

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-471/23-24 Dated 8-May-23
Buyer (Bill to) Union Bank Of India Gokhiware Branch Surucha Muldapat Residency , Ground Floor, Pinto Travels Campus, Gokhiware, Vasai East , Palghar-401208 GSTIN/UIN : 27AAACU0564G1ZH 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. 31276 / 2300475 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 %	3,000.00
	CGST			270.00
	SGST			270.00
	Total			₹ 3,540.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Company's Bank Details

Bank Name : **UNION BANK OF INDIA**

A/c No. : **635301010050194**

Branch & IFS Code : **Bandra East & UBIN0563536**



UPI Virtual ID : Vastukala@icici

Remarks:

Shri. Satendra Tulsi Yadav - Residential Flat No. 403,
 4th Floor, Wing - I, Building No. 4, "Vrindavan Gardens
 Co-op. Hsg. Soc. Ltd.", Sector - 5, Yashwant Viva
 Township, Village Achole, Vasai (East), Palghar - 401
 208, 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

Rathee
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Satendra Tulsi Yadav**

Residential Flat No. 403, 4th Floor, Wing – I, Building No. 4, "Vrindavan Gardens Co-op. Hsg. Soc. Ltd.",
Sector – 5, Yashwant Viva Township, Village Achole, Vasai (East), Palghar – 401 208,
State – Maharashtra, Country – India.

Longitude Latitude: 19°24'17.3"N 72°49'31.0"E

Valuation Prepared for:

Union Bank of India

Gokhivare Vasai Branch

Surucha Mundapat Residency, Ground Floor, Pinto Travels Campus, Gokhivare, Vasai (East),
Palghar – 401 208, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

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



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 403, 4th Floor, Wing – I, Building No. 4, "Vrindavan Gardens Co-op. Hsg. Soc. Ltd.", Sector – 5, Yashwant Viva Township, Village Achole, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India belongs to **Shri. Satendra Tulsi Yadav**.

Boundaries of the property.

North	:	D-Mart
South	:	Internal Road
East	:	Sun Nidhi Park CHSL
West	:	Internal Road & Shanti Life Spaces Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 39,99,970.00 (Rupees Thirty Nine Lakh Ninety Nine Thousand Nine Hundred Seventy 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**
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: 2023.05.08 16:16:31 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22
Encl: Valuation report.



Our Pan India Presence at :

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

- Regd. Office : 121, 1st Floor, 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 Branch Manager,**Union Bank of India****Gokhivare Vasai Branch**

Surucha Mundapat Residency,

Ground Floor, Pinto Travels Campus,

Gokhivare, Vasai (East), Palghar – 401 208,

State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

Sl. No.	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	: 06.05.2023
	b) Date on which the valuation is made	: 08.05.2023
3.	List of documents produced for perusal	: 1) Copy of Agreement for Sale dated 26.06.2013 Between M/s. AMK Associates (the Builders) and Shri. Satendra Tulsi Yadav (The Purchaser). 2) Copy of Occupancy Certificate No. VVCMC / TP / OC / VP-0127 / 95 / 2013-14 dated 07.08.2013 issued by Vasai Virar City Municipal Corporation. 3) Copy of Society Registration No. TNA / VSI / HSG / (TC) / 28257 / 2015 dated 10.02.2016.
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. Satendra Tulsi Yadav Address: Residential Flat No. 403, 4 th Floor, Wing – I, Building No. 4, "Vrindavan Gardens Co-op. Hsg. Soc. Ltd.", Sector – 5, Yashwant Viva Township, Village Achole, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India. Contact Person: Shri. Satendra Yadav (Owner) Contact No. 9967316645 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat located on 4 th Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Flowerbed. (i.e. 1 BHK with 2 Toilets) . The property is at 1.9 Km. walkable distance from nearest railway station Nallasopara.
6.	Location of property	:
	a) Plot No. / Survey No.	: New Survey No. 49 to 56
	b) Door No.	: Residential Flat No. 403
	c) C.T.S. No. / Village	: Village – Achole
	d) Ward / Taluka	: Taluka – Vasai

	e)	Mandal / District	:	District – Palghar	
	f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.	
	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. 403, 4 th Floor, Wing – I, Building No. 4, "Vrindavan Gardens Co-op. Hsg. Soc. Ltd.", Sector – 5, Yashwant Viva Township, Village Achole, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India.	
8.		City / Town	:	Vasai (East), Palghar	
		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 – Achole Vasai Virar City Municipal Corporation	
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.		Boundaries of the property		As per Site	As per Documents
		North		D-Mart	Details not available
		South		Internal Road	Details not available
		East		Sun Nidhi Park CHSL	Details not available
		West		Internal Road & Shanti Life Spaces Building	Details not available
13.		Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.	
				A As per the Deed	B Actuals
		North	:	-	Compound Wall
		South	:	-	Flat No. 402
		East	:	-	Flat No. 404
		West	:	-	Compound Wall
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 386.00 Flowerbed Area in Sq. Ft. = 22.00 Total Carpet Area in Sq. Ft. = 408.00	

		(Area as per actual site measurement) Carpet Area in Sq. Ft. = 377.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 452.00 (Area as per Index II)
14.1	Latitude, Longitude & Co-ordinates of Flat	: 19°24'17.3"N 72°49'31.0"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft. = 377.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
II APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: New Survey No. 49 to 56
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Achole Vasai Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 403, 4 th Floor, Wing – I, Building No. 4, "Vrindavan Gardens Co-op. Hsg. Soc. Ltd.", Sector – 5, Yashwant Viva Township, Village Achole, Vasai (East), Palghar – 401 208, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Industrial / Mixed	: Residential
4.	Year of Construction	: 2013 (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 Flats in the building	: 4 Flats on 4 th 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 / Covered Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III FLAT		
1	The floor in which the Flat is situated	: 4 th Floor

	adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	
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).	: ₹ 11,000.00 per Sq. Ft. on Carpet Area ₹ 10,610.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,600.00 per Sq. Ft.
	II. Land + others	: ₹ 8,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	: ₹ 87,000.00 per Sq. M. i.e. ₹ 8,082.00 per Sq. Ft.
	Guideline rate (after depreciation)	: ₹ 80,800.00 per Sq. M. i.e. ₹ 7,507.00 per Sq. Ft.
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	: 10 Years
	Life of the building estimated	: 50 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 15.00%
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,210.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 8,400.00 per Sq. Ft.
	Total Composite Rate	: ₹ 10,610.00 per Sq. Ft.
	Remarks: As per Site Inspection, Actual Total Carpet area 408.00 Sq. Ft. (Including Flowerbed Area) is more than Carpet area 377.00 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. 11,000/- per Sq. Ft. is considered.	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Flat (₹)	Estimated Value (₹)
1	Present total value of the Flat	377.00 Sq. Ft.	10,610.00	39,99,970.00
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			39,99,970.00
	Realizable value of the property			35,99,973.00
	Distress value of the property			31,99,976.00
	Insurable value of the property (452.00 X 2,600.00)			11,75,200.00
	Guideline value of the property (452.00 X 7,507.00)			33,93,164.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

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 ₹ 9,000.00 to ₹ 11,000.00 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 ₹ 10,610.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / publics 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	₹ 8,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



Route Map of the property

site u/r



Longitude Latitude: 19°24'17.3"N 72°49'31.0"E

Note: The Blue line shows the route to site from nearest railway station (Nalasopara – 1.9 Km.)

Price Indicators

NOBROKER 1 BHK Flat in Worli, Mumbai East For Sale in Worli, Mumbai East

₹ 42 Lacs
₹ 24,372/Month

1 Bedroom
2 Bathrooms
Self-Owned
Worli, Mumbai East

Call to view details

Price trends by 500 meters

Report what you see in this property

Listing Broker Add On Map Info

Overview

Age of Building	10 Years	Ownership Type	Self-Owned
Hardwood Design	Yes	Flooring	Marble Tile
Carpet Area	300 Sq.ft.	Carpet Area	300 Sq.ft.
Remaining Floors	None	Facing	East Facing
Plot	Not	Parking	Not Available

Activity On This Property

₹ 24.372

Similar Properties

More 1 BHK Properties for Sale in Worli, Mumbai East

NOBROKER 1 BHK Flat in Khar West, Mumbai East

₹ 38 Lacs
₹ 21,775/Month

1 Bedroom
1 Bathroom
Self-Owned
Khar West, Mumbai East

Call to view details

Price trends by 500 meters

Report what you see in this property

Listing Broker Add On Map Info

Overview

Age of Building	3-10 Years	Ownership Type	Self-Owned
Hardwood Design	Yes	Flooring	Marble Tiles
Carpet Area	300 Sq.ft.	Carpet Area	300 Sq.ft.
Remaining Floors	None	Facing	North East
Plot	Not	Parking	Not Available

Activity On This Property

₹ 21.775

Similar Properties

More 1 BHK Properties for Sale in Khar West, Mumbai East



Price Indicators

The screenshot displays a real estate listing on the NOBROKER platform. The listing is for a 1 BHK flat in Durgam Apartment, located in Vasai. The price is listed as ₹ 20 Lacs, with a monthly rent of ₹ 22,252. The property features 1 bedroom, 1 bathroom, and a balcony. The listing includes several photographs of the interior and exterior of the apartment. The overview section provides key details: 1 BHK, 1000 Sq. Ft. area, 1000 Sq. Ft. carpet area, 1000 Sq. Ft. built-up area, 1000 Sq. Ft. plot area, 1000 Sq. Ft. parking, and 1000 Sq. Ft. other. The listing is categorized as a 'Flat' and is located in the 'Vasai' area. The page also shows a 'Similar Properties' section with a thumbnail image of another property.



Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.
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Sales Instance

212350 08-05-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक सह दु.नि.वसई 3 दस्त क्रमांक 1212-2023 नोदणी Regn.63m
गावाचे नाव : आचोळे		
(1) विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3750000	
(3) बाजारभाव भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे.	3646000	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक असल्यास:	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: सदनिका क्र. 801.आठवा मजला,एफ विंग,बिल्डिंग नं. 1,क्रिस्टल एम्पायर सेक्टर नं. 3,यशवंत विवा टाउनशिप,गाव मौजे आचोळे,नालासोपारा पूर्व,ता. वसई,जिल्हा पालघर,विभाग क्र. 8 1,एकूण क्षेत्रफळ 34.86 चौ. मी.(कारपेट)- 3.91 चौ मी.(बाल्कनी),((Survey Number : 49 To 56 :))	
(5) क्षेत्रफळ	38.34 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेका		
(7) दस्तावेज करून देणा.या लिहून देवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -नीरज सूर्यकुमार त्रिवेदी - वय-41 पत्ता -प्लॉट नं. जी-401, माळा नं. इमारतीचे नाव तुलसी टॉवर, ब्लॉक नं. यशवंत विवा टाऊनशिप, आचोळे रोड, डी मार्ट जवळ रोड नं. नालासोपारा पूर्व, महाराष्ट्र, THANE पिन कोड -401209 पॅन नं.-AERPT7409M 2) नाव -नीलम नीरज त्रिवेदी - वय-42 पत्ता -प्लॉट नं. जी-401, माळा नं. इमारतीचे नाव तुलसी टॉवर, ब्लॉक नं. यशवंत विवा टाऊनशिप, आचोळे रोड, डी मार्ट जवळ रोड नं. नालासोपारा पूर्व, महाराष्ट्र, ठाणे पिन कोड -401209 पॅन नं.-AKWPT0957B	
(8) दस्तावेज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -दिलीप रामसुधर अग्रहारी - वय-26 पत्ता -प्लॉट नं. रूम नं.सी-10, माळा नं. इमारतीचे नाव साई विला अपार्टमेंट, ब्लॉक नं. आचोळे रोड, गाला नगर, रोड नं. नालासोपारा पूर्व, महाराष्ट्र, THANE पिन कोड -401209 पॅन नं.-BTXPA6665A	
(9) दस्तावेज करून दिल्याचा दिनांक	17/01/2023	
(10)दस्त नोदणी केल्याचा दिनांक	17/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	1212/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	262500	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्याकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 39,99,970.00 (Rupees Thirty Nine Lakh Ninety Nine Thousand Nine Hundred Seventy Only). The Realizable Value of the above property is ₹ 35,99,973.00 (Rupees Thirty Five Lakh Ninety Nine Thousand Nine Hundred Seventy Three Only). The Distress Value is ₹ 31,99,976.00 (Rupees Thirty One Lakh Ninety Nine Thousand Nine Hundred Seventy Six Only).

Place: Mumbai
Date: 08.05.2023

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=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.05.08 16:16:44 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22

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 of the Branch Manager with Flat Seal)

Enclosures	
Declaration From Valuers (Annexure – II)	Attached
Model code of conduct for valuer (Annexure – III)	Attached

Annexure – II

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 08.05.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 06.05.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Shri. Satendra Tulsi Yadav from M/s. AMK Associates vide Agreement for Sale dated 26.06.2013.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Gokhivare Vasai Branch to assess fair market Value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanket Karalkar – Valuation Engineer Shobha Kuperkar – Technical Manager Shamal Bodke – 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 – 06.05.2023 Valuation Date – 08.05.2023 Date of Report – 08.05.2023
6.	Inspections and/or investigations undertaken;	Physical inspection done 06.05.2023
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **08th May 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **377.00 in Sq. Ft. Carpet Area** in the name of **Shri. Satendra Tulsi Yadav**. 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 **Shri. Satendra Tulsi Yadav**. 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, admeasuring **377.00 in Sq. Ft. Carpet 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 / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the shop and properties that are typically traded on a Flat basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **377.00 in Sq. Ft. Carpet 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.

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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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.

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: 2023.05.08 16:16:50 +05'30'

Auth. Sign.

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