

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	PG-1044/20-21	30-Dec-2020
	Delivery Note	Mode/Terms of Payment
	Supplier's Ref.	Against Report Other Reference(s)
Buyer STATE BANK OF INDIA RASMECCC BHAYANDAR Venkatesh Orchid, 150 Feet Raod, Near Flyover, Bhayander West, Mumbai GSTIN/UIN : 27AAACB0472C1Z9 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Despatch Document No.	Delivery Note Date
	34004/18579	
	Despatched through	Destination
	Terms of Delivery	

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

Amount Chargeable (in words) E. & O.E

Indian Rupee Two Thousand Nine Hundred Fifty Only

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

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

Remarks:
 Mr. Rajesh Yashwant Waghela & Mrs. Bhanumati
 Rajesh Waghela- Residential Flat No. 301, 3rd Floor,
 Wing - B, "Rashmi Crystal Co. Hsg. Soc.", Sai Complex,
 Near Joggers Park, Mira Road (East), Thane, Pin Code
 - 401 107, State - Maharashtra, Country - India
 Company's Service Tax No. : **AADCV4303RSD001**
 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**
 for Vastukala Consultants (I) Pvt Ltd

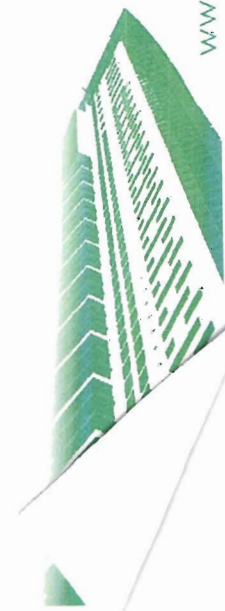
Customer's Seal and Signature Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

Computer Generated Invoice No Signature required

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Rajesh Yashwant Waghela & Smt. Bhanumati Rajesh Waghela**

Residential Flat No. 301, 3rd Floor, Wing - B, "**Rashmi Crystal Co. Hsg. Soc. Ltd.**", Sai Complex,
Near Joggers Park, Mira Road (East), Taluka & District - Thane, PIN Code – 401 107,
State - Maharashtra, Country - India

Longitude Latitude: 19°16'34.5"N 72°51'27.0"E

Think. Innovate. Create

Valuation Done for:

State Bank of India

RASMECCC Bhayandar Branch

Venkatesh Orchid, 150 Feet Road, Near Flyover, Bhayander (West), District - Thane,
State - Maharashtra, Country - India

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Delhi NCR • Aurangabad • Nanded

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 301, 3rd Floor, Wing - B, "**Rashmi Crystal Co. Hsg. Soc. Ltd.**", Sai Complex, Near Joggers Park, Mira Road (East), Taluka & District - Thane, Pin Code – 401 107, State - Maharashtra, Country - India belongs to **Shri. Rajesh Yashwant Waghela & Smt. Bhanumati Rajesh Waghela.**

Boundaries of the property.

North : PG Vora Road
South : Sai Arpan Building
East : Sanskruti-2, D-11
West : Sai Drishti CHSL

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 ₹ **92,46,003.00 (Rupees Ninety Two Lakh Forty Six Thousand Three 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.** Think.Innovate.Create

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou,
email=sharad@vastukala.org, c=IN
Date: 2021.01.05 15:56:53 +05'30'

Director

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2017-18/942/178
Encl: Valuation report.

**Mumbai**

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

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819670183
delhinrc@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 00S,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,
The Branch Manager,
State Bank of India
RASMECCC Bhayandar Branch
 Venkatesh Orchid, 150 Feet Road, Near Flyover,
 Bhayander (West), District - Thane,
 State - Maharashtra, Country - India

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 Banking Purpose.
2.	a)	Date of inspection : 02.01.2020
	b)	Date on which the valuation is Made : 02.01.2020
3.	List of documents produced for perusal : i) Copy of Agreement for sale dated 17.12.2009. ii) Copy of Commencement Certificate no. NPA / NR / 873 / 5953 issued by Mira Bhayandar Municipal Corporation. iii) Copy Of N.A. Order dated 31.08.2001 issued District Collector of Thane iv) Copy of 7/12 Extract v) Copy of Occupancy certificate no. MNP / NR/ 1385 / 11602 /2002-2003 dated 20.02.2003.	
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)	: Shri. Rajesh Yashwant Waghela & Smt. Bhanumati Rajesh Waghela. Residential Flat No. 301, 3 rd Floor, Wing - B, " Rashmi Crystal Co. Hsg. Soc. Ltd. ", Sai Complex, Near Joggers Park, Mira Road (East), Taluka & District - Thane, Pin Code – 401 107, State - Maharashtra, Country – India. Contact Person : Rajesh Waghela (Self) Mobile No. – 7021586794 Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: Residential Flat The property is a Residential Flat 301 located on 3 rd Floor. The composition of Residential flat is 2 Bedrooms + Living Room + Kitchen + Bath + 2 Toilet. The property is at 850 mtr travelling distance from nearest railway station Mira Road.

6.	Location of property	:	
	a)	Plot No. / Survey No.	: Old Survey No. 254, New Survey No. 25, Hissa No. 1
	b)	Door No.	: Residential Flat No. 301
	c)	C.T.S. No. / Village	: Village –Penkarpada
	d)	Ward / Taluka	: Taluka - Thane
	e)	Mandal / District	: District - Thane
	f)	Date of issue and validity of layout of approved map / plan	: Copy Approved Building Plan 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	: N.A.
7.	Postal address of the property	:	Residential Flat No. 301, 3rd Floor, Wing - B, " Rashmi Crystal Co. Hsg. Soc. ", Sai Complex, Near Joggers Park, Mira Road (East), Thane, Pin Code – 401 107, State - Maharashtra, Country - India
8.	City / Town	:	Mira Bhayandar
	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 – Pankapada Mira Bhayandar Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		As per Site
	North	:	PG Vora Road
	South	:	Sai Arpan Building
	East	:	Sanskruiti-2, D-11
	West	:	Sai Drishti CHSL
13.	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.
		A	B
		As per the Deed	Actuals
	North	:	-
	South	:	-



	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 641.00 (Area as per Actual site measurement) Built up Area in Sq. Ft. = 619 Sq. Ft. (Area as per Agreement for sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°16'34.5"N 72°51'27.0"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up Area in Sq. Ft. = 619 Sq. Ft. (Area as per Agreement for Sale)	
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.	:	Old Survey No. 254, New Surey No. 25, Hissa No. 1	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Penkarpada Mira Bhayandar Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 301, 3rd Floor, Wing - B, " Rashmi Crystal Co. Hsg. Soc. Ltd. ", Sai Complex, Near Joggers Park, Mira Road (East), Taluka & District - Thane, Pin Code – 401 107, State - Maharashtra, Country - India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2003 (As per Occupancy Certificate)	
5.	Number of Floors	:	Part Ground + Part Stilt+ 7 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	6 Flats on 3 rd Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	2 Lifts	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal sewer	
	Car parking - Open / Covered	:	Covered parking space	
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the Building	:	Yes	
III	Residential Flat			
1	The floor in which the Flat is situated	:	3 rd Floor	



2	Door No. of the Flat	:	Residential Flat No. 301, 3rd Floor, Wing- B
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Marble & Carpet Flooring
	Doors	:	Teak Wood door frame, Flush doors
	Windows	:	Powder Coated Aluminum 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	:	Shri. Rajesh Yashwant Waghela & Smt. Bhanumati Rajesh Waghela
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. = 619.00 (Area as per Agreement for Sale)
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. = 641.00 (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?	:	₹ 19,300.00 Expected rental income per month after completion
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	



1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 14,000.00 to ₹ 16,000.00 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).	: ₹ 15,600.00 per Sq. Ft.
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,600.00 per Sq. Ft.
	II. Land + others	: ₹ 13,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Flat for new property (an evidence thereof to be enclosed)	: ₹ 82,900.00 per Sq. M. i.e. ₹ 7,701.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's Flat after depreciate (After Depreciation)	₹ 77,303.00 per Sq. M. i.e. ₹ 7,181.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	: It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of Flat with Services (v(3)i)	: ₹ 2,600.00 per Sq. Ft.
	Age of the building	: 17 Years
	Life of the building estimated	: 43 years after completion Subject to proper, preventive periodic maintenance & structural repairs
	Depreciation percentage assuming the salvage value as 10%	: 25.50%
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,937.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 13,000.00 per Sq. Ft.
	Total Composite Rate	: ₹ 14,937.00 per Sq. Ft.
	Remarks: As per Site Inspection, Actual Total Carpet area 641.00 Sq. Ft is more than Built up area 619.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 14,937/- per Sq. Ft. on Built up Area is considered.	



Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (incl. car parking, if provided)	619.00 Sq. Ft.	14,937.00	92,46,003.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total value of the property			92,46,003.00
	Realizable value of the property			83,21,403.00
	Distressed value of the property			73,96,802.00
	Insurable value of the property			16,09,400.00
	Guideline value of the property (619.00 X 7,181.00)			44,45,658.00

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 ₹ 14,000.00 to ₹ 16,000.00 per Sq. 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 Commercial application in the locality etc. We estimate ₹ 14,937.00 per Sq. Ft. for valuation.



Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 19,000.00 Expected rental income per month after completion
iii) Any likely income it may generate	Rental Income

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, email=sharad@vastukala.org, c=IN
Date: 2021.01.05 15:57:05 +05'30'

Director

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



Place : Mumbai

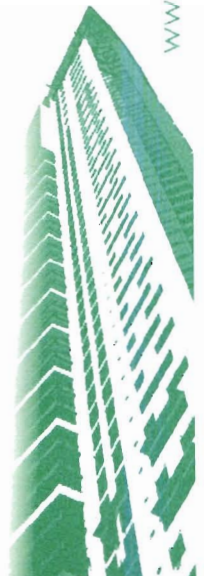
Date : 02.01.2021



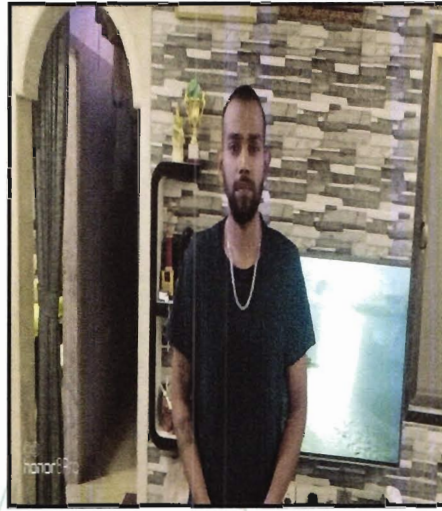
Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

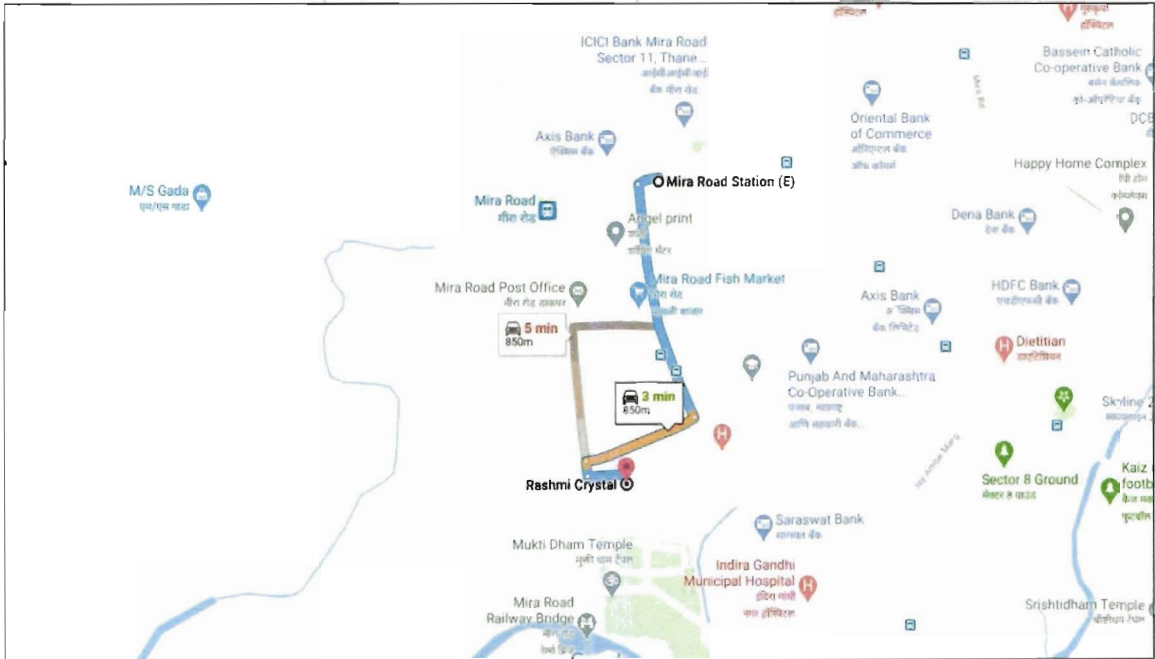
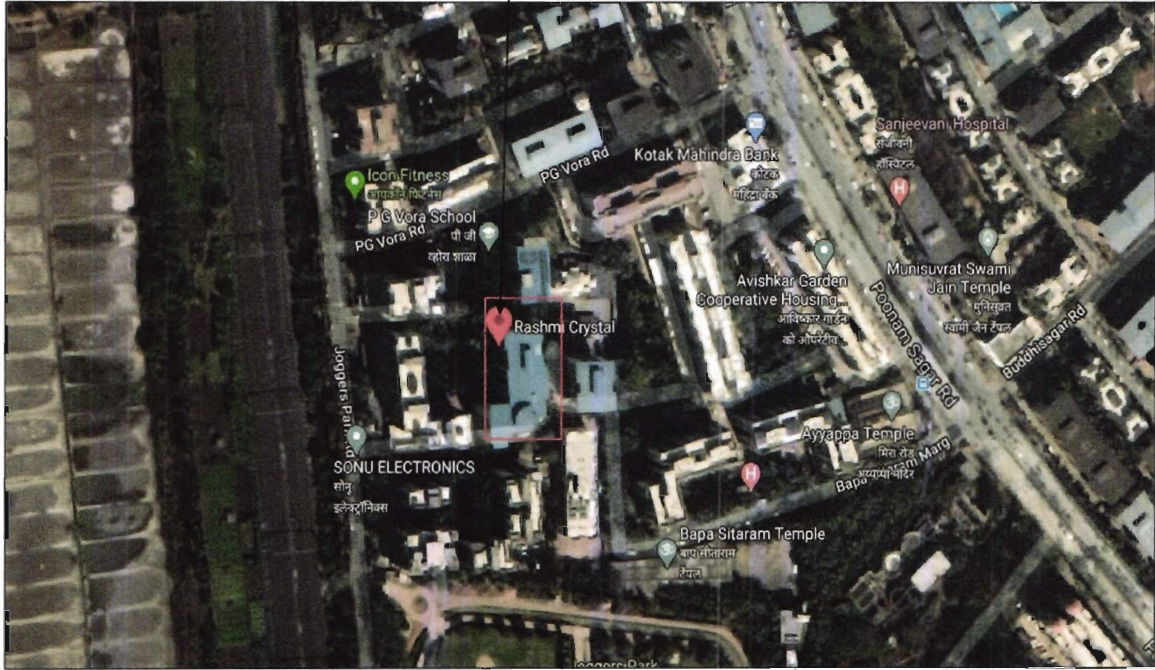
An ISO 9001:2015 Certified Company



Actual site Photographs



Route Map of the property




Longitude Latitude: 19°16'34.5"N 72°51'27.0"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road - 850 mtr)



Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year: 20202021
Annual Statement of Rates
Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: मीत्रे (गांव) पेणकरपाडा

Search By: Survey No Location

Enter Survey No: 25

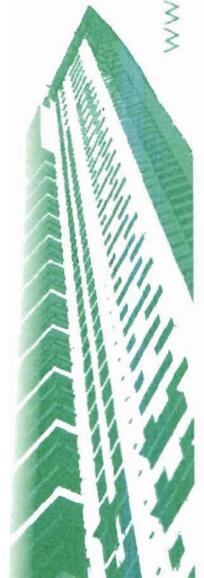
उपविभाग	शुनी जमीन	निवासी सदनिका	वॉकीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
4/21-मी) पु- धाम मीत्रे पेणकरपाडा गांवातील रेल्वे लाईनच्या पुर्वेकडील सर्व मिळकती संव्हे क्रमांक	30350	82900	89300	109200	89300	चौ. मीटर	सर्व्हे मंत्रर



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

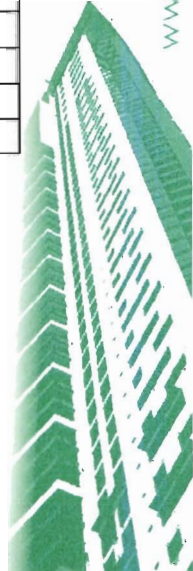
An ISO 9001:2015 Certified Company



Sale Instances

075393 30-12-2020 Note - Generated Through eSearch Module. For original report please contact concern SRO office.		सूची क्र.2	दुग्धम विवेकक - सह दू.नि. ठाणे 10 दस्ता क्रमांक : 1075 2020 नॉदणी : Regn.83m
गावाचे नाव : वेणकरपाडा			
(1) दिवसेच्या प्रकार	करारनामा		
(2) मीटरवज	4900000		
(3) बाजारभावा आदिपट्ट्याच्या बाबतिसंपट्ट्याकार आकरणी टॅरी की पट्टेदार हे मनुदू करावी	2846000		
(4) मू.नामान, पोटहिसा व वकनामक(असल्यास)	1) पात्रिकेचे नाव मिरा-आईटर मनपाइतर वर्णन , इतर माहिती: वाई क्र.पी विभावा क्र 421,सदनिका क्र 404,पोथा मजला बी.विंग,रश्मी विपटल कां ओप हो.सो.सो.,साई कॉम्प्लेक्स,शांती विहार जवळ,जिरारोड पु. क्षेत्र. 35.00 चौ.मी. सुपर विपटअप((Survey Number : 15 1P,))		
(5) क्षेत्रफळ	35.00 चौ.मीटर		
(6) आकारणी किंवा जुद्धे टॅम्पात असेल तेव्हा			
(7) दस्तऐवज करत देणा-या पक्षकारांचे व किंवा दिवणी न्यायालयचा हुकुमनामा किंवा आदेश असल्यास प्रतिबोधिते नाव व पत्ता	1) नाव -मोना बाबासाहेब - वय-50 पत्ता-पवडी नं. 484 बी-विंग , मळा नं. पोथा , इमारतीचे नाव- रश्मी विपटल कां ओप हो.सो.सो., वकील नं. साई कॉम्प्लेक्स, शांती विहार जवळ, रोड नं. मिरारोड, पु. म्हासाय, ठाणे पिन कोड-401107 पिन नं.-BAJPH3917E 2) नाव-सुनील बाबासाहेब - वय-30 पत्ता-पवडी नं. 404 बी-विंग, मळा नं. पोथा , इमारतीचे नाव- रश्मी विपटल कां ओप हो.सो.सो., वकील नं. साई कॉम्प्लेक्स, शांती विहार जवळ, रोड नं. मिरारोड, पु. म्हासाय, ठाणे पिन कोड-401107 पिन नं.-BAJPH3947A		
(8) दस्तऐवज करत देणा-या पक्षकारांचे व किंवा दिवणी न्यायालयचा हुकुमनामा किंवा आदेश असल्यास प्रतिबोधिते नाव व पत्ता	1) नाव-मोना बाबासाहेब - वय-50 पत्ता-पवडी नं. 484 बी-विंग, मळा नं. पोथा , इमारतीचे नाव- रश्मी विपटल कां ओप हो.सो.सो., वकील नं. साई कॉम्प्लेक्स, शांती विहार जवळ, रोड नं. मिरारोड, पु. म्हासाय, ठाणे पिन कोड-401107 पिन नं.-BAJPH3917E 2) नाव-सुनील बाबासाहेब - वय-30 पत्ता-पवडी नं. 404 बी-विंग, मळा नं. पोथा , इमारतीचे नाव- रश्मी विपटल कां ओप हो.सो.सो., वकील नं. साई कॉम्प्लेक्स, शांती विहार जवळ, रोड नं. मिरारोड, पु. म्हासाय, ठाणे पिन कोड-401107 पिन नं.-BAJPH3947A		
(9) दस्तऐवज करत दिवण्याचा दिनांक	05/02/2020		
(10) दस्तऐवज नोंदणी केल्याचा दिनांक	05/02/2020		
(11) अनुकूलनांक-खंड व पृष्ठ	1075 2020		
(12) बाजारभावाप्रमाणे मुदतीक शुल्क	343000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

161393 30-12-2020 Note - Generated Through eSearch Module. For original report please contact concern SRO office.		सूची क्र.2	दुग्धम विवेकक - सह दू.नि. ठाणे 10 दस्ता क्रमांक : 1612 2020 नॉदणी : Regn.63m
गावाचे नाव : वेणकरपाडा			
(1) दिवसेच्या प्रकार	करारनामा		
(2) मीटरवज	3000000		
(3) बाजारभावा आदिपट्ट्याच्या बाबतिसंपट्ट्याकार आकरणी टॅरी की पट्टेदार हे मनुदू करावी	2987775		
(4) मू.नामान, पोटहिसा व वकनामक(असल्यास)	1) पात्रिकेचे नाव मिरा-आईटर मनपाइतर वर्णन , इतर माहिती: मीजे वेणकरपाडा हाडुक जिल्हा ठाणे येथील जुना सर्टी नं. 254 हिस्सा नं. 1 पॉर्ट चा नवीन सर्टी नं. 25 हिस्सा नं. 1 पॉर्ट वर वसलेली इनाम रश्मी विपटल को. ओप. हो. सो.सा.कोटी विमिटेड मधील सदनिका क्र. 604,6 वा मजला बी विंग चे क्षेत्रफळ 35 चौ. मी. विपट अप चा करारनामा((Survey Number : 15 1 part,))		
(5) क्षेत्रफळ	35 चौ.मीटर		
(6) आकारणी किंवा जुद्धे टॅम्पात असेल तेव्हा			
(7) दस्तऐवज करत देणा-या पक्षकारांचे व किंवा दिवणी न्यायालयचा हुकुमनामा किंवा आदेश असल्यास प्रतिबोधिते नाव व पत्ता	1) नाव -अर्जुनजी बाबासाहेब लई कु.जु. भूमाल पेशीर बाणजीबाबाबाबासाहेब - वय-48 पत्ता-पवडी नं. - मळा नं. -इमारतीचे नाव - वकील नं. - रोड नं. 1, शांती विहार हाडुक पॅलेस हाडुक पुणे, रोड रोड पुणे म्हासाय, ठाणे, पिन कोड-401107 पिन नं.-BAJPH391000		
(8) दस्तऐवज करत देणा-या पक्षकारांचे व किंवा दिवणी न्यायालयचा हुकुमनामा किंवा आदेश असल्यास प्रतिबोधिते नाव व पत्ता	1) नाव -अर्जुन बाबासाहेब लई कु.जु. भूमाल पेशीर बाणजीबाबाबाबासाहेब - वय-48 पत्ता-पवडी नं. - मळा नं. -इमारतीचे नाव- वकील नं. - रोड नं. 1, शांती विहार हाडुक पॅलेस हाडुक पुणे, रोड रोड पुणे म्हासाय, ठाणे पिन कोड-401107 पिन नं.-BAJPH391000		
(9) दस्तऐवज करत दिवण्याचा दिनांक	25/02/2020		
(10) दस्तऐवज नोंदणी केल्याचा दिनांक	25/02/2020		
(11) अनुकूलनांक-खंड व पृष्ठ	1612 2020		
(12) बाजारभावाप्रमाणे मुदतीक शुल्क	200000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		



Price Indicator

NOBROKER My Bookings Rent Post Your Property Sign Out

2 BHK For Sale In Rashmi Crystal, Mira Bhayandar
Mira Road East, Mira Bhayandar, Mumbai, Maharashtra, IN/IN

₹ 92 Lacs Non-negotiable ₹ 64,572/Month Estimated EMI 825 Sq.Ft. Need Home Loan? Apply Loan

Home / Mumbai / Mira bhayandar / BHK2 / Property Details

Photos Location

2 Bedroom No. of Bedroom
2 Bathroom No. of Bathroom
1 Balcony
Bike Parking

Oct 2, 2020 Posted On
Immediately Possession
Rashmi Crystal Apartment
None Power Backup

Get Owner Details

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

Nearby: McDonald's Razaaz Multiplex Star Market Arfat Restaurant Jangid Complex

NOBROKER My Bookings Rent Post Your Property Sign Out

1 BHK For Sale In Sai Complex, Mira Road
PG Vora Road Near P G Vora School

₹ 63 Lacs Negotiable ₹ 44,217/Month Estimated EMI 550 Sq.Ft. Need Home Loan? Apply Loan

Home / Mumbai / Mira road / BHK1 / Property Details

Photos Location

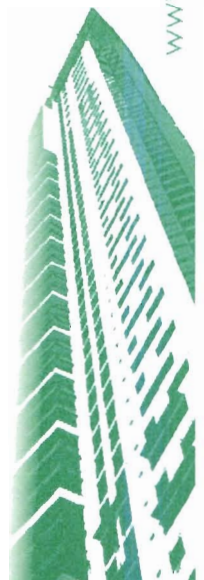
1 Bedroom No. of Bedroom
1 Bathroom No. of Bathroom
NA Balcony
Bike and Car Parking

Dec 16, 2020 Posted On
Immediately Possession
Sai Complex Apartment
None Power Backup

Get Owner Details

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

Nearby: McDonald's Razaaz Multiplex Star Market Arfat Restaurant Jangid Complex



As a result of my appraisal and analysis, it is my considered opinion that the above property in the prevailing condition with aforesaid specifications is ₹ 92,46,003.00 (Rupees Ninety Two Lakh Forty Six Thousand Three Only).

Place : Mumbai

Date : 02.01.2020

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, email=sharad@vastukala.org, c=IN
Date: 2021.01.05 15:57:13 +05'30'

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

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

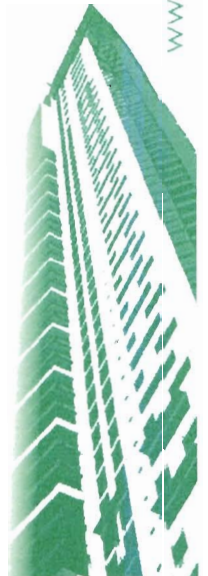
Signature

(Name & Designation of the Inspecting Official/s)

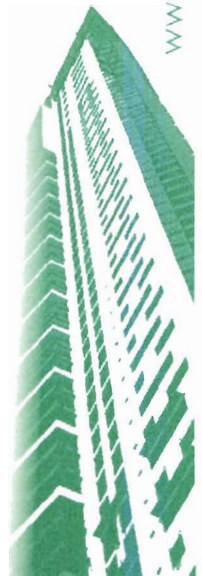
Countersigned
(BRANCH MANAGER)

Think.Innovate.Create

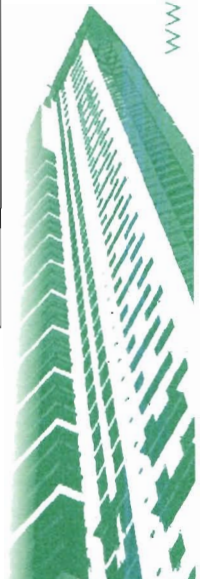
Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
	Model code of conduct for valuer - (Annexure V)	Attached



- 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 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.



Sl No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration is purchased by Shri. Rajesh Yashwant Waghela & Smt. Bhanumati Rajesh Waghela from Smt. Sangeeta Laleeya Thakur vide Agreement for Sale dated 17.12.2009.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECC Bhayandar Branch to assess 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 Manoj B. Chalikwar – Regd. Valuer Mahesh Shinde – Valuation Engineer Aishwarya Suryawanshi – Processing 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 – 29.12.2020 Valuation Date – 02.01.2021 Date of Report – 02.01.2021
6.	inspections and/or investigations undertaken;	Physical Inspection done on 30.12.2020
7.	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative 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 Commercial 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

Date: 02.01.2021

Place: Mumbai

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, email=sharad@vastukala.org, c=IN
Date: 2021.01.05 15:57:22 +05'30'

C.M.D. Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **2nd January 2021** 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 advice 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

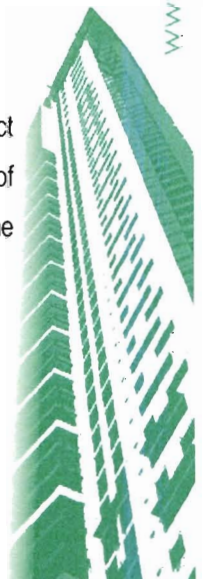
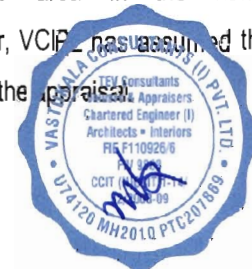
To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring 619.00 Sq. Ft. Built up area in the name of **Shri. Rajesh Yashwant Waghela & Smt. Bhanumati Rajesh Waghela**. 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 **Shri. Rajesh Yashwant Waghela & Smt. Bhanumati Rajesh Waghela**. 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's representative, we understand that the Residential Flat, Aadmeasuring area 619.00 Sq. Ft. Built up Area.

Condition & Repair

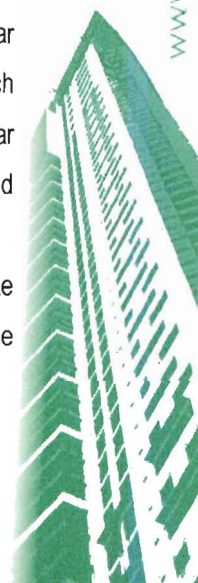
In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural 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 Highest and Best Use model is used for analysing development potential.

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, Aadmeasuring 619.00 Sq. Ft. Built up Area.

Think.Innovate.Create

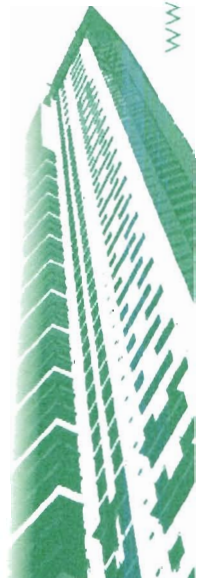


ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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.
7. ***The impact on real estate market due to pandemic Covid-19 is not considered for this valuation report.***



Think.Innovate.Create



(Annexure - V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



conduct the valuation independent of external influences.

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

Confidentiality

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

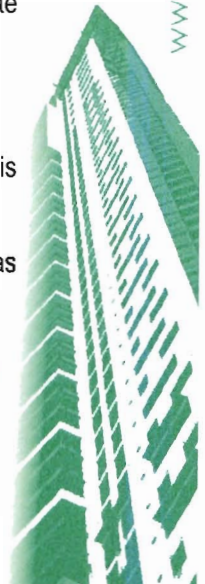
Information Management

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

Gifts and hospitality:

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

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



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

Remuneration and Costs.

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

Occupation, employability and restrictions.

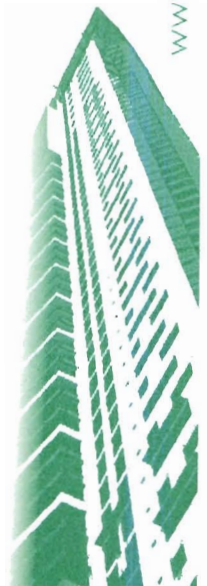
29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

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



Think.Innovate.Create



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess of the property under reference as on **2nd January 2021**.

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 for this particular purpose at **₹ 92,46,003.00 (Rupees Ninety Two Lakh Forty Six Thousand Three Only)**.

Think.Innovate.Create

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,
email=sharad@vastukala.org, c=IN
Date: 2021.01.05 15:57:48 +05'30'

Director

C.M.D.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

