

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC SION BRANCH B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kiroli Road, Off L.B.S.Marg, Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. <b>PG-480/23-24</b> Dated <b>9-May-23</b> Delivery Note Mode/Terms of Payment <b>AGAINST REPORT</b> Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. <b>31237 / 2300484</b> Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
	<b>Total</b>			<b>₹ 2,950.00</b>

Amount Chargeable (in words)

E. & O.E

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

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

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

Company's Bank Details

Bank Name : **State Bank of India**

A/c No. : **32632562114**

Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

Remarks:

Ms. Chaitali Aaditya Suryavanshi - Residential Flat No. 1807, 18th Floor, Building No. C-1, "Divine Heights", Sudama Greens, Diva Shill Road, Village - Dawale, Diva (East), Thane - 400 612, 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**

*Rathod*  
Authorized Signatory

This is a Computer Generated Invoice

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Ms. Chaitali Aaditya Suryavanshi**

Residential Flat No. 1807, 18<sup>th</sup> Floor, Building No. C-1, "Divine Heights", Sudama Greens,  
Diva Shill Road, Village – Dawale, Diva (East), Thane – 400 612, State – Maharashtra, Country – India.

Latitude Longitude: 19°10'08.7"N 73°02'49.7"E

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### Valuation Done for:

**State Bank of India**

**RACPC Sion Branch**

B-603 & 604, Kohinoor City, Commercial-1, 6<sup>th</sup> Floor, Kirol Road, Off L.B.S. Marg, Kurla (West),  
Mumbai, Pin Code – 400 070, 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



**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,  
**The Branch Manager,**  
**State Bank of India**  
**RACPC Sion Branch**  
 B-603 & 604, Kohinoor City,  
 Commercial-1, 6<sup>th</sup> Floor, Kirod Road,  
 Off L.B.S. Marg, Kurla (West),  
 Mumbai, Pin Code – 400 070,  
 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 Bank Loan Purpose.
2.	a) Date of inspection	: 04.05.2023
	b) Date on which the valuation is made	: 09.05.2023
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 25.04.2023 (7 Pages from Agreement). 2. Copy of RERA Registration Certificate No. P51700019573 dated 02.08.2019. 3. Copy of Amended Commencement Certificate No. V, P. No. S11 / 0051 / 12 / TMC / TDD / 4368 / 23 dated 12.04.2023 issued by Thane Municipal Corporation.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>Ms. Chaitali Aaditya Suryavanshi</b>  <b>Address:</b> Residential Flat No. 1807, 18 <sup>th</sup> Floor, Building No. C-1, "Divine Heights", Sudama Greens, Diva Shill Road, Village – Dawale, Diva (East), Thane – 400 612, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Saheel (Sales Person) Contact No.: 7718870045  Joint Ownership (Details of ownership share not available)
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential Flat No. 1807 in under construction building. The flat is located on 18 <sup>th</sup> floor in the said under construction building. As per site information, the composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Flowerbed Area (i.e., <b>2BHK + 2 Toilets</b> ). The property is at 2.6 Km distance from nearest railway station Diva Junction.



			At the time of inspection building was under construction.
	Foundation	<b>Completed</b>	RCC Plinth
	RCC Floors	<b>17<sup>th</sup> Floor Completed</b>	Internal & External Brickwork
	Internal Plastering	<b>15<sup>th</sup> Floor Completed</b>	External Plastering
	Flooring	<b>15<sup>th</sup> Floor Completed</b>	<b>Total</b>
			<b>58% work completed</b>
6.	Location of property		:
	a)	Plot No. / Survey No.	: Survey No. 167/2A, 3
	b)	Door No.	: Residential Flat No. 1807
	c)	T.S. No. / Village	: Village – Dawale
	d)	Ward / Taluka	: Taluka – Thane
	e)	Mandal / District	: District – Thane
	f)	Date of issue and validity of layout of approved map / plan	: Copy of approved building plans were not provided and not verified.
	g)	Approved map / plan issuing authority	:
	h)	Whether genuineness or authenticity of approved map/ plan is verified	: N.A.
	i)	Any other comments by our empanelled valuers on authentic of approved plan	: N.A.
7.	Postal address of the property		: Residential Flat No. 1807, 18 <sup>th</sup> Floor, Building No. C-1, "Divine Heights", Sudama Greens, Diva Shill Road, Village – Dawale, Diva (East), Thane – 400 612, State – Maharashtra, Country – India.
8.	City / Town		: Diva (East), Thane
	Residential area		: Yes
	Commercial area		: No
	Industrial area		: No
9.	Classification of the area		:
	i) High / Middle / Poor		: Middle Class
	ii) Urban / Semi Urban / Rural		: Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		: Village – Dawale Thane 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		<b>As per actual Site</b> <b>As per Agreement</b>
	North		: Greens Road & Open Plot      Details not available
	South		: Open Plot      Details not available
	East		: Open Plot      Details not available
	West		: Diva Shill Road      Details not available
13.	Dimensions of the site		: N. A. as property under consideration is a flat in an

		apartment building.	
		A As per the Deed	B Actual
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.	Extent of the site	: <b>Carpet Area in Sq. Ft. = 649.00 (Area as per Index II)</b>  Built Up Area in Sq. Ft. = 714.00 (Carpet area + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	: 19°10'08.7"N 73°02'49.7"E	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	: <b>Carpet Area in Sq. Ft. = 649.00 (Area as per Index II)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Building is under construction	
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: Survey No. 167, Hissa No. 2A, Survey No. 167, Hissa No. 3	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village – Dawale Thane Municipal Corporation	
	Door No., Street or Road (Pin Code)	: Residential Flat No. 1807, 18 <sup>th</sup> Floor, Building No. C-1, "Divine Heights", Sudama Greens, Diva Shill Road, Village – Dawale, Diva (East), Thane – 400 612, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	: Residential	
4.	Year of Construction	: Building is under construction	
5.	Number of Floors	: Proposed Ground (Part) + Stilt (Part) + 24 Upper Floors	
6.	Type of Structure	: Proposed R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	: Proposed 15 Flats on 18 <sup>th</sup> Floor	
8.	Quality of Construction	: Good	
9.	Appearance of the Building	: Building is under construction	
10.	Maintenance of the Building	: Building is under construction	
11.	Facilities Available	:	
	Lift	: Proposed 3 Lifts	
	Protected Water Supply	: Proposed Municipal Water supply	
	Underground Sewerage	: Proposed Connected to Municipal Sewerage System	

	Car parking - Open / Covered	:	Proposed Stilt + Open Car Parking
	Is Compound wall existing?	:	Proposed, yes
	Is pavement laid around the building	:	Proposed, yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the flat is situated	:	18 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 1807
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door framed with flush doors
	Windows	:	Proposed Powder coated aluminum sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Proposed 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?	:	Building is under construction
7	Sale Deed executed in the name of	:	<b>Ms. Chaitali Aaditya Suryavanshi</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built Up Area in Sq. Ft. = 714.00 (Carpet area + 10%)
10	What is the floor space index (app.)	:	As per TMC norms
11	What is the Carpet Area of the flat?	:	<b>Carpet Area in Sq. Ft. = 649.00</b> <b>(Area as per Index II)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Proposed for residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 14,000.00 Expected rental income per month after building completion
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances,	:	₹ 8,500.00 to ₹ 9,500.00 per Sq. Ft. on Carpet Area

	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)	
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).	: ₹ 8,500.00 per Sq. Ft.
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 5,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	: ₹ 57,530.00 per Sq. M. i.e. ₹ 5,345.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	: It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstin. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	:
	Replacement cost of flat with Services (v(3)i)	: ₹ 3,000.00 per Sq. Ft.
	Age of the building	: Building is under construction
	Life of the building estimated	: 60 years after completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A. as building is under construction
	Depreciated Ratio of the building	:
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 5,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	<b>: ₹ 8,500.00 per Sq. Ft.</b>
	<b>Remark:</b> The details about the work progress status has been provided by Sales Person Mr. Saheel (Contact No. 7304129747).	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	649.00 Sq. Ft.	8,500.00	<b>55,16,500.00</b>
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			
<b>Total / Realizable value of the property</b>				<b>55,16,500.00</b>
<b>Insurable value of the property (714.00 X 3,000.00)</b>				<b>21,42,000.00</b>
<b>Guideline value of the property (As per Index II)</b>				<b>37,29,205.00</b>

#### **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.

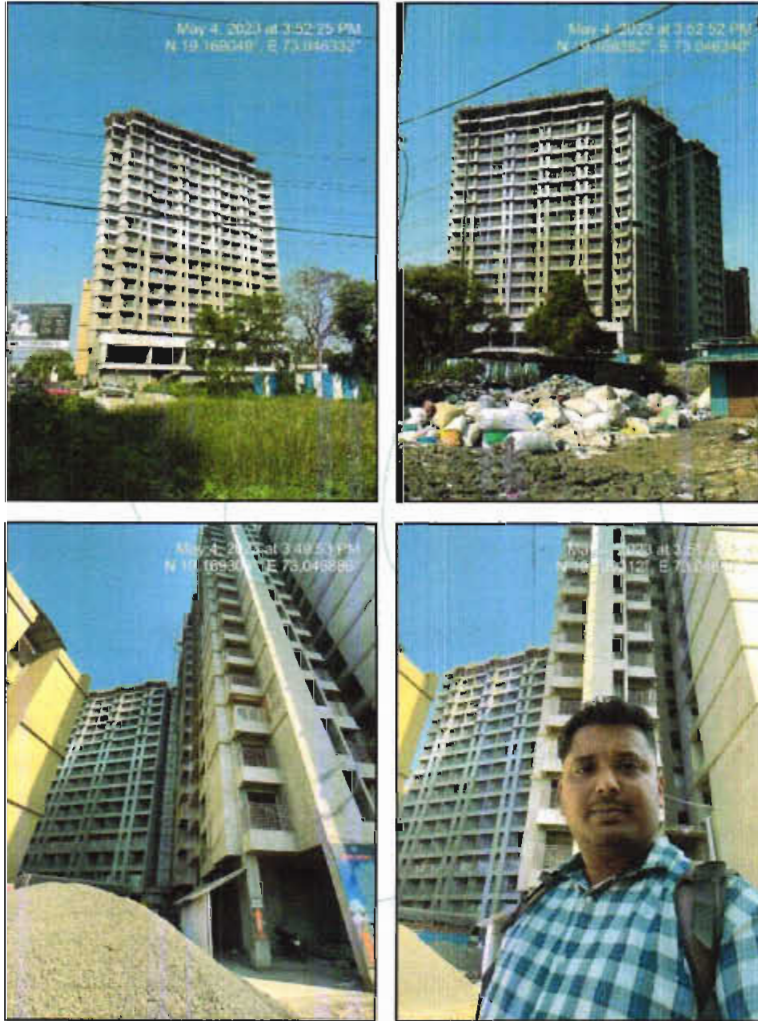
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

#### **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 ₹ 8,500.00 to ₹ 9,500.00 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 ₹ 8,500.00 per Sq. Ft. on Carpet Area 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	₹ 14,000.00 Expected rental income per month after building completion.
iii) Any likely income it may generate	Rental Income

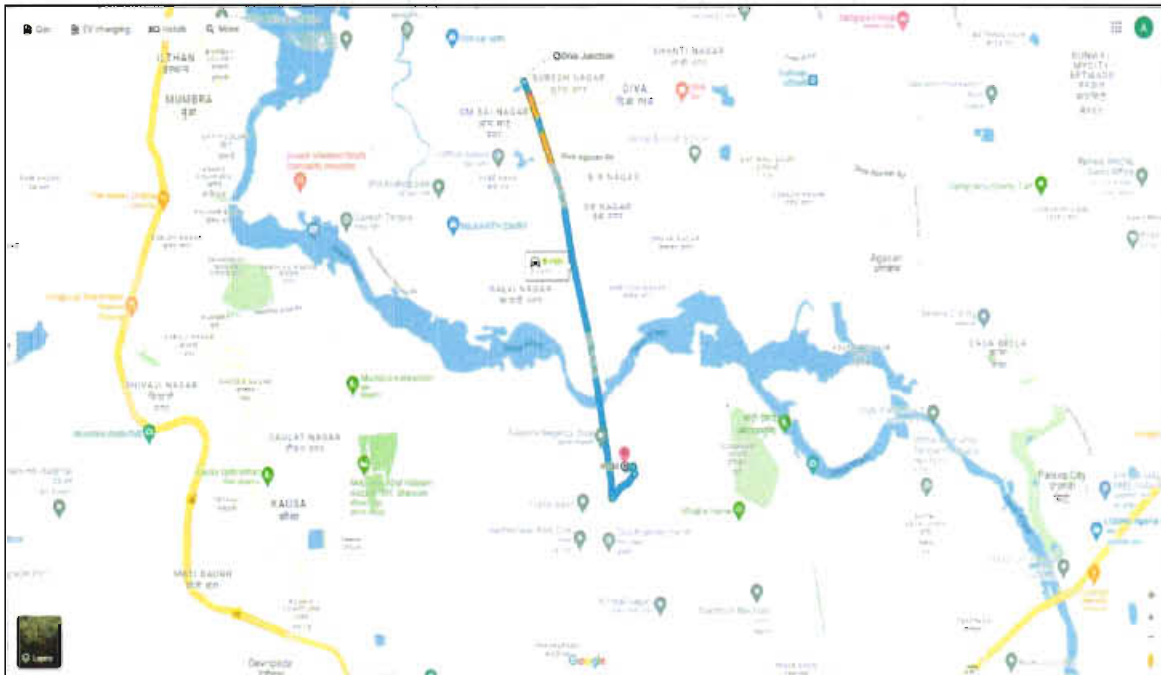
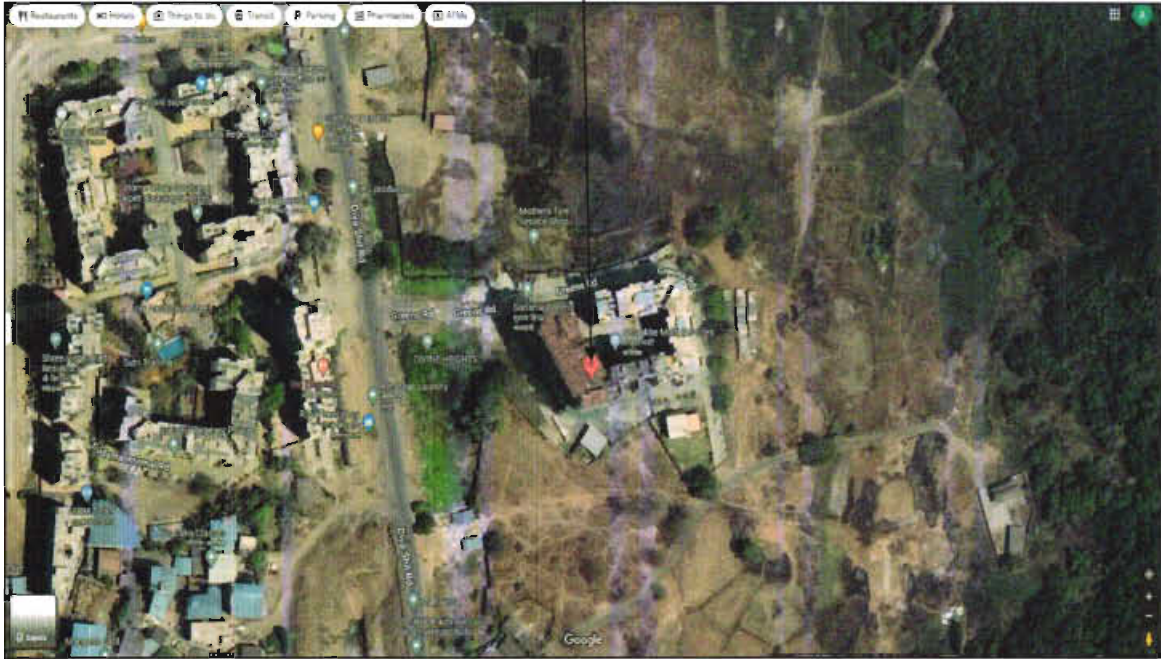
## Actual site photographs



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## Route Map of the property

Site,u/r




**Latitude Longitude: 19°10'08.7"N 73°02'49.7"E**

**Note:** The Blue line shows the route to site from nearest railway station (Diva Junction– 2.6 Km.)




## 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

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**Year** 20232024 **Language** English

**Annual Statement of Rates**

**Selected District** डाणे

**Select Taluka** डाणे

**Select Village** गावाचे नाव : शिवसे

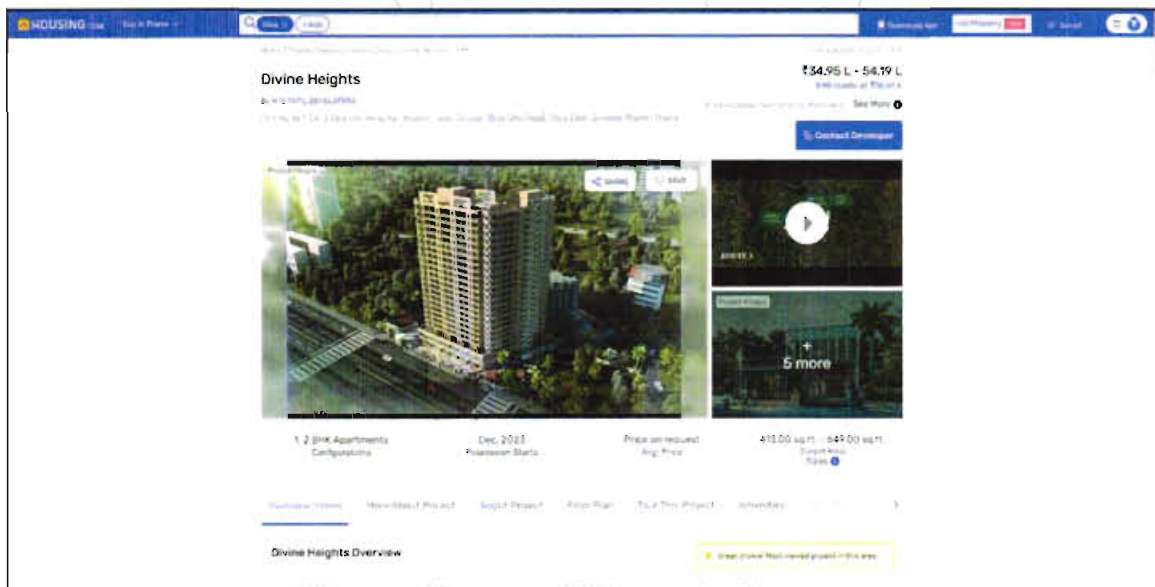
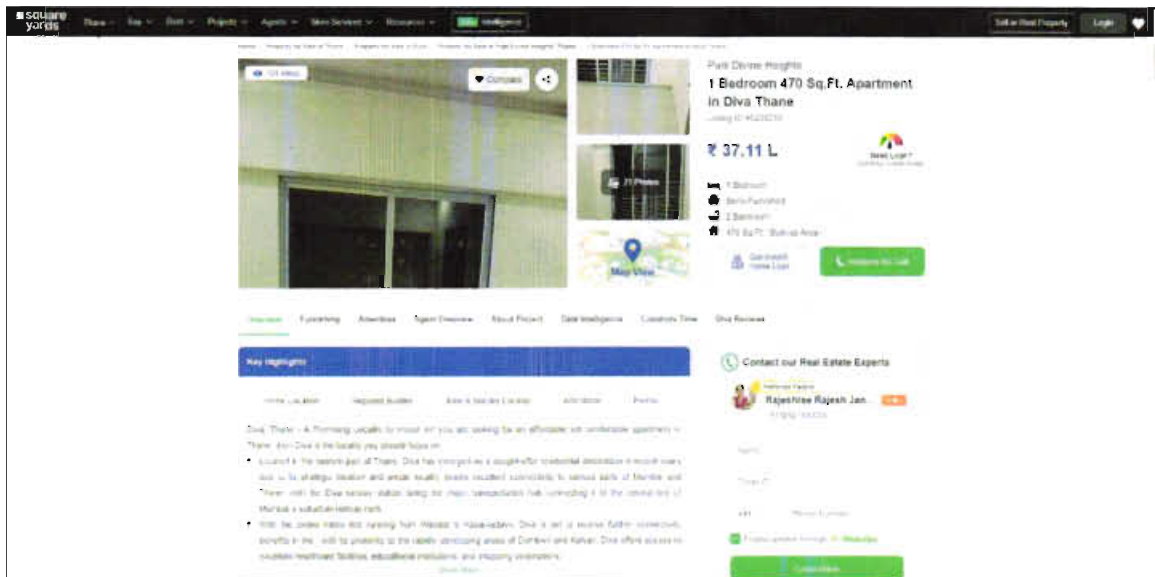
**Search By**  Survey No  Location

Select	उपविभाग	कुली प्रतीत	निवासी मरमिफर	श्रीश्रीत	दुपणे	श्रीश्रीश्रीत	एकक (Rs./)
SurveyNo	28/107-2018) सर्वे नंबर	10400	52300	53500	65400	53500	मी. मीटर
SurveyNo	28/108-2018) सर्वे नंबर - प्रविक्तित र.जी.मी.	3500	0	0	0	0	मी. मीटर

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## Price Indicators



## Price Indicators

**square yards** | Home | Projects | Real Estate | Mumbai | Diva Thane | Palladium Heights

**Palladium Heights**  
2 Bedroom 550 Sq.Ft. Builder Floor in Diva Thane  
Listing ID: P0000000

**₹ 46 L.**

2 Bedrooms + Study Room  
Unfurnished  
2 Bathrooms  
450 Sq.Ft. Carpet Area  
Garden Facing Facing

Call Now  
Request to Call

**Key Highlights**

Prime Location | Spacious Builder | Corner Units | Affordable | Lushy Views

One is a prestigious builder in Thane city, and is home to a wide range of luxury as well as budget apartments.

- The 17th floor apartment in a 21 story building has been listed for sale at a price of ₹46,00,000. The property is located in a prime location, right in the heart of Thane city, and is adjacent to a gated society.
- The area of the apartment is 550 square feet, and is unfurnished.
- There are 2 bedrooms and 2 bathrooms in the apartment.
- A parking space is also available.
- Conveniently, the apartment is in good view of the society.
- The building is a reputed one, with a superb reputation in a reputed name.

Contact our Real Estate Experts

**Pankaj Singh**  
9782233000

Call Now  
Request to Call

**square yards** | Home | Projects | Real Estate | Mumbai | Diva Thane | Palladium Heights

**Palladium Heights**  
2 Bedroom 466 Sq.Ft. Apartment in Diva Thane  
Listing ID: P0000000

**₹ 45 L.**

2 Bedrooms  
Unfurnished  
1 Bathroom  
400 Sq.Ft. Carpet Area  
East Facing

Call Now  
Request to Call

**Key Highlights**

Prime Location | Affordable | Corner Units | Lushy Views | Family

It is a reputed and affordable 2 BHK apartment in prime location for a price of ₹45,00,000 in a prime location of Diva in Thane.

- You will get 2 bedrooms, 1 bathroom and 1 living area in this property, which is suitable for a small family.
- The property is located in a prime location in the heart of Diva, and is a part of a well-known gated community in a gated society in Diva Thane.
- The property is unfurnished and is 466 sq. ft. in area.
- It is adjacent to the 500 feet of a 24-hour security.

Contact our Real Estate Experts

**Realty One Group**  
9782233000

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## Sale Instance

2191536 05-05-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. ठाणे १ दस्त क्रमांक : 2191/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : डावले</b>		
(1) विलेखाचा प्रकार	अँग्रीमेट टू सेल	
(2) मोबदला	2700000	
(3) बाजारभाव, भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	1722239	
(4) भू-मापन, पोटहिससा व परक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा.इतर वर्णन :सदनिका नं: 104, माळा नं: पहिला मजला. इमारतीचे नाव: सुदामा ग्रीन्स. ब्लॉक नं: दिवा शिल्ड रोड, डावले, खाडीगाव, रोड : दिवा(पूर्व)ठाणे महाराष्ट्र 400612. इतर माहिती: सदनिका क्षेत्र 27.44 चौ.मी कारपेट( ( Survey Number : 167/3, 167/2/A : ) )	
(5) क्षेत्रफळ	27.44 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता.	1) नाव -बाईबाई बळीराम बुरुड . वय -54 पत्ता -प्लॉट नं: स्वताचे घर, माळा नं. . इमारतीचे नाव . ब्लॉक नं: मीजे डावले, खाडीगाव, रोड नं: दिवा शिल्ड पनवेल रोड, दिवा पूर्व ठाणे महाराष्ट्र, महाराष्ट्र, ठाणे. पिन कोड -400612 पॅन नं -AYSPE9554G 2) नाव -विकास बळीराम बुरुड . वय -30 पत्ता -प्लॉट नं: स्वताचे घर, माळा नं. . इमारतीचे नाव दिवा शिल्ड रोड, ब्लॉक नं: डावले रोड नं: दिवा पूर्व ठाणे महाराष्ट्र, महाराष्ट्र, ठाणे. पिन कोड -400612 पॅन नं -BBYFB9163P 3) नाव -मान्यता देणार- मे पाटील डेव्हलपर्स चे प्रो.प्रा. सचिन सुदाम पाटील तर्फे कु.मु. म्हणून कबुलीजबाबाकरिता भरत वसंत पाटील . वय - पत्ता -प्लॉट नं ऑफिस नंबर 7 बी विंग, माळा नं. तळ मजला, इमारतीचे नाव: सतोष कॉम्प्लेक्स, ब्लॉक नं: दिवा दातिवली रोड, रोड नं: दिवा पूर्व, महाराष्ट्र, THANE. पिन कोड -400612 पॅन नं -AQUEPP5331R	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -पिंटू कुमार राय . वय:-34; पत्ता-प्लॉट नं: रूम नंबर 1, चाल नंबर 2, माळा नं: . इमारतीचे नाव आई एकवीरा गोरी निवास चाल, ब्लॉक नं. समशान भूमी रोड, रोड नं: टाटा पावर लाईन दिवा पूर्व ठाणे, महाराष्ट्र, ठाणे. पिन कोड -400612 पॅन नं -CMTPR8441M 2) नाव -नितू पिंटू राय . वय -32, पत्ता -प्लॉट नं रूम नंबर 1, माळा नं. . इमारतीचे नाव आई एकवीरा गोरी निवास चाल, ब्लॉक नं. समशान भूमी रोड टाटा पावर लाईन, रोड नं. दिवा पूर्व ठाणे महाराष्ट्र, महाराष्ट्र, ठाणे. पिन कोड -400612 पॅन नं -CPRPR7068P	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	07/02/2023	
(11) अनुक्रमांक खंड व पृष्ठ	2191/2023	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	189000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	27000	
(14) शेर		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sale Instance

1190536 05-05-2023 Note :-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक - दु.नि. ठाणे १ दस्त क्रमांक : 1190/2023 नोंदणी : Regn 63m
<b>गावाचे नाव : डावले</b>		
(1) विलेखाचा प्रकार	ऑग्रीमेंट टू सेल	
(2) मीटरदला	2000000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1786882	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: मौजे डावले ता. जि. ठाणे येथील सर्व्हे नंबर 167 हिस्सा नंबर 2अ मधील सुदामा ग्रीन्स मधील सदनिका क्र. 201,बी-1,दुसरा मजला,दिवा शिळ रोड,खाडीगाव,दिवा पूर्व क्षेत्रफळ 31.16 चौ. मी. (( Survey Number : 167 : HISSA NUMBER : 2A : ))	
(5) क्षेत्रफळ	34.166 चौ. मीटर	
(6) आकारणी किंवा जुळी 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:-सोनु शिवा बुरुड वय:-54 पत्ता:-प्लॉट नं. खाडीगाव, माळा नं. दिवा शिळ रोड, इमारतीचे नाव- स्वताचे घर, ब्लॉक नं. डावले, रोड नं. दिवा शिळ रोड, महाराष्ट्र, ठाणे. पिन कोड -400612 पॅन नं. -AWGPB6022R 2) नाव:-गाम्यता देणार. मे पाटील डेव्हलपर्स तर्फे मालक सधिन सुदाम पाटील च्या तर्फे कु.मु. म्हणुन कबुलीजबाबा करिता भरत वसंत पाटील वय:-30 पत्ता:-प्लॉट नं. माळा नं. इमारतीचे नाव. ब्लॉक नं. बदलापुर पार्कपलाईन रोड, ग्रामपंचायत ऑफिस समोर, हेदुठणे, निळजे, कल्याण ठाणे, रोड नं. महाराष्ट्र, THANE. पिन कोड -421204 पॅन नं. -AQEPP5331R	
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव-प्रमोद राजेश कुमार पांडे वय:-32, पत्ता:-प्लॉट नं. मिश्रा चाळ, माळा नं. जयहिंद नगर, इमारतीचे नाव: सोनापूर, ब्लॉक नं. शिवजी नगर, रोड नं: मानखुर्द, महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं. -AWGPB6022R 2) नाव:-बिनु प्रमोद पांडे वय:-30, पत्ता:-प्लॉट नं. मिश्रा चाळ, माळा नं. जयहिंद नगर, इमारतीचे नाव: सोनापूर, ब्लॉक नं. मानखुर्द, रोड नं. शिवजी नगर, महाराष्ट्र, मुम्बई. पिन कोड -400043 पॅन नं. -DQXFP2282P	
(9) दस्तावेज करून दिल्याचा दिनांक	23/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	23/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	1190/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	140000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20000	
(14) शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	





(Annexure – I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 09.05.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 04.05.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am 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 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.





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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **09<sup>th</sup> 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 and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 649.00** in the name **Ms. Chaitali Aaditya Suryavanshi**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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 **Carpet Area in Sq. Ft. = 649.00.**

### **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.

**(Annexure – II)****MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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





14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
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).

