



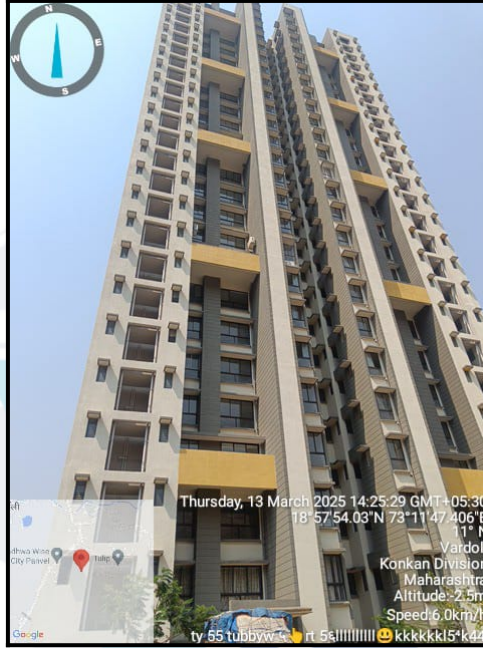
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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Rukhsar Salamat Khan & Mrs. Saba Rukhsar Khan**

Residential Flat No. 1507, 15th Floor, Building No 3, Wing - B3, "Tulip", Wadhwa Wise City, South Block Phase I, Plot No. Plot No. RZ8, Village - Vardoli , Taluka - Panvel, District - Raigad, 410 206, State - Maharashtra, India.

Latitude Longitude : 18°57'55.4"N 73°11'49.8"E

Intended User:

Canara Bank

Kandivali East Branch

Ganpati Tower, Dattani Park Marg, Thakur Village, Kandivli East, Mumbai 400101

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- | | | | |
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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. 1507, 15th Floor, Building No 3, Wing - B3, "Tulip", Wadhwa Wise City, South Block Phase I, Plot No. Plot No. RZ8, Village - Vardoli, Taluka - Panvel, District - Raigad, 410 206, State - Maharashtra, India belongs to **Mr. Rukhsar Salamat Khan & Mrs. Saba Rukhsar Khan**.

Boundaries of the property

North : Open Plot
South : Road
East : Road
West : Open Plot

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 **₹ 83,57,000.00 (Rupees Eighty Three Lakh Fifty Seven 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.**

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Canara Bank Empanelment No.: MUM-FAV-0083/2024-2025

Encl.: Valuation report

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VALUATION OF Flat BY COMPOSITE RATE

	Ref. No.	:	
	Date	:	
Existing Flat (Part A)			
I.	General		
	Name and Address of Valuer	:	Manoj Chalikwar Vastukala Consultants India Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.
1	Purpose for which the valuation is made	:	To assess Fair Market Value of the property for Housing Loan Purpose.
2	a)	Date of inspection	: 12.03.2025
	b)	Date of valuation	: 17.03.2025
3	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. Rukhsar Salamat Khan & Mrs. Saba Rukhsar Khan Residential Flat No. 1507, 15 th Floor, Building No 3, Wing - B3, "Tulip", Wadhwa Wise City, South Block Phase I, Plot No. Plot No. RZ8, Village - Vardoli , Taluka - Panvel, District - Raigad, 410 206, State - Maharashtra, India. <u>Contact Person :</u> Mr. Swaroop (Sales Person) Mobile No. 9076363885 Joint Ownership Details of ownership share is not available
4	List of documents produced for perusal:		Copy of Agreement for sale Document No.3273 / 2019 Dated 27.03.2019 between M/s. Wadhwa Construction & Infrastructure Private Limited & Valuable Properties Private Limited(The Promoter) And Mr. Rukhsar Salamat Khan & Mrs. Saba Rukhsar Khan(The Allottee). I) II) Copy of Amended Commencement Certificate Document No.CIDCO / NAINA / Panvel / Wardoli / BP - 00236 / ACC / 2022 / 0237 Dated 07.09.2022issued by Navi Mumbai Airport Influence Notified Area (NAINA). III) Copy of Occupancy Certificate Document No.CIDCO/NAINA/Panvel/Wardoli/BP-236/OC/Part/2023/6957 Dated 23.10.2023 issued by Navi Mumbai Airport Influence Notified Area (NAINA).. IV) Copy of Approved Building Plan Document No.CIDCO/NAINA/Panvel/Vardoli/ITP/BP-236/Amended perm/2019/585/SAP/162 Dated 20.05.2019. V) Copy of RERA Certificate Document No.P52000016594 Dated 05.06.2024 issued by Maharashtra Real Estate Regulatory Authority.
5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 15 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Cupboard + Passage + 2 Toilet. (2 BHK) The property is at 14.4 Km distance from Panvel Railway Station.

6	Location of property		
a)	Plot No. / Survey No.	:	Plot No - Plot No. RZ8New Survey No - 115, 117, 118, 119, 128 & 145, Hissa No. 1 (Part), 2 (Part), 3 (Part), 4, 5 (Part) to 10 (Part), 11, 12 (Part), 13, 15 (Part), 17, 18 (Part), 19 (Part), 20, 21 (Part), 22 (Part)
b)	Door No.	:	Residential Flat No. 1507
c)	T.S. No. / Village	:	Village - Vardoli
d)	Ward / Taluka	:	Taluka - Panvel
e)	Mandal / District	:	District - Raigad
f)	Date of issue and validity of layout of approved map / plan	:	Approved Building Plan Document No. CIDCO / NAINA / Panvel / Vardoli / ITP / BP-236 / Amended perm / 2019 / 585
g)	Approved map / plan issuing authority	:	/ SAP / 162 Dated 20.05.2019
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7	Postal address of the property	:	Residential Flat No. 1507, 15 th Floor, Building No 3, Wing - B3, "Tulip", Wadhwa Wise City, South Block Phase I, Plot No. Plot No. RZ8, Village - Vardoli , Taluka - Panvel, District - Raigad, 410 206, State - Maharashtra, India.
8	City / Town		
	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 - Vardoli Panvel 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	:	As per site As per Document
	North	:	Open Plot Future Development as per RERA
	South	:	Road Layout Boundary as per RERA

	East	:	Road	Plot RZ8 Building 3 Wing C1 as per RERA
	West	:	Open Plot	Layout Boundary as per RERA
13	Dimensions of the site	:		
		:	As per the Deed	As per Actuals
	North	:	Flat No. 1508	Flat No. 1508
	South	:	Marginal Space	Marginal Space
	East	:	Flat No. 1506	Flat No. 1506
	West	:	Marginal Space	Marginal Space
14	Extent of the site	:	Carpet Area in Sq. Ft. = 466.38 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 494.00 (Area As Per Agreement For Sale) Built Up Area in Sq. Ft. = 543.40 (Carpet Area + 10%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	18°57'55.4"N 73°11'49.8"E	
15	Extent of the site considered for Valuation (least of 13A & 13B)	:	Carpet Area in Sq. Ft. = 494.00 (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 Apartment	:	Residential	
2.	Flat No. and Floor	:	Residential Flat No. 1507, 15 th Floor	
3.	Name of the Apartment	:	Tulip	
4	Postal address	:	Residential Flat No. 1507, 15 th Floor, Building No 3, Wing - B3, " Tulip ", Wadhwa Wise City, South Block Phase I, Plot No. Plot No. RZ8, Village - Vardoli , Taluka - Panvel, District - Raigad, 410 206, State - Maharashtra, India.	
5	Location	:		
	T.S. No	:		
	Ward No	:		
	Village/Municipality/Corporation	:	Panvel Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1507, , , District - District - Raigad, 410 206	

6.	Description of the locality Residential / Commercial / Mixed	:	Residential
7.	Year of Construction	:	2023 (As per occupancy certificate)
8.	Number of Floors	:	Stilt + 25 Upper Floors
9.	Type of Structure	:	R.C.C. Framed Structure
10.	Number of Dwelling units in the building	:	15 th Floor is having 8 Flats
11.	Quality of Construction	:	Good
12.	Appearance of the Building	:	Good
13.	Maintenance of the Building	:	Good
14.	Facilities Available		
	Lift	:	6 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Alongwith one car parking space
	Around Compound wall	:	Yes
	Pavement around the building	:	Yes
	Any other facility	:	-
III	Flat		
1.	The floor in which the Flat is situated	:	15 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 1507
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood door frame, Flush doors shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax		
	Assessment No.	:	Information not available
	Tax paid in the name of	:	Information not available
	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	Information not available

	Meter Card is in the name of	:	Information not available
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	Mr. Rukhsar Salamat Khan & Mrs. Saba Rukhsar Khan
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 543.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)?	:	Information not available
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 466.38 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 494.00 (Area As Per 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 tenanted?	:	Vacant
15.	If tenanted, what is the monthly rent?	:	₹ 20,000/- (Expected rental income per month)
	DRAWING APPROVAL		
IV	the building approval, reference violations observed if any, and its consequences thereof violations observed if any, and its consequences thereof		Nil

PART B - VALUATION OF FLAT UNDER CONSTRUCTION

A. CERTIFICATE ON GENUINENESS OF RATE:

a.sq. ft. of undivided share of land @ ₹ per sq. ft.	:	Not Applicable
b.sq. ft. of building Construction @ ₹ per sq. ft..	:	
c.	Total value on completion	:	
d.	Composite Rate	:	

B.	STAGE VALUE	:	Not Applicable
a.	Actual work completed	:	
b.	Percentage of works completed	:	
b.	Composite Rate	:	

C.	VALUATION DETAILS		
	Present stage value of the flat:	:	
a.	Undivided share of land % x ₹	:	Not Applicable
b.	Stage value of building % x ₹	:	
c.	Total stage value of the flat as on date	:	

PART C - VALUATION OF EXISTING FLAT

A.	General		
1.	How is the marketability?	:	Good
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
	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)	:	₹ 12514/- to ₹ 15469/- per Sq. Ft. on Carpet Area ₹ 11377/- to ₹ 14063/- 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).	:	₹ 15,500/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 12,700/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 31,680/- per Sq. M. i.e. ₹ 2,943/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
B	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Residential Flat	:	₹ 2,800/- 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)	:	₹ 2,800/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 12,700/- per Sq. Ft.
	Total Composite Rate	:	₹ 15,500/- per Sq. Ft.

Details of Valuation:

C. VALUATION DETAILS				
Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	494.00 Sq. Ft.	15,500.00	76,57,000.00
2	Wardrobes			
3	Showcases / Almirahs			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity, water, drainage deposits etc.			
8	Electrical fittings, etc.			
9	Extra collapsible gates / grill works, etc.			
10	Potential Value, if any?			
11	Share of common amenities, if any?	1	700000	7,00,000.00
	Total			76,57,000.00

Sr. No.		(INR)
	Factors favoring for an additional value	
	Total - Add (+)	Nil
	Factors favoring for less value	Nil
	Total - Less (-)	Nil
	Present Market Value	83,57,000.00

	Guideline value of the property (543.40 X 2,943.00)	15,99,226.00
	Remarks	



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 ₹ 12514.00 to ₹ 15469.00 per Sq. Ft. on Carpet Area / ₹ 11377.00 to ₹ 14063.00 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 ₹15,500.00 per Sq. Ft. on Carpet Area for valuation.

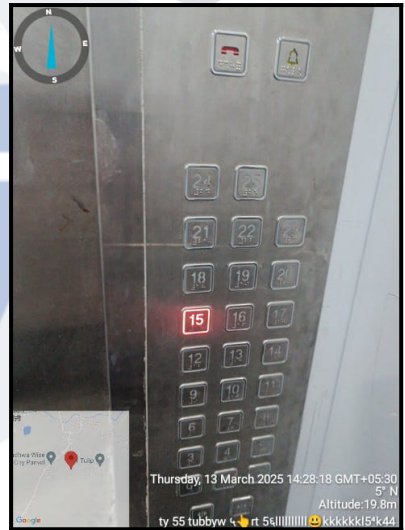
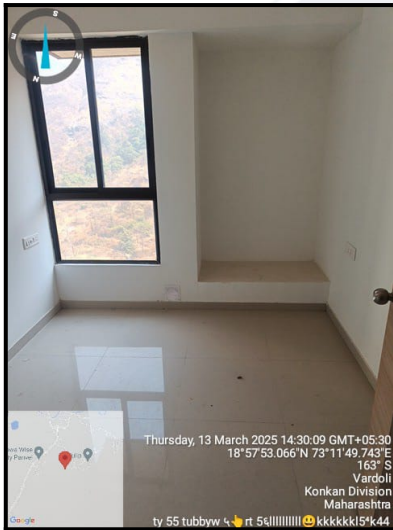
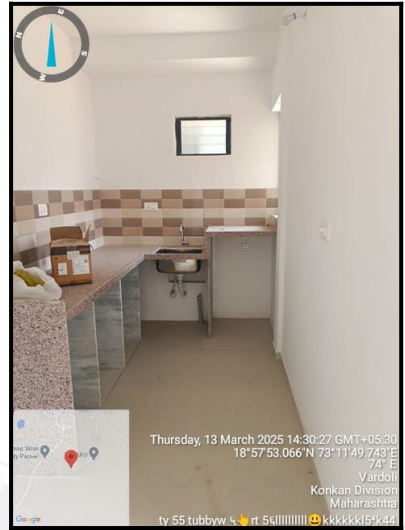
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	There is no threat of acquisition by Government. CRZ Provisions not applicable.
Saleability	Good
Likely rental values in future	20,000/- (Expected rental income per month)
Any likely income it may generate	Rental Income

Justification for Price / Rate

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

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

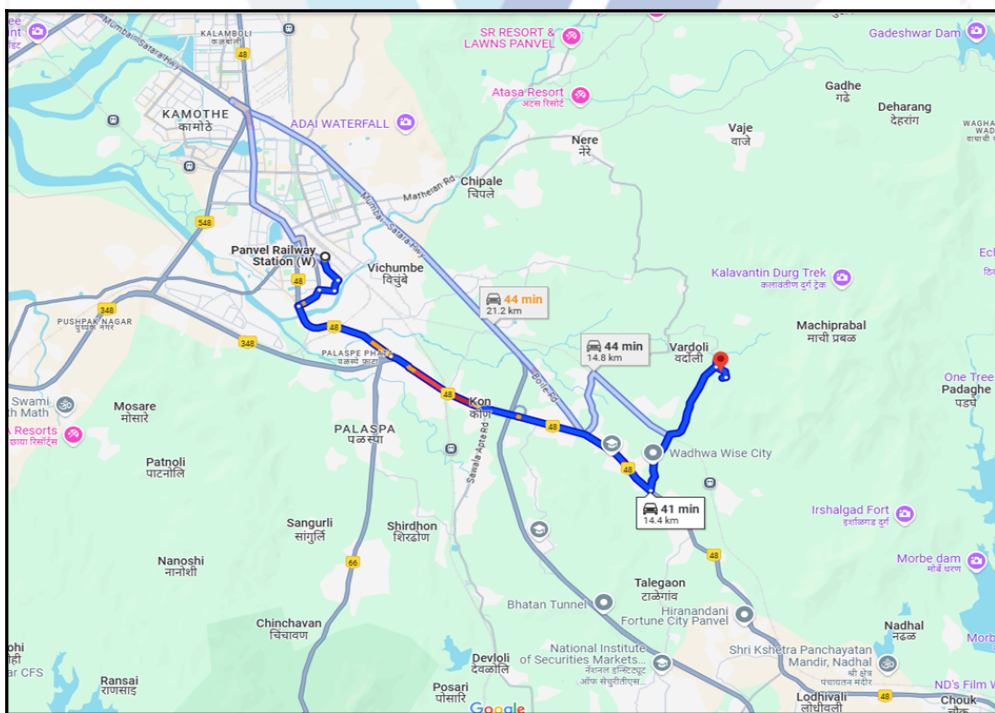
Actual Site Photographs



Route Map of the property




Note: Red Place mark shows the exact location of the property



Longitude Latitude: 18°57'55.4"N 73°11'49.8"E


Note: The Blue line shows the route to site distance from nearest Railway Station (Panvel - 14.4 Km).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
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Annual Statement of Rates Ver. 2.0

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Year Language

Selected District

Select Taluka

Select Village

Search By Survey No. SubZones

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	टिप - - सदर सर्व्हे नंबर नकाशावर आढळून येत नाहीत.	0	0	0	0	0	NA
SurveyNo	35/1 - वने	1850530	0	0	0	0	हेक्टर
SurveyNo	35/2 - गावठाण व पाडे	4880	28800	33100	36000	33100	चौ. मीटर
SurveyNo	35/3 - रहिवास व इतर तत्सम वापरातील विकसित जमिनी	3890	27800	32000	34800	32000	चौ. मीटर
SurveyNo	35/4 - रहिवास व इतर तत्सम वापरातील विकसनक्षम जमिनी	1945	25900	29800	32400	29800	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	28800			
Increase by 10% on Flat Located on 15 th Floor	2880			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	31,680.00	Sq. Mtr.	2,943.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	4880			
The difference between land rate and building rate(A-B=C)	26,800.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	31,680.00	Sq. Mtr.	2,943.00	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 Indicators

Property	Tulip Wadhwa City, Panvel		
Source	https://www.99acres.com/		
Floor	28th		
	Carpet	Built Up	Saleable
Area	640.00	704.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹15,469.00	₹14,063.00	-

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Home > Property in Navi Mumbai > Flats for sale in Navi Mumbai > Flats for sale in Panvel > 2 BHK Flats for sale in Panvel Posted on Feb 26, 2025 | Ready to move

✓ Verified
₹99 Lac @ 15,468 per sq.ft. **2BHK 2Baths**
 Estimated EMI ₹79,072 Flat/Apartment for Sale
 in Tulip Wadhwa Wise City, Panvel, Navi Mumbai

RERA STATUS REGISTERED | Registration No: P52000016199 | Website: https://maharera.maharashtra.gov.in/

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Videos (1) | Property (8) | Society (55)

2 people viewed this property yesterday

Area
 Carpet area: 640 sq.ft. (59.46 sq.m.)

Configuration
 2 Bedrooms, 2 Bathrooms, 1 Balcony

Price
 ₹99 Lac
 @ 15,468 per sq.ft. (All inclusive, Negotiable)

Address
 Tulip Wadhwa Wise City
 Panvel, Navi Mumbai

Floor Number
 28th of 35 Floors

Overlooking
 Pool, Park/Garden

Property Age
 0 to 1 Year Old [View Construction Status](#)

Price Indicators

Property	Tulip Wadhwa City, Panvel		
Source	https://www.99acres.com/		
Floor	25th		
	Carpet	Built Up	Saleable
Area	400.00	440.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹14,750.00	₹13,409.00	-

The screenshot displays a property listing on the 99acres website. The main heading is "1BHK 2Baths" with a price of ₹59 Lac and a rate of 7,866 per sq.ft. The property is located in Tulip Wadhwa Wise City, Panvel, Mumbai. Key details include a carpet area of 400 sq.ft., a built-up area of 600 sq.ft., and a super built-up area of 750 sq.ft. The listing is verified and registered with RERA (Registration No: P52000016199). The listing was posted on Feb 26, 2025, and is ready to move. The listing includes a video and six photos of the property. The listing also shows the society name, Tulip Wadhwa Wise City, and the floor number, 25th of 35 floors. The listing is facing East and has an overlooking view of a pool, club, park, and garden. The property is 0 to 1 year old.

Sale Instances

Property	Wadhwa Wise City, Panvel		
Source	Index no.2		
Floor	22nd		
	Carpet	Built Up	Saleable
Area	627.00	689.70	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹14,076.00	₹12,796.00	-

11/03/2025, 15:37		freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
4601398 11-03-2025 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह द.नि.पनवेल 3 दस्ता क्रमांक : 4601/2025 नोंदणी : Regn:63m	
गावाचे नाव : वारदोली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	8539220		
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	2345973.696		
(4) भू-मापन पोटहिस्सा व धरक्रमांक(असल्यास)	<p>1) पालिकेचे नाव:रायगडदुतार वर्णन : इतर माहिती: विभाग 35 /2.दर - 28800/- सदनिका क्रमांक - 2201.22 वा मजला,वाईस सिटी,साउथ ब्लॉक फेज 1,प्लॉट आर.झेड.08,बिल्डींग 4,विंग क्रमांक एफ - 4,वारदोली येथील स्थित सर्व्हिगट क्रमांक 115/5(भाग)115/6 115/7(भाग)117/13 117/14 117/15(भाग)117/16 117/17 117/18(भाग)117/19(भाग)117/20(भाग)117/32 118/0 119/2 119/3 119/4 119/5 119/6 119/7 119/8 119/9 119/10 119/11 119/13 119/15 119/17 119/18(भाग)119/19 119/20 119/21 119/22 119/24 122/8 128/1 128/2 128/3 128/4 128/5 128/6 128/7 128/8 128/9 128/12 145/2 119/12 119/14 145/3 पनवेल - 410206,मौजे - वारदोली,तातुका - पनवेल,जिल्हा - रायगड,ग्रामपंचायत हद्द - वारदोली. सदनिकेचे एकूण क्षेत्रफळ - 58.32 चौरस मीटर कारपेट(रेरा प्रमाणे),सोबत 1 कार पार्किंग स्पेस सहित,प्रस्तुत दस्तातील मिळकत ही विशेष वसाहत प्रकल्प तथा एकात्मिकृत नगर वसाहत प्रकल्पाअंतर्गत येत असल्या कारणाने महाराष्ट्र शासनाच्या नगर विकास खाते,मंत्रालय द्वारे दिनांक 20/11/2018 रोजी जारी केलेल्या अधिसूचना क्रमांक टी.पी.एस.1818/1349/प्र.क्र.229/18/20(4) नवि-13 अन्वये देय मुद्रांक शुल्कामध्ये 50% सूट अपेक्षित असल्या कारणाने तसेच महाराष्ट्र जिल्हा परीषद व पंचायत समिती अधिनियम 1961 चे कलम 158 चे पोटकलम 1 अन्वये आणि नो. म. नि. व. म. रा. पुणे द्वारे दिनांक 18/02/2019 रोजी जारी केलेल्या पत्र क्रमांक का/5/मुद्रांक19/प्र.क्र.22/17/101/219 नुसार महाराष्ट्र मुद्रांक अधिनियमचे कलम 9-अ अन्वये जिल्हा परिषद करामध्ये सुद्धा 50% सूट अपेक्षित असल्या कारणाने प्रस्तुत दस्तावर महाराष्ट्र मुद्रांक अधिनियम चे अनुच्छेद 25-ब नुसार देय असलेल्या मुद्रांक शुल्कात 50% सवलत घेउन एकूण 3%(2.5% मूळ मुद्रांक शुल्क + 0.5% जिल्हा परिषद कर)इतके मुद्रांक शुल्क भरण्यात आलेले आहे आणि इतर संपूर्ण माहिती दस्तात नमूद केल्याप्रमाणे ((Survey Number : 115/5 (Part), 115/6,115/7(Part), 117/13, 117/14, 117/15 (Part), 117/16, 117/17, 117/18 (Part), 117/19 (Part), 117/20 (Part), 117/32, 118/0, 119/2, 119/3, 119/4, 119/5, 119/6,119/7,119/8,119/9, 119/10, 119/11,119/13, 119/15,119/17,119/18 (Part),119/19,119/20,119/21,119/22,119/24,122/8,128/1,128/2,128/3,128/4,128/5,128/6,128/7,128/8,128/9,128/12,145/2,119/12,119/14,145/3. :))</p>		
(5) क्षेत्रफळ	58.32 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात आलेले तेव्हा			
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	<p>1): नाव-वाधवा केस्टव्हान अँड इन्फ्रस्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता/संचालक मनोहर साबिया तर्फे कबुलीनबाबाकराता कुलमुशखार समीर म्हसकर वय:-32 पता:-प्लॉट नं: ऑफिस - 301, माला नं: 3 रा मजला, इमारतीचे नाव- प्लॉटीना, ब्लॉक नं: प्लॉट क्रमांक सी - 59, बांद्रा कुर्ता कॉम्प्लेक्स, रोड नं: बांद्रा पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड-400098 पॅन नं:-AAACW30971</p> <p>2): नाव-वैल्युएबल प्रॉपर्टीज प्रायव्हेट लिमिटेड तर्फे आखत्यारी म्हणून वाधवा केस्टव्हान अँड इन्फ्रस्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता/संचालक मनोहर साबिया तर्फे मुशखार समीर म्हसकर वय:-32 पता:-प्लॉट नं: ऑफिस - 158, माला नं: , इमारतीचे नाव- दानी कॉर्पोरेट पार्क, ब्लॉक नं: सी एस टी रोड, कलीना, रोड नं: साताकृष्ण पूर्व, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400098 पॅन नं:-AACCV4657K</p>		
(8)दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	<p>1): नाव-प्रदीप कुर्वु वय:-40, पता:-प्लॉट नं: 0, माला नं: , इमारतीचे नाव: रूम नं: 310 2/2 गीतांगर, ब्लॉक नं: डॉ. होमी भाभा रोड, नेह्री नगर जवळ, रोड नं: कुलाबा, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400005 पॅन नं:-ATOPK0921H</p>		
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2025		
(10)दस्त नोंदणी केल्याचा दिनांक	25/02/2025		
(11)अनुक्रमांक, खंड व पृष्ठ	4601/2025		
(12)बाजार भावाप्रमाणे मुद्रांक शुल्क	256200		
(13)बाजार भावाप्रमाणे नोंदणी शुल्क	30000		



Sale Instances

Property	Wadhwa City, Panvel		
Source	Index no.2		
Floor	27th		
	Carpet	Built Up	Saleable
Area	782.00	860.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹12,514.00	₹11,376.00	-

25371398 18-12-2024 Note:-Generated Through eSearch Module,For original report please contact concern BRO office.	सूची क्र.2	दुय्यम निबंधक : सह दू.नि.पनवेल 3 दस्त क्रमांक : 25371/2024 नोंदणी : Regn:53m
गावाचे नाव : वारदोली		
(1) विलेखाना प्रकार	करारनामा	
(2) मोबदला	9471625	
(3) बाजारभाव/भाडेपट्ट्याचा बाबतितपट्टाकार आकारणी देतो को पट्टेदार ते नमुद करावे	3094300	
(4) भू-भाषण/पोटहिससा व धरकमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: विभाग 35/2,दर - 28800/- सदनिका क्रमांक - 2701.27 वा मजला,वाईस सिटी,प्लॉट आर झेड.08,विंग क्रमांक इ - 2,वारदोली येथील स्थित सर्वो/गट क्रमांक 115/5(भाग)115/6 115/7(भाग)117/13 117/14 117/15(भाग)117/16 117/17 117/18(भाग)117/19(भाग)117/20(भाग)117/32 118/0 119/2 119/3 119/4 119/5 119/6 119/7 119/8 119/9 119/10 119/11 119/13 119/15 119/17 119/18(भाग)119/19 119/20 119/21 119/22 119/24 122/8 128/1 128/2 128/3 128/4 128/5 128/6 128/7 128/8 128/9 128/12 145/2 119/12 119/14 145/3 पनवेल - 410206,मौजे - वारदोली,तालुका - पनवेल,जिल्हा - रायगड,ग्रामपंचायत हद्द - वारदोली, सदनिकेचे एकूण क्षेत्रफळ - 72.67 चौरस मीटर कारपेट(रेरा प्रमाणे),बाल्कनी क्षेत्र - 2.52 चौ. मी.सोबत 2 कार पार्किंग स्पेस सहित,प्रस्तुत दस्तातील मिळकत ही विशेष वसाहत प्रकल्प तथा प्राकल्पित नगर वसाहत प्रकल्पाअंतर्गत येत असल्या कारणाने महाराष्ट्र शासनाच्या नगर विकास खाते,मंत्रालय द्वारे दिनांक 20/11/2018 रोजी जारी केलेल्या अधिसूचना क्रमांक टी.पी.एस.1818/1349/प्र.क्र.229/18/20(4)नवि-13 अन्वये देय मुद्रांक शुल्कामध्ये 50% सुट अपेक्षित असल्या कारणाने तसेच महाराष्ट्र जिल्हा परीषद व पंचायत समिती अधिनियम 1961 चे कलम 158 चे पोटकलम 1 अन्वये आणि नो. म. नि. व. म. रा. पुणे द्वारे दिनांक 18/02/2019 रोजी जारी केलेल्या पत्र क्रमांक का/मुद्रांक/19/प्र.क्र.22/17/101/219 नुसार महाराष्ट्र मुद्रांक अधिनियमचे कलम 9-अ अन्वये जिल्हा परिषद करामध्ये सुद्धा 50% सुट अपेक्षित असल्या कारणाने प्रस्तुत दस्तावर महाराष्ट्र मुद्रांक अधिनियम चे अनुच्छेद 25-ब नुसार देय असलेल्या मुद्रांक शुल्कात 50% सवलत घेउन एकूण 3%(2.5% मुळ मुद्रांक शुल्क + 0.5% जिल्हा परिषद कर)इतके मुद्रांक शुल्क भरण्यात आलेले आहे आणि इतर संपूर्ण माहिती दस्तात नमुद केल्याप्रमाणे.((Survey Number : 115/5 (Part), 115/6,115/7(Part), 117/13, 117/14, 117/15 (Part), 117/16, 117/17, 117/18 (Part), 117/19 (Part), 117/20 (Part), 117/32, 118/0, 119/2, 119/3, 119/4, 119/5, 119/6,119/7,119/8,119/9, 119/10, 119/11,119/13, 119/15,119/17,119/18 (Part),119/19,119/20,119/21,119/22,119/24,122/8,128/1,128/2,128/3,128/4,128/5,128/6,128/7,128/8,128/9,128/12,145/2,119/12,119/14,145/3 :))	
(5) क्षेत्रफळ	72.67 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात आसेल तेव्हा		
(7) दस्तऐवज करून देणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव-वाधवा कन्स्ट्रक्शन अँड इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता/संचालक मनोहर छात्रिया तर्फे कञ्चुलीजबाबाकर्रीता कुलमुशत्यार समीर म्हसकर वय-32 पत्ता-प्लॉट नं: ऑफिस - 301 , माळा नं: 3 रा मजला, इमारतीचे नाव: प्लॉट नं, ब्लॉक नं: प्लॉट क्रमांक सी - 59, बांद्रा कुर्ला कॉम्प्लेक्स , रोड नं: बांद्रा पूर्व, मुंबई, महाराष्ट्र, मुंबई, पिन कोड-400098 पॅन नं:-AAACW50972 2) नाव-वैज्येस्यंत प्रॉपर्टीज प्रायव्हेट लिमिटेड तर्फे आश्रयारी म्हणून वाधवा कन्स्ट्रक्शन अँड इन्फ्रास्ट्रक्चर प्रायव्हेट लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता/संचालक मनोहर छात्रिया तर्फे मुशत्यार समीर म्हसकर वय-32 पत्ता-प्लॉट नं: ऑफिस - 158 , माळा नं: , इमारतीचे नाव: दामो कोर्पोरेट पार्क, ब्लॉक नं: सी.एस.टी. रोड, कर्लीना, रोड नं: सांताक्रुस पूर्व, मुंबई, महाराष्ट्र, मुंबई, पिन कोड-400098 पॅन नं:-AACCW4657K	
(8)दस्तऐवज करून घेणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव-जयश्री शामकुवर वय-55, पत्ता-प्लॉट नं: प्लॉट नं. 204, माळा नं: , इमारतीचे नाव: मधुरिषा हाइदस, ब्लॉक नं: पेट्रोत पंपाजवज, रिसाली, रोड नं: भिलाई, छत्तीसगढ, छत्तीसगढ, दुर्ग. पिन कोड:-490006 पॅन नं:-AYXP54709D	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/12/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	16/12/2024	
(11)अनुक्रमांक,सॉड व पृष्ठ	25371/2024	
(12)बाजारभाषाप्रमाणे मुद्रांक शुल्क	284200	
(13)बाजारभाषाप्रमाणे नोंदणी शुल्क	30000	



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As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **₹83,57,000.00 (Rupees Eighty Three Lakh Fifty Seven Thousand Only)**. The **Realizable Value** of the above property is **₹75,21,300.00 (Rupees Seventy Five Lakh Twenty One Thousand Three Hundred Only)**. The **Distress Value** is **₹66,85,600.00 (Rupees Sixty Six Lakh Eighty Five Thousand Six Hundred Only)**.

I.	Date of Purchase of Immovable Property	:	27/03/2019
II.	Purchase Price of immovable property	:	₹ 46,00,000
III.	Book value of immovable property	:	₹ 47,91,000.00

Place : Mumbai

Date : 17.03.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Canara Bank Empanelment No.: MUM-FAV-0083/2024-2025

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is ₹ _____ (Rupees _____ only).

Date _____

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Enclosures	
Declaration From Valuer (Annexure-)	Attached
Model code of conduct for valuer - (Annexure-)	Attached



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PART D – CERTIFICATE

1. It is hereby certified that in our opinion
 - i. The present stage value of the flat which is under construction is **₹ Not Applicable** (Rupees **Not Applicable** only).
 - ii. The Present Market Value of the flat by adopting suitable Composite Rate is **₹83,57,000.00 (Rupees Eighty Three Lakh Fifty Seven Thousand Only)**
 - iii. The Forced Sale Value of the property is estimated as 20% less than the Present Market Value. **₹66,85,600.00 (Rupees Sixty Six Lakh Eighty Five Thousand Six Hundred Only).**
3. Number of Title Deed involved in this flat is One. The relevant document for the subject property in the opinion of this valuer is the Agreement for sale dated **27.03.2019**, executed between the Seller – **M/s. Wadhwa Construction & Infrastructure Private Limited & Valuable Properties Private Limited** with Document No. **3273 / 2019** Registered at Registrar's Office
4. If this flat is offered as security, the concerned financial institution is requested to verify the extent of undivided share of land mentioned this valuation report with respect to the latest legal opinion.
5. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I (1).
6. The property was inspected on **12.03.2025** by our representative **Mr. Rajesh Ghadi** in the presence of **Mr. Swaroop**
7. The Legal aspects were not considered in this valuation.
8. This valuation work is undertaken by the valuer based upon the request from **Canara Bank, Kandivali East Branch**
9. Any other details.

Place : Mumbai

Date : 17.03.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Canara Bank Empanelment No.: MUM-FAV-0083/2024-2025

Note: This report contains 29 Pages.

Enclosure:

1. Key plan showing the location of the property.
2. Sketch showing the location of the subject flat with reference to the floors.
3. Sketch of the flat if available.



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FORMAT - A**DECLARATION FROM VALUERS**

I hereby declare that-

1. The information furnished in my valuation report dated 17.03.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
2. I have no direct or indirect interest in the property valued;
3. I/ my authorized representative has personally visited the property on 12.03.2025. The work is not sub- contracted to any other valuer and carried out by myself.
4. I have not been convicted of any offence and sentenced to a term of Imprisonment.
5. I have not been found guilty of misconduct in my professional capacity.
6. 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" as enshrined for valuation in the Part - B of the above handbook to the best of my ability.
7. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
8. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
9. I am the Director of the company, who is competent to sign this valuation report.
10. Further, I hereby provide the following information.



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No.	Particulars	Valuer comment
1	Background information of the asset being valued;	The property under consideration is purchased by Mr. Rukhsar Salamat Khan & Mrs. Saba Rukhsar Khan from M/s. Wadhwa Construction & Infrastructure Private Limited & Valuable Properties Private Limited vide Agreement for sale dated 27.03.2019.
2	Purpose of valuation and appointing authority	As per the request from Canara Bank, Kandivali 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;	Manoj Chalikwar - Regd. Valuer Rajesh Ghadi - Valuation Engineer Shobha Kuperkar - Technical Manager SONAL SHIVGAN - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	Date of appointment, valuation date and date of report;	Date of Appointment - 11.03.2025 Valuation Date - 17.03.2025 Date of Report - 17.03.2025
6	Inspections and/or investigations undertaken;	Physical Inspection done on - 12.03.2025
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **17th March 2025** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Mumbai (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. Vastukala Consultants India Pvt. Ltd. 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 **494.00 Sq. Ft. Carpet Area** in the name of **Mr. Rukhsar Salamat Khan & Mrs. Saba Rukhsar Khan**. 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



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Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Rukhsar Salamat Khan & Mrs. Saba Rukhsar Khan**. 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 **494.00 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 Highest and Best Use model is used for analysing development potential.

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 Flat 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.



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Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey.

Other

All measurements, areas and ages quoted in our report are approximate.

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise.

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat**, admeasuring **494.00 Sq. Ft. Carpet Area**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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.



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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



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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.

Place : Mumbai

Date : 17.03.2025

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Canara Bank Empanelment No.: MUM-FAV-0083/2024-2025



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