Navjivan Consultancy Services Private Ltd.

(Techno-Financial Advisor, Corporate and Valuation Services Company)

CIN -U67190MH2000PTC125736

Valuation Report

IMMOVABLE PROPERTY

(RESIDENTIAL FLAT)

OWNED BY

MR. SURESH SHIVJI BHANUSHALI &
MRS.GAYATRI SURESH BHANUSHALI

AT

FLAT NO. 1001, 10TH FLOOR, F WING, CASA MARVELLA, KALYAN SHIL ROAD, NEAR KHIDKALESHWAR TEMPLE, VILLAGE KHONI, DOMBIVLI (E), THANE, PIN - 421 204.

AS INSTRUCTED BY

CENTRAL BANK OF INDIA- PRABHADEVI BRANCH

Panel Valuer: -M/s Navjivan Consultancy Services Pvt. Ltd

(Techno-Financial Advisor, Corporate and Valuation Services Company)

Mumbai Office:-

103 Maple, Tower 2, Runwal Greens, Mulund Link Road,

Near Fortis Hospital, Nahur, Mulund West, Pin Code -400 078.

Phone No. - 8976093701/7588508757

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H. O. At:- Kalyan.

NAVJIVAN CONSULTANCY SERVICES PRIVATE LIMITED
CIN: U67190MH2000PTC125736

Ref No: NCSPL/CBI/28/02-25

I SUMMARY OF VALUATION REPORT OF

IMMOVABLE PROPERTY
(RESIDENTIAL FLAT)

OWNED BY
MR. SURESH SHIVJI BHANUSHALI &
MRS.GAYATRI SURESH BHANUSHALI

AT
FLAT NO. 1001, 10TH FLOOR, F WING, CASA MARVELLA, KALYAN SHIL ROAD, NEAR KHIDKALESHWAR TEMPLE, VILLAGE KHONI, DOMBIVLI (E), THANE, PIN - 421 204.

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CENTRAL BANK OF INDIA- PRABHADEVI BRANCH

Description	Present Fair Market Value as on 13/02/2025	Net Realizable Value (NRV) as on 13/02/2025	Distress Sale Value as on 13/02/2025
Residential - Flat No. 1001, 10th Floor, F Wing, Casa Marvella, Kalyan Shil Road, Near Khidkaleshwar Temple, Village Khoni, Dombivli (E), Thane, Pin - 421 204.	**Rs.59,96,000/-**	**Rs.53,96,400/-**	**Rs.47,96,800/-**
	Rs.59,96,000/-	**Rs.53,96,400/-**	**Rs.47,96,800/-**

TOTAL PRESENT FAIR MARKET VALUE: Rs.59,96,000/- of Residential Flat No. 1001, 1ST Floor, F-Wing, as on 13/02/2025 is **(RUPEES FIFTY NINE LAKHS NINETY SIX THOUSANDS ONLY).**

FOR NAVJIVAN CONSULTANCY SERVICES PVT. LTD.

NAYAN DHOLAKIA
GOVT. REGISTERED VALUER OF LAND & BUILDINGS

DIRECTOR/ AUTH. SIGN.
(APPROVED VALUER)

GOVT. REGISTERED VALUER

202, Dwarkadas Vithaldas Thakkar Bldg. Opp. Post Office,
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Branch At: Mulund

Navjeevan Consultancy Services Pvt. Ltd.
Mulund
Kalyan

TO,

CENTRAL BANK OF INDIA –PRABHADEVI BRANCH
VALUATION REPORT (RESIDENTIAL FLAT)

I	**General**			
1.	Purpose for which the valuation is made		:	To ascertain the Fair Market Value as on date of property for Non Fiscal purpose – Housing loan with Central Bank of India – Prabhadevi Branch
2.	a)	Date of Inspection	:	12/02/2025
	b)	Date on which the valuation is made	:	13/02/2025
	c)	Person/s accompany/ available at site at the time of visit/ inspection/valuation.	:	Mr. Deepak Mobile No.:- 9168943636.
3.	List of documents produced for perusal			
	i)	As per telephonic conversation dated 11/02/2025 from Manager, Central Bank of India – Prabhadevi Branch advising us for submission of valuation report in present case.	:	We have relied on documents as provided by the Central Bank of India- Prabhadevi Branch & presume the same to be authentic & true
	ii)	Copy of Agreement to Sale Dated 14th December 2017, executed between Palawa Dwellers Private Limited known as Lodha Dwellers Private Limited **(THE COMPANY")** Party of One Part & Mr. Suresh Shivji Bhanushali & Mrs. Gayatri Suresh Bhanushali **("THE PURCHASERS")** Party of Other Part.	:	
	iii)	Copy of Commencement Certificate No. जा क्र एकात्मीकृत नगर वसाहत /मौ. अंतर्ली, खोणी व इतर /ससंठाणे /४७१ Dated 14/03/2018 issued by नगर रचना आणि मूल्य निर्धारण विभाग ठाणे.		
	iv)	Notes on other documents	:	Copy of Occupancy Certificate is not provided. Bank has to verify the same.
4.	Name of the owner(s) and his /their			**Name of Owner –**

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	address (es) with Phone no. (details of share of each owner in case of joint ownership)		Mr. Suresh Shivji Bhanushali & Mrs. Gayatri Suresh Bhanushali **Address**: The address of the owner as mentioned in Agreement to Sale Dated 14th December 2017 is as follows: **Residing at**: House No. B/5,Kalika Apartments, Marol Maroshi Road,Behind Uttam Dhaba, Andheri (East)Mumbai 400059. **Share of each owner in case of joint ownership**- Joint Ownership. The Share of each owner is not mentioned in the Agreement for Sale Dated 14th December 2017 then it is to be considered in the form of **"tenancy in common."**
5.	Introduction	:	Chief Manager, Central Bank of India – Prabhadevi Branch desired that a report be prepared to work out the Auction value of Flat No. 1001, 10th Floor, F Wing, Casa Marvella, Kalyan Shil Road, Near Khidkaleshwar Temple, Village Khoni, Dombivli (E), Thane, Pin – 42 1 204. Accordingly our visited by Mr. Nilanchal Panda visited to carry out a detailed survey of the concerned property on 12/05/2025. During the work of valuation, we have relied on the information reported by borrower & the

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			documents provided by Central bank of India Prabhadevi Branch. Bank should inspect the property at least once in a year or immediately after the property becomes NPA. When the borrower has failed to pay three continuous EMI's the bank should not give a long rope to the costumer.
6.	Brief description of the property	:	The present property under valuation is in the form of 2BHK residential flat No.1001, consists of Hall + Passage + Kitchen + Dry Area +Bath & W C+ Bedroom+ Cupboard Area + Passage + M. Bedroom+ + Attached Bath & WC + Cupboard Area units situated on the 10th floor, F Wing of residential building known as **"CASA MARVELLA."** The said residential building is constructed on Survey No. 32, 35, 36 at Village Khoni, Tal. Kalyan in the Registration District of Thane & Sub-Registration District of Kalyan. The said property is located in middle class locality in residential area. The residential building consists of G + 18th Upper Floors. The building is having RCC frame structure with foundations, footing, slabs, staircase and underground water storage tanks. The present Property mainly consists of following Units –

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				Units –	**Approx. (Mt.) L X W**		**Area Sq. Mt.**
				Hall	3.02	4.14	12.50
					0.85	2.64	2.24
				Passage	1.08	2.96	3.20
				Kitchen	2.07	2.85	5.90
				Dry Area	1.58	1.19	1.88
				Bath & WC	2.21	1.65	3.65
				Bedroom	2.71	3.25	8.81
				Cupboard Area	1.30	0.71	0.92
				Passage	1.05	1.90	2.00
				M. Bedroom	3.01	2.98	8.97
				Attached Bath & WC	2.21	1.68	3.71
				Cupboard Area	1.28	0.73	0.93
				Total Approx. Area 54.71 Sq. Mt.			
6.	**Location of property**						
	a)	Plot No. / Survey No.	:	Survey No. 32,35,36 Village Khoni.			
	b)	Door No.	:	Flat No. 1001, 10th Floor, F Wing.			
	c)	T.S. No. / Village	:	Village Khoni.			
	d)	Ward / Taluka	:	Kalyan.			
	e)	Mandal / District	:	Thane.			
	f)	Date of issue and validity of layout of approved map / plan		Copy of Commencement Certificate No. जा क्र एकात्मीकृत नगर वसाहत /मौ. अंतर्ली, खोणी व इतर /ससंठाणे /४७१ Dated 14/03/2018 issued by नगर रचना आणि मूल्य निर्धारण विभाग ठाणे.			
	g)	Approved map / plan issuing authority		नगर रचना आणि मूल्य निर्धारण विभाग ठाणे.			
	h)	Whether genuineness or authenticity of approved map / plan is verified		Yes. Since OC is obtained for said building it implies that plan was verified by respective authorities			
	i)	Any other comments by our empaneled valuers on authentic of approved plan		No.			
7.	Postal address of the property		:	Flat No. 1001, 10th Floor, F Wing, Casa Marvella, Kalyan Shil Road,			

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			Near Khidkaleshwar Temple, Village Khoni, Dombivli (E), Thane, Pin - 421 204.	
8.	City / Town	:	Village Khoni.	
	Residential area	:	Yes.	
	Commercial area	:	No.	
	Industrial area	:	No.	
9.	Classification of the area			
	i) High / Middle / Poor	:	Middle.	
	ii) Urban / Semi Urban / Rural	:	Semi Urban.	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Within the limits of Kalyan Dombivli Municipal Council.	
11	Whether covered under any State /Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area / cantonment area.	:	Reportedly No.	
12	**Boundaries of the property (As per Actual)**	**:**		
	North	:	By Society Garden & Other Wing.	
	South	:	By Internal Road/Garden.	
	East	:	By E -Wing.	
	West	:	By G- Wing	
13	**Boundaries of the property**	**:**	**A**	**B**
		:	**As per deed**	**Actual**
	North	:	-	By Staircase .
	South	:	-	By Flat No 1002.
	East	:	-	By Open to Air.
	West	:	-	By Passage.
14	Extent of the site	:	-	
15	Extent of the site considered for Valuation (least of 13a & 13b)	:	The area statement of Flat No.1001, 1st Floor, F Wing, as per Agreement to Sale Dated 14th December 2017, as below:- **Carpet Area :** 527 Sq. Ft. (48.96 Sq. Mtrs.) **EBVT Area** : 58.00 Sq. Ft (5.39 Sq. Mtrs) **Net Carpet Area :** 585 Sq. Ft. (54.35 Sq. Mtrs)	
16	Whether occupied by the owner / tenant? If occupied by tenant since	:	As per instruction of Branch, we have visited captioned property address for	

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	how long? Rent received per month.		physical verification. The flat is under Bank possession.
II.	**APARTMENT BUILDING**		
Sr No	Description		Remarks
1.	Nature of the apartment	:	(2 BHK) Residential Flat.
2.	Location		
	C.T.S. No.	:	Survey No. 32,35,36 Village Khoni.
	Block No.	:	Flat No. 1001, 10th Floor, F Wing.
	Ward No.	:	Village No./Zone No. 7.
	Village / Municipality /Corporation	:	Within the limits of Kalyan Dombivli Municipal Council.
	Door No., Street or Road (Pin Code)	:	Flat No. 1001, 10th Floor, F Wing, Casa Marvella, Kalyan Shil Road, Near Khidkaleshwar Temple, Village Khoni, Dombivli (E), Thane, Pin - 421 204.
3.	Description of the locality Residential /Commercial/Mixed	:	Mixed.
4.	Year of Construction	:	-
5.	Number of floors	:	Ground + 18th Upper Floor.
6.	Type of structure	:	R C C Frame Structure.
7.	Quality of Construction	:	Normal.
8.	Appearance of the Building	:	Normal.
9.	Maintenance of the Building	:	Normal.
10	Facilities available	:	
	Lift	:	Yes.
	Protected Water Supply	:	Yes.
	Underground Sewerage	:	Yes.
	Car Parking – Open / Covered	:	Yes.
	Is Compound wall existing?	:	Yes.
	Is pavement laid around the building	:	Yes.
III	**FLAT**		
1.	The floor in which the flat is situated	:	1St Floor, F Wing.
2.	Door No. of the flat	:	Flat No.1001, 1St Floor, F Wing.
3.	Specifications of the flat	:	
	Roof	:	R C C Slab Roof.
	Flooring	:	Vitrified & Wooden tiles flooring in all rooms. The Bath & WC are provided with Ceramic tile flooring as base & dado tiles.
	Kitchen	:	The kitchen is provided with Opposite

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			side cooking platform with stainless steel sink & tap. The Platform is provided with granite stone on its top dado glazed tiles.
	Doors	:	Main entrance door of wooden type with wooden finished and solid wooden frame fitted with fittings, fixtures and accessories.
	Windows	:	Three/Two track powder coated aluminum sliding windows with frames and glass shutters with safety grills in all rooms.
	Fittings	:	Normal.
	Finishing	:	Normal.
	Special amenities	:	The property is provided with special amenities like lift, CCTV Camera, Fire System, Steel main gate at entrance of the building, open parking for two/four wheeler vehicles, 24 X 7 watch & ward facility, compound wall all around the building.
4.	House Tax	:	-
	Assessment Number	:	
	Tax paid in the name of	:	
	Tax amount	:	
5.	Electricity Service connection No.	:	-
	Meter Card is in the name of	:	
6.	How is the maintenance of the flat	:	Normal.
7.	Sale Deed executed in the name of	:	Copy of Agreement to Sale Dated 14th December 2017, executed between Palawa Dwellers Private Limited known as Lodha Dwellers Private Limited **(THE COMPANY")** Party of One Part & Mr. Suresh Shivji Bhanushali & Mrs. Gayatri Suresh Bhanushali **("THE PURCHASERS")** Party of Other Part.
8.	What is the undivided area of land as per Sale Deed?	:	Undivided share of land are proportionate to the super built up area of the flats own by the property owner.

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			The common land is enjoyed by different flat owners everybody together in an apartment building. No individual can claim any portion of the land as his own. **The land is undivided and co-owned.**
9.	What is the area of the flat.	:	**Net Carpet Area :** 585 Sq. Ft. (54.35 Sq. Mtrs)
10	What is the floor space index (app.)	:	Permissible FSI as per D.C. Rules of Local Competent Authority.
11	What is the Carpet Area /Built Up Area of the flat.	:	**Net Carpet Area :** 585 Sq. Ft. (54.35 Sq. Mtrs)
12	Is it Posh/I Class/Medium/ Ordinary?	:	Medium.
13	Is it being used for Residential or Commercial purpose?	:	The property under valuation is residential flat & it is restricted for residential use only.
14	Is it Owner-occupied or let out?	:	Under bank possession.
IV	**MARKETABILITY**	:	
	How is the marketability?	:	The area is well developed & having basic infrastructure facilities & services like Water supply, electricity, sewage & street lighting, and other Public service etc. Civic amenities such as Schools, Colleges, Markets, Banks, Shops, & Hospitals etc. are available within 10 Minutes distance from the property. The Property is situated at approx 8.2 Km distance from Dombivli Railway Station. Nearest Landmark Casa Palawa River Front Park Transportation means such as Corporation buses & private rickshaw available from Station. The area is well connected to all parts

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			of Maharashtra & Gujarat State by good network of Roads & Railways.
	What are the factors favouring for an extra Potential Value?	:	-
	Any negative factors are observed which affect the market value in general?	:	-
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?	:	The Residential properties having similar amenities & loading factor in the surrounding areas are sold in the range of Rs.86,112/- to Rs.1,18,404/- per Sq. Mtrs. of Carpet Area. (Rs.8,000/- to Rs.11,000/- per Sq. Ft. Carpet Area). We had also gone through Internet Search & various websites for obtaining the prevailing market rates for similar properties. Accordingly, we have considered the Present Market Rate for the residential flat under valuation as Rs.1,10,331/- per Sq. Mtrs. of Carpet Area on a conservative basis and which seems to be reasonable in our opinion.
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 (given details).	:	Market Rate adopted Rs.1,10,331/- per Sq. Mtrs. Carpet Area of flat. (Rs.10,250/- per Sq. Ft. Carpet Area).
3.	**Break – up for the rate**		
	i) Building + Services	:	Rs.44,132/- per Sq. Mtrs.
	ii) Land + others	:	Rs.66,199/- per Sq. Mtrs.
4.	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	As per Government Stamp Duty Ready Reckoner of the year 2024-2025 the Market Rates for Stamp Duty Purpose for Residential Properties at Village Khoni **Village**

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			/Zone No.7 Nil, Rs.38,400/- per Sq. Mtrs. Built Up Area. (Copy enclosed). The Ready Reckoner Registers are prepared & maintained for the purpose of collecting stamp duty & it has no statutory base or force & therefore it cannot form a foundation to determine the market value. The Ready Reckoner do not by itself reveal all the aspects of Valuation. The Rate slab for a particular area specified in the ready Reckoner cannot be accepted as the final rate for the entire area of the locality as it does not take into consideration the factual and legal factors like the nature of land and advantages and disadvantages of land.

VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a)	Depreciated building rate	:	Depreciated Market Rate.
	Replacement cost of flat with Services (v(3)i)	:	=54.35 Sq. Mtrs. X Rs.44,132/- per Sq. Mtrs. =Rs.23,98,596/-
	Age of the building	:	03 Years
	Life of the building estimated (60-21)	:	60 Years. (Future Life 57 Years) Provided the building is maintained neatly under normal circumstances with proper & regular repairs & maintenance and regular structural audit etc. by society.
b)	Total composite rate arrived for valuation.		
	Depreciated building rate VI (a)	:	Rs.44,132/- per Sq. Mtrs.
	Rate for Land & other V (3) ii	:	Rs.66,199/- per Sq. Mtrs.
	Total Composite Rate	:	Rs.1,10,331/- per Sq. Mtrs.

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DETAILS OF VALUATION :-

Sr. No.	Description	Qty. Sq. Mtrs.	Rate Per Unit Rs./Sq. Ft.	Estimated Value in Rs.
1.	Present value of the flat	54.35	Rs.1,10,331/-	Rs.59,96,490/-
2.	Wardrobes		NIL	NIL
3.	Showcases		NIL	NIL
4.	Kitchen arrangements		NIL	NIL
5.	Superfine finish		NIL	NIL
6.	Interior Decorations		NIL	NIL
7.	Electricity deposits electrical fittings, etc.		NIL	NIL
8.	Extra collapsible gates / grill works etc.		NIL	NIL
9.	Potential value, if any		NIL	NIL
	Total			Rs.59,96,490/-
				Say Rs.59,96,000/-
	(RUPEES FIFTY NINE LAKHS NINETY SIX THOUSANDS ONLY)			

As per discussion with client and looking at current market scenario of said property, there is no threat of acquisition by government for road widening/public service purposes, submerging & applicability of CRZ provisions to the property under valuation.

As a result of our appraisal and analysis it is our considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs.59,96,000/- (RUPEES FIFTY NINE LAKHS NINETY SIX THOUSANDS ONLY).**

INSURANCE VALUE :-

Insurance system came into existence due to the possibility of occurrence of unforeseen events causing loss or damage to the property and ultimate financial loss to the owner of the asset. Land is not a perishable commodity and hence does not need insurance. As per principles of Insurance land is never insured. Building on the other hand is a perishable and destructive asset and hence requires insurance like other assets such as plant and machineries, furniture, goods and stocks, cash etc. Insurance of building is required against risk of fire, earthquake, riot, terrorism, malicious damage, explosion, flooding, tsunami,

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Total Built Up Area: 58.75 Sq. Mtrs.

		Rs.
Cost of the building as if new @ Rs.37,674 - per Sq. Mtrs. x 58.75 Sq. Mtrs.	=	Rs.22,13,423/-
Deduct :- 10% towards the cost of foundation & Plinth	=	Rs. 2,21,342/-
Net cost of superstructure	=	Rs.19,92,081/-
Deduct for Depreciation : Depreciated Market Rate Considered		
Net present insurable value	=	Rs.19,92,000/-
		Say Rs.19,92,000/-
(RUPEES NINETEEN LAKHS NINETY TWO THOUSANDS ONLY).		

THE DISTRESS SALE VALUE :-

= Fair Market Value as on date x 0.80

= Rs.59,96,000/- x 0.80

= **Rs.47,96,800/-**

(RUPEES FORTY SEVEN LAKHS NINETY SIX THOUSANDS EIGHT HUNDREDS ONLY).

THE NET REALIZABLE VALUE (NRV) :-

Thus, Net Realizable Value (NRV) of caption subject property is

Fair Market Value (Selling Price) : Rs.59,96,000/-

Deduct Cost Of Realization (Approx. 10%) : Rs. 5,99,600/-

NRV Rs. 53,96,400/-

(RUPEES FIFTY THREE LAKHS NINETY SIX THOUSANDS FOUR HUNDREDS ONLY).

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PART III DECLARATION

A) The valuation is based on the site visit & the information reported by the borrower.

B) The valuation is subject to clear & marketable title & adequacy of Engineering /Structural design, Stability & Deed of declaration for common Areas etc.

C) Emphasis of this report is on the value of the property & not on the area measurement or title verification of the property, environmental aspects & is based on present market rate.

D) This valuation report will remain valid only for the purpose for which it is made as mentioned in clause 1 this report and any other use of this report shall render it invalid & The Valuation has been given solely for the use of the Client to whom it's addressed. Market value obtained in this report is defined below – Market value is the estimated amount for which an asset should exchange on the date of valuation between a willing buyer & willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably compulsion (As defined by the International Valuation Standards Committee London).

E) M/S. Navjivan Consultancy Services Private Ltd., by reason of this report, are not required to give testimony or attendance in court or to any Government agency with reference to the subject property unless prior arrangements and consent have been made.

F) Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation is purely an estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rates indicated are based on current market condition & these may vary with time.

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G) Bank authorities are requested to contact Valuer in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.

H) Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges etc. if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.

I) It is advisable for the lender or the party to go through the contents of the report and discrepancy if any should be brought to the notice of NCSPL within 30 days from issue date of report and NCSPL is not responsible for any change in content after expiry of 30 days from the date of report.

Date: 13/02/2025
Place:- Kalyan.

FOR NAVJIVAN CONSULTANCY SERVICES PVT. LTD.

NAYAN DHOLAKIA
GOVT. REGISTERED VALUER

DIRECTOR/ AUTH. SIGN.
(APPROVED VALUER)

1. Details of Property visited :
2. Date of visit :
3. Time of Visit :
3. Name & Designation of visiting Official :
4. Remarks if any.

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 Rs._____(Rupees_____only).

Date: Signature:

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Declaration from the valuer in Format I (Annexure I)
Model code of conduct for valuer (Annexure II

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ANNEXURE I
DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my valuation report dated 13/02/2025 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 have personally inspected the property on 12/02/2025. The work is not subcontracted 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.

h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure I- 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 authorized official of the company, who is competent to sign this valuation report.

k. Further, I hereby provide the following information.

No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Residential Flat

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2	Purpose of valuation and appointing authority	To ascertain the Fair Market Value as on date of property for Non Fiscal purpose – To Housing Loan Proposal.
3	Identity of the valuer and any other experts involved in the valuation;	Nayan Dholkia
4	Disclosure of valuer interest or conflict, if any;	Nil
5	Date of appointment,	As per telephonic conversation dated 11/02/2025
6	Valuation date and date of report;	Valuation Date : 12/02/2025 Date Of Report : 13/02/2025
7	Inspections and/or investigations undertaken;	Yes
8	Nature and sources of the information used or relied upon;	We had also gone through Documents submitted by bank, Government Ready Reckoner rates, Field Enquiry & web search for similar property rates.
9	Procedures adopted in carrying out the valuation and valuation standards followed;	Depreciated Market Rate.
10	Restrictions on use of the report, if any;	For Bank internal assessment of housing loan.
11	Major factors that were taken into account during the valuation;	Documents submitted by bank, Government Ready Reckoner rates, Field Enquiry & web search for similar property rates, age of the property.
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.	Legal flow of document & their ownership, pending government taxes if any.

Date: 13/02/2025
Place: Kalyan.

NAYAN DHOLAKIA
210, KRISHNA COMPLEX,
VALIPEER ROAD,
KALYAN (W),
GOVT. REGD. VALUER OF LAND & BUILDINGS

(Name of the Approved Valuer and
Seal of the Firm / Signature Company)

GOVT. REGISTERED VALUER

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ANNEXURE II
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 endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.

4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.

5 A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care:

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.

7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time

8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.

9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.

10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.

11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

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Independence and Disclosure of Interest:

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of BARODA (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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

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 authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.

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23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization 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. A 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: P

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 organization discredits the profession.

Date: 13/02/2025
Place: Kalyan

(Name of the Approved Valuer and
Seal of the Firm / Signature Company)

GOVT. REGISTERED VALUER

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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)

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Year 2024-2025 Language English

Selected District Thane

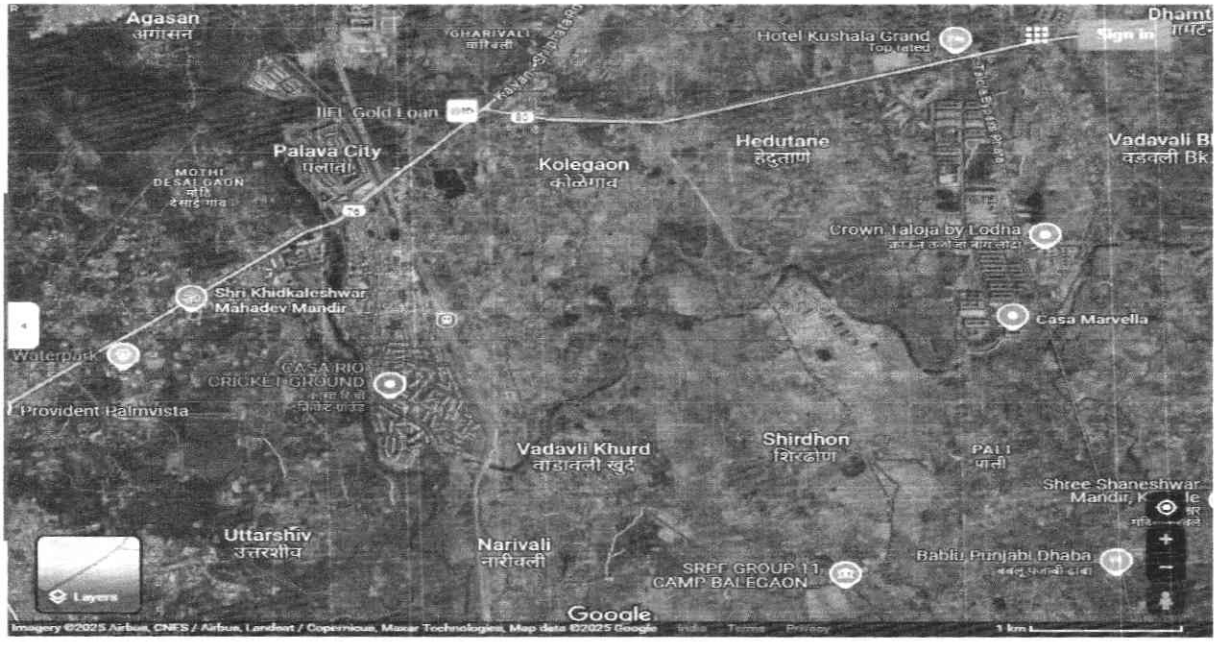
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Select Village Khoni

Vibhag Number 7

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शिरायत क्षेत्र जमीन	1.26-2.60	679900	हेक्टर
शिरायत क्षेत्र जमीन	2.61-5.00	771300	हेक्टर
शिरायत क्षेत्र जमीन	5.01-7.60	868700	हेक्टर
शिरायत क्षेत्र जमीन	7.61-10.00	960000	हेक्टर
शिरायत क्षेत्र जमीन	10.01-12.60	1069200	हेक्टर
शिरायत क्षेत्र जमीन	12.61-जास्त दुरे	1217300	हेक्टर
निवासी	0-0.00	38400	चौरस मीटर

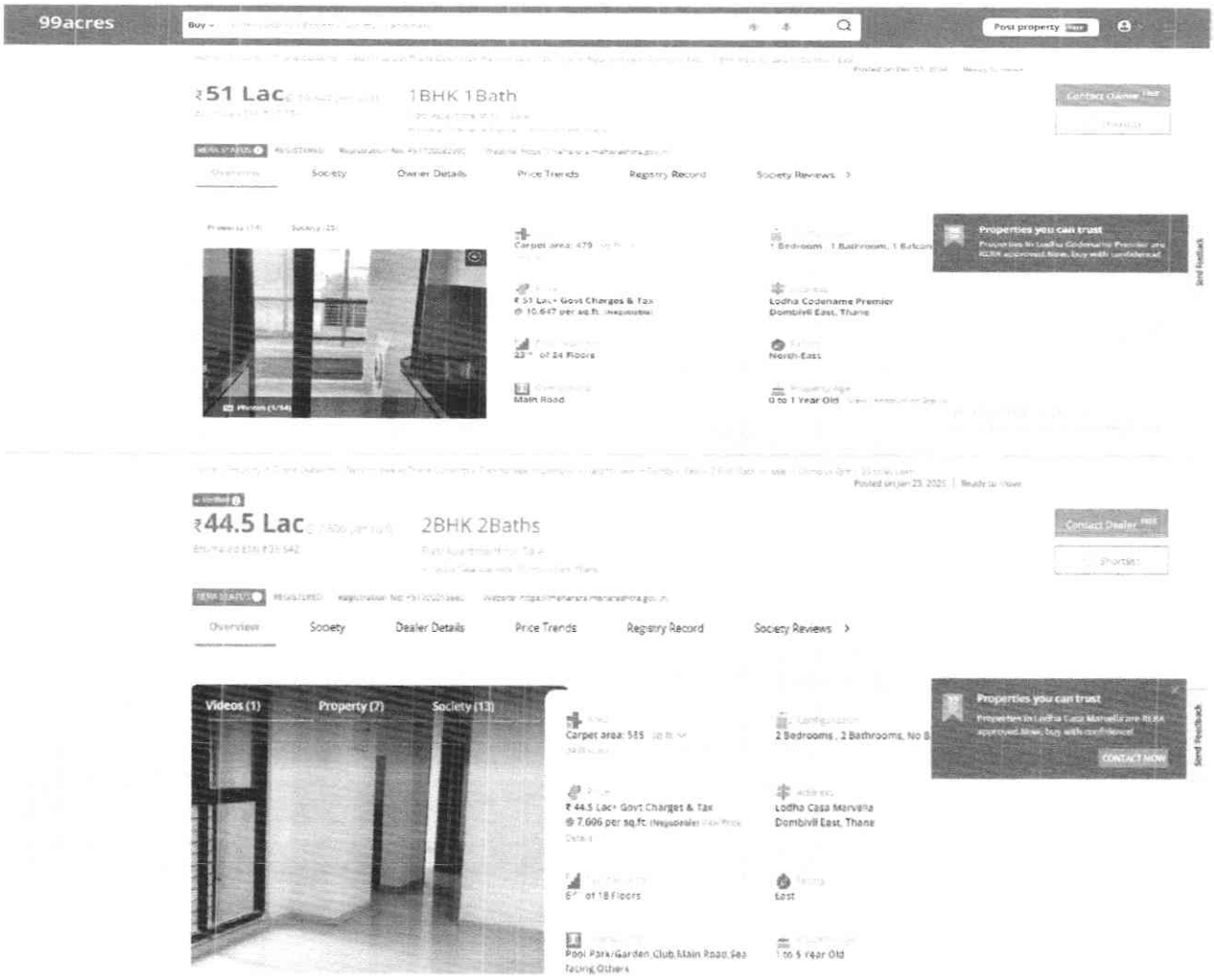
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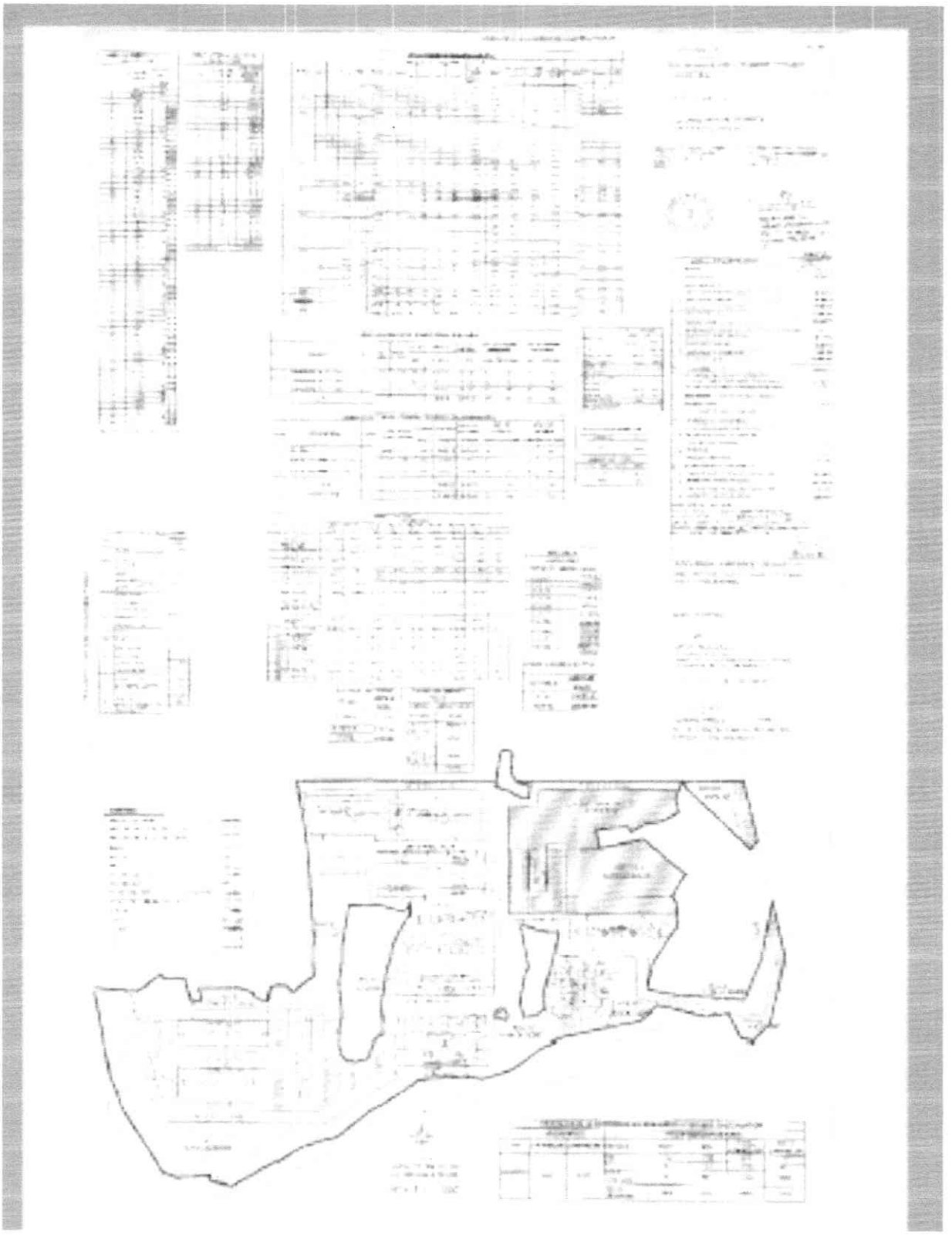
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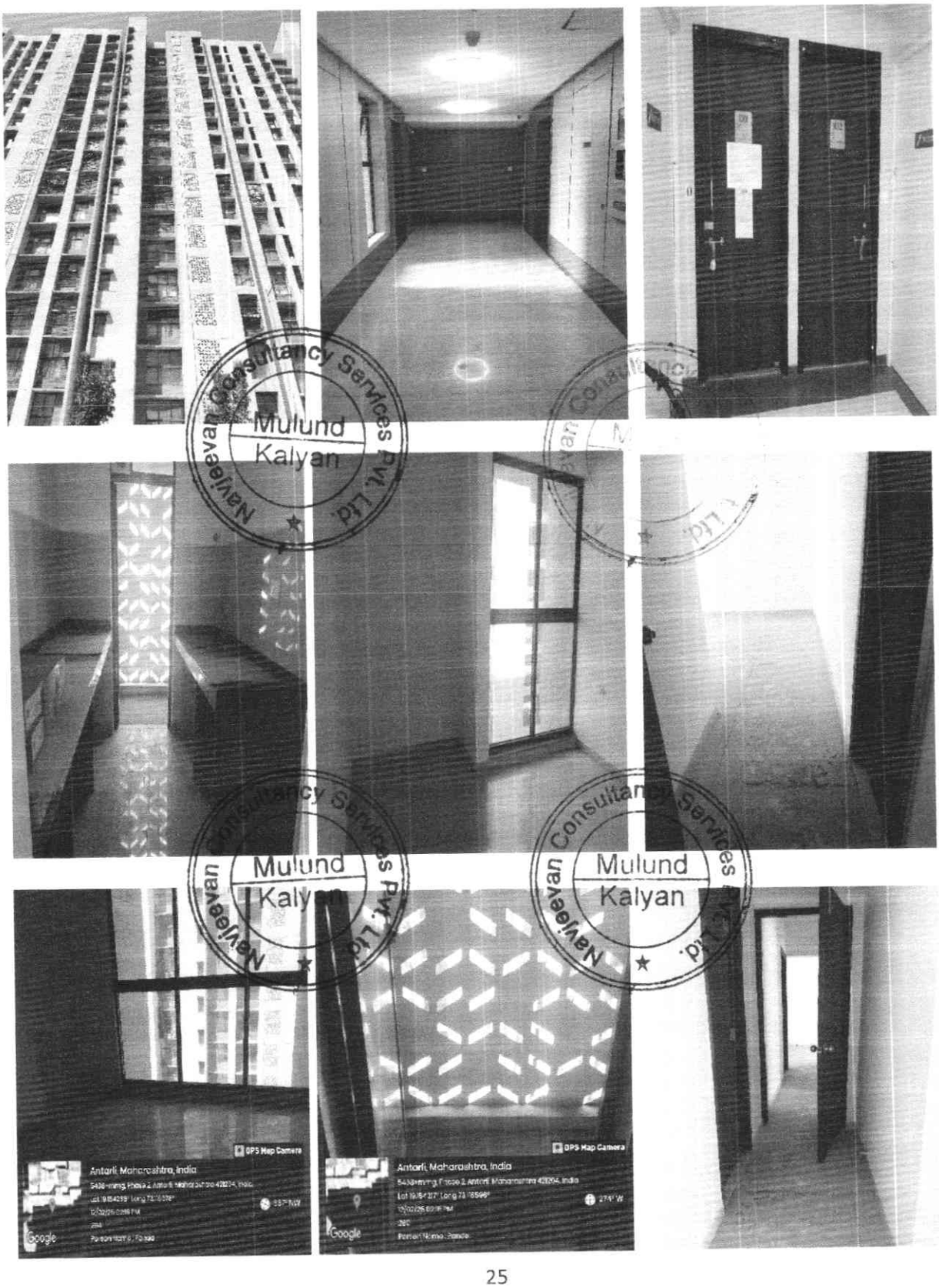
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