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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. Gangadhar Arjunram Kanodia & Mr. Mohit Gangadhar Kanodia**

Residential Flat No. A-2606, 26th Floor, 'A' Wing, Bldg. No. 4, "**S3 Woods**", Project "Sanghvi S3 Ecocity", Plot No. A, Near Dahisar Check Post, Behind Thakur Mall, Village - Mira, Mira Road (East), Taluka & District - Thane, PIN - 401 107, State - Maharashtra, India.

Latitude Longitude: 19°15'59.3"N 72°52'47.2"E

Intended User:

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

Shop Nos, 1 to 5, Shanti Plaza, Sector 11, Shanti Nagar, Mira Road (East), Thane - 401 107
State - Maharashtra, India

Our Pan India Presence at :

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

Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A-2606, 26th Floor, 'A' Wing, Bldg. No. 4, "**S3 Woods**", Project "Sanghvi S3 Ecocity", Plot No. A, Near Dahisar Check Post, Behind Thakur Mall, Village - Mira, Mira Road (East), Taluka & District - Thane, PIN - 401 107, State - Maharashtra, India belongs to **Mr. Gangadhar Arjunram Kanodia & Mr. Mohit Gangadhar Kanodia**.

Boundaries of the property.

North	:	Hermitage Housing Society Road & Hermitage Complex
South	:	Road
East	:	Under Construction Building
West	:	Sanghvi Ecocity

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 **₹ 81,68,500.00 (Rupees Eighty-One Lakh Sixty-Eight Thousand Five Hundred 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

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


Encl: Valuation report.

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Regd. Office

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Valuation Report of Immovable Property

I	General	
1.	Name and Address of the Valuer	: Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai - 400 072.
2.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
3.	a) Date of inspection	: 23/11/2024
	b) Date of valuation	: 26/11/2024
	c) Title Deed Number & Date	: 2259/2024 dated 14/11/2024
4.	List of documents produced for perusal: 1. Copy of Agreement for Sale, Registration No.22591/2024 dated 12/11/2024 between M/s. Sanghvi Premises Private Limited (the Promoters) AND Mr. Gangadhar Arjunram Kanodia & Mr. Mohit Gangadhar Kanodia (the Purchasers) 2. Copy of Part Occupancy Certificate No. MBMC/PO/2024/APL/00017 dated 19.06.2024 issued by Mira Bhayandar Municipal Corporation. 3. Copy of RERA Registration Certificate No. P51900006575 dated 10.11.2023 4. Copy of Revised Commencement Certificate No. MNP/NR/11/2023-2024 dated 03/04/2023 issued by Mira Bhayandar Municipal Corporation.	
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Mr. Gangadhar Arjunram Kanodia & Mr. Mohit Gangadhar Kanodia Residential Flat No. A-2606, 26 th Floor, 'A' Wing, Bldg. No. 4, " S3 Woods ", Project "Sanghvi S3 Ecocity", Plot No. A, Near Dahisar Check Post, Behind Thakur Mall, Village - Mira, Mira Road (East), Taluka & District - Thane, PIN - 401 107, State - Maharashtra, India. Contact Person: Mr. Rishabh Jain (Sales Person) Mobile No. 7715008861 Joint Ownership Details of ownership share is not available
6.	Brief description of the property	: The property is a Residential Flat located on 26 th Floor. The composition of Residential Flat is Living Room + Kitchen + 2 Bedrooms + 2 Toilets + Passage + Dry Balcony (i.e. 2 BHK). The property is at 3.6 km. travelling distance from Dahisar East Metro Station.
7.	Location of property	:
	a) Plot No. / Survey No.	: Survey No. 102/26 & 88/13
	b) Door No.	: Residential Flat No. A-2606
	c) C.T.S. No. / Village	: Village - Mira



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		RERA)	
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	:	-
	South	:	-
	East	:	-
	West	:	-
16.	Extent of the site	:	Carpet Area in Sq. Ft. = 495.00 Flowerbed Area in Sq. Ft. = 23.00 Dry Balcony Area in Sq. Ft. =10.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 527.00 Sq. Ft. (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 580.00 (Carpet Area + 10%)
16.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	19°15'59.3"N 72°52'47.2"E
17.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 527.00 Sq. Ft. (Area as per Agreement for Sale)
18.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II	APARTMENT BUILDING		
1.	Name of the Apartment	:	Bldg. No. 4, " S3 Woods "
2.	Description of the locality Residential / Commercial / Mixed	:	Residential
3	Year of Construction	:	2024 (As per Part Occupancy Certificate)
4	Number of Floors	:	Stilt + 1 Podium + 27 Upper Floors
5	Type of Structure	:	R.C.C. framed structure
6	Number of Dwelling units in the building	:	26 th Floor is having 6 Flats
7	Quality of Construction	:	Good
8	Appearance of the Building	:	Good
9	Maintenance of the Building	:	Good
10	Facilities Available	:	
	Lift	:	3 Lift(s)
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered 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	:	26 th Floor
2	Door No. of the Flat	:	Residential Flat No. A-2606
3	Specifications of the Flat	:	
	Roof	:	R.C.C. slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door framed with flush Shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Information not available
	Tax paid in the name of:	:	Information not available
	Tax amount:	:	Information not available
5	Electricity Service connection No.	:	Information not available
	Meter Card is in the name of	:	Information not available
6	How is the maintenance of the Flat?	:	Vacant flat in normal condition
7	Sale Deed executed in the name of	:	Mr. Gangadhar Arjunram Kanodia & Mr. Mohit Gangadhar Kanodia
8	What is the undivided area of land as per Sale Deed?	:	Information not available
9	What is the plinth area of the Flat?	:	Built-up Area in Sq. Ft. = 580.00 (Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per MBMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 495.00 Flowerbed Area in Sq. Ft. = 23.00 Dry Balcony Area in Sq. Ft. =10.00 (Area as per Site measurement) Carpet Area in Sq. Ft. = 527.00 Sq. Ft. (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?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 17,000/- Expected rental income per month
IV	MARKETABILITY	:	
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

V	Rate	:	
1	After analyzing the comparable sale 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)	:	₹ 14,000/- to ₹ 17,000/- per Sq. Ft. on Carpet Area ₹ 11,000/- to ₹ 16,000/- per Sq. Ft. on Built Up 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).	:	₹ 15,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 13,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	:	₹ 92,805/- Per Sq. M. i.e., ₹ 9,622/- Per Sq. Ft.
	Guideline rate (evidence thereof to be enclosed)	:	N.A. the building age is below 5 years
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of residential flat	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	New Building
	Life of the building estimated	:	60 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	:	N.A. the building age is below 5 years
	Depreciated Ratio of the building	:	-
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	:	₹ 13,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 15,500.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	527.00 Sq. Ft.	15,500.00	81,68,500.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential flat, where there are typically many comparables available to analyze. As the property is a Residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of i.e., ₹ 14,000/- to ₹ 17,000/- per Sq. Ft. on Carpet Area / ₹ 11,000/- to ₹ 16,000/- per Sq. Ft. on Built Up 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 ₹ 15,500.00 per 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 **₹ 81,68,500.00 (Rupees Eighty-One Lakh Sixty-Eight Thousand Five Hundred Only)**. The **Realizable Value** of the above property is **₹ 77,60,075.00 (Rupees Seventy-Seven Lakh Sixty Thousand Seventy-Five Only)**. The **Distress Value** is **₹ 65,34,800.00 (Rupees Sixty-Five Lakh Thirty-Four Thousand Eight Hundred Only)**.



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I	Date of Purchase of Immovable Property	:	12/11/2024
II	Purchase Price of immovable property	:	₹ 62,63,392.00
III	Book value (Purchase Price) of immovable property:	:	₹ 67,31,892.00
IV	Fair Market Value of immovable property:		₹ 81,68,500.00
V	Realizable Value of immovable property:	:	₹ 77,60,075.00
VI	Distress Sale Value of immovable property:	:	₹ 65,34,800.00
VII	Guideline Value (580.00 Sq. Ft. x 9,622.00)	:	₹ 55,80,760.00
VIII	Insurable value of the property (580.00 Sq. Ft. x 2,500.00)	:	₹ 14,50,000.00
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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

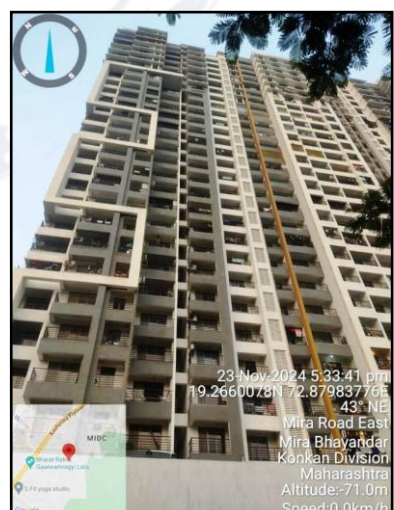
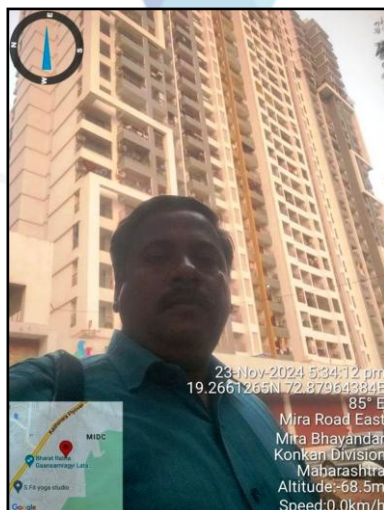
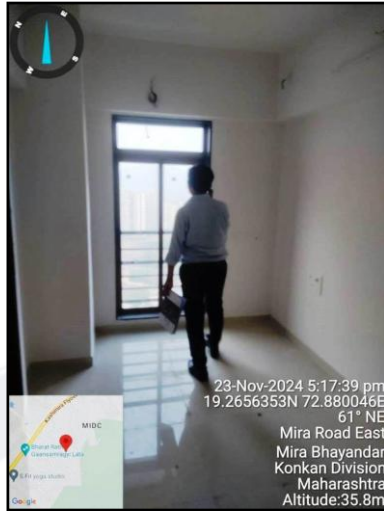
Chartered Engineer (India)

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

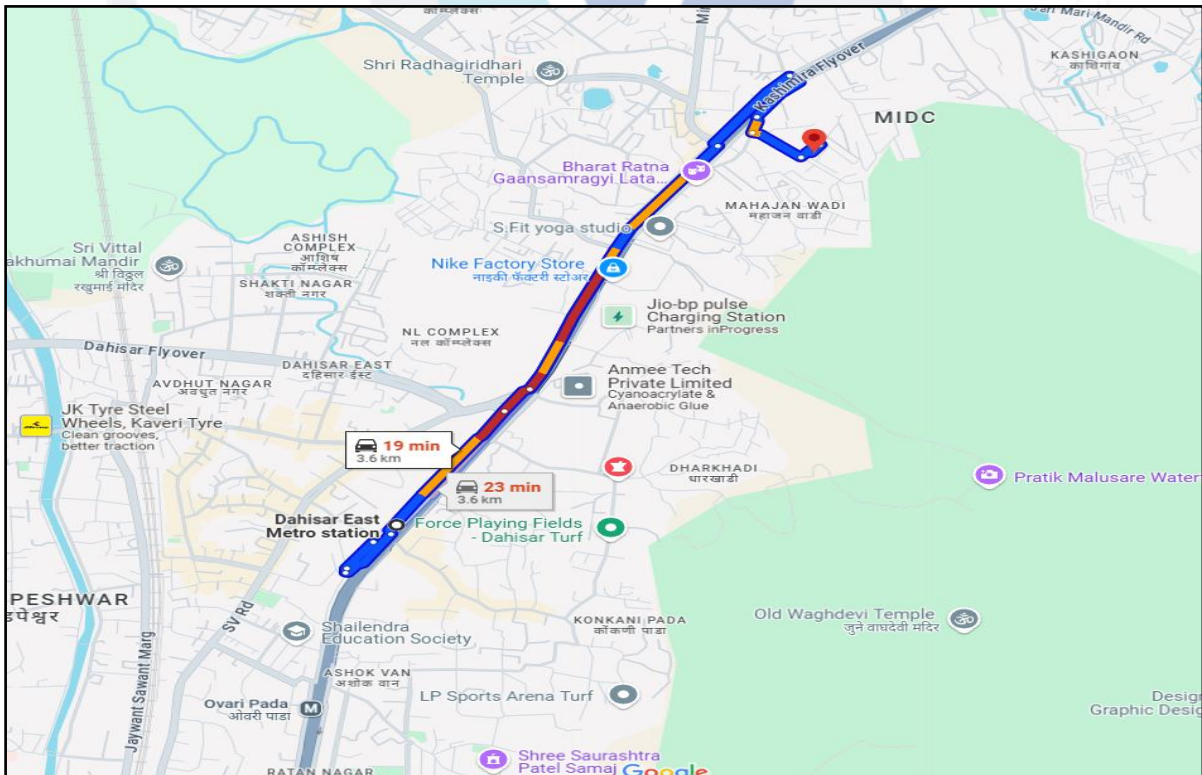
Actual Site Photographs



Route Map of the property




Note: Red Marks shows the exact location of the property



Longitude Latitude - 19°15'59.3"N 72°52'47.2"E

Note: The Blue line shows the route to site from nearest Metro station (Dahisar East – 3.6 km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Valuation Rules
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Year 2024/2025 **Language** English

Annual Statement of Rates

Selected District ठाणे
 Select Taluka ठाणे
 Select Village मीजे [गांव] मिरा
 Search By Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	बॉम्बेस	दुकाने	बीचोगिक	एकक (Rs.)
SurveyNo	5/22अ-क्यू) मिरा गावातील पश्चिम हुतगती मार्गाच्या पलीकडील भाग	19700	68400	78400	85200	78400	चौ. मीटर
SurveyNo	5/22-क्यू) मिरा गावातील सध्दे क्रमांक	28700	97700	111980	122100	111980	चौ. मीटर
SurveyNo	5/22-क्यू) मिरा गावातील सिटीएस क्रमांक	28700	97700	111980	122100	111980	चौ. मीटर
SurveyNo	5/23-क्यू -1) रस्ता विभाग मिरा गावातील पश्चिम हुतगती मार्गाच्या दोन्ही बाजूकडील दर्शनी भाग असलेल्या जमिनी	27400	80700	92900	101900	92900	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	80,700.00			
15% Increase on Flat Located on 26 th Floor	12,105.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	92,805.00	Sq. Mt.	8,622.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	-			
The difference between land rate and building rate (A – B = C)	-			
Depreciation Percentage as per table (D) [100% - 0%] (Age of the Building – 0 Years)	-			
Rate to be adopted after considering depreciation [B + (C x D)]	92,805.00	Sq. Mt.	8,622.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Price Indicator

Property	2 BHK Flat in Sanghvi S3 Ecocity		
Source	99acres		
Floor	-		
	Carpet	Built Up	Saleable
Area	700.00	770.00	-
Percentage	-	10%	-
Rate Per Sq.Ft.	₹ 16,857.00	₹ 15,325.00	-

99acres
Post property FREE

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Mira Road > Flats in Mira Road East > 2 BHK Flats in Mira Road East

Posted on Nov 14, 2024 | Ready to move

Verified

₹ 1.18 Cr @ 11,184 per sq.ft.

Estimated EMI ₹ 94,247

2BHK 2Baths

Flat/Apartment for Sale

In Sanghvi S3 Ecocity, Mira Road East, Mira Bhayandar


RERA STATUS REGISTERED | Registration No: P51900006575 | Website: <https://maharera.maharashtra.gov.in/>

[Overview](#) | [Society](#) | [Dealer Details](#) | [Price Trends](#) | [Registry Record](#) | [Society Reviews](#)

[Contact Dealer](#) FREE

[Shortlist](#)

Property (15) | **Society (66)**



Area
Super Built up area 1055 sq.ft. (98.01 sq.m.)
Carpet area: 700 sq.ft. (65.03 sq.m.)

Configuration
2 Bedrooms , 2 Bathrooms, 3+ Balconies with Others

Price
₹ 1.18 Crore
@ 11,184 per sq.ft. (Negotiable) [View Price](#)
[Details](#)

Address
Sanghvi S3 Ecocity
Mira Road East, Mira Bhayandar


Floor Number
7th of 27 Floors

Facing
North-East

Overlooking
Main Road, Park/Garden

Property Age
1 to 5 Year Old [View Construction Status](#)

Why you should consider this property?



Key Highlights
of the property

- ✓ North-East Facing
- ✓ Gated Society
- ✓ Corner Property
- ✓ Overlooking Park/Garden

[View 10 More →](#)

Price Indicator

Property	2 BHK Flat in Sanghvi S3 Ecocity		
Source	99acres		
Floor	-		
	Carpet	Built Up	Saleable
Area	752.00	827.00	-
Percentage	-	10%	-
Rate Per Sq.Ft.	₹ 16,622.00	₹ 15,111.00	-

99acres
Buy ▾ Enter Locality / Project / Society / Landmark
Post property FREE

Home > Property in Mira Bhayandar > Flats in Mira Bhayandar > Flats in Mira Road > Flats in Mira Road East > 2 BHK Flats in Mira Road East Posted on Sep 19, 2024 | Ready to move

₹ 1.25 Cr

@ 11,848 per sq.ft.

Estimated EMI ₹ 99,838

2BHK 2Baths

Flat/Apartment for Sale

in Sanghvi S3 Ecocity, Mira Road East, Mira Bhayandar

Contact Owner FREE

Shortlist

RERA STATUS REGISTERED | Registration No: P51900006575 | Website: <https://maharera.maharashtra.gov.in/>

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews >

Property (2) Society (66)

Photos (1/2)

Area

Super Built up area 1055 sq.ft. (98.01 sq.m.)

Carpet area: 752 sq.ft. (69.86 sq.m.)

Price

₹ 1.25 Crore+ Govt Charges & Tax

@ 11,848 per sq.ft.

Floor Number

14th of 26 Floors

Overlooking

Main Road, Park/Garden

Configuration

2 Bedrooms, 2 Bathrooms, 3 Balconies

Address

Sanghvi S3 Ecocity

Mira Road East, Mira Bhayandar

Facing

North

Property Age

0 to 1 Year Old [View Construction Status](#)

Send Feedback

Why should you consider this property?

Sale Instances

Property	Residential Flat		
Source	Index No. 2		
Floor	-		
	Carpet	Built Up	Saleable
Area	530.00	583.00	-
Percentage	-	10%	-
Rate Per Sq.Ft.	₹ 14,040.00	₹ 12,764.00	-

1961976 03-10-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 4 दस्त क्रमांक : 19619/2024 नोदणी : Regn:63m
गावाचे नाव : मिरे		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	7441121	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5049543.4	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे मिरा,येथील जुना सर्वे क्र. 51,67,नवीन सर्वे क्र. 102,88,हिस्सा क्र. 26,13,येथील सदनिका क्र. 2602,26 वा मजला,बी-विंग,एस 3 वुडस बिल्डींग,बिल्डींग नं. 3,प्लॉट नं. अ,संघवी एस 3 इकोसिटी,दहिसर चेक पोस्ट जवळ,ठाकूर मॉल मार्गे,मिरारोड पु. ठाणे.,विभाग क्र. 5/23,वॉर्ड क्यु 1,क्षेत्रफळ 49.25 चौ.मी. कारपेट.((Survey Number : सर्वे क्र. 102, 88,हिस्सा क्र. 26,13 ;))	
(5) क्षेत्रफळ	54.175 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:-मे.संघवी प्रिमायसेस प्रा.लि.,तर्फे संचालक श्री.शैलेश संघवी यांच्या तर्फे कु.मु.म्हणून गणपत बॉबले वय:-49 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: धिरज चेम्बर्स, सातवा मजला, 9 हजारीमल सोमानी मार्ग, फोर्ट मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAACL0598D	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-महेश सुनिल आर्से वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: डी/402, भीम को. ऑप. हो. सोसा. लि., एन. एल. कॉम्प्लेक्स, सी. एस. रोड, आनंद नगर, दहिसर पु. मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-ATJPA1878N 2): नाव:-सुनिता सुनिल आर्से वय:-55; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: डी/402, भीम को. ऑप. हो. सोसा. लि., एन. एल. कॉम्प्लेक्स, सी. एस. रोड, आनंद नगर, दहिसर पु. मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-ADJPA1231B	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/10/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	03/10/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	19619/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	520900	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
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	523.00	575.00	-
Percentage	-	20%	-
Rate Per Sq.Ft.	₹ 14,388.00	₹ 13,080.00	-

1718676 30-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 4 दस्त क्रमांक : 17186/2024 नोंदणी : Regn:63m
गावाचे नाव : मिरे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7525000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4529722.384	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे मिरा,येथील जुना सर्वे क्र. 51,67 नवीन सर्वे क्र. 102,88,हिस्सा क्र. 26,13,येथील सदनिका क्र. 2105,21 वा मजला,ए-विंग,एस 3 वुडस बिल्डींग,बिल्डींग नं. 4,प्लॉट नं. अ.संघवी एस 3 इकोसिटी,दहिसर चेक पोस्ट जवळ,ठाकूर मॉल मागे,मिरारोड पु. ठाणे.,विभाग क्र. 5/23,वॉर्ड क्यु 1.((Survey Number : सर्वे क्र. 102, 88, हिस्सा क्र. 26, 13 ;))	
(5) क्षेत्रफळ	48.598 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:-मे.संघवी प्रिमायसेस प्रा.लि.,तर्फे संचालक श्री.शैलेश संघवी यांच्या तर्फे कु.मु.म्हणून गणपत बॉबले वय-48 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: धिरज चेम्बर्स, सातवा मजला, 9 हजारीमल सोमानी मार्ग, फोर्ट मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACL0598D	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चिराग शैलेश त्रिवेदी वय:-31; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 9, अवध नारायण पांडेय चाळ, एस. एन. दुबे रोड, रावळपाडा, दहिसर पु. मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-AOSPT2348J 2): नाव:-परमिन्देर कौर चिराग त्रिवेदी वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 9, अवध नारायण पांडेय चाळ, एस. एन. दुबे रोड, रावळपाडा, दहिसर पु. मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400068 पॅन नं:-ARWPB9536F	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/08/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	28/08/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	17186/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	526800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुद्रांकनासाठी 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.



DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report dated 26.11.2024 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 23.11.2024. 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.

No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is Purchased by Mr. Gangadhar Arjunram Kanodia & Mr. Mohit Gangadhar Kanodia from M/s. Sanghvi Premises Private Limited, as per Agreement for Sale dated 12/11/2024.
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 Jayaraja Acharya - Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 23.11.2024 Valuation Date – 26.11.2024 Date of Report – 26.11.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on – 23.11.2024
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.

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.**

Director

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



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