

# 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-109/23-24</b>	Dated <b>15-Apr-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA - RACPC CHINCHPOKALI</b> RACPC, Voltas House, 1st Floor, Dr. Ambedkar Marg, Chinchpokali (East), Mumbai - 400 033 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>30905 / 2300111</b> Dispatched through Terms of Delivery	Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination

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) E. & O.E  
**Indian Rupee Two Thousand Nine Hundred Fifty Only**

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

**Remarks:**  
 Mrs. Lal Dai Kim - Residential Row House No. RH - II, C - 30, Building Type RH - II, New Plot No. C19, Sector - 6, Village - Vashi, Navi Mumbai, Taluka & District - Thane, PIN - 400 703, 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 : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**

  
 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: **Mrs. Lal Dai Kim**

Residential Row House No. RH - II, C - 30, **Building Type RH - II**,  
New Plot No. C19, Sector - 6, Village - Vashi, Navi Mumbai, Taluka & District - Thane,  
PIN – 400 703, State -Maharashtra, Country - India.

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Latitude Longitude: 19°04'22.9"N 72°59'24.3"E

### Valuation Prepared for:

**State Bank of India**

**RACPC – Chinchpokli (East)**

Retail Assets Centralised Processing Centre, Mumbai South Voltas House, 'A', 1st Floor, Dr. Ambedkar Road,  
Chinchpokli (East), Mumbai – 400 033, 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](mailto:mumbai@vastukala.org)

Valuation Report Prepared For: SBI/ RACPC – Chinchpokli (East) / Mrs. Lal Dai Kim (30905/2300111)

Page 2 of 24

Vastu/Mumbai/04/2023/30905/2300111

15/08-109-PRDVS

Date: 15.04.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. RH - II, C - 30, **Building Type RH - II**, New Plot No. C19, Sector - 6, Village - Vashi, Navi Mumbai, Taluka & District - Thane, PIN – 400 703, State - Maharashtra, Country – India belongs to **Mrs. Lal Dai Kim**.

Boundaries of the property.

North : Maharaja Marg  
South : Row House No. 29  
East : Row House No. 13  
West : Type - B

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 ₹ **1,72,20,606.00 (Rupees One Crore Seventy Two Lakh Twenty Thousand Six Hundred Six 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.

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=Vastukala Consultants (I) Pvt. Ltd.,  
c=IN, email=india@vastukala.org,  
c=IN, Date: 2023.08.17 09:52:59 +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



[www.vastukala.org](http://www.vastukala.org)

### Our Pan India Presence at :

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

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

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

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

To,  
**The Assistant General Manager,**  
**State Bank of India**  
**RACPC – Chinchpokli (East) Branch**  
 Retail Assets Centralised Processing Centre,  
 Mumbai South Voltas House, 'A', 1st Floor,  
 Dr. Ambedkar Road, Chinchpokli (East),  
 Mumbai – 400 033, State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF ROW HOUSE)**

I		General									
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Education Loan Purpose.								
2.	a)	Date of inspection	: 13.04.2023								
	b)	Date on which the valuation is made	: 15.04.2023								
3.	List of documents produced for perusal: 1) Copy of Conveyance Deed dated 03.11.2018 Between Mr. Anand S. Deshmukh (the Transferor) and Mrs. Lal Dai Kim (the Transferees).										
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>Mrs. Lal Dai Kim</b>  <b>Address:</b> Residential Row House No. RH - II, C - 30, <b>Building Type RH - II</b> , New Plot No. C19, Sector - 6, Village - Vashi, Navi Mumbai, Taluka & District - Thane, PIN – 400 703, State -Maharashtra, Country - India.  <b>Contact Person:</b> Mrs. Lal Dai Kim (Owner) Contact No. 8365962994  Sole Ownership								
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential Row House of Ground + 1 upper floor RCC framed structure. The composition of residential Row House is as under: <table border="1" data-bbox="847 1605 1422 1775"> <thead> <tr> <th>Floor</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>Living Room + Kitchen</td> </tr> <tr> <td>First</td> <td>2 Bedrooms + 2 Toilets + Passage</td> </tr> <tr> <td>Terrace</td> <td>1 Bedroom + 1 Toilet + Part Terrace Area</td> </tr> </tbody> </table> The property is at 2.3 Km. travelling distance from nearest railway station Vashi.	Floor	Composition	Ground	Living Room + Kitchen	First	2 Bedrooms + 2 Toilets + Passage	Terrace	1 Bedroom + 1 Toilet + Part Terrace Area
Floor	Composition										
Ground	Living Room + Kitchen										
First	2 Bedrooms + 2 Toilets + Passage										
Terrace	1 Bedroom + 1 Toilet + Part Terrace Area										
6.	Location of property	:									
	a)	Plot No. / Survey No.	: Plot No. C19, Sector - 6								
	b)	Door No.	: Residential Row House No. RH - II								
	c)	C.T.S. No. / Village	: Village – Vashi								

d)	Ward / Taluka	:	Taluka – Thane										
e)	Mandal / District	:	District – Thane										
f)	Date of issue and validity of layout of approved map / plan	:	The property is allotted by CIDCO. Hence CIDCO itself is approving authority.										
g)	Approved map / plan issuing authority	:											
h)	Whether genuineness or authenticity of approved map/ plan is verified	:											
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.										
7.	Postal address of the property	:	Residential Row House No. RH - II, C - 30, <b>Building Type RH - II</b> , New Plot No. C19, Sector - 6, Village - Vashi, Navi Mumbai, Taluka & District - Thane, PIN – 400 703, State -Maharashtra, Country - India.										
8.	City / Town	:	Navi Mumbai, Thane										
	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 – Vashi Navi Mumbai 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 actual site</b> <b>As per document</b>										
	North	:	Maharaja Marg                      Apartment No. 1										
	South	:	Row House No. 29                      Internal Road										
	East	:	Row House No. 13                      Apartment No. 29										
	West	:	Type - B                                      Apartment No. 3										
13.	Dimensions of the site	:	N. A. as property under consideration is a Row House in an apartment building.										
			A                                      B As per the Deed                      Actual										
	North	:	-                                      -										
	South	:	-                                      -										
	East	:	-                                      -										
	West	:	-                                      -										
14.	Extent of the site	:	Carpet area as per measurement are as under:										
			<table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>433.00</td> </tr> <tr> <td>First</td> <td>481.00</td> </tr> <tr> <td>Room on terrace</td> <td>244.00</td> </tr> <tr> <td>Part Terrace</td> <td>204.00</td> </tr> </tbody> </table>	Floor	Carpet area (Sq. Ft.)	Ground	433.00	First	481.00	Room on terrace	244.00	Part Terrace	204.00
Floor	Carpet area (Sq. Ft.)												
Ground	433.00												
First	481.00												
Room on terrace	244.00												
Part Terrace	204.00												

		<b>Built Up Area in Sq. Ft. = 662.00 (Area as per Conveyance Deed)</b>
14.	Latitude, Longitude & Co-ordinates of Row House	: 19°04'22.9"N 72°59'24.3"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Built Up Area in Sq. Ft. = 662.00 (Area as per Conveyance Deed)</b>
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Plot No. C19, Sector - 6
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Vashi Navi Mumbai Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Row House No. RH - II, C - 30, <b>Building Type RH - II</b> , New Plot No. C19, Sector - 6, Village - Vashi, Navi Mumbai, Taluka & District - Thane, PIN – 400 703, State -Maharashtra, Country - India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 1978 (As per Agreement)
5.	Number of Floors	: Ground + 2 upper floor
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: Independent Residential Row House No. RH - II
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: No Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car Parking Space
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
<b>III</b>	<b>ROW HOUSE</b>	
1	Row House No.	: Residential Row House No. RH - II
2	Door No. of the Row House	: -
3	Specifications of the Row House	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified Marble flooring

	Doors	:	Teak Wood door with glass frame										
	Windows	:	Aluminum Sliding windows with M.S. Grill										
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed										
	Finishing	:	Cement Plastering with POP false ceiling										
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 Row House?	:	Good										
7	Sale Deed executed in the name of	:	<b>Mrs. Lal Dai Kim</b>										
8	What is the undivided area of land as per Sale Deed?	:	Details not available										
9	What is the plinth area of the Row House?	:	<b>Built Up Area in Sq. Ft. = 662.00 (Area as per Conveyance Deed)</b>										
10	What is the floor space index (app.)	:	As per NMMC norms										
11	What is the Carpet Area of the Row House?	:	Carpet area as per measurement are as under: <table border="1" data-bbox="837 1016 1348 1190"> <thead> <tr> <th>Floor</th> <th>Carpet area (Sq. Ft.)</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>433.00</td> </tr> <tr> <td>First</td> <td>481.00</td> </tr> <tr> <td>Room on terrace</td> <td>244.00</td> </tr> <tr> <td>Part Terrace</td> <td>204.00</td> </tr> </tbody> </table>	Floor	Carpet area (Sq. Ft.)	Ground	433.00	First	481.00	Room on terrace	244.00	Part Terrace	204.00
Floor	Carpet area (Sq. Ft.)												
Ground	433.00												
First	481.00												
Room on terrace	244.00												
Part Terrace	204.00												
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class										
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?	:	₹ 43,000.00 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 Row House 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)	:	₹ 26,000.00 to ₹ 28,000.00 per Sq. Ft. on Built Up Area										

2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	:	₹ 27,700.00 per Sq. Ft. on Built Up Area ₹ 26,013.00 per Sq. Ft. (After Deprecation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 25,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,35,800.00 per Sq. M. i.e. ₹ 12,616.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 98,720.00 per Sq. M. i.e. ₹ 9,171.00 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 / Rgstin. 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	:	
	Replacement cost of Row House with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	45 Years
	Life of the building estimated	:	15 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	67.50%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 813.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 25,200.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 26,013.00 per Sq. Ft.</b>
	<b>Remark:</b>		
	1. As per actual measurement Carpet area is 1,362.00 Sq. Ft. (including Terrace Area) is more than Built up area of Ground + 1 upper floor mentioned in the Agreement. We have considered the area mentioned in the documents. Hence to give proper weightage to the value of the property, higher rate i.e. ₹ 26,013.00 per Sq. Ft. considered.		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	662.00 Sq. Ft.	26,013.00	1,72,20,606.00
2	Showcases			





### Actual site photographs



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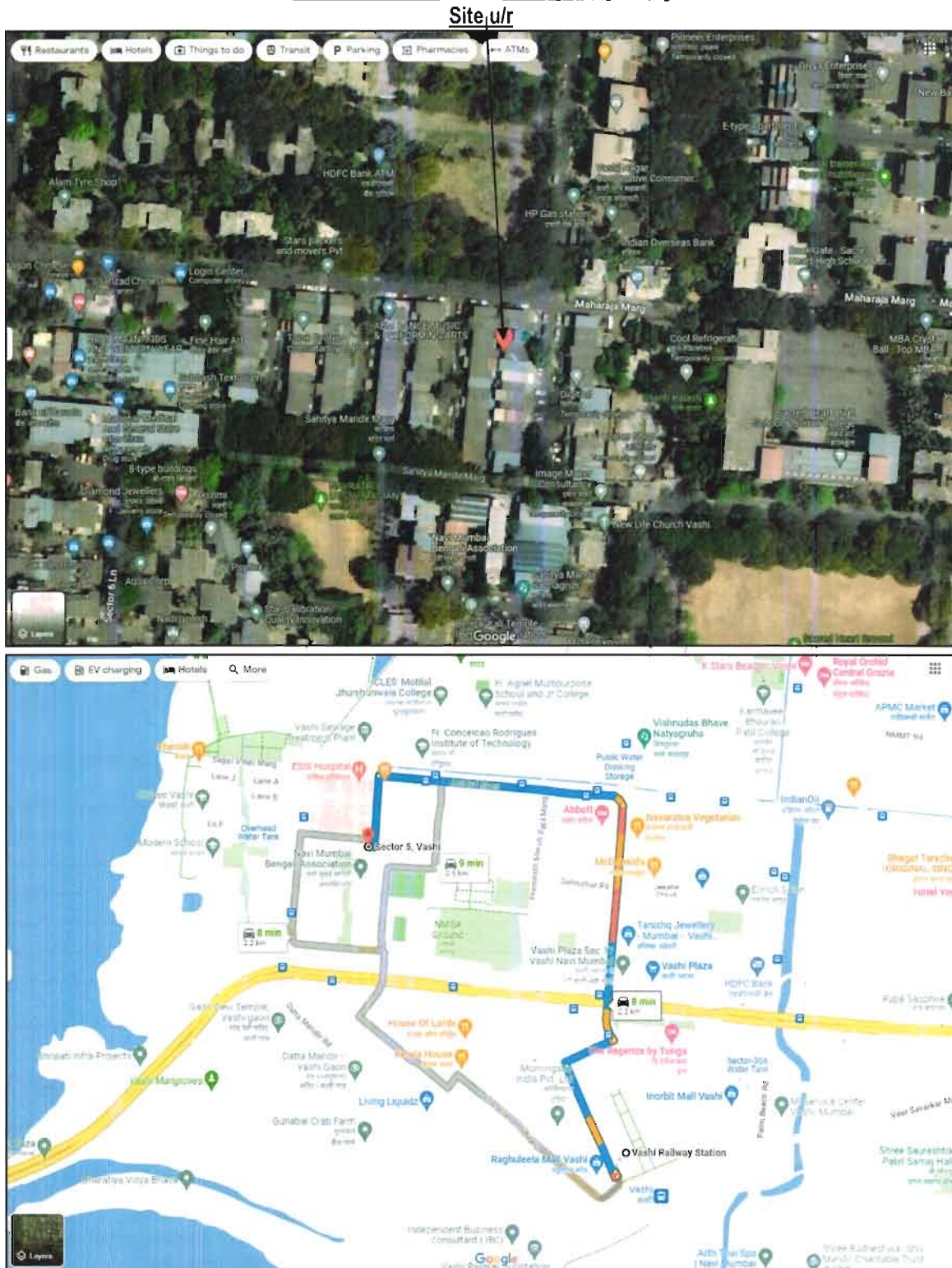
Vastukala Consultants (I) Pvt. Ltd.

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## Route Map of the property



**Latitude Longitude: 19°04'22.9"N 72°59'24.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Vashi – 2.3 Km.)

## Ready Reckoner Rate

Open Land		Residence	Office	Shop	Industry	Unit
53400		135000	151900	169800	151900	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,35,800.00			
No Reduced by row house Located on Ground Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>1,35,800.00</b>	<b>Sq. Mtr.</b>	<b>12,616.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	53,400.00			
The difference between land rate and building rate (A – B = C)	82,400.00			
Depreciation Percentage as per table (D) [100% - 45%] (Age of the Building – 45 Years)	15%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>98,720.00</b>	<b>Sq. Mtr.</b>	<b>9,171.00</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

The screenshot shows a property listing on the 99acres website. The property is priced at ₹2.35 Cr with an estimated EMI of ₹1,87,495. It features 3 bedrooms and 2 bathrooms. The listing includes a 'Request Photos' button and a 'Contact Dealer' button. The property details are as follows:

<b>Area</b>	Plot area 840 sq.ft. ✓
<b>Configuration</b>	3 Bedrooms, 2 Bathrooms, No Balcony
<b>Price</b>	₹ 2.35 Crore+ Govt Charges & Tax @ 27,976 per sq.ft. <a href="#">View Price Details</a>
<b>Address</b>	BH-4 Sector 6 Vashi, Navi Mumbai
<b>Floor</b>	1 Floor
<b>Other Amenities</b>	Others
<b>Project Age</b>	10+ Year Old

The screenshot shows a property listing on the 99acres website. The property is priced at ₹3.25 Cr with an estimated EMI of ₹2,56,579. It features 5 bedrooms and 4 bathrooms. The listing includes a 'Request Photos' button and a 'Contact Dealer' button. The property details are as follows:

<b>Area</b>	Plot area 100 sq.m. ✓
<b>Configuration</b>	5 Bedrooms, 4 Bathrooms, 3 Balconies with Store Room, Pooja Room, Servant Room, Study Room
<b>Price</b>	₹ 3.25 Crore+ Govt Charges & Tax @ 3,25,000 per sq.m. (sh include 1kg/meter) <a href="#">View Price Details</a>
<b>Address</b>	100 sq.mtr plot Sector 6 Vashi, Navi Mumbai
<b>Floor</b>	2 Floor
<b>Other Amenities</b>	Pool, Park/Garden, Club, Main Road, Others

## Price Indicators

The screenshot shows a real estate listing on the 99acres website. The property is priced at ₹3.2 Cr and features 3 bedrooms and 3 bathrooms. The listing includes a 'REAL STATUS' of 'NOT AVAILABLE', a 'Plot area' of 1000 sq ft, and 'Govt Charges & Tax' of ₹12 Crore. The configuration is listed as '3 Bedrooms, 3 Bathrooms, No Balcony'. The location is 'Sector 6 Vashi, Navi Mumbai'. The listing also shows '1 Floor' and '10+ Year Old' property details. A 'Request Photos' button is visible at the bottom of the listing area.

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**Sales Instance**

160075 14-04-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. ठाणे 3 दस्त क्रमांक : 1600/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : वाशी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	26000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	12941740	
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:-नवी मुंबई मनपाइतर वर्णन : इतर माहिती: अपार्टमेंट नं. आरएच - 5/जी - 24,तळमजला + पहिला मजला,बिल्डींग नं. आरएच - 5/जी - 24,सेक्टर - 6,वाशी,नवी मुंबई,ता. जि. ठाणे.क्षेत्रफळ 95.30 चौ. मी. बिल्ट - अप एरिया,प्रथममहिलाखरेदीदार असल्यानेमहाराष्ट्रशासनआदेशक्र.मुद्रांक-2021/अनौ.सं.क्र.12/प्र.क्र.107/म-1(धोरण)अन्वयेमुशुसुत..( ( SECTOR NUMBER : 6 : ) )	
(5) क्षेत्रफळ	95.30 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-. थिमोठी क्रॅस्टो वय:-71 पत्ता:-प्लॉट नं. -. माळा नं. -. इमारतीचे नाव: -. ब्लॉक नं. -. रोड नं: अपार्टमेंट नं. आरएच - 5/जी - 24, सेक्टर - 6, वाशी, नवी मुंबई, ता. जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AJBPC1962H 2): नाव:-. सिथिया क्रॅस्टो वय:-65 पत्ता:-प्लॉट नं. -. माळा नं. -. इमारतीचे नाव: -. ब्लॉक नं. -. रोड नं: अपार्टमेंट नं. आरएच - 5/जी - 24, सेक्टर - 6, वाशी, नवी मुंबई, ता. जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AHLPC4447P	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-. मीरा राजेश दावडा वय:-57; पत्ता:-प्लॉट नं. -. माळा नं. -. इमारतीचे नाव: -. ब्लॉक नं. -. रोड नं: अपार्टमेंट नं. आरएच - 5/जी - 24, सेक्टर - 6, वाशी, नवी मुंबई, ता. जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-AIXPD8565A	
(9) दस्तावेज करून दिल्याचा दिनांक	25/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	25/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1600/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1300000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

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 is ₹ 1,72,20,606.00 (Rupees One Crore Seventy Two Lakh Twenty Thousand Six Hundred Six Only).

Place: Mumbai

Date: 15.04.2023

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=CMAA, email=cma@vastukala.org, c=IN  
Date: 2023.04.17 09:13:07 +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

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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



(Annexure – I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 15.04.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 13.04.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be of unsound mind.
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AEAPC0117Q
- 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 Chairman & Managing 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.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property was purchased by Mrs. Lal Dai Kim from Mr. Anand S. Deshmukh vide Conveyance Deed dated 03.11.2018.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC – Chinchpokli (East) Branch to assess value of the property for Bank loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vaishali Sarmalkar – 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 - 13.04.2023 Valuation Date - 15.04.2023 Date of Report - 15.04.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 13.04.2023
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 Row House size, location, upswing in real estate prices, sustained demand for Residential Row House , all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **15<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 Row House, admeasuring **662.00 Sq. Ft. Built Up Area** in the name of **Mrs. Lal Dai Kim**. 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 **Mrs. Lal Dai Kim**. 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 Row House , admeasuring **662.00 Sq. Ft. Built Up Area**.

**Condition & Repair**

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

**Valuation Methodology**

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Exiting use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Row House 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 Row House , admeasuring **662.00 Sq. Ft. Built Up Area.**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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



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

An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)

**(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.





**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. *Innovate.Create*

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
c=IN, email=cmlk@vastukala.org, c=IN  
Date: 2022.05.17 09:13:14 +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