

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : <a href="mailto:accounts@vastukala.org">accounts@vastukala.org</a> Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC BORIVALI BRANCH MTNL BUILDING, DEVIDAS ROAD BORIVALI (W), MUMBAI GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. <b>PG-5356/22-23</b> Dated <b>25-Feb-23</b> Delivery Note Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. <b>29903 / 45708</b> Dispatched through Destination Terms of Delivery
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SI No	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
<b>Total</b>				<b>₹ 2,950.00</b>

Amount Chargeable (in words)

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

**Remarks:**

"Mr. Dileep Budhaji Dhumal - Residential Flat No. 001, Ground Floor, Wing - A, Building No. 8, "Ashok Nagar Building No. 8 A / B Co-op. Hsg. Soc. Ltd.", Ashok Nagar, Village - Kaneri, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

**Declaration**

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

**Company's Bank Details**

Bank Name : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : [vastukala@icici](mailto:vastukala@icici)

**for Vastukala Consultants (I) Pvt Ltd**

*Rathod*

Authorised Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Dileep Budhaji Dhumal**

Residential Flat No. 001, Ground Floor, Wing - A, Building No. 8, "**Ashok Nagar Building No. 8 A / B Co-op. Hsg. Soc. Ltd.**", Ashok Nagar, Village – Kaneri, Taluka – Bhiwandi, District – Thane, PIN Code – 421 302, State – Maharashtra, Country – India.

Longitude Latitude: 19°17'31.7"N 73°04'02.9"E

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### Valuation Done for:

**State Bank of India**

**RACPC Borivali**

MTNL Building, Devidas Road, Borivali (West), Mumbai, State - Maharashtra, Country - India.



### Our Pan India Presence at :

- |           |            |           |        |
|-----------|------------|-----------|--------|
| Mumbai    | Aurangabad | Pune      | Rajkot |
| Thane     | Nanded     | Indore    | Raipur |
| Delhi NCR | Nashik     | Ahmedabad | Jaipur |

- Regd. Office :** 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA
- TeleFax : +91 22 28371325/24
- mumbai@vastukala.org



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 001, Ground Floor, Wing - A, Building No. 8, "Ashok Nagar Building No. 8 A / B Co-op. Hsg. Soc. Ltd.", Ashok Nagar, Village - Kaneri, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, Country - India belongs to Mr. Dileep Budhaji Dhumal.

### Boundaries of the property.

North	: Building No. 9
South	: Baoding No. 8B
East	: Open Plot
West	: Ashok Nagar Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 26,54,400.00 (Rupees Twenty Six Lakh Fifty Four Thousand Four Hundred Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED  
o=ADMBL, email=manojbaburaochalikwar@vastukala.com, c=IN, postalCode=400065, st=Maharashtra, serialNumber=1, uri=http://www.vastukala.com, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.02.25 10:56:25 +05'30'

*(Signature)*  
Auth. Sign.



### Our Pan India Presence at :

- |           |            |           |        |
|-----------|------------|-----------|--------|
| Mumbai    | Aurangabad | Pune      | Rajkot |
| Thane     | Nanded     | Indore    | Raipur |
| Delhi NCR | Nashik     | Ahmedabad | Jaipur |

Regd. Office : 121, 1st Floor, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA  
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mumbai@vastukala.org

**Vastukala Consultants (I) Pvt. Ltd.**

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,  
**The Branch Manager,**  
**State Bank of India**  
**RACPC Borivali**  
 MTNL Building, Devidas Road, Borivali (West),  
 Mumbai, State - Maharashtra, Country - India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 23.02.2023
	b)	Date on which the valuation is made : 25.02.2023
3.	<u>List of documents produced for perusal:</u> 1. Copy of Agreement for sale dated 04.05.2010. 2. Copy of Occupancy Certificate No. TP / 2191 dated 13.03.1991 issued by Bhiwandi Nizampur Municipal Corporation. 3. Copy of Society Registration Certificate dated 07.06.1993	
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)	<b>Mr. Dileep Budhaji Dhumal.</b>  <b>Address:</b> Residential Flat No. 001, Ground Floor, Wing - A, Building No. 8, "Ashok Nagar Building No. 8 A / B Co-op. Hsg. Soc. Ltd.", Ashok Nagar, Village – Kaneri, Taluka – Bhiwandi, District – Thane, PIN – 421302, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Dileep (Owner) Contact No. 8698759000 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	The property is a Residential Flat No. 001 is located on Ground Floor. As per site inspection, Residential Flat is used as commercial office. The composition of office is Reception + 2 Cabins + Working Area + Pantry + Toilets.  The property is at 4.8 M. walkable distance from nearest railway station Bhiwandi.
6.	Location of property	
	a)	Plot No. / Survey No. : Survey Nos. 11, 12, 13, 14, 14A, 14C, 15, 16, 17 & 61 of Village – Kaneri
	b)	Door No. : Residential Flat No. 001
	c)	C.T.S. No. / Village : Village – Kaneri

	d)	Ward / Taluka	:	Taluka – Bhiwandi
	e)	Mandal / District	:	District – Thane
	f)	Date of issue and validity of layout of approved map / plan	:	Occupancy Certificate No. TP / 2191 dated 13.03.1991 issued by Bhiwandi Nizampur Municipal Corporation
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Residential Flat No. 001, Ground Floor, Wing - A, Building No. 8, “Ashok Nagar Building No. 8 A / B Co-op. Hsg. Soc. Ltd.”, Ashok Nagar, Village – Kaneri, Taluka – Bhiwandi, District – Thane, PIN Code – 421 302, State – Maharashtra, Country – India.
8.		City / Town	:	Village – Kaneri, Bhiwandi
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
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	:	Village – Kaneri Bhiwandi Nizampur Municipal Corporation.
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		<b>Boundaries of the property</b>		<b>As per Site</b> <b>As per Documents</b>
		North	:	Building No. 9                      Details not available
		South	:	Building No. 8B                      Details not available
		East	:	Open Plot                      Details not available
		West	:	Ashok Nagar Road                      Details not available
13.		Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
				<b>A</b> <b>B</b>
				As per the Deed                      Actuals
		North	:	-                                      -
		South	:	-                                      -
		East	:	-                                      -
		West	:	-                                      -
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 443.00 (Area as per actual measurement) <b>Built up Area in Sq. Ft. = 525.00</b> (Area as per Agreement for Sale)

14.1	Latitude, Longitude & Co-ordinates of flat	:	19°17'31.7"N 73°04'02.9"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built up Area in Sq. Ft. = 525.00 (Area as per Agreement for Sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey Nos. 11, 12, 13, 14, 14A, 14C, 15, 16, 17 & 61 of Village – Kaneri & Survey No. 104A/2 of Village – Nizampur,
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Kaneri Bhiwandi Nizampur Municipal Corporation.
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 001, Ground Floor, Wing - A, Building No. 8, " <b>Ashok Nagar Building No. 8 A / B Co-op. Hsg. Soc. Ltd.</b> ", Ashok Nagar, Village – Kaneri, Taluka – Bhiwandi, District – Thane, PIN Code – 421 302, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1991 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground + 3 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	2 Flats & 2 Shops on Ground Floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	Not Provided
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

<b>III</b>	<b>FLAT</b>		
1	The floor in which the flat is situated	:	Ground Floor
2	Door No. of the flat	:	Residential Flat No. 001
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door frame with Glass Door
	Windows	:	Powder Coated Aluminum Sliding Windows

	Fittings	:	Concealed plumbing with C.P. fittings. Casing Capping Electrification wiring
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	<b>Mr. Dileep Budhaji Dhumal</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	<b>Built up Area in Sq. Ft. = 525.00 (Area as per Agreement for Sale)</b>
10	What is the floor space index (app.)	:	As per BNMC norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 443.00 (Area as per actual measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 5,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 5,000.00 to ₹ 7,000.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 6,400.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 3,600.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 36,000.00 per Sq. M. i.e. ₹ 3,344.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 27,456.00 per Sq. M.



		i.e. ₹ 2,551.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty/Rgstn. Fees. Thus the rates differs from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	: -
	Replacement cost of flat with Services (v (3)i)	: ₹ 2,800.00 per Sq. Ft.
	Age of the building	: 32 years
	Life of the building estimated	: 28 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 48.00%
	Depreciated Ratio of the building	:
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,456.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 3,600.00 per Sq. Ft.
	<b>Total Composite Rate</b>	<b>: ₹ 5,056.00 per Sq. Ft.</b>
	<b>Remark:</b> As per site inspection, Residential Flat is used as commercial office.	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	525.00 Sq. Ft.	5,056.00	26,54,400.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	<b>Total / Realizable Value of the Property</b>			<b>26,54,400.00</b>
	<b>Insurable value of the property</b>			<b>14,70,000.00</b>
	<b>Guideline Value of the Property</b>			<b>13,39,275.00</b>

**Justification for price / rate**

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



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

### **Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 5,000.00 to ₹ 7,000.00 per Sq. Ft. on Built up Area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 5,056.00 per Sq. Ft. on Built up Area for valuation after depreciation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Salability	Good
ii) Likely rental values in future in	₹ 5,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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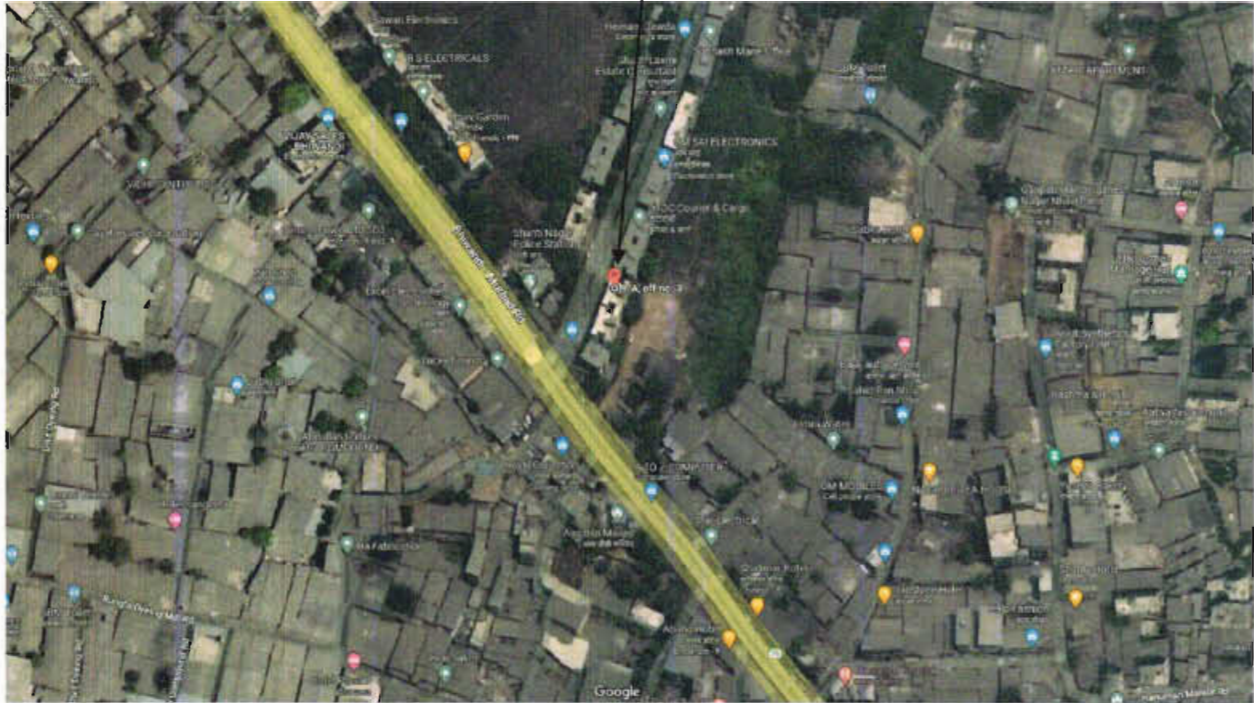
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## Route Map of the property

(site u/r)



**Longitude Latitude: 19°17'31.7"N 73°04'02.9"E**

**Note: The Blue line shows the walkable route to site from nearest railway station (Bhiwandi – 4.8 Km.)**



## Sales Instances

585351 13-01-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु.नि.भिवंडी 2 दस्त क्रमांक 585/2023 नोंदणी: Regn:63m
<b>गावाचे नाव : कणेरी</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3600000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2760120	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनपाद्वर वर्णन : इतर माहिती: मौजे कणेरी,तालुका भिवंडी येथील सर्वे नंबर 11, 12, 13, 14अ, 14, 14क, 15, 16, 17 आणि 61 या जागेवरील म्यु. घर नंबर 451/9,बिल्डिंग नंबर 20,सोसायटीचे नाव अशोक नगर बिल्डिंग नंबर 20 को. ऑप. हौ. सो. लि.,ए-विंग मधील दुसऱ्या मजल्यावरील सदनिका नंबर 203 क्षेत्र 76.67 चौरस मीटर बांधीव( ( Survey Number : 11, 12, 13, 14अ, 14, 14क, 15, 16, 17 आणि 61 ; ) )	
(5) क्षेत्रफळ	76.67 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव- रजनीकांत एल खिमसिया वय-63 पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव- 451/9, बिल्डिंग नंबर 20-ए, प्लॉट नंबर 203, अशोक नगर, दांडेकर कंपाऊंड, कल्याण रोड, भिवंडी, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे पिन कोड -421302 पॅन नं.-ACZPK3051G	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव- मिथिलेश सभाजीत गुप्ता वय-42, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव- 48/1/3/जी-1, शांती नगर रोड, कचेरीपाडा, भिवंडी, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे पिन कोड -421302 पॅन नं. -ATFPG7479M	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	12/01/2023	
(11) अनुक्रमांक,खंड व पृष्ठ	585/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	252000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील.-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sales Instances

1742181 13-01-2023 Note :-Generated Through eSearch Module, For original report please contact concern SRO office.	<b>सूची क्र . २</b>	दुय्यम निबंधक टु.नि. भिवंडी । दस्तऐवज क्रमांक.:17421 2022 नोंदणी: Regn:63m
<b>गाव: कणेरी</b>		
(1) दस्तऐवज प्रकार	अंप्रीमेंट टू सेल	
(2) मोबदला	2500000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	1856880	
(4) भूवापन, पोटहिस्सा व घरक्रमांक (असल्यास)	, इतर माहिती: मौजे कणेरी तालुका भिवंडी येथील सर्व्हे नं 11,12,13,14 अ,14 क.15.16.17.61 व मौजे निजामपुरा तालुका भिवंडी येथील स.नं.104अ/2 या जागेवरील अशोक नगर मधील बिल्डींग नं 19 मधील ए विंग मधील दुसऱ्या मजल्यावरील निवासी सदनिका नं 201 म्युन्सिपल घर नं 449/20 काप कणेरी क्षेत्र 555 चौ फुट(बांधीव) म्हणजेच 51.58 चौ मी(बांधीव) (रिसेल सदनिका )भिवंडी-निजामपूर मनप	
(5) क्षेत्रफळ	51.58 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) अमित तेजपाल संघवी 51 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, रोड नं. फ्लॉट नं 201, दुसरा मजला, बिल्डिंग नं 19 ए, अशोक नगर, भिवंडी, महाराष्ट्र, ठाणे. 421302 AAEPS48301 2) प्रिया अमित संघवी 49 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, रोड नं. फ्लॉट नं 201, दुसरा मजला, बिल्डिंग नं 19 ए, अशोक नगर, भिवंडी, महाराष्ट्र, ठाणे. 421302 AAEPS4840A 3) प्रीत अमित संघवी 24 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, रोड नं. फ्लॉट नं 201, दुसरा मजला, बिल्डिंग नं 19 ए, अशोक नगर, भिवंडी, महाराष्ट्र, ठाणे. 421302	
(8) दस्तऐवज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता:	2) गौतम खंडू शेलार 54 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, रोड नं. घर नं 4, न्यू एस टी स्टॅन्ड, पाण्याच्या टाकी जवळ, भिवंडी, महाराष्ट्र, ठाणे. 421302 DNYPS4840C 3) सविता गौतम शेलार 44 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, रोड नं. घर नं 4, न्यू एस टी स्टॅन्ड, पाण्याच्या टाकी जवळ, भिवंडी, महाराष्ट्र, ठाणे. 421302 EUIPS9477P 1) अजय गौतम शेलार 24 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं. -, रोड नं. घर नं 4, न्यू एस टी स्टॅन्ड, पाण्याच्या टाकी जवळ, भिवंडी, महाराष्ट्र, ठाणे. 421302 KUPPS2567B	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/12/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	12/12/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	17421/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	175000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) बोर		
मूल्यांकनासाठी विचारात घेतलेला तपशील -		



Think Innovate Create

### Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org





## Price Indicators

**NOBROKER**  
 1 BHK Flat in Ashok Nagar New Tower Bhiwandi For Sale in Ashok Nagar Road, Ashok Nagar  
 ₹ 66.5 Lacs  
 ₹ 22,915/Month  
 675 sq.ft.  
 Jun 11, 2022  
 1 Bedroom  
 2 Bathrooms  
 Car  
 Get Owner's Details  
 Price trends by NB Estimate  
 Report what was not correct in this property.  
 Listed by Broker Sold Out Wrong info

**Overview**

Age of Building	< 10 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 2.6 Per Sq.Ft/M	Flooring	Wooded Tiles
Subsidies	87% Subsidy	Legal Area	622 sq.ft

**Activity On This Property**  
 2-41  
 3  
 11-1

Similar Properties

**NOBROKER**  
 1 BHK Flat in Ayesha Apartment For Sale in Bhiwandi  
 ₹ 25 Lacs  
 ₹ 14,328/Month  
 540 sq.ft.  
 Dec 5, 2022  
 1 Bedroom  
 1 Bathroom  
 NA  
 Bike  
 Get Owner's Details  
 Price trends by NB Estimate  
 Report what was not correct in this property.  
 Listed by Broker Sold Out Wrong info

**Overview**

Age of Building	< 10 Years	Ownership Type	Self Owned
-----------------	------------	----------------	------------

**Activity On This Property**  
 4-35  
 0  
 0-0



As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specification ₹ 26,54,400.00 (Rupees Twenty Six Lakh Fifty Four Thousand Four Hundred Only).

Place: Mumbai

Date: 25.02.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=INDIA, c=IN, email=manojbaburaochalikwar@vastukala.com, serial=331132708171805832, c=IN, o=MANOJ BABURAO CHALIKWAR,  
ou=INDIA, email=manojbaburaochalikwar@vastukala.com, serial=331132708171805832,  
c=IN, o=MANOJ BABURAO CHALIKWAR, ou=INDIA, email=manojbaburaochalikwar@vastukala.com,  
Date: 2023.02.25 16:50:50 +05'30'



Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_ We are satisfied that the fair and reasonable market value of the property is  
, \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date:

Think.Innovate.Create

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

(Annexure – I)

**DECLARATION-CUM-UNDERTAKING**

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

1. I am a citizen of India.
2. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
3. The information furnished in my valuation report dated 25.02.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
4. I/ my authorized representative have personally inspected the property on 23.02.2023. The work is not sub - contracted to any other valuer and carried out by myself.
5. Valuation report is submitted in the format as prescribed by the bank.
6. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
7. I have not been removed / dismissed from service / employment earlier.
8. I have not been convicted of any offence and sentenced to a term of imprisonment
9. I have not been found guilty of misconduct in my professional capacity.
10. I have not been declared to be unsound mind
11. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
12. I am not an undischarged insolvent.
13. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was owned by Mr. Dileep Budhaji Dhumal.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Borivali, to assess value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Nikhil Sonawane – Valuation Engineer Prajakta Patil – Technical Manger Nitesh Khedekar – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 23.02.2023 Valuation Date – 25.02.2023 Date of Report – 25.02.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 23.02.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **25<sup>th</sup> February 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built up Area in Sq. Ft. = 525.00** in the Name of **Mr. Dileep Budhaji Dhumal**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built up Area in Sq. Ft. = 525.00.**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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

(Annexure – II)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

#### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

#### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

