल्डिंग नं. 336 को ऑप हौ सोसा ली,फेस 1,सेक्टर 3,श्रीष्टी,मीरा रोड पूर्व,जिल्हा ठाणे -401107,सोबत एक कार पार्किंग( ( Survey Number : 63(पै), 64(पै),65(पै),66(पै) आणि 67(पै) ; ) )	
(5) क्षेत्रफळ	92.23 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:-नेहा रवींद्र कुंदरा -- वय:-48 पत्ता:-प्लॉट नं. डी - 63, माळा नं. - इमारतीचे नाव: मयूर बिल्डिंग, ब्लॉक नं. सुष्टी -3, सूर्य शॉपिंग सेंटर , मीरा भाईंदर रोड, रोड नं. मीरा रोड पूर्व, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-AGYPK8770H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कृपाल हिराभाई पटेल -- वय:-34; पत्ता:-प्लॉट नं. डी - 63, माळा नं. - इमारतीचे नाव: मयूर बिल्डिंग, ब्लॉक नं. सुष्टी -3, सूर्य शॉपिंग सेंटर , मीरा भाईंदर रोड, रोड नं. मीरा रोड पूर्व, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-BBJPP3262L 2): नाव:-आदित्यबेन कृपाल पटेल -- वय:-34, पत्ता:-प्लॉट नं. डी - 63, माळा नं. - इमारतीचे नाव: मयूर बिल्डिंग, ब्लॉक नं. सुष्टी -3, सूर्य शॉपिंग सेंटर , मीरा भाईंदर रोड, रोड नं. मीरा रोड पूर्व, महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-CABPP3947C	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/05/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	11/05/2022	
(11) अनुक्रमांक,खंड व पृष्ठ	8192/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1004500	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) सैरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



## **Justification for price /rate**

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

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



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**APPENDIX V**

**DECLARATION FROM VALUERS**

I hereby declare that-

- a. The information furnished in my valuation report dated 21.11.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally visited the property on 15.11.2024. The work is not sub- contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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" as enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. 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 Mr. Sunil Kumar Chauhan & Mrs. Arpana Chauhan from M/s. Eversmile Properties Pvt. Ltd. vide Agreement for sale dated 30.01.2024.
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Mira Road East Branch to assess Fair Market Value of the property for Housing Loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer Krishna Gawde - Valuation Engineer Rashmi Jadhav - Technical Manager Pradnya Rasam - 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 – 15.11.2024 Valuation Date – 21.11.2024 Date of Report – 21.11.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on – 15.11.2024
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 overall 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

APPENDIX VI

**MODEL CODE OF CONDUCT FOR VALUERS**

**{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}**

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

**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 in compatible 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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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.



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**UNDERTAKING**

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

- I am a citizen of India.
- I have not been removed / dismissed from service / employment earlier.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- I am not an undischarged insolvent.
- 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
- My PAN Card number as applicable is AEAPC0117Q.
- I have read and understood the 'Handbook on Policy, Standards and Procedures for real Estate Valuation by Banks and HFI in India 2010' of the IBA and fulfil all the conditions of criteria for Empanelment as listed therein.
- I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- I have not concealed or suppressed any material information, facts and record and I have made a complete and full disclosure.
- I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
B. Chalikwar**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) C.C.I.T/I-14/52/2008-09

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

Digitally signed by Sharadkumar B.  
Chalikwar  
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Date: 2024.11.21 16:54:33 +05'30'

**Auth. Sign.**



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**Vastukala Consultants (I) Pvt. Ltd.**

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