

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-120/23-24</b>	Dated <b>17-Apr-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA- RASMECCC Panvel</b> RASMECCC Panvel Sharda Terrace, Shop No 5, Ground Floor, Plot No 65, Sector-11, CBD Belapur GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>30832 / 2300122</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
<b>Total</b>				<b>₹ 2,950.00</b>

Amount Chargeable (in words)

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

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. Ramesh Bramhadev Dhakane - Residential Flat No. 306, 3rd Floor, Sector - R-9, Building No. A, "ORO Avenue", Life Republic, Near Allard College of Engineering, Jambe Marunji Road, Village - Jambe, Taluka - Mulshi, District - Pune, PIN - 411033, 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

*Rathod*  
 Authorised Signatory

This is a Computer Generated Invoice



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

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Ramesh Bramhadev Dhakane**

Residential Flat No. 306, 3<sup>rd</sup> Floor, Sector – R-9, Building No. A, “**ORO Avenue**”, Life Republic,  
Near Allard College of Engineering, Jambe Marunji Road, Village – Jambe, Taluka – Mulshi,  
District – Pune, PIN – 411033, State – Maharashtra, Country – India.

Latitude Longitude: 18°37'35.3"N 73°42'34.6"E

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### Valuation Done for:

**State Bank of India  
RASMECCC Panvel**

Shop No. 5, Ground Floor, Sharda Terrace, Plot No. 65, Sector – 11, CBD Belapur, Navi Mumbai,  
Taluka & District – Thane, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

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

**Regd. Office** : 121, 1st Floor, 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 property bearing Residential Flat No. 306, 3<sup>rd</sup> Floor, Sector – R-9, Building No. A, “**ORO Avenue**”, Life Republic, Near Allard College of Engineering, Jambe Marunji Road, Village – Jambe, Taluka – Mulshi, District – Pune, PIN – 411033, State – Maharashtra, Country – India belongs to **Mr. Ramesh Bramhadev Dhakane.**

Boundaries of the property.

North : Building No. B  
South : Open Plot  
East : Building No. C  
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 for this particular purpose at ₹ **45,91,700.00 (Rupees Forty Five Lakh Ninety One Thousand Seven Hundred Only)**. As per Site Inspection 96% 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,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org,  
c=IN  
Date: 2023.04.17 14:49:13 +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  
SBI Empanelment No.: SME/TCC/2021-22/85/13  
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  
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mumbai@vastukala.org



		At the time of inspection, the property was under construction. Extent of completion are as under:	
	Foundation	Completed	RCC Plinth
	RCC Floors	Completed	Internal Brick Work
	External Brick Work	Completed	Internal Plastering
	External Plastering	Completed	Flooring, Tiling, Kitchen
	Internal Painting	Completed	External Painting
	Electrification, Plumbing, Sanitary	Completed	Doors and Windows
	Lift Installation	Completed	Total
			96% work completed
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 124 (Part) and others of Village – Jambe
	b) Door No.	:	Residential Flat No. 306
	c) C.T.S. No. / Village	:	Village – Jambe
	d) Ward / Taluka	:	Taluka – Mulshi
	e) Mandal / District	:	District – Pune
	f) Date of issue and validity of layout of approved map / plan	:	Copy of approved building plans were not provided and not verified.
	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	:	No
7.	Postal address of the property	:	Residential Flat No. 306, 3 <sup>rd</sup> Floor, Sector – R-9, Building No. A, “ORO Avenue”, Life Republic, Near Allard College of Engineering, Jambe Marunji Road, Village – Jambe, Taluka – Mulshi, District – Pune, PIN – 411033, State – Maharashtra, Country – India.
8.	City / Town	:	Jambe, Pune
	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 – Jambe Pune Metropolitan Region Development Authority.
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		<b>As per actual Site</b> <b>As per Document</b>
	North	:	Building No. B By 18.00 Mtr. Wide Township internal road, township level Green
	South	:	Open Plot By Township boundary, Baby Canal
	East	:	Building No. C By Baby Canal, Township boundary
	West	:	Internal Road By sector R - 12, Township boundary
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	:	<b>RERA Carpet Area in Sq. Ft. = 551.00</b> <b>Enclosed Balcony Area in Sq. Ft. = 38.00</b> <b>Balcony Area in Sq. Ft. = 39.00</b> <b>Total Carpet Area in Sq. Ft. = 629.00</b> <b>(Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 692.00 (Total Carpet + 10%)
14.	Latitude, Longitude & Co-ordinates of flat	:	18°37'35.3"N 73°42'34.6"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>RERA Carpet Area in Sq. Ft. = 551.00</b> <b>Enclosed Balcony Area in Sq. Ft. = 38.00</b> <b>Balcony Area in Sq. Ft. = 39.00</b> <b>Total Carpet Area in Sq. Ft. = 629.00</b> <b>(Area as per Agreement for Sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction
II	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No. 124 (Part) and others of Village – Jambe
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Jambe Pune Metropolitan Region Development Authority.

	Door No., Street or Road (Pin Code)	:	Residential Flat No. 306, 3 <sup>rd</sup> Floor, Sector – R-9, Building No. A, “ <b>ORO Avenue</b> ”, Life Republic, Near Allard College of Engineering, Jambe Marunji Road, Village – Jambe, Taluka – Mulshi, District – Pune, PIN – 411033, 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 Ground + 22 Upper Floors
6.	Type of Structure	:	Proposed R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 8 Flats on 3 <sup>rd</sup> Floor
8.	Quality of Construction	:	Building is under construction
9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	:	
	Lift	:	Proposed 4 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with one covered parking
	Is Compound wall existing?	:	Proposed, yes
	Is pavement laid around the building	:	Proposed, yes
III	<b>FLAT</b>		
1	The floor in which the flat is situated	:	3 <sup>rd</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 306
3	Specifications of the flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door framed with flush doors
	Windows	:	Proposed Powder coated aluminum sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Proposed Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	<b>Mr. Ramesh Bramhadev Dhakane</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built Up Area in Sq. Ft. = 692.00 (Total Carpet + 10%)

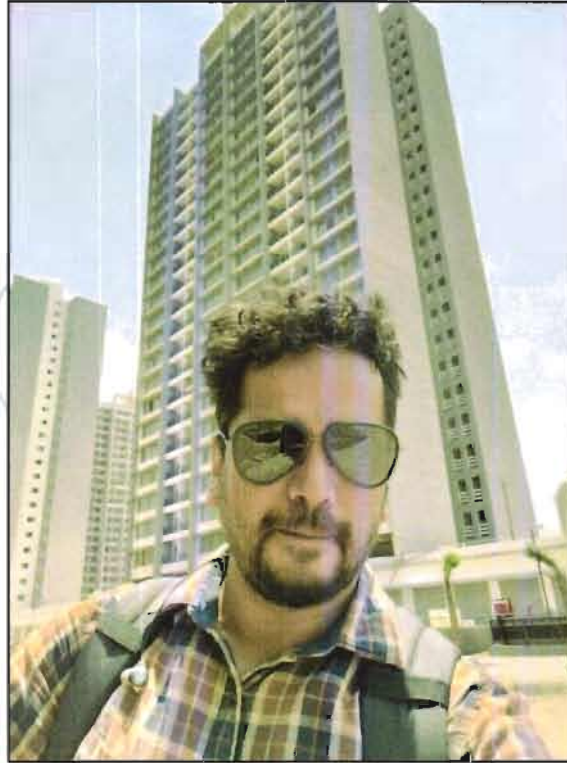
10	What is the floor space index (app.)	:	As per PMRDA norms
11	What is the Carpet Area of the flat?	:	<b>RERA Carpet Area in Sq. Ft. = 551.00</b> <b>Enclosed Balcony Area in Sq. Ft. = 38.00</b> <b>Balcony Area in Sq. Ft. = 39.00</b> <b>Total Carpet Area in Sq. Ft. = 629.00</b> <b>(Area as per Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Proposed for residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 9,500.00 Expected rental income per month after building completion
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 6,500.00 to ₹ 7,500.00 per Sq. Ft. on Capet 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).	:	₹ 7,300.00 per Sq. Ft. on Capet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 4,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 46,950.00 per Sq. M. i.e. ₹ 4,362.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:	
<b>a</b>	Depreciated building rate	:	







## Actual site photographs



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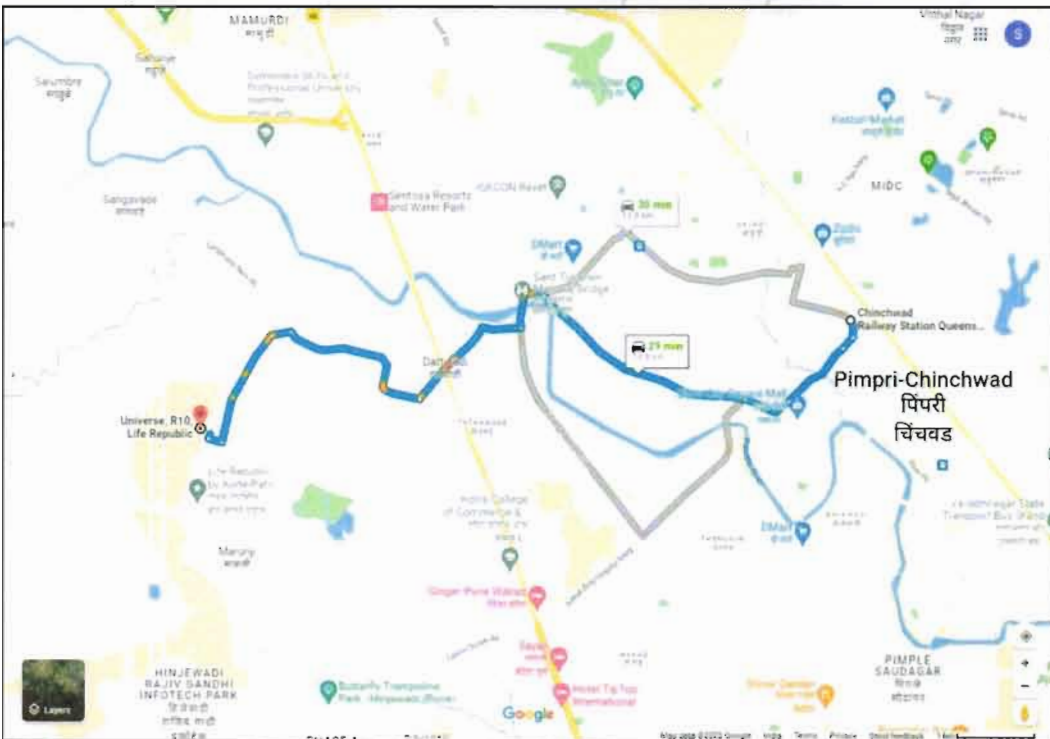
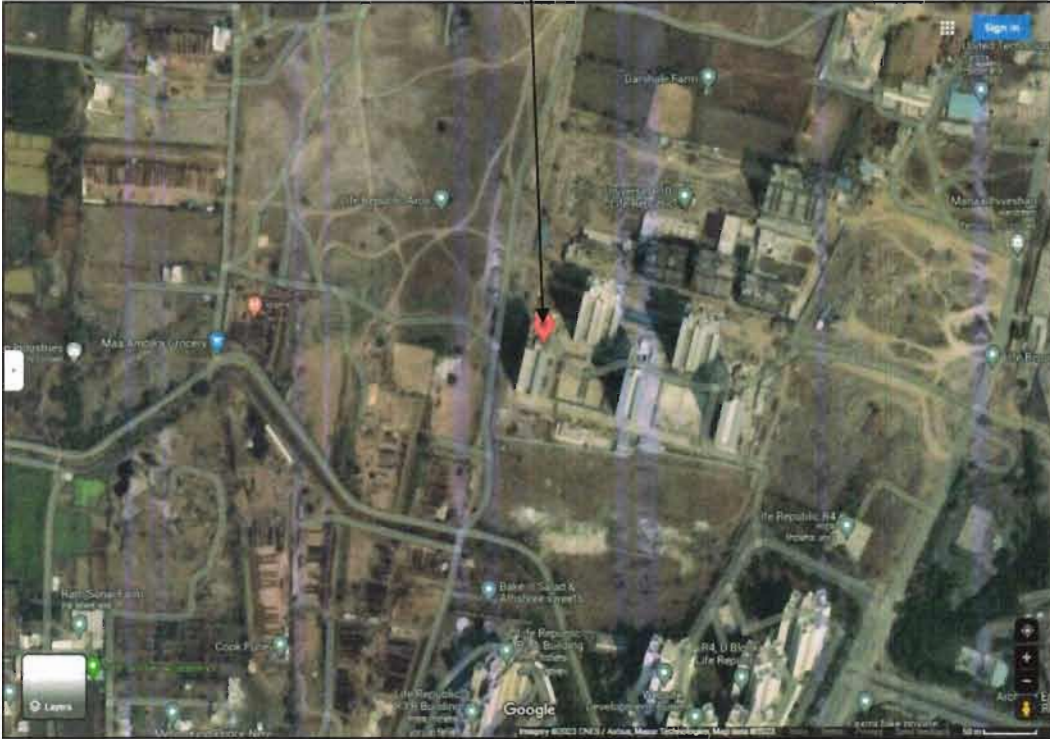
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## Route Map of the property


Site,u/r



Latitude Longitude: 18°37'35.3"N 73°42'34.6"E

**Note:** The Blue line shows the route to site from nearest railway station (Chinchwad – 11.8 Km.)

## Ready Reckoner


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
 बाजारमूल्य दर पत्रक

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User Manual
Close
Feedback

Year  
20232024
Annual Statement of Rates
Language  
English

Selected District: पुणे

Select Taluka: मुळशी

Select Village: मोठे : जांवे

Search By:  Survey No  Location

Select Location: इतर विकसनशिल विभाग

Select	विभाग नं.	उपविभाग	दर	एकक (Sq. ft)
SurveyNo	27/27.2	मदनिका	46950	चौ. मीटर
SurveyNo	27/27.4	पुढाणे	78500	चौ. मीटर
SurveyNo	27/0	-	0	चौ. मीटर

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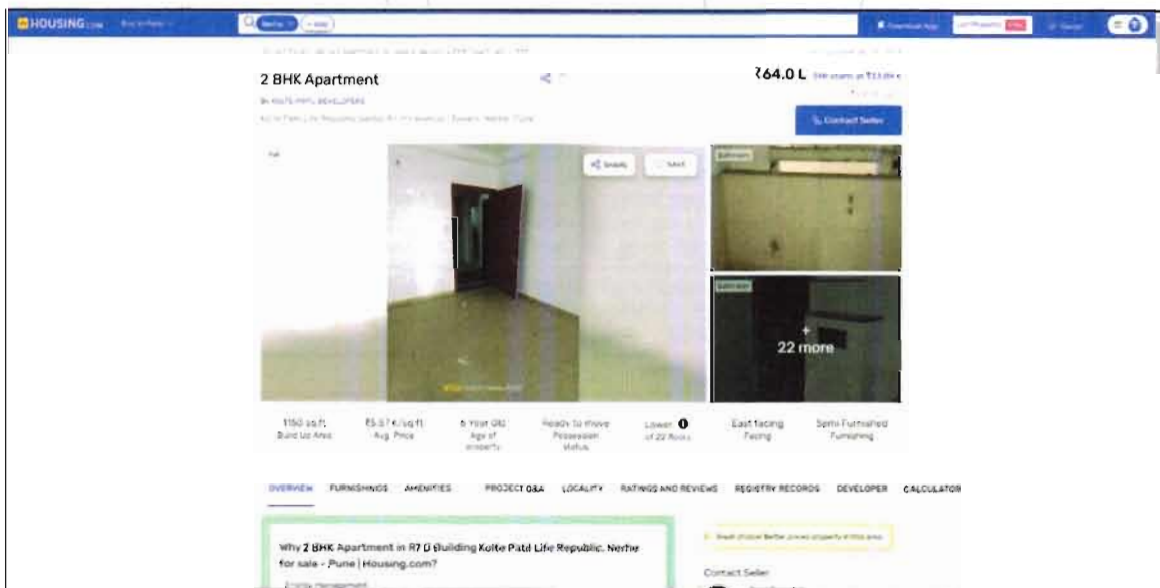
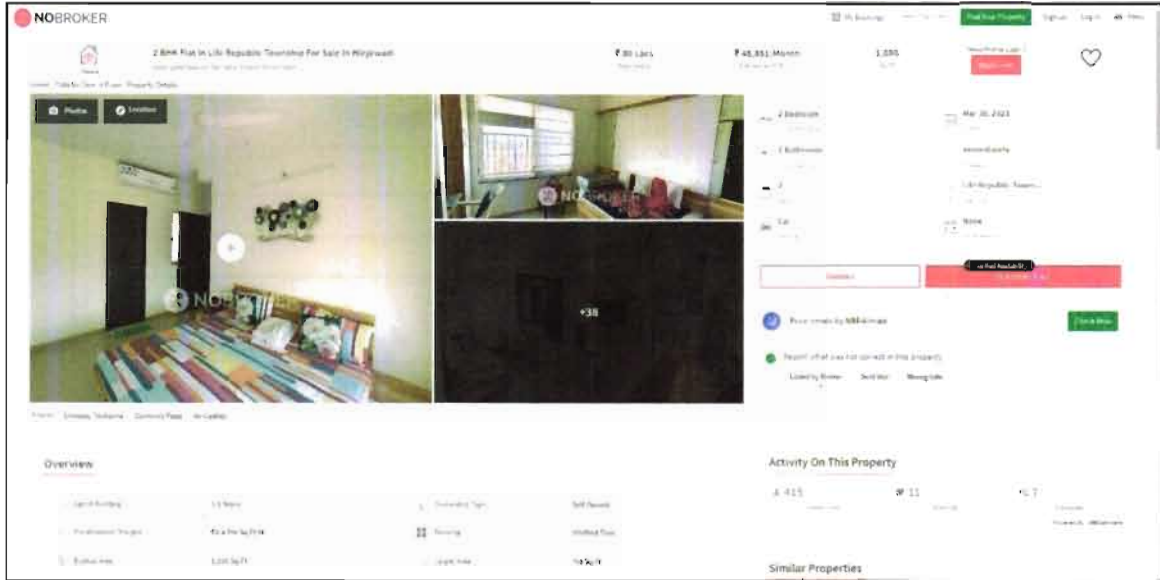
## Sale Instance

36018 13-04-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम निबंधक . दु.नि. मुळशी दस्त क्रमांक : 360/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : जांबे</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4335400	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे,	4176589	
(4) भू. मापन. पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणेइतर वर्णन . इतर माहिती: विभाग क्र.14.2.दर रु.62030/- प्रती चौ.मी.गांव मौजे जांबे,नेरे व मारुंजी येथील स.नं.86(पार्ट)व इतर(दस्ताप्रमाणे),नविन स.नं.74:B(जुना स.नं. 74:2,74/9;2,74:3),नविन स.नं.86(जुना स.नं.78:1(पार्ट),80.83(पार्ट)व इतर)यापैकी स.नं.124(पार्ट)व इतर या मिळकतीवर बांधण्यात येत असलेल्या मंजूर विशेष नगर वसाहत प्रकल्प "लाइफ रिपब्लिक" या स्किममधील "सेक्टर आर 9 / ओरो-अ.व्हेन्यु" / "अ.व्हेन्यु-9" मधील बिल्डींग /टॉवर नं. 'ए' मधील 'पाचव्या' मजल्यावरील "अपार्टमेंट : फ्लॉट नं. 503" यांसी क्षेत्र 51.22 चौ.मी. (कारपेट)- एक ओपन कार पार्किंग स्पेस + एन्कोल्सड बाल्कनीचे क्षेत्र 3.51 चौ.मी. + बाल्कनीचे क्षेत्र 3.66 चौ.मी. हि मिळकत.(महाराष्ट्र शासन महसूल व वनविभाग यांचे आदेश क्र. - मुद्रांक -2006/यु ओआर 53/प्र.क्र.536/एम1 दिनांक 15/01/2008. अन्वये विशेष नगर वसाहत प्रकल्पास मुद्रांक शुल्कात 50 % सवलत)( ( Survey Number 124(Part) & others . . ) )	
(5) क्षेत्रफळ	51.22 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 .लि. दे.कोलते.पाटील इटिप्रेटेड टाऊनशिप लिमिटेड (पूर्वीचे नाव - कोलते - पाटील आय.वेन टाऊनशिप (पुणे) लिमिटेड) तर्फे अधिकृत सही करणार नेल्सन मिस्किथ तर्फे वि. कु.मु. गणेश अरूण किनगे वय -40 पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव ब्लॉक नं. , रोड नं 201 सिटी पॉईंट टोले पाटील रोड पुणे, महाराष्ट्र . पिन कोड:-411001 पॅन नं -AABCT5807K	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -रामेश्वर विकास मोकेशी वय:-27; पत्ता -प्लॉट नं. , माळा नं. . इमारतीचे नाव: . ब्लॉक नं. , रोड नं द्वारा-विकास विठ्ठल मोकेशी,सावता माळी नगर मु पोस्ट.पेनूर.ता मोहोळ,जि.सोलापूर . महाराष्ट्र . पिन कोड -413248 पॅन नं -EWFPM163381 2). नाव.-अमृता रामेश्वर मोकेशी वय:-23, पत्ता -प्लॉट नं. . माळा नं. . इमारतीचे नाव: . ब्लॉक नं. , रोड नं द्वारा-विकास विठ्ठल मोकेशी,सावता माळी नगर मु पोस्ट.पेनूर.ता मोहोळ,जि.सोलापूर . महाराष्ट्र . पिन कोड -413248 पॅन नं.-EJJPK8869Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	30/12/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	06/01/2023	
(11) अनुक्रमांक खंड व पृष्ठ	360/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	151900	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील..		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद .	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement	

## Sale Instance

13118 13-04-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office	<b>सूची क्र.2</b>	द्वयम निबंधक : दु.नि. मुळशी दस्त क्रमांक 131/2023 नोंदणी Regn.63m
<b>गावाचे नाव : जांबे</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	4294500	
(3) बाजारभाव; भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	4176589	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पुणेइतर वर्णन : इतर माहिती: विभाग क्र.14.2.दर रु.62030/- प्रती चौ.मी.गांव मौजे जांबे,नेरे व मारुंजी येथील स.नं.86(पार्ट)व इतर(दस्ताप्रमाणे),नविन स.नं.74.1B(जुना स.नं. 74:2.74:9:2.74:3).नविन स.नं.86(जुना स.नं.78 1(पार्ट),80.83(पार्ट)व इतर)यापैकी स.नं.124(पार्ट) व इतर या मिळकतीवर बांधण्यात येत असलेल्या मंजूर विशेष नगर वसाहत प्रकल्प "लाइफ रिपब्लिक" या स्किममधील "सेक्टर आर 9 / ओरो-अॅव्ह्यु " / "अॅव्ह्यु-9" मधिल बिल्डींग / टॉवर नं. "ए" मधिल "सहाय्या" मजल्यावरील "अपार्टमेंट" फ्लॉट नं. 608" यांसी क्षेत्र 51.22 चौ.मी.(कारपेट)+ एक कव्हर्ड कार पार्कींग स्पेस + एन्कोल्सड बाल्कनीचे क्षेत्र 3.51 चौ.मी. + बाल्कनीचे क्षेत्र 3.66 चौ.मी. हि मिळकत.(महाराष्ट्र शासन महसूल व वनविभाग यांचे आदेश क्र. - मुद्रांक -2006/यु ओआर 53/प्र.क्र.536/एम1 दिनांक 15/01/2008. अन्वये विशेष नगर वसाहत प्रकल्पास मुद्रांक शुल्कात 50 % सवलत)( ( Survey Number . 124(Part) & others ) )	
(5) क्षेत्रफळ	51.22 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 -लि. दे. कोलते.पाटील इटिपेटेड टाऊनशिप लिमिटेड. पूर्वचे नाव - कोलते - पाटील आय.वेन टाऊनशिप (पुणे) लिमिटेड) तर्फे अधिकृत सही करणार नेल्सन मिस्किथ तर्फे वि.कु.मु. गणेश अरूण किर्लोस्कर वय.पत्ता:-फ्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. 201 ,सिटी पॉईंट दोले पाटील रोड पुणे, महाराष्ट्र. पिन कोड:-411001 पॅन नं.-AABCI580* K	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -अझरुद्दीन अब्दुलगणी मेमन तर्फे कुमु म्हणुन मोहम्मदसलिम याकुब इनामदार वय -25, पत्ता -फ्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. 144,145, 146 पोलीस स्टेशन जवळ कॅम्प सदर बाजार सातारा, महाराष्ट्र. पिन कोड:-415001 पॅन नं.-ARSPM0437A	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/12/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	03/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	131/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	150400	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

## Price Indicators





As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications ₹ **45,91,700.00 (Rupees Forty Five Lakh Ninety One Thousand Seven Hundred Only)**. As per Site Inspection 96% Construction Work is Completed.

Place: Thane

Date: 17.04.2023

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.,  
o=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.04.17 14:49:26 +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

SBI Empanelment No.: SME/TCC/2021-22/85/13

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached



- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **17<sup>th</sup> April 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 **Total Carpet Area in Sq. Ft. = 629.00** in the name **Mr. Ramesh Bramhadev Dhakane**. 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. Ramesh Bramhadev Dhakane**. 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 **Total Carpet Area in Sq. Ft. = 629.00.**

### 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 **Total Carpet Area in Sq. Ft. = 629.00.**

#### **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.





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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. ChalikwarDigitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=C2812, email=cnd@vastukala.org, c=IN  
Date: 2023.08.17 14:49:23 +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

SBI Empanelment No.: SME/TCC/2021-22/85/13

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