

PROFORMA INVOICE

| | | |
|---|--|--|
| Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA- RACPC BELAPUR Estate Department Corporate Center, 4th Floor, CIDCO Tower No. 4, Railway Station Building, C.B.D Belapur, Navi Mumbai- 400614 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Invoice No. PG-5636/22-23 Delivery Note | Dated 10-Mar-23 Mode/Terms of Payment |
| | Reference No. & Date. | Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. 30231 / 45984 | Delivery Note Date |
| | Dispatched through | Destination |
| | Terms of Delivery | |

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------|--|---------|----------|-------------------|
| 1 | VALUATION FEE <i>(Technical Inspection and Certification Services)</i> | 997224 | 18 % | 2,500.00 |
| | CGST | | | 225.00 |
| | SGST | | | 225.00 |
| | Total | | | ₹ 2,950.00 |

Amount Chargeable (in words)

E. & O.E

Indian Rupee Two Thousand Nine Hundred Fifty Only

| 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 |
| Total | 2,500.00 | | 225.00 | | 225.00 | 450.00 |

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

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

Remarks:

Aditya Rajan Deshmukh & Dishashri Aditya Deshmukh -
 Residential Flat No. 1506, 15th Floor, C - Wing, "Eden",
 Casa Eden Project, Upper Thane", Near Lodha Dham,
 Mumbai Nashik Highway, Village - Mankoli & Surai,
 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

for Vastukala Consultants (I) Pvt Ltd

Ratool
 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: **Aditya Rajan Deshmukh & Dishashri Aditya Deshmukh**

Residential Flat No. 1506, 15th Floor, C - Wing, "Eden", Casa Eden Project, Upper Thane", Near Lodha Dham,
Mumbai Nashik Highway, Village - Mankoli & Surai, Taluka - Bhiwandi, District - Thane,
PIN Code - 421 302, State Maharashtra, Country – India.

Latitude Longitude: 19°14'02.7"N 73°02'58.3"E

Valuation Prepared for:

State Bank of India

RACPC Belapur Branch

Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4,
Railway Station Building, C.B.D. Belapur, Navi Mumbai - 400 614,
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, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

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

To,
The Assistant General Manager,
State Bank of India
 RACPC Belapur Branch
 Estate Department Corporate Centre, 4th Floor,
 CIDCO Tower No. 4, Railway Station Building,
 C.B.D. Belapur, Navi Mumbai - 400 614,
 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 Banking Purpose. |
| 2. | a) Date of inspection | : | 10.03.2023 |
| | b) Date on which the valuation is made | : | 10.03.2023 |
| 3. | List of documents produced for perusal: | | 1. Copy of Agreement to Sell dated 27.02.2023 between Macrotech Developers Limited (The Company) and Aditya Rajan Deshmukh & Dishashri Aditya Deshmukh (The Puchaser) 2. Copy of RERA Registration Certificate No. P51700034837 dated 28.04.2022. 3. Copy of Amended Commencement Certificate No. SROT / BSNA / 2501 / BP / Amended / ITP – Anjur, Mankoli, Surai, Saranga & Vehela / 966 dated 14.07.2022 issued by Mumbai Metropolitan Region Development Authority. |
| 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) | : | Aditya Rajan Deshmukh & Dishashri Aditya Deshmukh Address: Residential Flat No. 1506, 15 th Floor, C - Wing, "Eden", Casa Eden Project, Upper Thane", Near Lodha Dham, Mumbai Nashik Highway, Village - Mankoli & Surai, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State Maharashtra, Country - India. Contact Person: Mr. Roshan (Sales Manager) Contact No. 8855017393 Sole Ownership |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : | The property is a residential Flat No. 1506 in under construction building. The flat is located on 15 th floor in the said under construction building. As per brochure / As per site information, the composition of flat will be 2 Bedrooms + Living & Dinning + Kitchen + 2 Toilets + Passage + Deck Area + Utility Area. (i.e. 2 BHK with 2 Toilets). The property is at 5.8 KM. travelling distance from nearest railway station Bhiwandi Road. |

| | | At the time of inspection, the property was under construction. Extent of completion are as under: | |
|-----|---|--|---|
| | | Completed | Completed |
| | | 2 nd Slab Completed | 10% |
| 6. | Location of property | : | |
| | a) Plot No. / Survey No. | : | Survey No. 55/12A, 55/12B(P), 55/7 of Village – Mankoli and Survey No. 27/1(P), 28/14, 28/14B & 28/15 of Village - Surai |
| | b) Door No. | : | Residential Flat No. 1506 |
| | c) C.T.S. No. / Village | : | Village - Mankoli & Surai |
| | d) Ward / Taluka | : | Taluka – Bhiwandi |
| | e) Mandal / District | : | District – Thane |
| | f) Date of issue and validity of layout of approved map / plan | : | Copy of Approved Building plans were not provided and not verified |
| | 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. 1506, 15th Floor, C - Wing, "Eden", Casa Eden Project, Upper Thane", Near Lodha Dham, Mumbai Nashik Highway, Village - Mankoli & Surai, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State Maharashtra, Country – India. |
| 8. | City / Town | : | Village - Mankoli & Surai |
| | 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 - Mankoli & Surai Mumbai Metropolitan Region Development Authority |
| 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. | Boundaries of the property | | As per actual Site As per Document |
| | North | : | Upper Thane Sales Gallery by LODHA Details not available |
| | South | : | Open Plot Details not available |



| | | | |
|-----|---|---|--|
| 8. | Quality of Construction | : | Building is under construction |
| 9. | Appearance of the Building | : | Building is under construction |
| 10. | Maintenance of the Building | : | Building is under construction |
| 11. | Facilities Available | : | |
| | Lift | : | Proposed 2 Lifts |
| | Protected Water Supply | : | Proposed Municipal Water supply |
| | Underground Sewerage | : | Proposed Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : | Proposed Along with One Car Parking Space |
| | Is Compound wall existing? | : | Proposed, yes |
| | Is pavement laid around the building | : | Proposed, yes |
| III | FLAT | | |
| 1 | The floor in which the flat is situated | : | 15 th Floor |
| 2 | Door No. of the flat | : | Residential Flat No. 1506 |
| 3 | Specifications of the flat | : | |
| | Roof | : | Proposed R.C.C. Slab |
| | Flooring | : | Proposed Vitrified tiles flooring |
| | Doors | : | Proposed Teak wood door framed with flush doors |
| | Windows | : | Proposed Powder coated aluminum sliding windows |
| | Fittings | : | Proposed Concealed plumbing with C.P. fittings. Concealed wiring |
| | Finishing | : | Proposed 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? | : | Building is under construction |
| 7 | Sale Deed executed in the name of | : | Aditya Rajan Deshmukh & Dishashri Aditya Deshmukh |
| 8 | What is the undivided area of land as per Sale Deed? | : | Details not available |
| 9 | What is the plinth area of the flat? | : | Built Up Area in Sq. Ft. = 726.00 (Carpet Area As per Agreement + 10%) |
| 10 | What is the floor space index (app.) | : | As per MMRDA norms |
| 11 | What is the Carpet Area of the flat? | : | Carpet Area in Sq. Ft. = 604.00 EBVT Area in Sq. Ft. = 56.00 Total Carpet Area in Sq. Ft. = 660.00 (Area as per Agreement for Sale) |
| 12 | Is it Posh / I Class / Medium / Ordinary? | : | Medium |
| 13 | Is it being used for Residential or Commercial purpose? | : | Proposed for residential purpose |
| 14 | Is it Owner-occupied or let out? | : | Building is under construction |

| | | |
|-----------|--|---|
| 15 | If rented, what is the monthly rent? | : ₹ 18,000.00 Expected rental income per month after building completion |
| IV | MARKETABILITY | : |
| 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 |
| V | Rate | : |
| 1 | After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas) | : ₹ 11,000.00 to ₹ 12,000.00 per Sq. Ft. on Capet 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). | : ₹ 11,500.00 per Sq. Ft. on Capet Area |
| 3 | Break – up for the rate | : |
| | I. Building + Services | : ₹ 2,800.00 per Sq. Ft. |
| | II. Land + others | : ₹ 8,700.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : ₹ 30,250.00 per Sq. M. i.e. ₹ 2,810.00 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 the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs. |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | |
| a | Depreciated building rate | : |
| | Replacement cost of flat with Services (v(3)i) | : ₹ 2,800.00 per Sq. Ft. |
| | Age of the building | : Building is under construction |
| | Life of the building estimated | : 60 years after completion Subject to proper, preventive periodic maintenance & structural repairs. |

| | | | |
|----------|--|---|--|
| | Depreciation percentage assuming the salvage value as 10% | : | N.A. as building is under construction |
| | Depreciated Ratio of the building | : | - |
| b | Total composite rate arrived for Valuation | : | |
| | Depreciated building rate VI (a) | : | ₹ 2,800.00 per Sq. Ft. |
| | Rate for Land & other V (3) ii | : | ₹ 8,700.00 per Sq. Ft. |
| | Total Composite Rate | : | ₹ 11,500.00 per Sq. Ft. (Including Car Parking) |
| | Remarks: At the time of visit, Builder has not allowed for site inspection and Internal Photographs. The details about the work progress status has been provided by Sales Manager Mr. Roshan (Contact No. 8855017393). | | |

Details of Valuation:

| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|---------|--|----------------|-------------------|---------------------|
| 1 | Present value of the flat (incl. car parking provided) | 660.00 Sq. Ft. | 11,500.00 | 75,90,000.00 |
| 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 | | | |
| | Total / Realizable value of the property | | | 75,90,000.00 |
| | Insurable value of the property (726.00 X 2,800.00) | | | 20,32,800.00 |
| | Guideline value of the property (As per Index No. II) | | | 20,89,528.00 |

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 comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 11,000.00 to ₹ 12,000.00 per Sq. Ft. on Carpet 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 ₹ 11,500.00 per Sq. Ft. on Capet Area for valuation.

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.

| | |
|---|--|
| Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on | |
| i) Saleability | Good |
| ii) Likely rental values in future in | ₹ 18,000.00 Expected rental income per month after building completion |
| iii) Any likely income it may generate | Rental Income |

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Brochure photographs

LODHA CASA EDEN WING C | 2 BHK ULTIMA WITH DECK - TYPICAL FLOOR

APPLICABLE FOR 1-7, 9-12, 15-18 & 20-24 FLOOR5

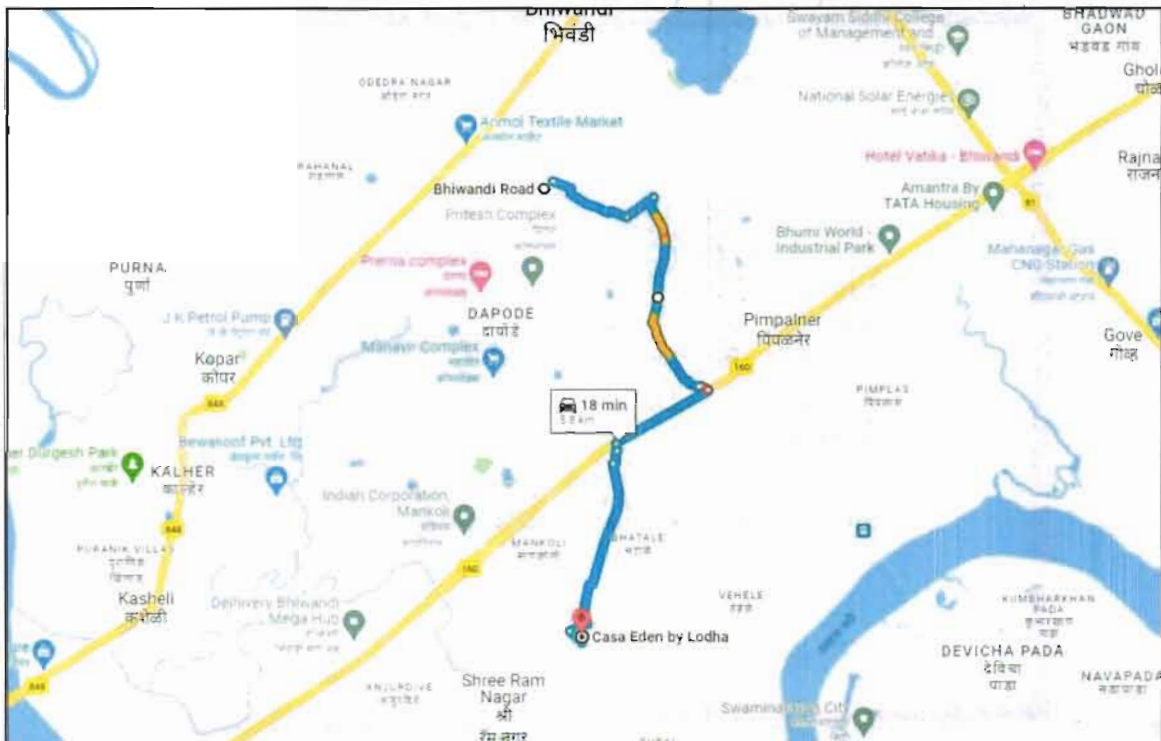
| | | | | | | |
|------------|------------|------------|------------|------------|------------|------------|
| UNIT 1 | UNIT 2 | UNIT 3 | UNIT 4 | UNIT 5 | UNIT 6 | UNIT 7 |
| 660 SQ.FT. | 660 SQ.FT. | 660 SQ.FT. | 660 SQ.FT. | 660 SQ.FT. | 660 SQ.FT. | 660 SQ.FT. |

LODHA CASA EDEN WING C | 2 BHK ULTIMA WITH DECK - UNIT 3

| | |
|------------------------|-----------|
| 2 BED ULTIMA WITH DECK | 660 SQ.FT |
|------------------------|-----------|

Route Map of the property

Site u/r




Latitude Longitude: 19°14'02.7"N 73°02'58.3"E

Note: The Blue line shows the route to site from nearest railway station (Bhiwandi Road – 5.8 KM)



Ready Reckoner Rate

 **Department of Registration & Stamps** नोंदणी व मुद्रांक विभाग
Government of Maharashtra महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 2022/2023 Annual Statement of Rates Language: English

Selected District: दादर
Select Taluka: भिवंडी
Select Village: गावाचे नाव : मानकोटी(विशेष नियोजन प्राधिकरणाखा)

Search By: Survey No Location

| Select | उपविभाग | बुनी जमीन | निवासी इतकित | बॅंकीय | दुकाने | औद्योगिक | एकक (Rs.) |
|----------|--|-----------|--------------|--------|--------|----------|-----------|
| SurveyNo | 1/1-गावठाण व पाठे यामधील जमिनी | 2410 | 26600 | 30510 | 33300 | 30510 | चौ. मीटर |
| SurveyNo | 1/2/A-रुट्टियास विभागातील विकास समतेच्या जमिनी | 1450 | 0 | 0 | 0 | 0 | चौ. मीटर |
| SurveyNo | 1/2-रुट्टियास वापरा खातील विक्रमित जमिनी | 2150 | 27500 | 31600 | 34400 | 31600 | चौ. मीटर |
| SurveyNo | 2/1/A-औद्योगिक विभागातील विकास समतेच्या जमिनी | 1660 | 0 | 0 | 0 | 0 | चौ. मीटर |
| SurveyNo | 2/1-औद्योगिक वापराखातील विक्रमित जमिनी | 2050 | 0 | 0 | 0 | 0 | चौ. मीटर |

12


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Price Indicators

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₹69.0 Lac Get ₹20,700 cashback on Home Loan

2 BHK (950 Sq Ft) Flt. For Sale **Mankoli, Bhiwandi**



2 Beds **2 Baths** **1 Balcony** **1 Covered Parking**

Carpet Area
632 sqft
₹10.93/sqft

Floor
10 (Out of 18 Floors)

Lifts
3

Developer
Lodha

Transaction Type
New Property

Furnished Status
Semi-Furnished

Project
Lodha Upper Thane

Facing
East

Car Parking
1 Covered

East Facing Property

Contact Agent
Get Phone No

Last contact made 112 days ago

Contact Agent

● Certified Agent
Philin (91-96xxxxxx)


Your Name:

Email:
Email ID field can't be left blank. Please enter.

(IND-91) Mobile Number:
Please enter a 10-digit Mobile number

Agree to Magicbricks Terms of Use

Get Contact Details

 **Download Brochure**

More Details

| | |
|----------------|--|
| Price Breakup | ₹69 Lac ₹3,000 Monthly |
| Booking Amount | ₹1.1 Lac |
| Address | Mumbai - Nashk Expy, Mankoli, Thane., Mankoli, Bhiwandi, Maharashtra |
| Landmarks | mankoli |
| Furnishing | Semi-Furnished |
| Flooring | Vitrified |

99acres
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Search

₹70 Lac ₹11,419 per sq.ft. **2BHK 2Baths**

₹70 Lac + Govt Charges & Tax
@ 11,419 per sq.ft. View Price Details

0th of 20 Floors

Others

2 Bedrooms **2 Bathrooms** **No Balcony**

Lodha Upper Thane
Arjundive, Mumbai Beyond Thane

North-West

1 To 5 Year Old

Places nearby
Arjundive, Mumbai Beyond Thane, Mumbai

Viviana Mall
Supermarket
Sai Super Market
Airalo
Vishrub
Euro School
Lectus Hospital
Mankoli

Sales Instance

| | | |
|--|---|---|
| 227351 09-01-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office | सूची क्र.2 | दुरयम निकांक : सह दु.नि.भिवंडी 2 दस्त क्रमांक 227/2023 नोंदणी Regn 63m |
| गावाचं नाव : मानकोळी | | |
| (1) विलेखाचा प्रकार | कगगनामा | |
| (2) भोवदला | 7624464 | |
| (3) वा जाभावा(भाडेगट्याच्या बाबतितपटाकारा आकारणी देतो की पट्टेदार ते नमुद करावे) | 2385769.144 | |
| (4) भू-पापन,पोटीहम्मा व गरूमांक(असल्यास) | 1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 1201, माळा नं: 12 वा मजला. इमारतीचे नाव: ईडन बी विंग अप्पर ठाणे, ब्लॉक नं: अप्पर ठाणे लांढा धाम जवळ,भिवंडी ठाणे, गेड : मुंबई नाशिक हायवे, इतर माहिती: सोबत एक कार पार्किंग((Survey Number : 55/12 A, 55/12B (P) & 55/7 of Mankoli 27/1 (P), 28/14, 28/14B & 28/15 of Surai व दस्तात नमुद केल्याप्रमाणे ;)) | |
| (5) क्षेत्रफळ | 70.42 चौ.मीटर | |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा | | |
| (7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता | 1). नाव:-पॅन्नेटेक डेव्हलपर्स लि.तर्फे डायरेक्टर गैरिका पल्होत्रा तर्फे कु.पु. सुन्दन नाथ तर्फे कु.पु. शैलेश मोरे - वय.-32 पता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. 412, 4ला मजला 17जी वर्धमान चेंबर कावमजी पटेल गेड हॉर्मिन सर्कल, फोर्ट, मुंबई, ब्लॉक नं. -, गेड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-400001 पिन नं:-AAACL1490J | |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता | 1). नाव:-परेश दत्तात्रय कोरे वय:-46, पता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 405, वीरपा पॉइन्ट ऐधर्षी म्हेन्टॉगट जवळ कापोठे नवी मुंबई, ब्लॉक नं. -, गेड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-410209 पिन नं:-ALLPK0659B 2). नाव:-कविता परेश कोरे वय:-40, पता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 405, वीरपा पॉइन्ट ऐधर्षी म्हेन्टॉगट जवळ कापोठे नवी मुंबई, ब्लॉक नं. -, गेड नं. -, महाराष्ट्र, मुंबई. पिन कोड:-410209 पिन नं:-CINLPK9053K | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 05/01/2023 | |
| (10) दस्त नोंदणी केल्याचा दिनांक | 05/01/2023 | |
| (11) अनुक्रमांक, खड व पृष्ठ | 227/2023 | |
| (12) शाखाभावाप्रमाणे मुद्राक शुल्क | 267000 | |
| (13) शाखाभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (14) ग्रेग | | |
| मुल्यांकनासाठी विचारात घेतलेला तपशील :- | | |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- | (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995. | |

Sales Instance

| | | |
|---|---|--|
| 196351 09-01-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office. | सूची क्र.2 | दुय्यम निकांक : सह दु.नि.भिवंडी 2 दस्त क्रमांक 196/2023 नोंदणी Regn:63m |
| गावाचे नाव : मानकोळी | | |
| (1) विलेखाचा प्रकार | करारनामा | |
| (2) मोबदला | 7794709 | |
| (3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 2385769.144 | |
| (4) भू-मापन,गोटेरिस्ता व पारक्रमांक(अमल्यास) | 1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 1705, माळा नं: 17वा मजला, इमागतीचे नाव: ईडन वी-विंग अप्पर ठाणे, ब्लॉक नं: लोढा धाम जवळ,भिवंडी,ठाणे, रोड : मुंबई नाशिक हायवे, इतर माहिती: सोबत एक कार पार्किंग((Survey Number : 55/12 A, 55/12B (P) & 55/7 of Mankoli 27/1 (P), 28/14, 28/14B & 28/15 of Surai व दस्तात नमूद केल्याप्रमाणे ;)) | |
| (5) क्षेत्रफळ | 70.42 चौ.मीटर | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | |
| (7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-पॅन्टोटेक डेव्हलपर्स लि तर्फे टायपेवट गैरिका मल्होत्रा तर्फे कु.मु. सु.देन नाथ तर्फे कु. मु. शैलेश मांगे - वय:-32 पत्ता:-प्लॉट नं:-, माळा नं:-, इमागतीचे नाव: 412, 4वा मजला, 17वी कर्मान चौक, कावमत्री पटेल रोड, हॉमिन मर्कल, फोर्ट, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:-AAAACL1490J | |
| (8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता | 1): नाव:-अपेक्ष कॅम्पिउस मिरांडा वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमागतीचे नाव: मिरांडा हाऊस, 2 ग फ्लोर, मिल्वा पाखाडी वगैरे, अंधेरी वेस्ट, मुंबई, इंडिया, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400061 पॅन नं:-CDZPM2255D 2): नाव:-सॅन्ड्रा गॉडफ्रे मिरांडा वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमागतीचे नाव: मिरांडा हाऊस, 2 ग फ्लोर, मिल्वा पाखाडी वगैरे, अंधेरी वेस्ट, मुंबई, इंडिया, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400061 पॅन नं:-AQRPM8085C | |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 04/01/2023 | |
| (10)दस्त नोंदणी केल्याचा दिनांक | 04/01/2023 | |
| (11)अनुक्रमांक, खंड व पृष्ठ | 196/2023 | |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क | 273000 | |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | |
| (14)शेग | | |
| मुल्यांकनामाठी विचारत गेतलेला तपशील:- | | |
| मुद्रांक शुल्क आकागताना निवदलेला अनुच्छेद :- | (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995. | |

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications ₹ 75,90,000.00 (Rupees Seventy Five Lakh Ninety Thousand Only). As per Site Inspection 10% Construction Work is Completed.

Place: Mumbai

Date: 10.03.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO DN: cn=MANOJ BABURAO, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=MANOJ.BABURAO@VASTUKALA.COM, c=IN, postalCode=400006, st=Maharashtra, serialNumber=1, uri=http://www.vastukala.com, email=MANOJ.BABURAO@VASTUKALA.COM, date=2023.03.11 10:05:10 +05'30'

Auth. Sign.

Director

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

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:

- a. I am a citizen of India.
- b. 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.
- c. The information furnished in my valuation report dated 10.03.2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 10.03.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. 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.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. 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

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

| Sr. No. | Particulars | Valuer comment |
|---------|---|---|
| 1. | background information of the asset being valued; | The property under consideration was purchased by Aditya Rajan Deshmukh & Dishashri Aditya Deshmukh from Macrotech Developers Limited vide Agreement to Sell dated 27.02.2023 |
| 2. | purpose of valuation and appointing authority | As per the request from State Bank of India, RACPC Belapur, Thane 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 Suraj Zore – Valuation Engineer Shobha Kuperkar – Technical Manager |
| 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 – 10.03.2023 Valuation Date – 10.03.2023 Date of Report – 10.03.2023 |
| 6. | inspections and/or investigations undertaken; | Physical Inspection done on 10.03.2023 |
| 7. | nature and sources of the information used or relied upon; | <ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us |
| 8. | procedures adopted in carrying out the valuation and valuation standards followed; | Sales 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 |

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Aditya Rajan Deshmukh & Dishashri Aditya Deshmukh**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 660.00.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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 the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 660.00.**

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.

Gifts and hospitality:

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

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

