# MOURYA CONCEPTS

Property Valuation, Advisory, Consultancy.

**Mourya Ref No: Canara: 260617** **Date 10-06-2025**

**To,**

**Canara Bank**
**RO Thane**

| | |
|---|---|
| **Purpose of Valuation -** | **To Asses the Fair Market Value** |
| **Name of the Applicant** | **Mr. Shekhar Laxman Jamsutkar** |
| **Name of the Owner** | **Mr. Shekhar Laxman Jamsutkar** |
| **Locational Address** | **Flat No. 306, 3rd Floor, D Wing, Sai Darshan Apartment, Building No. 4, Gut No. 112 of Village Valivali, Off Barvi Dam Road, Badlapur (West), Taluka Ambernath, District Thane - 421 503.** |
| **Fair Market Value** | **₹ 25,90,000.00** |
| **Realisable Value** | **₹ 22,01,500.00** |
| **Distress Value** | **₹ 19,42,500.00** |
| **Guideline Value** | **₹ 24,87,954.00** |

KAMASETTY VENKATAKRISHNAIAH VENUGOPAL

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Place Mumbai
Date 10-06-2025

(Name and Official Seal of the Approved)

| | | | |
|---|---|---|---|
| **VALUATION REPORT** | | | |
| **Mourya Ref No: Canara: 260617** | | **Date:** | **10-06-2025** |
| **PART A** | | | |
| **I. GENERAL** | | | |
| 1 | Purpose of Valuation | : | To Asses the Fair Market Value |
| 2 | a) Date of Inspection | : | 10-06-2025 |
| | b) Date on which the valuation is made | : | 10-06-2025 |
| 3.a | Name of the reported owner(s) with present address and with Phone No. | : | Mr. Shekhar Laxman Jamsutkar |
| 3.b | Name of the Borrower(s) with present address and with Phone No. | : | Mr. Shekhar Laxman Jamsutkar |
| 4 | List of documents produced for perusal | : | Previous Valuation Report |
| 5 | Brief description of the property (Including leasehold/freehold etc) | : | Residential Flat in a Ground + 4th Floor building, Freehold |
| 6 | Scope of Valuation | : | To Asses the Fair Market Value |
| 7 | If this report is to be used for any bank purpose, state the name of the bank and branch, if known | : | Canara Bank RO Thane |
| **II. Description of the Property** | | | |
| 1 | Postal Address of the Property with Pin-code | : | Flat No. 306, 3rd Floor, D Wing, Sai Darshan Apartment, Building No. 4, Off Barvi Dam Road, Badlapur (West), Taluka Ambernath, District Thane - 421 503. |
| 2 | Residential Area | : | Yes |
| | Commercial Area | : | No |
| | Industrial Area | : | No |
| 3 | Classification of the Area | : | High/**Middle**/Poor/Urban/Semi Urban/Rural |
| 4 | Coming under Corporation Limit /Village Panchayat/Municipality | : | KBMC |
| 5 | Whether covered under any State/Central Govt. enactments (e.g.Urban Land Ceiling Act) or notified under agency area/scheduledarea/cantonment | : | No |
| 6 | In case it is an agricultural land, any conversion to house site plots is contemplated | : | No |
| 7 | **Address of property as per Documents** | : | |
| | Plot No. | | Gut No. 112 of Village Valivali |
| | Name of Nagar/Layout | | NA |
| | S.F.No/T.S.No./R.S.No. | | NA |
| | Village / Block | | Valivali |
| | Taluk / Ward | | Ambernath |
| | Mandal/District/Municipality/ Corporation | | KBMC |
| | Location of the Property with nearest landmark | : | Near Shreeji Garden |
| | And distance from the core City/town limits | : | 1.5 km from Badlapur Railway Station |

| | | | | | | |
|---|---|---|---|---|---|---|
| 8.a | **Boundaries of the Property** | : | **As per Document: For Land** | | | |
| | East | : | Details not mentioned in provided document. | | | |
| | West | : | | | | |
| | North | : | | | | |
| | South | : | | | | |
| 8.b | **Boundaries of the Property** | : | **As per Actual for Building** | | | |
| | East | : | E Wing | | | |
| | West | : | Open Plot | | | |
| | North | : | Shreeji Garden CHSL | | | |
| | South | : | C Wing | | | |
| 9 | Latitude, Longitude and Coordinates of the site | : | 19.179658,73.237900 | | | |
| 10 | **Property Tax receipt referred** | | | | | |
| | Assessment number | : | Supporting documents not provided hence cannot comment. | | | |
| | Tax amount | : | | | | |
| | Receipt in the name of | : | | | | |
| 11 | Electricity service connection No. | : | | | | |
| | In the name of Other details, if any | : | | | | |
| 12 | Flat is presently occupied by | : | Finising stage/ Owner/ Tenants/ Seller/ Vacant **/ External Visit Done** | | | |
| **13** | **Dimension of the Site/Plot** | : | **As per document in SqFt** | | **As per Actual** | |
| | North | : | NA | | NA | |
| | South | : | | | | |
| | East | : | | | | |
| | West | : | | | | |
| | **Total Area in Square feet** | : | | | | |
| 14 | **Extent of Site / Plot considered for valuation (least of all above)** | : | **NA** | **NA** | **NA** | **NA** |
| **II. APARTMENTBUILDING:** | | | | | | |
| 1 | Nature of Apartment | : | Residential | | | |
| 2 | Flat No. and Floor | : | Flat No. 306, 3rd Floor | | | |
| 3 | Location | : | Badlapur (West) | | | |
| 4 | Description of the locality | : | Developing | | | |
| 5 | Year of Construction | : | 2021 | | | |

| | | | |
|---|---|---|---|
| 6 | Number of Floors | : | Ground + 4 Upper Floor |
| 7 | Type of structure | : | RCC Structure |
| 8 | Number of dwelling units in the building | : | 24 Flats |
| 9 | Quality of construction | : | Average |
| 10 | Appearance of the building | : | Average |
| 11 | Maintenance of the building | : | Average |
| 12 | Facilities available | : | Yes |
| 13 | Lift | : | Yes |
| 14 | Protected water supply | : | Yes |
| 15 | Underground sewerage system available | : | Yes |
| 16 | Car Parking: Open/Covered | : | No |
| 17 | Alround Compound wall | : | Yes |
| 18 | Pavement around the building | : | Yes |
| 19 | Any other facility | : | Not as per our knowledge |
| | | | |
| **FLAT** | | | |
| | The floor in which the Floor is situated | : | 3rd Floor |
| | Door number of the Flat | : | Flat No. 306 |
| **SPECIFICATION OF THE FLAT** | | | |
| 1 | Roof | : | RCC Framed Structure |
| 2 | Flooring | : | Not applicable as External visit done |
| 3 | Doors | : | Not applicable as External visit done |
| 4 | Windows | : | Not applicable as External visit done |
| 5 | Fittings | : | Not applicable as External visit done |
| 6 | Finishing | : | Not applicable as External visit done |
| 7 | How is the maintenance of the flat | : | Not applicable as External visit done |
| 8 | **Agreement for sale**/ Draft Agreement/ executed in the name | : | Supporting documents not provided hence cannot comment. |
| 9 | UDS of land as per Sale deed/ Agreement In SqFt | : | Supporting documents not provided hence cannot comment. |
| 10 | BUA of the Flat in SqFt (As per document) | : | 518 sq. ft. BUA (as per previous valuation report) |
| 11 | What is the floor space index (Approx)? | : | Supporting documents not provided hence cannot comment. |
| 12 | What is the carpet area of the Flat in SqFt (As per measurement) | : | Not applicable as External visit done |
| 13 | Is it Posh/I Class/Medium/Ordinary | : | Medium |
| 14 | Is it being used for residential or commercial? | : | Residential |
| 15 | Is it owner occupied or tenanted | : | Not applicable as External visit done |
| 16 | If tenanted, what is the monthly rent? In Rs. | : | NA |
| **PART B - VALUATION OF EXISTING FLAT** | | | |
| 1 | How is the marketability | : | Average |
| 2 | What are the factors favouring for an extra potential value? | : | Easy approach to school, Hospital & Bus station. |

| | | | | | |
|---|---|---|---|---|---|
| 3 | Any negative factors observed which affect the market value in general | : | No | | |
| | **RATES** | | | | |
| 4 | After analysing 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 atleast two latest deals/ transactions with respect to adjacent properties in the areas | : | Rs. | 4,800/ SqFt to 5,200/ SqFt on BUA | |
| 5 | 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) | : | Rs. | 5,000/ SqFt | |
| | **BREAK UP FOR THE RATE** | | | | |
| 7 | Break for the composite rate | : | | | |
| | i) Land +others | | 2,500 | | |
| | ii) Building + Services | | 2,500 | | |
| | Guideline rate obtained from the Registrar's | : | 4,803 | | |
| | Built up Area of Flat in SqFt | : | 518 | | |
| | Guideline Value in Rs.as on Date | : | 24,87,954 | | |
| 8 | **B. COMPOSITE RATE ADOPTED AFTERDEPRECIATION** | | | | |
| 1 | Age of the building in Years | : | 4 years | | |
| 2 | Life of the building estimated | : | 56 years | | |
| 3 | Inspection | : | | | |
| | Stage of construction | : | Completed | | |
| | Technical Completion | : | 100% | | |
| | Recommended | : | 100% | | |
| | Cost of construction | : | 2500 | | |
| a | Depreciated Building Rate | | | | |
| i | Replacement cost of flat with Services (v(3)i) | | 250 | | |
| ii | Depreciation percentage assuming the salvage value as 10% | | 10% | | |
| ii | Depreciated Ratio of the building | : | 90:100 | | |
| b | Total Composite rate arrived for valuation | | | | |
| i | Depreciated Building rate VI(a) | | 2,250 | | |
| ii | Rate for Land & other V(3) ii | | 2,750 | | |
| iii | Total Composite Rate in Rs./ SqFt | | 5,000 | | |

**C. VALUATION DETAILS**

| Sr No | DESCRIPTION | Area in SqFt | RATE PER UNIT IN RS | ESTIMATED VALUE |
|---|---|---|---|---|
| 1 | BUA | 518 | 5,000 | 25,90,000 |
| 2 | Car Parking in Rs. | | | |
| | **TOTAL** | | | **25,90,000** |

| | Remark: |
|---|---|
| 1 | This is a NPA case. |
| 2 | This report is accomplished on the basis of Previous Valuation Report shared by Canara Bank. |
| 3 | The BUA of 518 sq. ft. as per previous report provided by Canara Bank has been considered for the purpose of this valuation exercise. |
| 4 | An internal inspection of the subject property was not allowed. Hence, external visit is done. |
| 5 | All details taken as per previous valuation report provided by Canara Bank. (i.e. Baswaraj Masanagi & Co. Dated 12/03/2021) |
| 6 | Based on site inspection, it was observed that the notice issued by Canara Bank was affixed on the door of the subject property. |
| 7 | Canara Bank to substantiate Ownership documents, OC, CC, Approved plan, latest property tax receipt (if applicable) & other admissible documents before further process. |
| 8 | The genuineness of original documents to be verified by the bank authorities before further process. |
| | **ANY OTHER DETAILS:** |
| 1 | Comparable Sale Method has been adopted for arriving the Value of the Flat. |
| 2 | As a Result of My Appraisal and analysis |
| 3 | It is my considered opinion that the present fair Market Value of the Above Property in the Prevailing Condition with aforesaid Specifications is Rs. 25,90,000/- (Rupees Twenty Five Lakhs Ninty Thousand Only). |
| 4 | Realisable Value Rs. 22,01,500/- (Rupees Twenty Two Lakhs One Thousand Five Hundred Only). |
| 5 | Distress Value Rs. 19,42,500/- (Rupees Nineteen Lakhs Forty Two Thousand Five Hundred Only). |
| 6 | Guideline Value in Rs. 24,87,954/- (Rupees Twenty Four Lakhs Eighty Seven Thousand Nine Hundred Fifty Four Only). |
| | |

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Date: 2025.07.09 18:27:31 +05'30'

(Name and Official Seal of the Approved)

| CERTIFICATE | |
|---|---|
| 1 | It is hereby Certified that in My Opinion |
| 2 | i) The Present Market Value of the Property discussed in the report (Above) by adopting Prevailing Market Rate For Flat. |
| 3 | ii) That Forced Sale Value of the Property is Estimated as 25% less than the Present Market Value. |
| 4 | If This Property is Offered as Security, The Concerned Financial Institution is Requested to Verify the Extent of land Shown in 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 Reffered if the Purpose is Different Other Than Mentioned in (1). |
| 6 | The property was inspected on 10-06-2025 |
| 7 | The Legal Aspects were not considered in this valuation . |
| 8 | This Valuation work has been undertaken by the valuer based upon the request from the owner & the branch manager, Canara Bank, RO Thane |

Place Mumbai
Date 10-06-2025 (Name and Official Seal of the Approved)

| FORMAT-A | |
|---|---|
| DECLARATION FROM VALUERS | |
| | I hereby declare that- |
| 1 | The information furnished in my valuation report dated 10/06/2025 is true andcorrect 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 | Mr. Sagar V. Shete behalf of Mourya Concepts has inspected the property on 10/06/2025 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 Vauation, 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. |
| 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 registered under Section 34 AB of the Wealth Tax Act, 1957.I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report. |

| Sl | Particulars | Valuer comment |
|---|---|---|
| 1 | Background information of the asset being valued; | Flat No. 306, 3rd Floor, D Wing, Sai Darshan Apartment, Building No. 4, Off Barvi Dam Road, Badlapur (West), Taluka Ambernath, District Thane - 421 503. |
| 2 | purpose of valuation and appointing authority | To Asses the Fair Market Value |
| 3 | identity of the valuer and any other experts involved in the valuation; | Panel Valuer of Canara Bank,<br>Mourya Concepts (K. Venugopal) |
| 4 | disclosure of valuer interest or conflict, if any; | No Personal intrest on Property |
| 5 | date of appointment, valuation<br>date and date of report; | Visit Date : 10.06.2025<br>Report Date : 10.06.2025 |
| 6 | Inspections and/or investigations undertaken; | Yes |
| 7 | Nature and sources of the information used or relied upon; | Previous Valuation Report |
| 8 | Procedures adopted in carrying out the valuation and valuation standards followed; | Composite Rate Method |
| 9 | Restrictions on use of the report,if any; | NA |
| 10 | Major factors that were taken into account during the valuation; | Location of the Property |
| 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. | We did not face any limitation. The rates adopted were based on our experience & Local enquiry. However rate may depend on willingness of Purchaser and Seller |

**Date:** **10-06-2025**

**Place:** **Mumbai**

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Signature of the Valuer

**ANNEXURE**

**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**

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

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

3 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.

4 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.

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

6 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

**Independence and Disclosure of Interest**

1 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.

2 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.

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

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

5 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.

6 A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.

7 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,

8 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**

1 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**

1 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.

2 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.

3 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.

4 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:**

1 A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

2 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).

3 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.

4 Remuneration and Costs.

5 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.

6 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.

7 Occupation, employability and restrictions.

8 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.

9 A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Date:** 10-06-2025

**Place:** Mumbai

KAMASETTY VENKATAKRISHNAIAH VENUGOPAL

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Date: 2025.07.09 18:27:53 +05'30'

**Signature**

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

**SKETCH**

External Visit Done

**LAT/LONG POINTS : 19.179658,73.237900**

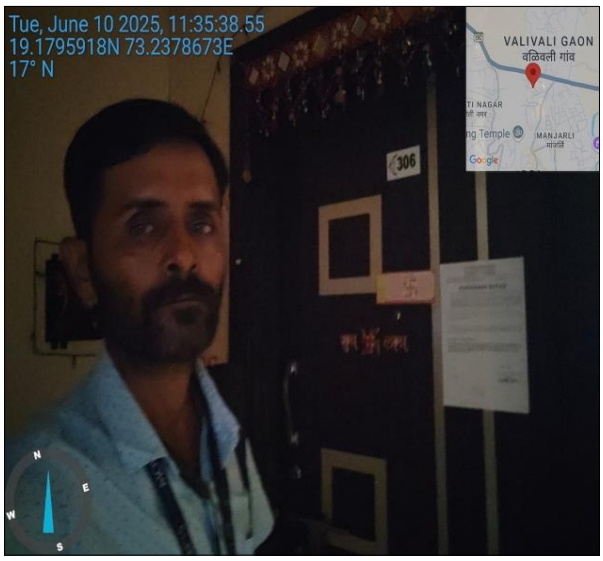


## PHOTOGRAPHS OF THE PROPERTY















## IGR

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

Home | Valuation Guidelines | User Manual

Year: 2025-2026 | Language: English

Selected District: Thane

Select Taluka: Ambarnath

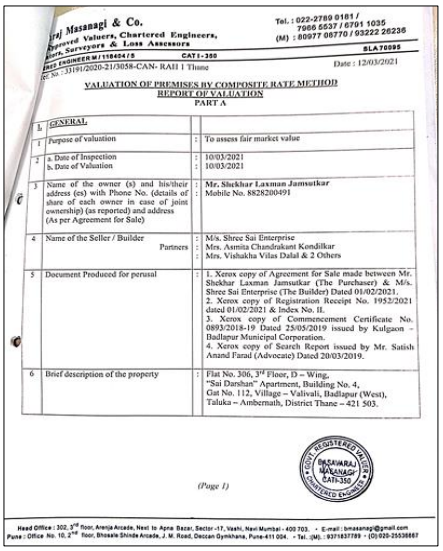
Select Village: Mauje [Gav] Mauje Valivali No. 5 (Kulgaon I

Search By: ◉Survey No. ○SubZones

Enter Survey No: 112 | Search

| उपविभाग | खुली जमीन | निवासी सदनिका | ऑफ़ीस | दुकाने | औद्योगिक | एकक (Rs./) | Attribute |
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## Documents for perusal



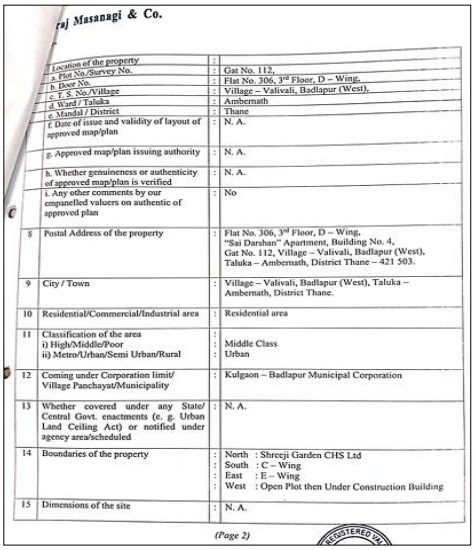
raj Masanagi & Co.
Approved Valuers, Chartered Engineers, Govt. Surveyors & Loss Assessors
Tel. : 022-2789 0181 / 7666 5637 / 6701 1035
(M) : 80977 08770 / 93222 26236
GOVT. ENGINEER M / 110404 / 8 CAT I - 350 SLA 70095
Ref. No. :3191/2020-21/3058-CAN- RAII ! Thane Date : 12/03/2021

VALUATION OF PREMISES BY COMPOSITE RATE METHOD
REPORT OF VALUATION
PART A

| I. | GENERAL | |
|---|---|---|
| 1 | Purpose of valuation | To assess fair market value |
| 2 | a. Date of Inspection<br>b. Date of Valuation | 10/03/2021<br>10/03/2021 |
| 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) (as reported) and address (As per Agreement for Sale) | Mr. Shekhar Laxman Jamsutkar<br>Mobile No. 8828200491 |
| 4 | Name of the Seller / Builder<br>Partners | M/s. Shree Sai Enterprise<br>Mrs. Asmita Chandrakant Kondilkar<br>Mrs. Vishakha Vilas Dalal & 2 Others |
| 5 | Document Produced for perusal | 1. Xerox copy of Agreement for Sale made between Mr. Shekhar Laxman Jamsutkar (The Purchaser) & M/s. Shree Sai Enterprise (The Builder) Dated 01/02/2021.<br>2. Xerox copy of Registration Receipt No. 1953/2021 dated 01/02/2021 & Index No. II.<br>3. Xerox copy of Commencement Certificate No. 0893/2018-19 Dated 25/05/2019 issued by Kulgaon – Badlapur Municipal Corporation.<br>4. Xerox copy of Search Report issued by Mr. Satish Anand Farad (Advocate) Dated 20/03/2019. |
| 6 | Brief description of the property | Flat No. 306, 3rd Floor, D – Wing,<br>"Sai Darshan" Apartment, Building No. 4,<br>Gat No. 112, Village – Valivali, Badlapur (West),<br>Taluka – Ambernath, District Thane – 421 503. |

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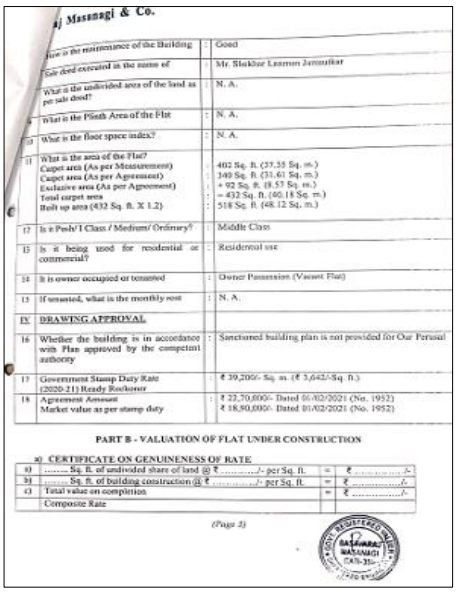
Head Office : 302, 3rd floor, Aranja Arcade, Next to Apna Bazar, Sector -17, Vashi, Navi Mumbai - 400 703. • E-mail : bmasanagi@gmail.com
Pune : Office No. 10, 2nd floor, Bhosale Shinde Arcade, J. M. Road, Deccan Gymkhana, Pune-411 004. • Tel. (M). : 9371837789 • (O) 020-25536887



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| | | |
|---|---|---|
| a. | Location of the property | |
| a. | Plot No./Survey No. | Gat No. 112, |
| b. | Door No. | Flat No. 306, 3rd Floor, D – Wing, |
| c. | T. S. No./Village | Village – Valivali, Badlapur (West), |
| d. | Ward / Taluka | Ambernath |
| e. | Mandal / District | Thane |
| f. | Date of issue and validity of layout of approved map/plan | N. A. |
| g. | Approved map/plan issuing authority | N. A. |
| h. | Whether genuineness or authenticity of approved map/plan is verified | N. A. |
| i. | Any other comments by our empanelled valuers on authentic of approved plan | No |
| 8 | Postal Address of the property | Flat No. 306, 3rd Floor, D – Wing,<br>"Sai Darshan" Apartment, Building No. 4,<br>Gat No. 112, Village – Valivali, Badlapur (West),<br>Taluka – Ambernath, District Thane – 421 503. |
| 9 | City / Town | Village – Valivali, Badlapur (West), Taluka – Ambernath, District Thane. |
| 10 | Residential/Commercial/Industrial area | Residential area |
| 11 | Classification of the area<br>i) High/Middle/Poor<br>ii) Metro/Urban/Semi Urban/Rural | Middle Class<br>Urban |
| 12 | Coming under Corporation limit/ Village Panchayat/Municipality | Kulgaon – Badlapur Municipal Corporation |
| 13 | Whether covered under any State/ Central Govt. enactments (e. g. Urban Land Ceiling Act) or notified under agency area/scheduled | N. A. |
| 14 | Boundaries of the property | North : Shreeji Garden CHS Ltd<br>South : C – Wing<br>East : E – Wing<br>West : Open Plot then Under Construction Building |
| 15 | Dimensions of the site | N. A. |

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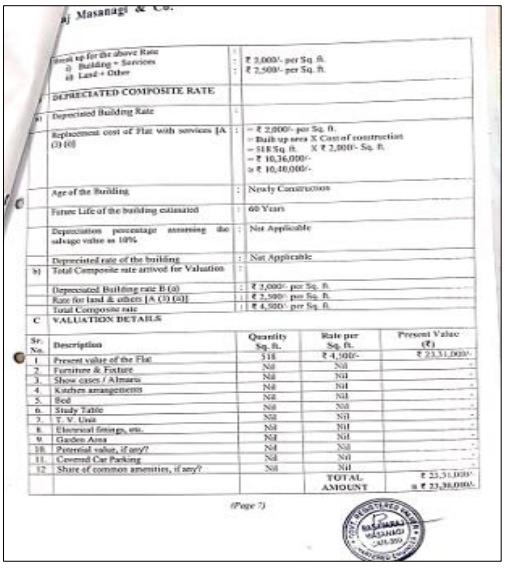
| | | |
|---|---|---|
| | Rate is the maintenance of the Building | Good |
| | Sale deed executed in the name of | Mr. Shekhar Laxman Jamsutkar |
| | What is the undivided area of the land as per sale deed? | N. A. |
| | What is the Plinth Area of the Flat | N. A. |
| | What is the floor space index? | N. A. |
| 11 | What is the area of the Flat?<br>Carpet area (As per Measurement)<br>Carpet area (As per Agreement)<br>Exclusive area (As per Agreement)<br>Total carpet area<br>Built up area (432 Sq. ft. X 1.2) | 402 Sq. ft. (37.35 Sq. m.)<br>340 Sq. ft. (31.61 Sq. m.)<br>+ 92 Sq. ft. (8.57 Sq. m.)<br>= 432 Sq. ft. (40.18 Sq. m.)<br>518 Sq. ft. (48.12 Sq. m.) |
| 12 | Is it Posh/ I Class / Medium/ Ordinary? | Middle Class |
| 13 | Is it being used for residential or commercial? | Residential use |
| 14 | It is owner occupied or tenanted | Owner Possession (Vacant Flat) |
| 15 | If tenanted, what is the monthly rent | N. A. |
| IV | DRAWING APPROVAL | |
| 16 | Whether the building is in accordance with Plan approved by the competent authority | Sanctioned building plan is not provided for Our Perusal |
| 17 | Government Stamp Duty Rate (2020-21) Ready Reckoner | ₹ 39,200/- Sq. m. (₹ 3,642/-Sq. ft.) |
| 18 | Agreement Amount<br>Market value as per stamp duty | ₹ 22,70,000/- Dated 01/02/2021 (No. 1952)<br>₹ 18,50,000/- Dated 01/02/2021 (No. 1952) |

PART B - VALUATION OF FLAT UNDER CONSTRUCTION

a) CERTIFICATE ON GENUINENESS OF RATE

| | | | |
|---|---|---|---|
| a) | ..... Sq. ft. of undivided share of land @ ₹ ...../- per Sq. ft. | = | ₹ ...../- |
| b) | ..... Sq. ft. of building construction @ ₹ ...../- per Sq. ft. | = | ₹ ...../- |
| c) | Total value on completion | = | ₹ ...../- |
| | Composite Rate | | |

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| | | |
|---|---|---|
| | Break up for the above Rate<br>a) Building + Services<br>b) Land + Other | ₹ 7,000/- per Sq. ft.<br>₹ 7,500/- per Sq. ft. |
| b) | DEPRECIATED COMPOSITE RATE<br>Depreciated Building Rate | |
| | Replacement cost of Flat with services [A (3) (a)] | = ₹ 2,000/- per Sq. ft.<br>= Built up area X Cost of construction<br>= 518 Sq. ft. X ₹ 2,000/- Sq. ft.<br>= ₹ 10,36,000/-<br>≅ ₹ 10,40,000/- |
| | Age of the Building | Newly Construction |
| | Future Life of the building estimated | 60 Years |
| | Depreciation percentage assuming the salvage value as 10% | Not Applicable |
| | Depreciated rate of the building | Not Applicable |
| b) | Total Composite rate arrived for Valuation | |
| | Depreciated Building rate B (a) | ₹ 2,000/- per Sq. ft. |
| | Rate for land & others [A (3) (a)] | ₹ 2,500/- per Sq. ft. |
| | Total Composite rate | ₹ 4,500/- per Sq. ft. |

C VALUATION DETAILS

| Sr. No. | Description | Quantity Sq. ft. | Rate per Sq. ft. | Present Value (₹) |
|---|---|---|---|---|
| 1. | Present value of the Flat | 518 | ₹ 4,500/- | ₹ 23,31,000/- |
| 2. | Furniture & Fixture | Nil | Nil | - |
| 3. | Show cases / Almara | Nil | Nil | - |
| 4. | Kitchen arrangements | Nil | Nil | - |
| 5. | Bed | Nil | Nil | - |
| 6. | Study Table | Nil | Nil | - |
| 7. | T. V. Unit | Nil | Nil | - |
| 8. | Electrical fittings, etc. | Nil | Nil | - |
| 9. | Garden Area | Nil | Nil | - |
| 10. | Potential value, if any? | Nil | Nil | - |
| 11. | Covered Car Parking | Nil | Nil | - |
| 12. | Share of common amenities, if any? | Nil | Nil | - |
| | | | TOTAL AMOUNT | ₹ 23,31,000/-<br>≅ ₹ 23,30,000/- |

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KAMASETTY VENKATAKRISHNAIAH VENUGOPAL

Digitally signed by KAMASETTY VENKATAKRISHNAIAH VENUGOPAL
DN: c=IN, o=Personal, pseudonym=05E85C10433B352D4D8F8A03EFE81BF3C, 2.5.4.20=51f955051f9b086c5be338766e602a17057e0f93ec53fcb8690a93a68f9b554c0, postalCode=560062, st=Karnataka, serialNumber=4CABD1DC21608CB6663A87F4FCE73DA392C828E8CCD07D1304C1EDA62C918D08, cn=KAMASETTY VENKATAKRISHNAIAH VENUGOPAL
Date: 2025.07.09 18:28:05 +05'30'