

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Amit Vijaykumar Vyas & Mrs. Jesal Amit Vyas**

Residential Flat No. 1805, 18th Floor, Building No D-9, "**Gundecha Premiere**", Plot No. D-2, Off Western Express Highway, Thakur Village Road, Village - Magathane, Kandivali East, Taluka - Borivali, District - Mumbai Suburban, State - Maharashtra, India.

Latitude Longitude : 19°12'57.6"N 72°52'33.2"E

Intended User

Punjab National Bank

MCC Thane

Soham Plaza, Manpada Junction, Ghodbunder Road Thane West -400610



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 **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1805, 18th Floor, Building No D-9, "Gundecha Premiere", Plot No. D-2, Off Western Express Highway, Thakur Village Road, Village - Magathane, Kandivali East, Taluka - Borivali, District - Mumbai Suburban, State - Maharashtra, India belongs to **Mr. Amit Vijaykumar Vyas & Mrs. Jesal Amit Vyas.**

Boundaries of the property

North	: Chatrabhuj Narsee School Play Ground
South	: CNS School Road
East	: Chatrabhuj Narsee School
West	: Sunflower Building

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 for this particular purpose at **₹ 2,96,81,244.00 (Rupees Two Crore Ninety Six Lakh Eighty One Thousand Two Hundred Forty Four 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.

Director

Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Encl.: Valuation report



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Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
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Valuation Report of Immovable Property

General	
1	Name and Address of Valuer : Sharadkumar Chalikwar Vastukala Consultants India Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.
2	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
3	a) Date of inspection : 28.02.2024
	b) Date of valuation : 16.03.2024
	c) Title Deed Number : 6164/5
4	List of documents produced for perusal: I) Copy of Agreement for sale No.6164/5 Dated 24.10.2013 between Messrs. Sea Prince Reality(The Developer) And Mr. Amit Vijaykumar Vyas & Mrs. Jesal Amit Vyas(The Purchasers). II) Copy of Commencement Certificate No.CHE / A-2706 / BP (WS)AR Dated 15.06.2010 issued by Municipal Corporation of Greater Mumbai. III) Copy of Full Occupation Certificate No.CHE / A-2706 / BP (WS)AR Dated 21.08.2015 issued by Municipal Corporation of Greater Mumbai. IV) Copy of Society Share Certificate No.057 Dated 03.09.2017 And Mr. Amit Vijaykumar Vyas & Mrs. Jesal Amit Vyas(The purchaser)issued by Gundecha Premiere Co. op. CHSL . V) Copy of Electricity Bill No.92128510400 Dated 07.11.2023. VI) Copy of Property Tax No.RS0615526850104 in the year 2022-23 in the name of Mr. Amit Vijaykumar Vyas & Mrs. Jesal Amit Vyas issued by Municipal Corporation of Greater Mumbai.
5	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Mr. Amit Vijaykumar Vyas & Mrs. Jesal Amit Vyas Residential Flat No. 1805, 18 th Floor, Building No D-9, " Gundecha Premiere ", Plot No. D-2, Off Western Express Highway, Thakur Village Road, Village - Magathane, Kandivali East, Taluka - Borivali, District - Mumbai Suburban, State - Maharashtra, India. <u>Contact Person :</u> Mr. Amit Vijaykumar Vyas (Owner) Mobile No. 9820549909 Joint Ownership Details of ownership share is not available
6	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 18 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Study Room + 2 Toilet. The property is at 2.2 km distance from Magathane Metro Station.
7	Location of property
a)	Plot No. / Survey No. : Plot No - D-2

b)	Door No.	:	Residential Flat No. 1805	
c)	C.T.S. No. / Village	:	CTS No - 168/10 & 168/11 (Part), Village - Magathane	
d)	Ward / Taluka	:	Taluka - Borivali	
e)	Mandal / District	:	District - Mumbai Suburban	
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is available 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	:	N.A	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A	
j)	Comment on unauthorizes Construction if any	:	N.A	
k)	Comment on demolition proceedings if any	:		
8	Postal address of the property	:	Residential Flat No. 1805, 18 th Floor, Building No D-9, "Gundecha Premiere", Plot No. D-2, Off Western Express Highway, Thakur Village Road, Village - Magathane, Kandivali East, Taluka - Borivali, District - Mumbai Suburban, State - Maharashtra, India.	
9	City / Town	:		
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
10	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
11	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Magathane Municipal Corporation of Greater Mumbai (MCGM)	
12	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
13	Boundaries of the property	:	As per site	As per Document
	North	:	Chatrabhuj Narsee School Play Ground	Details not available
	South	:	CNS School Road	Details not available
	East	:	Chatrabhuj Narsee School	Details not available
	West	:	Sunflower Building	Details not available

14	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
15	Extent of the site	:	Carpet Area in Sq. Ft. = 991.92 (Area as per Site measurement) Carpet Area in Sq. Ft. = 1002.00 (Area As Per Agreement for sale) Built Up Area in Sq. Ft. = 1202.40 (Carpet Area + 20%)	
15.1	Latitude, Longitude & Co-ordinates of Flat	:	19°12'57.6"N 72°52'33.2"E	
16	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 1002.00 (Area As Per Agreement for sale)	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Name of the Apartment	:	Gundecha Premiere	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3.	Year of Construction	:	2015 (As per occupancy certificate)	
4.	Number of Floors	:	Stilt + 20 Upper Floors	
5.	Type of Structure	:	R.C.C. Framed Structure	
6.	Number of Dwelling units in the building	:	18 th Floor is having 6 Flats	
7.	Quality of Construction	:	Good	
8.	Appearance of the Building	:	Good	
9.	Maintenance of the Building	:	Good	
10.	Facilities Available			
	Lift	:	3 Lifts	
	Protected Water Supply	:	Municipal Water Supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Stilt + Open Car Parking	

	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	18 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 1805
3.	Specifications of the Flat		
	Roof	:	
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door Frame With Flush Shutters
	Windows	:	Powder Coated Aluminium Sliding
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed Electrical wiring
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax		
	Assessment No.	:	Bill No. RS0615526850104
	Tax paid in the name of	:	Mr. Amit Vijaykumar Vyas & Mrs. Jesal Amit Vyas
	Tax amount	:	01.04.2022 to 30.09.2022 = Rs. 11436.00 01.10.2022 to 31.03.2023 = Rs. 11436.00
5.	Electricity Service connection No.	:	92128510400
	Meter Card is in the name of	:	Mr. Amit Vijaykumar Vyas & Mrs. Jesal Amit Vyas
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	Mr. Amit Vijaykumar Vyas & Mrs. Jesal Amit Vyas
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. = 1202.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	as per MCGM norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 991.92 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 1002.00 (As Per Area Agreement for sale)
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?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 61,800/- (Expected rental income per month)

IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located at 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 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)	:	₹ 22,200/- to ₹ 31,900/- per Sq. Ft. on Carpet Area ₹ 18,500/- to ₹ 26,600/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 30,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 27,200/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,72,029/- per Sq. M. i.e. ₹ 15,982/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,62,845/- per Sq. M. i.e. ₹ 15,129/- 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)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	9 years
	Life of the building estimated	:	51 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	13.50%

	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,422/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 27,200/- per Sq. Ft.
	Total Composite Rate	:	₹ 29,622/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1002.00 Sq. Ft.	29,622.00	2,96,81,244.00

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 ₹ 22,200.00 to ₹ 31,900.00 per Sq. Ft. on Carpet Area / ₹ 18,500.00 to ₹ 26,600.00 per Sq. Ft. on BuiltUp 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 Residential and Commercial application in the locality etc. We estimate ₹29,622.00 per Sq. Ft. on Carpet Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹2,96,81,244.00 (Rupees Two Crore Ninety Six Lakh Eighty One Thousand Two Hundred Forty Four Only)**. The **Realizable Value** of the above property is **₹2,67,13,120.00 (Rupees Two Crore Sixty Seven Lakh Thirteen Thousand One Hundred Twenty Only)**. The **Distress Value** is **₹2,37,44,995.00 (Rupees Two Crore Thirty Seven Lakh Forty Four Thousand Nine Hundred Ninety Five Only)**.

I.	Date of Purchase of Immovable Property	:	24/10/2013
II.	Purchase Price of immovable property	:	₹ 1,62,22,900.00
III.	Book value of immovable property	:	₹ 1,70,64,100.00
IV.	Fair Market Value of immovable property	:	₹ 2,96,81,244.00
V.	Realizable Value of immovable property	:	₹ 2,67,13,120.00
VI.	Distress Sale Value of immovable property	:	₹ 2,37,44,995.00
VII.	Guideline Value (As Per Index-II)	:	₹ 1,81,91,110.00
VIII.	Insurable value of the property (1202.40 Sq. Ft. X 2,800.00)	:	₹ 33,66,720.00

IX.	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 13, 14 & 15
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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

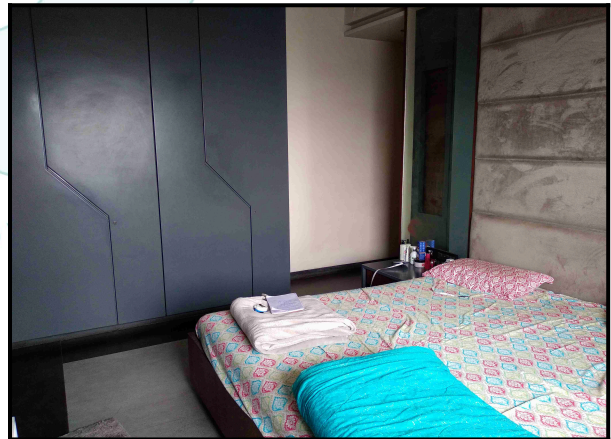
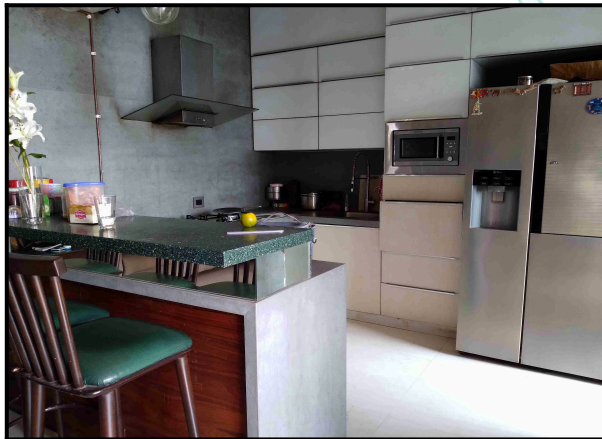
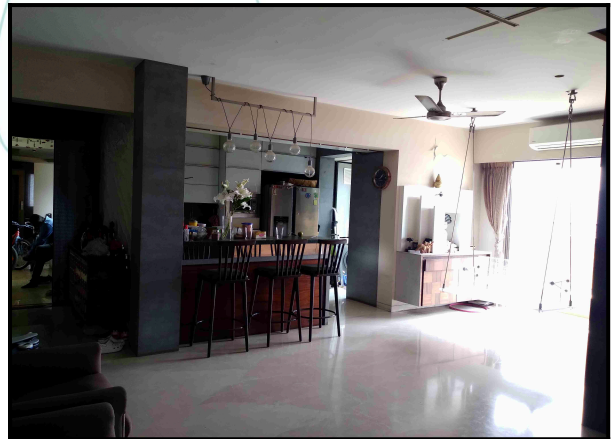
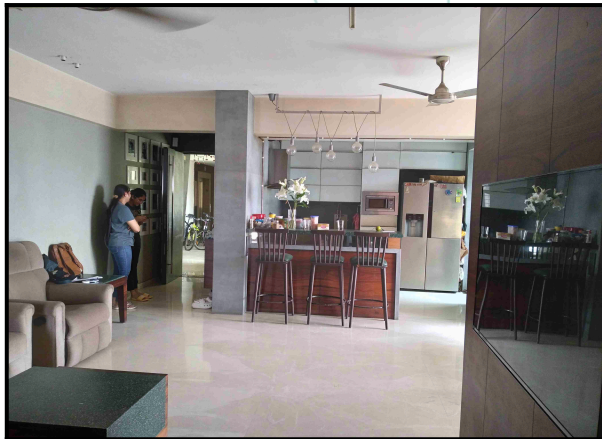
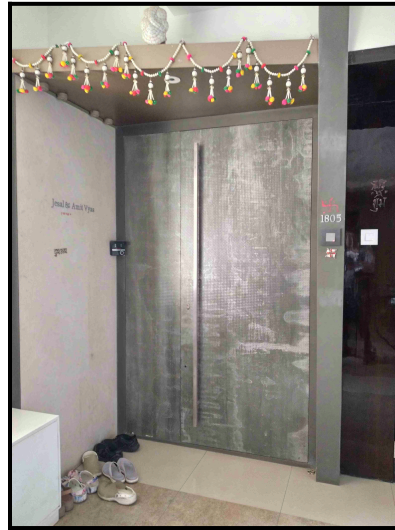
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Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

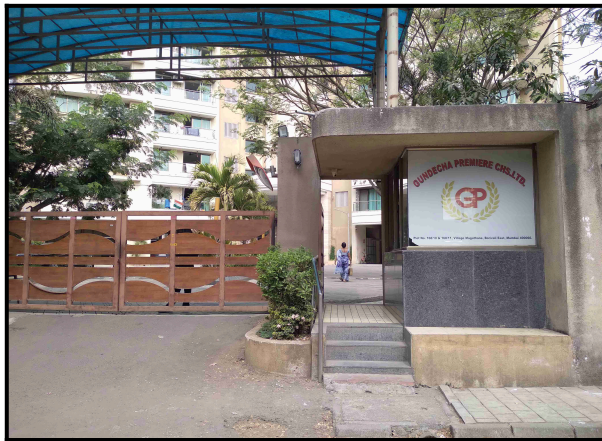
Enclosure	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts

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Actual Site Photographs

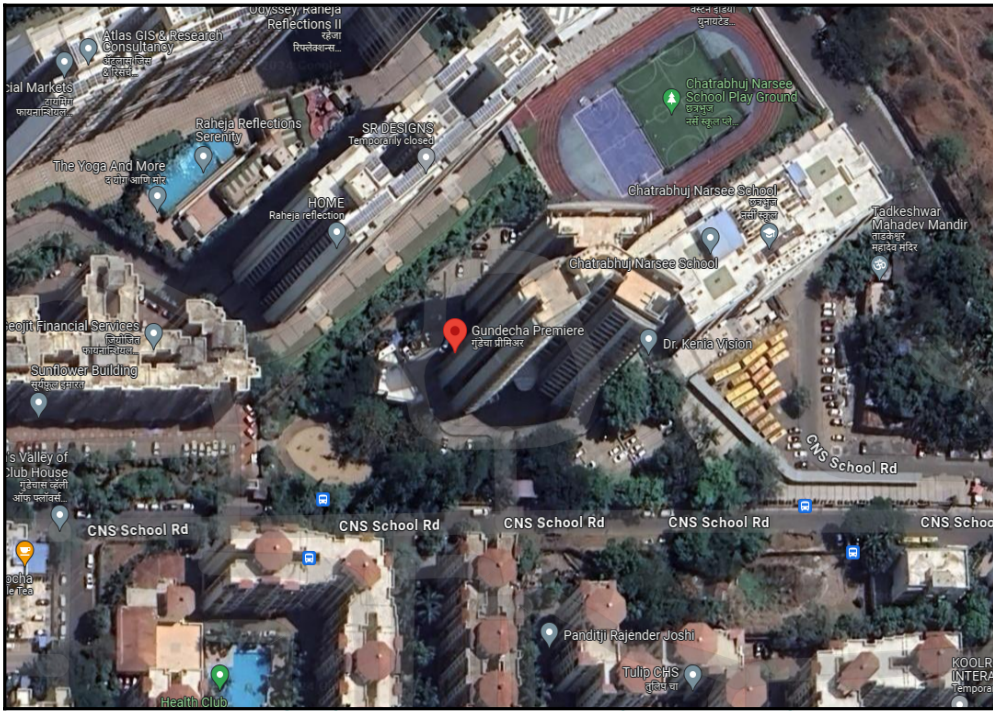


Actual Site Photographs

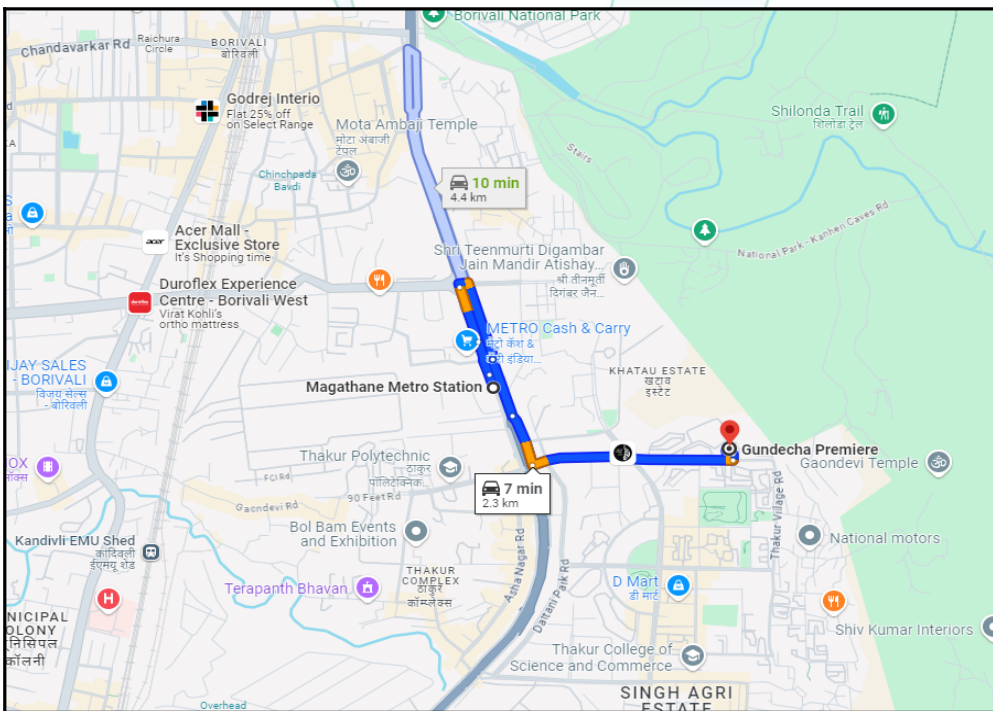


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Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°12'57.6"N 72°52'33.2"E

Note: The Blue line shows the route to site distance from nearest Metro Station (Magathane - 2.2 km).

Ready Reckoner Rate



**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
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Rate Guideline
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Valuation For Urban Area

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Location Details

Select Type Development Agreement Tenant Occupied Other

Division Name Mumbai [Help on Division](#)

District Name मुंबई(उपनगर) Zone Name 86-मागाठाण (बोरोंबली)

Attribute सि.टी.एस. नंबर 168 SubZone Name धुभाग: उत्तरेस गावाचो सौम

Open Land	Residence	Office	Shop	Industry	Unit
69980	156390	179850	213800	156390	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	156390			
Increase by 10% on Flat Located on 18 th Floor	15639			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,72,029.00	Sq. Mtr.	15,982.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	69980			
The difference between land rate and building rate(A-B=C)	102,049.00			
Percentage after Depreciation as per table(D)	9%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,62,845.00	Sq. Mtr.	15,129.00	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

Depreciation Percentage Table

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

Price Indicator

Property	Flat
Source	magic bricks
Area Type	Carpet
Area	1002 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 26,613/-
Floor	18th

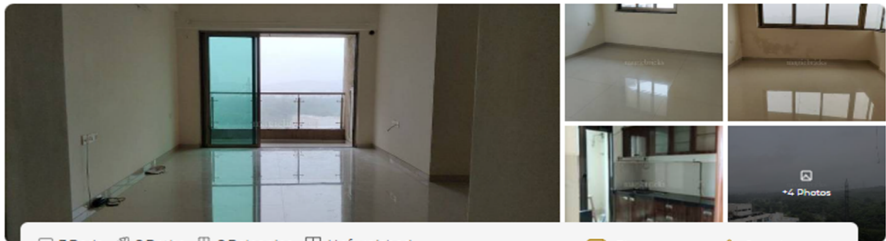
magicbricks
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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Thakur Village > 3 BHK Flats for Sale in Thakur Village > 1505 Sq-ft
Posted on: Feb 22, 24 Property ID: 68237235

₹ 3.20 Cr EMI - ₹ 1,44L | Can I afford it? PREMIUM PROJECT

3 BHK 1505 Sq-ft Flat For Sale **Thakur Village, Mumbai**

Contact Agent
 Jatin Kawa -91-96XXXXXXX
Get Phone No.



3 Beds 2 Baths 2 Balconies Unfurnished
Fireplace Jogging and ...

Carpet Area 1002 sqft ~ ₹ 31,936/sqft	Developer Sea Princess Realty	Project Gundecha Premiere	Floor 18 (Out of 20 Floors)
Transaction Type Resale	Status Ready to Move	Facing North - West	Lifts 3

Contact Agent
Get Phone No.
Last contact made 40 days ago

More Details

Price Breakup	₹ 3.2 Cr ₹ 16,00,000 Approx. Registration Charges ₹ 8 Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac
Address	Kandivali East, Mumbai, Thakur Village, Mumbai - Western Mumbai, Maharashtra
Landmarks	Thakur Village Kandivali East
Furnishing	Unfurnished

Property	Flat
Source	magic bricks
Area Type	Carpet
Area	1005 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 25,705/-
Floor	-

The screenshot displays a property listing on the Magicbricks website. The main listing is for a 3 BHK flat in Thakur Village, Mumbai, priced at ₹3.10 Cr. Key details include a carpet area of 1005 sqft, 3 bedrooms, 2 bathrooms, 1 balcony, and 2 covered parking spaces. The developer is Sea Princess Realty, and the project is Gundecha Premiere. The listing is marked as 'VERIFIED ON SITE' and 'PREMIUM PROJECT'. A contact agent, Harsh Adhiya, is listed with a certified agent badge and a phone number. The 'More Details' section provides a price breakup of ₹3.1 Cr (₹15,50,000) plus approx. registration charges of ₹8,500 monthly, a booking amount of ₹10.0 Lac, RERA ID A51800040269, and an address in Kandivali East, Mumbai. Landmarks include the nearby Western Express Highway.

Property	Flat
Source	magic bricks
Area Type	Carpet
Area	1050 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 24,524/-
Floor	20th

magicbricks Buy Rent Sell Home Loans Login Post Property

Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Thakur Village » 3 BHK Flats for Sale in Thakur Village » 1505 Sq-ft

Posted on: Feb 23, 24 Property

₹3.09 Cr EMI - ₹1,39L | Get Loan offers from 34+ banks PREMIUM PROJECT

3 BHK 1505 Sq-ft Flat For Sale **Thakur Village, Mumbai**

3 Beds 2 Baths 1 Balcony 1 Covered Parking Indoor Squash ...

Carpet Area 1050 sqft + ₹29,429/sqft	Developer Sea Princess Realty	Project Gundecha Premiere	Floor 20 (Out of 21 Floors)
Transaction Type Resale	Status Ready to Move	Facing North	Lifts 3

Contact Agent Get Phone No. Last contact made 16 days ago

More Details

Price Breakup	₹3.09 Cr ₹15,45,000 Approx. Registration Charges
Booking Amount	₹11.0 Lac
RERA ID	A51800010498
Address	Kandivali East, Mumbai, Thakur Village, Mumbai - Western Mumbai, Maharashtra
Furnishing	Unfurnished

Sale Instances

Property	Flat
Source	Index_no.2
Area Type	Built Up
Area	617 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 22,073/- per Sq. Ft.
Floor	-

19788367
05-01-2024

सूची क्र.2

व्युत्पन्न निबंधक : सह दू.नि. बोरीवली 2
दस्ता क्रमांक : 19788/2023
नोदणी :
Regn.63m

Note:-Generated Through eSearch Module.For original report please contact concern SRO office.

गावाचे नाव : मागाठाणे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	13619048
(3) बाजारभावा/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	11394888.18
(4) भू.मापन,जोडहिस्सा व घरक्रमांक(अस्तित्वास)	1) पालिकेचे नाव-मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका क्र. 1406,14 वा मजला,क्षेत्रफळ 617.00 चौ.फूट कार्पेट विंग टी-2 टॉवर, सोबत 1 कार पार्किंग स्पेस,मोठे व्हेरिटाईस्ट टॉवर,म्हाडा लेआउट कोड क्र. 036,बोरिवली पूर्व,सह्ये नं. 34ए हिस्सा नं. 9,सह्ये नं.47,सी टी.एस.नं.259(पैकी),260(पैकी)ऑफ व्हालेज मागाठाणे तालुका बोरिवली मुंबई 400066,इतर वर्णन दस्तात नमूद केल्याप्रमाणे.((C.T.S. Number : 259(पैकी),260(पैकी) ;))
(5) क्षेत्रफळ	617.00 चौ.फूट
(6)आकारणी किंवा चुकी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा.या तिहुन तेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तित्वास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-मेसर्स व्ही जी थिंके रिडेन्ट्वायमेंट अँड गॅस प्रा. ली. तर्फे संचालक अख्य मानसिंग धवार तर्फे कुतमुखवार दीवळ जाडव वय-29 पत्ता.-प्लॉट नं. 001,माळा नं. - इमारतीचे नाव. मुंबई इंडस्ट्रिअल इस्टेट, व्हाळीक नं. - रोड नं. पुणे, महाराष्ट्र, पुणे. पिन कोड:-411036 पॅन नं.-AAFCS8781K
(8)दस्तावेज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तित्वास,प्रतिवादिचे नाव व पत्ता	1): नाव.-संजय दत्तारथ शाहाजकर वय-40, पत्ता.-प्लॉट नं. ए 303, माळा नं. - इमारतीचे नाव. भगवतिथ सि एच एस, व्हाळीक नं. - रोड नं. मोरे मॉल जवळ आनंद नगर एन एन कॉम्प्लेक्स दहीसर (पूर्व) मुंबई, महाराष्ट्र, मुम्बई. पिन कोड.-400068 पॅन नं.-AASPW3826C 2): नाव.-वैजली संजय शाहाजकर वय-40, पत्ता.-प्लॉट नं. ए 303, माळा नं. - इमारतीचे नाव. भगवतिथ सि एच एस, व्हाळीक नं. - रोड नं. मोरे मॉल जवळ आनंद नगर एन एन कॉम्प्लेक्स दहीसर (पूर्व) मुंबई, महाराष्ट्र, मुम्बई. पिन कोड.-400068 पॅन नं.-ARHPK6324P
(9) दस्तावेज करून दिव्याचा दिनांक	28/12/2023
(10)दस्ता नोंदणी दिव्याचा दिनांक	28/12/2023
(11)अनुक्रमांक,होड व फूट	19788/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	817200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुद्रांकनासाठी विचारात घेतलेला तपचील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Property	Flat
Source	Index_no.2
Area Type	Carpet
Area	643.04 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 18,528/-
Floor	5th

20496451 04-01-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह टु.नि. बोरीवली 7 दस्ता क्रमांक : 20496/2023 नोदणी : Regn.63m
गावाचे नाव : मागाठाणे		
(1)विशेषाचा प्रकार	करारनामा	
(2)मोबदला	14297297	
(3) बाजारभाड/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	11026701.5	
(4) भू.मापन,जोडहिस्सा व घरक्रमांक(अस्त्यास)	1) पालिकेचे नाव मुंबई मनपाइतर वर्गन. सदनिका नं. 507, माळा नं. 5 वा मजला, इमारतीचे नाव: राघव पॅराडाइज, ब्लॉक नं. - जय महाराष्ट्र नगर, रोड : बोरीवली पूर्व मुंबई 400066, इतर माहिती: सदनिका क्षेत्र 59.74 चौ.मीटर कारपेट(रा कारपेट)व टॅरेस 3.6 चौ. मीटर..... इतर माहिती दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 180 (part) And183 (part) ;))	
(5) क्षेत्रफळ	59.74 चौ.मीटर	
(6)आकारणी किंवा जुबी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या सिद्दने ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदोष अस्त्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-वेदा इन्फ्रा प्रॉजेक्ट्स चे भागीदार सुअंशू आरवात लॉक मुळतार रवीकुमार मल्लाह वय.-30 पत्ता.-व्हॉट नं. ऑफिस 2174, माळा नं. - इमारतीचे नाव. विलॉग 63, ब्लॉक नं. - आरवात होस्पिटलजवळ, एमआयजी भेदनसमोर, गांधी नगर, रोड नं. बांद्रा पूर्व मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400051 पॅन नं.-AARFV3592M	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदोष अस्त्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-चर्चा संजय गिम्हणेकर वय.-28, पत्ता.-व्हॉट नं. सदनिका क्र. ए-403, माळा नं. - इमारतीचे नाव. साई रत्न टॉवर, ब्लॉक नं. - मनवेत पाडा रोड, तारवाडी गार्डन समोर, रोड नं. विरार पूर्व वसई, पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं.-BIEPG4941H 2): नाव.-गौता संजय गिम्हणेकर वय.-50, पत्ता.-व्हॉट नं. सदनिका क्र. ए-403, माळा नं. - इमारतीचे नाव. साई रत्न टॉवर, ब्लॉक नं. - मनवेत पाडा रोड, तारवाडी गार्डन समोर, रोड नं. विरार पूर्व वसई, पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं.-ATFG6239B 3): नाव.-विजय संजय गिम्हणेकर वय.-28, पत्ता.-व्हॉट नं. सदनिका क्र. ए-403, माळा नं. - इमारतीचे नाव. साई रत्न टॉवर, ब्लॉक नं. - मनवेत पाडा रोड, तारवाडी गार्डन समोर, रोड नं. विरार पूर्व वसई, पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं.-BIEPG4941E	
(9) दस्तऐवज करून दिव्याचा दिनांक	28/12/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	28/12/2023	
(11)अनुक्रमांक, खंड व पृष्ठ	20496/2023	
(12)बाजारभाडामागे मुद्रांक शुल्क	857838	
(13)बाजारभाडामागे नोंदणी शुल्क	30000	
(14)शेरा		
मुद्रांकनासाठी विचारत घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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.



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(Appendix-VII)

UNDERTAKING

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

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. 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.
- g. My PAN Card number as applicable is AEAPC7114Q
- h. 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.
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under of overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/ Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services

No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Amit Vijaykumar Vyas & Mrs. Jesal Amit Vyas from Messrs. Sea Prince Reality vide Agreement for sale dated 24.10.2013.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, MCC Thane 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;	Sharadkumar Chalikwar - Regd. Valuer Vaibhav Bhagat - Valuation Engineer Binumon Moozhickal - Technical Manager Binumon Moozhickal - 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 - 23.02.2024 Valuation Date - 16.03.2024 Date of Report - 16.03.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 28.02.2024
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely 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

(Annexure-V)

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.

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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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

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