

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Girish Ulhas Shirke & Mrs. Paragati Girish Shirke**

Residential Flat No. 1103, 11th Floor, Ameya ELEGANCE Co-Op. Hsg. Soc. Ltd. ,
New/Current Survey No. 298, Hissa No. 2, Village Majiwade, Taluka Thane,
Thane West, 400610, State Maharashtra, India

Latitude Longitude : 19°13'28.4"N 72°57'57.3"E

Valuation Done for:

**State Bank of India
RACPC Thane**

Retail Assets Centralized, Processing Centre, Dosti Pinnacle , Plot no E7, Near
New Passport Office, Gate No-3, Road No 22, Panchpakhadi Village Wagle Indl
Estate, Thane- 400604

Vastukala Consultants India Pvt. Ltd.

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Raipur · Jaipur · Ahmedabad · Rajkot · Thane · Nashik**

**VALUATION OPINION REPORT**

The property bearing Residential Flat No. 1103, 11th Floor, Ameya ELEGANCE Co-Op. Hsg. Soc. Ltd. , New/Current Survey No. 298, Hissa No. 2, Village Majiwade, Taluka Thane, Thane West, 400610, State Maharashtra, India belongs to **Mr. Girish Ulhas Shirke & Mrs. Paragati Girish Shirke**

Boundaries of the property	
North	: Siddhanchal Elegant (R)
South	: Siddhanchal Elegant Phase 7
East	: Internal Road
West	: Siddhanchal Phase 2

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and **Fair Market Value** for this particular purpose at **₹ 2,05,02,009.00 (Rupees Rupees Two Crore Five Lakh Two Thousand Nine 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Director



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Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

CAT-I-F-1763

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

Encl.: Valuation report

Mumbai

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Vastukala Consultants India Pvt. Ltd.

121, 1 st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,

**The Branch Manager,
State Bank of India
RACPC Thane**

Retail Assets Centralized, Processing Centre,Dosti Pinnacle , Plot no E7,Near New Passport Office,Gate No-3,Road No 22,Panchpakhadi Village Wagle Indl Estate,Thane- 400604

VALUATION REPORT (IN RESPECT OF FLAT)

		General	
1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for Fair Market Value Purpose.
2	Date of inspection	:	01.01.1970
3	List of documents produced for perusal: i) Copy of Agreement for sale - Dated 06/07/2021 having Document No.12981/2021 seller - Mrs. Pratibha Ganesh Naik & Mr. Ganesh Jagannath Naik purchaser - Mr. Ganesh Ulhas Shirke & Mrs. Pragati Ganesh Shirke for Amount 19900000 Rupees.		
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)	:	Mr. Girish Ulhas Shirke & Mrs. Paragati Girish Shirke Residential Flat No. 1103, 11th Floor, Ameya ELEGANCE Co-Op. Hsg. Soc. Ltd. , New/Current Survey No. 298, Hissa No. 2, Village Majiwade, Taluka Thane, Thane West, 400610, State Maharashtra, India <u>Contact Person :</u> Mr. Girish Ulhas Shirke & Mrs. Paragati Girish Shirke Mobile No. 9594115116 Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 11th Floor The composition of Residential Flat is 5 Bedroom + 2 Bathroom + Dining + Kitchen. The property is at 5.1 distance from railway station Thane
6	Location of property		
a)	Plot No. / Survey No.	:	Survey No - 298
b)	Door No.	:	Residential Flat No. 1103
c)	C.T.S. No. / Village	:	Village - Majiwade
d)	Ward / Taluka	:	Taluka - Thane
e)	Mandal / District	:	
f)	Date of issue and validity of layout of approved map / plan	:	Approved Building Plan were not provided and not verified
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	No

i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7	Postal address of the property	:	Residential Flat No. 1103, 11th Floor, Ameya ELEGance Co-Op. Hsg. Soc. Ltd. , New/Current Survey No. 298, Hissa No. 2, Village Majiwade, Taluka Thane, Thane West, 400610, State Maharashtra, India	
8	City / Town	:	City - Thane West	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	SemiUrban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Majiwade Thane Municipal Corporation	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	Boundaries of the property	:	A - As per site	B - As per Document
	North	:	Siddhanchal Elegant	Details not available
	South	:	Siddhanchal Elegant Phase 7	Details not available
	East	:	Internal Road	Details not available
	West	:	Siddhanchal Phase 2	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	A - As per the Deed	B - Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 1130.21 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 1356.25 (Area As Per Agreement for sale)</p> <p>Carpet Area in Sq. Ft. = 1094.15 (Area as per Site measurement) BuiltUp Area in Sq. Ft. = 1312.98 Salebale Area in Sq. Ft. = 1312.98</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°13'28.4"N 72°57'57.3"E	
14.1	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 1130.21 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	

II APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential
2.	Location	
	C.T.S. No.	:
	Block No.	:
	Ward No.	:
	Village / Municipality / Corporation	Village - Majiwade Thane Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 1103, 11th Floor, Ameya ELEGance Co-Op. Hsg. Soc. Ltd. , New/Current Survey No. 298, Hissa No. 2, Village Majiwade, Taluka Thane, Thane West, 400610, State Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2012 (Approx.)
5.	Number of Floors	: Stilt + 1 podium + 12 upper floor
6.	Type of Structure	: Kuccha Structure Structure
7.	Number of Dwelling units in the building	: 11th Floor is having 3 Flats
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	
	Lift	: 2
	Protected Water Supply	: Municipal Water Supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: covered
	Is Compound wall existing?	: No
	Is pavement laid around the Building	: Yes
III Residential Flat		
1.	The floor in which the Flat is situated	: 11th Floor
2.	Door No. of the Flat	: Residential Flat No. 1103 Floor
3.	Specifications of the Flat	
	Roof	: R. C. C. Slab
	Flooring	: Vitrified Tile Flooring
	Doors	: Teak Wood / Glass Door
	Windows	: Wooden frame openable widow with M. S. Grill
	Fittings	: Concealed plumbing with C.P. fittings. Concealed Electrical wiring
	Finishing	: Good
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	:	Mr. Girish Ulhas Shirke & Mrs. Paragati Girish Shirke
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 1356.25 (Area As Per Agreement for sale)
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. = 1356.25 (As Per Area Agreement for sale) Carpet Area in Sq. Ft. = 1094.15 (As per Area actual site measurement)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14.	Is it Owner-occupied or let out?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 45000/-
IV	MARKETABILITY		
1.	How is the marketability?	:	Average
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
V	Rate		
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)	:	₹ 15,580.00 to ₹ 18,727.00 per Sq. Ft. on Built Up
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).	:	18,500.00 per Sq. Ft.
3.	Break - up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 15,800.00 per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Flat for new property (an evidence thereof to be enclosed)	:	₹ 1,20,400.00 per Sq. M. i.e. ₹ 11,185.54 per Sq. Ft.
	Guideline rate obtained from the Registrar's Flat after depreciate (an evidence thereof to be enclosed)	:	₹ 1,21,004.00 per Sq. M. i.e. ₹ 11,241.65 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 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.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,700.00 per Sq. Ft.
	Age of the building	:	10 Years
	Life of the building estimated	:	50 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	13.33%
	Depreciation Ratio of the building		
b	Total composite rate arrived for Valuation		
	Depreciation building rate VI (a)	:	₹ 2,340.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	15,800.00 per Sq. Ft.
	Total Composite Rate	:	₹ 18,140.00 per Sq. Ft.
	Remarks	:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Est. Value (₹)
1	Present value of the Flat (incl. car parking, if provided)	1130.21 Sq. Ft.	18,140.00	2,05,02,009.00
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			
	Total / Realizable value of the property			2,05,02,009.00
	Insurable value of the property			30,51,000.00
	Guideline value of the property			1,27,05,425.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for

differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation .The Price for similar type of property in the nearby vicinity is in the range of ₹ 15,580.00 to ₹ 18,727.00 per Sq. Ft. on Built Up on 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 Commercial application in the locality etc. We estimate 18,140.00 per Sq. Ft. for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Average
Likely rental values in future	₹42,713 per month
Any likely income it may generate	Rental Income

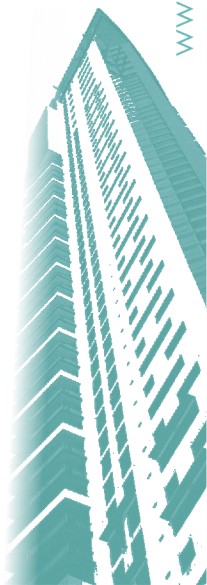
Manoj Chalikwar

Govt. Reg. Valuer
 Chartered Engineer (India)
 Reg. No. IBBI/RV/07/2018/10366
 CAT-I-F-1763
 SBI Empanelment No.: SME/TCC/2021-22/86/3

Place : 17.05.2022
 Date : Mumbai

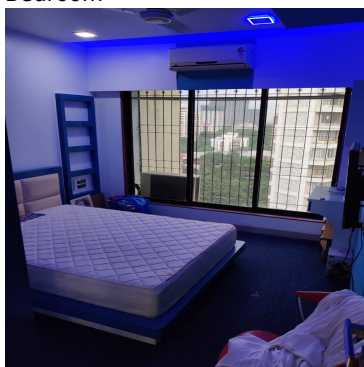


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Actual site Photographs

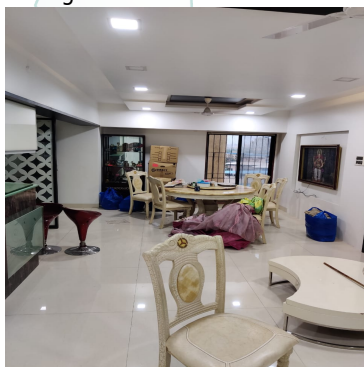
Bedroom



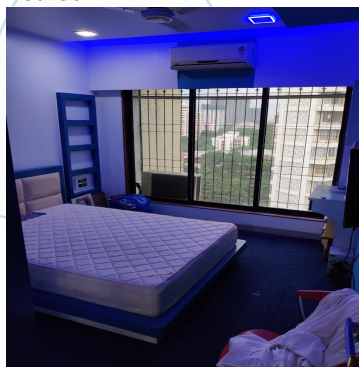
Bedroom



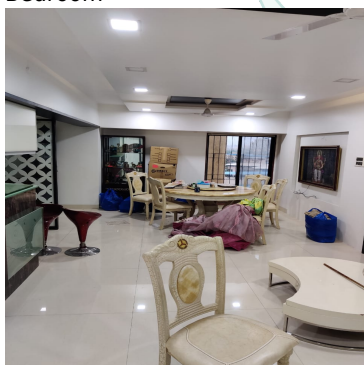
Dining



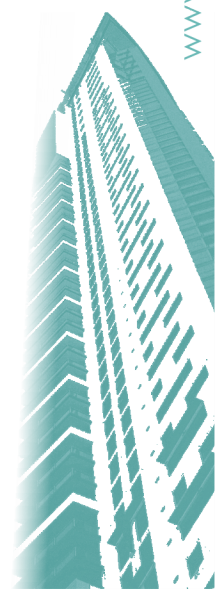
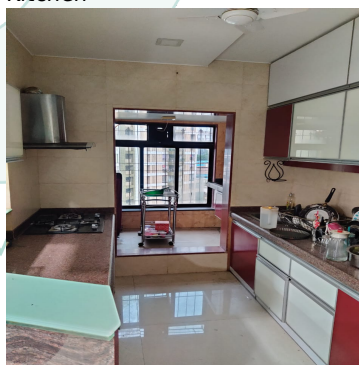
Bedroom



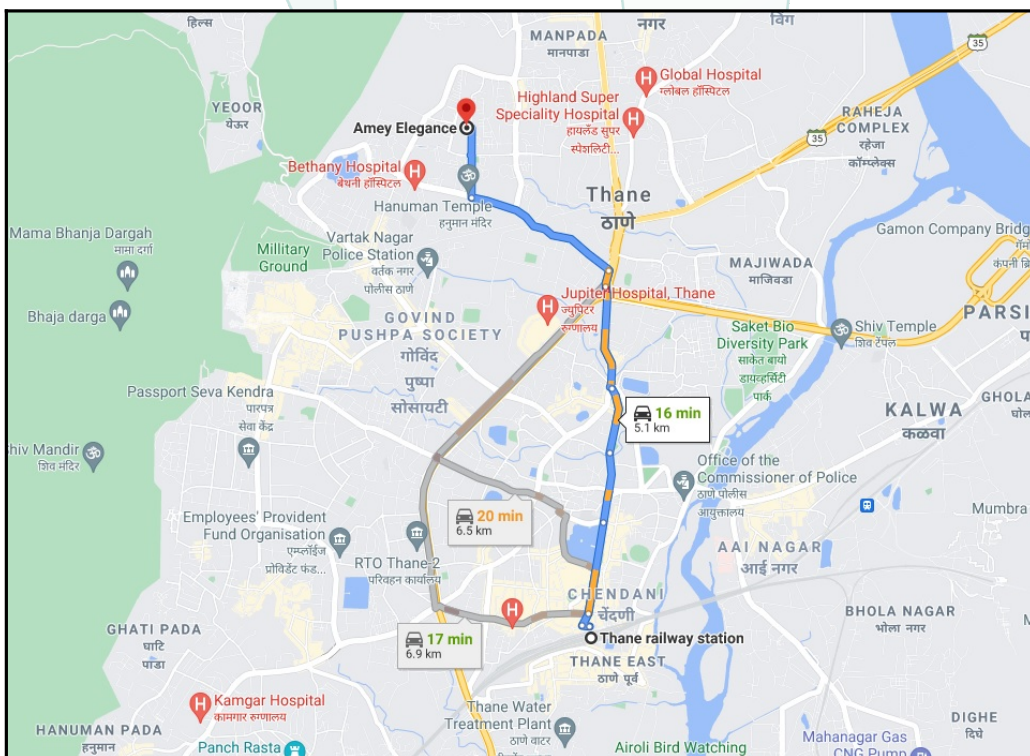
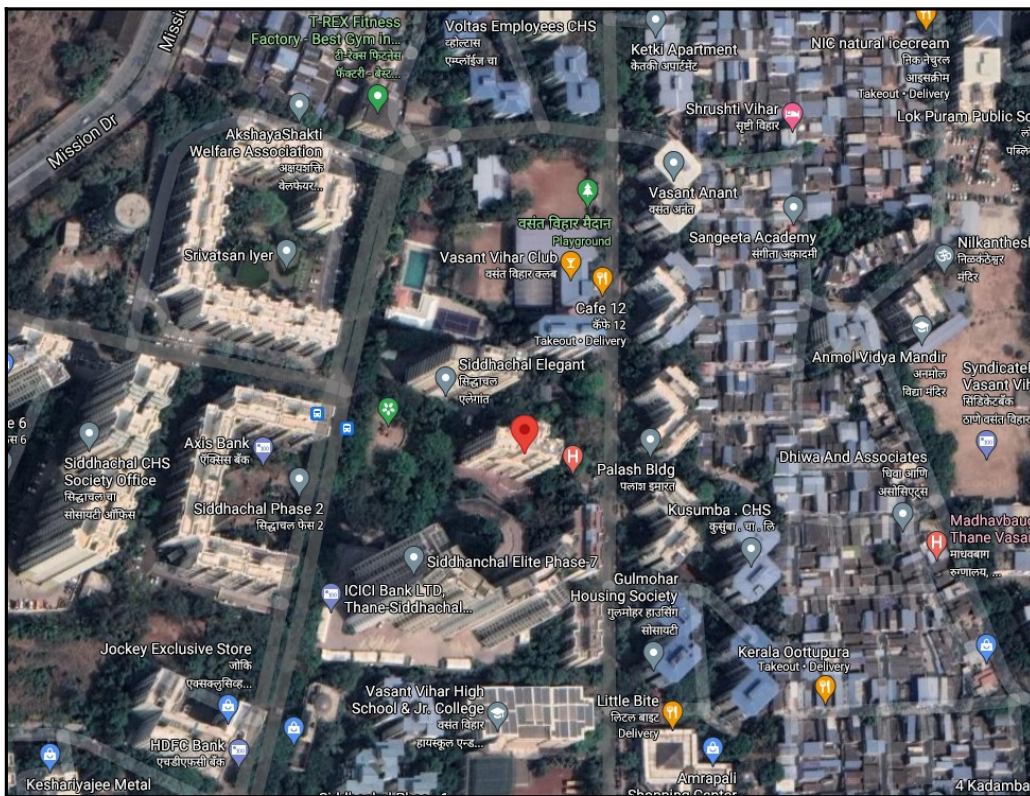
Bedroom



Kitchen



Route Map of the property




Longitude Latitude: 19°13'28.4"N 72°57'57.3"E

Note: The Blue line shows the route to site from nearest railway_station (Thane - 5.1).




Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year	Annual Statement of Rates						Language
20212022							English
<p>Selected District: ठाणे</p> <p>Select Taluka: ठाणे</p> <p>Select Village: गावाचे नाव : माजौवडे</p> <p>Search By: <input checked="" type="radio"/> Survey No <input type="radio"/> Location</p> <p>Enter Survey No: <input type="text" value="298"/> <input type="button" value="Search"/></p>							
उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
6/24-3ई-4) पोखरण रोड क्रमांक2 लगत व उत्तरेकडील विकसित भाग वसंतविहार व पवारनगर इत्यादी सर्वे क्रमांक	56200	120400	142400	179300	142400	चौ. मीटर	सर्व्हे नंबर
6/27-4ब) ठाणे खाडी लगतचा माजिवडयाचा भाग सिटीएस क्रमांक	39100	116600	128900	172800	128900	चौ. मीटर	सि.टी.एस. नंबर

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An ISO 9001:2015 Certified Company



Price Indicator

Property	Single Flat
Source	https://www.99acres.com/
Area Type	Carpet
Area	957
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 19331.24
Floor	

Home > Property in Mumbai Thane > Vasant Vihar > Apartments > 3 BHK > 1.8 to 1.85 Cr > 900 to 1000 sq.ft.
Posted on Jul 08, 2021 | Ready to move

Verified Platinum

1.85 Cr

@ 19,331 per sq.ft.

Estimated EMI ₹ 1,47,760

3BHK 3Baths

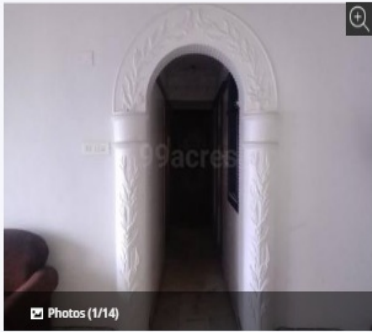
Residential Apartment for Sale

in on request, Vasant Vihar, , Mumbai Thane, Mumbai

RERA STATUS NOT AVAILABLE | Website: <https://maharera.t.mahaonline.gov.in>

Overview
Dealer Details
Recommendations
Price Trends

PROPERTY (14)



Photos (1/14)

Area

Carpet area: 957 sq.ft. v

(88.91 sq.m.)

Configuration

3 Bedrooms , 3 Bathrooms, No Balcony

Price

₹ 1.85 Crore+ Govt Charges & Tax

@ 19,331 per sq.ft. [View Price](#)

Details

Address

on request

Vasant Vihar, Mumbai Thane

Floor Number

8th of 14 Floors

Facing

North-East

Property Age

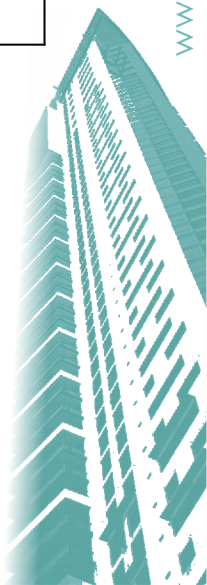
10+ Year Old

Why should you consider this property:

Close to Market
Close to School
24*7 Water

Transaction Type: Resale	Property Ownership: Freehold	Flooring: Others	Furnishing: Unfurnished
Gated Community: Yes	Parking: 2 Covered	Water Source: Municipal corporati...	Power Backup: None
Property Code: R56930512			

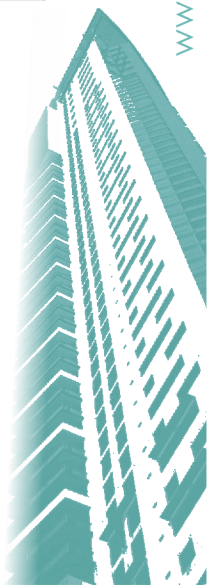
www.99acres.com/R56930512



Property	Single Flat
Source	Housing.Com
Area Type	Carpet
Area	1150
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 18695.65
Floor	

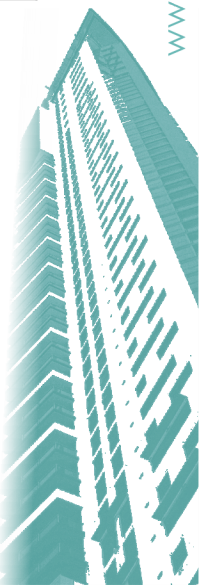
The screenshot displays a real estate listing on Housing.com. The main heading is "3 BHK Apartment" with a heart icon. Below it, the location "Vasant Vihar, Thane West, Thane" is listed. The price is prominently displayed as ₹2.15 Cr, with a note "EMI starts at 1.07 Lacs" and "14.83 K/sq.ft". A green "Contact Seller" button is visible. There are three interior photos showing a bright room with a window and a hallway. Below the photos, key details are listed: 1450 sq.ft Build Up Area, 14.83 K/sq.ft Avg. Price, 10 Year Age of property, Ready to move in Possession status, Higher of 12 floors, East Facing, and Semi Furnished. At the bottom, there is an "Overview" section with a table of details and a "Contact Seller" box for Meenakshi, a Housing Prime Agent with a phone number +9181699....

Project Name	Brokerage
Amev Alliance	₹2.1 Lacs
Price	Carpet Area
₹2.15 Cr	1150 sq.ft



Property	Single Flat
Source	magic_bricks
Area Type	Carpet
Area	1246
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 22471.91
Floor	

The screenshot shows a property listing on the Magicbricks website. The main heading is "3 BHK Flat" for sale in Vasant Vihar, Thane. The price is listed as 2.80 Cr (₹ 22472 / sqft) for a 1246 Sq-ft Carpet Area with 3 BHK and 3 Bathrooms. The listing is by Agent Karishma Rohra. The page includes a "Contact Agent" button, a "Save for Later" button, and a "Download Brochure" button. A table below the main listing provides details on Bedrooms (3), Bathrooms (3), Balcony (1), Super area (2064 sqft), Carpet area (1246 sqft), Loading (39%), Developer (Cooperative Group Housing Society (CGHS)), Project (Sidhachal Phase 5 CHS Ltd), Status (Ready to Move), Transaction type (Resale), Floor (15 of 19 Floors), and Car parking (2 Covered).



Property	Single Flat
Source	https://www.99acres.com/
Area Type	Carpet
Area	890
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 19101.12
Floor	


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Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Vasant Vihar - Thane West > 3 BHK Flats for Sale in Vasant Vihar - Thane West > 1250 Sq-ft Property ID: 48705945

1.70 Cr **3 BHK 1250 Sq-ft Flat for Sale in Vasa...** Agent 2500+ Buyers Served
Deepak M
ID: AS1700003207 [Contact Now](#)

[See Other Charges](#) for sale in [Vasant Vihar - Thane West, Thane](#)

PROPERTY DETAILS LOCALITY DETAILS AGENT DETAILS Posted on: May 10, '21

	Bedrooms 3 See Dimensions	Bathrooms 2	Balcony 1	Puja Room 1
	Super area 1250 sqft □ 13,600/sqft	Carpet area 890 sqft □ 19,101/sqft	Loading 28%	
	Status Ready to Move	Transaction type Resale Get Documents Verified	Floor 2 (Out of 13 Floors)	Car parking None
	Furnished status Unfurnished	Type of Ownership Co-operative Society	Facing West	Overlooking Garden/Park, Main Road

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Agent
Deepak M
+91 -99XXXXXX30
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Description
Siddhachal is Luxurious complex developed By Kalpatru.



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.

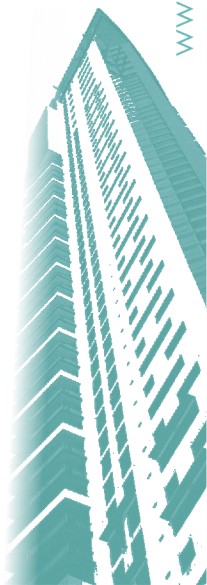
We hope this will satisfy your requirements.



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is **₹2,05,02,009.00 (Rupees Two Crore Five Lakh Two Thousand Nine Only).**

Place : Mumbai

Date : 17.05.2022

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Director



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

CAT-I-F-1763

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-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached

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(Annexure-IV)**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 17.05.2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/my authorized representative have personally inspected the property on 17.05.2022. The work is not sub-contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- 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 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.

No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Ganesh Ulhas Shirke & Mrs. Pragati Ganesh Shirke from Mrs. Pratibha Ganesh Naik & Mr. Ganesh Jagannath Naik vide Agreement for sale dated 06/07/2021.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Thane to assess Fair Market Value value of the property for Fair Market Value purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar Registered Valuer
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 - 09.05.2022 Valuation Date - 17.05.2022 Date of Report - 17.05.2022
6	inspections and/or investigations undertaken;	Physical Inspection done on
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 on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on 17.05.2022 and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations.

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring 1130.21 Sq. Ft. Carpet Area in the name of **Mr. Girish Ulhas Shirke & Mrs. Paragati Girish Shirke** . 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 is owned by **Mr. Girish Ulhas Shirke & Mrs. Paragati Girish Shirke** . For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring area 1130.21 Sq. Ft. (Carpet Area)

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

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 Flat, admeasuring area 1130.21 Sq. Ft. Carpet Area.

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.
7. The impact on real estate market due to pandemic Covid-19 is not considered for this valuation report.

(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.
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. 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.

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.

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess of the property under reference as on 17.05.2022.

The term **Fair Market Value** is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market. ®
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 2,05,02,009.00 (Rupees Two Crore Five Lakh Two Thousand Nine Only).**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

Director. Innovate. Create



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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