

PROFORMA INVOICE


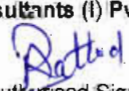
Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA - RACPC CHINCHPOKALI RACPC, Voltas House, 1st Floor, Dr. Ambedkar Marg, Chinchpokali (East), Mumbai - 400 033 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-642/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 31442 / 2300644 Dispatched through Terms of Delivery	Dated 17-May-23 Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination
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Sl. No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
	Total			₹ 2,950.00

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
Total	2,500.00		225.00		225.00	450.00

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

<p><i>Remarks:</i> Reema Sagar Panchal & Sagar Laxman Panchal - Residential Flat No. 2205, 22nd Floor, Building No. 2, "Urban Grandeur", Opp. Winstone CHSL, Off. Mari Gold Road, Beverly Park, Mira Road (East), Thane - 401 107, 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</p>	<p>Company's Bank Details Bank Name : State Bank of India A/c No. : 32632562114 Branch & IFS Code : MIDC Andheri (E) & SBIN0007074</p> <div style="text-align: center;">  UPI Virtual ID : vastukala@icici </div> <p style="text-align: right;">for Vastukala Consultants (I) Pvt Ltd  Authorised Signatory</p>
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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Reema Sagar Panchal & Sagar Laxman Panchal**

Name of Owner: **Callaro Enterprises LLP**

Residential Flat No. 2205, 22nd Floor, Building No. 2, "Urban Grandeur", Opp. Winstone CHSL,
Off. Mari Gold Road, Beverly Park, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India.

Latitude Longitude: 19°17'17.7"N 72°52'33.3"E

Valuation Done for:

State Bank of India

RACPC – Chinchpokli (East) Branch

Retail Assets Centralised Processing Centre, Mumbai South Voltas House, 'A', 1st Floor,
Dr. Ambedkar Road, Chinchpokli (East), Mumbai – 400 033, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

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

Vastukala Consultants (I) Pvt. Ltd.

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

To,

The Assistant General Manager,**State Bank of India****RACPC Chinchpokli (East) Branch**

Retail Assets Centralised Processing Centre,

Mumbai South Voltas House, 'A', 1st Floor,

Dr. Ambedkar Road, Chinchpokli (East),

Mumbai – 400 033, State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 16.05.2023
	b) Date on which the valuation is made	: 17.05.2023
3.	List of documents produced for perusal:	
	1. Copy of Draft Agreement for the year 2023 between Callaro Enterprises LLP (the Promoter) and Reema Sagar Panchal & Sagar Laxman Panchal (the Allottee's).	
	2. Copy of Commencement Certificate No. MNP / NR / 4182 / 2022-2023 dated 24.01.2023 issued by Mira Bhayander Municipal Corporation.	
	3. Copy of Approved Plan No. MB / MNP / NR / 4182 / 2022-2023 dated 24.01.2023 issued by Mira Bhayander Municipal Corporation. (As Downloaded from RERA site).	
	4. Copy of RERA Registration Certificate No. P51700046697 dated 30.08.2022.	
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)	<p>Name of Proposed Purchaser: Reema Sagar Panchal & Sagar Laxman Panchal</p> <p>Name of Owner: Callaro Enterprises LLP</p> <p>Address: Residential Flat No. 2205, 22nd Floor, Building No. 2, "Urban Grandeur", Opp. Winstone CHSL, Off. Mari Gold Road, Beverly Park, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India.</p> <p>Contact Person: Pammi Jaiswal – (Sales person) Contact No. 9136580121</p> <p>Joint Ownership Details of ownership share is not available</p>
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 22 nd Floor in the said under construction building. As per approved plan, the

		composition of flat will be 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Balcony (i.e. 2 BHK with 2 Toilets). The property is at 2.7 Km. travelling distance from nearest railway station Mira Road.	
		At the time of inspection, the property was under construction. Extent of completion are as under:	
	Foundation	Completed	RCC Plinth
	Basement	Completed	Total
			Work is in progress
			11% work completed
6.	Location of property	:	
	a) Plot No. / Survey No.	:	New Survey No. 128/ 1 3, 4 & 5, 130/ 1 & 2, 142/ 4
	b) Door No.	:	Residential Flat No. 2205
	c) T.S. No. / Village	:	Village – Navghar
	d) Ward / Taluka	:	Taluka – Thane
	e) Mandal / District	:	District – Thane
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. MB / MNP / NR / 4182 / 2022-2023 dated 24.01.2023 issued by Mira Bhayander
	g) Approved map / plan issuing authority	:	Municipal Corporation. (As Downloaded from RERA site).
	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. 2205, 22 nd Floor, Building No. 2, "Urban Grandeur", Opp. Winstone CHSL, Off. Mari Gold Road, Beverly Park, Mira Road (East), Thane – 401 107, State – Maharashtra, Country – India.
8.	City / Town	:	Mira Road (East), Thane
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Navghar Mira Bhayander Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		As per actual Site As per Agreement
	North	:	Open Plot Details not available
	South	:	Mira Bhayander Road Details not available
	East	:	Internal Road Details not available

	West	:	Elina Tower	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	:	RERA Carpet Area Sq. Ft. in = 680.00 Balcony Area Sq. Ft. in = 34.00 Total Carpet Area Sq. Ft. in = 714.00 (Area as per Draft Agreement) Built Up Area in Sq. Ft. = 785.00 (Agreement Total Carpet Area + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°17'17.7"N 72°52'33.3"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	RERA Carpet Area Sq. Ft. in = 680.00 Balcony Area Sq. Ft. in = 34.00 Total Carpet Area Sq. Ft. in = 714.00 (Area as per Draft Agreement)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	New Survey No. 128/ 1 3, 4 & 5, 130/ 1 & 2, 142/ 4	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Navghar Mira Bhayander Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 2205, 22 nd Floor, Building No. 2, "Urban Grandeur", Opp. Winstone CHSL, Off. Mari Gold Road, Beverly Park, Mira Road (East), Thane – 401 107, 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 Basement + Part Ground + Part Stilt + 4 Podiums + Amenity Floor + 6 th to 29 Upper Floors	
6.	Type of Structure	:	Proposed R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 8 Flats of 22 nd 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 4 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with One Covered Stack Car Parking Space
	Is Compound wall existing?	:	Building is under construction
	Is pavement laid around the building	:	Building is under construction
III	FLAT		
1	The floor in which the flat is situated	:	22 nd Floor
2	Door No. of the flat	:	Residential Flat No. 2205
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Proposed Vitrified tile flooring
	Doors	:	Proposed Teak Wood door frame, Flush doors shutters
	Windows	:	Proposed Powder Coated Aluminum Sliding Windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Concealed wiring
	Finishing	:	Proposed Cement Plastering + POP finish
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	:	Name of Proposed Purchaser: Reema Sagar Panchal & Sagar Laxman Panchal Name of Owner: Callaro Enterprises LLP
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. = 785.00 (Agreement Total Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per MBMC norms
11	What is the Carpet Area of the flat?	:	RERA Carpet Area Sq. Ft. in = 680.00 Balcony Area Sq. Ft. in = 34.00 Total Carpet Area Sq. Ft. in = 714.00 (Area as per Draft Agreement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial	:	Proposed for residential purpose

	purpose?		
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 30,000.00 Expected rental income per month after completion
IV	MARKETABILITY	:	
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
V	Rate	:	
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)	:	₹ 15,000.00 to ₹ 17,000.00 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).	:	₹ 16,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 13,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 1,13,045.00 per Sq. M. i.e. ₹ 10,502.00 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 / Rgstr. 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.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,800.00 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	Total composite rate arrived for Valuation	:	

Depreciated building rate VI (a)	:	₹ 2,800.00 per Sq. Ft.
Rate for Land & other V (3) ii	:	₹ 13,200.00 per Sq. Ft.
Total Composite Rate	:	₹ 16,000.00 per Sq. Ft.
Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (including parking)	714.00 Sq. Ft.	16,000.00	1,14,24,000.00
3	Wardrobes			
4	Showcases			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			
9	Extra collapsible gates / grill works etc.			
10	Potential value, if any			
	Others			
	Total / Realizable value of the property			1,14,24,000.00
	Insurable value of the property (785.00 X 2,800.00)			21,98,000.00
	Guideline value of the property (785.00 X 10,502.00)			82,44,070.00

Justification for price / rate

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

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

Method of Valuation / Approach

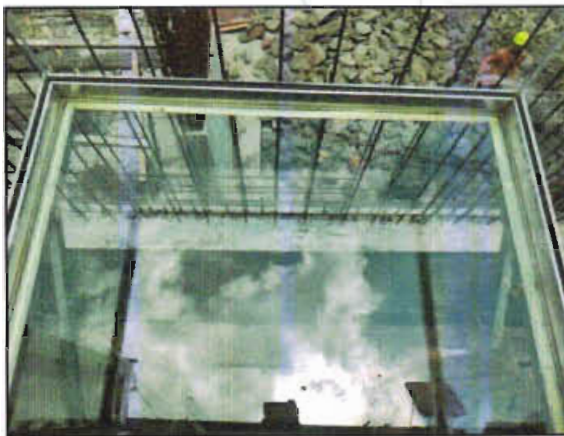
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how

to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 15,000.00 to ₹ 17,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 16,000.00 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	₹ 30,000.00 Expected rental income per month after completion
iii) Any likely income it may generate	Rental Income

Think.Innovate.Create

Actual site photographs



Ready Reckoner Rate

DIVISION / VILLAGE : NAVGHAR Commence From 1st April 2023 To 31st March 2024						
Town/Area	Urban		Local Body Type	Corporation - Class 'D'		
Local Body Name	Mira Bhayander Municipal Corporation					
Land Mark	V) All Properties of Village Navghar from Southern Boundary					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
11	11/40	29950	98300	112300	120150	112300
Survey No. 95, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176						
Compare With Previous Year +						

Stamp Duty Ready Reckoner Market Value Rate for Flat	98,300.00			
Increase by 15% on Flat Located on 22 nd Floor	14,745.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,13,045.00	Sq. Mt.	10,502.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	00.00			
The difference between land rate and building rate (A – B = C)	00.00			
Depreciation Percentage as per table (D) [100% - 0%] (Age of the Building – 0 Years)	00%			
Rate to be adopted after considering depreciation [B + (C x D)]	00.00	Sq. Mt.	00.00	Sq. Ft.

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

Showing Floor Plan For
3 BHK Apartment 886.14 sq.ft.(88.87 sq.m.)

Possession: **Jun, 2027** Price: **1.46 Cr + Govt. Charges**

Sellers for 3 BHK Apartment - 886.14 sq.ft.

View Number

3D Floor Plan

Living Room: 1.20x1.20m, Kitchen: 2.74x1.20m, Bedroom: 1.05x1.15m, Bedroom: 1.05x1.15m, Bedroom: 1.05x1.15m, Toilet: 1.22x1.22m, Toilet: 1.22x1.22m, Toilet: 1.05x1.12m, Balcony: 1.05x1.15m, Dining: 1.91x1.15m, Lobby: 1.98x1.18m, Deck: 1.05x1.15m

magicbricks Buy Rent Sell Home Loans

₹1.20 Cr Get ₹30,030 cashback on Home Loan

2 BHK, 170 sq-ft Flat For Sale - Medetys Nagar, Mumbai

2 Beds, 2 Baths, 2 Balconies, 1 Covered Parking

Carpet Area: 724 sq-ft - ₹16.58/sq-ft

Project: Urban Grandeur, Floor: 20 (Out of 24 Floors)

Transaction Type: New Property, Status: Ready to Move, Facing: East

Units: 4, Furnished Status: Semi-Furnished, Car Parking: 1 Covered

Get it! Free Registration & Stamp Duty

Contact Agent: Rajesh

More Details

Price Breakup: ₹1.2 Cr | ₹6,00,505 Approx. Registration Charges | ₹4 Monthly

Booking Amount: ₹5.1 Lac

RERA ID: Available

Address: Mira Bhayandar, Mumbai, Medetys Nagar, Mumbai - North Mumbai, Maharashtra

Landmarks: Near school and station

Furnishing: Semi-Furnished



Price Indicators

HOUSING.COM | New Launch | Add

Home / Mumbai / New Road / New Road East / Claro Urban Grandeur Bldg 2

Claro Urban Grandeur Bldg 2

By CLARO DEVELOPERS LLP

₹1.08 Cr - 1.2 Cr | ₹15.13 K/sq.ft
EHR starts at ₹3.32 L

2, 3 BHK Apartments Configurations

Jun, 2027 Possession Starts

₹15.13 K/sq.ft Avg. Price

714.00 sq.ft. - 936.00 sq.ft. [Carpet Area] Sizes

Overview / Home | More About Project | Floor Plan | Tour This Project | Amenities | Contact Sellers

Claro Urban Grandeur Bldg 2 Overview

28 1.23 Acres | 714.00 sq.ft. - 936.00 sq.ft. | 1 Building - 167 units

Contact Sellers in: Claro Urban Grandeur Bldg 2

square yards | Mumbai | Buy | Rent | Projects | Agents | More Services | Resources | Intelligence

Home / New Projects in Mumbai / Property in Mumbai / Projects in New Road / Claro Urban Grandeur

Claro Urban Grandeur

New Road, Mumbai

₹ 1.08 Cr to 1.20 Cr

Status: New Launch

Plot Size: 1.23 Acres

Configurations: 2, 3 BHK Flats from 714 Sq. Ft. to 936 Sq. Ft. Carpet

28 Properties for Sale in Claro Urban Grandeur

MSA Team | 3 Enquiries

GET A CALL BACK

Why Invest through Square Yards?

- Zero Brokerage - 100% Cash, 0% Brokerage. We charge our customers nothing flat today, not ever.
- Lowest Price Guaranteed - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- Full Service Support - Our sales personnel are accountable for every step - site visits, home loans & post-sales.

Overview | Price List | Floor Plans | Resale Listings | Amenities | Specifications | Commute Time | Location & Landmarks | About Builder | FAQs

Square Yards RERA Reg: AJ100000454 | Project RERA Reg: PR1700046937

Contact our Real Estate Experts

Claro Urban Grandeur - Project Info

Claro Urban Grandeur is a luxurious residential project that offers 167 units spread over 1.23 acres in New Road East, Beyond Mumbai. The project offers luxurious flats and 2BHK apartments that range in size from 714 sq.ft to 936 sq.ft. The project is well planned and offers complete amenities that are well suited for today's homebuyers. The project is located in the

Sales Instance

सूची क्र.2	
7524393 17-05-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office	दुयम निबंधक सह दु.नि. ठाणे 10 दस्त क्रमांक 7524 2023 नोदणी: Regn 63m
गावाचे नाव : नवघर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10260900
(3) बाजारभाऊ भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे	7819000
(4) भू.मापन, पोटहिसा व घरक्रमांक असल्यास	1) पालिकेचे नाव-मिरा.भाईदर मनपाइतर वर्णन . इतर माहिती: मौजे-नवघर.वॉर्ड क्र. व्ही.विभाग-11-40,सदनिका क्र. 1404.14वा मजला,बिल्डिंग नं.2,अर्बन ग्रॅन्ड अर.गौरव रेसिडेन्सी । च्या समोर.महानगर सीएनजी पंप च्या पुढे.मारी गोल्ड रोड.बेवर्ली पार्क मिरारोड पु. एकूण क्षेत्रफळ-680 चौ. फुट(रेरा कारपेट)म्हणजेच 63.17 चौ. मीटर(रेरा कारपेट).सोबत बालकनी-34 चौ. फुट(रेरा कारपेट)म्हणजेच 3.16 चौ. मीटर(रेरा कारपेट).सोबत एक कार पार्किंग आहे.सदर दस्तात नमूद केल्याप्रमाणे. ((Survey Number : 443 127 1A,1B, 444 128 1.3,4,5 & SURVEY NO.446 130 1.2, 447 142 4 :))
(5) क्षेत्रफळ	63.17 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तावेज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव -मे. बलारो इंटरप्रायझेस एलएलपी चे भागीदार जय धिमत शाह तर्फे कु. मु. म्हणून सदीप देवेद्र साह . वय .32 पत्ता .प्लॉट नं . माळा नं . इमारतीचे नाव . ब्लॉक नं . रोड नं बी.143 आकुर्ली इंडस्ट्रीयल इस्टेट . आकुर्ली रोड . कादिवली पु. महाराष्ट्र. मुम्बई . पिन कोड -400101 पॅन नं -AANEFCM11C 2) नाव -मे. बलारो इंटरप्रायझेस एलएलपी चे भागीदार विकी गोयल तर्फे कु. मु. म्हणून सदीप देवेद्र साह . वय .32 पत्ता .प्लॉट नं . माळा नं . इमारतीचे नाव . ब्लॉक नं . रोड नं बी.143 आकुर्ली इंडस्ट्रीयल इस्टेट . आकुर्ली रोड . कादिवली पु. महाराष्ट्र. मुम्बई . पिन कोड -400101 पॅन नं -AANEFCM11C
(8) दस्तावेज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव -अमेय अशीम देब . वय .34, पत्ता .प्लॉट नं . माळा नं . इमारतीचे नाव . ब्लॉक नं . रोड नं 505-506, अरीना.3 कॉ हो सो लि. पूनम गार्डन, मिराभाईदर रोड, मिरारोड पु. महाराष्ट्र. ठाणे . पिन कोड -401107 पॅन नं -BBWFD0619F 2) नाव -परमिता अमेय देब . वय .30, पत्ता .प्लॉट नं . माळा नं . इमारतीचे नाव . ब्लॉक नं . रोड नं 505-506, अरीना.3 कॉ हो सो लि. पूनम गार्डन, मिराभाईदर रोड, मिरारोड पु. महाराष्ट्र. ठाणे . पिन कोड -401107 पॅन नं -BQXPD7668H
(9) दस्तावेज करून दिल्याचा दिनांक	26-04-2023
(10) दस्त नोदणी केल्याचा दिनांक	26-04-2023
(11) अनुक्रमांक, खंड व पृष्ठ	7524 2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	718300
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000

(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 17.05.2023 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 16.05.2023. 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

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration being purchased by Reema Sagar Panchal & Sagar Laxman Panchal from M/s. Callaro Enterprises LLP vide Draft Agreement for the year 2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Chinchpokli (East) Branch, Mumbai to assess value of the property for Bank Loan Purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Deepak Jain – Valuation Engineer Shobha Kuperkar – Technical Manager Shamal Bodke – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 16.05.2023 Valuation Date - 17.05.2023 Date of Report - 17.05.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 16.05.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **17th 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 **714.00 Sq. Ft. Total Carpet Area** in the name **Callaro Enterprises LLP**. Name of **Proposed Purchaser** is **Reema Sagar Panchal & Sagar Laxman Panchal**. 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 **Callaro Enterprises LLP**. Name of **Proposed Purchaser** is **Reema Sagar Panchal & Sagar Laxman Panchal**. 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 **714.00 Sq. Ft. Total Carpet Area**.

Condition & Repair

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

Valuation Methodology

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

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

(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

