

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-254/23-24	Dated 25-Apr-23
Buyer (Bill to) JANASEVA SAHAKARI BANK-BHAYANDER EAST BHAYANDER EAST Janki Awanue 1st Floor, Phatak Road, Bhaynder East Thane-401105 GSTIN/UIN : 27AAAAJ1528R2ZA State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31039 / 2300257	Delivery Note Date
Dispatched through		Destination
Terms of Delivery		

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

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **123105000319**
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

Remarks:

Mr. Kanhaiya Prasad Neur Gupta - Residential Flat No. 106, 1st Floor, A - Wing, Type - C, Building No. 3, "Nest Lotus Co-op. Hsg. Soc. Ltd.", Village Umroli, Taluka Palghar, District Palghar - 401 404, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

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

Rattoch
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Kanhaiya Prasad Neur Gupta**

Residential Flat No. 106, 1st Floor, A - Wing, Type - C, Building No. 3, "Nest Lotus Co-op. Hsg. Soc. Ltd.",
Village Umroli, Taluka Palghar, District Palghar – 401 404, State – Maharashtra, Country – India

Latitude Longitude: 19°45'03.6"N 72°45'51.5"E

Valuation Done for: **Janseva Sahakari Bank**

Bhaynder (East) Branch

Janki Avaneue 1st floor, Phatak Road, Bhaynder East Thane-401105,
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, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 106, 1st Floor, A - Wing, Type - C, Building No. 3, "Nest Lotus Co-op. Hsg. Soc. Ltd.", Village Umroli, Taluka Palghar, District Palghar – 401 404, State – Maharashtra, Country – India belongs to **Mr. Kanhaiya Prasad Neur Gupta**.

Boundaries of the property.

North	:	Open Plot
South	:	Residential Building
East	:	Open Plot
West	:	D – Wing & Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at **₹ 17,88,800.00 (Rupees Seventeen Lakh Eighty Eight Thousand Eight Hundred Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.25 11:15:23 +05'30'

Sharadkumar B. Chalikwar

Auth. Sign.



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09



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Vastukala Consultants (I) Pvt. Ltd.

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

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 22.04.2023
	b) Date on which the valuation is Made	: 25.04.2023
3.	List of documents produced for perusal: i) Copy of Agreement for Sale dated 12.01.2017 ii) Copy of Part Occupancy Certificate No. Mahsul / Kakshya 1 / Te. 1 / Occupancy Certificate / SR – 11 / 2022 Dated 21.04.2022 issued by District Collector Office, Palghar iii) Copy of Building Construction Permission No. NA / BP / Mouje Umroli / Taluka Palghar / Gut No. 133 / Residential & Commercial Shop / NR – Palghar / 153 Dated 31.01.204 issued by Town Planner Palghar, District Collector Office	
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)	: Mr. Kanhaiya Prasad Neur Gupta Address: Residential Flat No. 106, 1 st Floor, A - Wing, Type - C, Building No. 3, “ Nest Lotus Co-op. Hsg. Soc. Ltd. ”, Village Umroli, Taluka Palghar, District Palghar – 401 404, State – Maharashtra, Country – India. Contact Person: Mr. Kanhaiya Prasad Neur Gupta (Owner) Contact No. 9152717376 Sole Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat is located on First Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet + Passage (i.e. 1BHK + 2 Toilet Flat). The property is at 3.5 Km. travelling from nearest railway station Vasai Road.
6.	Location of property	:
	a) Plot No. / Survey No.	: Survey No. 133 of Village Umroli
	b) Door No.	: Residential Flat No. 106
	c) C.T.S. No. / Village	: Village – Umroli
	d) Ward / Taluka	: Taluka – Palghar
	e) Mandal / District	: District – Palghar
	f) Date of issue and validity of layout of approved map / plan	: Copy of Part Occupancy Certificate No. Mahsul / Kakshya 1 / Te. 1 / Occupancy Certificate / SR – 11 / 2022 Dated 21.04.2022 issued by District Collector Office, Palghar
	g) Approved map / plan issuing authority	:

	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7.		Postal address of the property	:	Residential Flat No. 106, 1 st Floor, A - Wing, Type - C, Building No. 3, " Nest Lotus Co-op. Hsg. Soc. Ltd. ", Village Umroli, Taluka Palghar, District Palghar – 401 404, State – Maharashtra, Country – India	
8.		City / Town	:	Village Umroli, Taluka Palghar	
		Residential area	:	Yes	
		Commercial area	:	Yes	
		Industrial area	:	No	
9.		Classification of the area	:		
	i)	High / Middle / Poor	:	Middle Class	
	ii)	Urban / Semi Urban / Rural	:	Semi Urban	
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Umroli District Collector Office, Palghar / Palghar 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	As per documents
		North	:	Open Plot	Survey No. 154
		South	:	Residential Building	Internal Road & Survey No. 134
		East	:	Open Plot	Survey No. 153
		West	:	D – Wing & Internal Road	Building No. 4 & Internal Road
13		Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.	
				A As per the Deed	B Actuals
		North	:	-	-
		South	:	-	-
		East	:	-	-
		West	:	-	-
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 346.00 Balcony Area in Sq. Ft. = 18.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 344.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 413.00	

		(As per Agreement for Sale)
14.1	Latitude, Longitude & Co-ordinates of flat	: 19°45'03.6"N 72°45'51.5"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft. = 344.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Vacant
II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Residential cum Commercial
2.	Location	:
	C.T.S. No.	: Survey No. 133 of Village Umroli
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Umroli District Collector Office, Palghar / Palghar Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 106, 1 st Floor, A - Wing, Type - C, Building No. 3, " Nest Lotus Co-op. Hsg. Soc. Ltd. ", Village Umroli, Taluka Palghar, District Palghar – 401 404, State – Maharashtra, Country – India
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2021 (As per Documents)
5.	Number of Floors	: Ground (Part) + Stilt (Part) + 4 upper floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 8 Flats on First Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 1 Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open / Stilt
	Is Compound wall existing?	: No
	Is pavement laid around the building	: No
III	FLAT	
1	The floor in which the flat is situated	: First floor
2	Door No. of the flat	: Residential Flat No. 106
3	Specifications of the flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring
	Doors	: Teak Wood door framed with flush doors
	Windows	: Alluminum sliding windows

	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Kanhaiya Prasad Neur Gupta
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. = 413.00 (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. = 346.00 Balcony Area in Sq. Ft. = 18.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 344.00 (Area as per Agreement for Sale)
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?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 4,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developing 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)	:	₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet 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	:	₹ 5,200.00 per Sq. Ft. on Carpet Area

	under comparison (give details).		
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,300.00 per Sq. Ft.
	II. Land + others	:	₹ 2,900.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 35,200.00 per Sq. M. i.e. ₹ 3,270.00 per Sq. Ft.
5	Age of the building	:	3 years
6	Life of the building estimated	:	57 years Subject to proper, preventive periodic maintenance & structural repairs.
7	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	344.00 Sq. Ft.	5,200.00	17,88,800.00
2	Total Fair Market Value of the Property			17,88,800.00
3	Realizable value of the property			16,09,920.00
4	Distress value of the property			14,31,040.00
5	Insurable value of the property (413.00 Sq. Ft. X 2,300.00)			9,49,900.00
6	Guideline value of the property (413.00 Sq. Ft. X 3,270.00)			13,50,510.00

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 ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 5,200.00 per Sq. Ft. for valuation.

Actual site Photographs



Think Create



Route Map of the property

Site u/r



Latitude Longitude: 19°45'03.6"N 72°45'51.5"E

Note: The Blue line shows the route to site from nearest railway station (Umroli – 850 Mt.)

Ready Reckoner

Select	विभाग नं.	उपविभाग	मूल्य	एकक (Sq. Ft.)
SurveyNo	27/27.1	निवासी सदनिका	35200	चौ. मीटर
SurveyNo	27/27.2	कार्यालय-औद्योगिक शाळा/गोळाकन	39400	चौ. मीटर
SurveyNo	27/27.3	दुकाने	46400	चौ. मीटर
SurveyNo	27/0	-	0	NA

Stamp Duty Ready Reckoner Market Value Rate for Flat	35,200.00			
Reduced by 0% on Flat Located on First Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	35,200.00	Sq. Mt.	3,270.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	0.00			
The difference between land rate and building rate (A – B = C)	0.00			
Depreciation Percentage as per table (D)	-			
Rate to be adopted after considering depreciation	35,200.00	Sq. Mt.	3,270.00	Sq. Ft.

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



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Price Indicators

₹35.0 Lac Get ₹10,000 cashback on Home Loan

2 BHK Flat For Sale in Next Local: **balaji diamond, Palghar**

2 Beds, 2 Baths, 3 Balconies, Unfurnished

Carpet Area: 608 sqft - ₹5,76/sqft

Floor: 6 (Out of 7 Floors)

Furnished Status: Unfurnished

Age Of Construction: 5 to 10 years

Developer: Mahavir Realities

Project: Nest Lotus

Transaction Type: Resale

Status: Ready to Move

Age Of Construction: 5 to 10 years

Contact Owner: Uday Paniker

Price Breakup: ₹35 Lac

Booking Amount: ₹50,000

Address: Balaji Diamond Balaji Complex Bldg no 14 D wing flat no 603 purapada Agashi Road, Virar WUmroli, Palghar, Maharashtra

Furnishing: Unfurnished

Age of Construction: 5 to 10 years

₹20.0 Lac Get ₹6,000 cashback on Home Loan

630 Sq Ft 1 BHK Flat For Sale in: **Umroli, Palghar**

1 Bed, 2 Baths, 3 Balconies, Unfurnished

Carpet Area: 355 sqft - ₹5,624/sqft

Floor: 2 (Out of 4 Floors)

Status: Ready to Move

Lift: 1

Type Of Ownership: Co-operative Society

Age Of Construction: Less than 5 years

Transaction Type: Resale

Furnished Status: Unfurnished

Contact Owner: Shyam Kandu

Price Breakup: ₹20 Lac

Address: A 203, Umroli, Palghar, Maharashtra

Landmarks: 5 min walking from railway station

Furnishing: Unfurnished

Flooring: Ceramic Tiles

Sales Indicators

141684 24-04-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	द्वयम निबंधक : दु.नि.पालघर दस्त क्रमांक : 1416/2023 नोंदणी : Regn.63m
गावाचे नाव : उमरोळी (सूर्या प्रकल्प क्षेत्र)		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	1750000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1455000	
(4) भू मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन ; इतर माहिती: विभाग- 27.1.मौजे उमरोळी ता. जि. पालघर येथील नेस्ट लोटस या गुहसंकुलातील इमारती क्र. 3.टाईप इ च्या पहिल्या मजल्यावरील सदनिका क्र. 105 चे चटई क्षेत्र 325 चौ. फुट. म्हणजेच 30.20 चौ. मी. व बाल्कनी क्षेत्र 46 चौ. फुट. म्हणजेच 4.24 चौ. मी ही सदनिका या कराराचा विषय आहे. ((Survey Number : 133 ;))	
(5) क्षेत्रफळ	34.44 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:-नेस्ट इंटरग्राईजेस तर्फे भागीदार श्री.विनय जैन तर्फे कु.मु.धारक अक्षला जावळे वय:-पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: शांति नं. ६, मूद किशोर कॉ.ओ. ही सोसायटी लिमिटेड, दत्तभाडा रोड, ऑफ एस. व्ही. रोड, बेरीवली (प), ब्लॉक नं. - रोड नं. - महाराष्ट्र, MUMBAI. पिन कोड:-400092 पॅन नं:-AAKFN6666M	
(8) दस्तावेज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मनोज रमार्शकर यादव -- वय:-40; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: १३, जियनपूर, जौनपूर, उत्तरप्रदेश, ब्लॉक नं. - रोड नं. - उत्तर प्रदेश, जौनपूर. पिन कोड:-222161 पॅन नं:-ADJPY3974F 2): नाव:-मनिषा देवी मनोज यादव -- वय:-37; पत्ता:-प्लॉट नं. - माळा नं. - इमारतीचे नाव: १३, जियनपूर, जौनपूर, उत्तरप्रदेश, ब्लॉक नं. - रोड नं. - उत्तर प्रदेश, JAUNPUR. पिन कोड:-222161 पॅन नं:-CMTFD1777J	
(9) दस्तावेज करून दिल्याचा दिनांक	28/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	28/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	1416/2023	
(12) बाजार भावाप्रमाणे मुद्रांक शुल्क	105000	
(13) बाजार भावाप्रमाणे नोंदणी शुल्क	17500	
(14) शैरी		

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** of the above property in the prevailing condition with aforesaid specifications is **₹ 17,88,800.00 (Rupees Seventeen Lakh Eighty Eight Thousand Eight Hundred Only)**.

Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Kanhaiya Prasad Neur Gupta from M/s. Nest Enterprises vide Agreement for Sale dated 12.01.2017.
2.	Purpose of valuation and appointing authority	As per the request from Janseva Sahakari Bhayander East Branch to assess Fair Market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Bhavesh Shelar – Valuation Engineer Shobha Kuperkar – Technical Manager
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 – 22.04.2023 Valuation Date – 25.04.2023 Date of Report – 25.04.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 22.04.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.

11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached
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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **25th April 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

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

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 344.00** in the name of **Mr. Kanhaiya Prasad Neur Gupta**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Kanhaiya Prasad Neur Gupta**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 344.00**.

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **25th April 2023**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market value for this particular purpose at **₹ 17,88,800.00 (Rupees Seventeen Lakh Eighty Eight Thousand Eight Hundred Only)**.

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

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.25 11:19:33 +05'30'


Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



Vastukala Consultants (I) Pvt. Ltd.

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