

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Mohammad Sarfaraj Ansari**

Flat No. 306, 3rd Floor, "**Nathu Arcade**", Opp. Bharti Chamber, Thane Belapur Road, Plot No. 1146, 1147, Village - Kalwa, Taluka - Thane, District - Thane, Thane, State - Maharashtra, India.

Latitude Longitude : **19°11'41.1"N 72°59'20.0"E**

Valuation Done for:

**Bank Of India
Thane Main Branch**

Bank Of India BUilding 1st floor Shivajipath opp M H High School Thane (WEst)
400601

Vastukala Consultants India Pvt. Ltd.

**Mumbai · Delhi NCR · Aurangabad · Nanded · Indore · Pune ·
Raipur · Jaipur · Ahmedabad · Rajkot · Thane · Nashik**

**VALUATION OPINION REPORT**

The property bearing Flat No. 306, 3rd Floor, "**Nathu Arcade**", Opp. Bharti Chamber, Thane Belapur Road, Plot No. 1146, 1147, Village - Kalwa, Taluka - Thane, District - Thane, Thane, State - Maharashtra, India. belongs to **Mr. Mohammad Sarfaraj Ansari**

Boundaries of the property	
North	: Nilesh Apartment (R)
South	: anali Building
East	: Hunuman Temple
West	: Kalwa Blue Bird CHSL

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 **₹ 15,39,000.00 (Rupees Fifteen Lakh Thirty Nine Thousand 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

SBI Empanelment No.: NMZ/CrMD/SK//2019-20-113

Encl.: Valuation report

**Mumbai**

121, 1st Floor, Ackruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

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mumbai@vastukala.org

Delhi NCR

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AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
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aurangabad@vastukala.org

Vastukala Consultants India Pvt. Ltd.

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

To,

The Branch Manager,**Bank Of India****Thane Main Branch**

Bank Of India BUilding 1st floor Shivajipath opp M H High

School Thane (WEst) 400601

VALUATION REPORT (IN RESPECT OF FLAT)

		General	
1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for Bank Loan Purpose.
2	a)	Date of inspection	: 06.10.2022
	b)	Date of which the valuation is made	: 06.10.2022
3	List of documents produced for perusal: I) Copy of Agreement for sale - Dated 11/02/2022 having Document No.784/2022 Developers - M/s. Shivalay Enterprises purchaser - Mr. Mohammad Sarfaraj Ansari II) Copy of Commencement Certificate - Dated 10/10/2017 having Document No.V. P. No. 1057 / 16 / TMC / TDD / 1195 issued by Thane MUncipal corporation III) Copy of Occupancy Certificate - Dated 09/12/2020 having Document No.V. P. No. 1057 / 16 / TMC / TDD / 2008 issued by Thane MUncipal corporation		
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. Mohammad Sarfaraj Ansari Flat No. 306, 3rd Floor, " Nathu Arcade ", Opp. Bharti Chamber, Thane Belapur Road, Plot No. 1146, 1147, Village - Kalwa, Taluka - Thane, District - Thane, Thane, State - Maharashtra, India. <u>Contact Person :</u> Mr. Mohammad Sarfaraj Ansari Mobile No. 8779483364 sole 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 3rd Floor The composition of Residential Flat is Living Room + Kitchen + Bathroom + WC. () The property is at 1.3 distance from railway station Kalwa
6	Location of property		
a)	Plot No. / Survey No.	:	Plot No - 1146, 1147
b)	Door No.	:	Residential Flat No. 306
c)	C.T.S. No. / Village	:	Village - Kalwa
d)	Ward / Taluka	:	Taluka - Thane
e)	Mandal / District	:	District - Thane



f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received it may be assumed that the construction is as per sanctioned plan.	
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	:	Flat No. 306, 3rd Floor, " Nathu Arcade ", Opp. Bharti Chamber, Thane Belapur Road, Plot No. 1146, 1147, Village - Kalwa, Taluka - Thane, District - Thane, Thane, State - Maharashtra, India.	
8	City / Town	:	City - Thane	
	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	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Kalwa 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	:	Nilesh Apartment	Details not available
	South	:	anali Building	Details not available
	East	:	Hunuman Temple	Details not available
	West	:	Kalwa Blue Bird CHSL	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	:	Carpet Area in Sq. Ft. = 183.53 (Area as per Site measurement) Carpet Area in Sq. Ft. = 171.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 205.20 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°11'41.1"N 72°59'20.0"E	

15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 171.00 (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 - Kalwa, Thane Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Flat No. 306, 3rd Floor, " Nathu Arcade ", Opp. Bharti Chamber, Thane Belapur Road, Plot No. 1146, 1147, Village - Kalwa, Taluka - Thane, District - Thane, Thane, State - Maharashtra, India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2020 (Approx.)
5.	Number of Floors	:	Ground + 8 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure Structure
7.	Number of Dwelling units in the building	:	3rd Floor is having 6 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	1
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	No
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	3rd Floor
2.	Door No. of the Flat	:	Residential Flat No. 306
3.	Specifications of the Flat		
	Roof	:	
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed Electrical wiring

	Finishing	:	Cement Plastering with POP false Ceiling
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?	:	Details not available
7.	Sale Deed executed in the name of	:	Mr. Mohammad Sarfaraj Ansari
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. = 205.20 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per TMC norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 171.00 (As Per Area Agreement for sale) Carpet Area in Sq. Ft. = 183.53 (As per Area actual site measurement)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13.	Is it being used for Residential or Commercial purpose?	:	Residential
14.	Is it Owner-occupied or let out?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 3000 (Present rented income as per month)
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)	:	₹ 8,400.00 to ₹ 8,900.00 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).	:	₹ 9,000.00 per Sq. Ft.
3.	Break - up for the rate	:	
	I. Building + Services	:	₹ 2,600.00 per Sq. Ft.
	II. Land + others	:	₹ 6,400.00 per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Flat for new property (an evidence thereof to be enclosed)	:	₹ 70,500.00 per Sq. M. i.e. ₹ 6,550.00 per Sq. Ft.

5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than 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)	:	₹ 2,600.00 per Sq. Ft.
	Age of the building	:	2 years
	Life of the building estimated	:	58 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,600.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 6,400.00 per Sq. Ft.
	Total Composite Rate	:	₹ 9000 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)	171.00 Sq. Ft.	9,000.00	15,39,000.00
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			15,39,000.00
	Insurable value of the property			5,33,000.00
	Guideline value of the property			13,22,314.00

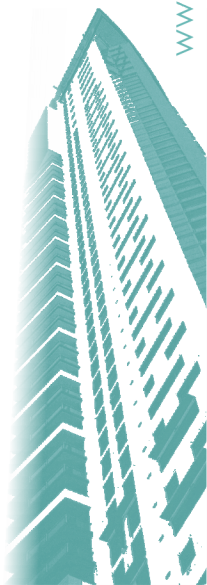
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 ₹ 8,400.00 to ₹ 8,900.00 per Sq. Ft. 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 9,000.00 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	₹ 3000 (Present rented income as per month)
Any likely income it may generate	Rental Income



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Actual site Photographs

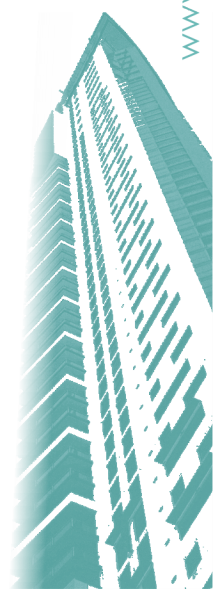
Living Room



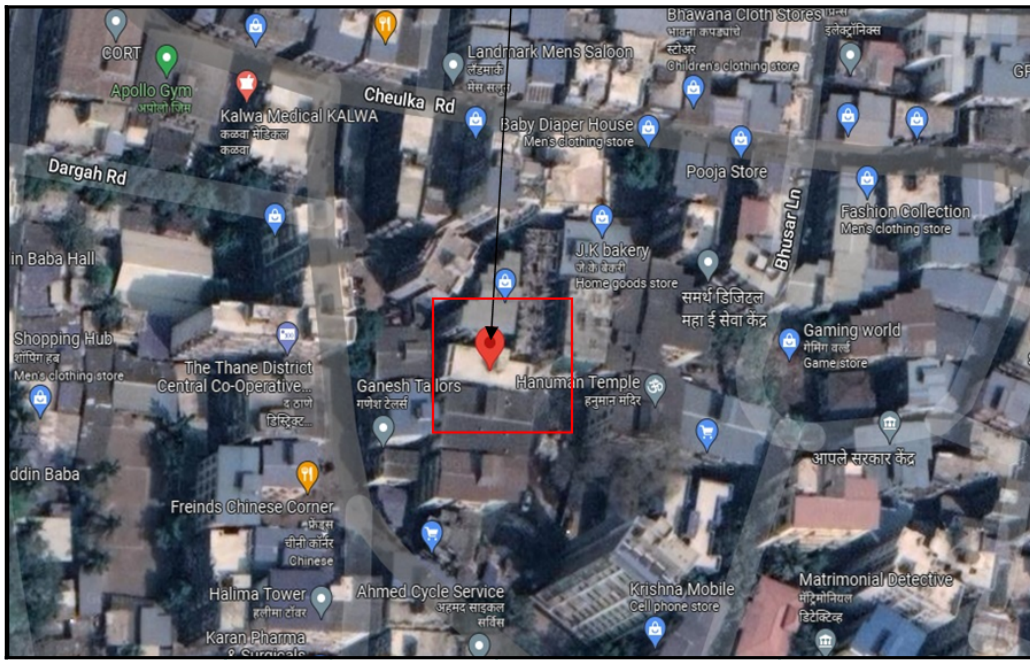
Kitchen



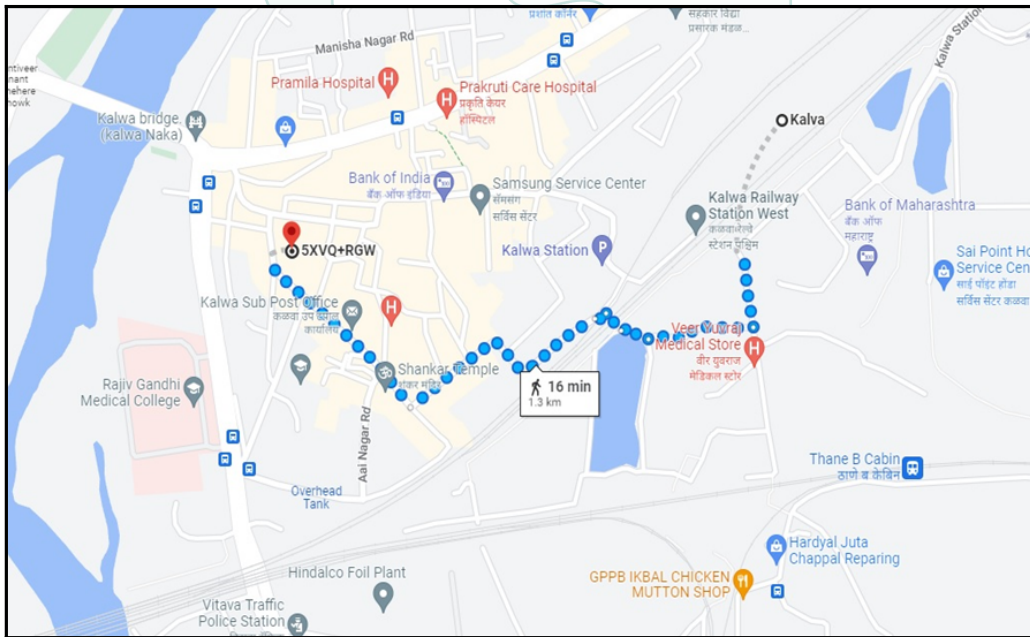
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Route Map of the property



Note:Red marks shows the exact location of the property




Longitude Latitude: 19°11'41.1"N 72°59'20.0"E

Note: The Blue line shows the route to site from nearest railway station (Kalwa - 1.3).



Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close

Annual Statement of Rates							Language
Year							English
20212022							
Selected District	ठाणे						
Select Taluka	ठाणे						
Select Village	गावाचे नाव : कळवा						
Search By	<input type="radio"/> Survey No <input checked="" type="radio"/> Location						
Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	14/50-10अ) मंडवई पुणे जुन्या महामार्गाच्या उत्तरेकडील भाग टिका नंबर-1	18100	56900	65300	89900	65300	चौ. मीटर
SurveyNo	14/51-10अ) मंडवई पुणे जुन्या महामार्गाच्या उत्तरेकडील भाग टिका नंबर-1 अत्रिकसीत प्र.चौ.मी.	7400	0	0	0	0	चौ. मीटर
SurveyNo	14/52/A-10ब) मंडवई पुणे जुन्या महामार्गावरील दर्शनी असलेले सीटीएस/सर्वे क्रमांक टिका नंबर 2	26300	70500	80800	106000	80800	चौ. मीटर
SurveyNo	14/52/B-10ब) मंडवई पुणे जुन्या महामार्गावरील दर्शनी असलेले सीटीएस/सर्वे क्रमांक टिका नंबर 3	26300	70500	80800	106000	80800	चौ. मीटर
SurveyNo	14/52/C-10ब) मंडवई पुणे जुन्या महामार्गावरील दर्शनी असलेले सीटीएस/सर्वे क्रमांक टिका नंबर 4	26300	70500	80800	106000	80800	चौ. मीटर
1 2 3 4							

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Price Indicator

Property	Residential Flat
Source	Nobroker.com
Area Type	Carpet
Area	235
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 9,787.00
Floor	



[My Bookings](#)
[Pay Rent](#)
[Post Your Property](#)




1 RK Flat For Sale In Raghu Vijay Chs In Aai Nagar
near Shankar Temple, Aai Nagar, Budhaji Nagar, Kalva near Aai Nagar CHS

₹ 23 Lacs
Negotiable

₹ 13,182/Month
Estimated EMI

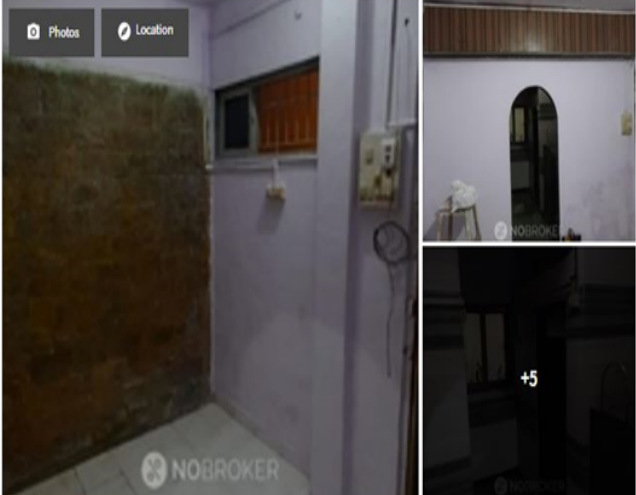
235
Sq.Ft

Need Home Loan?
Apply Loan



Home / Mumbai / Aai nagar / 1rk / Property Details < Previous Property Next Property >

Photos
Location



+5

1 Bedroom <small>No. of Bedroom</small>	Oct 17, 2021 <small>Posted On</small>
1 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Raghu Vijay Chs <small>Apartment</small>
None <small>Parking</small>	None <small>Power Backup</small>

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Nearby: Gigaplex IT Park | Mindspace Airoli West | The Appetite Momos | Thane Train Station | Rustomjee Azziano Wing |

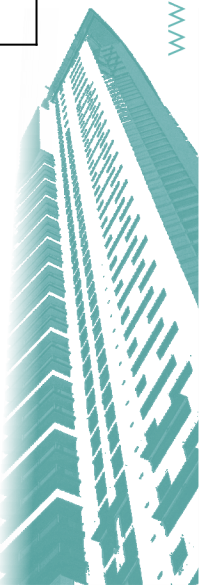
Overview

Age of Building: >10 Years	Ownership Type: Self Owned
Maintenance Charges: ₹3.4 Per Sq.Ft/M	Flooring: Vitrified Tiles

Activity On This Property

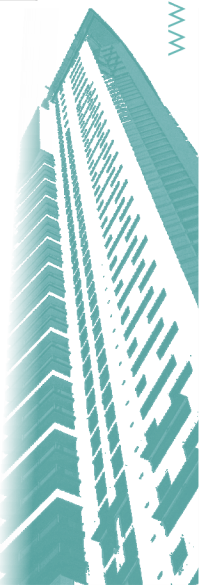
8 <small>Unique Views</small>	0 <small>Shortlists</small>	0 <small>Contacted</small>
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Powered By: NBEestimate



Property	Residential Flat
Source	https://www.99acres.com/
Area Type	Carpet
Area	499.99
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 9,200.00
Floor	

The screenshot displays a property listing on the 99acres website. The main heading is "₹46 Lac @ 9,200 per sq.ft. 1BHK 1Bath Residential Apartment for Sale". Below this, it specifies the location as "in Sandeep cooperative society, Kalwa, Mumbai Thane, Mumbai". The listing includes a "RERA STATUS" of "NOT AVAILABLE" and a website link "https://maharera.mahaonline.gov.in". The "Overview" tab is selected, showing a "Property (0)" section with a placeholder for photos and a "Request Photos" button. To the right, there are several key details: Area (Carpet area: 500 sq.ft. (46.45 sq.m.)), Configuration (1 Bedroom, 1 Bathroom, 1 Balcony), Price (₹ 46 Lac+ Govt Charges & Tax @ 9,200 per sq.ft.), Address (Sandeep cooperative society, Kalwa, Mumbai Thane), Floor Number (2nd of 2 Floors), Facing (West), Overlooking (Main Road), and Property Age (10+ Year Old). At the bottom, there is a "Places nearby" section for Kalwa, Mumbai Thane, Mumbai, with a "View All (50)" link.



Property	Residential Flat
Source	https://www.99acres.com/
Area Type	Carpet
Area	235
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 9,362.00
Floor	

NOBROKER My Bookings Pay Rent Post Your Property

1 RK Flat For Sale In Raghuvijay Society In Thane Loan Verified
 Kalwa, near Shankar Temple

₹ 22 Lacs Negotiable ₹ 12,609/Month Estimated EMI 235 Sq.Ft. Need Home Loan? Apply Loan

Home / Mumbai / Thane / 1rk / Property Details

Photos Location

1 Bedroom No. of Bedroom Oct 28, 2021 Posted On
 1 Bathroom No. of Bathroom Immediately Possession
 NA Balcony Raghuvijay Society Apartment
 None Parking None Power Backup

Get Owner Details

Report what was not correct in this property
 Listed by Broker Sold Out Wrong Info

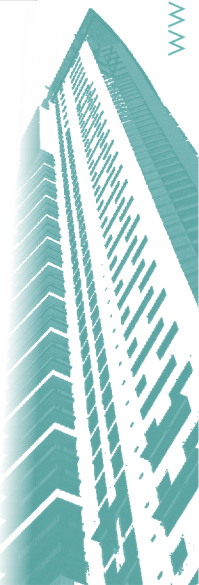
Nearby: Gigaplex IT Park Mindspace Airoli West The Appetite Momos Thane Train Station Rustonjee Azziano Wing I

Overview

Age of Building >10 Years Ownership Type Self Owned
 Maintenance Charges ₹3.4 Per Sq.Ft/M Flooring Marble/Granite

Activity On This Property

13 Unique Views 0 Shortlists 0 Contacted
 Powered By: NBEstimate



Justification for price / rate

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

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

We hope this will satisfy your requirements.

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is **₹15,39,000.00 (Rupees Fifteen Lakh Thirty Nine Thousand Only).**

Place : Mumbai
Date : 06.10.2022

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
SBI Empanelment No.: NMZ/CrMD/SK//2019-20-113

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).

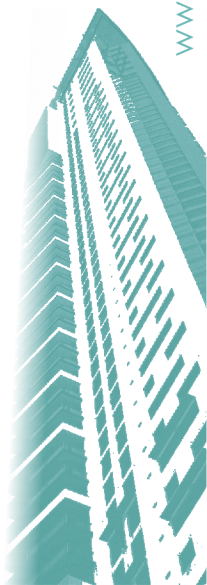
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Date _____

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



(Annexure-IV)**DECLARATION FROM VALUERS**

- a. The information furnished in my valuation report dated 06.10.2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I have valued right property
- b. I have no direct or indirect interest in the property valued.
- c. I/We have personally inspected the property on 06.10.2022(Bhavika chavan). The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standard and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the PartB of the above handbook to the best of my ability
- g. I have read the Internal Valuation Standard (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in IVS in "General Standards" and "Asset Standards" as applicable.
- h. Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation purely and estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rated indicated are based on current market condition & these may vary with time.
- i. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charged etc. if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances
- j. Bank authorities are requested to contact valuers in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- k. I abide by the Model Code of Conduct for empanelment of the valuer in the Bank.
- l. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- m. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- n. VCIPL, by reason of this report, are not required to give testimony or attendance in court or to any Government Agency whit reference to the subject property unless prior arrangements and consent have been made.
- o. 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. Mohammad Sarfaraj Ansari from M/s. Shivalay Enterprises vide Agreement for sale dated 11/02/2022.
2	purpose of valuation and appointing authority	As per the request from Bank Of India, Thane Main Branch to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - ® Regd. Valuer Bhavika chavan - ® Valuation Engineer Bhavika chavan - ® Technical Manager Suraj Zore - ® 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 - 06.10.2022 Valuation Date - 06.10.2022 Date of Report - 06.10.2022
6	inspections and/or investigations undertaken;	Physical Inspection done on 06.10.2022
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	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

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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **6th October 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 **171.00 Sq. Ft. Carpet Area** in the name of **Mr. Mohammad Sarfaraj Ansari**. 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. Mohammad Sarfaraj Ansari**. 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

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **171.00 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 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 land 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

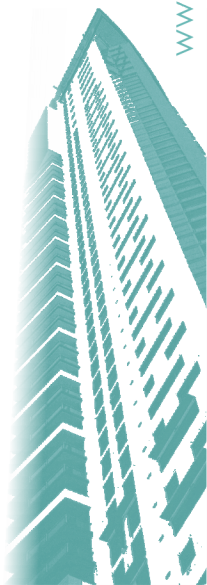
Based on inputs received from the client's representative and site visit conducted, we understand that the subject property is **Residential Flat**, admeasuring **171.00 Sq. Ft. Carpet Area**.



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Bank Loan** of the property under reference as on **6th October 2022**.

The term **Bank Loan** 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.

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.

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 **₹ 15,39,000.00 (Rupees Fifteen Lakh Thirty Nine Thousand Only)**.

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

SBI Empanelment No.: NMZ/CrMD/SK//2019-20-113



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