

## 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 KALYAN Main Branch 1st Floor Near LIC Office Murbad Road Kalyan West Pin Code-421301 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. <b>PG-720/23-24</b> Dated <b>22-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>31405 / 2300722</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**

**Remarks:**

Mr. Ganesh Sonu Pawar & Mrs. Sangita Ganesh Pawar  
 - Residential Flat No. 603, 6th Floor, "Om Sai Imperial Tower", Near Laxmi Residency, Village – Cherpoli, Taluka – Shahapur, District – Thane, PIN Code – 421 601, 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

**Company's Bank Details**

Bank Name : **ICICI BANK LTD**  
 A/c No. : **340505000531**  
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**

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

*Rathel*  
 Authorized Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Ganesh Sonu Pawar & Mrs. Sangita Ganesh Pawar**

Residential Flat No. 603, 6<sup>th</sup> Floor, "Om Sai Imperial Tower", Near Laxmi Residency, Village – Cherpoli,  
Taluka – Shahapur, District – Thane, PIN Code – 421 601, State - Maharashtra, Country – India.

Latitude Longitude: 19°27'36.9"N 73°19'54.1"E

### Valuation Done for:

**State Bank of India**

**RACPC Kalyan Branch**

Main Branch, 1st Floor, Near LIC Office, Murbad Road, Kalyan (West), Thane – 421 301,  
State – Maharashtra, Country – India.



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : [thane@vastukala.org](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

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**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](mailto:mumbai@vastukala.org)



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

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

To,  
**The Assistant General Manager,**  
**State Bank of India**  
**RACPC Kalyan Branch**  
 Main Branch, 1st Floor, Near LIC Office,  
 Murbad Road, Kalyan (West), Thane – 421 301,  
 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 Banking Purpose.
2.	a) Date of inspection	:	15.05.2023
	b) Date on which the valuation is made	:	22.05.2023
3.	List of documents produced for perusal:		
	1. Copy of Agreement for Sale dated 08.05.2023 between M/s. S. K. Khambalkar Builders & Developers and Mr. Ganesh Sonu Pawar & Mrs. Sangita Ganesh Pawar.		
	2. Copy of RERA Registration Certificate No. P51700031374 dated 23.10.2021.		
	3. Copy of Commencement Certificate No. JK. BP / Cherpoli / Shahapur / Gut No. 110 / 136 / B / 14 / SS Thane / 1358 dated 26.07.2021 issued by Directorate of Town Planning and Pricing- State Maharashtra, Thane.		
	4. Copy of Approved Building plan No. JK. BP / Cherpoli / Shahapur / Gut No. 110 / 136 / B / 14 / SS Thane / 1358 dated 26.07.2021 issued by Directorate of Town Planning and Pricing- State Maharashtra, Thane.		
	5. Copy of N.A. Order dated 26.08.2021 issued by District Collector, Thane		
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. Ganesh Sonu Pawar &amp; Mrs. Sangita Ganesh Pawar</b> <b>Address:</b> Residential Flat No. 603, 6 <sup>th</sup> Floor, "Om Sai Imperial Tower", Near Laxmi Residency, Village – Cherpoli, Taluka – Shahapur, District – Thane, PIN Code – 421 601, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Ramesh Sonavane (Sale Person) Contact No. 8097646737  Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential Flat No. 603 in under construction building. The flat is located on 6 <sup>th</sup> Floor in the said under construction building. The composition of flat will be 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Balcony + Passage + Flowerbed Area (i.e. <b>2 BHK with 2 Toilets</b> ). The property is at 3.9 KM. travelling distance from nearest railway station Asangaon.

		At the time of inspection, the property was under construction. Extent of completion are as under:	
	Foundation	Completed	RCC Plinth
	Ground / Stilt Floors	Completed	RCC Floors
	Internal / External Brick Work	Completed	Internal / External Plastering Work
	<b>Total</b>	<b>71% work completed</b>	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 110 / 136 / B, Plot No. 14
	b) Door No.	:	Residential Flat No. 603
	c) C.T.S. No. / Village	:	Village - Cherpoli
	d) Ward / Taluka	:	Taluka – Shahapur
	e) Mandal / District	:	District – Thane
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building plan No. JK. BP / Cherpoli / Shahapur / Gut No. 110 / 136 / B / 14 / SS Thane /
	g) Approved map / plan issuing authority	:	1358 dated 26.07.2021 issued by Directorate of Town Planning and Pricing- State Maharashtra, Thane.
	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
7.	Postal address of the property	:	Residential Flat No. 603, 6 <sup>th</sup> Floor, "Om Sai Imperial Tower", Near Laxmi Residency, Village – Cherpoli, Taluka – Shahapur, District – Thane, PIN Code – 421 601, State - Maharashtra, Country – India.
8.	City / Town	:	Village – Cherpoli
	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 – Cherpoli Grampanchayat Cherpoli – Bamane
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 Document</b>
	North	:	Open Plot / Internal Road      Details not available

	South	:	Open Plot	Details not available
	East	:	Internal Road	Details not available
	West	:	Shree Dattachhaya Laxmi Apartment	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	:	Carpet Area in Sq. Ft. = 506.00 Balcony Area in Sq. Ft. = 62.00 Total Carpet Area in Sq. Ft. = 568.00 (Area as per actual measurement)  <b>RERA Carpet Area in Sq. Ft. = 543.00</b> <b>(Area as per Agreement for sale)</b>  Built Up Area in Sq. Ft. = 597.00 (Carpet area as per Agreement + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°27'36.9"N 73°19'54.1"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>RERA Carpet Area in Sq. Ft. = 543.00</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	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Village – Cherpoli	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Cherpoli Grampanchayat Cherpoli – Bamane	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 603, 6th Floor, "Om Sai Imperial Tower", Near Laxmi Residency, Village – Cherpoli, Taluka – Shahapur, District – Thane, PIN Code – 421 601, 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 (Part) Ground + (Part) Stilt + 6 Upper Floors	

6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 4 Flats on 6th Floor
8.	Quality of Construction	:	Building is under construction
9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	:	
	Lift	:	Proposed 1 Lift
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Stilt / Open 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	:	6 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 603
3	Specifications of the flat	:	
	Roof	:	Proposed 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>Mr. Ganesh Sonu Pawar &amp; Mrs. Sangita Ganesh Pawar</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. = 597.00 (Carpet area as per Agreement + 10%)
10	What is the floor space index (app.)	:	As per Local norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 506.00 Balcony Area in Sq. Ft. = 62.00 Total Carpet Area in Sq. Ft. = 568.00 (Area as per actual measurement)  <b>RERA Carpet Area in Sq. Ft. = 543.00 (Area as per Agreement for sale)</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?	:	₹ 7,000.00 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, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 5,500.00 to ₹ 6,500.00 per Sq. Ft. on Capet 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).	:	₹ 6,300.00 per Sq. Ft. on Capet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 3,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 39,270.00 per Sq. M. i.e. ₹ 3,648.00 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 / Rgstn. 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)	:	₹ 2,500.00 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)	:	₹ 2,500.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,800.00 per Sq. Ft.



<b>Total Composite Rate</b>	: ₹ 6,300.00 per Sq. Ft.
<b>Remarks:</b> As per site inspection, actual carpet area 568.00 Sq. Ft. (Including Balcony area) is more than the Agreement carpet area – 543.00 Sq. Ft. We have considered the area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. Rs. 6,300 /- per Sq. Ft. is considered.	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, If provided)	543.00 Sq. Ft.	6,300.00	34,20,900.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
<b>Total / Realizable value of the property</b>				<b>34,20,900.00</b>
<b>Insurable value of the property (597.00 X 2,500.00)</b>				<b>14,92,500.00</b>
<b>Guideline value of the property (As per Index II)</b>				<b>22,50,000.00</b>

**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 ₹ 5,500.00 to ₹ 6,500.00 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 ₹ 6,300.00 per Sq. Ft. on Capet Area for valuation.

## 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.

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	₹ 7,000.00 Expected rental income per month after building completion.
iii) Any likely income it may generate	Rental Income

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## Actual site photographs



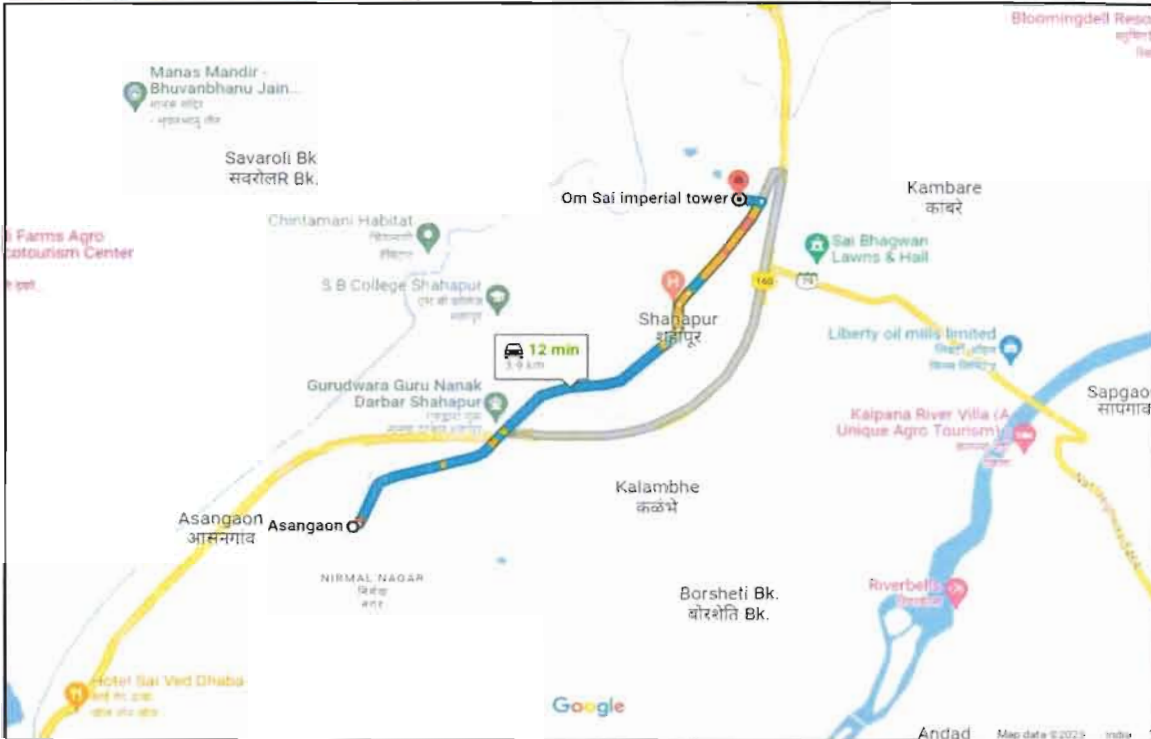
## Actual site photographs



Think.Innovate.Create

## Route Map of the property

Site u/r



**Latitude Longitude: 19°27'36.9"N 73°19'54.1"E**

**Note:** The Blue line shows the route to site from nearest railway station (Asangaon – 3.9 KM.)

## Ready Reckoner Rate

Select	विभाग नं.	अवस्थिति	दर	एकक (चौ. /)
SurveyNo	27/27.1	सदरिका प्र. चौ.मी.	37400	चौ. मीटर
SurveyNo	27/27.2	कादंबरे/नीलोत्तम/कादंबरे/नीलोत्तम	38500	चौ. मीटर
SurveyNo	27/27.3	दुसरे प्र.चौ.मी.	54200	चौ. मीटर
SurveyNo	27/0		0	NA

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat (A)</b>	37,400.00			
Increase by 5% on Flat Located on 6 <sup>th</sup> Floor	1,870.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase)</b>	<b>39,270.00</b>	<b>Sq. Mt.</b>	<b>3,648.00</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

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

Home > Property for Sale in Thane > Builder Floor for Sale in Thane > Builder Floor for Sale in Shahapur > 2BHK Sale

Posted on: Mar 21, 2023 Property ID: 239966887

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**₹ 30.0 Lac** Get ₹ 9,000 cashback on Home Loan **ONLY ON MAGICBRICKS**

**2 BHK Builder Floor For Sale in Shahapur, Thane**

2 Beds 2 Baths Unfurnished

Super Built-up Area: 1024 sqft - ₹ 2,935/sqft  
 Floor: Ground (Out of 4 Floors)  
 Transaction Type: Resale  
 Status: Ready to Move  
 Furnished Status: Unfurnished  
 Car Parking: 1 Open  
 Age Of Construction: Less than 5 years

Contact Owner Get Phone No.

**More Details**

Price Breakup	₹ 30 Lac
Address	Shahapur, Thane - Beyond Thane, Maharashtra
Furnishing	Unfurnished
Age of Construction	Less than 5 years

**NOBROKER** Buy Rent Sell Home Loans

Home > Property for Sale in Maharashtra > Property Details

1 BHK Flat in Sai Landmark For Sale in Shahapur

₹ 23.5 Lacs  
 ₹ 11,468/Month Estimated EM  
 558 Sq Ft

1 Bedroom  
 2 Bathroom  
 2 Car

Get Owner Details

Price trends by NEEstimate

Report what you had concern in this property  
 I need by Broker Sell via Wrong info

**Overview**

Age of Building	2-5 Years	Construction type	Well Constructed
Maintenance Charges	₹ 2 Per Sq Ft/M	Flooring	Nil
Built-up Area	558 Sq Ft	Carpet Area	424 Sq Ft
Furnishing Status	None	Viewing	South View

Activity On This Property

Similar Properties

## Sales Instance

722408 15-05-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक - दु.नि. शहापुर दस्त क्रमांक - 722/2023 नोदणी Regn:63m
<b>गावाचे नाव : चेरपोली</b>		
(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	2150000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1620000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :. इतर माहिती: (विभाग प्रभाव क्षेत्र)मौजे चेरपोली,ता.शहापूर येथील बिनशेती गट नं.110 व 136 ब प्लोट नं.27 ते 29 या वरील रचना रेसीडेन्सी सहकारी गृहनिर्माण संस्था मर्या. बी वींग मधील दुस-या मजल्यावरील सदनीका क्र.202 क्षेत्र 31.10 चौ.मी. कार्पेट व एन्क्लोज्ड बाल्कनी क्षेत्र 4.76 चौ.मी. कार्पेट(ग्रामपंचायत घर नं.1097/202 बी)( ( Plot Number : - ; ) )	
(5) क्षेत्रफळ	31.10 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-श्री.भगवान नामदेव खंबाळकर वय-35 पत्ता -प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा.लाहे, पो.भातसानगर, ता.शहापूर, जि.ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड -421601 पॅन नं.-BEPPK9176K 2): नाव-सौ. सारीका भगवान खंबाळकर वय-31 पत्ता-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा.लाहे, पो.भातसानगर, ता.शहापूर, जि.ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं.-FVEPK9494Q	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-श्री. योगेश पंढरीनाथ पाटील वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा.घर नं.954, कासार आळी, मु.पो.ता.शहापूर जि.ठाणे, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-421601 पॅन नं.-AZZPP8323M	
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/02/2023	
(10)दस्त नोदणी केल्याचा दिनांक	21/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	722/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	129000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	21500	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		



## Sales Instance

1493408 15-05-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक . दु.नि. शहापुर दस्त क्रमांक . 1493/2023 नोदणी Regn 63m
<b>गावाचे नाव : चेरपोली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2750000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3070000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन .; इतर माहिती: मौजे चेरपोली ता.शहापुर जि.ठाणे येथील सर्वे नं.127 व 136 वरील प्लाट नं.37 क्षेत्र 1116.00 चौ.मी. या बिनशेती जागेवरील प्रतिक्षा अपार्टमेंट या इमारतीमधील ए विंग पहिला मजल्यावारील सदनिका नं.102 क्षेत्र 970.00 चौ.फुट,बांधीव(90.14 चौ.मी.)जिचा ग्रामपंचायत घर नं.925/102 बाबत करारनामा( ( Survey Number : 127 , 136 : ) )	
(5) क्षेत्रफळ	970 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-सचिन अरूण पाटील वय:-32 पत्ता:-प्लॉट नं. . माळा नं. . इमारतीचे नाव: . ब्लॉक नं. . रोड नं. 88, विकास कालनी ,साक्री रोड, धुळे , महाराष्ट्र, धुळे. पिन कोड:-424001 पॅन नं:- BSUPP5513N	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-एकनाथ दत्तात्रय सातपुते वय:-54; पत्ता:-प्लॉट नं. . माळा नं. . इमारतीचे नाव: . ब्लॉक नं. . रोड नं. मु.पो.नडगांव ता.शहापुर जि.ठाणे, महाराष्ट्र, ठाणे पिन कोड:-421601 पॅन नं:- CDVPS9451B 2): नाव:-प्रतिक एकनाथ सातपुते वय:-19; पत्ता:-प्लॉट नं. . माळा नं. . इमारतीचे नाव: . ब्लॉक नं. . रोड नं. मु.पो.नडगांव ता.शहापुर जि.ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:- PDJPS9728C	
(9) दस्तऐवज करुन दिल्याचा दिनांक	31/03/2023	
(10)दस्त नोदणी केल्याचा दिनांक	31/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1493/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	184500	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications ₹ 34,20,900.00 (Rupees Thirty Four Lakh Twenty Thousand Nine Hundred Only). As per Site Inspection 71% Construction Work is Completed.

Place: Thane

Date: 22.05.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admn,  
2.5.4.2D=9822b6c4fad35d0140c15a2686913490c3d3334117  
83115279b17418b5652, postalCode=400069, st=Maharashtra,  
serialNumber=41a96a56ab8c0959b2a55a8fcr3c5eb3131bd  
2e194e287e29a127b625fbc, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.05.23 09:16:56 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

(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 22.05.2023 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 15.05.2023. 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





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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **22<sup>nd</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 **RERA Carpet Area in Sq. Ft. = 543.00** in the name **Mr. Ganesh Sonu Pawar & Mrs. Sangita Ganesh Pawar** 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. Ganesh Sonu Pawar & Mrs. Sangita Ganesh Pawar**. 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 **RERA Carpet Area in Sq. Ft. = 543.00.**

### Condition & Repair

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

### Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar 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 **RERA Carpet Area in Sq. Ft. = 543.00.**

#### **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).

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.

