

# 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	Invoice No. <b>PG-590/23-24</b>	Dated <b>15-May-23</b>
Buyer (Bill to) <b>PUNJAB NATIONAL BANK - PLP BKC</b> PLP BKC BRANCH PNB Pragati Tower C-9 G Block 3rd floor Bandra Kurla Complex Bandra(E), Mumbai 400051 GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>31400 / 2300592</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00
	<b>CGST</b>			270.00
	<b>SGST</b>			270.00
<b>Total</b>				<b>In ₹ 3,540.00</b>

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
<b>Total</b>	<b>3,000.00</b>		<b>270.00</b>		<b>270.00</b>	<b>540.00</b>

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

Company's Bank Details

Bank Name : **PUNJAB NATIONAL BANK**  
 A/c No. : **1756002100016739**  
 Branch & IFS Code : **Goregaon (E.) & PUNB0175600**



UPI Virtual ID : **Vastukala@icici**

Remarks:

Mrs. Manali Manohar Sawant - Residential Flat No. 103,  
 1st Floor, "Dharavi Laxmi Baug Prabuddha Samata Co  
 -op. Hsg. Soc. Ltd.", Laxmi Baug, Sion Bandra Link  
 Road, Sion (West), Mumbai - 400 022, 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

*Rathel*  
 Authorised Signatory

This is a Computer Generated Invoice



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

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Manali Manohar Sawant**

Residential Flat No. 103, 1<sup>st</sup> Floor, "Dharavi Laxmi Baug Prabuddha Samata Co-op. Hsg. Soc. Ltd.",  
Laxmi Baug, Sion Bandra Link Road, Sion (West), Mumbai – 400 022,  
State – Maharashtra, Country – India.

Latitude Longitude: 19°02'49.0"N 72°51'41.2"E

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### Valuation Prepared for:

**Punjab National Bank  
PLP BKC Branch**

PNB Pragati Tower C-9, G Block, 3<sup>rd</sup> Floor, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051,  
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, 1<sup>st</sup> Floor, Akruti Star,  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 103, 1<sup>st</sup> Floor, "Dharavi Laxmi Baug Prabuddha Samata Co-op. Hsg. Soc. Ltd.", Laxmi Baug, Sion Bandra Link Road, Sion (West), Mumbai – 400 022, State – Maharashtra, Country – India belongs to **Mrs. Manali Manohar Sawant**.

Boundaries of the property.

North	: Sion Bandra Link Road
South	: Janta Nagar CHSL
East	: Slum Area
West	: Slum Area

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 this particular purpose at **₹ 54,27,000.00 (Rupees Fifty Four Lakh Twenty Seven Thousand 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,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CND, email=cmf@vastukala.org, c=IN  
Date: 2023.05.15 11:44:39 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
PNB Empanelment No. ZO:SAMD:1138  
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

### Valuation Report of Immovable Property

I		General	
1.	Name and Address of the Valuer	:	<b>Sharadkumar B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (East), Mumbai – 400 093.
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
3.	a)	Date of inspection	: 13.05.2023
	b)	Date of valuation	: 15.05.2023
	C)	Title Deed Number & Date	: 8720 / 2021 Dated 05.08.2021
4.	List of documents produced for perusal:		<ol style="list-style-type: none"> <li>1. Copy of Sale Deed dated 05.08.2021 Between Mr. / Dr. Chang Khai Yin (the Transferors) and Mrs. Manali Manohar Sawant (the Transferee).</li> <li>2. Copy of Commencement Certificate No. SRA / CHE / 64 / GN / ML / IOA dated 05.09.2000 issued by Slum Rehabilitation Authority.</li> <li>3. Copy of Full Occupancy Certificate No. SRA / ENG / 64 / GN / MU / A / OCC dated 29.07.2003 issued by Slum Rehabilitation Authority.</li> <li>4. Copy of NOC dated 04.08.2021 issued by Dharavi Laxmi Baug Prabuddha Samata Co-op. Hsg. Soc. Ltd.</li> <li>5. Copy of Society Share Certificate No. 47 transferred on 07.10.2022 in the name of Mrs. Manali Manohar Sawant issued by Dharavi Laxmi Baug Prabuddha Samata Co-op. Hsg. Soc. Ltd.</li> </ol>
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p><b>Mrs. Manali Manohar Sawant</b></p> <p><b>Address:</b> Residential Flat No. 103, 1<sup>st</sup> Floor, "Dharavi Laxmi Baug Prabuddha Samata Co-op. Hsg. Soc. Ltd.", Laxmi Baug, Sion Bandra Link Road, Sion (West), Mumbai – 400 022, State – Maharashtra, Country – India.</p> <p><b>Contact Person:</b> Dhanashri (Owner's relative) Mrs. Manali Manohar Sawant Contact No. 9892528840</p> <p>Sole Ownership</p>
6.	Brief description of the property	:	The property is a residential flat located on 1 <sup>st</sup> Floor. The composition of flat is having Living Room + Kitchen + WC & Bath + Passage (i.e., <b>1RK with WC &amp; Bath</b> ). The property is at 400 Mtr. Walkable distance from nearest railway station Sion.
7.	Location of property	:	
	a)	Plot No. / Survey No.	: -
	b)	Door No.	: Residential Flat No. 103
	c)	C.T.S. No. / Village	: Cadastral Survey No. 181(P) of Dharavi Division
	d)	Ward / Taluka	: Ward – G/North
	e)	Mandal / District	: District – Mumbai City

	f)	Date of issue and validity of layout of approved map / plan	:	As Full 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	:	No	
	j)	Comment on unauthorizes Construction if any	:	N.A., the property under consideration is Residential Flat	
	k)	Comment on demolition proceedings if any	:		
8.		Postal address of the property	:	Residential Flat No. 103, 1 <sup>st</sup> Floor, "Dharavi Laxmi Baug Prabuddha Samata Co-op. Hsg. Soc. Ltd.", Laxmi Baug, Sion Bandra Link Road, Sion (West), Mumbai – 400 022, State – Maharashtra, Country – India.	
9.		City / Town	:	Sion (West), Mumbai City	
		Residential area	:	Yes	
		Commercial area	:	No	
		Industrial area	:	No	
10.		Classification of the area	:		
	i)	High / Middle / Poor	:	Middle Class	
	ii)	Urban / Semi Urban / Rural	:	Urban	
11.		Coming under Corporation limit / Village Panchayat / Municipality	:	Dharavi Division SRA / Municipal Corporation of Greater Mumbai	
12.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
13.		Boundaries of the property		<b>As per Site</b>	<b>As per document</b>
		North	:	Sion Bandra Link Road	Details not available
		South	:	Janta Nagar CHSL	Details not available
		East	:	Slum Area	Details not available
		West	:	Slum Area	Details not available
14.		Dimensions of the site / Flat	:	N. A. as property under consideration is a Residential Flat in the residential building.	
				<b>A</b> As per the Deed	<b>B</b> Actuals
		North	:	-	Lift
		South	:	-	Flat No. 102
		East	:	-	Passage
		West	:	-	Building
15.		Extent of the site	:	Carpet Area in Sq. Ft. = 232.00 (Area as per actual site measurement)	

		Carpet Area in Sq. Ft. = 225.00 (Area as per Agreement for Sale)
		<b>Built Up Area in Sq. Ft. = 270.00</b> <b>(Area as per Agreement for Sale)</b>
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	: 19°02'49.0"N 72°51'41.2"E
16.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Built Up Area in Sq. Ft. = 270.00</b> <b>(Area as per Agreement for Sale)</b>
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Occupied by owner's relative
<b>II APARTMENT BUILDING</b>		
1.	Name of the Apartment	: "Dharavi Laxmi Baug Prabuddha Samata Co-op. Hsg. Soc. Ltd."
2.	Description of the locality Residential / Commercial / Mixed	: Residential
3	Year of Construction	: 2003 (As per Full Occupancy certificate)
4	Number of Floors	: Ground + 7 Upper Floors
5	Type of Structure	: R.C.C. framed structure
6	Number of Dwelling units in the building	: 8 Flats on 1 <sup>st</sup> Floor
7	Quality of Construction	: Normal
8	Appearance of the Building	: Normal
9	Maintenance of the Building	: Normal
10	Facilities Available	:
	Lift	: 2 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes

<b>III</b>	<b>Residential Flat</b>	
1	The floor in which the Flat is situated	: 1 <sup>st</sup> Floor
2	Door No. of the Flat	: Residential Flat No. 103
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring
	Doors	: Wooden door frame with solid flush shutters
	Windows	: Aluminum Sliding Windows
	Fittings	: Open plumbing with C.P. fittings. Electrical wiring with Casing Capping.
	Finishing	: Cement Plastering
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of:	: Details not available

	Tax amount:	:	Details not available
5	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6	How is the maintenance of the Flat?	:	Normal
7	Sale Deed executed in the name of	:	<b>Mrs. Manali Manohar Sawant</b>
8	What is the undivided area of land as per Sale Deed?	:	Not applicable
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 270.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per SRA norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 232.00 (Area as per actual site measurement)  Carpet Area in Sq. Ft. = 225.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Occupied by owner's relative
15	If rented, what is the monthly rent?	:	₹ 11,000.00 Expected rental income per month
<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 Residential 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)	:	₹ 19,500.00 to ₹ 21,500.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the residential flat under valuation after comparing with the specifications and other factors with the residential flat under comparison (give details).	:	₹ 21,000.00 per Sq. Ft. on Carpet Area ₹ 20,100.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 18,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 87,660.00 Per Sq. M. i.e., ₹ 8,144.00 Per Sq. Ft.

	Guideline rate (after depreciation)	:	₹ 78,354.00 Per Sq. M. i.e., ₹ 7,279.00 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 are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
a	Depreciated building rate	:	
	Replacement cost of residential flat	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	20 Years
	Life of the building estimated	:	40 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	:	30.00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,100.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 18,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 20,100.00 per Sq. Ft.</b>
	<b>Remark:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	270.00 Sq. Ft.	20,100.00	54,27,000.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential flat, where there are typically many comparables available to analyze. As the property is a Residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of i.e., ₹ 19,500.00 to ₹ 21,500.00 on Built Up Area. Considering the rate with attached report, 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 residential and commercial application in the locality etc. We estimate ₹ 20,100.00 per Sq. Ft. on Built Up Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications **₹ 54,27,000.00 (Rupees Fifty Four Lakh Twenty Seven Thousand Only).**

I	Date of Purchase of Immovable Property	:	05.08.2021
II	Purchase Price of immovable property	:	₹ 48,00,000.00
III	Book value of immovable property:	:	₹ 50,70,500.00
IV	Fair Market Value of immovable property:	:	₹ 54,27,000.00
V	Realizable Value of immovable property:	:	₹ 48,84,300.00
VI	Distress Sale Value of immovable property:	:	₹ 43,41,600.00
VII	Guideline Value (270.00 Sq. Ft. X 7,279.00)	:	₹ 19,65,330.00
VIII	Insurable value of the property (270.00 Sq. Ft. X 3,000.00)	:	₹ 8,10,000.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 12, 13 & 14

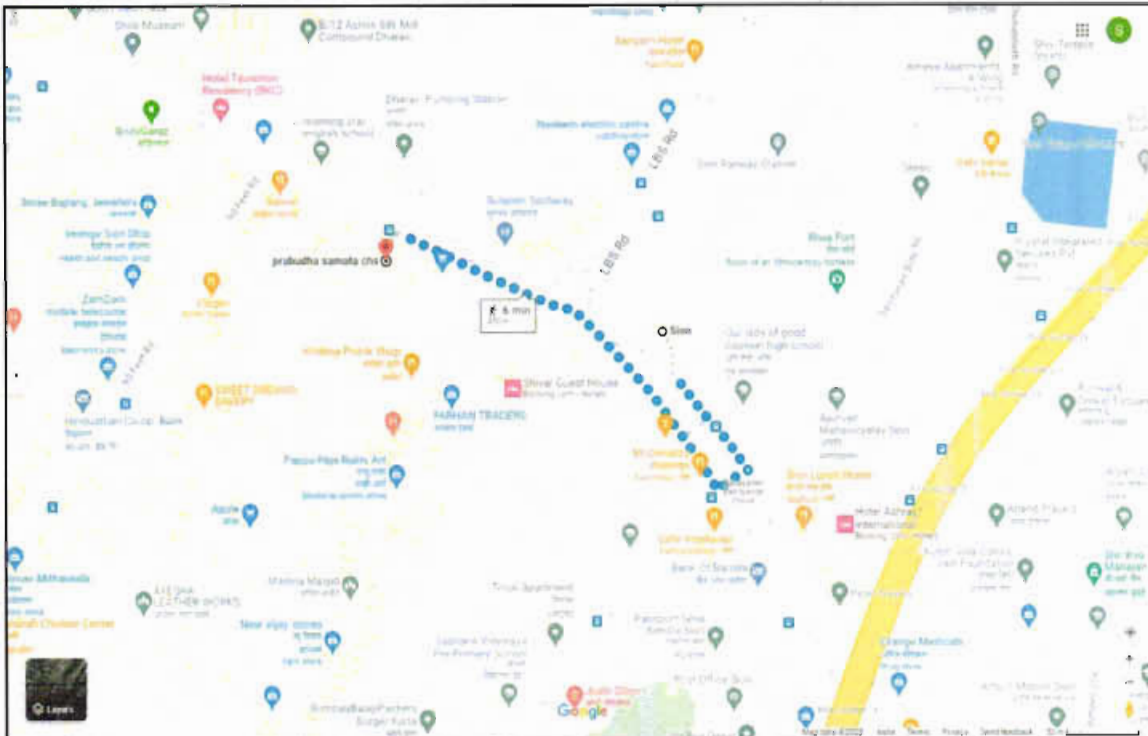
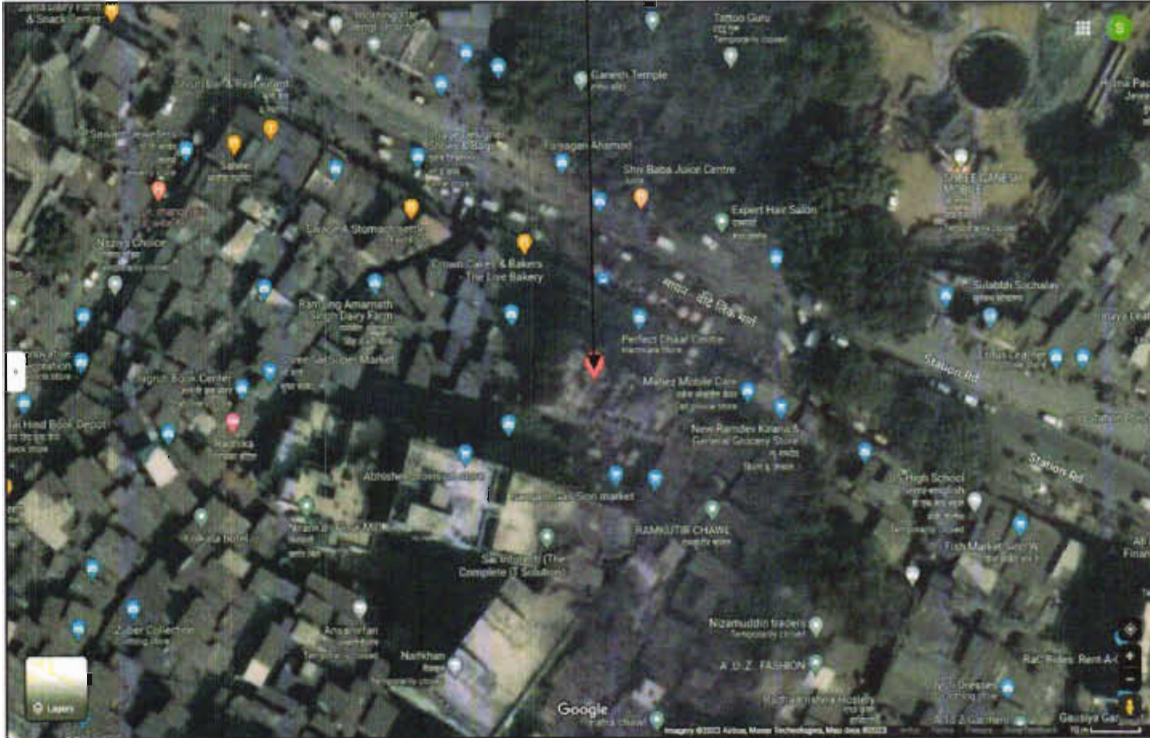
Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts

## Actual Site Photographs



## Route Map of the property


Site/u/r



**Longitude Latitude - 19°02'49.0"N 72°51'41.2"E**

**Note:** The Blue line shows the route to site from nearest railway station (Sion – 400 Mtr.)

## Ready Reckoner Rate



Department of Registration & Stamps  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
वाजारमूल्य दर पत्रक

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Year: 2023/2024 Language: English

Selected District: मुंबई(मेन)  
Select Village: धारावी  
Search By:  Survey No  Location  
Enter Survey No: 181

उपविभाग	प्लॉट नंवीन	निवाली सरनिका	नॉडीस	तुफने	नॉचोपिक	एकक (Rs./)	Attribute
18/122B-रस्ता : धारावी रोड	41130	87660	100810	115600	88910	चौरस मीटर	सि.टी.एम. नंबर

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## Price Indicators

The screenshot shows a real estate listing on the Square Yards website. The main image is a construction site with a yellow JCB loader. To the right, the listing details are as follows:

- Property:** Studio 203 Sq.Ft. Apartment in Sion Mumbai
- Listing ID:** #4934649
- Price:** ₹ 45 L
- Features:** Studio+ Pooja Room Study Room, Unfurnished, 2 Bathroom, 203 Sq Ft. (Carpet Area), Park Facing Facing
- Buttons:** Get Instant Home Loan, Request for Call
- Additional Info:** 155 Views, Compare, 10 Photos, Map View

Navigation tabs at the bottom include Overview, Amenities, Agent Overview, Commute Time, and Sion Reviews.

The screenshot shows a real estate listing on the 99acres website. The main details are:

- Price:** ₹ 70 Lac @ 25,925 per sq. ft.
- Property Type:** 1 Bedroom 1 Bath Independent House/Villa for Sale
- Location:** Dharavi, Mumbai South West, Mumbai
- REDA STATUS:** NOT AVAILABLE
- Website:** <https://maharestat.mahaonline.gov.in>

Property specifications include:

- Area:** Carpet area: 270 sq. ft. (25.08 sq. m.)
- Price:** ₹ 70 Lac @ 25,925 per sq. ft.
- Total Floors:** 2 Floors
- Configuration:** 1 Bedroom, 1 Bathroom, No Balcony
- Address:** Dharavi, Mumbai South West
- Facing:** East

Buttons for 'Request Photos' and 'Possession in: undefined' are visible at the bottom.

## Price Indicators

99acres Buy Enter Locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Dharavi > 1 BHK Flats in Dharavi

Posted on May 11, 2023

**₹53 Lac** @ 19,272 per sq.ft. **1BHK 2Baths**  
Estimated EMI ₹42,331  
Flat/Apartment for Sale  
in Rajiv Gandhi CHS, Dharavi, Mumbai South West, Mumbai

**RERA STATUS:** NOT AVAILABLE Website: <https://maharera.maharainline.gov.in>

**Overview** Owner Details Price Trends Registry Record Explore Locality Recorir >

Property ID: [Redacted]

**Area**  
Built Up area: 275 sq.ft. (25.38 sq.m.)

**Price**  
₹ 53 Lac @ 19,272 per sq.ft.

**Floor Number**  
1<sup>st</sup> of 16 Floors

**Configuration**  
1 Bedroom , 2 Bathrooms, 3 Balconies

**Address**  
Rajiv Gandhi CHS  
Dharavi, Mumbai South West

**Property Age**  
5 to 10 Year Old

Photos not shared by advertiser  
[Request Photos](#)

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## Sales Instance

7521450 13-05-2023 Note -Generated Through eSearch Module,For original report please contact concern.SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक - सह दु. नि. मुंबई शहर 3 दस्त क्रमांक : 7521/2020 नोंदणी : Regn: 83m
<b>गावाचे नाव : सायन</b>		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	14000000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	13657958.82	
(4) भू-मापन,पोटहिस्सा व परक्रमांक असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 10, माळा नं: 2रा माळा, इमारतीचे नाव: ओम सूर्या विहार को.ओप.ही.सो.लि., ब्लॉक नं: प्लॉट नं. 181, सायन पश्चिम, रोड : मुंबई 400022. इतर माहिती: क्षेत्रफळ 860 चौ. फूट बिल्ट-उप.सी. एस. नं. 181.6, सायन डिव्हीजन, मुंबई शहर. इतर माहिती दस्तात नमूद केल्या प्रमाणे. ( ( C.T.S. Number : 181.6 : ) )	
(5) क्षेत्रफळ	79.93 चौ.मीटर	
(6) आकारणी किवा जुडी देण्यात असेल तेव्हा		
(7) दस्ताऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1x नाव: श्रेणिक अमृतलाल शाह वय: -55 पत्ता -प्लॉट नं: 10, माळा नं: 2रा माळा, इमारतीचे नाव: ओम सूर्या विहार, ब्लॉक नं: प्लॉट नं. 181, सायन पश्चिम, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड -400022 पॅन नं: -ABXPMS6151M 2x नाव: भावि श्रेणिक शाह वय: -48 पत्ता -प्लॉट नं: 10, माळा नं: 2रा माळा, इमारतीचे नाव: ओम सूर्या विहार, ब्लॉक नं: प्लॉट नं. 181, सायन पश्चिम, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड -400022 पॅन नं: -ABKPS2798G	
(8) दस्ताऐवज करून घेणा-या पक्षकाराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1x नाव: दर्शना यशेश शाह वय: -42, पत्ता -प्लॉट नं: 186/5, माळा नं: - इमारतीचे नाव: चंदर निवास, ब्लॉक नं: सायन पूर्व रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड -400022 पॅन नं: -AFXPMS601F 2x नाव: यशेश रमेशभाई शाह वय: -42, पत्ता -प्लॉट नं: 186/5, माळा नं: - इमारतीचे नाव: चंदर निवास, ब्लॉक नं: सायन पूर्व रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड -400022 पॅन नं: - AIZPS4810L	
(9) दस्ताऐवज करून दिल्याचा दिनांक	02/11/2020	
(10) दस्त नोंदणी केल्याचा दिनांक	02/11/2020	
(11) अनुक्रमांक, रूड व पृष्ठ	7521/2020	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	280000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
मुल्यंकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## **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.

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Appendix – VII

**UNDERTAKING**

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

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment.
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. 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.
- g. My PAN Card number as applicable is AEAPC0117Q
- h. 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
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services



(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.

#### **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.

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **15<sup>th</sup> May 2023**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

### DECLARATION OF PROFESSIONAL FEES CHARGED

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

### VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and for this particular purpose at **₹ 54,27,000.00 (Rupees Fifty Four Lakh Twenty Seven Thousand Only)**.

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

**Sharadkumar  
B. Chalikwar**

**Director**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,  
email=cmd@vastukala.org, c=IN  
Date: 2023.05.15 14:44:54 +05'30'

**Auth. Sign.**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138



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