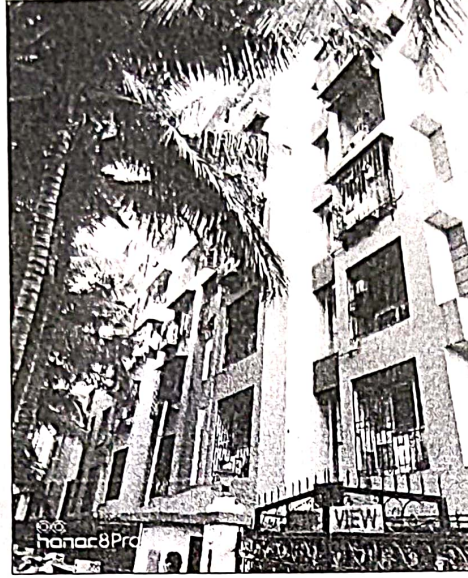


# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner : Mr. Kalpak Ramesh Sanklecha

Residential Flat No. 003, Ground Floor, H - Wing, "Charkop West View Co. Op. Hsg. Soc. Ltd. ", Plot No. 6,  
RSC - 6, Sector No. 2, Charkop, Kandivali (West), Mumbai, PIN Code - 400 067,  
State - Maharashtra, Country - India

Latitude Longitude: 19°12'47.6"N 72°49'06.8"E

## Valuation Done for:

**State Bank of India**

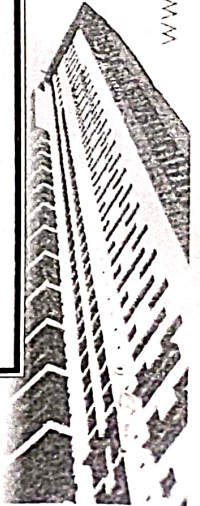
**Wodehouse Road Branch**

Buena Vista, Ground Floor, Opposite Y. B. Chavan Centre, Gen. J. Bhosale Marg,  
Mumbai - 400 021, State - Maharashtra, Country - India.

**Vastukala Consultants (I) Pvt. Ltd.**  
**Mumbai • Delhi NCR • Aurangabad • Nanded**

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 003, Ground Floor, H - Wing, "Charkop West View Co. Op. Hsg. Soc. Ltd.", Plot No. 6, RSC - 6, Sector No. 2, Charkop, Kandivali (West), Mumbai, PIN Code - 400 067, State - Maharashtra, Country - India belongs to **Mr. Kalpak Ramesh Sanklecha**.

Boundaries of the property.

North : Village Road & Open Plot  
 South : Charkop Sunrise & BMC Garden  
 East : Silver Presidency  
 West : Open Plot

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 **₹ 51,33,875.00 (Rupees Fifty One Lakh Thirty Three Thousand Eight Hundred Seventy Five Only)**.

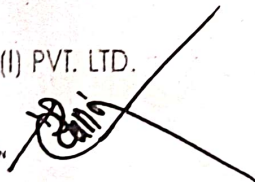
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
 DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou, email=sharad@vastukala.org, c=IN  
 Date: 2021.01.12 10:54:16 +05'30'



C.M.D.

Director

**Sharadkumar B. Chalikwar**

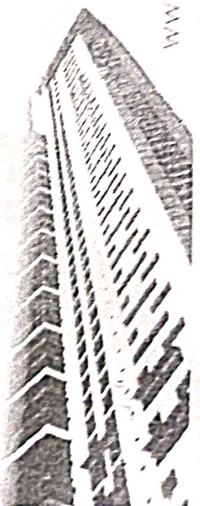
Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

Encl: Valuation report.



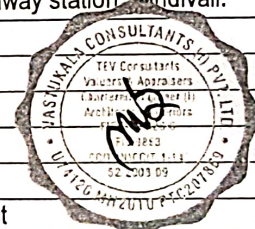
Mumbai	Delhi NCR	Nanded	Aurangabad
121, 1 <sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA  Tel. : +91 22 28371325 Fax : +91 22 28371324 mumbai@vastukala.org	L-306, Sispal Vihar, AWHO Society, Sohna Road, Sector - 49, Gurgaon, Haryana - 122018, INDIA  Mobile : +91 9216912225 +91 9819670183 delhincr@vastukala.org	28, S.G.G.S. - Stadium Complex, Gokul Nagar, Nanded - 431 602, (M.S.), INDIA  Tel. : +91 2462 244288 +91 2462 239909 nanded@vastukala.org	Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA  Tel. : +91 240 2485151 Mobile : +91 9167204062 +91 9860863601 aurangabad@vastukala.org

**Vastukala Consultants (I) Pvt. Ltd.**  
121, 1st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,  
**The Branch Manager,**  
**State Bank of India**  
**Wodehouse Road Branch**  
Buena Vista, Ground Floor, Opposite Y. B.  
Chavan Centre, Gen. J. Bhosale Marg,  
Mumbai - 400 021, State - Maharashtra,  
Country - India.

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

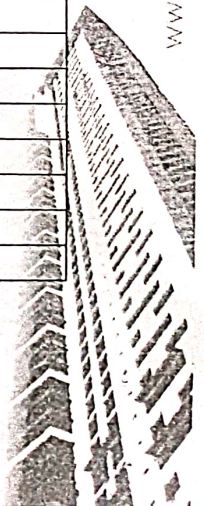
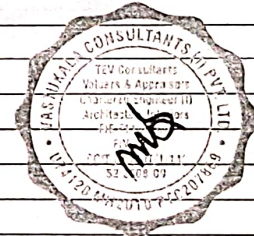
I		General
1.	Purpose for which the valuation is made	: To assess value of the property for Housing Loan Purpose.
2.	a) Date of inspection	: 08.01.2021
	b) Date on which the valuation is made	: 11.01.2021
3.	List of documents produced for perusal	: i) Copy of Agreement for sale dated 31.12.2020 ii) Copy of Society Letter dated 28.12.2020 iii) Copy of Occupation Certificate No. CHE / A - 2458 / BP (WS) / AR dated 25.01.2005 issued by Municipal Corporation of Greater Mumbai.
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>Mr. Kalpak Ramesh Sanklecha.</b>  <b>Address :</b> Residential Flat No. 003, Ground Floor, H - Wing, "Charkop West View Co. Op. Hsg. Soc. Ltd. ", Plot No. 6, RSC - 6, Sector No. 2, Charkop, Kandivali (West), Mumbai, PIN Code - 400 067, State - Maharashtra, Country - India  <b>Contact Person :</b> Mr. Ashish (Contact Person) Con. No. 9869430727 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 003 is located on Ground floor. The composition of Flat is Living Room + Kitchen + Bath + WC. The property is at 4.4 Km. distance from nearest railway station Kandivali.
6.	Location of property	:
	a) Plot No. / Survey No.	: C.T.S. No. 3 A - 2 / 171
	b) Door No.	: Residential Flat No. 003
	c) C.T.S. No. / Village	: Village - Charkop
	d) Ward / Taluka	: Taluka - Borivali
	e) Mandal / District	: Mumbai Suburban District
	f) Date of issue and validity of layout of approved map / plan	: Approved Building Plan were not provided not verified



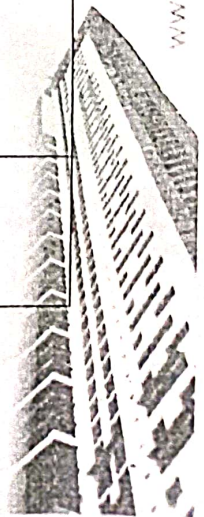
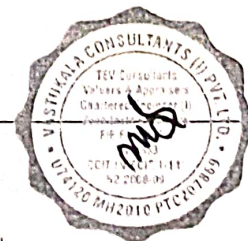
	g)	Approved map / plan issuing authority	:																			
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.																		
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.																		
7.		Postal address of the property	:	Residential Flat No. 003, Ground Floor, H - Wing, "Charkop West View Co. Op. Hsg. Soc. Ltd. ", Plot No. 6, RSC - 6, Sector No. 2, Charkop, Kandivali (West), Mumbai, PIN Code - 400 067, State - Maharashtra, Country - India																		
8.		City / Town	:	Mumbai																		
		Residential area	:	Yes																		
		Commercial area	:	No																		
		Industrial area	:	No																		
9.		Classification of the area	:																			
	i)	High / Middle / Poor	:	Higher Middle Class																		
	ii)	Urban / Semi Urban / Rural	:	Urban																		
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Charkop Municipal Corporation of Greater Mumbai.																		
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.		<b>Boundaries of the property</b>		<b>As per actual Site</b>																		
		North	:	Village Road & Open Plot																		
		South	:	Charkop Sunrise & BMC Garden																		
		East	:	Silver Presidency																		
		West	:	Open Plot &																		
13		Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.																		
				<table border="1"> <thead> <tr> <th></th> <th>A</th> <th>B</th> </tr> <tr> <th></th> <th>As per the Deed</th> <th>Actuals</th> </tr> </thead> <tbody> <tr> <td>North</td> <td style="text-align: center;">-</td> <td></td> </tr> <tr> <td>South</td> <td style="text-align: center;">-</td> <td></td> </tr> <tr> <td>East</td> <td style="text-align: center;">-</td> <td></td> </tr> <tr> <td>West</td> <td style="text-align: center;">-</td> <td></td> </tr> </tbody> </table>		A	B		As per the Deed	Actuals	North	-		South	-		East	-		West	-	
	A	B																				
	As per the Deed	Actuals																				
North	-																					
South	-																					
East	-																					
West	-																					
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 235.00 (Area as per actual site measurement)  Super Built up Area in Sq. Ft. = 335.00 (Area as per Agreement for Sale)																		
14.1		Latitude, Longitude & Co-ordinates of flat	:	19°12'47.6"N 72°49'06.8"E																		

15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Super Built up Area in Sq. Ft. = 335.00 (Area as per Agreement for Sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied - Mr. Sandeep Base
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	C.T.S. No. 3 A - 2 / 171
	Block No.	:	-
	Ward No.	:	R - Ward
	Village / Municipality / Corporation	:	Village - Charkop Municipal Corporation of Greater Mumbai.
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 003, Ground Floor, H - Wing, "Charkop West View Co. Op. Hsg. Soc. Ltd. ", Plot No. 6, RSC - 6, Sector No. 2, Charkop, Kandivali (West), Mumbai, PIN Code - 400 067, State - Maharashtra, Country - India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2005 (Occupancy Certificate)
5.	Number of Floors	:	Ground + 7 Upper floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	5 flats on Ground floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes

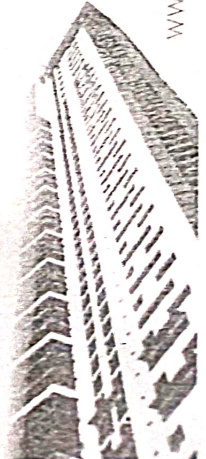
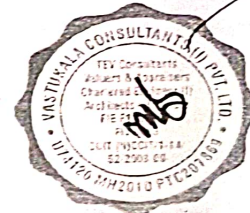
<b>III FLAT</b>			
1	The floor in which the flat is situated	:	Ground Floor
2	Door No. of the flat	:	Residential Flat No. 003
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood door frame with solid flush doors
	Windows	:	Powder coated aluminum sliding windows



	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering + POP finish
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>Mr. Kalpak Ramesh Sanklecha</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	<b>Super Built up Area in Sq. Ft. = 335.00 (Area as per Agreement for Sale)</b>
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 235.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Higher Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Tenant Occupied - Mr. Sandeep Base
15	If rented, what is the monthly rent?	:	₹ 10,500.00 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 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)	:	₹ 15,000.00 to ₹ 17,000.00 per Sq. Ft. on Super Built up 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).	:	₹ 16,000.00 per Sq. Ft.



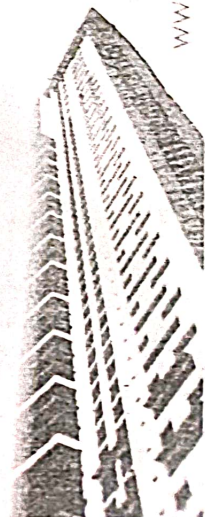
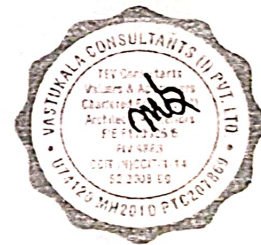
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 13,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,34,680.00 per Sq. M. i.e. ₹ 12,512.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (after Depreciation)	:	₹ 1,28,222.00 per Sq. M. i.e. ₹ 11,912.00 per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.		It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / Regn. Fees. Thus the rates differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. differs.
<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)	:	₹ 3,000.00
	Age of the building	:	15 Years
	Life of the building estimated	:	45 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	22.50%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,325.00
	Rate for Land & other V (3) ii	:	₹ 13,000.00
	<b>Total Composite Rate</b>	:	<b>₹ 15,325.00 per Sq. Ft.</b>
	<b>Remark .:</b>		



**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	335.00 Sq. Ft.	15,325.00	51,33,875.00
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 / Realizable Value of the property</b>			<b>51,33,875.00</b>
	<b>Insurable value of the property</b>			<b>10,05,000.00</b>
	<b>Guideline Value of the Property (335.00 x ₹ 11,912.00)</b>			<b>39,90,520.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 15,000.00 to ₹ 17,000.00 per Sq. Ft. on Super Built up 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 ₹ 16,000.00 per Sq. Ft. on Super Built up 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	₹ 10,500.00 expected rental income per month
iii) Any likely income it may generate	Rental Income

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. ChalikwarDigitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
ou\_email=shard@vastukala.org, c=IN  
Date: 2021.01.12 10:54:26 +05'30'

Director

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

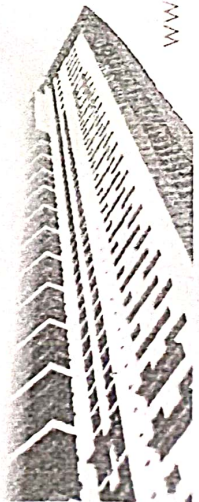
Place : Mumbai

Date : 11.01.2021

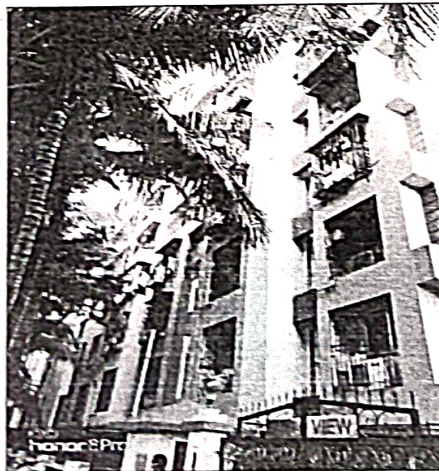
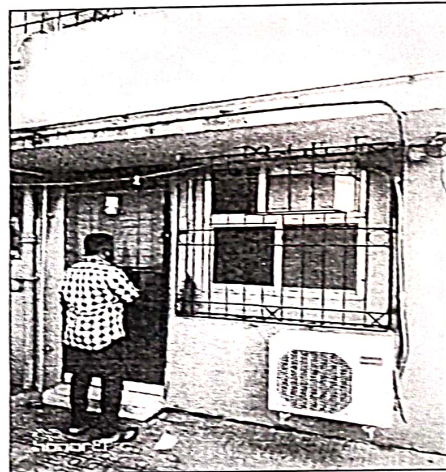
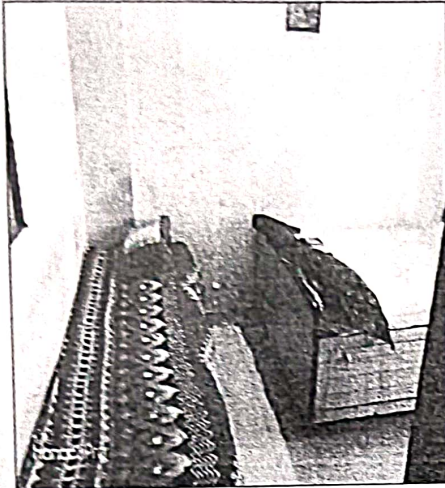


Vastukala Consultants (I) Pvt. Ltd.

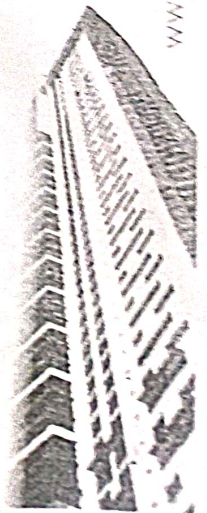
An ISO 9001:2015 Certified Company



**Actual site photographs**



www.vastukala.org



### 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.

We Hope this will satisfy your requirements.



As a result of my appraisal and analysis, it is my considered opinion that the above property in the prevailing condition with aforesaid specifications is ₹ 51,33,875.00 (Rupees Fifty One Lakh Thirty Three Thousand Eight Hundred Seventy Five Only).

Place : Mumbai

Date : 11.01.2021

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou,  
email=sharad@vastukala.org, c=IN  
Date: 2021.01.12 10:34:35 +05'30'

C.M.D.

Director

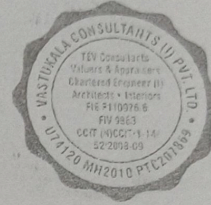
**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



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