

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) PUNJAB NATIONAL BANK GOREGAON WEST JAWAHAR NAGAR BRANCH 327, Swastik Park Rd Number 12, Jawahar Nagar, Goregaon West, Mumbai,400104 GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Invoice No.	Dated
	PG-5697/22-23	14-Mar-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	30268 / 46046	
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 %	8,000.00
	CGST			720.00
	SGST			720.00
Total				₹ 9,440.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Nine Thousand Four Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	8,000.00	9%	720.00	9%	720.00	1,440.00
Total	8,000.00		720.00		720.00	1,440.00

Tax Amount (in words) : **Indian Rupee One Thousand Four Hundred Forty Only**

Company's Bank Details

Bank Name : **PUNJAB NATIONAL BANK**
 A/c No. : **1756002100016739**
 Branch & IFS Code : **Goregaon (E.) & PUNB0175600**



UPI Virtual ID : **Vastukala@icici**

Remarks:

Ms. Priti Gupta - Residential Flat No. 1705, 17th Floor,
 "Arkade Serene", Sunder Nagar, Village Chinchavali,
 Malad (West), Mumbai – 400 064, 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

Rattol
 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: **Ms. Priti Gupta**

Residential Flat No. 1705, 17th Floor, "**Arkade Serene**", Sunder Nagar, Village Chinchavali, Malad (West),
Mumbai – 400 064, State – Maharashtra, Country – India.

Latitude Longitude: 19°10'31.7"N 72°50'37.5"E

Valuation Prepared for:




**Punjab National Bank
Goregaon (West) Jawahar Nagar Branch**

327, Swastik Park Road No. 12, Jawahar Nagar, Goregaon (West), Mumbai – 400 104,
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



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1705, 17th Floor, "**Arkade Serene**", Sunder Nagar, Village Chinchavali, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India belongs to **Ms. Priti Gupta**.

Boundaries of the property.

North	:	ONGC Staff Quarters
South	:	Internal Road & Sunder Jamnatri CHSL
East	:	Internal Road & Saptaratna CHSL
West	:	Open Plot

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 and this particular purpose at **₹ 1,83,61,600.00 (Rupees One Crore Eighty Three Lakh Sixty One Thousand Six 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.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=INDIA
c=IN, email=sharadkumar@vastukala.org, y=19
Date: 2023.03.14 14:37:17 +0530

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
PNB Empanelment No. ZO:SAMD:1138
Encl: Valuation report.



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 Report of Immovable Property

I		General	
1.	Name and Address of the Valuer	:	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (East), Mumbai – 400 093.
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
3.	a) Date of inspection	:	11.03.2023
	b) Date of valuation	:	14.03.2023
	c) Title Deed Number & Date	:	3903 / 2023 Dated 28.02.2023
4.	List of documents produced for perusal:		<ol style="list-style-type: none"> 1. Copy of Agreement for Sale dated 28.02.2023 Between Arkade Developers Private Limited (the Promoters) and Ms. Priti Gupta (the Allottee). 2. Copy of Commencement Certificate No. P-6204 / 2020 / (33/14) / P/S Ward / Chinchavali-P/S / FCC / 1 / New dated 18.12.2021 issued by Municipal Corporation of Greater Mumbai. 3. Copy of Occupation Cum Building Completion Certificate No. P-6204 / 2020 / (33/14) / P/S Ward / Chinchavali-P/S / OCC / 1 / New dated 08.02.2023 issued by Municipal Corporation of Greater Mumbai. 4. Copy of RERA Registration Certificate No. P51800029961 dated 18.07.2021. (Downloaded from RERA site) 5. Copy of Approved Plan Vide No. P-6204 / 2020 / (33/14) / P/S Ward / Chinchavali-P/S / 337 dated 29.07.2021 issued by Municipal Corporation of Greater Mumbai. (Downloaded from MCGM site)
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Ms. Priti Gupta Address: Residential Flat No. 1705, 17 th Floor, "Arkade Serene", Sunder Nagar, Village Chinchavali, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India. Contact Person: Mr. Pradeep (Sales Person) Sole Ownership
6.	Brief description of the property	:	The property is a residential flat located on 17 th floor. The composition of flat is having 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (i.e. 2BHK with 2 Toilets). The property is at 1.5 Km. walkable distance from nearest railway station Goregaon.
7.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Residential Flat No. 1705
	c) C.T.S. No. / Village	:	CTS No. 33/14 of Village – Chinchavali
	d) Ward / Taluka	:	Taluka – Borivali
	e) Mandal / District	:	District – Mumbai Suburban

f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan Vide No. P-6204 / 2020 / (33/14) / P/S Ward / Chinchavali-P/S / 337 dated 29.07.2021 issued by Municipal Corporation of Greater Mumbai. (Downloaded from MCGM site)	
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	:	Yes	
j)	Comment on unauthorizes Construction if any	:	N.A., the property under consideration is Residential Flat	
k)	Comment on demolition proceedings if any	:		
8.	Postal address of the property	:	Residential Flat No. 1705, 17 th Floor, "Arkade Serene", Sunder Nagar, Village Chinchavali, Malad (West), Mumbai – 400 064, State – Maharashtra, Country – India.	
9.	City / Town	:	Malad (West), Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
10.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
11.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Chinchavali Municipal Corporation of Greater Mumbai	
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
13.	Boundaries of the property	:	As per Site	As per document
	North	:	ONGC Staff Quarters	By boundary of Plot No. 16
	South	:	Internal Road & Sunder Jamnotri CHSL	By 30 Ft. wide Internal Road
	East	:	Internal Road & Saptaratna CHSL	By 30 Ft. wide Internal Colony Road
	West	:	Open Plot	By Sunder Nagar Udyan Chinchavali
14.	Dimensions of the site / Flat	:	N. A. as property under consideration is a Residential Flat in the residential building.	
			A As per the Deed	B Actuals
	North	:	-	Compound Wall
	South	:	-	Flat No. 1706
	East	:	-	Compound Wall
	West	:	-	Lift

15.	Extent of the site	:	Carpet Area in Sq. Ft. =562.00 (Area as per actual site measurement) RERA Carpet Area in Sq. Ft. = 604.00 (Area as per Agreement to Sale) Built Up Area in Sq. Ft. = 664.00 (Area as per Index II) All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	19°10'31.7"N 72°50'37.5"E
16.	Extent of the site considered for Valuation (least of 13A& 13B)	:	RERA Carpet Area in Sq. Ft. = 604.00 (Area as per Agreement to Sale)
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II APARTMENT BUILDING			
1.	Name of the Apartment	:	"Arkade Serene"
2.	Description of the locality Residential / Commercial / Mixed	:	Residential
3	Year of Construction	:	2023 (As per Occupancy certificate)
4	Number of Floors	:	Stilt + Podium + 1 st to 21 Upper Floors
5	Type of Structure	:	R.C.C. framed structure
6	Number of Dwelling units in the building	:	6 Flats on 17 th Floor
7	Quality of Construction	:	Good
8	Appearance of the Building	:	Good
9	Maintenance of the Building	:	Good
10	Facilities Available	:	
	Lift	:	4 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with One Car Parking Space No. 52 Pit Puzzle Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III Residential Flat			
1	The floor in which the Flat is situated	:	17 th Floor
2	Door No. of the Flat	:	Residential Flat No. 1705
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab

	Flooring	:	Vitrified tiles flooring
	Doors	:	Wooden door frame with solid flush shutters
	Windows	:	Powder Coated Aluminum Sliding Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering with POP finished
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	:	Ms. Priti Gupta
8	What is the undivided area of land as per Sale Deed?	:	Not applicable
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 664.00 (Area as per Index II)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. =562.00 (Area as per actual site measurement) RERA Carpet Area in Sq. Ft. = 604.00 (Area as per Agreement to Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 43,000.00 Expected rental income per month
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 Residential 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)	:	₹ 30,000.00 to ₹ 31,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is	:	₹ 30,400.00 per Sq. Ft. on Carpet Area

	the adopted basic composite rate of the residential flat under valuation after comparing with the specifications and other factors with the residential flat under comparison (give details).	
3	Break – up for the rate	:
	I. Building + Services	:
	II. Land + others	:
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:
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	:
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of residential flat	:
	Age of the building	:
	Life of the building estimated	:
	Depreciation percentage assuming the salvage value as 10%	:
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	:
	Rate for Land & other V (3) ii	:
	Total Composite Rate	:
	Remark:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	604.00 Sq. Ft.	30,400.00	1,83,61,600.00
	Total			1,83,61,600.00

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

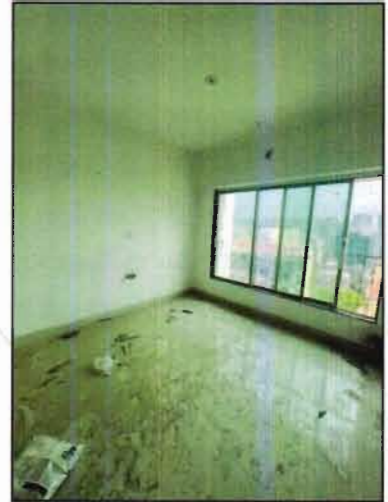
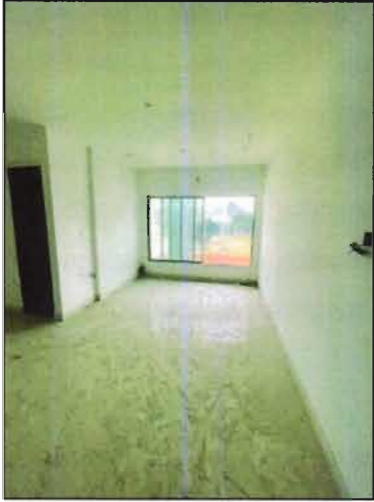
the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between 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 i.e. ₹ 30,000.00 to ₹ 31,000.00 on Carpet Area. Considering the rate with attached report, 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 residential and commercial application in the locality etc. We estimate ₹ 30,400.00 per Sq. Ft. on Carpet Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications ₹ 1,83,61,600.00 (Rupees One Crore Eighty Three Lakh Sixty One Thousand Six Hundred Only).

I	Date of Purchase of Immovable Property	:	28.02.2023
II	Purchase Price of immovable property	:	₹ 1,67,65,832.00
III	Book value of immovable property:	:	₹ 1,76,34,132.00
IV	Fair Market Value of immovable property:	:	₹ 1,83,61,600.00
V	Realizable Value of immovable property:	:	₹ 1,65,25,440.00
VI	Distress Sale Value of immovable property:	:	₹ 1,46,89,280.00
VII	Guideline Value (As per Index II)	:	₹ 91,66,918.00
VIII	Insurable value of the property (664.00 Sq. Ft. X 3,300.00)	:	₹ 21,91,200.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 12, 13

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts

Actual Site Photographs



Route Map of the property

Site u/r



Longitude Latitude - 19°10'31.7"N 72°50'37.5"E

Note: The Blue line shows the route to site from nearest railway station (Goregaon – 1.5 KM.)

Price Indicators

magicbricks Buy Rent Sell Home Loans
Login Post Property

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Malad West > 2 BHK Flats for Sale in Malad West > 1075 Sq Ft
Posted on Mar 08, 2024 Property ID: 8859777

₹1.89 Cr Get ₹ 56,997 cashback on Home Loan Verified Owner

2 BHK 1075 Sq.ft Flat For Sale Malad West, Mumbai

2 Beds 2 Baths Semi-Furnished

Carpet Area: 604 sqft - ₹ 31,455/sqft

Floor: 20 (Out of 21 Floors)

Facing: East

Developer: **Arkade Group**

Transaction Type: New Property

Furnished Status: Semi-Furnished

Project: **Arkade Serene**

Status: Ready to Move

Type Of Ownership: Freehold

Contact Agent
Get Phone No.
Last contact made 4 days ago

Contact Agent

Nitin Agarwal (9142111111)

Your Name

Email

Pin Code Mobile Number

Agree to MagicBricks Terms & Conditions

Get Contact Details

Download Brochure

More Details

Price Breakup	₹1.89 Cr ₹ 9,49,950 Approx. Registration Charges
Booking Amount	₹1.5 Lac
Address	Malad West, Mumbai, Malad West, Mumbai - Western Mumbai, Maharashtra
Landmarks	Nr. Dalmia College, Sundar Nagar, Malad West
Furnishing	Semi-Furnished

magicbricks Buy Rent Sell Home Loans
Login Post Property

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Malad West > 2 BHK Flats for Sale in Malad West > 1075 Sq Ft
Posted on Mar 08, 2024 Property ID: 8859188

₹1.84 Cr Get ₹ 55,497 cashback on Home Loan Verified Owner

2 BHK 1075 Sq.ft Flat For Sale Malad West, Mumbai

2 Beds 2 Baths Semi-Furnished

Carpet Area: 604 sqft - ₹ 30,875/sqft

Floor: 16 (Out of 21 Floors)

Facing: East

Developer: **Arkade Group**

Transaction Type: New Property

Furnished Status: Semi-Furnished

Project: **Arkade Serene**

Status: Ready to Move

Type Of Ownership: Freehold

Contact Agent
Get Phone No.
Last contact made 6 days ago

Contact Agent

Nitin Agarwal (9142111111)

Your Name

Email

Pin Code Mobile Number

Agree to MagicBricks Terms & Conditions

Get Contact Details

Download Brochure

More Details

Price Breakup	₹1.84 Cr ₹ 9,24,950 Approx. Registration Charges
Booking Amount	₹1.5 Lac
Address	Malad West, Malad West, Mumbai - Western Mumbai, Maharashtra
Landmarks	Nr. Dalmia College, Sundar Nagar, Malad West
Furnishing	Semi-Furnished

Sale Instances

3047387 13-03-2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक सह दु.नि. बोरीवली 4 दस्त क्रमांक : 3047 2023 नोदणी Regn 63m
गावाचे नाव : चिंचवली		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	16341876	
(3) बाजारभावापट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10553952.21	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक असल्यास	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 2104, माळा नं: 21 वा मजला. इमारतीचे नाव: आर्केड सिरीन. ब्लॉक नं: मालाड(पश्चिम), मुंबई 400 064. रोड - सुंदर नगर. इतर माहिती: एक कार पार्किंग स्पेस नं 117 इन कॅन्टीलिंवर पार्किंग सिस्टम सहित. सदनिकेचे क्षेत्रफळ 56.11 चौ.मी. म्हणजे क्षेत्रफळ 604 चौ. फुट रेरा कारपेट. ((C.T.S. Number : 33714 ;))	
(5) क्षेत्रफळ	61.74 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 -मे. आर्केड डेव्हलपर्स प्रा लि चे संचालक अर्पित जैन याच्या तर्फे कबुलीजबाबा करिता मुखत्यार हरकिशन भावसार वय -68 पत्ता -प्लॉट नं. - , माळा नं 2 रा मजला. इमारतीचे नाव आर्केड हाऊस, ब्लॉक नं: कादिवली पूर्व रोड नं. भूमी आर्केड समोर, आत्माराम सावत मार्ग, अशोक नगर, महाराष्ट्र, मुंबई. पिन कोड: -400061 पॅन नं.-AAAACA3578Q	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -कृष्णा अगारा पुजारी वय -64, पत्ता -प्लॉट नं टी-2/2405, माळा नं. - इमारतीचे नाव आरिस सेरेनीटी, ब्लॉक नं. मालाड पश्चिम, रोड नं गुरीयापाडा, न्यू लिक रोड, महाराष्ट्र, मुंबई पिन कोड -400064 पॅन नं.-AAAPPS593P 2) नाव -जलाजक्षी कृष्णा पुजारी वय -60, पत्ता -प्लॉट नं टी-2/2405, माळा नं. - इमारतीचे नाव आरिस सेरेनीटी, ब्लॉक नं. मालाड पश्चिम, रोड नं: गुरीयापाडा, न्यू लिक रोड, महाराष्ट्र, मुंबई पिन कोड -400064 पॅन नं.-AFXPPS570I	
(9) दस्तऐवज करून दिल्याचा दिनांक	08-03-2023	
(10) दस्त नोंदणी केल्याचा दिनांक	09-03-2023	
(11) अनुक्रमांक, खंड व पृष्ठ	3047 2023	
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	980600	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
मुल्याक नासाठी विचारात घेतलेला तपशील -		
मुद्राक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

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.

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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Ms. Priti Gupta from Arkade Developers Private Limited vide Agreement for Sale dated 28.02.2023.
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Goregaon (West) Jawahar Nagar Branch to assess Fair Market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Aniket Navale – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shamal Bodke – 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 – 11.03.2023 Valuation Date – 14.03.2023 Date of Report – 14.03.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 11.03.2023
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 Commercial Godown, 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

(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).



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

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **14th March 2023**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, 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 and for this particular purpose at **₹ 1,83,61,600.00 (Rupees One Crore Eighty Three Lakh Sixty One Thousand Six Hundred Only)**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMO, email=smd@vastukala.org,
c=IN
Date: 2023.03.14 16:37:47 +0530'



C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138