

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	Invoice No. PG-5802/22-23	Dated 18-Mar-23
Buyer (Bill to) STATE BANK OF INDIA RACPC SION BRANCH B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kiroli Road, Off L.B.S. Marg, Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India 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. 30376 / 46151	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:

Mr. Pankaj Kumar Rai & Mrs. Ekta P. Rai - Residential Flat No. 204, 2nd Floor, Wing - A, Building Type SR-5, "Galaxy Apartment ABCDE Co-op. Hsg. Soc. Ltd.", Dewan Kuldipsingh Nagar, Evershine City, Village Achole, Vasai (East), Palghar - 401 208, 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

(Signature)
Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Pankaj Kumar Rai & Mrs. Ekta P. Rai**

Residential Flat No. 204, 2nd Floor, Wing – A, Building Type SR-5, "Galaxy Apartment ABCDE Co-op. Hsg. Soc. Ltd.", Dewan Kuldipsingh Nagar, Evershine City, Village Achole, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India.

Latitude Longitude: 19°24'11.2"N 72°50'22.0"E

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Valuation Done for:

State Bank of India

RACPC Sion

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirod Road, Off L.B.S. Marg, Kurla (West), Mumbai, Pin Code – 400 070, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

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



Valuation Report Prepared For: SBI / RACPC Sion / Mr. Pankaj Kumar Rai (30376/46151) Page 2 of 26

Vastu/Mumbai/03/2023/30376/46151
18/09-345-SBSK
Date: 18.03.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 204, 2nd Floor, Wing – A, Building Type SR-5, "Galaxy Apartment ABCDE Co-op. Hsg. Soc. Ltd.", Dewan Kuldipsingh Nagar, Evershine City, Village Achole, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India belongs to **Mr. Pankaj Kumar Rai & Mrs. Ekta P. Rai.**

Boundaries of the property.

North : Sai Ashish Tower
South : New Chitrakoot CHSL
East : Evershine Extension Road
West : Boston CHSL

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 33,67,200.00 (Rupees Thirty Three Lakh Sixty Seven Thousand Two Hundred Only).

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA, email=manojbaburao@vastukala.com, c=IN, postalCode=400001, serialNumber=1, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.18 15:40:42 +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
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

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 Sion Branch**

B-603 & 604, Kohinoor City, Commercial-1,

6th Floor, Kirol Road, Off L.B.S. Marg, Kurla

(West), Mumbai, Pin Code – 400 070,

State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess realizable value of the property for Bank Loan Purpose.
2.	a) Date of inspection	:	17.03.2023
	b) Date on which the valuation is made	:	18.03.2023
3.	List of documents produced for perusal:		
	i) Copy of Agreement for Sale dated 14.03.2023 Between Mrs. Savita Vipin Singh & Mr. Vipin Rampravesh Singh (the Transferor) and Mr. Pankaj Kumar Rai & Mrs. Ekta P. Rai (the Transferees). (5 pages from Documents)		
	ii) Copy of Occupancy Certificate No. VVCMC / TP / OC / VP-0743 / 002 / 2015-16 dated 04.04.2015 issued by Vasai Virar City Municipal Corporation.		
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)	:	Mr. Pankaj Kumar Rai & Mrs. Ekta P. Rai Address: Residential Flat No. 204, 2 nd Floor, Wing – A, Building Type SR-5, "Galaxy Apartment ABCDE Co-op. Hsg. Soc. Ltd.", Dewan Kuldipsingh Nagar, Evershine City, Village Achole, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India. Contact Person: Mr. Ramprakash Singh (Tenant) Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat located on 2 nd floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + WC & Bath + Passage + Flowerbed (i.e. 1BHK with WC & Bath). The property is at 3.9 Km. Travelling distance from nearest railway station Vasai Road.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 260, Hissa No. A/2 of Village - Achole
	b) Door No.	:	Residential Flat No. 204



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c)	T.S. No. / Village	:	Village – Achole	
d)	Ward / Taluka	:	Taluka – Vasai	
e)	Mandal / District	:	District – Palghar	
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.	
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. 204, 2 nd Floor, Wing – A, Building Type SR-5, "Galaxy Apartment ABCDE Co-op. Hsg. Soc. Ltd.", Dewan Kuldipsingh Nagar, Evershine City, Village Achole, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India.	
8.	City / Town	:	Vasai (East), Palghar	
	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 – Achole Vasai Virar City Municipal Corporation	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	Boundaries of the property		As per actual Site	As per Agreement
	North	:	Sai Ashish Tower	Details not available
	South	:	New Chitrakoot CHSL	Details not available
	East	:	Evershine Extension Road	Details not available
	West	:	Boston CHSL	Details not available
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	:	Carpet Area in Sq. Ft. = 349.00 Flowerbed Area in Sq. Ft. = 39.00	

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)	:	₹ 9,000.00 to ₹ 10,000.00 per Sq. Ft. on Carpet 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).	:	₹ 9,500.00 per Sq. Ft. on Carpet Area ₹ 9,200.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 7,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 69,600.00 per Sq. M. i.e. ₹ 6,466.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 65,712.00 per Sq. M. i.e. ₹ 6,105.00 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 / Rgstn. 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)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	8 Years
	Life of the building estimated	:	52 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	12.00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,200.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 7,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 9,200.00 per Sq. Ft.
	Remarks:		

vicinity is in the range of ₹ 9,000.00 to ₹ 10,000.00 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 ₹ 9,200.00 per Sq. Ft. on Carpet Area (after depreciation) for valuation.

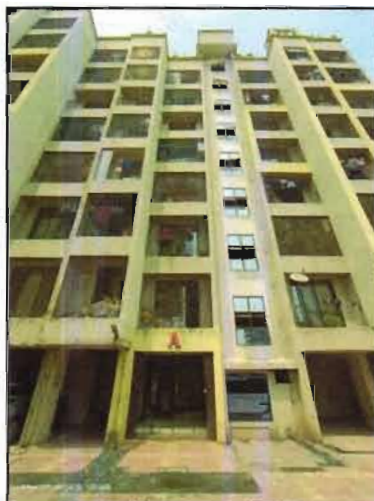
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 7,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual site photographs

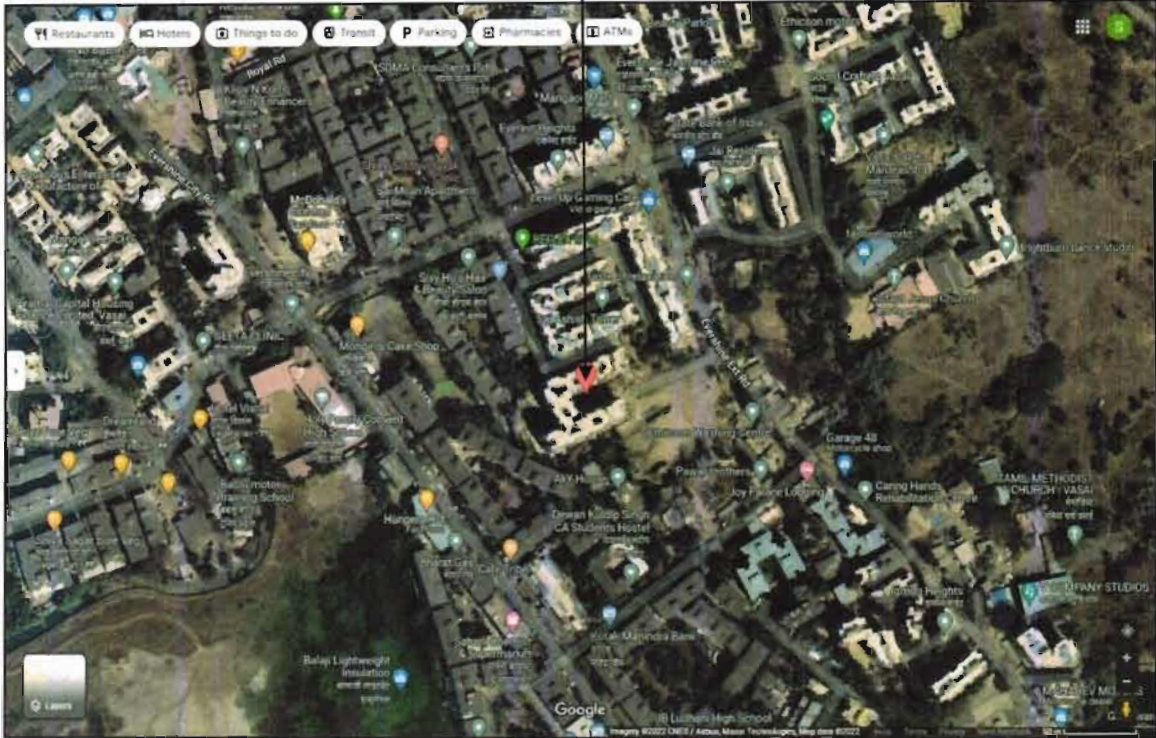


GALAXY APARTMENT-A A PROJECT BY ORCHID CONSTRUCTION		
101	MR. NARESH SINGH	G FLOOR
102	MR. ANIL K. SINGH	1 FLOOR
103	MR. PRANAV S. SINGH	1 FLOOR
201	MR. ANANDA SINGH	2 FLOOR
202	MR. RAJENDRA K. PATIL	2 FLOOR
301	MR. RAJESH K. SINGH	3 FLOOR
302	MR. RAJESH K. SINGH	3 FLOOR
401	MR. ANIL K. SINGH	4 FLOOR
402	MR. ANIL K. SINGH	4 FLOOR
501	MR. ANIL K. SINGH	5 FLOOR
502	MR. ANIL K. SINGH	5 FLOOR
601	MR. ANIL K. SINGH	6 FLOOR
602	MR. ANIL K. SINGH	6 FLOOR
701	MR. ANIL K. SINGH	7 FLOOR
702	MR. ANIL K. SINGH	7 FLOOR



Route Map of the property

Site.u/r



Latitude Longitude: 19°24'11.2"N 72°50'22.0"E

Note: The Blue line shows the route to site from nearest railway station (Vasai Road – 3.9 Km.)



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Ready Reckoner Rate

Stamp Duty Ready Reckoner Market Value Rate for Flat	69,600.00			
No increase on Flat Located on 2 nd Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	69,600.00	Sq. Mtr.	6,466.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	21,000.00			
The difference between land rate and building rate (A – B = C)	48,600.00			
Depreciation Percentage as per table (D) [100% - 8%] (Age of the Building – 8 Years)	92%			
Rate to be adopted after considering depreciation [B + (C x D)]	65,712.00	Sq. Mtr.	6,105.00	Sq. Ft.

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

NOBROKER | 1 BHK Flat in Evershine Jaamin Chs, Evershine City, Sector 7, Vasai East, ... | ₹ 34 Lacs | ₹ 19,486/Month | 363 sq ft

Overview

Age of Building	101 Years	Ownership Type	Self Owned
Number of Floors	11.42m Sq.Ft	Flooring	Marble Tiles
Build-up Area	363 Sq.Ft	Carpet Area	462 Sq.Ft

Activity On This Property

1317 | 0 | 13

Similar Properties

NOBROKER | 1 BHK Flat in Karti Pride Chs For Sale in Vasai East | ₹ 40 Lacs | ₹ 22,325/Month | 342 sq ft

Overview

Age of Building	101 Years	Ownership Type	Self Owned
Number of Floors	7.77m Sq.Ft	Flooring	Carpet
Build-up Area	342 Sq.Ft	Carpet Area	407 Sq.Ft

Activity On This Property

1331 | 1 | 12

Similar Properties



Price Indicators

NOBROKER

1 BHK Flat In Sai Aashish Tower For Sale In Vasai East

₹38 Lac (₹38,00,000) | **₹21,778/Month** (₹21,77,800) | **459** sq.ft.

1 Bedroom | 1 Bathroom | 1 Balcony

1st Floor | 1st of 8 Floors

Carpet Area: 640 sq.ft.

₹38 Lac + Govt Charges & Tax @ 5,937 per sq.ft.

1 to 5 Year Old

Similar Properties: 1 BHK Flat In Everdine Jupiter Chs Ltd In Sale In Vasai

99acres

Buy | Enter locality / Project / Society / Landmark

₹38 Lac (₹38,00,000) | **1BHK 1Bath**

Estimated EMR ₹30,251

₹38,00,000

REGISTRATION: 4800078002 | Registration No. 19300021587 | Website: <https://maharashtra.gov.in>

Overview | Society | Owner Details | Price Trends | Recommendations | Articles

Property ID: Society ID

Carpet area: 640 sq.ft.

₹38 Lac + Govt Charges & Tax @ 5,937 per sq.ft.

1st of 8 Floors

1 to 5 Year Old

Places nearby: 102 Vasai East, Mira Road And Beyond, Mumbai

Mr vikas-ATM | Dr. Waghmare Hospital | Government Hospital sabbli | Platinum Hospitals Pvt Ltd | Salifa Hospital

Sales Instance

5808350 10-12-2022 Note -Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र . २	दुय्यम निबंधक सह दु.नि.वसई 3 दस्तऐवज क्रमांक 5808/2022 नोंदणी. Regn 63m
गाव: आचोळे		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	3000000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	2454000	
(4) भूमापन ,पोटहिस्सा व धरक्रमांक (असल्यास)	. इतर माहिती: . इतर माहिती: गाव मौजे आचोळे,सर्वे नं.260,हिस्सा नं. ए.2,सदनिका क्र. 302,तिसरा मजला,बी विंग,बिल्डिंग टाइप एसआर5,गॅलॅक्सि अपार्टमेंट.गॅलॅक्सि अपार्टमेंट ए.बी.सी.डी.इ कॉ. ऑप. हौसिंग सोसायटी लि..दिवाण कुलदीपसिंह नगर,एव्हरशाइन सिटी,आचोळे गाव.वसई पूर्व.तालुका वसई.जिल्हा पालघर.सदनिका क्षेत्र. 35.25 चौ. मी. कार्पेट.पालघर	
(5)क्षेत्रफळ	35.25चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) जीन सिलास नाडार उर्फ जिन जॉन फर्नांडीस - 33 प्लॉट नं- बी-302, माळा नं- , इमारतीचे नाव गॅलॅक्सि अपार्टमेंट, ब्लॉक नं- दिवाण कुलदीपसिंह नगर, एव्हरशाइन सिटी रोड नं वसई पूर्व, महाराष्ट्र, ठाणे. 401208 AANPF0628A	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) अर्जुन गोपाळ येदरे - 52 प्लॉट नं: रूम नं. 205. माळा नं: -, इमारतीचे नाव: पाटण चाळ कमिटी. ब्लॉक नं: इंदिरा नगर. सर्वोदय नगर मार्ग. एम एच बी कॉलनी जवळ. रोड नं: जोगेश्वरी पूर्व, महाराष्ट्र, मुम्बई. 400060 AANPY6575H 1) अपर्णा अर्जुन येदरे - 47 प्लॉट नं रूम नं. 205, माळा नं - इमारतीचे नाव. पाटण चाळ कमिटी. ब्लॉक नं इंदिरा नगर, सर्वोदय नगर मार्ग, एम एच बी कॉलनी जवळ. रोड नं जोगेश्वरी पूर्व, महाराष्ट्र, मुम्बई 400060 ACAPY5388H	
(9)दस्तऐवज करून दिल्याचा दिनांक	06/04/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	06/04/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	5808/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	180000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील -		

Sales Instance

2376350 10-12-2022 Note -Generated Through eSearch Module. For original report please contact concern SRO office	सूची क्र . २	दुय्यम निबंधक सह दु.नि.वसई 3 दस्तऐवज क्रमांक :2376/2022 नोंदणी Regn 63m
गाव: आचोळे		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	3300000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	2454000	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	इतर माहिती: गाव मौजेआचोळे.सर्वे . 260.हिस्सा नं. ए 0/2.सदनिका क्र. 402. चौथा मजला.बी विंग,बिल्डिंग टाइप .एस.आर.5.गॅलॅक्सि अपार्टमेंट.गॅलॅक्सि अपार्टमेंट ए.बी.सी.डी.इ कॉ. ऑप. हौसिंग सोसायटी लि. दिवाण कुलदीपसिंह नगर.एव्हरशाइन सिटी.आचोळे.वसई पूर्व.तालुका वसई.जिल्हा पालघर.सदनिका क्षेत्र.35.25 चौ. मी. कार्पेटपालघर	
(5)क्षेत्रफळ	35.25चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) गणेश लक्ष्मन प्रभु - 41 प्लॉट नं. बी.402. माळा नं. - इमारतीचे नाव गॅलॅक्सि अपार्टमेंट, ब्लॉक नं. दिवाण कुलदीपसिंह नगर.एव्हरशाइन सिटी. रोड नं. वसई पूर्व, महाराष्ट्र. ठाणे. 401208 AKLPP2276L 2) संगीता गणेश प्रभु - 39 प्लॉट नं. बी.402. माळा नं. - इमारतीचे नाव गॅलॅक्सि अपार्टमेंट, ब्लॉक नं. दिवाण कुलदीपसिंह नगर.एव्हरशाइन सिटी. रोड नं. वसई पूर्व, महाराष्ट्र. ठाणे 401208 AKLPP2276L	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) ज्योती जे शुक्ला - 39 प्लॉट नं. रूम नं 07, बिल्डिंग नं. 27. माळा नं. - इमारतीचे नाव कल्पतरू कॉ. ऑप हौसिंग सोसायटी लि, ब्लॉक नं. नेरुळ, नवी मुंबई,बस डेपो जवळ.शिरावणे गाव., रोड नं. नेरुळ, महाराष्ट्र, ठाणे 4007506 BMXPS3849B	
(9)दस्तऐवज करून दिल्याचा दिनांक	11/02/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	11/02/2022	
(11)अनुक्रमांक.खंड व पृष्ठ	2376/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	198000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील -		

(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 18.03.2023 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 17.03.2023. 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

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Pankaj Kumar Rai & Mrs. Ekta P. Rai from Mrs. Savita Vipin Singh & Mr. Vipin Rampravesh Singh vide Agreement for Sale dated 14.03.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Sion, Mumbai 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 Sanket Karalkar – Valuation Engineer Shyam Kajvilkar – 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 – 17.03.2023 Valuation Date - 18.03.2023 Date of Report - 18.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 17.03.2023
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **18th 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 **366.00 Sq. Ft. Carpet Area** in the name **Mr. Pankaj Kumar Rai & Mrs. Ekta P. Rai**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Pankaj Kumar Rai & Mrs. Ekta P. Rai**. 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 **366.00 Sq. Ft. Carpet Area**.

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 **366.00 Sq. Ft. 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.

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).

