MAHENDRA S. KAKULE

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VAL/49725

VALUATION REPORT

To,
The Manager,
Canara Bank,
Regional Office,
Panaji Branch.

Sub: Valuation of Flat no. 5 located on the fourth floor of Building B in the scheme 'Golden Heights' situated at Margao, Goa.

This valuation is done at the instance of Manager, Canara Bank, Regional Office, Panaji Branch.

I.	**GENERAL**		
1.	Purpose for which the valuation is made		The valuation is made to estimate the present market value, realizable value and distress sale value of the said Flat no. 5 for submission to Canara Bank, Regional Office, Panaji Branch
2.	a)	Date of inspection	21st June, 2025.
	b)	Date on which the valuation is made	23rd June, 2025.
3.	List of documents produced for perusal		
	i)		Agreement for Exchange and Construction dated 29-08-2011.
	ii)		Construction licence
	iii)		Conversion sanad.
4.	Name of the owner(s) and his / their address(es) with Phone no. (details of share of each owner in case of joint ownership)		The said Flat no. 5 belongs to Mr. Fahid M Shaikh & Mr. Joshua Firzan Shaikh.
5.	Brief description of the property		The building 'Golden Heights' is built in a plot of land known as 'Saudade' situated at Margao within the limits of Margao Municipal Council, Taluka & Sub-district of Salcete, District of South Goa, State of Goa and enrolled in the Taluka Revenue Office under

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			Matriz no. 563(urban) and 502(rustic) and surveyed under Chalta nos. 41 & 42 of P.T. Sheet no. 205 in the City Survey of Margao.
6.	Location of property		The scheme 'Golden Heights' is situated at Margao, Goa in neighbourhood of Indian Overseas Bank, Margao Branch.
	a)	Plot no. / Survey no.	Chalta nos. 41 & 42 of P.T. Sheet no. 205 in the City Survey of Margao.
	b)	Door no.	Flat no. 5.
	c)	T. S. no. / Village	Margao
	d)	Ward / Taluka	Salcete Taluka
	e)	Mandal / District	South Goa.
	f)	Date of issue and validity of layout of approved map / plan	Margao Municipal Council has granted permission for the said construction vide Licence no. A/29/11-12 dated 02-06-2011 and renewed vide no. 3/(c)/1/17-18/ Renewal/ TECH/10254 dated 13-03-2018. South Goa Planning and Development Authority has granted permission for said construction vide no. SGPDA/P/5202/346/11-12 dated 13-05-2011. Conversion Sanad for change in use of land to residential has been issued by Deputy Collector vide no. AC/II/SG/Conv/50/2010 dated 22-11-2010.
	g)	Approved map / plan issuing authority	Margao Municipal Council and South Goa Planning and Development Authority.
	h)	Whether genuineness or authenticity of approved map / plan is verified	Plan not made available for perusal.
	i)	Any other comments by our empanelled valuers on authentic of approved plan	---
7.	Postal address of the property		Flat no. 5, fourth floor, Building B, 'Golden Heights', Margao, Goa.
8.	City/Town		Margao
	Residential area		Residential area.
	Commercial area		---
	Industrial area		---
9.	Classification of the area		
	i)	High /Middle/Poor	Middle class.
	ii)	Urban/Semi Urban/Rural	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		Margao 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.		No.

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12.	Boundaries of the property North South East West	The said plot is bounded as follows: By the property of Piedade Domingo Fernandes. By road. By road. By the Muslim Cementary.
13.	Dimension of the site	As per survey plan.
	North	
	South	
	East	
	West	
14.	Extent of the site	The area of the plot is 1548m2.
14.1	Latitude, Longitude & Co-ordinates of flat	N - 15.2764^0 E - 73.9626^0
15.	Extent of the site considered for valuation (least of 13 A & 13 B)	N.A. as valuation is done by composite rate method.
16.	Whether occupied by the owner / tenant ? If occupied by tenant how long? Rent received per month.	The said flat is in symbolic possession of the bank.
II	**APARTMENT BUILDING**	
1.	Nature of the property	Residential flat
2.	Flat no. and Floor	Flat no. 5
3.	Name of the Apartment	Golden Heights
4.	Postal Address	Flat no. 5, fourth floor, Golden Heights, Margao, Goa.
5.	Location	
	T.S.No.	---
	Block No	---
	Ward No.	Margao
	Village /Municipality/Corporation	Margao Municipal Council
	Door No., Street or Road(Pin code)	Flat no. 5
6.	Description of the locality	Residential
7.	Year of construction	2013
8.	Number of floors	Stilt + four upper floors.
9.	Type of structure	RCC framed structure
10.	Number of dwelling units in the building.	N. A. as valuation is of a single flat.
11.	Quality of construction	Good.
12.	Appearance of the building	Good.
13.	Maintenance of the building	Good.
14.	Facilities available	
	Lift	Provided.
	Protected Water supply	Yes.
	Underground sewerage	Municipal sewerage lines.
	Car parking-open/covered	Covered.

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	Around Compound wall	No.
	Pavement around the building	Yes.
	Any other facility	---
III	**FLAT**	
1.	The floor on which flat is situated	Fourth floor
2.	Door no. of the flat	Flat no. 5
3.	Specification of the flat	
	Roof	R.C.C. slab.
	Flooring	Vitrified tiles.
	Doors	Main door is of teakwood Internal door shutters – flush type.
	Windows	Windows are of powder coated aluminium sections with glazing.
	Fittings	Good quality.
	Finishing	The external wall surfaces have two coats of sand faced cement plaster and internal wall surfaces have a coat of cement plaster finished with neeru. The internal wall surfaces are painted with oil bound distemper paint and the external wall surfaces are painted with cement paint.
4.	House Tax	---
	Assessment No.	
	Tax paid in the name of	
	Tax amount	
5.	Electricity service connection no.	Electricity connection provided.
	Meter card is in the name of	---
6.	How is the maintenance of the flat?	Good
7.	Sale Deed executed in the name of	Mr. Fahid M Shaikh & Mr. Joshua Firzan Shaikh.
8.	What is the undivided area of land as Per sale deed?	Not known.
9.	What is the plinth area of the flat?	The super built up area of the Flat no. 5 is 108.55m2.
10.	What is the floor space index (app)	100%
11.	What is the carpet area of the flat?	87m2 approx.
12.	Is it Posh/1 class/Medium/ordinary?	Medium.
13.	Is it being used for Residential or Commercial purpose?	Residential.
14.	Is it owner –occupied or tenanted?	The said flat is presently rented out.
15.	If rented, what is the monthly rent?	N. A.

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PART B – VALUATION OF FLAT UNDER CONSTRUCTION

a) CERTIFICATE ON GENUINENESS OF RATE:

a)	--- m2 of undivided share of land @ Rs --- per sq m.	₹
b)	--- m2 of building construction @ --- per m2	₹
c)	Total value on completion	₹
	Composite Rate	₹

It is hereby certified that the composite rate is genuine for the specification and location

b) STAGE VALUE
a) Actual works completed =
b) Percentage of works completed =

c) VALUATION DETAILS

Present stage value of the flat:

1. Undivided share of land .....sq ft = ₹
2. Stage value of building % x ₹ = ₹
3. Total stage value of the flats as on date = ₹

PART C – VALUATION OF EXISTING FLAT

A.	**GENERAL:**	
1.	How is the marketability?	Good.
2.	What are the factor favoring for an extra potential value	---
3.	Any negative factors are observed which affect the market value in general?	---
	RATE	
1.	After analyzing the comparable sale Instances, what is the composite rate for a similar flat with same specification adjoining locality? – (Along with details / reference of atleast two latest deals / transactions with respect to adjacent properties in the area)	₹ 46,000/- to 48,000/- per m2
2.	Assuming it is a new construction what is the adopted basic composite rate of the flat under valuation after comparing with the specification and other factors	₹ 46,000/- per m2

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	with the flat under comparison (give details).	
3.	Break –up for the rate	
	i) Building +Services	₹ 24,000/- per m2
	ii) Land+ Others	₹ 22,000/- per m2
4.	Guideline rate obtained from the Registrar's office(an evidence there of To be enclosed)	There are no guideline rates for flats in Goa.
B		
a.	Depreciated building rate	
	Replacement cost of flat with services (v (3)i)	₹ 24,000/- per m2
	Age of the building	12 years
	Life of the building estimated	70 years
	Depreciation percentage assuming the salvage value as 10%	12/70 X 90 = 15.42%
	Depreciation Ratio of the building	₹ 20,299.20 say ₹ 20,000/- per m2
b.	Total composite rate arrived for valuation	
	Depreciation building rate VI(a)	₹ 20,000/- per m2
	Rate for land & other V(3)ii	₹ 22,000/- per m2
	Total composite Rate	₹ 42,000/- per m2

Details of valuation:

Sr. no	Description	Qty.	Rate per unit	Estimated value
1.	Present value of the flat	108.55m2	₹ 42,000/-	₹ 45,59,100/-
2.	Wardrobes			
3.	Showcases / Almirahs			
4.	Kitchen arrangements			
5.	Superfine finish			
6.	Interior decorations			
7.	Electricity water, drainage deposits etc.			
8.	Electrical fittings, etc			
9.	Extra collapsible gates/ grill works etc.			
10	Potential value ,if any			
11	Share of common amenities, if any?			
	Total			₹ 45,59,100/- say ₹ 45,59,000/-

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Factors favouring for an additional value 1. 2. Add (+) Factors favouring for less value 1. Bank has failed to auction the property in multiple attempts. 5% of ₹ 45,59,000/- 2. Stigma attached to the property as the account has turned NPA. 10% of ₹ 45,59,000/- 3. The property is not maintained properly. There is leakage of rain water 1% of ₹ 45,59,000/- 4. The plastered has peeled off in number of places. 1% of ₹ 45,59,000/- 5. Sanitary / waste lines are clogged. 1% of ₹ 45,59,000/- 6. Sanitary / electrical fitting are damaged. 2% of ₹ 45,59,000/-	 ₹ 2,27,950/- (-) ₹ 4,55,900/- (-) ₹ 45,590/- (-) ₹ 45,590/- (-) ₹ 45,590/- (-) ₹ 91,180/- (-)
Present Market Value	₹ 36,47,200/- say **₹ 36,47,000/-**
Any other details	---

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ***₹36,47,000/- (Rupees thirty six lakhs forty seven thousand only).***

the realizable value is ***₹34,50,000/- (Rupees thirty four lakhs fifty thousand only).***

and the distress value ***₹29,18,000/- (Rupees twenty nine lakhs eighteen thousand only)***.

Date: 23rd June, 2025
Place: Margao, Goa

Mahendra S. Kakule
B.E.(CIVIL), F.I.V., M.I.E., M.I.C.A.
Govt. Reg. Valuer
Reg. No. CATI/VOL.I/365/97-98

The undersigned has inspected the property details in the Valuation Report dated

We are satisfied that the fair and reasonable market value of the property is

Signature

(Name of the Branch Manager with Official seal)

Part D – Certificate

1. It is hereby certified that in my opinion :

i) The present stage value of the flat which is under construction is ₹ ------- (₹ ---------- only)

ii) The present market value of the flat by adopting suitable composite rate is ₹ 42,000/- per m2 is ***₹36,47,000/- (Rupees thirty six lakhs forty seven thousand only).***

iii) the forced sale value of the property is estimated as 20% less than the present market value is ***₹29,18,000/- (Rupees twenty nine lakhs eighteen thousand only)***.

iv) the realizable value is ***₹34,50,000/- (Rupees thirty four lakhs fifty thousand only).***

2. Number of title deed(s) involved in this flat is one.

3. If this flat is offered as security, the concerned financial institution is requested to verify the extent of undivided share of land mentioned this valuation report with respect to the latest legal opinion.

4. Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in I (1).

5. The property was inspected on 21st June, 2025 by Mahendra S. Kakule. The flat was identified by the bank official.

6. The legal aspects were not considered in this valuation.

7. This valuation work is undertaken by the valuer based upon the request from Canara Bank, Regional Office, Panaji Branch.

8. Title of the property may be checked through legal counsel's opinion.

Enclosures : 1. Google map showing the location of the property
2. Plan of the flat
3. Photographs

Place : Margao, Goa
Date : 23rd June, 2025

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Govt. Reg. Valuer
Reg. No. CATI/VOL.I/365/97-98

FORMAT-A

DECLARATION FROM VALUERS

I hereby declare that-

The information furnished in my valuation report dated 21st June, 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.

I have no direct or indirect interest in the property valued;

I have personally inspected the property on 23rd June, 2025. The work is not sub-contracted to any other valuer and carried out by myself.

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 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 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.

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)

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.



Further, I hereby provide the following information.

Sl No.	Particulars	Valuer comment
1.	background information of the asset being valued;	Residential flat.
2.	purpose of valuation and appointing authority	Estimation of market value
3.	identity of the valuer and any other experts involved in the valuation;	Mahendra Kakule
4.	disclosure of valuer interest or conflict, if any;	N.A.
5.	date of appointment, valuation date and date of report;	Valuation date – 21st June, 2025 Report date – 23rd June, 2025
6.	inspections and/or investigations undertaken;	Mahendra Kakule
7.	nature and sources of the information used or relied upon;	Documents and site investigations and inquiries.
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Market value by comparison approach. Standards as laid down in IBA Handbook followed.
9.	restrictions on use of the report, if any;	Report for the use of Canara Bank only.
10.	major factors that were taken into account during the valuation;	Market value basis.
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.	---

Date – 23rd June, 2025
Place - Margao, Goa.

Mahendra S. Kakule
B.E.(CIVIL), F.I.V., M.I.E., M.I.C.A.
Govt. Registered Valuer
Reg. No.- CATI/VOL.I/365/97-98

FORMAT-B

MODEL CODE OF CONDUCT FOR VALUERS

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

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

Integrity and Fairness:

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.

2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.

3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.

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

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

Professional Competence and Due Care :

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

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

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

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 (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 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.

26. 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).

27. 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.

28. Remuneration and Costs.

29. 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.

30. 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.

31. Occupation, employability and restrictions.

32. 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.

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

Date – 23rd June, 2025
Place - Margao, Goa

Mahendra S. Kakule
B.E.(CIVIL), F.I.V., M.I.E., M.I.C.A.
Govt. Registered Valuer
Reg. No.- CATI/VOL.I/365/97-98

FORMAT –C

LETTER OF INDEMNITY BY ENGINEERS / VALUERS

To,
Canara Bank,
Regional Office,
Panaji Branch.

Dear Sirs,

In consideration of Name of the Bank (herein after called the "Bank" which expression shall include its successors and assigns) empanelling me / us on their panel of approved Engineers and Valuers for the purpose of assessing the market value of the properties proposed to be taken as securities for the credit limits granted or to be granted by the Bank to its various borrowers, I/ We jointly and severally, extend this letter if indemnity.

Whereas by the letter of empanelment dated _____, the bank has empanelled me / us on their panel of approved Engineers & Valuers for the purpose of assessing the market value of the properties proposed to be taken as securities for the credit limits granted / to be granted by the Bank, I/ We jointly and severally agree as follows:-

I / We shall duly and faithfully perform and discharge all the duties in the works entrusted by the Bank and in relation to the purposes of empanelment, fairly without any favour and discrimination and I / we hereby undertake and agree to indemnify you, your successors and assigns at all times and from time to time from and against all loss, damage and all actions, suits, proceedings, expenses, costs, charges and demands arising out of any act, lapses, defaults, negligence, errors, mistakes committed by me/ us in performance of my / our professional obligations and I / we also hereby undertake and agree to pay to you on demand sums of money, costs, charges and expenses incurred in respect thereof and also to pay you interest on all such moneys at your ruling rate.

I / We further specifically agree that this indemnity shall continue to remain in force and I /We shall continue to be liable there under for all losses, damages, costs, charges and expenses arising out of any act, lapses, defaults, negligence, errors, mistakes committed by me/ us in performance of my / our professional obligations and shall be binding on me / us and our legal and personal representatives, successors and assigns.

Date – 14th June, 2025
Place - Margao, Goa.

Mahendra S. Kakule
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Govt. Registered Valuer
Reg. No.- CATI/VOL.I/365/97-98

Annexure I

Sale instance 1

i) Date of sale – Agreement For Sale dated 27-4-2015
ii) Description of property – Flat no. 12a located on the third floor of Building B in the scheme 'Sapana Satellite' sitauated at Madel, Margao, Goa.
iii) Area of the flat – 137.02m2
iv) Consideration – ₹ 64,52,920/-
v) Rate – ₹ 47,094.73 per m2
vi) Vendor – M/s Nanu Estates Pvt. Ltd
vii) Purchaser – Mr. Praveen Mahale

Sale instance 2

i) Date of sale – Agreement For Sale dated 28-05-2020 registered in the office of Sub-Registrar of Salcete at Margao under no. MGO-1-1590-2020 dated 18-06-2020.
ii) Description of property – Flat no. BF-507 located on the fifth floor of Block B in the scheme 'Gogol Vista' situated at Gogol, Margao, Goa.
iii) Area of the flat – 72.93m2
iv) Consideration – ₹ 33,10,000/-
v) Rate – ₹ 45,385.98 per m2
vi) Vendor – Madanant Constructions (Goa) Pvt. Ltd.
vii) Purchaser – Mrs. Fermina Pereira & Mr. Marcos Tome Do Perpetuo Socorro Rodrigues

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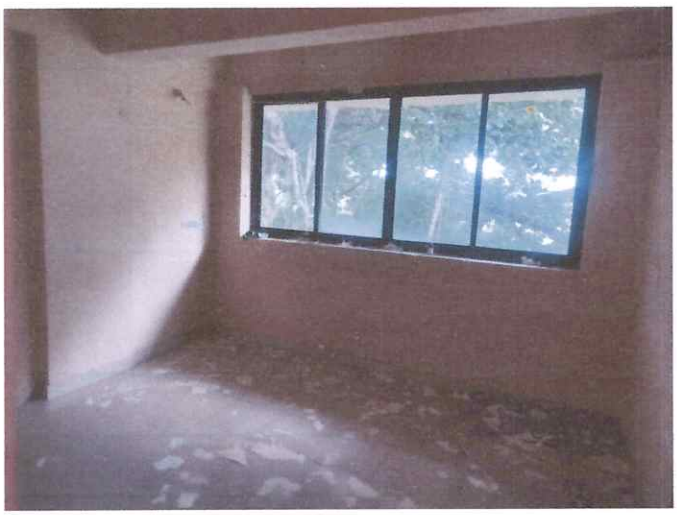






MAHENDRA S. VAKTALE
Chartered Engineer
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MAHENDRA S. KAKULE
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Google Maps

15°16'35.3"N 73°57'45.4"E

LOCATION



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 50 m

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