

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-5841/22-23	Dated 20-Mar-23
Buyer (Bill to) 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 - 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. 30412 / 46190	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. Anand Prashant Surve & Mrs. Anannya Anand
 Surve - Residential Flat No. 1506, 15th Floor, Building
 No. 3A, "Akoya", Pearl Gardens, Gogte Salt Pan Road,
 Vasai Road (West), Taluka - Vasai, District - Palghar,
 PIN - 401 202, 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

Prathab
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchasers: **Mr. Anand Prashant Surve & Mrs. Anannya Anand Surve**

Residential Flat No. 1506, 15th Floor, Building No. 3A, "Akoya", Pearl Gardens, Gogte Salt Pan Road, Vasai Road (West), Taluka - Vasai, District – Palghar, PIN – 401 202, State - Maharashtra, Country – India.

Latitude Longitude: 19°23'28.4"N 72°49'20.3"E

Think.Innovate.Create

Valuation Prepared for:

State Bank of India

RACPC Sion

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.



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 – 400093.

To,
The Branch Manager,
State Bank of India
RACPC Sion

B-603 & 604, Kothinoor 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 value of the property for Bank Loan Purpose.
2.	a) Date of inspection : 18.03.2023
	b) Date on which the valuation is made : 20.03.2023
3.	List of documents produced for perusal 1. Copy of Draft Agreement between Mansarovar Lifespaces LLP (the Promotor) and Mr. Anand Prashant Surve & Mrs. Anannya Anand Surve (the Allottee's). 2. Copy of RERA Certificate No. P99000047167 dated 10.10.2022. (Download from RERA Site). 3. Copy of Commencement Certificate VVCMC / TP / CC / VP – 4151 / 372 / 2021-22 dated 18.11.2021 issued by Vasai Virar City Municipal Corporation. (Download from RERA Site). 4. Copy of Approved Plan No. VP / 4182 / 372 / 2021 – 22 dated 18.11.2021 issued by Vasai Virar City Municipal corporation. (Download 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 ownership) : Name of Proposed Purchasers: Mr. Anand Prashant Surve & Mrs. Anannya Anand Surve Address: Residential Flat No. 1506, 15 th Floor, Building No. 3A, “Akoya”, Pearl Gardens, Gogte Salt Pan Road, Vasai Road (West), Taluka Vasai, District – Palghar, PIN – 401 202, State - Maharashtra, Country – India. Contact Person: Mr. Nupur Thakare (Sales Person) Contact No. +91 95112 55092 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 No. 1506 in under construction building. The flat is located on 15 th floor in the said under construction building. The composition of flat will be 2 Bedrooms + Living Room + Kitchen + 2 Toilet + Passage (i.e. 2 BHK + 2 Toilets). The property is at 1.9 Km. distance from nearest railway station Vasai Road.

		At the time of inspection Building was under construction, extent of completion as under.	
Stage of Construction			
If under construction, extent of completion			
	Foundation	Completed	RCC Plinth
	Ground/Stilt	Completed	RCC work for Floors
	Internal Brick Work	Completed upto 4 th Floor	External Brick Work
	Internal Plastering	Completed upto 4 th Floor	External Plastering
	Total	25% work completed	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 66, Hissa No. 03 of Village - Diwanman
	b) Door No.	:	Residential Flat No. 1506
	c) C. T.S. No. / Village	:	Village – Diwanman
	d) Ward / Taluka	:	Taluka – Vasai
	e) Mandal / District	:	District – Palghar
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. VP / 4182 / 372 / 2021 – 22 dated 18.11.2021 issued by Vasai Virar City Municipal Corporation. (Download from RERA 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	:	N.A.
7.	Postal address of the property	:	Residential Flat No. 1506, 15 th Floor, Building No. 3A, “Akoya”, Pearl Gardens, Gogte Salt Pan Road, Vasai Road (West), Taluka Vasai, District – Palghar, PIN – 401 202, State - Maharashtra, Country – India.
8.	City / Town	:	Vasai Road (West), 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 Area
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Diwanman 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 document
	North	:	Open Plot Survey No. 60 & 61
	South	:	Gogte Salt Pan Road Survey No. 147
	East	:	Parshwa Sharnam Building Survey No. 192

	West	:	Open Plot	Survey No. 176
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	:	RERA Carpet Area in Sq. Ft. = 501.00 Balcony Area in Sq. Ft. = 31.00 Total Carpet Area in Sq. Ft. = 532.00 (Area as per Draft Agreement for Sale) Built Up Area in Sq. Ft. = 551.00 (RERA Carpet Area + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°23'28.4"N 72°49'20.3"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	RERA Carpet Area in Sq. Ft. = 501.00 Balcony Area in Sq. Ft. = 31.00 Total Carpet Area in Sq. Ft. = 532.00 (Area as per Draft Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 66, Hissa No. 03 of Village - Diwanman	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Diwanman Vasai Virar City Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1506, 15 th Floor, Building No. 3A, "Akoya", Pearl Gardens, Gogte Salt Pan Road, Vasai Road (West), Taluka Vasai, District – Palghar, PIN – 401 202, 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	:	Proposed Stilt + 22 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 8 Flats on 15 th Floor	
8.	Quality of Construction	:	Building is under construction	
9.	Appearance of the Building	:	Building is under construction	

IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 12,000.00 to ₹ 13,000.00 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).	:	₹ 12,400.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 9,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 68,420.00 per Sq. M. i.e. ₹ 6,356.00 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)	:	₹ 2,700.00 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	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 9,700.00 per Sq. Ft.
	Total Composite Rate	:	₹ 12,400.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	532.00 Sq. Ft.	12,400.00	65,96,800.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total / Realizable value of the property			65,96,800.00
	Insurable value of the property (551.00 X 2,700.00)			14,87,700.00
	Guideline value of the property (551.00 X 6,356.00)			35,02,156.00

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 ₹ 12,000.00 to ₹ 13,000.00 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 ₹ 12,400.00 per Sq. Ft. on 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	₹ 14,000.00 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, u/r



Latitude Longitude: 19°23'28.4"N 72°49'20.3"E

Note: The Blue line shows the route to site from nearest railway station (Vasai Road – 1.9 Km.)

Ready Reckoner Rate

Department of Registration & Stamps
Government Of Maharashtra

नोंदणी व मूद्रांक विभाग
महाराष्ट्र शासन

Valuation For Urban Area

*** welcome to valuation of properties in Maharashtra ***

Location Details

Division Name: [Help on Division](#)

District Name: Taluka Name: Village/Zone Name:

Attribute: SubZone Name:

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
24400	62200	70700	78400	70700	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	62,200.00			
Increase by 10% on Flat Located on 15 th Floor	6,220.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	68,420.00	Sq. Mt.	6,356.00	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

duello MUMBAI the right address is waiting

PROJECT PROGRESS
Current Status: ONGOING

OCT 2022 Started **MAY 2023** Possession

Pearl Gardens
Dekhol Aagun, Vashi Mumbai

3 **# 189**

1 BHK 424.96 SQ.FT. **₹ 51 LACS***

REQUEST FINAL PRICE

Alankar Jadhav
+912268493321

Explore using Web Story

Housing.com Mumbai

Mansarovar Pearl Gardens ₹46.0 L - 60.11 L 1 BHK 2 BHK 3 BHK

2 BHK Apartments Configurations | Max. 2023 Possession Start | ₹1.33 K/sq.ft Avg. Price | 405.00 sq.ft. - 600.00 sq.ft. Area/Size

Mansarovar Pearl Gardens Overview

- 22.87 Acres
- 405.00 sq.ft. - 600.00 sq.ft.
- 4 Buildings - 488 units
- ₹1.33 K/sq.ft.
- ₹1.33 K/sq.ft.
- 0-4 BHK Apartments

Mansarovar Pearl Gardens Price & Floor Plan



Price Indicators

Mansarovar Pearl Gardens
2 Bedroom 605 Sq.Ft. Apartment
 In Vasai West Mumbai

Listing ID: 46124171

₹ 65 L

- 2 Bedrooms
- Semi-Furnished
- 2 Bathroom
- 605 Sq Ft (Carpet Area)
- North East Facing

2 Owners associated with this Property

Property Information

Listing Type: Sale	Project Type: Residential	Building Type: Apartment
City: Mumbai	Location: Vasai West	Area: 605 Sq.Ft. (Carpet Area)
Price: ₹ 65 L	Possession Status: Ready To Move	Furnishing Status: Semi-Furnished
Number of Rooms: 2	Number of Bathroom: 2	Closed Parking: 1
View: North East	Floor No: 13	Tower/Block: 2

Contact our Real Estate Experts

Santosh Yadav
 +91 9820000000

ABOUT PROJECT ADDRESS PROJECT DETAILS AMENITIES FLOOR PLANS SAMPLE VIDEO

About Project

Pearl Gardens Vasai West - 1 BHK, 2 BHK, 3 BHK & Jodi Flats Pearl Gardens in Vasai, Near Vasai station, 10+ Hospital, 4+ Mall, 5+ International Schools & College

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Pearl Gardens Price List

BHK	Carpet	Package Price
1 BHK	408 sq ft	Rs. 48 Lac
2 BHK	501-532 sq ft	Rs. 65 Lac

Pearl Gardens Floor Plan

1 BHK Unit Plan	2 BHK Unit Plan	1+1 BHK Jodi Plan

Sale Instance

गावाचे नाव : दिवाणमान	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	5080476
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3117500
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: वसई विरार महानगरपालिकाइतर वर्णन : इतर माहिती: इतर माहिती: विभाग क्र 8 गाव मौजे दिवाणमान तालुका वसई जिल्हा पालघर सर्वे नं 66 हिस्सा नं 3 वरील बिल्डींग नं 3ए अकोया पर्ल गार्डन्स प्रोजेक्ट मधील सदनिका क्र 1108 अकरावा मजला क्षेत्र 39.48 चौ मी रेरा कारपेट म्हणजेच 425 चौ फुट रेरा कारपेट एरिया सोबत 2.90 चौ मी म्हणजेच 31 चौ फूट बाल्कनी एरिया इतके((Survey Number : सर्वे नं 66 हिस्सा नं 3 :))
(5) क्षेत्रफळ	42.38 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:-मे मानसरोवर लार्डफस्पेसेस एलएलपीचे भागीदार दिपक बी वोरा व प्रितेश दिलीप जैन तर्फे कु मु रमेश महादेव बनिया - वय -57 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. 301 वरुण बिल्डींग गुरु नानक नगर विलेज नवघर वसई रोड पश्चिम पालघर , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे पिन कोड:-401202 पॅन नं -ABRFM6807B 2) नाव:-मे स्टार्डल एव्हरशार्डन बिल्डर्स प्रायव्हेट लिमिटेड चे ऑथोराईज सिग्रेटरी भरतकुमार भवनदास लुधानी तर्फे कु मु विजय श्रीचंद पुरस्वानी - वय -37 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. 215 वीणाबीना शॉपिंग सेंटर दुसरा मजला ऑप बांद्रा स्टेशन बांद्रा पश्चिम मुंबई. ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई पिन कोड:-400050 पॅन नं -AAFCS6402C
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-सायली प्रशांत चावक - - वय -49, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. ए-301 स्पिंग फ्लड अपार्टमेंट कृष्णा टाऊन शिप अंबाडी रोड सूर्या गार्डन जवळ वसई पश्चिम बसीन रोड पालघर (ठाणे). ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड -401202 पॅन नं:-AFEPG6504N
(9) दस्तावेज करून दिल्याचा दिनांक	23/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	23/02/2023
(11) अनुक्रमांक, खड व पृष्ठ	2960/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	355650
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	

Sale Instance

Firefox

https://freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuc.

4381350 04-03-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक सह दु.नि.वसई 3 दस्त क्रमांक : 4381/2023 नोंदणी Regn:63m
गावाचे नाव : दिवाणमान		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4492000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2704500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:वसई विरार महानगरपालिकाइतर वर्णन : इतर माहिती: इतर माहिती: विभाग क्र 8 गाव मौजे दिवाणमान तालुका वसई जिल्हा पालघर सर्वे नं 66 हिस्सा नं 3 वरील बिल्डींग नं 3ए अकोया पर्ल गार्डन्स प्रोजेक्ट मधील सदनिका क्र 804 आठवा मजला क्षेत्र 37.64 चौ मी रेरा कारपेट म्हणजेच 405 चौ फुट रेरा कारपेट एरिया इतके((Survey Number : सर्वे नं 66 हिस्सा नं 3 :))	
(5) क्षेत्रफळ	37.64 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 मानसरोवर लाईफस्पेसेस एलएलपीचे भागीदार दिपक बी वोरा व प्रितेश दिलीप जैन तर्फे कु मु रमेश महादेव बनिया - वय:-57 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 301 वरुण बिल्डींग गुरु नानक नगर विलेज नवघर वसई रोड पश्चिम पालघर , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे पिन कोड :-401202 पॅन नं:-ABRFM6807B 2) नाव :-मे स्टार्डिल एव्हरशार्डिन बिल्डर्स प्रायव्हेट लिमिटेड चे ऑथोराईज सिग्रेटरी भरतकुमार भवनदास लुधानी तर्फे कु मु विजय श्रीचंद पुरस्वानी - वय:-37 पत्ता :-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव 215 वीणाबीना शॉपिंग सेंटर दुसरा मजला ऑप बांद्रा स्टेशन बांद्रा पश्चिम , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुम्बई पिन कोड :-400050 पॅन नं :-AAFC6402C	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव :-कांचन वीरेन मेहरा - - वय:-28, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: बिल्डींग जी-3 बी विंग फ्लॅट नं 208 अपना घर को ऑप हौ सो लि अंबाडी रोड वसई पश्चिम अक्षय हॉटेल जवळ जिल्हा पालघर , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे पिन कोड :-401202 पॅन नं:-ASGPV6497A 2) नाव :-वीरेन सुनील मेहरा - - वय:-29, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: बिल्डींग जी-3 बी विंग फ्लॅट नं 208 अपना घर को ऑप हौ सो लि अंबाडी रोड वसई पश्चिम अक्षय हॉटेल जवळ जिल्हा पालघर , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे पिन कोड :-401202 पॅन नं:-BRVPM0363B 3) नाव :-सुनील के मेहरा - - वय:-59, पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: बिल्डींग जी-3 बी विंग फ्लॅट नं 208 अपना घर को ऑप हौ सो लि अंबाडी रोड वसई पश्चिम अक्षय हॉटेल जवळ जिल्हा पालघर , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे पिन कोड:-401202 पॅन नं:-APJPM6481K	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	24/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	4381/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	314450	

1 of 2

04-03-2023, 10:55

(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 20.03.2023 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 18.03.2023. 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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **20th 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 **532.00 Sq. Ft. Total Carpet Area** in the name of Name of Proposed Purchasers **Mr. Anand Prashant Surve & Mrs. Anannya Anand Surve** 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 being purchased by Proposed Purchasers **Mr. Anand Prashant Surve & Mrs. Anannya Anand Surve** 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 **532.00 Sq. Ft. Total 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 / Exiting 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 **532.00 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

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=VASTUKALA,
2.5.4.20=8E229A8468F8038F607F8628A09138047E33A8133312
3279017a-8659f2-3096c3d8-402296-50a8a8a4e076.
serialNumber=1354554648c890c2d3548f4e54635f11042d394
+282e29x327a152a, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.01.20 18:47:53 +05'30'

Auth. Sign.

Think.Innovate.Create