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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **PRIYA ALOK UPADHYAY**

Residential Flat No. 302, 3rd Floor, Building No D- 1 , "Pallavi Shantinagar Co. Op. Hsg. Soc. ",
Sector 2, Shanti Nagar, Village - Bhayandar, Mira Road (East), Thane, PIN - 401 107, State -
Maharashtra, India.

Latitude Longitude : 19°16'36.6"N 72°51'40.1"E

Intended User:

Punjab National Bank
Mira Road East Branch

Mira Road East Branch, Shop No 1 yo 5, Shanti Plaza, Sector 11, Shanti Nagar,
Mira Road (East), Thane 401107

Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

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VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 302, 3rd Floor, Building No D- 1 , "**Pallavi Shantinagar Co. Op. Hsg. Soc. "** , Sector 2, Shanti Nagar, Village - Bhayandar, Mira Road (East), Thane, PIN - 401 107, State - Maharashtra, India belongs to **PRIYA ALOK UPADHYAY**.

Boundaries of the property

North : Details not available
South : Details not available
East : Details not available
West : Details not available

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 **₹ 25,98,480.00 (Rupees Twenty Five Lakh Ninety Eight Thousand Four Hundred Eighty 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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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 Housing Loan Purpose.
3	a) Date of inspection : 16.08.2024
	b) Date of valuation : 16.08.2024
	c) Title Deed Number : -
4	List of documents produced for perusal: I) Copy of Agreement For Sale Document No.14003/2024 Dated 31.07.2024 between Mrs. Shailja Vitthal Nagarkar (The The Transferor) And Priya Alok Upadhyay(The The Transferee). II) Copy of Occupancy Certificate Document No.not legible Dated 18.08.1989 issued by Mira Bhayander Municipal Corporation.
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) : PRIYA ALOK UPADHYAY Residential Flat No. 302, 3 rd Floor, Building No D- 1 , " Pallavi Shantinagar Co. Op. Hsg. Soc. " , Sector 2, Shanti Nagar, Village - Bhayandar, Mira Road (East), Thane, PIN - 401 107, State - Maharashtra, India. <u>Contact Person :</u> Nilesh Nagarkar (Seller) Mobile No. 9987354946 sole ownership
6	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 3 rd Floor. The composition of Residential Flat is Living Room + Kitchen + Bathroom + WC + Passage. (1 RK) The property is at 800 Mtrs. distance from Mira Road Railway Station.
7	Location of property
a)	Plot No. / Survey No. : New Survey No - 134Old Survey No - 742
b)	Door No. : Residential Flat No. 302
c)	C.T.S. No. / Village : Village - Bhayandar
d)	Ward / Taluka :
e)	Mandal / District :
f)	Date of issue and validity of layout of approved map / plan : As Occupancy certificate is received, it may be assumed that Construction is as per sanctioned plans.
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. 302, 3 rd Floor, Building No D- 1 , "Pallavi Shantinagar Co. Op. Hsg. Soc. ", Sector 2, Shanti Nagar, Village - Bhayandar, Mira Road (East), Thane, PIN - 401 107, State - Maharashtra, India.	
9	City / Town	:	City - Thane	
	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 - Bhayandar Mira Bhayander Municipal Corporation	
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	:	Details not available	Details not available
	South	:	Details not available	Details not available
	East	:	Details not available	Details not available
	West	:	Details not available	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	:	Details not available	Flat No. 303
	South	:	Details not available	Flat No. 301
	East	:	Details not available	Lobby
	West	:	Details not available	Passage

15	Extent of the site	:	Carpet Area in Sq. Ft. = 220.81 (Area as per Site measurement) Built Up Area in Sq. Ft. = 216.03 (Area As Per Agreement For Sale)
15.1	Latitude, Longitude & Co-ordinates of Flat	:	19°16'36.6"N 72°51'40.1"E
16	Extent of the site considered for Valuation	:	Built Up Area in Sq. Ft. = 216.03 (Area As Per Agreement For Sale)
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Seller Occupied
II	APARTMENT BUILDING		
1.	Name of the Apartment	:	Pallavi Shantinagar Co. Op. Hsg. Soc.
2.	Description of the locality Residential / Commercial / Mixed	:	Residential
3.	Year of Construction	:	1989 (As per occupancy certificate)
4.	Number of Floors	:	Ground + 4 Upper Floors
5.	Type of Structure	:	R.C.C. Framed Structure
6.	Number of Dwelling units in the building	:	3 rd Floor is having 4 Flats
7.	Quality of Construction	:	Normal
8.	Appearance of the Building	:	Normal
9.	Maintenance of the Building	:	Normal
10.	Facilities Available		
	Lift	:	Not Provided
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open 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	:	3 rd Floor
2.	Door No. of the Flat	:	Residential Flat No. 302
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Mosaic Tile Flooring

	Doors	:	Teak Wood Door frame with Solid flush door with M.S Safety door
	Windows	:	Wooden frame openable widow with M. S. Grill
	Fittings	:	Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring
	Finishing	:	Cement Plastering
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?	:	Normal
7.	Sale Deed executed in the name of	:	PRIYA ALOK UPADHYAY
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. = 216.00 (Area as per Agreement For Sale)
10.	What is the floor space index (app.)	:	As per MBMC Norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 220.81 (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?	:	Seller Occupied
15.	If rented, what is the monthly rent?	:	₹ Rs. 12,000/- per Month
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Situated in developed locality
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)	:	₹ 14178/- to ₹ 14483/- per Sq. Ft. on Carpet Area ₹ 11811/- to ₹ 12069/- 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).	:	₹ 13,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 10,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 72,165/- per Sq. M. i.e. ₹ 6,704/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 59,892/- per Sq. M. i.e. ₹ 5,564/- 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 are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
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	:	35 years
	Life of the building estimated	:	25 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	52.50%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 1,330/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 10,700/- per Sq. Ft.
	Total Composite Rate	:	₹ 12,030/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	216.00 Sq. Ft.	12,030.00	25,98,480.00

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 ₹ 14178.00 to ₹ 14483.00 per Sq. Ft. on Carpet Area / ₹ 11811.00 to ₹ 12069.00 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 ₹12,030.00 per Sq. Ft. on Built Up 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 **₹25,98,480.00 (Rupees Twenty Five Lakh Ninety Eight Thousand Four Hundred Eighty Only)**. The **Realizable Value** of the above property is **₹23,38,632.00 (Rupees Twenty Three Lakh Thirty Eight Thousand Six Hundred Thirty Two Only)**. The **Distress Value** is **₹20,78,784.00 (Rupees Twenty Lakh Seventy Eight Thousand Seven Hundred Eighty Four Only)**.

I.	Date of Purchase of Immovable Property	:	-
II.	Purchase Price of immovable property	:	-
III.	Book value of immovable property	:	₹ 0.00
IV.	Fair Market Value of immovable property	:	₹ 25,98,480.00
V.	Realizable Value of immovable property	:	₹ 23,38,632.00
VI.	Distress Sale Value of immovable property	:	₹ 20,78,784.00
VII.	Guideline Value (As Per Index-II)	:	₹ 12,01,991.00
VIII.	Insurable value of the property (216.03 Sq. Ft. X 2,800.00)	:	₹ 6,04,884.00
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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.



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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

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

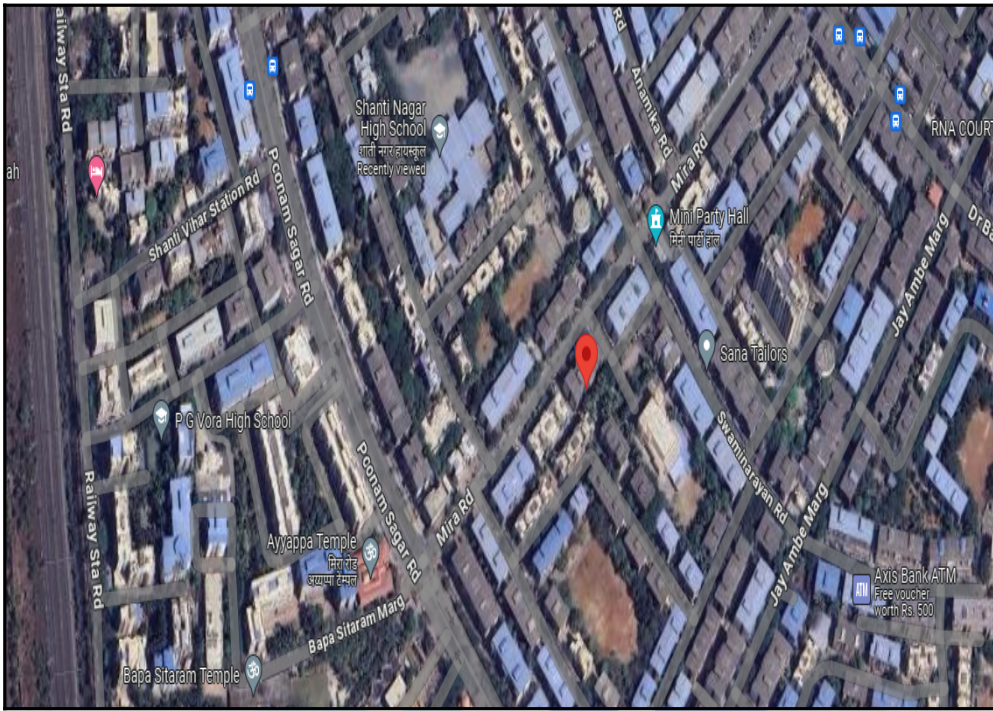




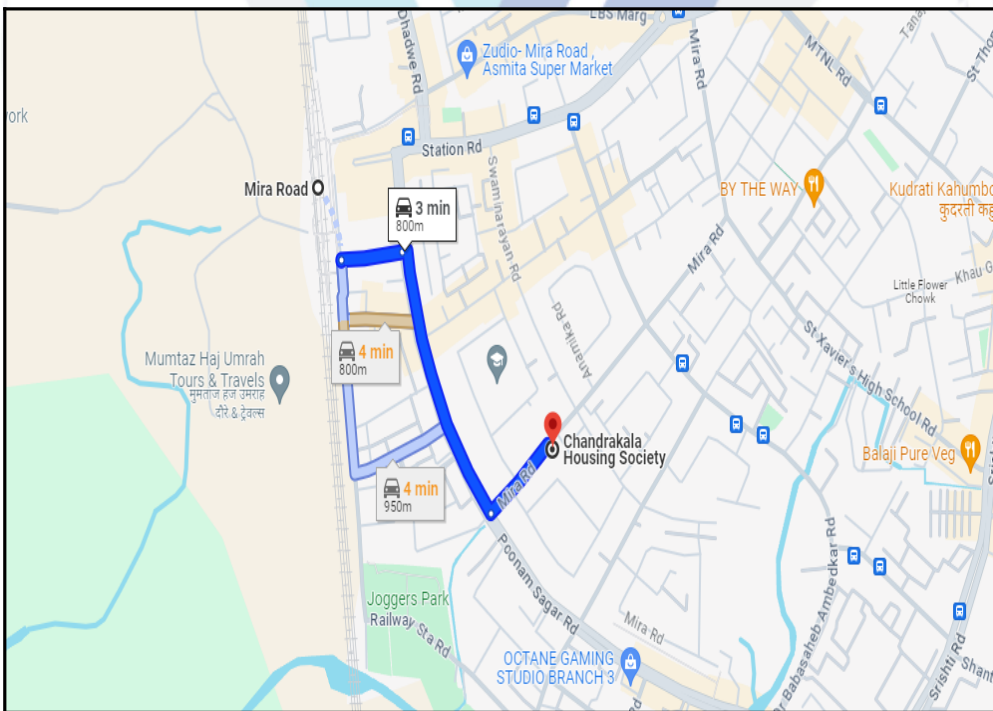
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°16'36.6"N 72°51'40.1"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Mira Road - 800 Mtrs.).



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Ready Reckoner Rate

DIVISION / VILLAGE : BHAYANDER Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban		Local Body Type	Corporation - Class "D"		
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	1/13-J, Terrain: All Properties of Village Bhayander on East of Railway Line.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
1	1/13	37100	84900	97600	124200	97600
Survey No. 34, 35, 36, 40, 41, 42, 43, 44, 45, 46, 47, 48, 55, 56, 57, 58, 59A, 59B, 60, 76A, 77, 78, 87, 88, 89, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 137A, 137B						
Compare With Previous Year						↓

Stamp Duty Ready Reckoner Market Value Rate for Flat	84900			
Decrease by 15% on Flat Located on 3 rd Floor	12735			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	72,165.00	Sq. Mtr.	6,704.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	37100			
The difference between land rate and building rate(A-B=C)	35,065.00			
Percentage after Depreciation as per table(D)	35%			
Rate to be adopted after considering depreciation [B + (C X D)]	59,892.00	Sq. Mtr.	5,564.00	Sq. Ft.

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

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 Indicators

Property	1 RK Flat In New Vrindavan Triveni Chs Mira Road East		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	250.00	300.00	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹14,400.00	₹12,000.00	-

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1 RK Flat For Sale In Mira Road East
Standalone Building, Shanti Park, near Shanti Park, Indra Surgical Nursing Home

Home / Flats for Sale in Mumbai / Flats for Sale in Mira road east / 1rk Flat for Sale in Mira road east / Property Details

1 Bedroom
No. of Bedroom

1 Bathroom
No. of Bathroom

NA
Balcony

Bike
Parking

Jul 28, 2024
Posted On

Immediately
Possession

Standalone Building
Standalone Building

None
Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

Price trends by NBEstimate Check Now

Nearby: Central Bank Of India - Dahisar West Branch
L.C. Colony
Kurjan Yoga And Wellness
Netra Mandir
Dahisar (East)

Overview

Age of Building	x10 Years	Ownership Type	Self Owned
Flooring	Vitrified Tiles	Builtup Area	300 Sq.Ft
Furnishing Status	Unfurnished Furnish Now	Facing	South-East
Floor	3/4	Parking	Bike
gated Security	Yes		

NoBroker Services

Activity On This Property

116 Unique Views 3 Shortlist

Similar Properties

1 RK Flat For Sale
Standalone Building
Within 5 km
Price
₹36 Lacs

1 RK Flat For Sale
Standalone Building
1.0 km away
Price

NoBroker Support

TODAY

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TODAY

NoBroker Support joined the chat

NoBroker: Hi, I can help you with selecting the right property. What is your budget? 11:52 AM

NoBroker: Hi, I can help you with selecting the right property. What is your budget? 11:52 AM

Type your message here

Property	1 RK Flat In Shanti Park For Sale In Mira Road East		
Source	Nobroker.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	290.00	348.00	-
Percentage	-	20%	-
Rate Per Sq. Ft.	₹14,483.00	₹12,069.00	-

NOBROKER Pay Rent Post Your Property Shivika Chavan

1 RK Flat In Shanti Park For Sale In Mira Road East
Near Swaminarayan Mandir

₹ 42 Lacs Negotiable | ₹ 24,072/Month Estimated EMI | 350 Sq. Ft. | Need Home Loan? [Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Mira road east / 1rk Flat for Sale in Mira road east / Property Details

1 Bedroom (No. of Bedroom) | Posted On: Jul 15, 2024

1 Bathroom (No. of Bathroom) | Possession: Immediately

NA (Bachelors) | Location: Shanti Park

Bike (Parking) | Power Backup: None

[Get Owner Details](#)

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

Price trends by NBEstimate [Check Now](#)

Nearby: Central Bank Of India - Dahisar West Branch | I.C. Colony | Kunjan Yoga And Wellness | Netra Mandir | Dahisar (East)

Overview

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	NA	Flooring	Vitrified Tiles
Builtup Area	350 Sq.Ft	Carpet Area	290 Sq.Ft
Furnishing Status	Fully Furnished	Facing	East
Floor	2/4	Parking	Bike
Gated Security	No		

Activity On This Property
201 Unique Views | 7 Shortlist

Similar Properties

- 1 RK Flat In H... | Bhandri Nagar, Near... | Price: ₹40 Lacs
- 1 RK Flat In L... | Mira Road East, Mi... | Price: ₹40 Lacs

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 NoBroker: Hi, I can help you with selecting the right property. What is your budget? 11:12 AM
 NoBroker: Hi, I can help you with selecting the right property. What is your budget? 11:12 AM
 Type your message here

Sale Instances

Property	Vaishali Shanti Nagar CHSL, Sector 2, Mira Road (East)		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	229.00	275.02	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹14,410.00	₹11,999.00	-



979876 14-08-2024 Note - Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु. नि. ठाणे 4 दस्त क्रमांक : 9798/2024 नोंदणी : Regn.63m
गावाचे नाव : भाईदर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3300000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2277655	
(4) भू.मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन ., इतर माहिती: जुना सर्वे नं.742 पै.नवीन सर्वे नं.134,मौजे-भाईदर,वॉर्ड-जे,विभाग क्रमांक:-1/13,मध्ये सदनिका क्रमांक.401,4 था मजला,बिल्डिंग नं.-डी-5,वैशाली शांतीनगर को-ऑप हाउसींग सोसायटी लिमिटेड,सेक्टर नं.2,शांती नगर,मिरा रोड(पूर्व)ठाणे-401107, एकूण क्षेत्रफळ:-25.55 चौ.मी.बिल्ड-अप. 31 मार्च 2021 चे शासन आदेश क्र. मुद्रांक -2021/अनु.स.क्र.12/व्य.क्र/107/म-1(धीरण)नुसार दस्तावेजास महिला खरेदीदारास मुद्रांक शुल्काची सवलत देण्यात आली आहे. तसेच सदर दस्तात नमूद केल्या प्रमाणे.((Survey Number : NEW 134 ;))	
(5) क्षेत्रफळ	25.55 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-निलम समिर मोरे .- वय:-47 पत्ता:-प्लॉट नं: 401, माळा नं: 4 था मजला, इमारतीचे नाव: बिल्डिंग नं.-डी-5, वैशाली शांतीनगर को-ऑप हाउसींग सोसायटी लिमिटेड, ब्लॉक नं: शांती नगर, सेक्टर नं.2, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AOAPM2269P 2): नाव:-समिर प्रभाकर मोरे .- वय:-52 पत्ता:-प्लॉट नं: 401, माळा नं: 4 था मजला, इमारतीचे नाव: बिल्डिंग नं.-डी-5, वैशाली शांतीनगर को-ऑप हाउसींग सोसायटी लिमिटेड, ब्लॉक नं: शांती नगर, सेक्टर नं.2, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AFLPM1323E	
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जुही प्रथमेश घरत .- वय:-30; पत्ता:-प्लॉट नं: 204, माळा नं: 2 रा मजला, इमारतीचे नाव: बिल्डिंग न.सी/47, ब्लॉक नं: शांती नगर, सेक्टर नं.10, रोड नं: मीरा रोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ATJPC3108M	
(9) दस्तावेज करून दिल्याचा दिनांक	22/05/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	22/05/2024	
(11) अनुक्रमांक,खंड व पृष्ठ	9798/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	198000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) रोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Property	Abhishek Shanti Nagar CHSL, Sector 2, Miraroad		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	395.00	474.15	-
Percentage	-	%	-
Rate Per Sq. Ft.	₹14,177.00	₹11,811.00	-

10084337 14-08-2024 Note:- Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : सह दु.नि.ठाणे 7 दस्त क्रमांक : 10084/2024 नोंदणी : Regn:63m
गावाचे नाव : भाईदर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	5600000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3926837.25	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती. , इतर माहिती: मौजे - भाईदर,वार्ड - जे.विभाग -,1/13,मधील,सदनिका क्रं. 302,3 रा मजला,बिल्डिंग नं. बी 6,अभिषेक शांतीनगर को. ऑप. हौ. सोसा. लि.,सेक्टर 2,शांतीनगर,मिरा रोड पूर्व,ठाणे - 401107.((Survey Number : जुना सर्वे नं. 742,, नविन सर्वे नं. 134 ;))	
(5) क्षेत्रफळ	44.05 चौ.मीटर्	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव.-सुभाष एफ कुशावाहा वय.-52 पत्ता.-प्लॉट नं. सदनिका क्रं. 302, माळा नं. 3 रा मजला, इमारतीचे नाव: विल्डिंग नं. बी - 6 , अभिषेक शांतीनगर को. ऑप. हौ. सोसा. लि., ब्लॉक नं. सेक्टर 2, रोड नं. शांतीनगर, मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं. 2): नाव.-लक्ष्मी एस मोरया वय.-53 पत्ता.-प्लॉट नं. सदनिका क्रं. 302, माळा नं. 3 रा मजला, इमारतीचे नाव: विल्डिंग नं. बी - 6 , अभिषेक शांतीनगर को. ऑप. हौ. सोसा. लि., ब्लॉक नं. सेक्टर 2, रोड नं. शांतीनगर, मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं.-B.J.M.P.M.6324H	
(8) दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-ओमकार चंद्रबलि सिंह वय.-58; पत्ता.-प्लॉट नं. सदनिका क्रं. 302, माळा नं. 3 रा मजला, इमारतीचे नाव: विल्डिंग नं. बी - 6 , अभिषेक शांतीनगर को. ऑप. हौ. सोसा. लि., ब्लॉक नं. सेक्टर 2, रोड नं. शांतीनगर, मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं.-B.X.D.P.S.0119K	
(9) दस्तऐवज करून दिव्याचा दिनांक	03/06/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	03/06/2024	
(11) अनुक्रमांक, खंड व पृष्ठ	10084/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	392000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) येरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

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



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Priya Alok Upadhyay from Mrs. Shailja Vitthal Nagarkar vide Agreement For Sale dated 31.07.2024.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, Mira Road East Branch to assess Fair Market Value value of the property for Housing Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer Pratik Jain - Valuation Engineer Nitesh Khedekar - Technical Manager Komal pawar - 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 - 09.08.2024 Valuation Date - 16.08.2024 Date of Report - 16.08.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 16.08.2024
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.

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



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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.



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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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