

# 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 Buyer (Bill to) <b>JANSEVA SAHAKARI BANK-VASAI WEST</b> JAI KHODIYAR OPP GURUDWARA AMBADI ROAD VASAI WEST PALGHAR - GSTIN/UIN : 27AAAAJ1528R2ZA State Name : Maharashtra, Code : 27	Invoice No. <b>PG-73/23-24</b> Dated <b>13-Apr-23</b> Delivery Note Mode/Terms of Payment <b>AGAINST REPORT</b> Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. <b>30860 / 2300075</b> Delivery Note Date Dispatched through Destination Terms of Delivery
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Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,000.00
	<b>CGST</b>			180.00
	<b>SGST</b>			180.00
	<b>Total</b>			<b>IN ₹ 2,360.00</b>


Amount Chargeable (in words) E. & O.E  
**Indian Rupee Two Thousand Three Hundred Sixty Only**


HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
<b>Total</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

**Remarks:**  
 Mr. Rajesh Motilal Gupta - Residential Flat No. 3,  
 Ground Floor, B - Wing, Building No. 7, "Ami Varsha Co  
 -op. Hsg. Soc. Ltd.", Evershine City, Jawaharlal Nehru  
 Road, Village Manikpur, Vasai (East), District Palghar -  
 401 209, 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 : **ICICI BANK LTD**  
 A/c No. : **123105000319**  
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**

  
 UPI Virtual ID : vastukala@icici

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

This is a Computer Generated Invoice

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Rajesh Motilal Gupta**

Residential Flat No. 3, Ground Floor, B - Wing, Building No. 7, "Ami Varsha Co-op. Hsg. Soc. Ltd.",  
Evershine City, Jawaharlal Nehru Road, Village Manikpur, Vasai (East),  
District Palghar – 401 209, State – Maharashtra, Country – India

Latitude Longitude: 19°24'08.2"N 72°50'11.1"E

### Valuation Done for: **Janseva Sahakari Bank** Vasai West Branch

Jai Khodiyar Bhavan, Opp. Gurudwara, Ambadi Road, Vasai West, Palghar - 401202,  
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, Acknuti 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 property bearing Residential Flat No. 3, Ground Floor, B - Wing, Building No. 7, "Ami Varsha Co-op. Hsg. Soc. Ltd.", Evershine City, Jawaharlal Nehru Road, Village Manikpur, Vasai (East), District Palghar – 401 209, State – Maharashtra, Country – India belongs to **Mr. Rajesh Motilal Gupta**.

Boundaries of the property.

North : Vasant Nagari Evershine City Road  
South : Nala / Open Plot  
East : Shruti Building  
West : Mona Building

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 Fair Market Value for this particular purpose at **₹ 24,76,500.00 (Rupees Twenty Four Lakh Seventy Six Thousand Five Hundred Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Vastukala, email=smb@vastukala.org,  
c=IN  
Date: 2023.04.13 11:26:39 +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



### 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 28371325/34  
mumbai@vastukala.org

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

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

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

I		General
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 11.04.2023
	b) Date on which the valuation is Made	: 13.04.2023
3.	List of documents produced for perusal: i) Copy of Agreement for Sale dated 20.05.2022 (6 pages from documents) between Mrs. Magdaline Noronha, Mrs. Myra Stephen Ferreira & Mrs. Mariza Savio Fernandes (Transferors) and Mr. Rajesh Motilal Gupta (Transferee).	
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)	: <b>Mr. Rajesh Motilal Gupta</b>  <b>Address:</b> Residential Flat No. 3, Ground Floor, B - Wing, Building No. 7, "Ami Varsha Co-op. Hsg. Soc. Ltd.", Evershine City, Jawaharlal Nehru Road, Village Manikpur, Vasai (East), District Palghar - 401 209, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Rajesh Motilal Gupta (Owner)  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 is located on Ground Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + Toilet + Passage (i.e. <b>1BHK Flat</b> ). The property is at 3.5 Km. travelling from nearest railway station Vasai Road.
6.	Location of property	
	a) Plot No. / Survey No.	: Survey No. 106 & 107, Hissa No. Part of Village Manikpur
	b) Door No.	: Residential Flat No. 3
	c) C.T.S. No. / Village	: Village - Manikpur
	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 were not provided and not verified.
	g) Approved map / plan issuing authority	
	h) Whether genuineness or authenticity of approved map/ plan is verified	: N.A.
	i) Any other comments by our	: N.A.

	empanelled valuers on authentic of approved plan		
7.	Postal address of the property	:	Residential Flat No. 3, Ground Floor, B - Wing, Building No. 7, "Ami Varsha Co-op. Hsg. Soc. Ltd.", Evershine City, Jawaharlal Nehru Road, Village Manikpur, Vasai (East), District Palghar – 401 209, State – Maharashtra, Country – India
8.	City / Town	:	Vasai (East), District Palghar
	Residential area	:	Yes
	Commercial area	:	Yes
	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 – Manikpur 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.	<b>Boundaries of the property</b>		<b>As per site</b> <b>As per documents</b>
	North	:	Vasant Nagari Evershine City Road                      Details not available
	South	:	Nala / Open Plot                      Details not available
	East	:	Shruti Building                      Details not available
	West	:	Mona Building                      Details not available
13.	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
			<b>A</b> <b>B</b>
			As per the Deed                      Actuals
	North	:	-                      -
	South	:	-                      -
	East	:	-                      -
	West	:	-                      -
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 322.00 (Area as per actual site measurement)  <b>Built Up Area in Sq. Ft. = 381.00</b> <b>(Area as per Agreement)</b>
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°24'08.2"N 72°50'11.1"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft. = 381.00</b> <b>(Area as per Agreement)</b>
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied

II		APARTMENT BUILDING	
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No. 106 & 107, Hissa No. Part of Village Manikpur
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Manikpur Vasai Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 3, Ground Floor, B - Wing, Building No. 7, "Ami Varsha Co-op. Hsg. Soc. Ltd.", Evershine City, Jawaharlal Nehru Road, Village Manikpur, Vasai (East), District Palghar – 401 209, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1997 (As per site information)
5.	Number of Floors	:	Ground + 2 upper floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	5 Flats on Ground Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Not provided
	Is Compound wall existing?	:	No
	Is pavement laid around the building	:	No
III		FLAT	
1	The floor in which the flat is situated	:	Ground floor
2	Door No. of the flat	:	Residential Flat No. 3
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Marble flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Alluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	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?	:	Good
7	Sale Deed executed in the name of	:	<b>Mr. Rajesh Motilal Gupta</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?	:	<b>Built Up Area in Sq. Ft. = 381.00 (Area as per Agreement)</b>
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 322.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 5,000.00 Expected rental income per month
<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)	:	₹ 6,000.00 to ₹ 7,000.00 per Sq. Ft. on Built Up 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).	:	₹ 6,500.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 4,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 46,900.00 per Sq. M. i.e. ₹ 4,357.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (after depreciation)	:	₹ 37,514.00 per Sq. M. i.e. ₹ 3,485.00 per Sq. Ft.
5	Age of the building	:	26 years

6	Life of the building estimated	:	34 years Subject to proper, preventive periodic maintenance & structural repairs.
7	<b>Remarks:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	381.00 Sq. Ft.	6,500.00	24,76,500.00
2	<b>Total Fair Market Value of the Property</b>			24,76,500.00
3	<b>Realizable value of the property</b>			22,28,850.00
4	<b>Distress value of the property</b>			19,81,200.00
5	<b>Insurable value of the property (381.00 Sq. Ft. X 2,500.00)</b>			9,52,500.00
6	<b>Guideline value of the property (381.00 Sq. Ft. X 3,485.00)</b>			13,27,785.00

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 ₹ 6,000.00 to ₹ 7,000.00 per Sq. Ft. on Built Up 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 ₹ 6,500.00 per Sq. Ft. for valuation.

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## Actual site Photographs



## Route Map of the property

Site.u/r



**Latitude Longitude: 19°24'08.2"N 72°50'11.1"E**

**Note:** The Blue line shows the route to site from nearest railway station (Vasai Road – 3.5 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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**Year**  
 20232024

**Annual Statement of Rates**

**Language**  
 English

**Selected District** वासवडर

**Select Taluka** वसई

**Select Village** मोजे माथिकरपुर

**Search By**  Survey No  Location

**Enter Survey No** 106

उपविभाग	सुरती अर्थीन	निवासी घटकिका	सौधीन	दुघले	सौधीनिक	एकक (Rs.)	Attribute
5-रहिदास व इतर तत्सम अनुश्रेय बाधकारी अमिती	10800	48900	51300	58800	51300	बौ. मीटर	घण्टे मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	46,900.00			
Reduced by 0% on Flat Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>46,900.00</b>	<b>Sq. Mt.</b>	<b>4,357.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	10,800.00			
The difference between land rate and building rate (A – B = C)	36,100.00			
Depreciation Percentage as per table (D) [100% - 26%] (Age of the Building – 26 Years) (As per site information)	74%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>37,514.00</b>	<b>Sq. Mt.</b>	<b>3,485.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**Table – D: Depreciation Percentage Table**

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

## Price Indicators

**NOBROKER** My Bookings Flat For Priority

**1 BHK Flat in Ram Rahim Nagar For Sale in Vasai East**  
 ₹ 33 Lacs ₹ 18,913/Month 480 Sq.Ft. Need Home Loan? Apply Now

1 Bedroom, 1 Bathroom, 3 Stair, None Parking

Apr 11, 2023  
 Immediately  
 Ram Rahim Nagar

Contact

Price trends by NBEstimate

Report what was not correct in this property  
 Listed by Broker Sold Out Wrong Info

Nearby: DMart Carnival Cinemas Maratha Darbar Domino's Pizza Lazy Anchor Park

**NOBROKER** My Bookings

**1 BHK Flat in Evershine Tulp Chs For Sale in Vasai East**  
 ₹ 33 Lacs ₹ 18,913/Month 585 Sq.Ft.

1 Bedroom, 1 Bathroom, NA Stair

Get Owner Details

Price trends by NBEstimate

Report what was not correct in this property  
 Listed by Broker Sold Out Wrong Info

Nearby: DMart Carnival Cinemas Dwa'sa Veg Delights Maratha Darbar Madhujan Township

## Price Indicators

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Home Loans ▾

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₹27.0 Lac


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1 BHK Flat For Sale in Evershine City, Vasai East, Mumbai



🛏 1 Bed
🚿 1 Bath
🏠 Semi-Furnished

Super Built-up Area <b>419 sqft</b> - ₹ 6,443/sqft	Developer <b><u>Evershine Builders</u></b>	Project <b><u>Evershine City</u></b>
Floor <b>2 (Out of 7 Floors)</b>	Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>
Facing <b>North - East</b>	Lift <b>1</b>	Furnished Status <b>Semi-Furnished</b>



+6 Photos

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## Sales Indicators

सूची क्र.2	
16700350 12-04-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि.वसई 3 दस्ता क्रमांक : 16700/2022 नोदणी : Regn:63m
<b>गावाचे नाव : माणिकपूर</b>	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2100000
(3) बाजारभावाचे भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे।	1591000
(4) भू-मापन,पोटहिस्सा व धरकमांक(असल्यास)	1) पालिकेचे नाव,पालघरइतर वर्णन : इतर माहिती: . इतर माहिती: गाव मौजे माणिकपूर,सर्वे नं. 106आणि 107,सदनिका क्र. 107,पहिला मजला,बिल्डिंग नं. ए-10,श्री महालक्ष्मी कॉ. ऑप. होसिंग सोसायटी लि.,दिवाण अँड सन्स होसिंग एन्व्हेल्ज,माणिकपूर गाव,वसई पूर्व,तालुका वसई,जिल्हा पालघर,सदनिका क्षेत्र. 33.92चौ. मी. बिल्ट अप( ( Survey Number : 106 & 107 : ) )
(5) क्षेत्रफळ	33.92 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेका	
(7) दस्तऐवज करून देण-या पक्षकाराचे ठेवण-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -खेहा मूलराज चौधरी - वय -32 पत्ता -प्लॉट नं. 107, बिल्डिंग नं. ए-10, माळा नं. - इमारतीचे नाव श्री महालक्ष्मी कॉ. ऑप. होसिंग सोसायटी लि. ब्लॉक नं. दिवाण अँड सन्स होसिंग एन्व्हेल्ज, रोड नं. वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड -401208 पॅन नं.-BCUPC2433G
(8) दस्तऐवज करून घेण-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -दिगंबर किसनराव गवळी - वय -59, पत्ता -प्लॉट नं. बी-303,इसी -84, माळा नं. - इमारतीचे नाव कृष्णा माया बिल्डिंग कृष्णा मंदिर कॉ. ऑप. होसिंग सोसायटी लि. ब्लॉक नं. एकरबाइन सिटी, रोड नं. वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड -401208 पॅन नं.-AIRPG4007E 2) नाव -अलका दिगंबर गवळी - वय -49, पत्ता -प्लॉट नं. बी-303,इसी -84, माळा नं. - इमारतीचे नाव कृष्णा माया बिल्डिंग कृष्णा मंदिर कॉ. ऑप. होसिंग सोसायटी लि. ब्लॉक नं. एकरबाइन सिटी, रोड नं. वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड -401208 पॅन नं.-BMCPG7096P
(9) दस्तऐवज करून दिल्याचा दिनांक	29/09/2022
(10)दस्ता नोदणी केल्याचा दिनांक	29/09/2022
(11)अनुक्रमांक,खंड व पृष्ठ	16700/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	147000
(13)बाजारभावाप्रमाणे नोदणी शुल्क	21000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** of the above property in the prevailing condition with aforesaid specifications is **₹ 24,76,500.00 (Rupees Twenty Four Lakh Seventy Six Thousand Five Hundred Only).**

Place: Mumbai

Date: 13.04.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B  
Chalikwar  
DN: cn=Sharadkumar B.Chalikwar,  
o=Mastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.04.13 11:26:42 +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

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Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Rajesh Motilal Gupta from Mrs. Magdaline Noronha, Mrs. Myra Stephen Ferreira & Mrs. Mariza Savio Fernandes vide Agreement for Sale dated 20.05.2022.
2.	Purpose of valuation and appointing authority	As per the request from Janseva Sahakari Vasai (West) Branch to assess Fair Market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanket Karalkar – Valuation Engineer Shobha Kuperkar – Technical Manager Abhishek Harijan – 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 – 11.04.2023 Valuation Date – 13.04.2023 Date of Report – 13.04.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 11.04.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.



10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **13<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 **Built Up Area in Sq. Ft. = 381.00** in the name of **Mr. Rajesh Motilal Gupta**. 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. Rajesh Motilal Gupta**. 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 **Built Up Area in Sq. Ft. = 381.00.**

### 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 **Built Up Area in Sq. Ft. = 381.00.**

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**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.

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### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13<sup>th</sup> April 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 knowledgeable 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 Fair Market value for this particular purpose at **₹ 24,76,500.00 (Rupees Twenty Four Lakh Seventy Six Thousand Five Hundred Only)**.

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: c=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.04.13 11:25:57 +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



Vastukala Consultants (I) Pvt. Ltd.  
An ISO 9001:2015 Certified Company  
www.vastukala.org

