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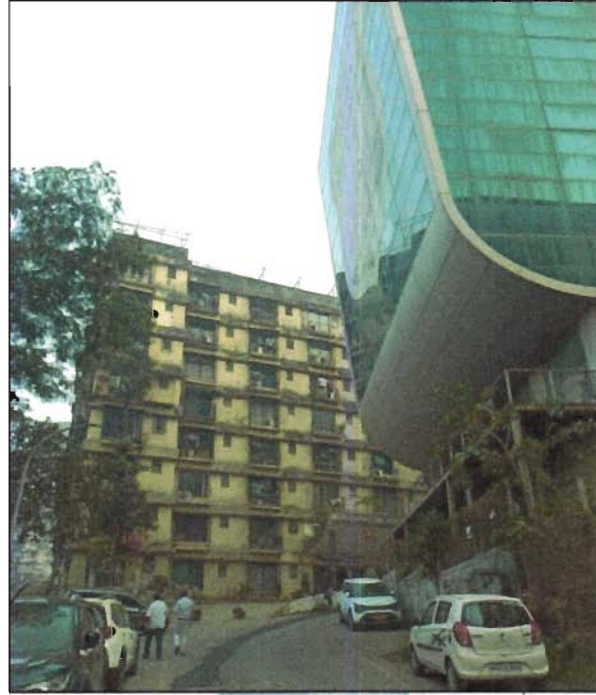
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Ashwini Mangesh Wanarkar and Mr. Mangesh Kamlakar Wanarkar**

Residential Flat No. 107, 1<sup>st</sup> Floor, Wing – G, “**Piccadilly – I Co-Op. Hsg. Soc. Ltd.**”, Royal Palms,  
Arey Milk Colony, Near Unit No. 26, Village – Maroshi, Goregaon (East), Taluka – Borivali,  
District – Mumbai Suburban, PIN – 400 065, Maharashtra, India.

Latitude Longitude: 19°9'14.7"N 72°53'7.8"E

### Intended User:

**Punjab National Bank  
Lokhadwala, Andheri (West) Branch**

68, 1st Floor, Kamal Apartment, Lokhadwala Complex, Versova, Andheri (West),  
Mumbai – 400 053, Maharashtra, India



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### Regd. Office

81-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

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## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / PNB / Lokhandwala, Andheri (West) Branch / Mrs. Ashwini Mangesh Wanarkar (13241/2309742) Page 2 of 21

Vastu/Mumbai/12/2024/13241/2309742

24/02-240-SKVS

Date: 24.12.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 107, 1<sup>st</sup> Floor, Wing – G, “**Piccadilly – I Co-Op. Hsg. Soc. Ltd.**”, Royal Palms, Arey Milk Colony, Near Unit No. 26, Village – Maroshi, Goregaon (East), Taluka – Borivali, District – Mumbai Suburban, PIN – 400 065, Maharashtra, India belongs to **Mrs. Ashwini Mangesh Wanarkar and Mr. Mangesh Kamlakar Wanarkar.**

Boundaries of the property.

North : Road  
South : Palms Apartment I CHSL  
East : Open Plot  
West : Royal Palms Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and this particular purpose at **₹ 31,26,017.00 (Rupees Thirty One Lakh Twenty Six Thousand Seventeen 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.**

**Sharadkumar  
Chalikwar**  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=C.M.D, email=cmd@vastukala.org,  
c=IN  
Date: 2024.12.24 11:42:02 +05'30'

Auth. Sign.



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. : REF: ZO: SAMD:1138

Encl: Valuation report.

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**Valuation Report of Immovable Property**

I		General	
1.	Name and Address of the Valuer	:	<b>Sharadkumar B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai - 400 072.
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
3.	a)	Date of inspection	: 20.12.2024
	b)	Date of valuation	: 24.12.2024
	c)	Title Deed Number & Date	: 3592/2018 dated 31.03.2018
4.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 31.03.2018 between Mr. Gururaj Vekatesh Meghraj, Mr. Ganraj Venkatesh Meghraj & Mr. Venkatesh Tarachand Meghraj (the Vendor) AND Mrs. Ashwini Mangesh Wanarkar & Mr. Mangesh Kamlakar Wanarkar (the Purchasers). 2. Copy of Commencement Certificate No. CHE / 8679 / BP(WE) / AP / 33 dated 23.10.2003 issued by Gram Panchayat Vajreshwari. 3. Copy of Occupancy Certificate No. CHE / 8679 / BP / BP(WS) / AP Dated 28.07.2006 issued by Municipal Corporation of Greater Mumbai.		
5.	Name of the owner(s). and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>Mrs. Ashwini Mangesh Wanarkar and</b> <b>Mr. Mangesh Kamlakar Wanarkar</b>  Residential Flat No. 107, 1 <sup>st</sup> Floor, Wing – G, “ <b>Piccadilly – I Co-Op. Hsg. Soc. Ltd.</b> ”, Royal Palms, Arey Milk Colony, Near Unit No. 26, Village – Maroshi, Goregaon (East), Taluka – Borivali, District – Mumbai Suburban, PIN – 400 065, Maharashtra, India.  <b>Contact Person:</b> Mrs. Ashwini Mangesh Wanarkar (Owner) Mobile No. 8692054105  Joint Ownership (Details of ownership share not available)
6.	Brief description of the property	:	The property is a Residential Flat located on 1 <sup>st</sup> Floor. As per site inspection 1RK Flat converted into 1BHK. The Composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 1 Toilet ( <b>i.e. 1BHK</b> ). The property is at 4.9 Km. travelling distance from Aarey Colony Metro Station.
7.	Location of property		
	a)	Plot No. / Survey No.	: C.T.S. No. 1627
	b)	Door No.	: Residential Flat No. 107
	c)	C.T.S. No. / Village	: CTS No. 1627 of Village – Maroshi

	d)	Ward / Taluka	:	Taluka – Borivali
	e)	Mandal / District	:	District – Mumbai Suburban
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate No. CHE / 8679 / BP / BP(WS) / AP Dated 28.07.2006 issued by Municipal Corporation of Greater Mumbai.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
	j)	Comment on unauthorizes Construction if any	:	No
	k)	Comment on demolition proceedings if any	:	
8.		Postal address of the property	:	Residential Flat No. 107, 1 <sup>st</sup> Floor, Wing – G, “Piccadilly – I Co-Op. Hsg. Soc. Ltd.”, Royal Palms, Arey Milk Colony, Near Unit No. 26, Village – Maroshi, Goregaon (East), Taluka – Borivali, District – Mumbai Suburban, PIN – 400 065, Maharashtra, India.
9.		City / Town	:	Goregaon (West), Mumbai Suburban
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
10.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
11.		Comment on whether the society where the flats are located is freely Accessible?	:	Yes
12.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Maroshi Municipal Corporation of Greater Mumbai (MCGM)
13.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
14.		Boundaries of the property		<b>As per Site</b> <b>As per Document</b>
		North	:	Road                                      Details not available
		South	:	Palms Apartment I CHSL              Details not available
		East	:	Open Plot                                Details not available
		West	:	Royal Palms Road                      Details not available
		<b>Flat</b>		<b>As per Site</b> <b>As per Document</b>
		North	:	Marginal Space                        Details not available
		South	:	Flat No. 106                              Details not available

	East	:	Lobby & Marginal Space	Details not available
	West	:	Lobby	Details not available
15.	Dimensions of the site / Flat		N. A. as property under consideration is a Residential Flat in a building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
16.	Extent of the site	:	Carpet Area in Sq. Ft. = 210.00 (Area as per Site measurement)  <b>Carpet Area in Sq. Ft. = 227.00</b> <b>(Area as per Agreement for sale)</b>	
16.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	<b>19°9'14.7"N 72°53'7.8"E</b>	
17.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built-up Area in Sq. Ft. = 272.00</b> <b>(Area as per Agreement for sale + 20%)</b>	
18.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Name of the Apartment	:	<b>Piccadilly – I Co-Op. Hsg. Soc. Ltd.</b>	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3	Year of Construction	:	2006 (As per Occupancy Certificate)	
4	Number of Floors	:	Ground + 7 Upper Floors	
5	Type of Structure	:	R.C.C. framed structure	
6	Number of Dwelling units in the building	:	1 <sup>st</sup> Floor is having 35 Flats	
7	Quality of Construction	:	Normal	
8	Appearance of the Building	:	Normal	
9	Maintenance of the Building	:	Normal	
10	Facilities Available	:		
	Lift	:	2 Lifts	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Open	
	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	:	1 <sup>st</sup> Floor	
2	Door No. of the Flat	:	Residential Flat No. 107	
3	Specifications of the Flat	:		

	Roof	:	R.C.C. slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door framed with flush doors
	Windows	:	Aluminum Sliding Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering + POP Finished
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	<b>Mrs. Ashwini Mangesh Wanarkar and Mr. Mangesh Kamlakar Wanarkar</b>
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. = 272.00 (Area as per Agreement for Sale + 20%)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 227.00 (Area as per Agreement for sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 6,500.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale 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)	:	₹ 11,413/- to ₹ 15,910/- per Sq. Ft. on Carpet Area ₹ 9,511/- to ₹ 13,258/- 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).	:	₹ 14,500.00 per Sq. Ft. on Carpet area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 11,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	:	₹ 96,060.00 Per Sq. M. i.e., ₹ 8,924.00 Per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 87,386.00 per Sq. M. i.e., ₹ 8,118.00 per Sq. M.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of residential flat	:	₹ 2,700.00 per Sq. Ft.
	Age of the building	:	18 Years
	Life of the building estimated	:	42 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	:	27.00%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,971.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 11,800.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 13,771.00 per Sq. Ft.</b>
	<b>Remark: As per site inspection 1RK Flat converted into 1BHK. For the Purpose of Valuation, we have considered the area as per agreement for sale.</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	227.00 Sq. Ft.	13,771.00	<b>31,26,017.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of



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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., ₹ 11,413.00 to ₹ 15,910.00 per Sq. Ft. on Carpet Area / ₹ 9,511.00 to ₹ 13,258.00 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 ₹ 13,771.00 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 ₹ 31,26,017.00 (Rupees Thirty One Lakh Twenty Six Thousand Seventeen Only). The Realizable Value of the above property is ₹ 28,13,415.00 (Rupees Twenty Eight Lakh Thirteen Thousand Four Hundred Fifteen Only). The Distress Value is ₹ 25,00,814.00 (Rupees Twenty Five Lakh Eight Hundred Fourteen Only).

I	Date of Purchase of Immovable Property	:	31.03.2018
II	Purchase Price of immovable property	:	₹ 28,00,000.00
III	Book value of immovable property:	:	₹ 29,70,600.00
IV	Fair Market Value of immovable property:	:	₹ 31,26,017.00
V	Realizable Value of immovable property:	:	₹ 28,13,415.00
VI	Distress Sale Value of immovable property:	:	₹ 25,00,814.00
VII	Guideline Value (272.00 Sq. Ft. x 8,118.00)	:	₹ 22,08,096.00
VIII	Insurable value of the property (485.00 Sq. Ft. x 1,500.00)	:	₹ 7,34,400.00
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 to 15

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Panelment No.: REF: ZO: SAMD:1138

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=C.M.D., email=cmd@vastukala.org, c=IN  
Date: 2024.12.24 11:42:18 +05'30'

Auth. Sign.

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



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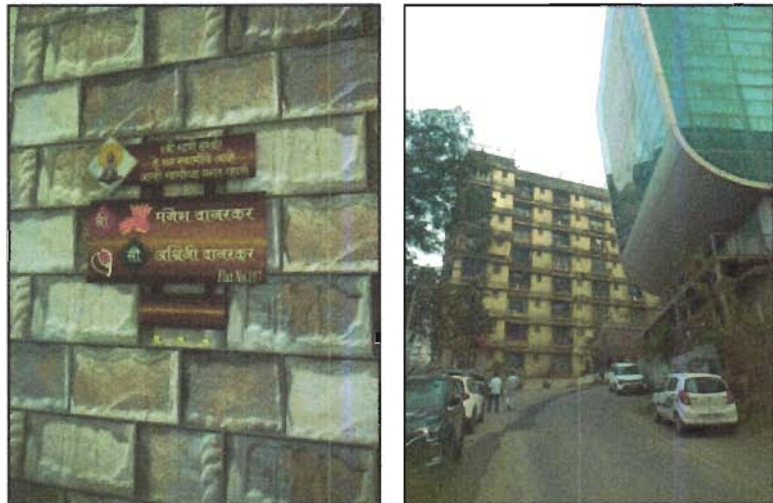
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## Actual Site Photographs



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## Route Map of the property



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



**Longitude Latitude - 19°09'14.7"N 72°53'07.8"E**

**Note:** The Blue line shows the route to site from nearest bus stop (Aarey Metro Station – 4.9 Km)




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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

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

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[Valuation Guidelines | User Manual](#)

Year: 2024-2025 Language: English

Selected District: MumbaiSubUrban

Select Village: मरोशी-बोरिवली

Search By:  Survey No.  Location

Select	उपविभाग	भूमी जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	54/254-अ-प्रभाग : मरोशी गावातील रायच पत्रक वसाहत सि.न.क्र. 1627 सोबत सर्व मिळवनी.	31370	66790	76620	96800	66790	चौ. मीटर
SurveyNo	54/254/अ-प्रभाग : रायच पत्रक वसाहत सि.न.क्र. 1627	47870	96060	106670	144680	102120	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	96,060.00			
No Increase on Flat Located on 1st Floor	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>96,060.00</b>	<b>Sq. Mt.</b>	<b>8,924.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	47,870.00			
The difference between land rate and building rate (A - B = C)	48,190.00			
Depreciation Percentage as per table (D) [100% - 18%] (Age of the Building - 18 Years)	18%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>87,386.00</b>	<b>Sq. Mt.</b>	<b>8,118.00</b>	<b>Sq. Ft.</b>

### Building not having lift

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

	Floor on which flat is Located	Rate to be adopted
a)	1st Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**Table - D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi - Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Sale Instance

Property	Residential Flat		
Source	Index II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	371.00	445.00	-
<b>Percentage</b>	-	20%	-
<b>Rate Per Sq.Ft.</b>	₹ 11,860.00	₹ 9,888.00	-

19173389 01-09-2024 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु.नि. बोरीवली 6 दस्त क्रमांक - 19173 2024 नोंदणी Regn 63m
<b>गावाचे नाव : मरोशी</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4400000	
(3) बाजारभाव, भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे;	4371402 42	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक असल्यास;	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती. सदनेका नं 1607.16वा मजला.ए विंग.डायमंड इस्ले 3.डायमंड इस्ले 3 को ऑप हौसिंग सोसायटी लि.रॉयल पाल्म इस्टेट.आरे मिल्क कॉलनी.गोरेगाव पूर्व.मुंबई 400065.....सदनिकेचे क्षेत्रफळ 370.93 चौ फुट कारपेट.(( C.T.S. Number 1627A(PART) : ))	
(5) क्षेत्रफळ	41.37 चौ मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव -विनोद पदरीनाथ चुरी वय -65 पत्ता -प्लॉट नं 41/2080, माळा नं - , इमारतीचे नाव गांधी नगर , ब्लॉक नं एम.आय.जी क्लब जवळ , रोड नं बांद्रा पूर्व , महाराष्ट्र, मुंबई पिन कोड -400051 पॅन नं -ABGPC0444B	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव -अर्चना अरविंद देसाई वय -60, पत्ता -प्लॉट नं फ्लॉट नं 601 , माळा नं - , इमारतीचे नाव ओम साईराम को ऑप हौसिंग सोसायटी , ब्लॉक नं 11 बी. एन एस फडके मार्ग, विजयनगर हॉल साईवाडी जवळ , रोड नं अंधेरी पूर्व , महाराष्ट्र, मुंबई पिन कोड -400069 पॅन नं - BZPPD1138K 2) नाव -रुपेश अरविंद देसाई वय -35, पत्ता -प्लॉट नं फ्लॉट नं 601 , माळा नं - , इमारतीचे नाव ओम साईराम को ऑप हौसिंग सोसायटी , ब्लॉक नं 11 बी. एन एस फडके मार्ग, विजयनगर हॉल साईवाडी जवळ , रोड नं अंधेरी पूर्व , महाराष्ट्र, मुंबई पिन कोड -400069 पॅन नं - APRPD7646D 3) नाव -अरविंद वामन देसाई वय -63, पत्ता -प्लॉट नं फ्लॉट नं 601 , माळा नं - , इमारतीचे नाव ओम साईराम को ऑप हौसिंग सोसायटी , ब्लॉक नं 11 बी. एन एस फडके मार्ग, विजयनगर हॉल साईवाडी जवळ , रोड नं अंधेरी पूर्व , महाराष्ट्र, मुंबई पिन कोड -400069 पॅन नं - ADMMPD8603R	
(9) दस्तऐवज करून दिल्याचा दिनांक	30-08-2024	
(10) दस्त नोंदणी केल्याचा दिनांक	30-08-2024	
(11) अनुक्रमांक, खंड व पृष्ठ	19173-2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	264000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		

## Sale Instance

Property	Residential Flat		
Source	Index II		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
Area	366.00	439.00	-
Percentage	-	20%	-
Rate Per Sq.Ft.	₹ 11,407.00	₹ 9,510.00	-

8376324 18-05-2024 Note -Generated Through eSearch Module.For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुयम निबंधक सह दु.नि. बोरीवली । दस्त क्रमांक 8376 2024 नोदणी Regn 63m
<b>गावाचे नाव : मरोशी</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4175000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे।	4116219.03	
(4) भू-मापन, पोटहिसा व घरक्रमांक असल्यास:	1) पॉतिकेचे नाव: Mumbai Ma.na.pa इतर वर्णन :सदनिका नं. 513, माळा नं. 5 वा मजला, सी बिल्डिंग, इमारतीचे नाव: पाल्म्स 2 एसआरए सीएचएस लि. सॉयल पाल्म्स एस्टेट, ब्लॉक नं. मयूर नगर, अरे मिल्क कॉलनी, युनिट नं. 26, रोड : गोरेगाव पूर्व, मुंबई 400065 ( ( C.T.S. Number : 1627 : ) )	
(5) क्षेत्रफळ	40.81 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव -रॉबिन राजहंस पोटभरे वय -38 पत्ता -प्लॉट नं 146, माळा नं. - इमारतीचे नाव -सु शुकवारी, फवारा स्केअर, ब्लॉक नं. पाम कुलर्स जवळ, रोड नं. नागपुर, महाराष्ट्र, नागपुर पिन कोड -440022 पॅन नं -AVCFPP1813H	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव -सुवर्णा दिलीप पवार वय -53, पत्ता -प्लॉट नं ए.35, माळा नं. - इमारतीचे नाव -, ब्लॉक नं. बांद्रा पोलीस लाईन, आर के पाटकर मार्ग, ऑप्य भाभा हॉस्पिटल, रोड नं. बांद्रा पश्चिम, मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400050 पॅन नं -BQWPP816SL 2). नाव -भूपेंद्र दिलीप पवार वय -30, पत्ता -प्लॉट नं ए.35, माळा नं. - इमारतीचे नाव -, ब्लॉक नं. बांद्रा पोलीस लाईन, आर के पाटकर मार्ग, ऑप्य भाभा हॉस्पिटल, रोड नं. बांद्रा पश्चिम, मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400050 पॅन नं -CKBPP3056N	
(9) दस्तऐवज करून दिल्याचा दिनांक	17/05/2024	
(10) दस्त नोदणी केल्याचा दिनांक	17/05/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	8376 2024	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	250500	
(13) बाजारभावप्रमाणे नोदणी शुल्क	30000	
(14) शीरा		
मुल्याकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Price Indicator

Property	Residential Flat		
Source	Migicbricks.com		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	220.00	264.00	-
<b>Percentage</b>	20%	-	-
<b>Rate Per Sq.Ft.</b>	₹ 15,909.00	₹ 13,258.00	-

**magicbricks**
Buy | Rent | Sell | Home Loans
Login | Post Property

Posted on: Aug 11, 24 | Property ID: 3571938

**₹ 35.0 Lac** | EMI - ₹ 16k | [How much loan can I get?](#)

For Sale in Piccadilly Condos, **Goregaon East, Mumbai**

1 Bath | 1 Balcony | Furnished

Carpet Area: 220 sqft. | ₹15909/sqft.

Floor: 6

Developer: **Royal Palms**

Transaction Type: **Resale**

Project: **Piccadilly Condos**

Furnished Status: **Furnished**

Contact Owner
Get Phone No.

Last contact made 3 days ago

**Contact Owner**

Vishal Vishal +91-99XXXXXXX

Get Phone No.

**More Details**

Price Breakup	₹ 35.0 Lac   ₹ 2,700
Address	Goregaon East, Mumbai - Western Mumbai, Maharashtra
Furnishing	Furnished
Loan Offered	Estimated EMI: ₹ 15786   <a href="#">Apply for Home Loan</a>

**Description:** This Studio Apartment is located at 6th floor

Contact Owner

**About Project** Explore Project →

	Piccadilly Condos by Royal Palms	Price Call For Price	Configuration 1BHK Flat	Tower & Unit 1 Tower, 6th Units
3.5 ★★★★★ 2 Reviews				



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## Price Indicators

Property	Residential Flat		
Source	No Broker		
Floor	-		
	<b>Carpet</b>	<b>Built Up</b>	<b>Saleable</b>
<b>Area</b>	228.00	340.00	405.00
<b>Percentage</b>	-	20%	20%
<b>Rate Per Sq.Ft.</b>	₹ 14,474.00	₹ 9,706.00	₹ 2,469.00

Pay Rent
Post Your Property
Sign up
Log in
Menu

**1 RK Flat In Piccadilly 2 For Sale In Goregaon E...**

Below imperial palace hotel, Royal palm, Ra colony.

Home / Flats for Sale in Mumbai / Flats for Sale in Goregaon / 1rk Flat for Sale in Goregaon / Property Details

Photos

Location

+23

**₹ 33 Lacs** negotiable

**₹ 18,913/Month** Estimated EMI

**340** Sq Ft

Apply Loan

---

**1 Bedroom**  
10 of Bedroom

**1 Bathroom**  
10 of Bathroom

**1**  
1/2 Balcny

**Bike and Car**  
Parking

---

Get Owner Details

Report what was not correct in this property

Listed by Broker   Sold Out

Wrong Info

Price trends by NBEstimate Check Now

Nearby: VIJAYA BANK, GOREGAON WEST   Goregaon Railway Station   Kokan Hospital

TECNO, Marol Naka Metro Station   Caroyal Cinemas Moviestar

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹6.6 Per Sq.Ft./M	Flooring	Vitrified Tiles
Builtup Area	340 Sq.Ft	Carpet Area	228 Sq.Ft
Furnishing Status	Fully Furnished	Facing	North
Floor	1 / 7	Parking	Bike And Car

**Activity On This Property**

38 1 0

Unique Views   Shortlists   Contacted

Powered By: NBEstimate

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**Similar Properties**

**1 RK Flat In Piccadilly ...**

Piccadilly Apartment, Royal Pal...

## **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<sup>1</sup> every month.

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



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## APPENDIX V

### DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report dated 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.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally visited the property on 20.12.2024. The work is not sub- contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" as enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.



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No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is purchased by Mrs. Ashwini Mangesh Wanarkar and Mr. Mangesh Kamlakar Wanarkar from Mr. Gururaj Vekatesh Meghraj, Mr. Ganraj Venkatesh Meghraj & Mr. Venkatesh Tarachand Meghraj vide Agreement for Sale dated 31.03.2018.
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Lokhandwala, Andheri (West) 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 Bhavika Chavan - Valuation Engineer Shyam Kajvilkar - Technical Manager Sonal Shivgan- 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 – 20.12.2024 Valuation Date – 24.12.2024 Date of Report – 24.12.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on – 20.12.2024
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.
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.



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18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

#### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

#### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### **Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.  
Explanation, - For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

#### **Remuneration and Costs.**

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

#### **Occupation, employability, and restrictions.**

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



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**UNDERTAKING**

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

- I am a citizen of India.
- I have not been removed / dismissed from service / employment earlier.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- I am not an undischarged insolvent.
- I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957, or Gift Tax Act 1958 and
- My PAN Card number as applicable is AEAPC0117Q.
- I have read and understood the 'Handbook on Policy, Standards and Procedures for real Estate Valuation by Banks and HFI in India 2010' of the IBA and fulfil all the conditions of criteria for Empanelment as listed therein.
- I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- I have not concealed or suppressed any material information, facts and record and I have made a complete and full disclosure.
- I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
Chalikwar**  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=C.M.D.,  
email=cmd@vastukala.org, c=IN  
Date: 2024.12.24 11:43:02 +05'30'

**Auth. Sign.**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) C.C.I.T/I-14/52/2008-09  
PNB Empanelment No.: REF: ZO: SAMD:1138



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

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