

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-5859/22-23	Dated 21-Mar-23
Buyer (Bill to) PUNJAB NATIONAL BANK - PLP BKC PLP BKC BRANCH PNB Pragati Tower C-9 G Block 3rd floor Bandra Kurla Complex Bandra(E), Mumbai 400051 GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 30437 / 46208	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl. No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00
	CGST			270.00
	SGST			270.00
Total				₹ 3,540.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:
 Mr. Binod Bechan Sharma & Mrs. Rita Binod Sharma -
 Residential Flat No. 2805, 28th Floor, Park 3, C- 2, "The Icon",
 Opp. Highland Gardens Road, Village - Dhokali, Thane (West),
 Taluka & District Thane, PIN – 400 607, 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 : **PUNJAB NATIONAL BANK**
 A/c No. : **1756002100016739**
 Branch & IFS Code : **Goregaon (E.) & PUNB0175600**


 UPI Virtual ID : **Vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd

Rathod
 Authorized 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. Binod Bechan Sharma & Mrs. Rita Binod Sharma**

Residential Flat No. 2805, 28th Floor, Park 3, C- 2, "**The Icon**", Opp. Highland Gardens Road,
Village - Dhokali, Thane (West), Taluka & District Thane, PIN – 400 607,
State – Maharashtra, Country – India.

Latitude Longitude: 19°13'21.5"N 72°59'07.7"E

Valuation Prepared for:




**Punjab National Bank
PLP BKC**

PNB Pragati Tower C-9, G Block, 3rd Floor, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051,
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 OPINION REPORT

This is to certify that the under construction Residential Flat No. 2805, 28th Floor, Park 3, C- 2, "The Icon", Opp. Highland Gardens Road, Village - Dhokali, Thane (West), Taluka & District Thane, PIN – 400 607, State – Maharashtra, Country – India belongs to **Mr. Binod Bechan Sharma & Mrs. Rita Binod Sharma**.

Boundaries of the property.

North	:	Park 2
South	:	University Road
East	:	Under Construction Road
West	:	Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and this particular purpose at **₹ 1,22,65,500.00 (Rupees One Crore Twenty Two Lakh Sixty Five Thousand Five Hundred Only)**. As per Site Inspection 35% Construction Work is Completed.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
mail=CMD, email=cm@vastukala.org, c=IN
Date: 2023.03.21 18:05:23 +05'30'

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

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



Our Pan India Presence at :

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

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

Valuation Report of Immovable Property

I		General	
1.	Name and Address of the Valuer	:	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (East), Mumbai – 400 093.
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
3.	a)	Date of inspection	: 20.03.2023
	b)	Date of valuation	: 21.03.2023
	C)	Title Deed Number & Date	: 16922 / 2022 Dated 14.11.2022
4.	List of documents produced for perusal:		
	1.	Copy of Agreement for Sale dated 14.11.2022 Between M/s. Leading Frontier Pvt. Ltd. (the Promoter) and M/s. Siddhi Real Estate Developers (the SRED) and Mr. Binod Bechan Sharma & Mrs. Rita Binod Sharma (the Purchaser).	
	2.	Copy of RERA Registration Certificate No. P51700033286 dated 15.02.2022.	
	3.	Copy of Amended Commencement Certificate Document No. V. P. No. S05 / 0075 / 14 / TMC / TDD / 3857 / 22 dated 07.01.2022 issued by Thane Municipal Corporation, Thane.	
	4.	Copy of Amended Approved Plan Document No. V. P. No. S05 / 0075 / 14 / TMC / TD - DP / TPS / 3857 / 22 dated 07.01.2022 issued by Thane Municipal Corporation, Thane.	
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Binod Bechan Sharma & Mrs. Rita Binod Sharma. Address: Residential Flat No. 2805, 28 th Floor, Park 3, C-2, "The Icon", Opp. Highland Gardens Road, Village - Dhokali, Thane (West), Taluka & District Thane, PIN – 400 607, State – Maharashtra, Country – India. Contact Person: Mr. Amit (Customer Relationship Manager) Contact No. 9967550806 Joint Ownership Details of ownership share is not available.
6.	Brief description of the property	:	The property is a residential flat in under construction building. The flat is located on 28 th floor in the said under construction building. As per Approved Plan, the composition of flat is 2 Bedrooms + Living Room + Dining Area + Kitchen + 2 Toilets + Passage + Chajja Area (i.e. 2BHK + 2 Toilets). The property is at 7.8 Km. Travelling distance from nearest railway station Thane.
Stage of Construction			
If under construction, extent of completion			
	Foundation	Completed	RCC Plinth
	Ground/Stilt Floors	Completed	RCC Floors
			Completed
			Completed Up to 17th Floors

	Internal & External Brick Work	Completed Up to 2 nd Floors	Internal Plastering	Completed Up to 2 nd Floors
	Total	35% Work Completed		
7.	Location of property		:	
	a)	Plot No. / Survey No.	:	Survey No. 63/5C, 60/22, 60/19, 46/18A, 63/10 & Others
	b)	Door No.	:	Residential Flat No. 2805
	c)	C.T.S. No. / Village	:	Village – Dhokali
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District – Thane
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Amended Approved Plan Document No. V. P. No. S05 / 0075 / 14 / TMC / TD - DP / TPS / 3857 / 22 dated
	g)	Approved map / plan issuing authority	:	07.01.2022 issued by Thane Municipal Corporation, Thane.
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	Building Under Construction
	j)	Comment on unauthorizes Construction if any	:	N.A., the property under consideration is Residential Flat
	k)	Comment on demolition proceedings if any	:	
8.	Postal address of the property		:	Residential Flat No. 2805, 28 th Floor, Park 3, C- 2, "The Icon", Opp. Highland Gardens Road, Village - Dhokali, Thane (West), Taluka & District Thane, PIN – 400 607, State – Maharashtra, Country – India.
9.	City / Town		:	Thane (West), Thane
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
10.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
11.	Coming under Corporation limit / Village Panchayat / Municipality		:	Village – Dhokali Thane Municipal Corporation
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
13.	Boundaries of the property			As per Site
	North		:	Park 2
	South		:	University Road
	East		:	Under Construction Road
				As per document
	North		:	Details not available
	South		:	Details not available
	East		:	Details not available

	West	:	internal Road	Details not available
14.	Dimensions of the site / Flat	:	N. A. as property under consideration is a Residential Flat in the residential building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
15.	Extent of the site	:	RERA Carpet Area in Sq. Ft. = 629.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 692.00 (Area as per Mulyankan Patrak)	
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	19°13'21.5"N 72°59'07.7"E	
16.	Extent of the site considered for Valuation (least of 13A& 13B)	:	RERA Carpet Area in Sq. Ft. = 629.00 (Area as per Agreement for Sale)	
17.	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.	Name of the Apartment	:	"The Icon"	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3	Year of Construction	:	Building is under construction	
4	Number of Floors	:	Proposed Ground + 29 Upper Floors	
5	Type of Structure	:	Proposed R.C.C. Framed Structure	
6	Number of Dwelling units in the building	:	Proposed 6 Flats on 28 th Floor	
7	Quality of Construction	:	Building is under construction	
8	Appearance of the Building	:	Building is under construction	
9	Maintenance of the Building	:	Building is under construction	
10	Facilities Available	:		
	Lift	:	Proposed 3 Lifts	
	Protected Water Supply	:	Proposed Municipal Water supply	
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Proposed along with one open reserve car parking	
	Is Compound wall existing?	:	Building is under construction	
	Is pavement laid around the building	:	Building is under construction	
III	Residential Flat			
1	The floor in which the Flat is situated	:	28 th Floor	
2	Door No. of the Flat	:	Residential Flat No. 2805	
3	Specifications of the Flat	:		
	Roof	:	Proposed R.C.C. Slab	

	residential flat under valuation after comparing with the specifications and other factors with the residential flat under comparison (give details).	
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,800.00 per Sq. Ft.
	II. Land + others	: ₹ 16,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: ₹ 1,33,745.00 Per Sq. M. i.e. ₹ 12,425.00 Per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	: It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of residential flat	: ₹ 2,800.00 per Sq. Ft.
	Age of the building	: Building is under construction
	Life of the building estimated	: 60 years after completion (Subject to proper, preventive periodic maintenance & structural repairs).
	Depreciation percentage assuming the salvage value as 10%	: N.A., Building is under construction
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,800.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 16,700.00 per Sq. Ft.
	Total Composite Rate	: ₹ 19,500.00 per Sq. Ft. (Including car parking)
	Remark:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	629.00 Sq. Ft.	19,500.00	1,22,65,500.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually

needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential flat, where there are typically many comparables available to analyze. As the property is a Residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of i.e. ₹ 19,000.00 to ₹ 20,000.00 per Sq. Ft. on RERA Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Residential flat size, location, upswing in real estate prices, sustained demand for Residential flat, all round development of residential and commercial application in the locality etc. We estimate ₹ 19,500.00 per Sq. Ft. on RERA Carpet Area (Including car parking) for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications **₹ 1,22,65,500.00 (Rupees One Crore Twenty Two Lakh Sixty Five Thousand Five Hundred Only)**. As per Site Inspection 35% Construction Work is Completed.

I	Date of Purchase of Immovable Property	:	14.11.2022
II	Purchase Price of immovable property	:	₹ 97,28,427.00
III	Book value of immovable property:	:	₹ 91,41,138.00
IV	Fair Market Value of immovable property:		₹ 1,22,65,500.00
V	Realizable Value of immovable property:	:	₹ 1,10,38,950.00
VI	Distress Sale Value of immovable property:	:	₹ 98,12,400.00
VII	Guideline Value (692.00 Sq. Ft. x 12,425.00)	:	₹ 85,98,100.00
VIII	Insurable value of the property (692.00 Sq. Ft. x 2,800.00)	:	₹ 19,37,600.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 13, 14 & 15

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

Actual Site Photographs



Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

Think.Innovate.Create

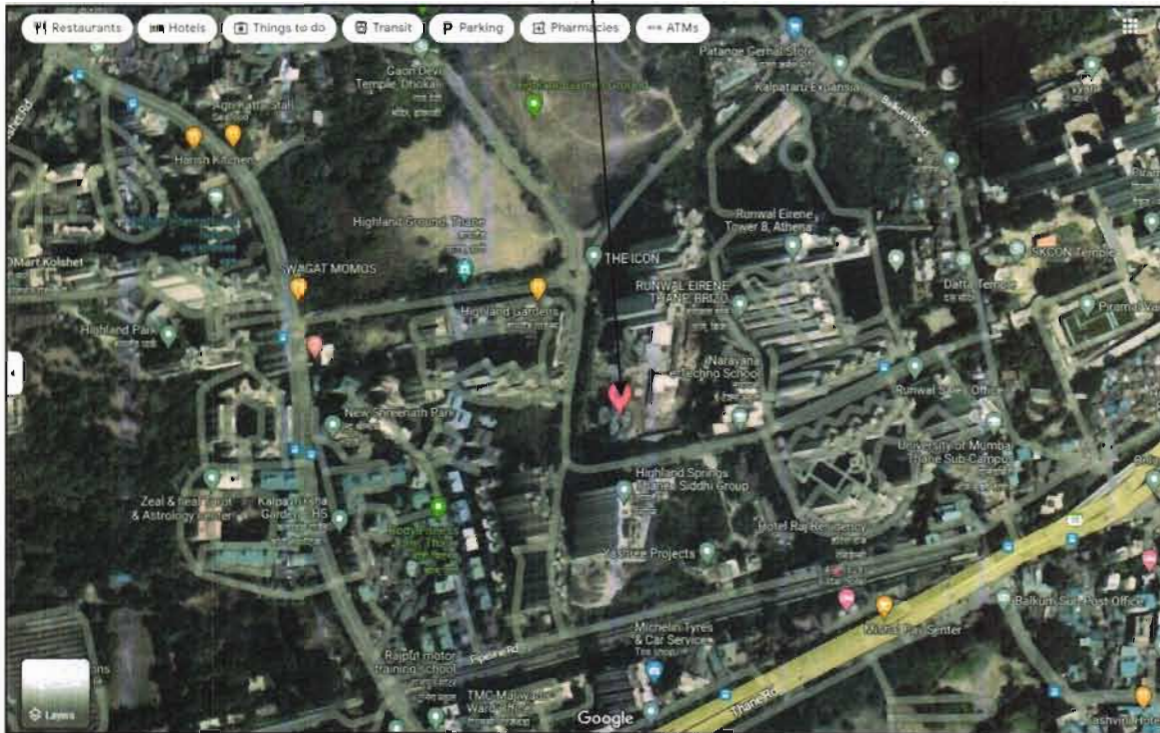
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Route Map of the property

Site u/r



Longitude Latitude - 19°13'21.5"N 72°59'07.7"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 7.8 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 वाजारमूल्य दर पत्रक

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Valuation Rules
User Manual
Close

Year 2022/2023 **Language** English

Annual Statement of Rates

Selected District: ठाणे
 Select Taluka: ठाणे
 Select Village: गावाचे नाव : दोकाळी

Search By: Survey No Location
 Enter Survey No: 63

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (R.s.)	Attribute
S-34-3ई-2) दोकाळी गावातील उपविभाग 3अ-2 व 3ब-2 वाळता उर्वरित सिटीएस व गट नंबर सिटीएस नंबर	37500	116300	120100	144200	120100	चौ. मीटर	गट नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,16,300.00			
Increase by 15% on Flat Located on 28 th Floor	17,445.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,33,745.00	Sq. Mtr.	12,425.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	-			
The difference between land rate and building rate (A – B = C)	-			
Depreciation Percentage as per table (D) [100% - 0%] (Age of the Building – 0 Years)	-			
Rate to be adopted after considering depreciation [B + (C x D)]	-	Sq. Mtr.	-	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

magicbricks Buy Sell Rent Home Loans

Home | Society For Sale | Flats For Sale | Flats For Sale | Flats For Sale | Flats For Sale | Flats For Sale | Flats For Sale | Flats For Sale

Rated on Aug 27, 2024 Property ID: 62634978

Get full support from Relationship Manager **MB Prime**

- Shortlists Properties
- Communicates with Owners
- Live Video Call
- Join Prime 50% OFF

₹1.50 Cr Get ₹43,000* savings on Home Loan ONLY ON MAGICBRICKS

2 BHK Flat For Sale in The Icon by Risland **Dhokali, Thane**

2 Beds 2 Baths 4 Balconies Unfurnished

Carpet Area: **750 sqft** ₹20,000/sqft

Developer: **Risland India** Project: **The Icon by Risland**

Floor: **2B (Out of 30 Floors)** Possession Type: **Ready** Facing: **East**

Furnished Status: **Unfurnished** Type Of Ownership: **Freehold** Age Of Construction: **Under Construction**

East Facing Property

Contact Owner Get Phone No. Last contact made 5 days ago Download Brochure

More Details

Price Breakup: **₹1.5 Cr**

Address: **Dhokali, Thane - Central Thane, Maharashtra**

Buy | Flats For Sale | Society / Landmark

₹89 Lac ₹20,151 per sq.ft. **1BHK 2Baths**

Developed by Risland India

₹89 Lac @ 20,151 per sq.ft.

1 Bedroom, 1 Bathrooms, 1 Balcony

The Icon by Risland Dhokali, Thane

Expected to be completed by Dec 2024

WE PROMISE DELIVERY ON TIME!

Places nearby: Fresh Universe, Smart Ready, Thane - Bhiwandi Rd, Vijay Sales - Ghodbunder, High Street Mall, R Mall Thane

Price Indicators

₹1.32 Cr [Get ₹ 33,000 cash back on Home Loan](#) [View on Map](#)

2 BHK 673 sqft Flat For Sale in Dhokali, Thane

2 Beds **2 Baths** **Unfurnished**

Carpet Area: 673 sqft **Developer:** Risland India **Project:** The Icon by Risland

Transaction Type: New Property **Status:** Under Construction **Lifts:** 3

Furnished Status: Unfurnished

3 Lac off on spot booking!

[Contact Builder](#) [Download Brochure](#) Property viewed by 3 People

Why buy in this project?

- RERA approved project
- SSCP (Safe & Share, Sci-tech, Green, Fine & Fast) cross-design methodology
- Theme-based architecture
- [5 more](#)

Contact Builder
Risland +91-833XXXXX08
 Your Name: nitesh
 Email: nitesh.khedeekar@gmail.com
 Mobile Number: 8369040652
 (IND +91) 8369040652
 I Agree to Magicbricks Terms of Use

[Get Contact Details](#)

[Download Brochure](#)

₹1.20 Cr [Get ₹ 30,000 cash back on Home Loan](#) [View on Map](#)

2 BHK Flat For Sale in The Icon by Risland, Dhokali, Thane

2 Beds **2 Baths** **3 Balconies** **Unfurnished**

Carpet Area: 571 sqft **Developer:** Risland India **Project:** The Icon by Risland

Floors: 18 (Out of 30 Floors) **Transaction Type:** New Property **Facing:** South - East

Furnished Status: Unfurnished **Type Of Ownership:** Freehold **Age Of Construction:** Under Construction

Newly Constructed Property

[Contact Owner](#) [Get Phone No.](#) Last contact made 4 days ago

More Details

Price Breakup: ₹1.2 Cr

Address: Dhokali, Thane - Central Thane, Maharashtra

Contact Owner
Pooja +91-87XXXXXX18
 Your Name: nitesh
 Email: nitesh.khedeekar@gmail.com
 Mobile Number: 8369040652
 (IND +91) 8369040652
 I Agree to Magicbricks Terms of Use

[Get Contact Details](#)

[Download Brochure](#)

Sales Instance

Index 2	
1983/2022 15/02/2022 Note:-Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2 पुण्याम विंडोज डुनि ठारो ३ दस्ता क्रमांक 1983/2022 मोदणी Regn.53m
गावाचे नाव : डोकाळी	
(1) विक्रीदारा प्रकार	करारनाम
(2) मोकटल	10146522
(3) कायदा/मह.पत्र/इतरदस्तावा कायदालिप्यदस्तावर आकारणी देणे की पाठिंब्यावर ते मजदूत करावे	6206541/9
(4) मू.मापन चौदरिमा व परतमापका अंतरावास	1) पालिकेचे नाव ठारो ३ म ज इतर वर्गीन इतर माहिती क्षेत्र नं ६/३४-१६/२ चौके , डोकाळी कांठि ठारो टोपील सर्व्हे नं ४६/१७बी ४६/१७बी ४६/१८-४७/१४/७६ व इतर सर्व्हे नंबर दस्ताव मजदूत आकारणमाणे अटमिका क्र ३०९३ रा मजला मंडीकन -३ वि आकारण नं- १ जपसक गाईन रोड मधीर डोकाळी ठारो क्षेत्र ९९०६ चौमा करण्ट परा प्रमाणे अटिका १ कार पाकिनामह (१ Survey Number ४६/१७बी ४६/१७बी ४६/१८-४७/१४/७६ व इतर सर्व्हे नंबर दस्ताव मजदूत आकारणमाणे)
(5) क्षेत्रमाप	९९०६ चौ मीटर
(6) आकारणी किका पुढी दिनांक असेल किका	
(7) दस्तावेज करार देणा-या विद्धान टिकुना-या मजदूताराचे नाव किका दिवाणी मजदूताराचा कुटुमनाम किका आदिना अंतरावास प्रतिबांधीचे नाव व पत्ता	1) नाव- विद्धान आदीपर या कि सर्व्हे अटिकन सर्व्हेकरें सोरप मजदूत आया सर्व्हे कायदालिप्यकाव दस्ताव कु मजदूत अटिका किका - या - ३) पत्ता - पत्ति नं - मास नं ३) का मजला इमारतीचे नाव की किका मजदूत मधीर, मधीर नं जी मधीर केंडिकी काया कुलं कायदालिप्य रोड मं पुढे मजदूत पुढेई विम संखि -400051 पिन नं -4400133826 2) नाव- मजदूतक दस्ताव - ये मिदटी वि अल इन्स्ट्रुक्टेड इमारतुलं सर्व्हे भांगीदार मीरक कडिल मजदूत व इमारत उतोर माला जाया सर्व्हे कु मजदूत विद्धान आदीपर या कि सर्व्हे अटिकन सर्व्हेकरें सोरप मजदूत आया सर्व्हे कायदालिप्यकाव दस्ताव कु मजदूत अटिका किका - 3) पत्ता - पत्ति नं मधीर नं ३) का मजला नं - इमारतीचे नाव विद्धान नं जी- १) जपसक गाईन मधीर नं जपसक रोमिडिमासो मधीर, रोड नं डोकाळी ठारो मजदूत ठारो विम संखि -400008 पिन नं - 44558437F
(8) दस्तावेज करार देणा-या मजदूताराचे व किका दिवाणी मजदूताराचा कुटुमनाम किका आदिना अंतरावास प्रतिबांधीचे नाव व पत्ता	1) नाव- सुनील इन्डिया इमारतुलं - - ३०२-३० पत्ता - पत्ति नं काय नं ०६ पाळा नं १) का मजला इमारतीचे नाव ३) विद्धाने जपसक मधीर नं मीरकन अली रोड रोड नं जी मधीरक मधीर मधीर मजदूत पुढेई विम संखि -400009 पिन नं -4444PH37520 2) नाव- अक्षय इन्डिया इमारतुलं - - ३०२-४९ पत्ता - पत्ति नं काय नं ०६ पाळा नं १) का मजला इमारतीचे नाव ३) विद्धाने जपसक मधीर नं मीरकन अली रोड रोड नं जी मधीरक मधीर मधीर मजदूत पुढेई विम संखि -400003 पिन नं -444PH3674E
(9) दस्तावेज करार दिनांक	06/02/2022
(10) दस्ता मोकटो आकारणा दिनांक	06/02/2022
(11) मजदूतका कड म पत्र	1983/2022
(12) कायदा/मह.पत्राची मजदूत मजदूत	607000
(13) कायदा/मह.पत्राची मोकटो मजदूत	३३३३३

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Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

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Appendix – VII

UNDERTAKING

I, Sharadkumar B. Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment.
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. 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.
- g. My PAN Card number as applicable is AEAPC0117Q
- h. 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
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Binod Bechan Sharma & Mrs. Rita Binod Sharma from M/s. Leading Frontier Pvt. Ltd. vide Agreement for Sale dated 14.11.2022.
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, PLP BKC Branch to assess Fair Market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Shobha Kuperkar – Technical Manager Pradnya Rasam – 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 – 20.03.2023 Valuation Date – 21.03.2023 Date of Report – 21.03.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 20.03.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential flat size, location, upswing in real estate prices, sustained demand for Commercial Godown, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall

conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st March 2023**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and for this particular purpose at **₹ 1,22,65,500.00 (Rupees One Crore Twenty Two Lakh Sixty Five Thousand Five Hundred Only)**. As per Site Inspection 35% Construction Work is Completed.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
c=IN
Date: 2023.03.21 13:05:31 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

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