

## PROFORMA INVOICE

|  |  |  |
|--|--|--|
| <b>Vastukala Consultants (I) Pvt Ltd</b><br>Ackruti Star, 1st Floor, 121,<br>Central Road, MIDC, Andheri (E),<br>Mumbai - 400 093<br>GSTIN/UIN: 27AADCV4303R1ZX<br>State Name : Maharashtra, Code : 27<br>E-Mail : accounts@vastukala.org                          | Invoice No.<br><b>PG-708/23-24</b>         | Dated<br><b>22-May-23</b>                      |
| Buyer (Bill to)<br><br><b>STATE BANK OF INDIA - RACPC GHATKOPAR</b><br>RACPC GHATKOPAR BRANCH, OPP. DAMODAR PARK,<br>ASHOK SILK MILLS COMPOUND, L.B.S. MARG,<br>GHATKOPAR (W), MUMBAI-400086<br>GSTIN/UIN : 27AAACS8577K2ZO<br>State Name : Maharashtra, Code : 27 | Delivery Note                              | Mode/Terms of Payment<br><b>AGAINST REPORT</b> |
|  | Reference No. & Date.                      | Other References                               |
|  | Buyer's Order No.                          | Dated  |
|  | Dispatch Doc No.<br><b>31462 / 2300710</b> | Delivery Note Date                             |
|  | Dispatched through                         | Destination                                    |
|  | Terms of Delivery                          |  |

| SI No. | Particulars  | HSN/SAC | GST Rate | Amount            |
|--------|--|---------|----------|-------------------|
| 1      | <b>VALUATION FEE</b><br><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:**  
 Ms. Prathiksha Shetty - Residential Flat No. 1903, 19th Floor, Building No. A, "Tiara", G. B. Road, Owale, Thane (West), Thane - 400601, 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 : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

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

*Rattul*  
 Authorised Signatory

This is a Computer Generated Invoice

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Ms. Prathiksha Shetty**

Residential Flat No. 1903, 19<sup>th</sup> Floor, Building No. A, "Tiara", G. B. Road, Owale, Thane (West),  
Thane – 400601, State - Maharashtra, Country – India.

Latitude Longitude: 19°16'24.3"N 72°57'33.5"E

### Valuation Prepared for:

**State Bank of India**




**RACPC Ghatkopar Branch**

Retail Assets Centralized Processing Centre, 1<sup>st</sup> Floor, Ashok Silk Mills Compound, LBS Marg, Ghatkopar  
(West), Mumbai - 400 086, 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, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai** - 400 093, (M.S.), INDIA  
 TeleFax : +91 22 28371325/24  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1903, 19<sup>th</sup> Floor, Building No. A, "Tiara", G. B. Road, Owale, Thane (West), Thane – 400601, State - Maharashtra, Country – India belongs to **Ms. Pratiksha Shetty**.

### Boundaries of the property.

North : Village Road  
South : Priti Park  
East : Harmony Signature Towers  
West : Village Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 50,87,500.00 (Rupees Fifty Lakh Eighty Seven Thousand Five Hundred Only). As per Site Inspection 58% Construction Work is Completed.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Admin,  
2.5.4.20=9E32B6A0A0F0C02A0C11E0306012190396030A03,  
SN=15279017a186652, postalCode=400069, st=Maharashtra,  
serialNumber=91a56a565ab5c09a062a55a0c0a0e0115f0d,  
Z=394e282e29a32784258c, cn=MANOJ BABURAO  
CHALIKWAR  
Time: 2023.06.22 12:56:11 +05'30'



Thin Auth. Sign.vate.Create



www.vastukala.org

### Our Pan India Presence at :

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

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

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

To,  
**The Assistant General Manager,**  
**State Bank of India**  
**RACPC – Ghatkopar**  
 Retail Assets Centralized Processing Centre,  
 1<sup>st</sup> Floor, Ashok Silk Mills Compound,  
 LBS Marg, Ghatkopar (West),  
 Mumbai - 400 086,  
 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   | :       | 19.05.2023  |
|    | b) Date on which the valuation is made  | :       | 22.05.2023  |
| 3. | Copy of documents produced for perusal:   |         |   |
|    | 1. Copy of Agreement for Sale dated 26.04.2023.   |         |   |
|    | 2. Copy of RERA Registration Certificate No. P51700020733 dated 08.09.2021.   |         |   |
|    | 3. Copy of Commencement Certificate No. V. P. No. S06 / 0130 / 12 / TMC / TDD / 3940 / 22 dated 09.02.2022 issued by Thane Municipal Corporation.                     |         |   |
|    | 4. Copy of Approved Plan No. V. P. No. S06 / 0130 / 12 / TMC / TDD / 3940 / 22 dated 09.02.2022 issued by Thane Municipal Corporation (As downloaded from RERA site). |         |   |
| 4. | Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)  | :       | <b>Ms. Pratiksha Shetty</b><br><br><b>Address:</b> Residential Flat No. 1903, 19 <sup>th</sup> Floor, Building No. A, "Tiara", G. B. Road, Owale, Thane (West), Thane – 400601, State - Maharashtra, Country – India.<br><br><b>Contact Person:</b><br>Sonam Jadhav (Sales Manager)<br>Contact No. 7304484173<br><br>Sole Ownership   |
| 5. | Brief description of the property (Including Leasehold / freehold etc.)   | :       | The property is a residential flat in under construction building. The flat is located on 19 <sup>th</sup> floor in the said under construction building. As per approved plan, the composition of flat will be 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Cupboard Area ( <b>i.e. 1 BHK with 2 Toilets</b> ). The property is at 12.8 Km. travelling distance from nearest railway station Thane. <b>At the time of inspection building was under construction.</b> |

| Stage of Construction                       |   |  |                     |   |
|---|---|--|---------------------|---|
| If under construction, extent of completion |   |  |                     |   |
|   | Foundation  | Completed  | RCC Plinth          | Completed   |
|   | Ground  | Completed  | Podium              | Completed   |
|   | RCC Slab  | 17 <sup>th</sup> Floor Completed   | Internal Brickwork  | 13 <sup>th</sup> Floor Completed  |
|   | External Brickwork  | 10 <sup>th</sup> Floor Completed   | Internal Plastering | 9 <sup>th</sup> Floor Completed   |
|   | External Plastering   | 9 <sup>th</sup> Floor Completed  | Total               | 58% work completed  |
| 6.  | Location of property  |  | :                   |   |
|   | a)  | Plot No. / Survey No.  | :                   | Old Survey No. 133, New Survey No. 20, Chalta No. 24 out of Graph No. 2 of Village – Owale  |
|   | b)  | Door No.   | :                   | Residential Flat No. 1903   |
|   | c)  | C.T.S. No. / Village   | :                   | Village – Owale   |
|   | 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. V. P. No. S06 / 0130 / 12 / TMC / TDD / 3940 / 22 dated 09.02.2022 issued by  |
|   | g)  | Approved map / plan issuing authority                                      | :                   | Thane 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 | :                   | Building is under construction  |
| 7.  | Postal address of the property  |  | :                   | Residential Flat No. 1903, 19 <sup>th</sup> Floor, Building No. A, "Tiara", G. B. Road, Owale, Thane (West), Thane – 400601, State - Maharashtra, Country – India.. |
| 8.  | City / Town   |  | :                   | Thane (West)  |
|   | 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 – Owale<br>Thane Municipal Corporation  |
| 11  | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area |  | :                   | No  |
| 12  | <b>Boundaries of the property</b>   |  |                     | <b>As per actual site</b> <b>As per document</b>  |
|   | North   |  | :                   | Village Road      New Survey No. 19,<br>Old Survey No. 134  |
|   | South   |  | :                   | Priti Park      New Survey No. 100,<br>Old Survey No. 132   |
|   | East  |  | :                   | Harmony Signature Towers      Chalta No. 24/A   |

|                              |  |   |   |              |
|------------------------------|--|---|---|--------------|
|                              | West   | : | Village Road  | Chalta No. 4 |
|                              | Dimensions of the site   | : | N. A. as property under consideration is a flat in an apartment building.   |              |
|                              |  |   | A<br>As per the Deed  | B<br>Actual  |
|                              | North  | : | -   | -            |
|                              | South  | : | -   | -            |
|                              | East   | : | -   | -            |
|                              | West   | : | -   | -            |
| 13.                          | Extent of the site   | : | <b>RERA Carpet Area in Sq. Ft. = 407.00<br/>(Area as per Agreement for Sale)</b><br><br>Built up Area in Sq. Ft. = 448.00<br>(RERA Carpet + 10%)                  |              |
| 14.                          | Latitude, Longitude & Co-ordinates of flat   | : | 19°16'24.3"N 72°57'33.5"E   |              |
| 15.                          | Extent of the site considered for Valuation (least of 13A& 13B)  | : | <b>RERA Carpet Area in Sq. Ft. = 407.00<br/>(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 APARTMENT BUILDING</b> |  |   |   |              |
| 1.                           | Nature of the Apartment  | : | Residential   |              |
| 2.                           | Location   | : |   |              |
|                              | C.T.S. No.   | : | Old Survey No. 133, New Survey No. 20, Chalta No. 24 out of Graph No. 2 of Village – Owale  |              |
|                              | Block No.  | : | -   |              |
|                              | Ward No.   | : | -   |              |
|                              | Village / Municipality / Corporation   | : | Village – Owale<br>Thane Municipal Corporation  |              |
|                              | Door No., Street or Road (Pin Code)  | : | Residential Flat No. 1903, 19 <sup>th</sup> Floor, Building No. A, "Tara", G. B. Road, Owale, Thane (West), Thane – 400601, State - Maharashtra, Country – India. |              |
| 3.                           | Description of the locality Residential / Commercial / Mixed   | : | Residential   |              |
| 4.                           | Year of Construction   | : | Building is under construction  |              |
| 5.                           | Number of Floors   | : | Proposed Ground + Podium + 19 Upper Floors  |              |
| 6.                           | Type of Structure  | : | Proposed R.C.C. Framed Structure  |              |
| 7.                           | Number of Dwelling units in the building   | : | Proposed 6 Flats on 19 <sup>th</sup> 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 3 Lifts  |              |
|                              | Protected Water Supply   | : | Proposed Municipal Water supply   |              |

|            |   |   |   |
|------------|---|---|---|
|            | Underground Sewerage  | : | Proposed Connected to Municipal Sewerage System   |
|            | Car parking - Open / Covered  | : | Proposed Along with One Car Parking Space   |
|            | Is Compound wall existing?  | : | Building is under construction  |
|            | Is pavement laid around the building  | : | Building is under construction  |
| <b>III</b> | <b>FLAT</b>   |   |   |
| 1          | The floor in which the flat is situated                                     | : | 19 <sup>th</sup> Floor  |
| 2          | Door No. of the flat  | : | Residential Flat No. 1903   |
| 3          | Specifications of the flat  | : |   |
|            | Roof  | : | Proposed R.C.C. Slab  |
|            | Flooring  | : | Proposed Vitrified tiles flooring   |
|            | Doors   | : | Proposed Teak wood door frame with flush doors  |
|            | Windows   | : | Proposed Powder Coated Aluminum Sliding Windows   |
|            | Fittings  | : | Proposed Concealed plumbing with C.P. fittings.<br>Proposed Electrical wiring with Concealed. |
|            | Finishing   | : | Proposed Cement Plastering  |
| 4          | House Tax   | : |   |
|            | Assessment No.  | : | Details not available   |
|            | Tax paid in the name of:  | : | Details not available   |
|            | Tax amount:   | : | Details not available   |
| 5          | Electricity Service connection No.:   | : | Details not available   |
|            | Meter Card is in the name of:   | : | Details not available   |
| 6          | How is the maintenance of the flat?   | : | Building is under construction  |
| 7          | Sale Deed executed in the name of   | : | <b>Ms. Pratiksha Shetty</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. = 448.00<br>(RERA Carpet + 10%)                                      |
| 10         | What is the floor space index (app.)  | : | As per TMC norms  |
| 11         | What is the Carpet Area of the flat?  | : | <b>RERA Carpet Area in Sq. Ft. = 407.00</b><br><b>(Area as per Agreement for Sale)</b>        |
| 12         | Is it Posh / I Class / Medium / Ordinary?                                   | : | Middle Class  |
| 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?  | : | ₹ 13,000.00 Expected rental income per month after completion.                                |
| <b>IV</b>  | <b>MARKETABILITY</b>  | : |   |
| 1          | How is the marketability?   | : | Good  |
| 2          | What are the factors favouring for an extra Potential Value?                | : | Located in developed area   |
| 3          | Any negative factors are observed which affect the market value in general? | : | No  |
| <b>V</b>   | <b>Rate</b>   | : |   |

|           |  |   |  |
|-----------|--|---|--|
| 1         | After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas) | : | ₹ 11,000.00 to ₹ 13,000.00 per Sq. Ft. on RERA 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).   | : | ₹ 12,500.00 per Sq. Ft. on RERA Carpet Area  |
| 3         | Break – up for the rate  | : |  |
|           | I. Building + Services   | : | ₹ 2,700.00 per Sq. Ft.   |
|           | II. Land + others  | : | ₹ 9,800.00 per Sq. Ft.   |
| 4         | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)   | : | ₹ 90,200.00 per Sq. M.<br>i.e. ₹ 8,380.00 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)   | : | ₹ 2,700.00 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%  | : | Building is under construction   |
|           | Depreciated Ratio of the building  | : |  |
| <b>b</b>  | Total composite rate arrived for Valuation   | : |  |
|           | Depreciated building rate VI (a)   | : | ₹ 2,700.00 per Sq. Ft.   |
|           | Rate for Land & other V (3) ii   | : | ₹ 9,800.00 per Sq. Ft.   |
|           | <b>Total Composite Rate</b>  | : | <b>₹ 12,500.00 per Sq. Ft. (Including Car Parking)</b>   |
|           | <b>Remarks: Internal visit not allowed at site. The details about the work progress status has been provided by Sales Person Sonam Jadhav (Contact No. 7304484173)</b>   |   |  |

**Details of Valuation:**

| Sr. No. | Description                                   | Qty.           | Rate per unit (₹) | Estimated Value (₹) |
|---------|---|----------------|-------------------|---------------------|
| 1       | Present value of the flat (incl. car parking) | 407.00 Sq. Ft. | 12,500.00         | 50,87,500.00        |
| 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>50,87,500.00</b> |
| <b>Insurable value of the property (448.00 X 2,700.00)</b> |  |  |  | <b>12,09,600.00</b> |
| <b>Guideline value of the property (As per Index II)</b>   |  |  |  | <b>39,50,077.35</b> |

### Justification for price / rate

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

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

### Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 11,000.00 to ₹ 13,000.00 per Sq. Ft. on RERA 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 ₹ 12,500.00 per Sq. Ft. on RERA Carpet Area (Including Car Parking) 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 | ₹ 13,000.00 Expected rental income per month after completion |
| iii)   | Any likely income it may generate | Rental Income   |

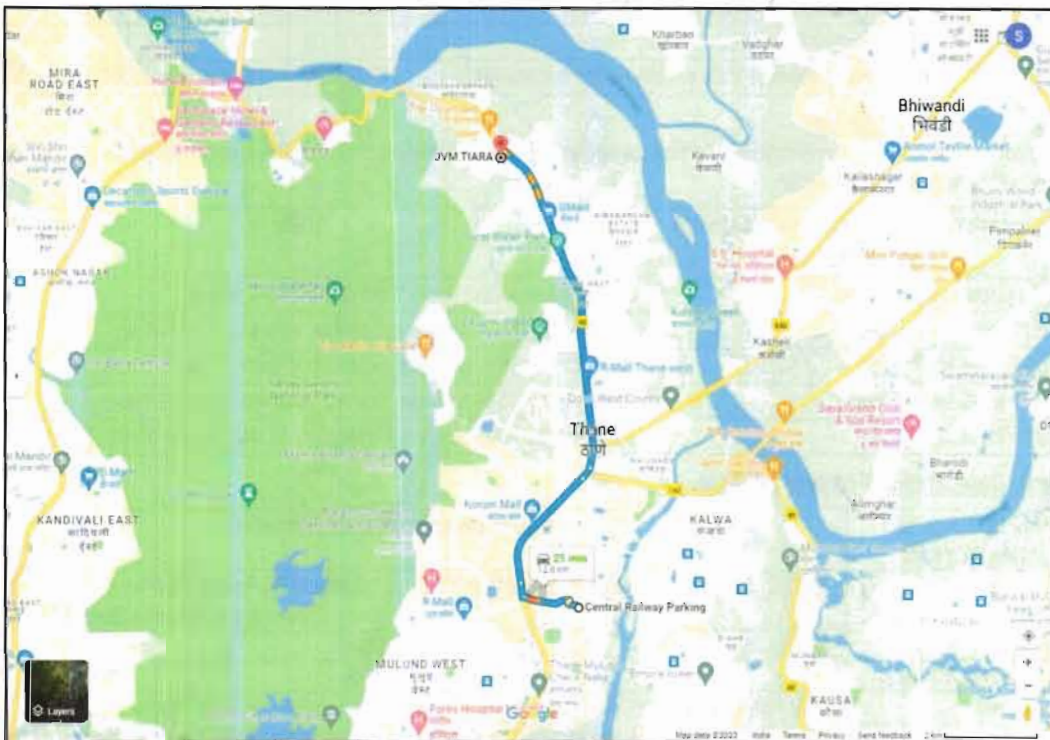
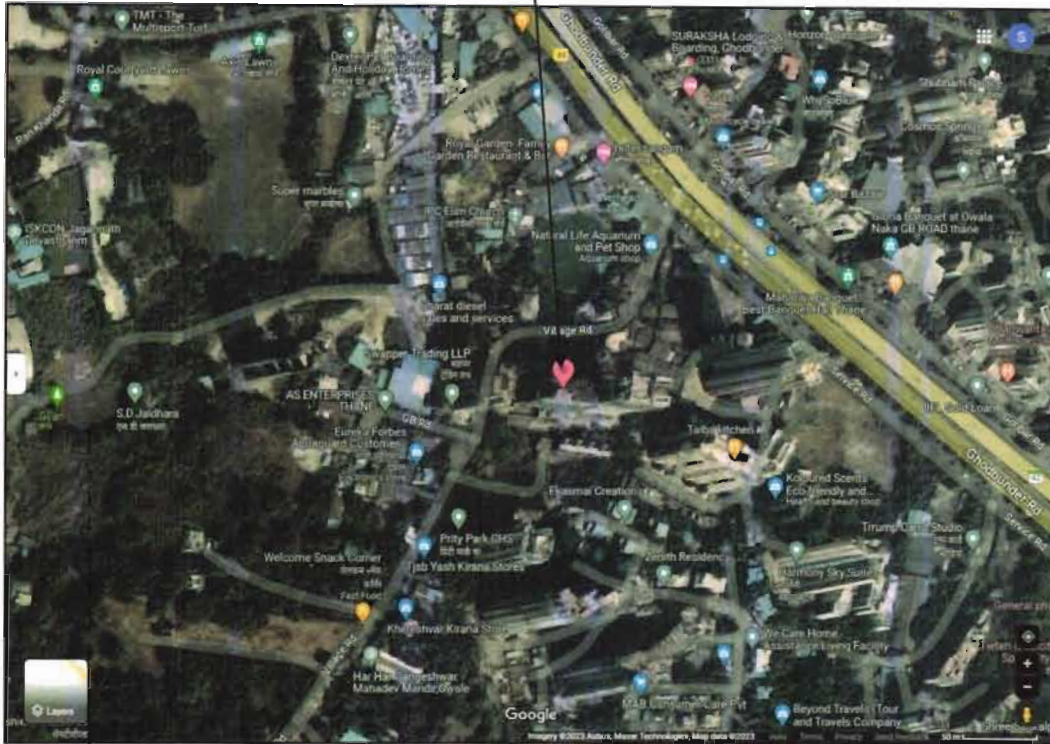
## Actual site photographs



Think.Innovate.Create

## Route Map of the property


Site u/r



**Latitude Longitude: 19°16'24.3"N 72°57'33.5"E**

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 12.8 Km.)

## Ready Reckoner



**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

Home
Valuation Rules User Manual
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Year  
 20232024

**Annual Statement of Rates**

Language  
 English

Selected District: ठाणे  
 Select Taluka: ठाणे  
 Select Village: गावाचे नाव : ओवळे  
 Search By:  Survey No  Location  
 Enter Survey No: 20

| वपविभाग   | पुणे वर्ग | निवासी सवणिका | नोटीस | दुकाने | नौचौनिक | एकक (Rsq.) | Attribute |
|---|-----------|---------------|-------|--------|---------|------------|-----------|
| 20/7B-1ब/3) रस्त्यापानून दुर जमलेला भाग व बरीव "1अ/3" मध्ये दर्शविलेल्या सर्व नंबर स्थितिक ओवळेतील उर्वरित सर्व क्रमांक | 16200     | 82000         | 77400 | 87800  | 77400   | चौ. मीटर   | सर्व नंबर |

|   |                  |                 |                 |                |
|---|------------------|-----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat                    | 82,000.00        |                 |                 |                |
| Increase by 10% on units located between 11 to 20 floors                | 8,200.00         |                 |                 |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b> | <b>90,200.00</b> | <b>Sq. Mtr.</b> | <b>8,380.00</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  |

**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

**square yards** Home Projects to Sell in Thane Projects to Sell in Owale Projects to Sell in JYM Tiara Thane 462 Sq.Ft. Apartment in Owale Thane

**JYM Tiara**  
1 Bedroom 462 Sq.Ft. Apartment in Owale Thane  
Living 11' x 12' x 12' x 12'

**₹ 59 L**

1 Bedroom  
Unfurnished  
2 Bathroom  
462 Sq.Ft. Carpet Area  
East Facing

**Key Highlights**

- Prime Location
- Breakthrough Price
- Vastu compliant
- Investment Opportunity

Approving Metro Station

The listed Unfurnished apartment is available for sale at a price of Rs 59,00,000

- With 462 sqft of area, 1 bedroom and 2 bathrooms have been designed
- Apartment lies on the 12th floor of a 20 storied building

This well maintained apartment is located in peaceful locality of owale, thane

**Property Information**

Listing Type: Property Type: Building Type:

Contact our Real Estate Experts  
**Sunit Mangla**  
+91 9820000000

Click Here

**99acres** Buy Enter Locality / Project / Society / Landmark

₹ 59 Lac  
Estimated EMI ₹ 47,134  
1BHK 2Baths  
3140 sq.ft. (3140) sq.ft. Carpet Area

**REGISTRATION** REGISTERED Registered No: P51700022711 Website: http://www.99acres.com/mumbai/owale

Overview Society Dealer Details Price Trends Explore Locality Recommendation

**Property (9) Society (29)**

Carpet area: 467 sq.ft.  
₹ 59 Lac @ 12,633 per sq.ft. (all inclusive) View Price Details

1 Bedroom, 2 Bathrooms, 3 Balconies with Others

Address: JYM Tiara, Owale, Thane

3rd of 17 Floors

East

Park/Garden, Main Road, Club, Pool, Others

0 to 1 Year Old

**Places nearby**  
333, Owale, Thane, Mumbai

## Price Indicators

**99acres** Buy ▾ 11th Locality | 10th Fl. | Society | Landmark

**₹57 Lac** (₹12,279 per sq.ft.) | **1BHK 1Bath**

Estimated EMI ₹4,525 | Flat/Apartments for Sale in 10th Locality, Thane, Mumbai

REGISTRATION NO. 16170600733 | Website: [www.99acres.com](http://www.99acres.com)

Overview | Society | Dealer Details | Price Trends | Explore Locality | Recommendations >

**Property (6)** | **Society (29)**

**Property Details:**

- Carpet area: 444.2 sq.ft.
- Price: ₹57 Lac @ 12,279 per sq.ft. (All Inclusive, Negotiable)
- Floor: 15<sup>th</sup> of 17 Floors
- Project: J/M Tiara, Owale, Thane
- Orientation: East
- Amenities: Park/Garden, Main Road, Club, Pool, Others
- Age: 0 to 1 Year Old

**Places nearby**  
1502, Owale, Thane, Mumbai

**magicbricks** Buy ▾ Rent ▾ Sell ▾ Home Loans ▾ Login ▾ Post Property

Home > Property for Sale in Thane > Flats for Sale in Thane > Flats for Sale in Owale > 1 BHK Flats for Sale in Owale - 500 sq.ft.

Posted on: May 21, 23 | Property ID: 6657955

**₹59.0 Lac** (Get ₹10,700 cashback on Home Loan) | **1 BHK 500 Sq-ft Flat For Sale** | Owale, Thane

1 Bed | 2 Baths | 2 Balconies | Unfurnished

**Property Details:**

- Carpet Area: 425 sqft (₹13,882/sqft)
- Developer: J/M Spaces
- Project: J/M Tiara
- Floor: 15 (Out of 24 Floors)
- Transaction Type: New Property
- Facing: East
- Lifts: 3
- Furnished Status: Unfurnished
- Car Parking: 1 Open

East Facing Property

Contact Agent | Get Phone No.

**More Details**

- Price Breakup: ₹59 Lac | ₹2,500 monthly
- Booking Amount: ₹1.0 Lac
- Address: 123., Owale, Thane - Central Thane, Maharashtra
- Landmarks: Owale naka near singhnal tyhane west 400615

Contact Agent: Mahesh (Call Agent) | Email: [Redacted] | Mobile: [Redacted]

Download Brochure

**Sale Instance**

|  |   |                               |
|--|---|-------------------------------|
| 4986335  | <b>सूची क्र. २</b>  | दुय्यम निबंधक सह दु.नि.ठाणे 5 |
| 22-05-2023   |   | दस्तावेज क्रमांक -4986 2023   |
| Note -Generated Through eSearch Module.For original report please contact concern SRO office   |   | नोंदणी,<br>Regn 63m           |
| <b>गाव: ओवळे</b>   |   |                               |
| (1) दस्तावेज प्रकार  | करारनामा  |                               |
| (2) मोबदला   | 4418927   |                               |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)   | 3581932.2   |                               |
| (4) भूमापन, पोटहिस्सा व घरक्रमांक (असल्यास)  | इतर माहिती: सदनिका क्र.1002.10वा मजला.बिल्डिंग नं. ए विंग.टीआरा बिल्डींग.जी.बी रोड,ओवळे ठाणे प क्षेत्रफळ 37.82 चौ.मी रेरा कार्पेट.झोन नं. 20 78 1 ब 3 ठाणे म.न.पा.  |                               |
| (5) क्षेत्रफळ  | 37.82 चौ.मीटर   |                               |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा  |   |                               |
| (7) दस्तावेज करून देणाऱ्या - लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता | 1) मेसर्स सागर एंटरप्राईस तर्फे पार्टनर तेजस डी जैन यांच्या तर्फे कबुलीजवाब देणार कु.मु. ऋषिकेश चव्हाण - 2° प्लॉट नं. 1305, माळा नं. - इमारतीचे नाव. देव कॉर्पोरा इस्टर्न एक्सप्रेस हायवे, कॅडबरी जंक्शन जवळ, ठाणे प. ब्लॉक नं. - रोड नं. - महाराष्ट्र, ठाणे 400601 ACNFS5301B<br>2) मे सागर एंटरप्राईस तर्फे पार्टनर निशित जे मेहता यांच्या तर्फे कबुलीजवाब देणार कु.मु. ऋषिकेश चव्हाण - 2° प्लॉट नं. 1305, माळा नं. - इमारतीचे नाव. देव कॉर्पोरा, इस्टर्न एक्सप्रेस हायवे कॅडबरी जंक्शन जवळ, ठाणे प. ब्लॉक नं. - रोड नं. - महाराष्ट्र, ठाणे 400601 ACNFS5301B |                               |
| (8) दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता                   | 1) प्राची रमेश परब - 36 प्लॉट नं. 701, माळा नं. - इमारतीचे नाव बिल्डिंग नं. 4. श्रीजी स्पेंडर. ब्रह्मंड फेज 1, ब्लॉक नं. जी बी रोड, ठाणे प. रोड नं. - महाराष्ट्र, ठाणे 400607 ARFPP7221B  |                               |
| (9) दस्तावेज करून दिल्याचा दिनांक  | 29-03-2023  |                               |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 29-03-2023  |                               |
| (11) अनुक्रमांक, खंड व पृष्ठ   | 4986 2023   |                               |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 309400  |                               |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 100   |                               |
| (14) शेरा  |   |                               |
| मूल्यांकनासाठी विचारात घेतलेला तपशील -   |   |                               |

**Sale Instance**

|  |   |                                |
|--|---|--------------------------------|
| 4988335  | <b>सूची क्र . २</b>   | दुय्यम निबंधक .सह दु.नि.ठाणे 5 |
| 22-05-2023   |   | दस्तऐवज क्रमांक 4988 2023      |
| Note :-Generated Through eSearch<br>Module For original report please contact<br>concern SRO office  |   | नोंदणी<br>Regn 63m             |
| <b>गाव: ओवळे</b>   |   |                                |
| (1) दस्तऐवज प्रकार   | करारनामा  |                                |
| (2) मोबदला   | 6809775   |                                |
| (3) बाजारभाव , भाडेपट्ट्याच्या बाबतीतपट्टेकार<br>आकारणी देतो कि पट्टेदार ते नमूद करावे .   | 4689227.-4  |                                |
| (4) भूमापन , पोटहिस्सा व धरक्रमांक<br>(असल्यास)  | इतर माहिती: सदनिका क्र.1601.16वा मजला.बिल्डिंग नं. ए विंग.टीआरा बिल्डींग.जी.बी<br>रोड.ओवळे ठाणे प क्षेत्रफळ 48.36 चौ.मी रेरा कार्पेट.झोन नं. 20 78 1ब 3ठाणे म.न.पा.   |                                |
| (5) क्षेत्रफळ  | 48.36चौ.मीटर  |                                |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा  |   |                                |
| (7) दस्तऐवज करून देणाऱ्या - लिहून<br>ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी<br>न्यायालयाचा हुकूमनामा किंवा आदेश<br>असल्यास प्रतिवादीचे नाव व पत्ता | 1) मेसर्स सागर एंटरप्राईस तर्फे पार्टनर तेजस डी. जैन यांच्या तर्फे कबुलीजवाब देणार कु.मु. ऋषिकेश<br>चव्हाण - 2 <sup>रा</sup> प्लॉट नं. 1305, माळा नं. - इमारतीचे नाव: देव कॉर्पोरा. इस्टर्न एक्सप्रेस हायवे, कॅडबरी जंक्शन<br>जवळ, ठाणे प. ब्लॉक नं. - रोड नं. - महाराष्ट्र, ठाणे 400601 ACNFS5301B<br>2) मे सागर एंटरप्राईस तर्फे पार्टनर निशित जे. मेहता यांच्या तर्फे कबुलीजवाब देणार कु.मु. ऋषिकेश<br>चव्हाण - 2 <sup>रा</sup> प्लॉट नं. 1305, माळा नं. - इमारतीचे नाव: देव कॉर्पोरा. इस्टर्न एक्सप्रेस हायवे, कॅडबरी जंक्शन<br>जवळ, ठाणे प. ब्लॉक नं. - रोड नं. - महाराष्ट्र, ठाणे 400601 ACNFS5301B |                                |
| (8) दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव<br>किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा<br>आदेश असल्यास प्रतिवादीचे नाव व पत्ता                      | 2) लक्ष्मी मोहनदत्त पोखरीयाल - 38 प्लॉट नं: ए 504, माळा नं: - , इमारतीचे नाव: फेज 2,<br>भक्ती पार्क, ब्लॉक नं: आनंद नगर, जी. बी रोड, ठाणे प. रोड नं: - , महाराष्ट्र,<br>ठाणे, 400615 AQHPP5062G<br>1) चंद्रकांत बी खंडेलवाल - 10 प्लॉट नं ए 504, माळा नं. - , इमारतीचे नाव: फेज 2, भक्ती पार्क, ब्लॉक नं:<br>आनंद नगर, जी. बी रोड, ठाणे प. रोड नं. - , महाराष्ट्र, ठाणे 400615 AVBPK 5503G  |                                |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 29 03 2023  |                                |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 29 03 2023  |                                |
| (11) अनुक्रमांक खंड व पृष्ठ  | 4988 2023   |                                |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 476700  |                                |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 100   |                                |
| (14) शेरा  |   |                                |
| मूल्यांकनासाठी विचारात घेतलेला तपशील .   |   |                                |



**Sale Instance**

|  |   |  |
|--|---|--|
| 6680335<br>22-05-2023<br>Note -Generated Through eSearch<br>Module,For original report please contact<br>concern SRO office                        | <b>सूची क्र . २</b>   | दुय्यम निबंधक :सह दु.नि.ठाणे 5<br>दस्तऐवज क्रमांक 6680. 2023<br>नोंदणी<br>Regn 63m |
| <b>गाव: ओवळे</b>   |   |  |
| (1) दस्तऐवज प्रकार   | करारनामा  |  |
| (2) मोबदला   | 4418927   |  |
| (3) बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार<br>आकारणी देतो कि पट्टेदार ते नमूद करावे .  | 3411364   |  |
| (4) भूमापन .पोटहिस्सा व घरक्रमांक<br>(असल्यास)   | . इतर माहिती: सदनिका क्र. 402.4था मजला.बिल्डिंग नं. ए.टी.आरा बिल्डींग.जी.बी<br>रोड,ओवळे ठाणे प क्षेत्रफळ 37.82 चौ.मी रेरा कार्पेट.झोन नं. 20 78 1ब 3ठाणे म.न.पा.  |  |
| (5) क्षेत्रफळ  | 37.82चौ मीटर  |  |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा  |   |  |
| (7) दस्तऐवज करून देणाऱ्या / लिहून<br>ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी<br>न्यायालयाचा हुकूमनामा किंवा आदेश<br>असल्यास प्रतिवादीचे नाव व पत्ता | 1) मेसर्स सागर एंटरप्राईस तर्फे पार्टनर तेजस डी. जैन यांच्या तर्फे कबुलीजवाब देणार कु.मु. ऋषिकेश<br>चव्हाण - 2 <sup>न</sup> प्लॉट नं 1305, माळा नं . इमारतीचे नाव देव कॉर्पोरा, इस्टर्न एक्सप्रेस हायवे, कॅडबरी जंक्शन<br>जवळ, ठाणे प. ब्लॉक नं ., रोड नं ., महाराष्ट्र, ठाणे 400601 ACNFS5301B<br>2) मे सागर एंटरप्राईस तर्फे पार्टनर निशित जे मेहता यांच्या तर्फे कबुलीजवाब देणार कु.मु. ऋषिकेश<br>चव्हाण - 2 <sup>न</sup> प्लॉट नं 1305, माळा नं ., इमारतीचे नाव देव कॉर्पोरा, इस्टर्न एक्सप्रेस हायवे, कॅडबरी जंक्शन<br>जवळ, ठाणे प. ब्लॉक नं ., रोड नं ., महाराष्ट्र, ठाणे 400601 ACNFS5301B |  |
| (8) दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव<br>किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा<br>आदेश असल्यास प्रतिवादीचे नाव व पत्ता                      | 2) समीर तन्नो खान - 20 प्लॉट नं: 202, माळा नं: 2, इमारतीचे नाव: रेश्मा अपार्टमेंट.<br>ब्लॉक नं: सुरेश मेडिकलच्या मागे, पाडा नं. 2, यशोधन नगर, ठाणे. रोड नं: ., महाराष्ट्र,<br>ठाणे. 400606 JYNPK7505N<br>1) तन्नो खान - 15 प्लॉट नं: 202, माळा नं 2, इमारतीचे नाव रेश्मा अपार्टमेंट, ब्लॉक नं सुरेश मेडिकलच्या<br>मागे, पाडा नं 2, यशोधन नगर, ठाणे रोड नं: ., महाराष्ट्र, THANE 400606 BMPPK9045M   |  |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 26-04-2023  |  |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 26-04-2023  |  |
| (11) अनुक्रमांक, खंड व पृष्ठ   | 6680 2023   |  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 309400  |  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 100   |  |
| (14) शेर   |   |  |
| मूल्यांकनासाठी विचारात घेतलेला तपशील -   |   |  |

## Sale Instance

|   |   |   |
|---|---|---|
| 4617335<br>22-05-2023<br>Note -Generated Through eSearch<br>Module.For original report please contact<br>concern SRO office                     | <b>सूची क्र . २</b>   | दुय्यम निबधक :सह दु.नि.ठाणे 5<br>दस्तऐवज क्रमांक :4617 2023<br>नोंदणी<br>Regn 63m |
| <b>गाव: ओवळे</b>  |   |   |
| (1)दस्तऐवज प्रकार   | करारनामा  |   |
| (2)मोबदला   | 6682961   |   |
| (3)बाजारभाव / भाडेपट्ट्याच्या बाबतीतपट्टेकार<br>आकारणी देतो कि पट्टेदार ते नमूद करावे .   | 4553476.4   |   |
| (4)भूमापन पोटहिस्सा व घरक्रमांक<br>(असल्यास)  | . इतर माहिती: सदनिका क्र.1906.19वा मजला.बिल्डिंग नं. ए विंग.टीआरा बिल्डींग.जी.बी<br>रोड.ओवळे ठाणे प क्षेत्रफळ 46.96 चौ.मी रेरा कार्पेट.झोन नं. 2078 1ब 3ठाणे म.न.पा.  |   |
| (5)क्षेत्रफळ  | 46.96चौ.मीटर  |   |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा  |   |   |
| (7)दस्तऐवज करून देणाऱ्या लिहून<br>ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी<br>न्यायालयाचा हुकूमनामा किंवा आदेश<br>असल्यास प्रतिवादीचे नाव व पत्ता | 1) मेसर्स सागर एंटरप्राईस तर्फे पार्टनर तेजस डी जैन यांच्या तर्फे कबुलीजवाब देणार कु.मु. ऋषिकेश<br>चव्हाण - 2 <sup>०</sup> प्लॉट नं 1305, माळा नं . इमारतीचे नाव देव कॉर्पोरा. इस्टर्न एक्सप्रेस हायवे, कॅडबरी जंक्शन<br>जवळ, ठाणे प. ब्लॉक नं . रोड नं . महाराष्ट्र, ठाणे 400601 ACNFS5301B<br>2) मे सागर एंटरप्राईस तर्फे पार्टनर निशित जे मेहता यांच्या तर्फे कबुलीजवाब देणार कु.मु. ऋषिकेश<br>चव्हाण - 2 <sup>०</sup> प्लॉट नं 1305, माळा नं . इमारतीचे नाव देव कॉर्पोरा. इस्टर्न एक्सप्रेस हायवे, कॅडबरी जंक्शन<br>जवळ, ठाणे प. ब्लॉक नं . रोड नं . महाराष्ट्र, ठाणे 400601 ACNFS5301B |   |
| (8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव<br>किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा<br>आदेश असल्यास प्रतिवादीचे नाव व पत्ता                    | 2) लीला नेकाराम चौधरी -- 30 प्लॉट नं. 19. माळा नं. . इमारतीचे नाव: मारुती एन्क्लेव्ह,<br>ब्लॉक नं: प्लॉट नं.9. सेक्टर नं.8.. रोड नं: नवी मुंबई ऐरोली, ठाणे, महाराष्ट्र,<br>ठाणे. 400708 BAXPC1651D<br>1) धीरज दिलीप जैन -- 31 प्लॉट नं.2. माळा नं . इमारतीचे नाव जयराज भवन, ब्लॉक नं स्वान मिल<br>कंपाऊंडच्या समोर. रोड न नवीन मिल रोड. कुर्ला वेस्ट, महाराष्ट्र, मुम्बई. 400070 ARCPJ5745J   |   |
| (9)दस्तऐवज करून दिल्याचा दिनांक   | 24 03 2023  |   |
| (10)दस्त नोंदणी केल्याचा दिनांक   | 24 03 2023  |   |
| (11)अनुक्रमांक, खंड व पृष्ठ   | 4617 2023   |   |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 467900  |   |
| (13)बाजारभावाप्रमाणे नोंदणी शुल्क   | 100   |   |
| (14)शेरा  |   |   |
| मूल्यांकनासाठी 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 ₹ 50,87,500.00 (Rupees Fifty Lakh Eighty Seven Thousand Five Hundred Only). As per Site Inspection 58% Construction Work is Completed.

Place: Mumbai

Date: 22.05.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9872b9c4fad35583e0c979e798a0913490c43d336415311  
75278217a1806552, postalCode=400099, st=Maharashtra,  
serialNumber=41256a566ab0cc90962a55a8fca3d09113bd2e3  
4e28f2429a327b6250fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.05.22 12:56:35 +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 &amp; 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 Engeneer Mr. Chandan Singh personally inspected the property on 19.05.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

| Sr. No. | Particulars   | Valuer comment  |
|---------|---|---|
| 1.      | Background information of the asset being valued;   | The property under consideration was purchased by Ms. Pratiksha Shetty from M/s. Sagar Enterprises vide Agreement for Sale dated 26.04.2023.  |
| 2.      | Purpose of valuation and appointing authority   | As per the request from State Bank of India, RACPC Ghatkopar 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<br>Suraj Zore – Valuation Engineer<br>Vaishali Sarmalkar – Technical Manager<br>Shyam Kajvilkar – 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 – 19.05.2023<br>Valuation Date – 22.05.2023<br>Date of Report – 22.05.2023  |
| 6.      | Inspections and/or investigations undertaken;   | Physical Inspection done on 19.05.2023  |
| 7.      | Nature and sources of the information used or relied upon;  | <ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul> |
| 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 **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 **407.00 Sq. Ft. RERA Carpet Area** in the name of **Ms. Prathiksha Shetty**. 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 **Ms. Pratiksha Shetty**. 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 **407.00 Sq. Ft. RERA Carpet Area.**

### Condition & Repair

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

### Valuation Methodology

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

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

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



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

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

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **407.00 Sq. Ft. RERA Carpet Area.**

#### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

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

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

#### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

#### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### **Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

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

#### Remuneration and Costs.

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

#### Occupation, employability and restrictions.

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

#### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=B, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admn,  
2.5.4.20=9022b0c4fad2d4.0340c239e2680591849a1d333d41333  
135279b1741805652, postalCode=400069, st=Maharashtra,  
serialNumber=1325a266ad4c399802a55a8fce7feb21733a22e-  
394a282e29a127b6294fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.05.22 12:56:47 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report.

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