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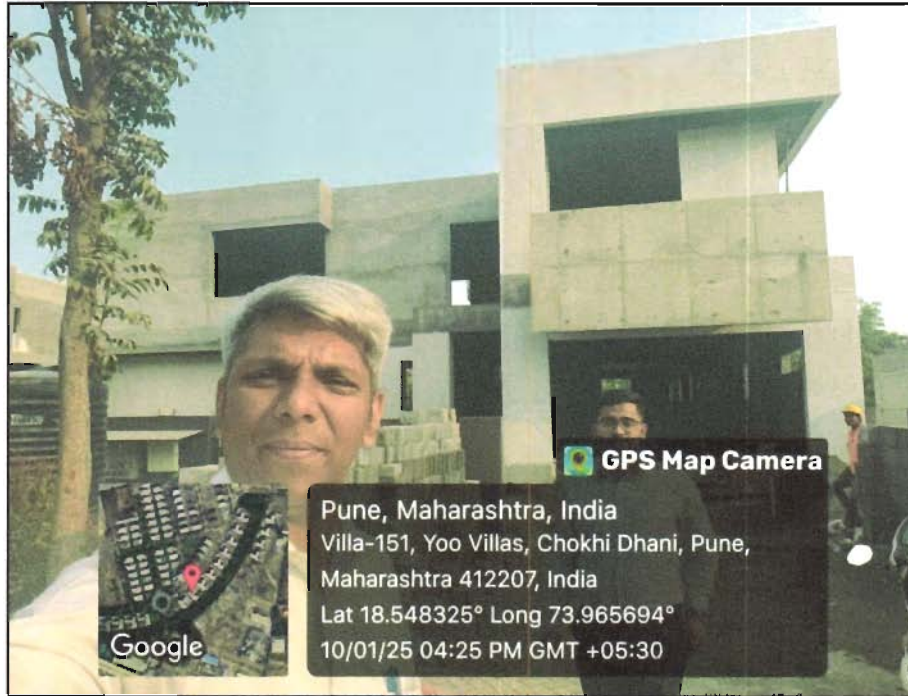
MSME Reg No: UDYAM-MH-18-0083617

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 Proposed Purchaser: **Mr. Manish Shriharsh Mishra & Mrs. Shilpika Manish Mishra**

Name of Owner: **M/s. Panchshil Infrastructure Holdings Pvt. Ltd.**

Residential Villa No. 282 on Ground Floor + First Floor, "**Yoo Villas**", Villa V-2 Type, Plot No. 1, 2, 3, Gat No. 1277 to 1279, 1281, 1283, Village – Wagholi, Taluka - Haveli, District - Pune, PIN Code – 412 207, State - Maharashtra, Country - India.

Longitude Latitude: 18°32'53.6"N 73°57'57.3"E

Intended User :

State Bank of India

RACPC Ghatkopar Branch

Retail Assets Centralized Processing Centre, 1st Floor, Ashok Silk Mills Compound, LBS Marg, Ghatkopar (West), Mumbai, Pin code - 400 086, State – Maharashtra, India.



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- | | | | |
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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**

✉️ **mumbai@vastukala.co.in**

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / SBI/ RACPC Ghatkopar Branch/ Mr. Manish S. Mishra (013589/2310762)

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Vastu/Mumbai/02/2025/013589/2310762

26/14-412-SOBS

Date: 26.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Villa No. 282 on Ground Floor + First Floor, "Yoo Villas", Villa V-2 Type, Plot No. 1, 2, 3, Gat No. 1277 to 1279, 1281, 1283, Village – Wagholi, Taluka - Haveli, District - Pune, PIN Code – 412 207, State - Maharashtra, Country - India belongs to Name of Proposed Purchaser: **Mr. Manish Shriharsh Mishra & Mrs. Shilpika Manish Mishra**, Name of Owner: **M/s. Panchshil Infrastructure Holdings Pvt. Ltd.**

Boundaries of the property.

Boundaries	Residential Villa on Plot No. 282
North East	Villa No. 281
South West	Villa No. 283
South East	Central Park
West	Internal Road & Villa No. 153

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 **₹ 20,64,47,000.00 (Rupees Twenty Crore Sixty-Four Lakh Forty-Seven Thousand Only)** after completion of construction works. As per Site Inspection 80% Construction Work is Completed.

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

Hence certified

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Government Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/2021-22/86/3

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: 2025.02.26 18:16:34 +05'30'

Auth. Sign.



Our Pan India Presence at :

- 📍 Nanded
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- 📍 Aurangabad
- 📍 Pune
- 📍 Indore
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Vastukala Consultants India Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

The Branch Manager,**State Bank of India****RACPC Ghatkopar Branch**Retail Assets Centralized Processing Centre, 1st Floor,
Ashok Silk Mills Compound, LBS Marg, Ghatkopar (West),
Mumbai, Pin code - 400 086, State – Maharashtra, India.**VALUATION REPORT (IN RESPECT OF VILLA)**

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Banking Purpose.
2.	a)	Date of inspection : 10.01.2025
	b)	Date on which the valuation is Made : 26.02.2025
3.	List of documents produced for perusal: i) Copy of Draft Agreement between M/s. Panchshil Infrastructure Holdings Pvt. Ltd. (Promotor) And Mr. Manish Shriharsh Mishra & Mrs. Shilpika Manish Mishra (Allotee). ii) Copy of RERA Certificate No. P52100034062 Dated 24.03.2022 issued by Maharashtra Real Estate Regulatory Authority. iii) Copy of Commencement Certificate No. DP / BHA / HAV / Village – Wagholi / Gat No. 1277 and Other/P. No. 622 / 22-23 dated 21.11.2022 issued by Pune Metropolitan Region Development Authority, Pune. iv) Copy of Part Occupancy Certificate No. DP / BHA / Village – Wagholi / Gat No. 1277, 1278 (Part) and Other / P. No. 622 / 22-23 / 5437 dated 17.10.2023 issued by Pune Metropolitan Region Development Authority, Pune. v) Copy of Approved Building Plan No. BHA / C. R. No. 622 / 22-23 / Mouza – Wagholi / S. No. / G. No. / CTS No. 9266 and Other Dated 21.11.2022 issued by Pune Metropolitan Region Development Authority, Pune.	
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)	: Name of Proposed Purchaser: Mr. Manish Shriharsh Mishra & Mrs. Shilpika Manish Mishra Name of Owner: M/s. Panchshil Infrastructure Holdings Pvt. Ltd. Address: Residential Villa No. 282 on Ground Floor + First Floor, "Yoo Villas", Villa V-2 Type, Plot No. 1, 2, 3, Gat No. 1277 to 1279, 1281, 1283, Village – Wagholi, Taluka - Haveli, District - Pune, PIN Code – 412 207, State - Maharashtra, Country - India. Contact Person: Hrishikesh (Site Person) Contact No.: +91 7709 931 842



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		Sole Ownership							
5.	Brief description of the property (Including Leasehold / freehold etc.)	<p>The property is a Residential Villa located on Ground Floor + First Floor. As per Approved Plan The composition of residential Villa is as under:</p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Composition (as per Plan)</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>Parking + Living + Bedroom + Family Room + Dining Room + Kitchen + multi-Purpose Room + 2 Servant Room + 6 Toilets + Lift + Passage + Staircase.</td> </tr> <tr> <td>First Floor</td> <td>4 Bedrooms + Family Room + 4 Toilets + Passage + Staircase + Terrace + Balcony + 1 Lift i.e. (4 BHK)</td> </tr> </tbody> </table> <p>The property is at 12.8 Km. distance from nearest Railway Station Pune. At the time of inspection building was under construction.</p>		Floor	Composition (as per Plan)	Ground Floor	Parking + Living + Bedroom + Family Room + Dining Room + Kitchen + multi-Purpose Room + 2 Servant Room + 6 Toilets + Lift + Passage + Staircase.	First Floor	4 Bedrooms + Family Room + 4 Toilets + Passage + Staircase + Terrace + Balcony + 1 Lift i.e. (4 BHK)
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<p>About Panchshill Yoo Villas: Yoo Villas is a gated community of villas in wagholi, pune, designed by internationally renowned designer kelly happen. The villas are built to be in harmony with nature and offer a modern, comfortable lifestyle. The villas have well-Spaced out balconies and bathrooms with the latest fittings.</p> <p>V-2 Type Villas: The lavish and spacious V2 Luxury Villas are located along the water body and overlook the lush green 'Central Park'. These well-appointed homes are equipped with all the amenities to usher in a luxurious way of living and enjoy a wonderful spatial experience. Teamed with warm and inviting interiors, these dramatic high-ceiling homes with plenty of lounging spaces, will make you look forward to coming back home.</p>									
Stage of Construction									
If under construction, extent of completion									
RCC Footing/Foundation	Complete	RCC Plinth	Complete						
Full Building RCC	Complete	Internal Brick Work	-						
External Brick Work	Complete	Internal Plastering	-						
External Plastering	Complete	Door	-						
Window	-	Flooring, Tilling, Kitchen Platform	Owners						
Internal Painting	Owners	External Painting	-						
Electrification, Plumbing, Sanitary Installation	Owners	Lift Installation	Owners						
Total	80% work is completed								
6.	Location of property								
a)	Plot No. / Survey No.	: Plot No. 1, 2, 3, Gat No. 1277 to 1279, 1281, 1283							
b)	Door No.	: Residential Villa No. 282							
c)	C.T.S. No. / Village	: Village – Wagholi							
d)	Ward / Taluka	: Taluka – Haveli							
e)	Mandal / District	: District – Pune							
f)	Date of issue and validity of layout of	: Copy of Approved Building Plan No. BHA / C. R. No. 622							

	approved map / plan	/ 22-23 / Mouza – Wagholi / S. No. / G. No. / CTS No. 9266 and Other Dated 21.11.2022 issued by Pune Metropolitan Region Development Authority, Pune.	
	g) Approved map / plan issuing authority	:	Pune Metropolitan Region Development Authority, Pune.
	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.
7.	Postal address of the property	:	Residential Villa No. 282 on Ground Floor + First Floor, "Yoo Villas", Villa V-2 Type, Plot No. 1, 2, 3, Gat No. 1277 to 1279, 1281, 1283, Village – Wagholi, Taluka - Haveli, District - Pune, PIN Code – 412 207, State - Maharashtra, Country - India.
8.	City / Town	:	City - Pune
	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	:	Semi-Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Wagholi Pune Metropolitan Region Development Authority, Pune.
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		
	Villa No. 282	:	As per actual site As per document
	North	:	Villa No. 281 Information not available
	South	:	Villa No. 283 Information not available
	East	:	Central Park Information not available
	West	:	Internal Road & Villa No. 153 Information not available
13	Dimensions of the site		
			A B
			As per site As per Document
	North	:	- -
	South	:	- -
	East	:	- -
	West	:	- -

14.	Extent of the site	<p>Area as per Draft Agreement:</p> <table border="1"> <thead> <tr> <th>Area Details</th> <th>Area in Sq. Mtr.</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Carpet area</td> <td>494.63</td> <td>5,324.00</td> </tr> <tr> <td>Enclosed Balcony area</td> <td>24.95</td> <td>269.00</td> </tr> <tr> <td>Open Balcony area</td> <td>5.64</td> <td>61.00</td> </tr> <tr> <td>02 Nos. of the garages and area</td> <td>81.82</td> <td>881.00</td> </tr> <tr> <td>Servants Room</td> <td>29.97</td> <td>323.00</td> </tr> <tr> <td>Terrace area</td> <td>27.89</td> <td>300.00</td> </tr> <tr> <td>Laundry / Kitchen area</td> <td>13.51</td> <td>145.00</td> </tr> <tr> <td>Total</td> <td>678.41</td> <td>7,302.00</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Exclusive facilities</th> <th>Area in Sq. Mtr.</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Area of land beneath and appurtenant to the said Villa including Garden Space / Garage Parking Spaces.</td> <td>1370.94</td> <td>14,757.00</td> </tr> </tbody> </table> <p>Built up in Sq. Ft. = 8032.20 (Total Carpet area as per draft agreement + 10 %)</p> <p>Built Up Area as per Approved Plan:</p> <table border="1"> <thead> <tr> <th>Area Details</th> <th>Area in Sq. M</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>302.37</td> <td>3,255.00</td> </tr> <tr> <td>First Floor</td> <td>249.81</td> <td>2,689.00</td> </tr> <tr> <td>Open Balcony Area</td> <td>6.25</td> <td>67.00</td> </tr> <tr> <td>Enclosed Balcony Area</td> <td>30.76</td> <td>331.00</td> </tr> <tr> <td>Staircase Area</td> <td>13.75</td> <td>148.00</td> </tr> <tr> <td>Terrace Area</td> <td>30.50</td> <td>328.00</td> </tr> <tr> <td>Total BUA</td> <td>633.44</td> <td>6,818</td> </tr> </tbody> </table>	Area Details	Area in Sq. Mtr.	Area in Sq. Ft.	Carpet area	494.63	5,324.00	Enclosed Balcony area	24.95	269.00	Open Balcony area	5.64	61.00	02 Nos. of the garages and area	81.82	881.00	Servants Room	29.97	323.00	Terrace area	27.89	300.00	Laundry / Kitchen area	13.51	145.00	Total	678.41	7,302.00	Exclusive facilities	Area in Sq. Mtr.	Area in Sq. Ft.	Area of land beneath and appurtenant to the said Villa including Garden Space / Garage Parking Spaces.	1370.94	14,757.00	Area Details	Area in Sq. M	Area in Sq. Ft.	Ground Floor	302.37	3,255.00	First Floor	249.81	2,689.00	Open Balcony Area	6.25	67.00	Enclosed Balcony Area	30.76	331.00	Staircase Area	13.75	148.00	Terrace Area	30.50	328.00	Total BUA	633.44	6,818
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			Total	678.41	7302.00
			Exclusive facilities	Area in Sq. Mtr.	Area in Sq. Ft.
			Area of land beneath and appurtenant to the said Villa including Garden Space / Garage Parking Spaces.	1370.94	14757.00
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Villa is Under Construction		
II	APARTMENT BUILDING				
1.	Nature of the Apartment	:	Residential Villa		
2.	Location	:			
	Survey No.	:	Gat No. 1277 to 1279, 1281, 1283		
	Block No.	:	-		
	Ward No.	:	-		
	Village / Municipality / Corporation	:	Village - Wagholi Pune Metropolitan Region Development Authority, Pune.		
	Door No., Street or Road (Pin Code)	:	Residential Villa No. 282 on Ground Floor + First Floor, "Yoo Villas", Villa V-2 Type, Plot No. 1, 2, 3, Gat No. 1277 to 1279, 1281, 1283, Village – Wagholi, Taluka - Haveli, District - Pune, PIN Code – 412 207, State - Maharashtra, Country - India.		
3.	Description of the locality Residential / Commercial / Mixed	:	Residential		
4.	Year of Construction	:	Residential Villa is Under Construction		
5.	Number of Floors	:	Ground Floor + First Floor		
6.	Type of Structure	:	R.C.C. Framed Structure		
	Number of Dwelling units in the Villa	:	Residential Villa No. 282		
	Quality of Construction	:	Residential Villa is Under Construction		
	Appearance of the Roy Villa	:	Residential Villa is Under Construction		
	Maintenance of the Villa	:	Residential Villa is Under Construction		
	Facilities Available	:			
	Lift	:	Proposed 1 Lift		

	Protected Water Supply	:	Proposed Municipal Water supply																								
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System																								
	Car Parking - Open / Covered	:	Proposed Stilt Parking																								
	Is Compound wall existing?	:	Proposed, Yes																								
	Is pavement laid around the building	:	Proposed, Yes																								
III	Residential Villa																										
1	The floor in which the Villa is situated	:	Ground + First Floor																								
2	Door No. of the Villa	:	Residential Villa No. 282																								
3	Specifications of the Villa	:																									
	Roof	:	R.C.C. Slab																								
	Flooring	:	Proposed Vitrified Tiles Flooring																								
	Doors	:	Proposed Teak Wood Door Frame with Flush Doors																								
	Windows	:	Proposed Aluminum Sliding Windows																								
	Fittings	:	Proposed Concealed Plumbing with C.P. Fittings & Electrical Wiring																								
	Finishing	:	Residential Villa is Under Construction																								
4	Villa Tax	:																									
	Assessment No.	:																									
	Tax paid in the name of:	:	Details Not Provided																								
	Tax amount:	:	Details Not Provided																								
5	Electricity Service connection No.:	:	Details Not Provided																								
	Meter Card is in the name of:	:	Details Not Provided																								
6	How is the maintenance of the Villa?	:	Residential Villa is Under Construction																								
7	Sale Deed executed in the name of	:	Name of Proposed Purchaser: Mr. Manish Shriharsh Mishra & Mrs. Shilpika Manish Mishra Name of Owner: M/s. Panchshil Infrastructure Holdings Pvt. Ltd.																								
8	What is the undivided area of land as per Sale Deed?	:	Details not available																								
9	What is the plinth area of the Villa?	:	Built up in Sq. Ft. = 8032.20 (Total Carpet area as per draft agreement + 10 %)																								
10	What is the floor space index (app.)	:	As per Local norms																								
11	What is the Carpet area of the Villa?	:	Area as per Draft Agreement: <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Mtr.</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Carpet area</td> <td>494.63</td> <td>5324.00</td> </tr> <tr> <td>Enclosed Balcony area</td> <td>24.95</td> <td>269.00</td> </tr> <tr> <td>Open Balcony area</td> <td>5.64</td> <td>61.00</td> </tr> <tr> <td>02 Nos. of the garages and area</td> <td>81.82</td> <td>881.00</td> </tr> <tr> <td>Servants Room</td> <td>29.97</td> <td>323.00</td> </tr> <tr> <td>Terrace area</td> <td>27.89</td> <td>300.00</td> </tr> <tr> <td>Laundry / Kitchen area</td> <td>13.51</td> <td>144.00</td> </tr> </tbody> </table>	Particulars	Area in Sq. Mtr.	Area in Sq. Ft.	Carpet area	494.63	5324.00	Enclosed Balcony area	24.95	269.00	Open Balcony area	5.64	61.00	02 Nos. of the garages and area	81.82	881.00	Servants Room	29.97	323.00	Terrace area	27.89	300.00	Laundry / Kitchen area	13.51	144.00
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			Exclusive facilities	Area in Sq. Mtr.	Area in Sq. Ft.
			Area of land beneath and appurtenant to the said Villa including Garden Space / Garage Parking Spaces.	1370.94	14,757.00
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium Class		
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose		
14	Is it Owner-Occupied or let out?	:	Residential Villa is Under Construction		
15	If rented, what is the monthly rent?	:	₹ 3,20,000.00 Expected rental income per month after Completed		
IV	MARKETABILITY	:			
1	How is the marketability?	:	Good		
2	What are the factors favoring for an extra Potential Value?	:	Located in developing area		
3	Any negative factors are observed which affect the market value in general?	:	No		
V	Rate	:			
1	After analyzing the comparable sale instances, what is the composite rate for a similar Villa 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)	:	₹ 20,000.00 to ₹ 25,000.00 per Sq. Ft. on Carpet area		
2	Assuming it is a new construction, what is the adopted basic composite rate of the Villa under valuation after comparing with the specifications and other factors with the Villa under comparison (give details).	:	₹ 21,000.00 per Sq. Ft. on Carpet area		
3	Break – up for the rate	:			
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.		
	II. Land + others	:	₹ 18,000.00 per Sq. Ft.		
4	Guideline rate obtained from the Registrar's Office	:	₹ 58,020.00 per Sq. M i.e. ₹ 5,390.00 per Sq. Ft.		
	Guideline rate obtained (after Depreciation)	:	N.A. Residential Villa is Under Construction		
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.	:	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		

	notification or Income Tax Gazette justification on variation has to be given	/ Rgstr. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	: N.A. Residential Villa is Under Construction
	Replacement cost of Villa with Services (v(3)i)	: ₹ 3,000.00 per Sq. Ft.
	Age of the building	: Residential Villa is Under Construction
	Life of the building estimated	: 60 years (after Completion) Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A. Residential Villa is Under Construction
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 18,000.00 per Sq. Ft.
	Total Composite Rate	: ₹ 21,000.00 per Sq. Ft.
	Remarks:	

Details of Valuation:

Sr. No.	Description	Qty. in Sq. Ft.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Villa	7,302.00	21,000.00	15,33,42,000.00
	Open Space Area (After deduction of ground coverage area)	10,621.00	5,000.00	5,31,05,000.00
2	Terrace Area			
3	Open Terrace Area			
4	Car Parking			
5	Showcases			
6	Kitchen arrangements			
7	Superfine finish			
8	Interior Decorations			
9	Electricity deposits / electrical fittings, etc.			
10	Extra collapsible gates / grill works etc.			
11	Potential value, if any			
12	Others			
	Present Market Value of the property			20,64,47,000.00
	Realizable Value of the property			19,61,24,650.00
	Distress sale value of the property			16,51,57,600.00
	Insurable value of the property (8,032.20 Sq. Ft. x ₹ 3,000.00)			2,40,96,600.00
	Guideline value of the property (8,032.20 Sq. Ft. x ₹ 5,390.00)			4,32,93,558.00



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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 arrived 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.

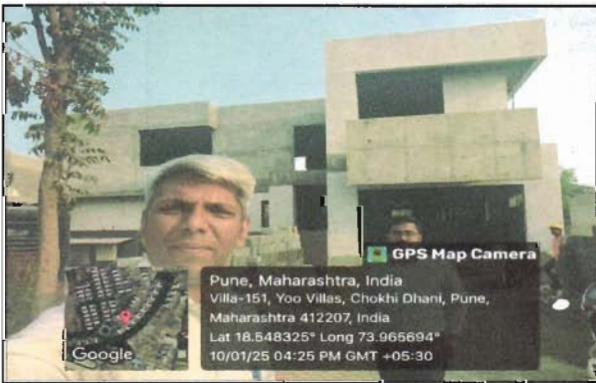
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

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 comparable, 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 Villa, where there are typically many comparable available to analyze. As the property is a Residential Villa, 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 ₹ 20,000.00 to ₹ 25,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Villa size, location, upswing in real estate prices, sustained demand for Residential Villa, all-round development of residential and Commercial application in the locality etc. We estimate ₹ 21,000.00 per Sq. Ft. on 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	N.A.
i) Sale ability	Good
ii) Likely rental values in future	₹ 3,20,000.00 expected rental income per month after Completed
iii) Any likely income it may generate	Rental Income

Actual site Photographs



Route Map of the property


Site u/r



Longitude Latitude: 18°32'53.6"N 73°57'57.3"E

Note: The Blue line shows the route to site nearest railway station (Pune – 12.8 Km.)

Ready Reckoner Rate


Department of Registration and Stamp
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

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

Home
Valuation Guidelines | User Manual

Year 2024-2025 **Language** English

Selected District Pune

Select Taluka Haveli

Select Village Vibhagache Nav : (V.No.86) Waghofi Nvayne

Search By Survey No. SubZones

Enter Survey No 1277 **Search**

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक	एकक (Rsq.)	Attribute
86.7-उर्वरित रहिवासा व तळम वापरातील विकसित मिककती	11850	58020	69580 88120	0	चौ. मीटर गट नंबर
86.8 - उर्वरित रहिवास व तळम वापरातील विकसनक्षम मिककती	8130	58020	69580 88120	0	चौ. मीटर गट नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	58,020.00			
No Increase Located on Ground + First floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	58,020.00	Sq. Mtr.	5,390.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	-			
The difference between land rate and building rate (A – B = C)	-			
Depreciation Percentage as per table (D) [100% - 0%] (Age of the Building – 0 Years)	-			
Rate to be adopted after considering depreciation [B + (C x D)]	-	Sq. Mtr.	-	Sq. Ft.

Multi-Storied building with Lift

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

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

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



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Price Indicators

Property	Residential Panchshil Yoo Villa		
Source	Magicbricks.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	9,000.00	9,900.00	-
Percentage	-	10%	-
Rate Per Sq.Ft.	₹ 26,667.00	₹ 24,242.00	-

magicbricks
Post P

₹24.0 Cr EMI: ₹10,827 | Sanjay 17

5 BHK For Sale in Panchshil Yoo Villas, **Wagholi, Pune**



5 Beds | 6 Baths | 2 Balconies | 4 Covered Parking | Jogging and... | Laundry Serv...

Carpet Area 9000 sqft - ₹26.667/sqft	Transaction Type New Property	Additional Rooms 1 Servant Room	Facing East
Furnished Status Unfurnished	Car Parking 4 Covered	Type Of Ownership Freehold	Age Of Construction Under Construction

✔ Near Panchshil Tower

Last contact made 3 days ago

Contact Agent
Get Phone No.

More Details

Price Breakup	₹24 Cr ₹1,44,00,000 Approx. Registration Charges (₹12 Per sq. Unit Monthly)
Booking Amount	₹15.0 Lac
Address	Kharadi, Wagholi, Pune - East, Maharashtra
Landmarks	Near Panchshil Tower
Furnishing	Unfurnished
Flooring	Wooden, Marble
Loan Offered	Estimated EMI: ₹1082427 Apply for Home Loan

View all details ▾


Price Indicators

Property	Residential Panchshil Yoo Villa		
Source	Magicbricks.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	7,000.00	7,700.00	-
Percentage	-	10%	-
Rate Per Sq.Ft.	₹ 21,429.00	₹ 19,481.00	-

magicbricks
Buy Rent Sell Home Loans
H. BINUKI Post

₹15.0 Cr EMI: ₹ 6,771 | Get pre-approved loan

5 BHK For Sale in Panchshil Yoo Villas, Wagholi, Pune



5 Beds 2 Baths 2 Balconies 2 Covered Parking Skydeck Island Kitchen

Carpet Area 7000 sqft - ₹ 21-28/sqft	Transaction Type New Property	Additional Rooms 1 Store Room	Facing East
Furnished Status Unfurnished	Car Parking 2 Covered, 2 Open	Type Of Ownership Freehold	Age Of Construction Under Construction

East Facing Property

Contact Agent | Call Phone No. | Last contact made 3 days ago

More Details

Price Breakup	₹15 Cr
Booking Amount	₹11.0 Lac
Address	Gat No. 1278, Near Panchshil Towers, Wagholi, Pune, Maharashtra, Wagholi, Pune - East, Maharashtra
Landmarks	kharadi near WTC
Furnishing	Unfurnished
Flooring	Marble, Vitrified
Loan Offered	Estimated EMI: ₹ 676517 Apply for Home Loan

Registered Transaction of Yoo Villas

Property	Residential Panchshil Yoo Villa		
Source	Magicbricks.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	8,694.90	9,661.00	-
Percentage	-	10%	-
Rate Per Sq.Ft.	₹ 20,494.77	₹ 18,631.61	-

square yards
Pune ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾
Intelligence Advertise **₹11k** on Rent Property
Login

Yoo Villas Govt. Registered Recent Transactions

Showing Last 12 Transactions.

All
New Sale
Resale
Lease

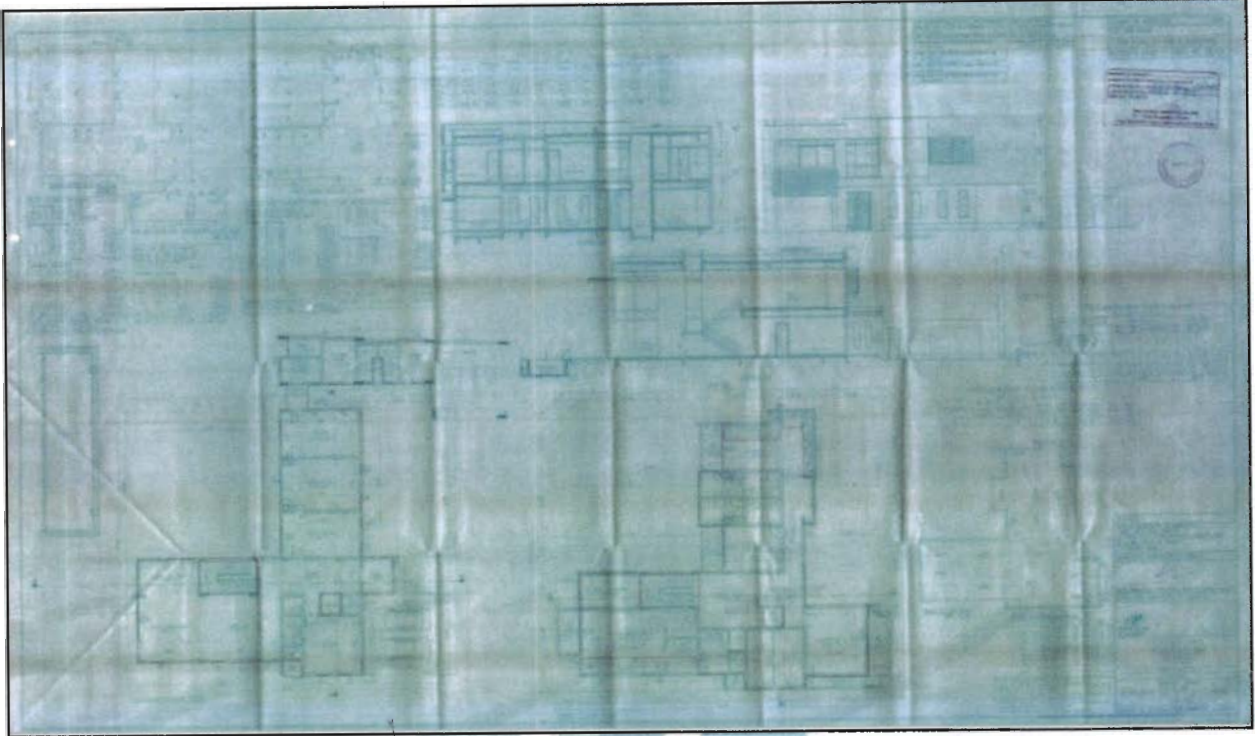
Project Name	Date	Floor/Unit	Tower/Wing	Area	Value	Rate/Sq. Ft.	Transaction Type
Yoo Villas Wagholi	2024-12-09	Unit 157		6529 Sq. Ft.	₹ 9.07 Cr.	₹ 13,903	Sale
Yoo Villas Wagholi	2024-11-29	Unit V3-161		5254 Sq. Ft.	₹ 8.73 Cr.	₹ 16,616	Sale
Yoo Villas Wagholi	2024-11-13	Unit 281	V2	9861 Sq. Ft.	₹ 19 Cr.	₹ 18,632	Sale
Yoo Villas Wagholi	2024-08-16	Unit 129		5277 Sq. Ft.	₹ 11 Cr.	₹ 20,845	Sale
Yoo Villas Wagholi	2024-07-20	Unit V3		5277 Sq. Ft.	₹ 6.5 Cr.	₹ 12,318	Sale
Yoo Villas Wagholi	2024-06-14	-		6614 Sq. Ft.	₹ 8.35 Cr.	₹ 12,625	Sale
Yoo Villas Wagholi	2024-06-13	Unit V3 162		5254 Sq. Ft.	₹ 8.73 Cr.	₹ 16,616	Sale
Yoo Villas Wagholi	2024-06-11	Unit V3 148		5335 Sq. Ft.	₹ 8.22 Cr.	₹ 15,417	Sale
Yoo Villas Wagholi	2024-05-17	Unit 184		6671 Sq. Ft.	₹ 8 Cr.	₹ 11,992	Sale
Yoo Villas Wagholi	2024-03-29	Unit 165		9892 Sq. Ft.	₹ 4.67 Cr.	₹ 4,721	Sale
Yoo Villas Wagholi	2024-03-29	Unit 279	V1	9661 Sq. Ft.	₹ 12.47 Cr.	₹ 12,912	Sale
Yoo Villas Wagholi	2024-03-20	Unit V2/6		9517 Sq. Ft.	₹ 16.02 Cr.	₹ 16,942	Sale

Sale Instances

Property	Residential Flat		
Source	Index No. II		
Floor	-		
	Carpet	Built Up	Saleable
Area	1,460.00	1,752.00	-
Percentage	-	10%	-
Rate Per Sq.Ft.	₹ 16,501.00	₹ 13,761.00	-

9178540 21-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. हवेली 27 दस्त क्रमांक : 9178/2024 नोंदणी : Regn:83m
गावाचे नाव : वाघोली (आव्हाळवाडी)		
(1)विलेखाचा प्रकार	डीड ऑफ अपार्टमेंट	
(2)मौबदला	22700000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16250545	
(4) भू-मापन,पोदहिस्ता व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणे म.न.पा.इतर वर्णन : इतर माहिती: गांव मीजे वाघोली ता. हवेली,जि. पुणे येथील गट नं 690 ते 710 मिळकतीवर बांधण्यात आलेल्या अपार्टमेंटस अॅण्ड फ्लोराज असोसिएशन मधील लेन डी मधील टिन बंगलो नं. टी 08 यासी तळमजला अधिक पहिला मजला क्षेत्र 1460 चौ.फुट म्हणजेच 135.64 चौ.मी. कारपेट अधिक लगत टरेस 192 फुट म्हणजेच 17.84 चौ. मी. अधिक सेमी कव्हर्ड एरीया 270 चौ फुट म्हणजेच 25.08 चौ.मी.अधिक गार्डन स्पेस 1140 चौ फुट म्हणजेच 105.90 चौ.मी. अधिक टॉप टरेस 639.48 चौ फुट म्हणजेच 59.41 चौ.मी. अधिक अविभक्त हिस्सा 0.27% हि मिळकत. महाराष्ट्र मुद्रांक अधिनियम मध्ये म्हसूल व वन विभाग,महाराष्ट्र शासन यांचा दिनांक 31/03/2021 रोजीचा आदेश क्र. मुद्रांक - 2021/ अनी सं.क्र.12/प्र.क्र.107/म-1(धोरण)नुसार महिला खरेदीदारास निवासी मिळकत खरेदी करताना मुद्रांक शुल्क मध्ये 1% सबसत((GAT NUMBER : 690 ;))	
(5) क्षेत्रफळ	135.64 चौ मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिडन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव-परमबीर तेवतिया वय-56 पत्ता-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव - , ब्लॉक नं. 1805, टॉवर- आय.के ठक्कु झुटि सोसायटी, राज नगर एक्स्टेंशन, गावियाबाड उत्तर प्रदेश , रोड नं. -, उत्तर प्रदेश, गावियाबाड. पिन कोड-201002 पॅन नं.-ADDPT8125B 2) नाव-नेणु तेवतिया वय-50 पत्ता-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव - , ब्लॉक नं. 1805, टॉवर- आय.के ठक्कु झुटि सोसायटी, राज नगर एक्स्टेंशन, गावियाबाड उत्तर प्रदेश , रोड नं. -, उत्तर प्रदेश, गावियाबाड. पिन कोड-201002 पॅन नं.-ACTPT9625M	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -रोहिणी धोडिबा परने वय-38, पत्ता-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव - , ब्लॉक नं. ब्लॉक प. 601, कोणार्क ओपसिस केसनड रोड वाघोली पुणे, रोड नं. -, महाराष्ट्र, पुणे. पिन कोड-412207 पॅन नं.- BTKPP2966C	
(9) दस्तऐवज करून दिल्याचा दिनांक	20/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	20/05/2024	
(11)अनुक्रमांक, खंड व पृष्ठ	9178/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1362000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Approved plan



Commencement Certificate



पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे
Pune Metropolitan Region Development Authority, Pune
 नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, आकुर्डी, पुणे- ४११०४४
 New Administrative Building, Near Akurdi Railway Station, Akurdi, Pune-411044
 Ph No. 020- 259 33 344 / 356 / 333 / फोन नं. २२०- २५९ ३३ ३४४ / ३५६ / ३३३ Email. comm@pmrda.gov.in

सुधारित विकास परवानगी व प्रारंभ प्रमाणपत्र
 (नगरीय विकास नियंत्रण व प्रोत्साहन नियमावलीतील विधम क्र. ६.२.१ नुसार)

जा.क्र. : DP/सीएचए/HA/W/ सी. बाघोली /म.नं. १२७७ व इतर /प.क्र. ६२२/२२-२३, दि.११/११/२०२२

प्रति,

व्यक्तिगत इंफ्रास्ट्रक्चर डेव्हलपिंग प्रा. लि.
 सी. अतुल ईश्वरदाम बोरडीया,
 पत्ता- म.नं. १५, १ वे, टिंकपार्क १, ई टॉवर, वेरवडा, पुणे.


दीर्घे- बाघोली, ता.नुका- हवेली, जिल्हा- पुणे येथील म.नं.- १२७७ व १२७८ व १२७९ व १२८१ व १२८३ प्लॉट नं. १ व २ व ३ व १२७८/१ वे, क्षेत्र- ४५७१००.०० चौ.मी. क्षेत्रावरील सुधारित "समूह गृहबांधणी" प्रकल्पासाठी रेखांकन/ रद्दिवान व वाणिज्य इमारत, सुविधा इमारत व क्लब हाऊस बांधकाम प्रस्ताव संतुरीतत्व प्राधिकरणाकडे प्राप्त झाला आहे. आपण प्रस्तावाबाबत मादर वेळेच्या कामेपेक्षा अचिन राहून तसेच सोबतच्या परिशिष्ट 'अ' मध्ये नमूद अटी व शर्तीस अचिन राहून उक्त प्रस्तावास विकास परवानगी व प्रारंभ प्रमाणपत्र देण्यात येत आहे.


महानगर आयुक्त
 सध्या,
 मुख्य कार्यकारी अधिकारी
 पुणे महानगर प्रदेश विकास प्राधिकरण,
 पुणे यांचे करिता.



(सा. महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी यांचे स्वाक्षरेने)

Occupancy Certificate

	<p>पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे Pune Metropolitan Region Development Authority, Pune नवीन प्रशासकीय इमारत, आकुर्डी रेल्वे स्टेशन जवळ, आकुर्डी, पुणे- ४११०४४ New Administrative Building, Near Akurdi Railway Station, Akurdi, Pune-411044 Ph No. 020- 259 33 344 / 356 / 333 / फोन. नं. - २५९ ३३ ३४४ / ३५६ / ३३३ Email: comm@pmrda.gov.in</p>		
<p>भागशः भोगवटा प्रमाणपत्र (मंडूक विकास नियंत्रण व वीलाहून नियमावलीतील नियम क्र.७.६ मुसार)</p>			
<p>जा.क्र: DP/सीएचए/सी. बापोली/म.नं. ११७७, १२७८ ए, व उपपत्र.क्र.१२२/२२-२१/५७३७ दि.७/१०/२०२१</p>			
<p>प्रति,</p> <p>पंचमिन इंद्रागुट्टकर होल्डींग प्रा. लि, सफे पी. अनुल ईश्वरवास चोरवीया, पत्ता- बापोली, ता. हवेली, जि. पुणे.</p>			
<p>मीने- बापोली, तालुका- हवेली, जिल्हा- पुणे येथील म.नं.- १२७७+१२७८+१२७९+१२८१+१२८३ मू.क्र. १+२+३, व १२७८/१ ए. क्षेत्र- ४५७१००.०० चौ.मी. या जागेवर इमारतीचे बांधकाम करण्यासाठी जिल्हाधिकारी, कार्यालय पुणे (महसूल जागा) यांचेकडील अकृषिक आदेश क्र.एमह/एनए/एसआर/११२७/१०, दि. १४/११/२०११ अन्वये अकृषिक वापरतास व पी.एम.आर.डी.ए. कडील प्र.क्र. ६२२/२२-२३, दि- २१/११/२०२२ अन्वये आपणास सुधारित बांधकाम परवानगी देण्यात आली आहे.</p>			
<p>उपरोक्त परवानगी प्रमाणे आपण पी. सविर बाळिंबे, नाचसन्न नं CA/९२/१४६१८ परवानाधारक वानुविहारद/ मंडूकरत अभियंता/ सुपरवायझर यांच्या देखरेखीखाली जिल्हा व्ही २- टाईप - २०६ ते २८४ व जिल्हा व्ही ३ - टाईप - १५२ ते १६५, १७१, १७२, + बोधी जिल्हा या इमारतीचे बांधकाम पूर्ण केले असलेबाबत व या इमारतींना भोगवटा प्रमाणपत्र मिळालेबाबत दि.०६/१०/२०२३ रोजी अर्ज केव्हावरून आपणास खात्रीय इमारतींना भोगवटा परिशिष्ट ' व ' मध्ये नमूद केलेले अटीस तसलिन राहून भोगवटा करणेस संमती देण्यात येत आहे</p>			
<p>उपयोगात आणावयाच्या इमारतीचे वर्णन</p>			
क्र.क्र.	इमारत	मंडूकी प्रमाणे मजले	इत्यथ जागेवर मजले
I.	जिल्हा व्ही २- टाईप (२७८ ते २८४)	सह + १ मजला	सह + १ मजला
II.	जिल्हा व्ही ३ टाईप (१५२ ते १६५, १७१, १७२.)	सह + १ मजला	सह + १ मजला



As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications ₹ 20,64,47,000.00 (Rupees Twenty Crore Sixty Four Lakh Forty Seven Thousand Only). The Realizable Value of the above property is ₹ 19,61,24,650.00 (Rupees Nineteen Crore Sixty-One Lakh Twenty-Four Thousand Six Hundred Fifty Only). The Distress Value is ₹ 16,51,57,600.00 (Rupees Sixteen Crore Fifty-One Lakh Fifty-Seven Thousand Six Hundred Only).

Place: Mumbai

Date: 26.02.2025

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: 2025.02.26 18:16:49 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Government Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1663

SBI Empanelment No.: SME/TCC/2021-22/86/3

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



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(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Manoj B. 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 26.02.2025 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 has personally inspected the property on 10.01.2025. 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



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- 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
- 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 the 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.



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Sr. No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property is proposed purchaser by Mr. Manish Shriharsh Mishra & Mrs. Shilpika Manish Mishra From M/s. Panchshil Infrastructure Holdings Pvt. Ltd. as per Draft Agreement.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Ghatkopar Branch, Mumbai 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 Umang Patel – Regd. Valuer Umang Patel – Valuation Engineer Binumon Moozhickal – 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 – 10.01.2025 Valuation Date – 26.02.2025 Date of Report – 26.02.2025
6	inspections and/or investigations undertaken;	Physical Inspection done on 10.01.2025
7	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • 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 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 Villa size, location, upswing in real estate prices, sustained demand for Residential Villa, all round

		development of commercial and Commercial application in the locality etc.
1	Major factors that were not taken into account during the valuation;	Nil
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **26th February 2025** 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.



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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 Villa, admeasuring area **Total Carpet Area in Sq. Ft. = 7,302.00** in the Name of Proposed Purchaser: **Mr. Manish Shriharsh Mishra & Mrs. Shilpika Manish Mishra** Name of Owner: **M/s. Panchshil Infrastructure Holdings Pvt. Ltd.** 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

Based on our discussion with the Client, we understand that the subject property in the Name of Proposed Purchaser: **Mr. Manish Shriharsh Mishra & Mrs. Shilpika Manish Mishra**, Name of Owner: **M/s. Panchshil Infrastructure Holdings Pvt. Ltd.** 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 Villa, admeasuring area **Carpet Area in Sq. Ft. = 7,302.00**.

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



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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 Villa 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.

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 Villa, admeasuring area **Carpet Area in Sq. Ft. = 7302.00.**



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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.



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(Annexure – II)

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



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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.

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. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.26 18:16:58 +05'30'

Auth. Sign.



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