

# 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 : accounts@vastukala.org	Invoice No. <b>PG-5730/22-23</b>	Dated <b>15-Mar-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA- RASMECCC Panvel</b> RASMECCC Panvel Sharda Terrace, Shop No 5, Ground Floor, Plot No 65, Sector-11, CBD Belapur GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>30258 / 46079</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl 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. Jabir Ali Khan - Residential Flat No. 404, 4th Floor,  
 "Shakti Aura", Plot No. 12, Sector - 2, Ghansoli (East),  
 Navi Mumbai, Taluka & District - Thane, PIN - 400 701,  
 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

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

*Rathod*  
 Authorised Signatory

This is a Computer Generated Invoice

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Jabir Ali Khan**

Residential Flat No. 404, 4<sup>th</sup> Floor, "Shakti Aura", Plot No. 12, Sector - 2, Ghansoli (East), Navi Mumbai,  
Taluka & District – Thane, PIN – 400 701, State - Maharashtra, Country – India.

Latitude Longitude: 19°06'48.2"N 73°00'26.5"E

Think.Innovate.Create

### Valuation Prepared for:




**State Bank of India**  
**RASMECCC Panvel**

Shop No. 5, Ground Floor, Sharda Terrace, Plot No. 65, Sector – 11, CBD Belapur, Navi Mumbai,  
Taluka & District – Thane, 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, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400093.

To,

**The Branch Manager,****State Bank of India****RASMECCC Panvel**

Shop No. 5, Ground Floor, Sharda Terrace,

Plot No. 65, Sector - 11, CBD Belapur,

Navi Mumbai, Taluka &amp; District – Thane,

State – Maharashtra, Country – India.

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

I	General	
1.	Purpose for which the valuation is made	: To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 13.03.2023
	b) Date on which the valuation is made	: 15.03.2023
3.	List of documents produced for perusal	
	1. Copy of Agreement for Sale dated 09.03.2023 between M/s. Shakti Developers (the promoters) and Mr. Jabir Ali Khan (the Purchaser).	
	2. Copy of Construction Permission J.K. No. NMMP / NRV / B.P. / PK / 20181CNMMC13701 / 4181 / 2018 issued by Navi Mumbai Municipal Corporation.	
	3. Copy of Amended Commencement Certificate No. NMMC / TPO / BP / Case No. 20211CNMMC18150 / 1377 / 2022 issued by 06.05.2022 issued by Navi Mumbai Municipal Corporation.	
	4. Copy of RERA Certificate No. P51700019646 dated 01.02.2023.	
	5. Copy of Approved Plan No. 2018 / CNMMC / 370 / NRV / A / 4181 dated 16.10.2018 issued by Navi Mumbai Municipal Corporation (As downloaded from RERA site).	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint owners hip)	<p><b>Mr. Jabir Ali Khan</b></p> <p><b>Address:</b> Residential Flat No. 404, 4<sup>th</sup> Floor, “<b>Shakti Aura</b>”, Plot No. 12, Sector - 2, Ghansoli (East), Navi Mumbai, Taluka &amp; District – Thane, PIN – 400 701, State - Maharashtra, Country – India.</p> <p><b>Contact Person:</b> Kanti Patel (Builder Person) Contact No. +91 70666 17180</p> <p>Solo Ownership</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	<p>The property is a residential flat No. 404 in under construction building. The flat is located on 4<sup>th</sup> floor in the said under construction building. The composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Balcony + Terrace + Passage (i.e. <b>2 BHK + 2 Toilets</b>). The property is at 400 Mtr. distance from nearest railway station Ghansoli.</p> <p><b>At the time of inspection Building was under construction, extent of completion as under.</b></p>



	West	:	Ghansoli Dargah Road	30.00 Mtr. Wide Road																								
13	Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.																									
			A As per the Deed	B Actual																								
	North	:	-	-																								
	South	:	-	-																								
	East	:	-	-																								
	West	:	-	-																								
14.	Extent of the site	:	<p><b>Area as per actual site measurement are as under:</b></p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Carpet Area</td> <td>489.00</td> </tr> <tr> <td>Balcony Area</td> <td>68.00</td> </tr> <tr> <td>Terrace Area</td> <td>40.00</td> </tr> <tr> <td><b>Total Carpet Area</b></td> <td><b>597.00</b></td> </tr> </tbody> </table> <p><b>Area as per Agreement for Sale are as under:</b></p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td><b>RERA Carpet Area</b></td> <td><b>425.00</b></td> </tr> <tr> <td><b>Encl. Balcony Area</b></td> <td><b>69.00</b></td> </tr> <tr> <td><b>Cupboard Area</b></td> <td><b>42.00</b></td> </tr> <tr> <td><b>Flowerbed Area</b></td> <td><b>43.00</b></td> </tr> <tr> <td><b>Terrace Area</b></td> <td><b>48.00</b></td> </tr> <tr> <td><b>Total Carpet Area</b></td> <td><b>627.00</b></td> </tr> </tbody> </table> <p>Built Up Area in Sq. Ft. = 690.00 (Total Carpet Area + 10%)</p> <p>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.</p>		Particulars	Area in Sq. Ft.	Carpet Area	489.00	Balcony Area	68.00	Terrace Area	40.00	<b>Total Carpet Area</b>	<b>597.00</b>	Particulars	Area in Sq. Ft.	<b>RERA Carpet Area</b>	<b>425.00</b>	<b>Encl. Balcony Area</b>	<b>69.00</b>	<b>Cupboard Area</b>	<b>42.00</b>	<b>Flowerbed Area</b>	<b>43.00</b>	<b>Terrace Area</b>	<b>48.00</b>	<b>Total Carpet Area</b>	<b>627.00</b>
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14.	Latitude, Longitude & Co-ordinates of flat	:	19°06'48.2"N 73°00'26.5"E																									
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p><b>Area as per Agreement for Sale are as under:</b></p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td><b>RERA Carpet Area</b></td> <td><b>425.00</b></td> </tr> <tr> <td><b>Encl. Balcony Area</b></td> <td><b>69.00</b></td> </tr> <tr> <td><b>Cupboard Area</b></td> <td><b>42.00</b></td> </tr> <tr> <td><b>Flowerbed Area</b></td> <td><b>43.00</b></td> </tr> <tr> <td><b>Terrace Area</b></td> <td><b>48.00</b></td> </tr> <tr> <td><b>Total Carpet Area</b></td> <td><b>627.00</b></td> </tr> </tbody> </table>		Particulars	Area in Sq. Ft.	<b>RERA Carpet Area</b>	<b>425.00</b>	<b>Encl. Balcony Area</b>	<b>69.00</b>	<b>Cupboard Area</b>	<b>42.00</b>	<b>Flowerbed Area</b>	<b>43.00</b>	<b>Terrace Area</b>	<b>48.00</b>	<b>Total Carpet Area</b>	<b>627.00</b>										
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16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Plot No. 12, Sector – 2 of Village - Ghansoli
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Ghansoli Navi Mumbai Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 404, 4 <sup>th</sup> Floor, "Shakti Aura", Plot No. 12, Sector - 2, Ghansoli (East), Navi Mumbai, Taluka & District – Thane, PIN – 400 701, State - Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	Part Ground + Part Stilt + 1 <sup>st</sup> & 2 <sup>nd</sup> Podium + 3 <sup>rd</sup> Amenities Floor + 4 <sup>th</sup> to 22 <sup>nd</sup> Upper Floors (Residential)
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	6 Flats on 4 <sup>th</sup> Floor
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	:	2 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with one car parking space
	Is Compound wall existing?	:	Proposed, yes
	Is pavement laid around the building	:	Proposed, yes
<b>III FLAT</b>			
1	The floor in which the flat is situated	:	4 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 404
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood door frame, Solid flush doors
	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?	:	Building is under construction																								
7	Sale Deed executed in the name of	:	<b>Mr. Jabir Ali Khan</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?	:	Built Up Area in Sq. Ft. = 690.00 (RERA Carpet Area + 10%)																								
10	What is the floor space index (app.)	:	As per NMMC norms																								
11	What is the Carpet Area of the flat?	:	<p><b>Area as per actual site measurement are as under:</b></p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Carpet Area</td> <td>489.00</td> </tr> <tr> <td>Balcony Area</td> <td>68.00</td> </tr> <tr> <td>Terrace Area</td> <td>40.00</td> </tr> <tr> <td><b>Total Carpet Area</b></td> <td><b>597.00</b></td> </tr> </tbody> </table> <p><b>Area as per Agreement for Sale are as under:</b></p> <table border="1"> <thead> <tr> <th>Particulars</th> <th>Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td><b>RERA Carpet Area</b></td> <td><b>425.00</b></td> </tr> <tr> <td><b>Encl. Balcony Area</b></td> <td><b>69.00</b></td> </tr> <tr> <td><b>Cupboard Area</b></td> <td><b>42.00</b></td> </tr> <tr> <td><b>Flowerbed Area</b></td> <td><b>43.00</b></td> </tr> <tr> <td><b>Terrace Area</b></td> <td><b>48.00</b></td> </tr> <tr> <td><b>Total Carpet Area</b></td> <td><b>627.00</b></td> </tr> </tbody> </table>	Particulars	Area in Sq. Ft.	Carpet Area	489.00	Balcony Area	68.00	Terrace Area	40.00	<b>Total Carpet Area</b>	<b>597.00</b>	Particulars	Area in Sq. Ft.	<b>RERA Carpet Area</b>	<b>425.00</b>	<b>Encl. Balcony Area</b>	<b>69.00</b>	<b>Cupboard Area</b>	<b>42.00</b>	<b>Flowerbed Area</b>	<b>43.00</b>	<b>Terrace Area</b>	<b>48.00</b>	<b>Total Carpet Area</b>	<b>627.00</b>
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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?	:	Building is under construction																								
15	If rented, what is the monthly rent?	:	₹ 19,000.00 Expected rental income per month after building Completion																								
<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	:	₹ 14,000.00 to ₹ 15,000.00 per Sq. Ft. on Total Carpet Area																								



	latest deals / transactions with respect to adjacent properties in the areas)	
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).	: ₹ 14,500.00 per Sq. Ft. on Total Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 12,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 79,600.00 per Sq. M. i.e. ₹ 7,395.00 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.
<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)	: ₹ 2,500.00 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 the building is under construction
	Depreciated Ratio of the building	: -
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,500.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 12,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 14,500.00 per Sq. Ft. (Including Car Parking)</b>
	<b>Remark:</b>	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	627.00 Sq. Ft.	14,500.00	90,91,500.00
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>90,91,500.00</b>
	<b>Insurable value of the property (690.00 X 2,500.00)</b>		<b>17,25,000.00</b>
	<b>Guideline value of the property (As per Index-II)</b>		<b>47,32,220.00</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 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 ₹ 14,000.00 to ₹ 15,000.00 per Sq. Ft. on Total 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 ₹ 14,500.00 per Sq. Ft. on Total Capet Area for valuation.

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	₹ 19,000.00 Expected rental income per month after building completion
iii) Any likely income it may generate	Rental Income

## Actual Site Photographs



## Route Map of the property

Site,ulr



**Latitude Longitude: 19°06'48.2"N 73°00'26.5"E**

**Note:** The Blue line shows the route to site from nearest railway station (Ghusoli – 400 mtr.)

## Ready Reckoner Rate

DIVISION / VILLAGE : GHANSOLI Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban Area		Local Body Type	Class "C" Corporation		
Local Body Name	Navi Mumbai Municipal Corporation					
Land Mark	Land : Gansoli Node Sector No. 2					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
4	4/108	27700	79600	91500	99500	91500
(Record Not Available)						

Stamp Duty Ready Reckoner Market Value Rate for Flat	79,600.00			
No increase for all floors from ground to 4 floors	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>79,600.00</b>	<b>Sq. Mtr.</b>	<b>7,395.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Price Indicators

**HOUSING.COM** Buy in New Mumbai

Shakti Aura  
By SHAKTI DEVELOPERS  
Plot No. 12, Ground Floor, New Mumbai

₹87 L | ₹9.25 K/sq.ft  
(EMI starts at ₹43,59 K)

1 BHK Apartment Configuration

Dec. 2022 Possession Starts

₹9.25 K/sq.ft Avg. Price

740.00 sq.ft. (Built-up Area) Size

Contact Developer

**HOUSING.COM** Buy in New Mumbai

1 BHK Apartment

By SHAKTI DEVELOPERS  
Shakti Aura in New Mumbai, New Mumbai

₹90.0 L (EMI starts at ₹44,08 K)  
₹12.50 K/sq.ft

720 sq.ft. Built Up Area

₹12.50 K/sq.ft Avg. Price

1 BHK Configuration

31st Dec. 2022 Possession status

Lower of 19 floors

East facing Facing

Unfurnished Furnishing

8 more

Contact Seller

VIEWER FURNISHINGS AMENITIES PROJECTORA LOCALITY DEVELOPER CALCULATOR

## Price Indicators

The screenshot shows the PROPERTYPISTOL website interface. At the top, there is a navigation bar with 'PROPERTYPISTOL' logo and 'Home Services'. The main content area features the project name 'Shakti Aura' in Ghansoli, developed by Shakti Developers. A large image of the building is displayed. To the right of the image, key details are listed: '1 BHK, 2 BHK' configurations, a launch date of 'Jun 2022', and a price of '16.8 k per Sqft.' for a '518 - 735 Sq Ft.' unit. A green 'Contact Seller' button is visible. Below the image, there are tabs for 'Overview', 'Configurations', 'Amenities', 'Locality', 'Bank Offers', and 'Developer'.

The screenshot shows the PROPTIGER website interface. It features a search bar at the top with 'Mumbai' selected. The main content area displays the 'Shakti Aura' project by Shakti Developers in Ghansoli, Mumbai. A large image of the building is shown. To the right, there is a contact section with the text 'We will take care of your search' and a 'GET CALL BACK' button. Below this, there is a WhatsApp chat icon and the phone number '+91-96939-69347'. The website also includes a 'Get a Home Loan' button at the top right.

**Sale Instance**

3428392	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु.नि. ठाणे 8
14-03-2023		दस्त क्रमांक - 3428/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office		नोदणी Regn.63m
<b>गावाचे नाव : घणसोली</b>		
(1) विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2) मोबदला	8000000	
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5977235.64	
(4) भू.मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: नवी मुंबई मनपाइतर वर्णन ; इतर माहिती: फ्लॉट नं 1601 16वा मजला शक्ती ऑरा प्लॉट नं 12 सेक्टर 02 घणसोली नवी मुंबई तालुका आणि जिल्हा ठाणे रेरा कार्पेट एरिया 39.46 चौ मी एन्क्लोज्ड बाल्कनी 6.39 चौ मी कपबोर्ड 3.90 चौ मी फ्लॉवर बेड एरिया 3.96 चौ मी टेरेस एरिया 4.50 चौ मी ( ( Plot Number . 12 ; ) )	
(5) क्षेत्रफळ	39.46 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 शक्ती डेव्हलपर्स तर्फे भागीदार रमेश नानजी पटेल - वय:-45 पत्ता:-प्लॉट नं - माळा नं. -, इमारतीचे नाव - ब्लॉक नं. -, रोड नं. 112 बाबा टॉवर प्लॉट नं 78 आणि 79 सेक्टर 17 वाशी नवी मुंबई, महाराष्ट्र, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ABGFS8098H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव -मोहम्मद अस्लम शेख - वय:-48; पत्ता -प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: - ब्लॉक नं. -, रोड नं. फ्लॉट नं ए 704 घनश्याम सोसायटी प्लॉट नं 10 सेक्टर 3 घणसोली नवी मुंबई, महाराष्ट्र, ठाणे पिन कोड -400701 पॅन नं:-AWQPS3264E	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/02/2023	
(10) दस्त नोदणी केल्याचा दिनांक	13/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	3428/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	480000	
(13) बाजारभावाप्रमाणे नोदणी 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.	





**Sale Instance**

283575 14-03-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु.नि. ठाणे 3 दस्त क्रमांक : 2835/2023 नोदणी Regn:63m
<b>गावाचे नाव : घणसोली</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	9000000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4846127.6	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : , इतर माहिती: प्लॉट नं 401 चौथा मजला शक्ती ऑरा प्लॉट नं 12 सेक्टर 02 घणसोली नवी मुंबई तालुका आणि जिल्हा ठाणे रेरा कार्पेट एरिया 39.46 चौ मी एन्क्लोज्ड बाल्कनी 6.39 चौ मी कपबोर्ड 3.90 चौ मी प्लॉवर बेड एरिया 3.96 चौ मी टेरेस एरिया 4.50 चौ मी( ( Plot Number : 12 ; ) )	
(5) क्षेत्रफळ	39.46 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 शक्ती डेव्हलपर्स तर्फे भागीदार रमेश नानजी पटेल -- वय:-45 पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव :-, ब्लॉक नं :-, रोड नं: 112 बाबा टॉवर प्लॉट नं 78 आणि 79 सेक्टर 17 वाशी नवी मुंबई, महाराष्ट्र, ठाणे., महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ABGFS8098H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-शफी अहमद शाह -- वय:-27, पत्ता -प्लॉट नं :-, माळा नं :-, इमारतीचे नाव :-, ब्लॉक नं :-, रोड नं: रूम नं 1 ए1 -69 -1 दुसरा मजला प्लॉट नं 69 अरिहत क्लिनिक वरती आय सी एल शाळेजवळ तुर्भे नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-FAGPS8487A 2) नाव:- - म.द.जहुर साहा वय:-32; पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव :-, ब्लॉक नं :-, रोड नं: रूम नं 1 ए1 -69 -1 दुसरा मजला प्लॉट नं 69 अरिहत क्लिनिक वरती आय सी एल शाळेजवळ तुर्भे नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-JALPS8931L	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	14/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	2835/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	540000	
(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.	

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 is at ₹ 90,91,500.00 (Rupees Ninety Lakh Ninety One Thousand Five Hundred Only). As per site inspection 94% of construction work is completed.

Place: Mumbai

Date: 15.03.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=CS&RN,  
2.5.4.20-892294-f463565546d0f99268895149675433441831:1  
5179617a18b1632\_c90a1c0e40201e\_c90a1c0e40201e  
4428f2429a7754558c\_c90a1c0e40201e4428f2429a7754558c  
Date: 2023.03.15 16:37:17 +05'30'

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.

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)

Think.Innovate.Create

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, ManojChalikwar 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 15.03.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 13.03.2023. 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.



## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **15<sup>th</sup> March 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 advise 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 and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **627.00 Sq. Ft. Total Carpet Area** in the name of **Mr. Jabir Ali Khan**. 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 the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **627.00 Sq. Ft. Total Carpet Area.**

**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 authorized 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.

**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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
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Date: 2022.03.15.16:12:25 +05'30'

Director

**Manoj B. Chalikwar**

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

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