

# 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 SMECC VASHI</b> SMECC VASHI CENTRAL FACILITY BUILDING, GROUND FLOOR, SECTOR - 19C, VASHI ,NAVI MUMBAI - 400703 Navi Mumbai – 400 703 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. <b>PG-989/23-24</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>31355 / 2300991</b> Dispatched through Terms of Delivery	Dated <b>7-Jun-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination
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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>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:

Mr. Rupesh Tahilram Dhirwani - Residential Flat No. 01,  
 1st Floor, "Royal Floating Villa", Collage Road, Plot No.  
 55 & 56, Final Plot No. 483/B, Yeolekar Mala, Village –  
 Nashik, Taluka & District – Nashik, PIN – 422 005,  
 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

*Rattod*  
 Authorised Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Rupesh Tahilram Dhirwani**

Residential Flat No. 01, 1<sup>st</sup> Floor, "**Royal Floating Villa**", Collage Road, Plot No. 55 & 56, Final Plot No. 483/B,  
Yeolekar Mala, Village – Nashik, Taluka & District – Nashik, PIN – 422 005  
State – Maharashtra, Country – India.

Latitude Longitude: 20°00'06.4"N 73°45'43.0"E

### Valuation Prepared for:

**State Bank of India**




**SMECC Vashi Turbhe Branch**

Central Facility Building, Ground Floor, Sector – 19C, Vashi, Navi Mumbai,  
Taluka & District – Thane, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

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

-  **Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA**
-  TeleFax : +91 22 28371325/24
-  [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the under-construction property bearing Residential Flat No. 01, 1<sup>st</sup> Floor, "**Royal Floating Villa**", Collage Road, Plot No. 55 & 56, Final Plot No. 483/B, Yeolekar Mala, Village – Nashik, Taluka & District – Nashik, PIN – 422 005, State – Maharashtra, Country – India belongs to **Mr. Rupesh Tahilram Dhirwani**.

Boundaries of the property.

North	:	Shraddha Mall Marg
South	:	Shiv Sagar Apartment
East	:	Sumangal Luxuria Building
West	:	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 for this particular purpose at **₹ 2,20,74,000.00 (Rupees Two Crore Twenty Lakh Seventy Four Thousand Only)**. As per Site Inspection 71% Construction Work is completed.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Digital signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manojbaburaochalikwar@vastukala.com, c=IN, ou=VASTUKALA CONSULTANTS (I) PVT. LTD., st=Maharashtra, postalCode=422005, serialNumber=1, cn=MANOJ BABURAO CHALIKWAR  
[Date: 2023.06.07 15:05:45+05'30']

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.



### Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,  
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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,**  
**State Bank of India**  
**SMECCC Vashi Turbhe Branch**  
 Central Facility Building, Ground Floor,  
 Sector – 19C, Vashi, Navi Mumbai,  
 Taluka & District – Thane,  
 State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	:	24.05.2023
	b) Date on which the valuation is made	:	07.06.2023
3.	List of documents produced for perusal:		
	1) Copy of Sale Deed dated 23.12.2020 between M/s. Rajput Buildcon (the Vendors) and Mr. Rupesh Tahilram Dhirwani (the Purchaser).		
	2) Copy of RERA Certificate No. P51600008082 dated 18.08.2017.		
	3) Copy of Commencement Certificate No. LND / BP / A1 / 302 / 3871 dated 07.10.2016 issued by Nashik Municipal Corporation, Nashik. (As downloaded from RERA Site).		
	4) Copy of Approved Plan No. A1 / 01 / 2019 dated 04.04.2019 issued by Nashik 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>Mr. Rupesh Tahilram Dhirwani</b> <b>Address:</b> Residential Flat No. 01, 1 <sup>st</sup> Floor, " <b>Royal Floating Villa</b> ", Collage Road, Plot No. 55 & 56, Final Plot No. 483/B, Yeolekar Mala, Village – Nashik, Taluka & District – Nashik, PIN – 422 005, State – Maharashtra, Country – India. <b>Contact Person:</b> Miss. Ritika Pethkar (Owner's Representative) Contact No. 8983501336 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat in under construction building. The flat is located on 1 <sup>st</sup> Floor in the said under construction building. As per approved plan, the composition of flat will be 5 Bedrooms + Living Room + Dining Area + Kitchen + Servant Room + Store Room + Pooja Room + 6 Toilets + Balcony Area ( <b>i.e. 5BHK + 6 Toilets</b> ). The property is at 11.9 Km. travelling distance from nearest railway station Nashik.
<b>Stage of Construction</b>			
<b>If under construction, extent of completion</b>			
	Foundation	<b>Completed</b>	RCC Plinth
			<b>Completed</b>



	Stilt Floors	Completed	RCC Work for Floors	All Floors Completed
	Internal & External Brick Work	Completed	Internal & External Plastering	Completed
	<b>Total</b>	<b>71% Work Completed</b>		
6.	Location of property	:		
	a) Plot No. / Survey No.	:	Plot No. 55 & 56, Final Plot No. 483/B, Survey No. 726/1B	
	b) Door No.	:	Residential Flat No. 01	
	c) C. T. S. No. / Village	:	C.T.S No. 7390 of Village Nashik	
	d) Ward / Taluka	:	Taluka – Nashik	
	e) Mandal / District	:	District – Nashik	
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. A1 / 01 / 2019 dated 04.04.2019 issued by Nashik Municipal Corporation.	
	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	:	Building is under construction	
7.	Postal address of the property	:	Residential Flat No. 01, 1 <sup>st</sup> Floor, "Royal Floating Villa", Collage Road, Plot No. 55 & 56, Final Plot No. 483/B, Yeolekar Mala, Village – Nashik, Taluka & District – Nashik, PIN – 422 005, State – Maharashtra, Country – India.	
8.	City / Town	:	Nashik	
	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 – Nashik Nashik Municipal Corporation, Nashik	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	<b>Boundaries of the property</b>		<b>As per actual site</b>	<b>As per document</b>
				<b>Plot No. 55</b>
				<b>Plot No. 56</b>
	North	:	Shraddha Mall Marg	Plot No. 56
	South	:	Shiv Sagar Apartment	Plot No. 54
	East	:	Sumangal Luxuria Building	Plot No. 42 & 43
				Plot No. 29
				Plot No. 55
				Plot No. 44 & 42

	West	:	Internal Road	7.5 Mt. Road	7.5 Mt. 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 Actual	
	North	:	Open to Sky	Open Space	
	South	:	Open to Sky	Open Space	
	East	:	Open to Sky	Open Space	
	West	:	Open to Sky	Open Space	
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 2,760.00 Balcony Area in Sq. Ft. = 368.00 Total Carpet Area in Sq. Ft. = 3,128.00 (Area as per site measurement)  <b>Carpet Area in Sq. Ft. = 2,830.00</b> <b>(Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 3,113.00 (Area as per Agreement for Sale)		
14.	Latitude, Longitude & Co-ordinates of flat	:	20°00'06.4"N 73°45'43.0"E		
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	<b>Carpet Area in Sq. Ft. = 2,830.00</b> <b>(Area as per Agreement for Sale)</b>		
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction		
II	<b>APARTMENT BUILDING</b>				
1.	Nature of the Apartment	:	Residential		
2.	Location	:			
	C.T.S. No.	:	C.T.S No. 7390 of Village Nashik		
	Block No.	:	-		
	Ward No.	:	-		
	Village / Municipality / Corporation	:	Village - Nashik Nashik Municipal Corporation, Nashik		
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 01, 1 <sup>st</sup> Floor, " <b>Royal Floating Villa</b> ", Collage Road, Plot No. 55 & 56, Final Plot No. 483/B, Yeolekar Mala, Village - Nashik, Taluka & District - Nashik, PIN - 422 005, 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	:	Stilt + 4 Upper Floors		
6.	Type of Structure	:	RCC framed structure		
7.	Number of Dwelling units in the building	:	1 flat on 1 <sup>st</sup> Floor (As per approved plan / As per site inspection)		



	purpose?		
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 40,000.00 expected rental income per month after 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, 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)	:	₹ 7,000.00 to ₹ 8,000.00 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 under comparison (give details).	:	₹ 7,800.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,600.00 per Sq. Ft.
	II. Land + others	:	₹ 5,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 60,800.00 per Sq. M. i.e. ₹ 5,648.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	-
<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)	:	₹ 2,600.00 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. the building is under construction
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,600.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 5,200.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 7,800.00 per Sq. Ft.</b>
<b>Remark:</b> As per Site Inspection, Actual Total Carpet area 3,128.00 Sq. Ft. (Including Balcony area) is more than Carpet area 2,830.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the			



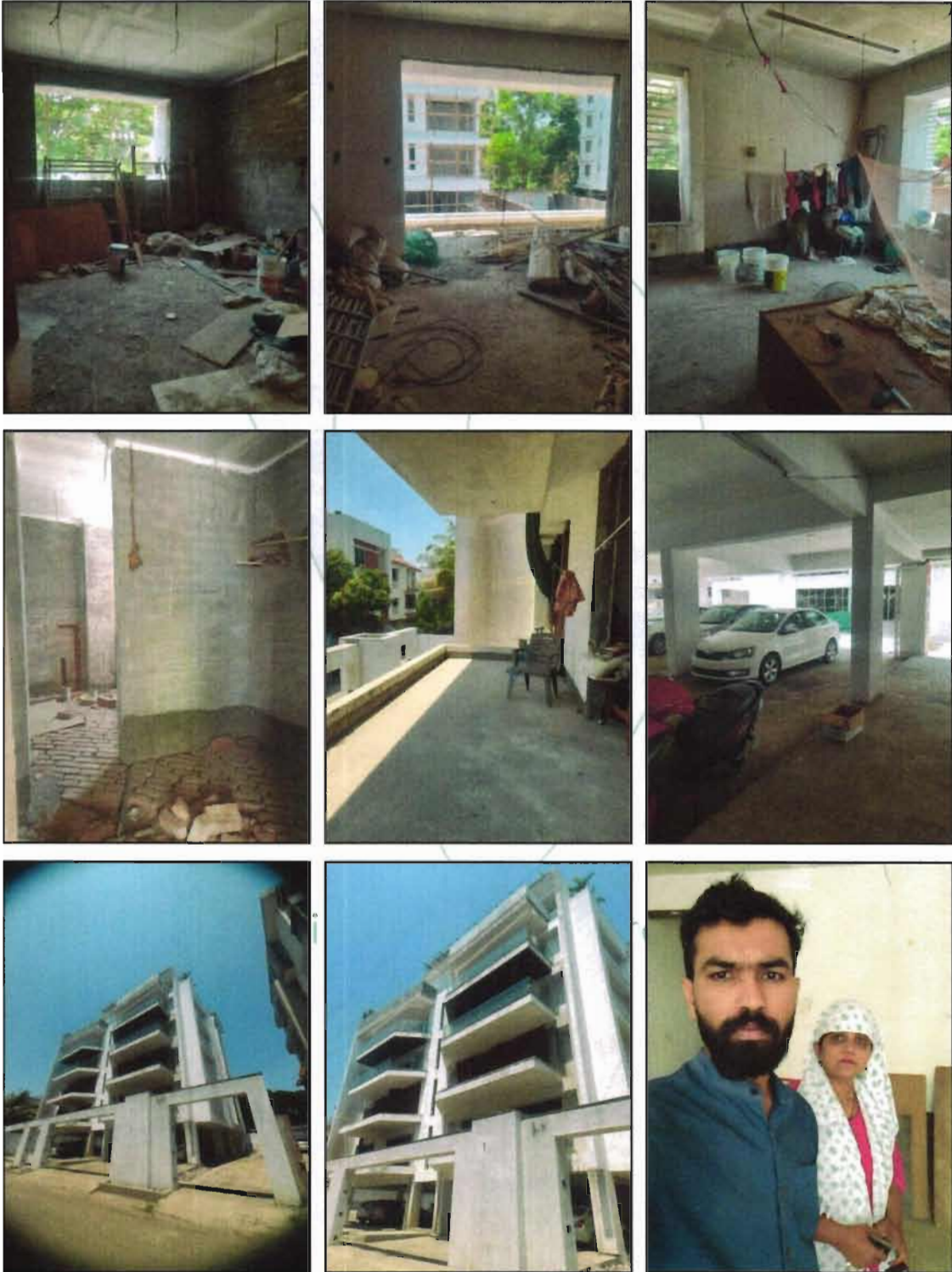


to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 7,000.00 to ₹ 8,000.00 per Sq. 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 Residential and Commercial application in the locality etc. We estimate ₹ 7,800.00 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	₹ 40,000.00 expected rental income per month after completion
iii) Any likely income it may generate	Rental Income

Think.Innovate.Create

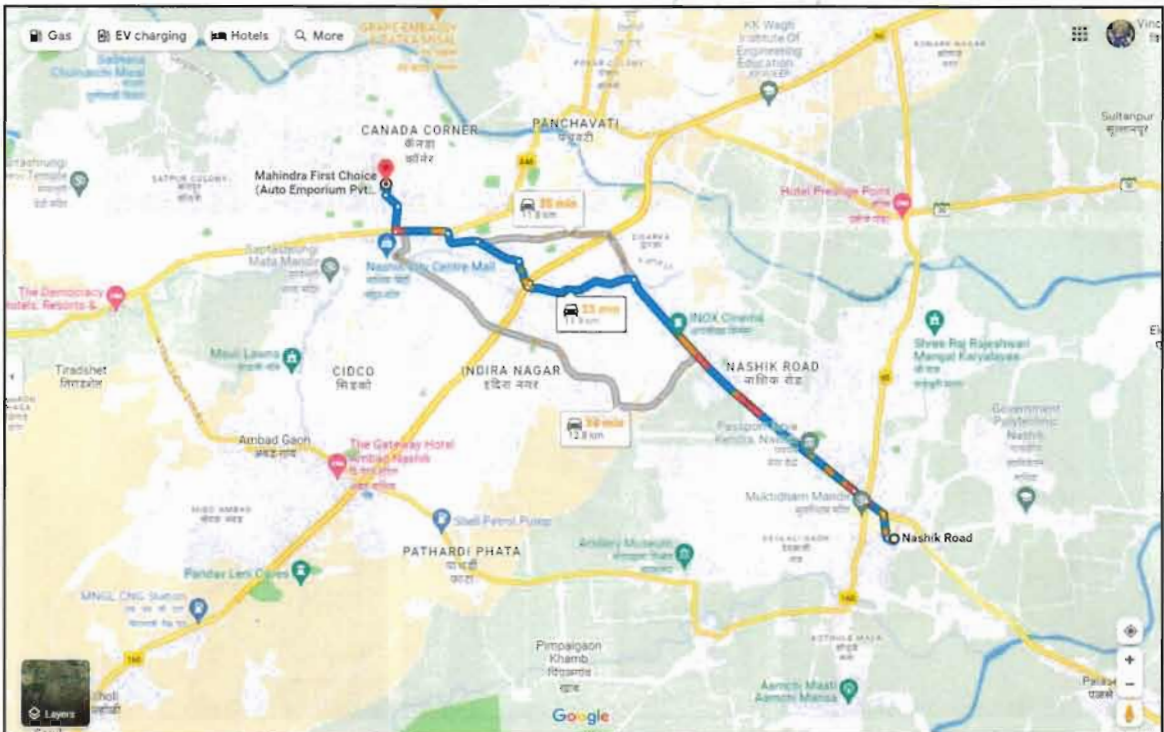
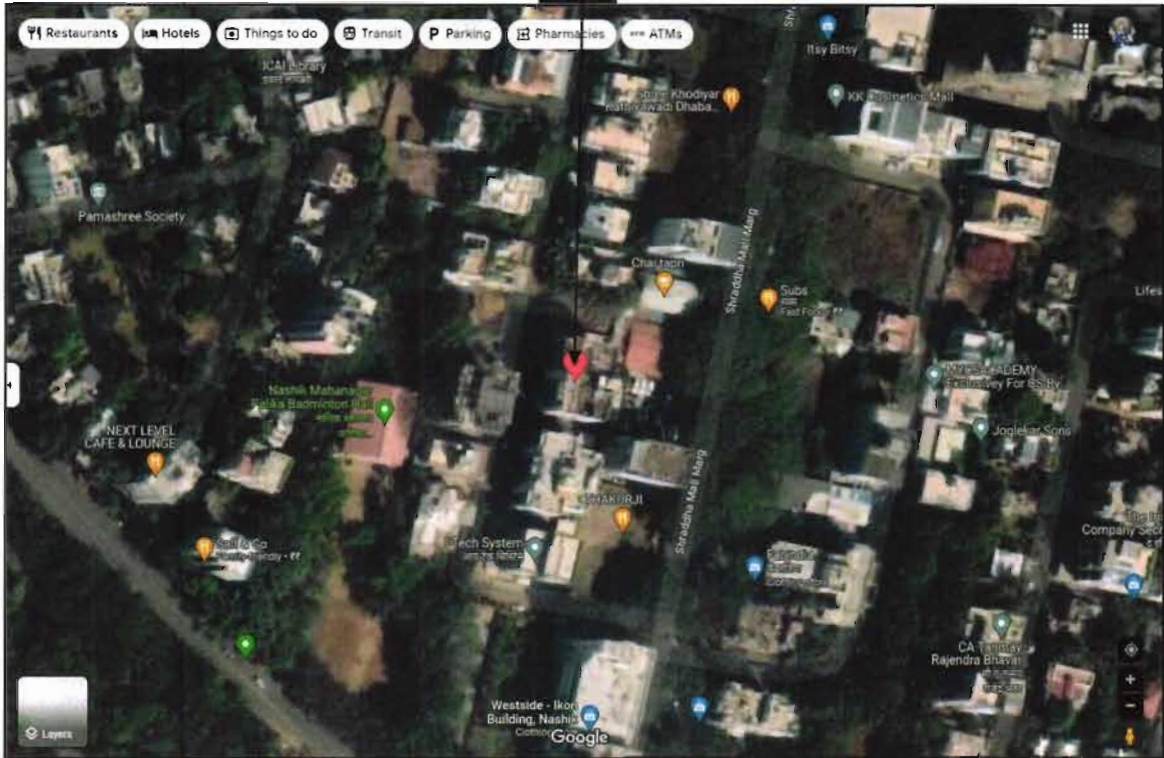
## Actual site photographs





## Route Map of the property

Site.u/r



**Latitude Longitude: 20°00'06.4"N 73°45'43.0"E**

**Note:** The Blue line shows the route to site from nearest railway station (Nashik – 11.9 Km.)



## Ready Reckoner Rate

Sl. No.	विवरण	सूची क्रमांक	प्लॉट/कॉलनी	प्लॉट/कॉलनी	प्लॉट/कॉलनी	प्लॉट/कॉलनी	प्लॉट/कॉलनी
1.3.10	रस्ता, बांधकाम रस्ता व कोठेतील रस्ता यासाठी (1.2.4) या पॉलिटेक्नॉलॉजी, सर्व पूर्ण प्लॉट व दळिंबोवर वि.पौ. रकमेवरील प्लॉटसाठी 1. मातासक्त रस्ता रस्तास समाविष्ट दळिंबोवर रस्ता 2. पारपीठी बांधकाम पूर्णकरील दळिंबोवर रस्ता 3. बांधकाम सुरुवात दळिंबोवर रस्ता 4. बांधकाम सुरुवात दळिंबोवर रस्ता (एवढेच प्लॉट व दळिंबोवर रस्ता 5. बांधकाम सुरुवात दळिंबोवर रस्ता 6. बांधकाम सुरुवात दळिंबोवर रस्ता 7. बांधकाम सुरुवात दळिंबोवर रस्ता 8. बांधकाम सुरुवात दळिंबोवर रस्ता 9. बांधकाम सुरुवात दळिंबोवर रस्ता 10. बांधकाम सुरुवात दळिंबोवर रस्ता	49000	60800	70700	83000	0	पौ. मीटर
1.3.11	रस्ता, बांधकाम रस्ता व कोठेतील रस्ता यासाठी (1.2.4) या पॉलिटेक्नॉलॉजी, सर्व पूर्ण प्लॉट व दळिंबोवर वि.पौ. रकमेवरील प्लॉटसाठी 1. मातासक्त रस्ता रस्तास समाविष्ट दळिंबोवर रस्ता 2. पारपीठी बांधकाम पूर्णकरील दळिंबोवर रस्ता 3. बांधकाम सुरुवात दळिंबोवर रस्ता 4. बांधकाम सुरुवात दळिंबोवर रस्ता (एवढेच प्लॉट व दळिंबोवर रस्ता 5. बांधकाम सुरुवात दळिंबोवर रस्ता 6. बांधकाम सुरुवात दळिंबोवर रस्ता 7. बांधकाम सुरुवात दळिंबोवर रस्ता 8. बांधकाम सुरुवात दळिंबोवर रस्ता 9. बांधकाम सुरुवात दळिंबोवर रस्ता 10. बांधकाम सुरुवात दळिंबोवर रस्ता	50000	60800	70700	83000	0	पौ. मीटर
1.3.12	रस्ता, बांधकाम रस्ता व कोठेतील रस्ता यासाठी (1.2.4) या पॉलिटेक्नॉलॉजी, सर्व पूर्ण प्लॉट व दळिंबोवर वि.पौ. रकमेवरील प्लॉटसाठी 1. मातासक्त रस्ता रस्तास समाविष्ट दळिंबोवर रस्ता 2. पारपीठी बांधकाम पूर्णकरील दळिंबोवर रस्ता 3. बांधकाम सुरुवात दळिंबोवर रस्ता 4. बांधकाम सुरुवात दळिंबोवर रस्ता (एवढेच प्लॉट व दळिंबोवर रस्ता 5. बांधकाम सुरुवात दळिंबोवर रस्ता 6. बांधकाम सुरुवात दळिंबोवर रस्ता 7. बांधकाम सुरुवात दळिंबोवर रस्ता 8. बांधकाम सुरुवात दळिंबोवर रस्ता 9. बांधकाम सुरुवात दळिंबोवर रस्ता 10. बांधकाम सुरुवात दळिंबोवर रस्ता	26000	47500	54620	67400	0	पौ. मीटर
1.3.13	रस्ता, बांधकाम रस्ता व कोठेतील रस्ता यासाठी (1.2.4) या पॉलिटेक्नॉलॉजी, सर्व पूर्ण प्लॉट व दळिंबोवर वि.पौ. रकमेवरील प्लॉटसाठी 1. मातासक्त रस्ता रस्तास समाविष्ट दळिंबोवर रस्ता 2. पारपीठी बांधकाम पूर्णकरील दळिंबोवर रस्ता 3. बांधकाम सुरुवात दळिंबोवर रस्ता 4. बांधकाम सुरुवात दळिंबोवर रस्ता (एवढेच प्लॉट व दळिंबोवर रस्ता 5. बांधकाम सुरुवात दळिंबोवर रस्ता 6. बांधकाम सुरुवात दळिंबोवर रस्ता 7. बांधकाम सुरुवात दळिंबोवर रस्ता 8. बांधकाम सुरुवात दळिंबोवर रस्ता 9. बांधकाम सुरुवात दळिंबोवर रस्ता 10. बांधकाम सुरुवात दळिंबोवर रस्ता	54100	71900	83400	97900	0	पौ. मीटर
1.2.14	रस्ता, बांधकाम रस्ता व कोठेतील रस्ता यासाठी (1.2.4) या पॉलिटेक्नॉलॉजी, सर्व पूर्ण प्लॉट व दळिंबोवर वि.पौ. रकमेवरील प्लॉटसाठी 1. मातासक्त रस्ता रस्तास समाविष्ट दळिंबोवर रस्ता 2. पारपीठी बांधकाम पूर्णकरील दळिंबोवर रस्ता 3. बांधकाम सुरुवात दळिंबोवर रस्ता 4. बांधकाम सुरुवात दळिंबोवर रस्ता (एवढेच प्लॉट व दळिंबोवर रस्ता 5. बांधकाम सुरुवात दळिंबोवर रस्ता 6. बांधकाम सुरुवात दळिंबोवर रस्ता 7. बांधकाम सुरुवात दळिंबोवर रस्ता 8. बांधकाम सुरुवात दळिंबोवर रस्ता 9. बांधकाम सुरुवात दळिंबोवर रस्ता 10. बांधकाम सुरुवात दळिंबोवर रस्ता	35000	30500	58070	63120	0	पौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	60,800.00			
No Increase by Flat Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>60,800.00</b>	<b>Sq. Mtr.</b>	<b>5,648.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	-			
The difference between land rate and building rate (A – B = C)	-			
Depreciation Percentage as per table (D) [100% - 0%] (Age of the Building – 0 Years)	-			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>-</b>	<b>Sq. Mtr.</b>	<b>-</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Price Indicators

**HOUSING.com** Search for properties in Nashik

**4 BHK Apartment** ₹2.31 Cr ₹M starts at ₹1.50 Lacs

College Road, Nashik [Contact Seller](#)

**3500 sq ft** Built Up Area | **₹6.60 K/sq ft** Avg. Price | Ready to move Possession status | Higher of 4 BHK | East facing Facing | Fully Furnished Furnishing

**OVERVIEW** POPULAR PROPERTIES NEARBY FURNISHINGS AGENTIES PRICE TRENDS LOCALITY CALCULATOR

Property Location: **College Road, Nashik**

Around This Property: LEEVE Dryfruits, Tushar Medico & Sani Store, Laxmi

[View More on Map](#)

**Overview**

No Charge | ₹2.31 Cr

[Share](#) [Report](#)

**HOUSING.com** Search for properties in Nashik

**4 BHK Apartment** ₹1.85 Cr ₹M starts at ₹1.85 L

Sunshrine, College Road, Nashik [Contact Seller](#)

**2200 sq ft** Built Up Area | **₹8.41 K/sq ft** Avg. Price | 8 Year Old Age of property | Ready to move Possession status | Middle of 7 BHK | West facing Facing | Semi Furnished Furnishing

**OVERVIEW** POPULAR PROPERTIES NEARBY AGENTIES PRICE TRENDS LOCALITY CALCULATOR

Property Location: **Sunshrine, College Road, Nashik**

Around This Property: LEEVE Dryfruits, Tushar Medico & Sani Store, Laxmi

[View More on Map](#)

**Overview**

₹1.85 Lacs | ₹1.85 Cr

[Share](#) [Report](#)



## Price Indicators

magicbricks
Login | Post Property

**₹ 2.0 Cr** Get ₹ 60,000 cashback on Home Loan

4 BHK 3000 Sq Ft Flat For Sale in **College Road, Nashik**

4 Beds 5 Baths 3 Balconies Furnished

Carpet Area	Floor	Transaction Type
2400 sqft - ₹ 8,333/sqft	2 (Out of 4 Floors)	Resale
Status	Additional Rooms	Facing
Ready to Move	1 Store Room	East
Furnished Status	Type Of Ownership	Age Of Construction
Furnished	Freehold	Above 20 years

**Contact Agent**

Ajit 91-7700000000

Your Name:

Email:

Pin:  Mobile Number:

I Agree to Magicbricks Terms of Use

Get Contact Details

Contact Agent

Get Phone No.

**More Details**

Price Breakup	₹ 2 Cr
Address	near big bazaar, college road, College Road, Nashik, Maharashtra
Landmarks	bsni office canada corner
Furnishing	Furnished
Type of Ownership	Freehold
Overlooking	Garden/Park
Age of Construction	Above 20 years



Think.Innovate.Create







- 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 AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **07<sup>th</sup> June 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 advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **2,830.00 Sq. Ft. Carpet Area** in the name of **Mr. Rupesh Tahilram Dhirwani**. 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. Rupesh Tahilram Dhirwani**. 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 **2,830.00 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 / Exiting use premise is considered for this assignment.

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

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

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **2,830.00 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.

(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).



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

#### Remuneration and Costs.

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

#### Occupation, employability and restrictions.

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

#### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3