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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 Proposed Purchasers: **Mr. Sanjay Parchani & Ms. Vanita Sanjay Parchani**

Name of Owners: **Mr. Sandeep Kumar Kejariwal & Mrs. Anju S Kejariwal**

Residential Flat No. 801, 8<sup>th</sup> Floor, C Wing, "Cloud 36", GeeCee Cloud 36 Co-op. Hsg. Soc. Ltd.,  
Plot No. 6, Sector – 11, Ghansoli, Navi Mumbai – 400701, Maharashtra, India.

Longitude Latitude: 19°07'08.3"N 72°59'37.6"E

### Intended Users:

**Central Bank of India  
Opera House Branch**

Bhasker Mansion, 1st Floor, Above Narottam Bhau Jewellers, 437,  
Dr. Dada Saheb Bhadkamkar Marg, Opera House, Mumbai - 400004, Maharashtra, India.



### Our Pan India Presence at :

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### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

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

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / CBI / Opera House Branch / Mr. Sanjay Parchani (13053/2310318)

Page 2 of 28

Vastu/Mumbai/01/2025/13053/2310318

30/11-437-SKVS

Date: 24.12.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 801, 8<sup>th</sup> Floor, C Wing, "Cloud 36", GeeCee Cloud 36 Co-op. Hsg. Soc. Ltd., Plot No. 6, Sector – 11, Ghansoli, Navi Mumbai – 400701, Maharashtra, India belongs to **Mr. Sandeep Kumar Kejariwal & Mrs. Anju S Kejariwal**. Name of Proposed Purchasers is **Mr. Sanjay Parchani & Ms. Vanita Sanjay Parchani**.

Boundaries of the property.

North : A Wing of Vinayak CHSL  
South : Cloud 36 Road  
East : Patil Road  
West : NG Grand Plaza

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 ₹ **2,20,62,176.00 (Rupees Two Crore Twenty Lakh Sixty Two Thousand One Hundred Seventy Six 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.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

CBI Emp. No. SMRO/CREDIT/2017-18/1311

Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.24 16:51:26 +05'30'

Auth. Sign.



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📍 Aurangabad 📍 Pune 📍 Indore 📍 Jaipur

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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,**  
**Central Bank of India**  
**Opera House Branch**  
 Bhasker Mansion, 1st Floor,  
 Above Narottam Bhau Jewellers, 437,  
 Dr. Dada Saheb Bhadkamkar Marg,  
 Opera House, Mumbai - 400 004, Maharashtra, India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 13.12.2024
	b)	Date on which the valuation is made : 24.12.2024
3.	List of documents produced for perusal: 1) Copy of Draft MOU between Mr. Sandeep Kumar Kejariwal & Mrs. Anju S Kejariwal (the Vendors) AND Mr. Sanjay Parchani & Ms. Vanita Sanjay Parchani (the Purchasers). 2) Copy of Agreement for Sale dated 16.07.2018 between Geecee Ventures Ltd. (the Promoter) AND Mr. Sandeep Kumar Kejariwal & Mrs. Anju S Kejariwal (the Purchasers). 3) Copy of Occupancy Certificate No. NRV / O.C. / 20171BONMMC52661 / 594 / 2018 dated 08.02.2018 issued by Navi Mumbai Municipal Corporation. 4) Copy of Commencement Certificate No. NMMC / TPO / BP / Case No. A-16096 / 585 / 2018 dated 06.02.2018 issued by Navi Mumbai Municipal Corporation. 5) Copy of Approved Plan No. NRV / A-16096 / 1219 dated 26.02.2013 issued by Navi Mumbai Municipal Corporation. 6) Copy of RERA Certificate No. P51700001178 dated 27.07.2017 issued by Maharashtra Real Estate Regulatory Authority. 7) Copy of Maintenance Bill No. 2427/2024-25 dated 01.12.2024 in the name of Mr. Sandeep Kumar Kejariwal issued by GeeCee Cloud 36 Co-op. Hsg. Soc. Ltd. 8) Copy of Property Tax No. GH0003539496 dated 01.10.2024 in the name of Geecee Ventures Ltd. issued by Navi Mumbai Municipal Corporation. 9) Copy of Share Certificate No. 209 dated 23.08.2019 in the name of Mr. Sandeep Kumar Kejariwal & Mrs. Anju S Kejariwal issued by GeeCee Cloud 36 Co-op. Hsg. Soc. Ltd.	
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)	: <b>Name of Proposed Purchasers:</b> Mr. Sanjay Parchani & Ms. Vanita Sanjay Parchani  <b>Name of Owners:</b> Mr. Sandeep Kumar Kejariwal & Mrs. Anju S Kejariwal  <b>Address:</b> Residential Flat No. 801, 8 <sup>th</sup> Floor, C Wing, "Cloud 36", GeeCee Cloud 36 Co-op. Hsg. Soc. Ltd., Plot No. 6, Sector – 11, Ghansoli, Navi Mumbai – 400701, Maharashtra, India.  <b>Contact Person:</b> Mr. Sanjay Parchani (Client) Contact No. 9594204444



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		Joint Ownership Details of ownership share is not available	
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat located on 8 <sup>th</sup> Floor. The composition of Residential Flat is having 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (i.e., <b>2 BHK with 2 Toilets</b> ). The property is at 2.6 Km. travelling distance from nearest railway station Ghansoli.	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Residential Flat No. 801
	c) C.T.S. No. / Village	:	Plot No. 6, Sector – 11 of Village – Ghansoli
	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 Plan No. NRV / A-16096 / 1219 dated 26.02.2013 issued by Navi Mumbai Municipal Corporation.
	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 Flat No. 801, 8 <sup>th</sup> Floor, C Wing, "Cloud 36", GeeCee Cloud 36 Co-op. Hsg. Soc. Ltd., Plot No. 6, Sector – 11, Ghansoli, Navi Mumbai – 400701, Maharashtra, India.
8.	City / Town	:	Ghansoli, 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	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Ghansoli 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		
		<b>As per Site</b>	<b>As per Documents</b>
	North	: A Wing of Vinayak CHSL	Details not available
	South	: Cloud 36 Road	Details not available
	East	: Patil Road	Details not available
	West	: NG Grand Plaza	Details not available

13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.																						
			A As per the Deed	B Actuals																					
	North	:	-	-																					
	South	:	-	-																					
	East	:	-	-																					
	West	:	-	-																					
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 905.00 (Area as per actual site measurement)</p> <p>Carpet Area in Sq. Ft. = 485.00 (Area as per Agreement for Sale)</p> <p><b>Carpet Area as per Architecture Letter attached in Agreement are as under, which is considered for final valuation.</b></p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Carpet Area (Sq. Mtr.)</th> <th>Carpet Area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Carpet Area</td> <td>45.071</td> <td>485.00</td> </tr> <tr> <td>Enclosed Balcony Area</td> <td>9.441</td> <td>102.00</td> </tr> <tr> <td>Cupboard Area</td> <td>7.050</td> <td>76.00</td> </tr> <tr> <td>Flowerbed Area</td> <td>3.830</td> <td>41.00</td> </tr> <tr> <td>Terrace Area</td> <td>4.500</td> <td>48.00</td> </tr> <tr> <td><b>Total Carpet Area</b></td> <td><b>69.890</b></td> <td><b>752.00</b></td> </tr> </tbody> </table> <p>Built Up Area in Sq. Ft. = 902.00 (Total Carpet Area + 20%)</p>		Particulars	Carpet Area (Sq. Mtr.)	Carpet Area (Sq. Ft.)	Carpet Area	45.071	485.00	Enclosed Balcony Area	9.441	102.00	Cupboard Area	7.050	76.00	Flowerbed Area	3.830	41.00	Terrace Area	4.500	48.00	<b>Total Carpet Area</b>	<b>69.890</b>	<b>752.00</b>
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<b>Total Carpet Area</b>	<b>69.890</b>	<b>752.00</b>																							
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°07'08.3"N 72°59'37.6"E																						
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p><b>Carpet Area as per Architecture Letter attached in Agreement are as under, which is considered for final valuation.</b></p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Carpet Area (Sq. Mtr.)</th> <th>Carpet Area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Carpet Area</td> <td>45.071</td> <td>485.00</td> </tr> <tr> <td>Enclosed Balcony Area</td> <td>9.441</td> <td>102.00</td> </tr> <tr> <td>Cupboard Area</td> <td>7.050</td> <td>76.00</td> </tr> <tr> <td>Flowerbed Area</td> <td>3.830</td> <td>41.00</td> </tr> <tr> <td>Terrace Area</td> <td>4.500</td> <td>48.00</td> </tr> <tr> <td><b>Total Carpet Area</b></td> <td><b>69.890</b></td> <td><b>752.00</b></td> </tr> </tbody> </table>		Particulars	Carpet Area (Sq. Mtr.)	Carpet Area (Sq. Ft.)	Carpet Area	45.071	485.00	Enclosed Balcony Area	9.441	102.00	Cupboard Area	7.050	76.00	Flowerbed Area	3.830	41.00	Terrace Area	4.500	48.00	<b>Total Carpet Area</b>	<b>69.890</b>	<b>752.00</b>
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16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Client Occupied																						
II	<b>APARTMENT BUILDING</b>																								
1.	Nature of the Apartment	:	Residential																						
2.	Location	:																							
	C.T.S. No.	:	Plot No. 6, Sector – 11 of Village – Ghansoli																						

	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Ghansoli Navi Mumbai Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 801, 8 <sup>th</sup> Floor, C Wing, "Cloud 36", GeeCee Cloud 36 Co-op. Hsg. Soc. Ltd., Plot No. 6, Sector – 11, Ghansoli, Navi Mumbai – 400701, Maharashtra, India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2018 (As per occupancy certificate)
5.	Number of Floors	:	Ground + Stilt + 2 Podium + 1 <sup>st</sup> to 33 <sup>rd</sup> Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flats on 8 <sup>th</sup> Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	3 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal sewer
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

<b>III</b>	<b>Residential Flat</b>		
1	The floor in which the Flat is situated	:	8 <sup>th</sup> Floor
2	Door No. of the Flat	:	Residential Flat No. 801
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Italian Marble & Vitrified tiles flooring
	Doors	:	Teak Wood door frame with flush doors
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering with POP finished
4	House Tax	:	
	Assessment No.	:	Property Tax No. GH0003539496
	Tax paid in the name of:	:	Geecee Ventures Ltd.
	Tax amount:	:	₹ 3,141.00
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?	:	Good
7	Sale Deed executed in the name of	:	<b>Name of Proposed Purchasers:</b> Mr. Sanjay Parchani & Ms. Vanita Sanjay Parchani  <b>Name of Owners:</b> Mr. Sandeep Kumar Kejariwal & Mrs. Anju S Kejariwal

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. = 902.00 (Total Carpet Area + 20%)																					
10	What is the floor space index (app.)	:	As per NMMC norms																					
11	What is the Carpet Area of the Flat?	:	<p>Carpet Area in Sq. Ft. = 905.00 (Area as per actual site measurement)</p> <p>Carpet Area in Sq. Ft. = 485.00 (Area as per Agreement for Sale)</p> <p><b>Carpet Area as per Architecture Letter attached in Agreement are as under, which is considered for final valuation.</b></p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Carpet Area (Sq. Mtr.)</th> <th>Carpet Area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Carpet Area</td> <td>45.071</td> <td>485.00</td> </tr> <tr> <td>Enclosed Balcony Area</td> <td>9.441</td> <td>102.00</td> </tr> <tr> <td>Cupboard Area</td> <td>7.050</td> <td>76.00</td> </tr> <tr> <td>Flowerbed Area</td> <td>3.830</td> <td>41.00</td> </tr> <tr> <td>Terrace Area</td> <td>4.500</td> <td>48.00</td> </tr> <tr> <td><b>Total Carpet Area</b></td> <td><b>69.890</b></td> <td><b>752.00</b></td> </tr> </tbody> </table>	Particulars	Carpet Area (Sq. Mtr.)	Carpet Area (Sq. Ft.)	Carpet Area	45.071	485.00	Enclosed Balcony Area	9.441	102.00	Cupboard Area	7.050	76.00	Flowerbed Area	3.830	41.00	Terrace Area	4.500	48.00	<b>Total Carpet Area</b>	<b>69.890</b>	<b>752.00</b>
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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?	:	Client Occupied																					
15	If rented, what is the monthly rent?	:	Details not available																					
<b>IV</b>	<b>MARKETABILITY</b>	:																						
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																					
<b>V</b>	<b>Rate</b>	:																						
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 41,500.00 to ₹ 45,500.00 per Sq. Ft. on actual Carpet Area ₹ 28,000.00 to ₹ 30,000.00 per Sq. Ft. on total Carpet Area																					
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 29,600.00 per Sq. Ft. on Total Carpet Area																					
3	Break – up for the rate	:																						
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.																					
	II. Land + others	:	₹ 27,100.00 per Sq. Ft.																					
4	Guideline rate obtained from the Registrar's Office	:	₹ 89,870.00 per Sq. M. i.e., ₹ 8,349.00 per Sq. Ft.																					

4a	Guideline rate (after deprecation)	:	₹ 85,035.00 per Sq. M. i.e., ₹ 7,900.00 per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	7 Years
	Life of the building estimated	:	53 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	10.50%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,238.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 27,100.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 29,338.00 per Sq. Ft. on Total Carpet Area</b>
	<b>Remarks:</b>		
	1. As per Site Inspection, Actual Total Carpet Area 905.00 Sq. Ft (including Enclosed Balcony, Cupboard Area, Flowerbed Area & Terrace Area) which is more than Total Carpet Area 752.00 Sq. Ft. mentioned in the Architect Letter attached in the Agreement. For the purpose of valuation, we have considered the total carpet area as per Architect Letter attached in the Agreement.		
	2. Sales instance attached to the report are on actual carpet area and Price indicators attached to the report are on total carpet area.		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	752.00 Sq. Ft.	29,338.00	2,20,62,176.00
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			
	<b>Total value of the property</b>			<b>2,20,62,176.00</b>
	<b>Realizable value of the property</b>			<b>1,98,55,958.00</b>
	<b>Distress Value of the property</b>			<b>1,76,49,741.00</b>
	<b>Insurable value of the property (902.00 X 2,500.00)</b>			<b>22,55,000.00</b>
	<b>Guideline value of the property (902.00 X 7,900.00)</b>			<b>71,25,800.00</b>



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### **Justification for price / rate**

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

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

### **Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 28,000.00 to ₹ 30,000.00 per Sq. Ft. on Total Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 29,338.00 per Sq. Ft. on Total Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	Details not available
iii) Any likely income it may generate	Rental Income



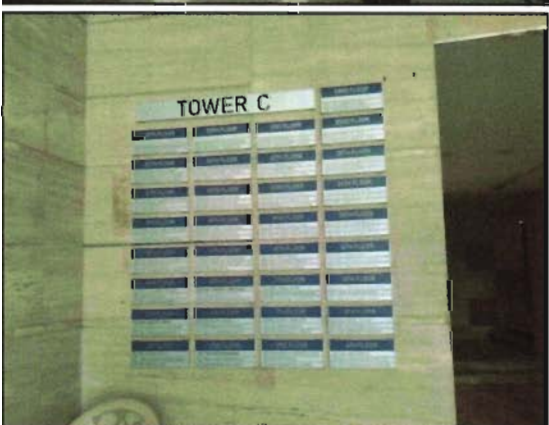
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## Actual Site Photographs

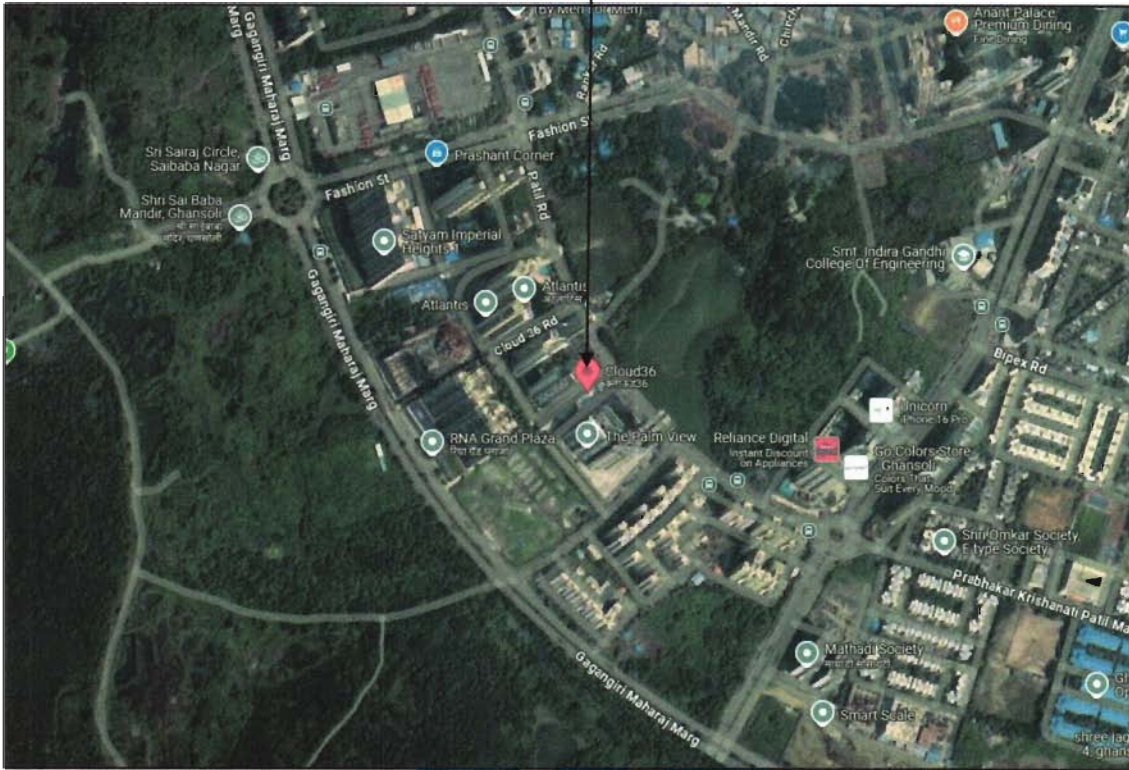


## Actual Site Photographs



## Route Map of the property

(Site:ur)



**Longitude Latitude: 19°12'27.0"N 72°52'21.0"E**

**Note:** The Blue line shows the route to site from nearest railway station (Gansoli – 2.6 Km.)



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## Ready Reckoner Rate

DIVISION / VILLAGE - GHANSOLI 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 : Gansoli Node Sector No. II					
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
4	4/118	20800	81700	92300	102200	92300
(Record Not Available)						
<a href="#">Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	81,700.00			
No increase at Flat Located on 8 <sup>th</sup> Floor	8,170.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>89,870.00</b>	<b>Sq. Mtr.</b>	<b>8,349.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	20,800.00			
The difference between land rate and building rate (A – B = C)	69,070.00			
Depreciation Percentage as per table (D) [100% - 7%] (Age of the Building – 7 Years)	93%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>85,035.00</b>	<b>Sq. Mtr.</b>	<b>7,900.00</b>	<b>Sq. Ft.</b>

### 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

**Sale Instance**

Property	Flat		
Source	Index II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	528.00	634.00	-
Percentage	-	-	-
Rate Per Sq. Ft.	₹ 41,667.00	₹ 34,700.00	-

832975 19-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक: सह दु.नि. ठाणे 3 दस्त क्रमांक: 8329/2024 नोंदणी: Regn.63m
<b>गावाचे नाव : घणसोली</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मॉडदला	22000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4407134.93	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : , इतर माहिती: फ्लॅट नं.403,चौधा मजला,बी- व्हिंग,जीसी क्लाऊड 36 कॉ-ऑप. हौसिंग सोसायटी लिमिटेड,प्लॉट नं. 06,सेक्टर-11,घणसोली,नवी मुंबई,तालुका व जिल्हा ठाणे - 400701.,(क्षेत्रफळ 49.039 चौ. मी. कारपेट एरिया)( { SECTOR NUMBER : 11 ; } )	
(5) क्षेत्रफळ	49.039 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:-निखिल माधव पाटील - वय:-43 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी -2403, एल्डोर कॉ -ऑप. हौसिंग सोसायटी, हिरानंदानी गार्डन्स, पोवई, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-AJDPP2981M 2): नाव:-सायली निखिल पाटील - वय:-38 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: बी -2403, एल्डोर कॉ -ऑप. हौसिंग सोसायटी, हिरानंदानी गार्डन्स, पोवई, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400076 पॅन नं:-ADBPL6518L	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अंशूल कमल गुप्ता - वय:-46; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं. ए-701, श्री मनोशी कॉम्प्लेक्स, प्लॉट नं. 5 व 6, सेक्टर-03, घणसोली, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AIEPG5170F 2): नाव:-दीप्ती अंशूल गुप्ता - वय:-42; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं. ए-701, श्री मनोशी कॉम्प्लेक्स, प्लॉट नं. 5 व 6, सेक्टर-03, घणसोली, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400701 पॅन नं:-AOKPG3826J	
(9) दस्तऐवज करून दित्याचा दिनांक	18/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	18/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	8329/2024	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	1320000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	



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## Sale Instance

Property	Flat		
Source	Index II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	485.00	582.00	-
Percentage	-	-	-
Rate Per Sq. Ft.	₹ 43,093.00	₹ 35,911.00	-

15200392	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. ठाणे 8
08-02-2024		दस्त क्रमांक : 15200/2023
Note :-Generated Through eSearch Module,For original report please contact concern SR0 office.		नोदणी : Regn.63m
<b>गावाचे नाव : घणसोली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	20900000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार से नमुद करावे)	5676382.18	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव-नवी मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं.901/9 वा मजला,टॉवर/विंग-सी,क्लाऊड 36,जि.सी.क्लाऊड 36 को.ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड,प्लॉट नं.06,सेक्टर 11,घणसोली नवी मुंबई क्षेत्र-45.071 चौ.मी कारपेट एरिया+1 कार पार्किंग( ( Plot Number : 06 ; ) )	
(5) क्षेत्रफळ	45.071 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.-श्री गिरीश कानजी देवा -- वय.-60 पत्ता.-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: ओम गुजवंती बिल्डिंग, जगदुशा नगर, गोळीबार रोड,घाटकोपर पश्चिम, मुंबई AADPD2081K, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, MUMBAI. पिन कोड-400086 पॅन नं.- 2): नाव.-त्रिशा गिरीश देवा -- वय.-34 पत्ता.-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: ओम गुजवंती बिल्डिंग, जगदुशा नगर, गोळीबार रोड,घाटकोपर पश्चिम, मुंबई ANSPD3579J, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुंबई. पिन कोड -400086 पॅन नं.-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-श्री श्याम मॅकट भास्करन -- वय.-48, पत्ता.-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: जि-504, संसारा अपार्टमेंट,टीपी 13, छानी,वडोदरा, गुजरात ACPPM9972L, ब्लॉक नं. - , रोड नं. - , गुजरात, VADODARA. पिन कोड-390024 पॅन नं.- 2): नाव.-सिंधु श्याम -- वय.-46, पत्ता.-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: जि-504, संसारा अपार्टमेंट,टीपी 13, छानी,वडोदरा, गुजरात, ब्लॉक नं. - , रोड नं. - , गुजरात, VADODARA. पिन कोड-390024 पॅन नं.-	
(9) दस्तऐवज करून दिव्याचा दिनांक	07/07/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	07/07/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	15200/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1254000	


## Price Indicators

Property	Flat		
Source	Index II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	780.00	936.00	-
<b>Percentage</b>	-	-	-
<b>Rate Per Sq. Ft.</b>	₹ 28,205.00	₹ 23,504.00	-

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Login ▾ Post Property NEW

**₹ 2.65 Cr** EMI - ₹ 1,20L | [How much loan can I get?](#)

2 BHK 1300 Sq-ft Flat For Sale [Chansoli, Navi Mumbai](#)



2 Beds 2 Baths 1 Covered Parking Furnished Jogging an... Service/Cood...

Carpet Area 800 sqft - ₹ 33.125/sqft	Developer <b>Geecee Ventures Ltd.</b>	Project <b>Geecee Cloud 36</b>	Transaction Type <b>Resale</b>
Status <b>Ready to Move</b>	Facing <b>East</b>	Lifts <b>2</b>	Furnished Status <b>Furnished</b>

East Facing Property Near By Credence Care Hospital

Contact Agent
Get Phone No.
Last contact made 3 days ago

**More Details**

Price Breakup	₹ 2.65 Cr   ₹ 13,25,000 Approx. Registration Charges   ₹ 8,000 Monthly
Booking Amount	₹ 5.0 Lac
Address	sector 11, Chansoli, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Near By Credence Care Hospital
Furnishing	Furnished
Flooring	Vitrified
Loan Offered	Estimated EMI: ₹ 119518 <span>⊖</span> <a href="#">Apply for Home Loan</a>

+7

Posted on Dec 13, 24 Property ID: 7677641

**Contact Agent**  
Kishan Varma - 91-88XXXXXXX

Get Phone No.

**Download Brochure**

**Top Agent in this Locality**

103 PROPERTY FOR SALE    8 PROPERTY FOR RENT    4 CITY SAT NO.

[View Profile](#)    View Properties




## Price Indicators

Property	Flat		
Source	Index II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	850.00	1020.00	-
<b>Percentage</b>	-	-	-
<b>Rate Per Sq. Ft.</b>	₹ 30,588.00	₹ 25,490.00	-

magicbricks
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Login | Post Property

₹2.75 Cr EMI - ₹1,244 | [Get pre-approved loan](#)

2 BHK 1225 Sq-ft Flat For Sale Sector 21 Ghansoli, Navi Mumbai



2 Beds | 2 Baths | 2 Balconies | 1 Covered Parking

Jogging area | Service/Good

Carpet Area 850 sqft - ₹ 12,353/sqft	Developer <a href="#">Geecee Ventures Ltd.</a>	Project <a href="#">Geecee Cloud 36</a>	Floor Upper Basement (Out of 33 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Store Room	Facing East

East Facing Property   
  Near to ghansoli station, reliance it park, school

[Contact Agent](#)    [Get Phone No.](#)

Posted on Dec 14, 24 | Property ID: 76256313


**Contact Agent**

✓ REERA REGISTERED  
**Nagendra** -91-98xxxxxxx

[Get Phone No.](#)

[Download Brochure](#)

**Top Agent in this Locality**



**Bhupendra**  
Ekta Enterprises  
PERA ID: AST700001615

103 PROPERTIES FOR SALE   
 8 PROPERTIES FOR RENT   
 4 ★ CO-OP. HOUSING

[View Profile](#)    [View Properties](#)

**More Details**

Price Breakup    ₹2.75 Cr | ₹13,75,000    Approx. Registration Charges | ₹4,000    Monthly

Booking Amount    ₹4.0 Lac

Address    Ghansoli, Navi Mumbai, Sector 21 Ghansoli, Navi Mumbai - Central Navi Mumbai, Maharashtra

Landmarks    Near to ghansoli station, reliance it park, school

Furnishing    Semi-Furnished

Flooring    Vitrified

Loan Offered    Estimated EMI: ₹124029 | [Apply for Home Loan](#)

# Architecture Letter

GET /nice%20ports%2C/Tri%6Eity.txt%2ebak HTTP/1.0

**ANNEXURE - F**



**SATISH V. AHUJA  
AND ASSOCIATES**  
ARCHITECTS & DESIGNERS

For M/s Geecce Ventures Limited.  
BUILDING ON PLOT NO. 06, SEC.: 11,  
GHANSHI, NAVI MUMBAI

**B & C WING STAMP DUTY AREA**

**4TH, 8TH, 10TH, 12TH, 14TH, 16TH, 18TH, 20TH & 22ND FLOOR AREA**

FLAT NO. AS PER CC	FLAT NO. AS PER AGREEMENT	TYPE	CARPET AREA(Sq.m)	ENCL. BAL. AREA(Sq.m)	CB AREA (Sq.m)	FB AREA (Sq.m)	TERRACE AREA(Sq.m)
405 - 2201	101, 301 - 1901	2BHK	45.071	9.441	7.050	3.830	4.500
405 - 2202	102, 302 - 1902	2BHK	40.440	11.882	6.600	4.482	4.500
405 - 2203	103, 303 - 1903	2BHK	42.018	8.882	6.480	3.690	4.500

**5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH, 19TH, 21TH & 23RD FLOOR AREA**

FLAT NO. AS PER CC	FLAT NO. AS PER AGREEMENT	TYPE	CARPET AREA(Sq.m)	ENCL. BAL. AREA(Sq.m)	CB AREA (Sq.m)	FB AREA (Sq.m)	TERRACE AREA(Sq.m)
501 - 2301	701, 401 - 3001	2BHK	45.071	9.441	7.050	3.830	4.500
502 - 2302	702, 402 - 3002	2BHK	40.440	11.882	6.600	4.482	4.500
503 - 2303	703, 403 - 3003	2BHK	42.018	8.882	6.480	4.080	4.500

**24TH, 26TH, 28TH & 30TH FLOOR AREA**

FLAT NO. AS PER CC	FLAT NO. AS PER AGREEMENT	TYPE	CARPET AREA(Sq.m)	ENCL. BAL. AREA(Sq.m)	CB AREA (Sq.m)	FB AREA (Sq.m)	TERRACE AREA(Sq.m)
2401 - 3001	2101, 2301 - 2701	2BHK	46.680	9.750	7.050	3.830	4.500
2402 - 3002	2102, 2302 - 2702	2BHK	41.974	14.500	6.600	4.482	4.500
2403 - 3003	2103, 2303 - 2703	2BHK	41.401	9.500	6.480	3.690	4.500

**25TH, 27TH & 29TH FLOOR AREA**

FLAT NO. AS PER CC	FLAT NO. AS PER AGREEMENT	TYPE	CARPET AREA(Sq.m)	ENCL. BAL. AREA(Sq.m)	CB AREA (Sq.m)	FB AREA (Sq.m)	TERRACE AREA(Sq.m)
2501 - 2901	2201, 2401, 2601	2BHK	46.680	9.750	7.050	3.830	4.500
2502 - 2902	2202, 2402, 2602	2BHK	41.974	14.500	6.600	4.482	4.500
2503 - 2903	2203, 2403, 2603	2BHK	41.401	9.500	6.480	4.080	4.500

S. V. Ahuja  
**SATISH AHUJA**  
Architect  
SATISH V. AHUJA  
ARCHITECT  
CA/93/16602  
CA/93/16602



दन न - 6  
एचय 189-62  
2096

*Handwritten signature/initials*

Ashara C Wing, 1st Floor, Sector 17, Vashi, Navi Mumbai 400 703. Tel.: 2789 8844, 6781 0444 Email: ar.satishahuja@gmail.com

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is ₹ 2,20,62,176.00 (Rupees Two Crore Twenty Lakh Sixty Two Thousand One Hundred Seventy Six Only). The Realizable Value of the above property is ₹ 1,98,55,958.00 (Rupees One Crore Ninety Eight Lakh Fifty Five Thousand Nine Hundred Fifty Eight Only). The Distress Sale Value is ₹ 1,76,49,741.00 (Rupees One Crore Seventy Six Lakh Forty Nine Thousand Seven Hundred Forty One Only).

Place: Mumbai

Date: 24.12.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.24 16:51:37 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
CBI Emp. No. SMRO/CREDIT/2017-18/1311

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

Date

Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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(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 24.12.2024 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 13.12.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and



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

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration being purchased by Mr. Sandeep Kumar Kejariwal & Mrs. Anju S Kejariwal from Mr. Sanjay Parchani & Ms. Vanita Sanjay Parchani vide Draft Agreement for Sale.
2.	purpose of valuation and appointing authority	As per the request from Central Bank of India, Opera House Branch 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 Shyam Kajvilkar – 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 – 13.12.2024 Valuation Date – 24.12.2024 Date of Report – 24.12.2024
6.	inspections and/or investigations undertaken;	Physical Inspection done on 13.12.2024
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>Market Survey at the time of site visit</li> <li>Ready Reckoner rates / Circle rates</li> <li>Online search for Registered Transactions</li> <li>Online Price Indicators on real estate portals</li> <li>Enquiries with Real estate consultants</li> <li>Existing data of Valuation assignments carried out by us</li> </ul>
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 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.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **24<sup>th</sup> December 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 752.00** in the name of **Mr. Sandeep Kumar Kejariwal & Mrs. Anju S Kejariwal**. Name of Proposed Purchasers is **Mr. Sanjay Parchani & Ms. Vanita Sanjay Parchani**. 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**



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Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Sandeep Kumar Kejariwal & Mrs. Anju S Kejariwal**. Name of Proposed Purchasers is **Mr. Sanjay Parchani & Ms. Vanita Sanjay Parchani**. 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's representative, we understand that the Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 752.00**.

### 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 / Exiting 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 Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.



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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 Flat, admeasuring **Total Carpet Area in Sq. Ft. = 752.00.**

## **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.

## 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.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.



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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.



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## Remuneration and Costs.

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

## Occupation, employability and restrictions.

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

## Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

CBI Emp. No. SMRO/CREDIT/2017-18/1311

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.12.24 16:51:44 +05'30'

Auth. Sign.



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