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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. Kishor Harishchandra Kokane & Mrs. Savita Kishor Kokane**

Residential Flat No. 1102, 11th Floor, Wing - B, "**Horizon Gold - B**", Charkop Arihant Prabhu Co-op. Hsg. Soc. Ltd., Plot No. 228, Sector 3, RDP - 6, Near Bhagwati Hotel, Charkop Market, Charkop, Village - Kandivali, Municipality Ward No. R/South Ward, Kandivali (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN - 400 067, State - Maharashtra, India.

Latitude Longitude : 19°12'56.3"N 72°49'49.2"E

Intended User:

**Punjab National Bank
Charkop Branch P F Office**

PNB Complex, Plot No. 202, RDP 6, Sector No. 3, Near P.F. Sadan, Charkop, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India.

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. 1102, 11th Floor, Wing - B, "**Horizon Gold - B**", Charkop Arihant Prabhu Co-op. Hsg. Soc. Ltd., Plot No. 228, Sector 3, RDP - 6, Near Bhagwati Hotel, Charkop Market, Charkop, Village - Kandivali, Municipality Ward No. R/South Ward, Kandivali (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN - 400 067, State - Maharashtra, India belongs to **Mr. Kishor Harishchandra Kokane & Mrs. Savita Kishor Kokane** .

Boundaries	:	Building	Flat
North	:	Sangh Chhaya CHSL	Staircase & Common Passage
South	:	90 Feet Road	Marginal Space
East	:	EPF Organization Regional Office	Flat No. 1101
West	:	Internal Road & Kesar Residency	Marginal Space

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 **₹ 1,63,80,000.00 (Rupees One Crore Sixty Three Lakh Eighty 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.



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

Our Pan India Presence at :

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- Jaipur

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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 : 12.03.2025
	b) Date of valuation : 17.03.2025
	c) Title Deed Number : -
4	List of documents produced for perusal: I) Copy of Agreement For Sale Document No.5200/2022 Dated 31.03.2022 between Sandhya Kshitij Builders Private Limited(The Developers) And Mr. Kishor Harishchandra Kokane & Mrs. Savita Kishor Kokane(The purchaser). II) Copy of RERA Certificate Document No.P51800030873 Dated 20.09.2021 issued by Maharashtra Real Estate Regulatory Authority. III) Copy of Commencement Certificate Document No.MH / EE / (B.P.) / GM / MHADA - 74 / 536 / 2021 Dated 06.08.2021 issued by Maharashtra Housing And Area Development Authority. IV) Copy of Approved Building Plan Document No.MHADA - 74 / 536 / 2023 Dated 12.05.2023 issued by Maharashtra Housing And Area Development Authority. V) Copy of Part Occupancy Certificate Document No.MH EE / (B.P.) / GM / MHADA - 74 / 536 / 2024 dated 10.09.2024 issued by Maharashtra Housing And Area Development Authority.
5	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Mr. Kishor Harishchandra Kokane & Mrs. Savita Kishor Kokane Residential Flat No. 1102, 11 th Floor, Wing - B, " Horizon Gold - B ", Charkop Arihant Prabhu Co-op. Hsg. Soc. Ltd., Plot No. 228, Sector 3, RDP - 6, Near Bhagwati Hotel, Charkop Market, Charkop, Village - Kandivali, Municipality Ward No. R/South Ward, Kandivali (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN - 400 067, State - Maharashtra, India. <u>Contact Person :</u> Mrs. Savita Kishor Kokane (Owner) Mobile No. 9867209753 Joint Ownership Details of ownership share is not available
6	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 11 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Dining + Passage + 2 Toilet. (2 BHK) The property is at 1.2 Km. distance from Kandivali West Metro Station.

7	Location of property		
a)	Plot No. / Survey No.	:	Plot No - 228
b)	Door No.	:	Residential Flat No. 1102
c)	C.T.S. No. / Village	:	CTS No - 1C-1/367, Village - Kandivali
d)	Ward / Taluka	:	Municipality Ward No - R/South Ward Taluka - Borivali
e)	Mandal / District	:	District - Mumbai Suburban District
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan Document No. MHADA - 74 / 536 / 2023 Dated 12.05.2023 issued by MHADA
g)	Approved map / plan issuing authority	:	
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
j)	Comment on unauthorizes Construction if any	:	No
k)	Comment on demolition proceedings if any	:	
8	Postal address of the property	:	Residential Flat No. 1102, 11 th Floor, Wing - B, " Horizon Gold - B ", Charkop Arihant Prabhu Co-op. Hsg. Soc. Ltd., Plot No. 228, Sector 3, RDP - 6, Near Bhagwati Hotel, Charkop Market, Charkop, Village - Kandivali, Municipality Ward No. R/South Ward, Kandivali (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN - 400 067, State - Maharashtra, India.
9	City / Town		City - Mumbai
	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	Comment on Whether the society where the flats are located is freely accessible?	:	Yes
12	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Kandivali MHADA
13	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No

14	Boundaries of the property	:	As per site	As per Document
	North	:	Sangh Chhaya CHSL	Details not available
	South	:	90 Feet Road	Details not available
	East	:	EPF Organization Regional Office	Details not available
	West	:	Internal Road & Kesar Residency	Details not available
	Flat	:	As per site	As per Document
	North	:	Staircase & Common Passage	Staircase & Common Passage
	South	:	Marginal Space	Marginal Space
	East	:	Flat No. 1101	Flat No. 1101
	West	:	Marginal Space	Marginal Space
15	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	:	Staircase & Common Passage	Staircase & Common Passage
	South	:	Marginal Space	Marginal Space
	East	:	Flat No. 1101	Flat No. 1101
	West	:	Marginal Space	Marginal Space
16	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 617.28 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 660.00 (Area As Per Agreement For Sale)</p> <p>Built Up Area in Sq. Ft. = 726.00 (Carpet Area + 10%)</p>	
16.1	Latitude, Longitude & Co-ordinates of Flat	:	19°12'56.3"N 72°49'49.2"E	
17	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 660.00 (Area As Per Agreement For Sale)	
18	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Name of the Apartment	:	Horizon Gold - B	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	

3.	Year of Construction	:	2024 (As Per Part Occupancy Certificate)
4.	Number of Floors	:	Part Ground + Part Stilt + 3 Podiums + 1 Amenity Floor + 17 Upper Floors
5.	Type of Structure	:	R.C.C. Framed Structure
6.	Number of Dwelling units in the building	:	11 th Floor is having 4 Flats
7.	Quality of Construction	:	Good
8.	Appearance of the Building	:	Good
9.	Maintenance of the Building	:	Good
10.	Facilities Available		
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with One Stilt / Podium (One) Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	11 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 1102
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed Electrical wiring
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Good

7.	Sale Deed executed in the name of	:	Mr. Kishor Harishchandra Kokane & Mrs. Savita Kishor Kokane
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. = 726.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per MHADA / MCGM norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 617.28 (Area As per actual site measurement) Carpet Area in Sq. Ft. = 660.00 (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 let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 40,000/- (Expected rental income per month)
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in Developed Area
3.	Any negative factors are observed which affect the market value in general?	:	No
V	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 21000/- to ₹ 25680/- per Sq. Ft. on Carpet Area ₹ 19091/- to ₹ 23346/- 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).	:	₹ 23,000/- per Sq. Ft. on Carpet Area
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 20,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,48,170/- per Sq. M. i.e. ₹ 13,765/- per Sq. Ft.

	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
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 / Rgstn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact than 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)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	1 year
	Life of the building estimated	:	59 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)	:	₹ 3,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 20,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 23,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	660.00 Sq. Ft.	23,000.00	1,51,80,000.00
2	Other/Car Parking	1	12,00,000.00	12,00,000.00

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 ₹ 21000.00 to ₹ 25680.00 per Sq. Ft. on Carpet Area / ₹ 19091.00 to ₹ 23346.00 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 ₹23,000.00 per Sq. Ft. on Carpet Area for valuation.



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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 **₹1,63,80,000.00 (Rupees One Crore Sixty Three Lakh Eighty Thousand Only)**. The **Realizable Value** of the above property is **₹1,47,42,000.00 (Rupees One Crore Forty Seven Lakh Forty Two Thousand Only)**. The **Distress Value** is **₹1,31,04,000.00 (Rupees One Crore Thirty One Lakh Four Thousand Only)**.

I.	Date of Purchase of Immovable Property	:	31/03/2022
II.	Purchase Price of immovable property	:	₹ 1,10,00,000
III.	Book value of immovable property	:	₹ 1,15,80,000.00
IV.	Fair Market Value of immovable property	:	₹ 1,63,80,000.00
V.	Realizable Value of immovable property	:	₹ 1,47,42,000.00
VI.	Distress Sale Value of immovable property	:	₹ 1,31,04,000.00
VII.	Guideline Value (726.00 X 13,765.00)	:	₹ 99,93,390.00
VIII.	Insurable value of the property (726.00 Sq. Ft. X 3,000.00)	:	₹ 21,78,000.00
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.

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

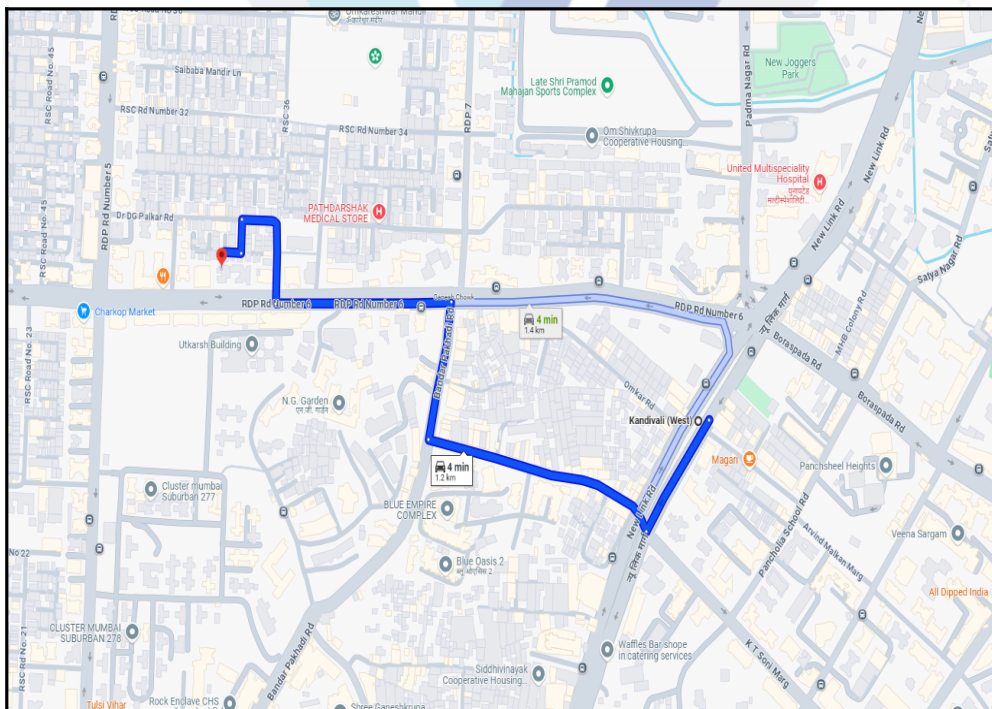
Actual Site Photographs



Route Map of the property




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



Longitude Latitude: 19°12'56.3"N 72°49'49.2"E


Note: The Blue line shows the route to site distance from nearest Metro Station (Kandivali West - 1.2 Km.).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0 (बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)
[Valuation Guidelines | User Manual](#)

Year Language

Selected District

Select Village

Search By Survey No. Location

Enter Survey No

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
79/354-भुभाग: उत्तरेस गावाची सीमा, पुर्वेस गाव हद्द, गावठाण हद्द, बंदर पाखाडी मार्ग, श्री शेवंतीलाल खांडवाला मार्ग, दक्षिणेस व पश्चिमेस गाव हद्द	58260	134700	154820	168370	134700	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	134700			
Increase by 10% on Flat Located on 11 th Floor	13470			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	1,48,170.00	Sq. Mtr.	13,765.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	58260			
The difference between land rate and building rate(A-B=C)	89,910.00			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,48,170.00	Sq. Mtr.	13,765.00	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



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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	EVE Horizon, Kandivali West		
Source	magic bricks		
Floor	4th		
	Carpet	Built Up	Saleable
Area	710.00	781.00	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹23,944.00	₹21,767.00	-

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE ☰

Posted on: Feb 23, 25
Property ID: 77937767

₹1.70 Cr

EMI - ₹77k | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

2 BHK Flat For Sale in Sandhya Eve Horizon , [Thakur Complex, Mumbai](#)

🛏 2 Beds 🚿 2 Baths 🏠 Semi-Furnished

Carpet Area	Project	Floor
710 sqft	Sandhya Eve Horizon	4(Out of 6 Floors)
₹23,944/sqft		
Transaction Type		
Resale	Ready to Move	Facing
		East
Furnished Status		
Semi-Furnished	Freehold	Age Of Construction
		Above 20 years

Contact Owner

Dinkar Baburao Sankpal

-91-98XXXXXXX

Get Phone No.

Contact Owner

Get Phone No.

👤 Last contact made 1 day ago

More Details

Price Breakup	₹1.7 Cr
Address	Highway Park E5 Building CHS, Thakur Complex, Thakur Complex, Mumbai - Western Mumbai, Maharashtra
Landmarks	Highway Park E5 Built, Near Hotel Avenue, Thakur Complex

Price Indicators

Property	EVE Horizon, Kandivali West		
Source	https://www.99acres.com/		
Floor	17th		
	Carpet	Built Up	Saleable
Area	662.00	728.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹25,680.00	₹23,345.00	-

The screenshot shows the 99acres website interface for a property listing. At the top, there's a navigation bar with the 99acres logo and a search bar. Below that, the breadcrumb trail reads: Home > Property in Mumbai > Flats in Mumbai > Flats in Kandivali > Flats in Charkop > 2 BHK Flats in Charkop. The main heading is "₹1.7 Cr @ 25,679 per sq.ft. 2BHK 2Baths". Below the heading, it says "Flat/Apartment for Sale in EVE HORIZON, Charkop, Kandivali West". There's a "REERA STATUS" badge that says "NOT AVAILABLE" and a website link: https://maharera.maharashtra.gov.in/. Below this, there are tabs for "Overview", "Owner Details", "Price Trends", "Registry Record", "Explore Locality", and "Recomr.". The main content area features a large image of the property interior (Property (20)) and a list of key details:

- Area: Carpet area: 662 sq.ft. (61.5 sq.m.)
- Configuration: 2 Bedrooms, 2 Bathrooms, No Balcony
- Price: ₹ 1.7 Crore+ Govt Charges & Tax @ 25,679 per sq.ft. (Negotiable)
- Address: EVE HORIZON, Charkop, Kandivali West
- Floor Number: 17th of 22 Floors
- Facing: North
- Overlooking: Park/Garden, Main Road, Club, Pool
- Property Age: 0 to 1 Year Old

 At the bottom of the image section, it says "2 people already contacted since last week" and "Why should you consider this property?".

Sale Instances

Property	Charkop Kandivali West		
Source	Index no.2		
Floor	18th		
	Carpet	Built Up	Saleable
Area	918.00	1,009.80	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹21,040.00	₹19,128.00	-

15/03/2025, 17:32		igr_412	
412451 05-03-2025 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		सूची क्र.2 दुय्यम निबंधक : सह दु.नि.मुंबई 22 दस्त क्रमांक : 412/2025 नोंदणी : Regn:63m	
गावाचे नाव : कांदिवली			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	19315000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	14375076.24		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट न.1803, माळा नं: 18 वा मजला, इमारतीचे नाव: चारकोप अनमोल प्रिती को-ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट न.156 रोड न.आरडीपी-7 सेक्टर-3, रोड : चारकोप कांदिवली पश्चिम मुंबई 400067, इतर माहिती: क्षेत्रफळ 918 चौ फुट रेरा कार्पेट सोबत 1 टॉवर कार पार्किंग((C.T.S. Number : 1C-1/231 ;))		
(5) क्षेत्रफळ	93.847 चौ.मीटर		
(6)आकारणी किंवा जुडी 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:-मुक्तीस्तर बिल्डकॉन प्रायवेट लिमिटेड चे संचालक जितेंद्र वी गायकवाड तर्फे मुखत्यार दीपक उमाकांत रामगाडे वय:- पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: चारकोप अनमोल प्रिती को-ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: प्लॉट न.156 रोड न.आरडीपी-7 सेक्टर-3, रोड नं: चारकोप कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AAPCM4335A		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भक्ती अशोक चौहान वय:-29; पत्ता:-प्लॉट नं: 121/डी-44, माळा नं: -, इमारतीचे नाव: विश्वकुंज को-ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: आरएससी-17 सेक्टर-1, रोड नं: चारकोप कांदिवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-BFKPC4906B 2): नाव:-अशोक रमणलाल चौहान वय:-59; पत्ता:-प्लॉट नं: 121/डी-44, माळा नं: -, इमारतीचे नाव: विश्वकुंज को-ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: आरएससी-17 सेक्टर-1, रोड नं: चारकोप कांदिवली पश्चिम मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400067 पॅन नं:-AAAPC6488N 3): नाव:-यश अशोक चौहान वय:-26; पत्ता:-प्लॉट नं: 121/डी-44, माळा नं: -, इमारतीचे नाव: विश्वकुंज को-ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: आरएससी-17 सेक्टर-1, रोड नं: चारकोप कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-BKXPC4651B		
(9) दस्तऐवज करून दिल्याचा दिनांक	07/01/2025		
(10)दस्त नोंदणी केल्याचा दिनांक	07/01/2025		
(11)अनुक्रमांक,खंड व पृष्ठ	412/2025		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1158900		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Sale Instances

Property	Charkop Kandivali West		
Source	Index no.2		
Floor	12th		
	Carpet	Built Up	Saleable
Area	702.00	772.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹21,000.00	₹19,091.00	-

15/03/2025, 17:31		igr_1348	
1348451		सूची क्र.2	
08-03-2025		दुष्यम निबंधक : सह दु.नि.मुंबई 22	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		दस्त क्रमांक : 1348/2025	
		नोदणी :	
		Regn:63m	
गावाचे नाव : कांदिवली			
(1)वित्तखाचा प्रकार	अॅग्रीमेंट टू सेल		
(2)मोबदला	14742000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11102108.7		
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1203, माळा नं: 12 वा मजला,, इमारतीचे नाव: श्रेयान हाईट्स, ब्लॉक नं: प्लॉट नं. 239,241,243,आरडीपी - 8,सेक्टर -3, रोड : चारकोप,कांदिवली पश्चिम,मुंबई - 400067, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 702 चौ. फुट(65.22 चौ. मीटर)रेरा कारपेट एरिया. सोबत पाचव्या पोटियम मध्ये एक कार पार्किंग स्पेस नं. 25....दिनांक-31 मार्च 2021 च्या शासन परिपत्रक महाराष्ट्र क्र. मुद्रांक -2021/अनौ.सं.क्र.12/प्र.क्र.107/म-1(धोरण). नुसार सदरची सदनिका विकत असल्याने सदरील लिहून घेणारे पक्षकार (महिला) सदरील दस्तात 4% नुसार मु.शु. वसुल करण्यात आले आहे.... इतर माहिती दस्तात नमुद केल्याप्रमाणे.((C.T.S. Number : 1C-1/192, 193, 194 ;))		
(5) क्षेत्रफळ	71.76 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विदिशा रियल इस्टेट डेव्हलपर्स प्रायव्हेट लिमिटेड चे संचालक श्री. केतन हिम्मतलाल मेहता तर्फे मुखत्यार अर्जुन पुरुषोत्तम वाघेला वय:-35 पत्ता:-प्लॉट नं: ऑफिस नं. 9 , माळा नं: तळ मजला , इमारतीचे नाव: कमल -वन को - ऑपरेटिव्ह होसिंग सोसायटी लिमिटेड , ब्लॉक नं: एम. जी रोड, डहापूरकरवाडी,, रोड नं: कांदिवली पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400067 पॅन नं:-AACCV2666E		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-ज्योती बालक्रिष्ण तडकापती वय:-34; पत्ता:-प्लॉट नं: प्लॉट नं 37, रूम नं 21, माळा नं: -, इमारतीचे नाव: स्वराज्य सदन सी.एच.एस.एल, ब्लॉक नं: आर.एस.सी 20, गोरई 1, बँक ऑफ बरोदा,, रोड नं: बोरिवली पश्चिम,, महाराष्ट्र, मुम्बई. पिन कोड:-400091 पॅन नं:-APYPT9397J		
(9) दस्तऐवज करुन दिल्याचा दिनांक	22/01/2025		
(10)दस्त नोंदणी केल्याचा दिनांक	22/01/2025		
(11)अनुक्रमांक,खंड व पृष्ठ	1348/2025		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	737100		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

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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ANNEXURE V**DECLARATION FROM VALUERS**

I, hereby declare that:

- a. 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.
- b. I have no direct or indirect interest in the property valued;
- c. I / My authorized representative has personally inspected the property on 12.03.2025. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, 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.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure ||| - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. 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. Kishor Harishchandra Kokane & Mrs. Savita Kishor Kokane from Sandhya Kshitij Builders Private Limited vide Agreement For Sale dated 31.03.2022.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, Charkop Branch P F Office 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 AJAY REWALE - Valuation Engineer Shobha Kuperkar - Technical Manager Prajakta Patil - 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	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-VI**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.



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(APPENDIX-VII)**UNDERTAKING**

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

- I am a citizen of India.
- I have not been removed / dismissed from service / employment earlier.
- I have not been convicted of any offence and sentenced to a term of imprisonment
- I have not been found guilty of misconduct in my professional capacity.
- I am not an undischarged insolvent.
- 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.
- My PAN Card number as applicable is AEAPC7114Q
- 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 undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- 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

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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