

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC KALYAN Main Branch 1st Floor Near LIC Office Murbad Road Kalyan West Pin Code-421301 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. <b>PG-853/23-24</b> Dated <b>30-May-23</b> Delivery Note Mode/Terms of Payment <b>AGAINST REPORT</b> Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. <b>31615 / 2300854</b> Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
<b>Total</b>				<b>₹ 2,950.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

**Remarks:**  
 Mr. Harichandra Budhaji Farde & Mrs. Surekha Harichandra Farde - Residential Flat No. 601, 6th Floor, Wing - B, Building No. 2, "Raghunandan Sankul", Village - Vasind, Taluka - Shahapur, District - Thane, PIN Code - 421 601, State - Maharashtra, Country - India  
 Company's PAN : **AADCV4303R**  
 Declaration  
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

Company's Bank Details  
 Bank Name : **ICICI BANK LTD**  
 A/c No. : **340506000531**  
 Branch & IFS Code : **THANE CHARAI & ICIC0003405**

  
 UPI Virtual ID : **VASTUKALATHANE@icici**

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

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Harichandra Budhaji Farde & Mrs. Surekha Harichandra Farde**

Residential Flat No. 601, 6<sup>th</sup> Floor, Wing – B, Building No. 2, "Raghunandan Sankul", Village – Vasind,  
Taluka – Shahapur, District – Thane, PIN Code – 421 601, State - Maharashtra, Country – India.

Latitude Longitude: 19°24'36.6"N 73°15'39.1"E

### Valuation Done for:

**State Bank of India**

**RACPC Kalyan Branch**

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



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

#### **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 Report Prepared For: SBI/RACPC Kalyan Branch/ Mr. Harichandra Budhaji Farde (31615/2300854) Page 2 of 23

Vastu/Thane/05/2023/31615/2300854  
30/06-465-PSSH  
Date: 30.05.2023

## VALUATION OPINION REPORT

This is to certify that the under-construction property bearing Residential Flat No. 601, 6<sup>th</sup> Floor, Wing – B, Building No. 2, "Raghuṇandan Sankul", Village – Vasind, Taluka – Shahapur, District – Thane, PIN Code – 421 601, State - Maharashtra, Country – India belongs to **Mr. Harichandra Budhaji Farde & Mrs. Surekha Harichandra Farde.**

Boundaries of the property.

North : Building No. 1  
South : Road  
East : Road  
West : Open Plot

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 **₹ 41,29,600.00 (Rupees Forty One Lakh Twenty Nine Thousand Six Hundred Only)**. As per Site Inspection 15% 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.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.org, c=IN, postalCode=400000, st=Maharashtra, serialNumber=1, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.05.30 12:28:21 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**

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



www.vastukala.org

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

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, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,  
**The Assistant General Manager,**  
**State Bank of India**  
**RACPC Kalyan Branch**  
 Main Branch, 1st Floor, Near LIC Office,  
 Murbad Road, Kalyan (West), Thane – 421 301,  
 State – Maharashtra, Country – India.

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

I		General	
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Banking Purpose.
2.	a) Date of inspection	:	27.05.2023
	b) Date on which the valuation is made	:	30.05.2023
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 21.02.2023 between M/s. Jai Mata Di Builders & Developers (the Promoters / Builders / Developers) and Mr. Harichandra Budhaji Farde & Mrs. Surekha Harichandra Farde (the Purchasers / Allottees). 2. Copy of RERA Registration Certificate No. P51700019656 dated 09.09.2021. 3. Copy of N.A. Order & Construction Permission Certificate No. Mahsul / K – 1 / T - 11 / NAP / Vashind / Shahapur / SR / 168 / 2021 dated 12.09.2022 issued by District Collector, Thane.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p><b>Mr. Harichandra Budhaji Farde &amp; Mrs. Surekha Harichandra Farde</b></p> <p><b>Address:</b> Residential Flat No. 601, 6<sup>th</sup> Floor, Wing – B, Building No. 2, "Raghunandan Sankul", Village – Vasind, Taluka – Shahapur, District – Thane, PIN Code – 421 601, State - Maharashtra, Country – India.</p> <p><b>Contact Person:</b>                      Mr. Rajendra Bhare (Sale Person)                      Contact No. 9270923464</p> <p>Joint Ownership                      Details of ownership share is not available</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	<p>The property is a residential Flat No. 601 in under construction building. The flat is located on 6<sup>th</sup> Floor in the said under construction building. As per agreement sale plan / As per site information, the composition of flat will be 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Balcony + Passage (i.e. <b>2 BHK with 2 Toilets</b>). The property is at 900 M. walkable distance from nearest railway station Vasind.</p> <p><b>At the time of inspection, the property was under</b></p>





		A As per the Deed	B Actual
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.	Extent of the site	<b>Carpet Area in Sq. Ft. = 593.00</b> <b>Balcony Area in Sq. Ft. = 119.00</b> <b>Total Carpet Area in Sq. Ft. = 712.00</b> <b>(Area as per Agreement for sale)</b>  Built Up Area in Sq. Ft. = 783.00 (Total Carpet Area + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	19°24'36.6"N 73°15'39.1"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	<b>Carpet Area in Sq. Ft. = 593.00</b> <b>Balcony Area in Sq. Ft. = 119.00</b> <b>Total Carpet Area in Sq. Ft. = 712.00</b> <b>(Area as per Agreement for sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Building is under construction	
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	Residential	
2.	Location		
	C.T.S. No.	Village – Vasind	
	Block No.	-	
	Ward No.	-	
	Village / Municipality / Corporation	Village – Vasind Grampanchayat Vasind / District Collector, Thane.	
	Door No., Street or Road (Pin Code)	Residential Flat No. 601, 6 <sup>th</sup> Floor, Wing – B, Building No. 2, "Raghunandan Sankul", Village – Vasind, Taluka – Shahapur, District – Thane, PIN Code – 421 601, State - Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	Residential	
4.	Year of Construction	Building is under construction	
5.	Number of Floors	Proposed (Part) Ground + (Part) Stilt + 7 Upper Floors	
6.	Type of Structure	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	Proposed 6 Flats on 6 <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 1 Lift	
	Protected Water Supply	Proposed Municipal Water supply	

	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Stilt / Open Parking
	Is Compound wall existing?	:	Proposed, yes
	Is pavement laid around the building	:	Proposed, yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the flat is situated	:	6 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 601
3	Specifications of the flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door framed with flush doors
	Windows	:	Proposed Powder coated aluminum sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Proposed Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	<b>Mr. Harichandra Budhaji Farde &amp; Mrs. Surekha Harichandra Farde</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. = 783.00 (Total Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per Local norms
11	What is the Carpet Area of the flat?	:	<b>Carpet Area in Sq. Ft. = 593.00 Balcony Area in Sq. Ft. = 119.00 Total Carpet Area in Sq. Ft. = 712.00 (Area as per Agreement for sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Proposed for residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 8,500.00 Expected rental income per month after building completion
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No



<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Capet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 5,800.00 per Sq. Ft. on Capet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 3,100.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 39,375.00 per Sq. M. i.e. ₹ 3,658.00 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 / Rgstrn. 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 fiat 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%	:	N.A. as building is under construction
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 3,100.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 5,800.00 per Sq. Ft.</b>
	<b>Remarks:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, If provided)	712.00 Sq. Ft.	5,800.00	41,29,600.00
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>41,29,600.00</b>
<b>Insurable value of the property (783.00 X 2,700.00)</b>				<b>21,14,100.00</b>
<b>Guideline value of the property (As per Index No. II)</b>				<b>26,88,800.00</b>

### Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 5,000.00 to ₹ 6,000.00 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 ₹ 5,800.00 per Sq. Ft. on Capet Area for valuation.

### Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

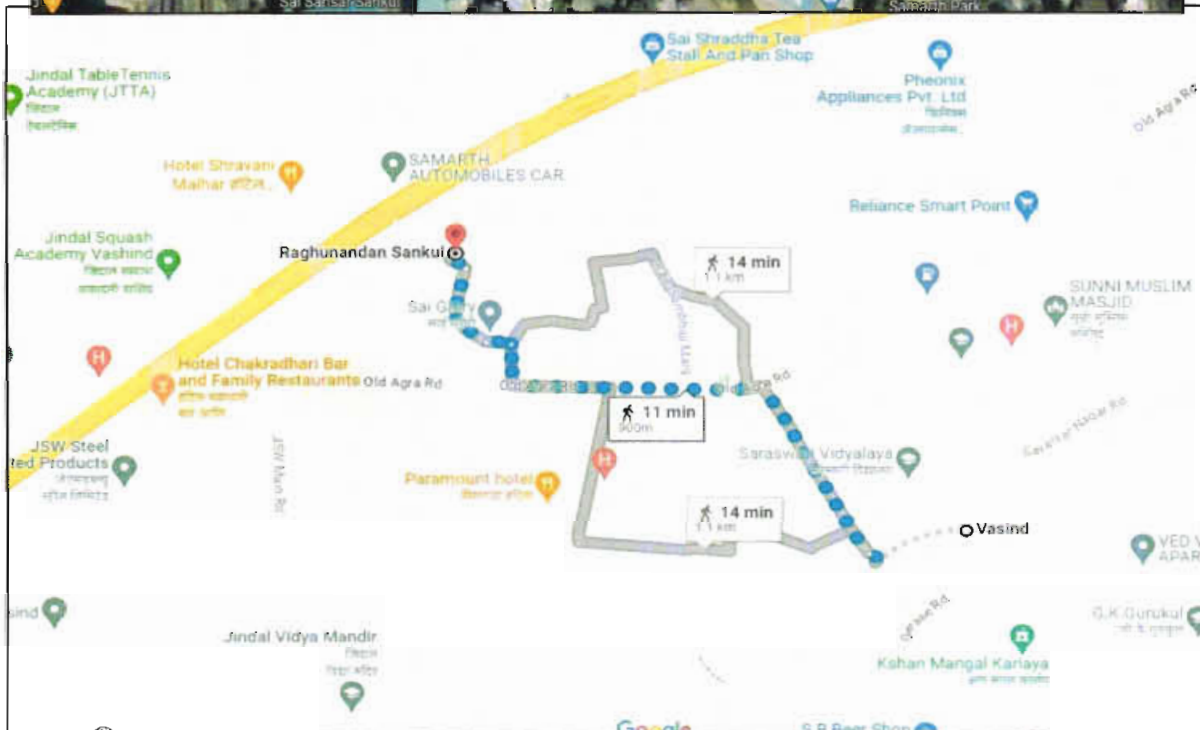
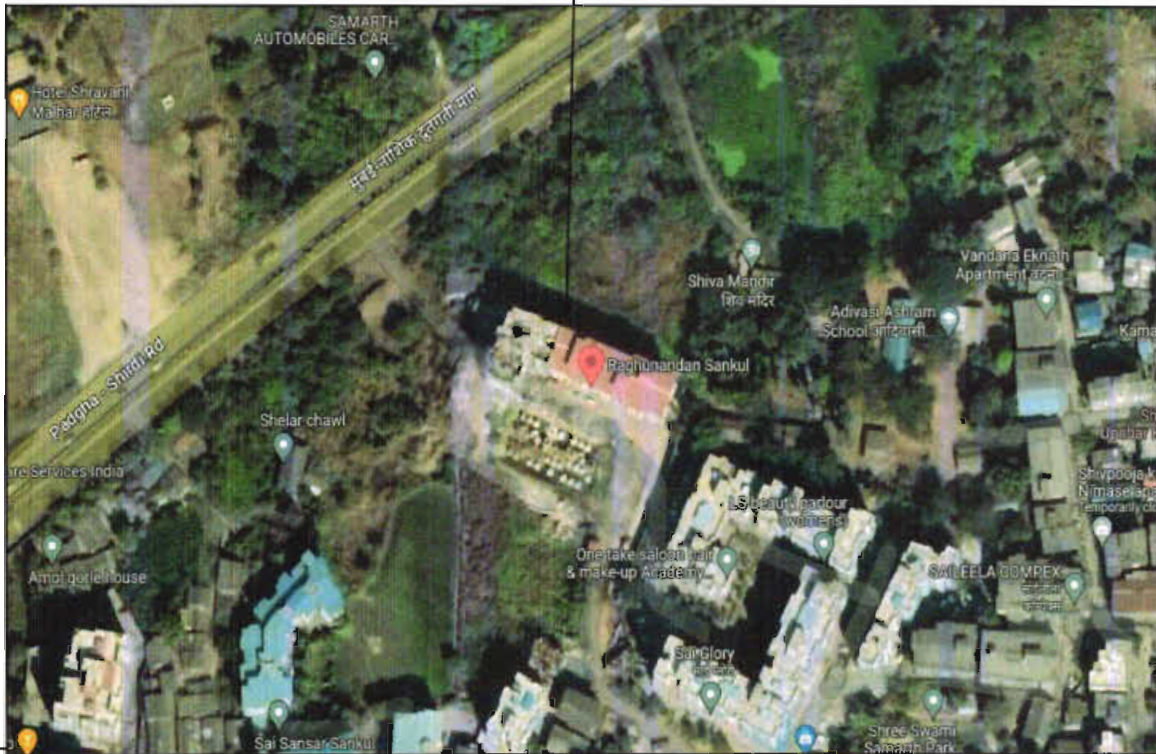
Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 8,500.00 Expected rental income per month after building completion.
iii) Any likely income it may generate	Rental Income





## Route Map of the property

Site u/r



**Latitude Longitude: 19°24'36.6"N 73°15'39.1"E**

**Note:** The Blue line shows the route to site from nearest railway station (Vasind – 900 Km.)



Think Innovate Create

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


An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)





## Ready Reckoner Rate


**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
Close
Feedback

Year: 2023/2024
Language: English

Selected District: ठाणे  
 Select Taluka: महापूर  
 Select Village: वामिद (177)  
 Search By:  Survey No  Location  
 Select Location: इतर विकसनशिल विभाग

Select	विषय नं.	व्यवस्थापक	दर	एकक (चौ. फु.)
SurveyNo	27/27.1	निवासी सचनिका	37500	चौ. मीटर
SurveyNo	27/27.2	कार्यालय/शैक्षणिक/साधारण/सोसाइटी	38200	चौ. मीटर
SurveyNo	27/27.3	दुकाने	48900	चौ. मीटर
SurveyNo	27/0	-	0	NA

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat (A)</b>	37,500.00			
Increase by 5% on Flat Located on 6 <sup>th</sup> Floor	1,875.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase)</b>	<b>39,375.00</b>	<b>Sq. Mt.</b>	<b>3,658.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

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

## Price Indicators

**99acres** Buy -

₹40 Lac **2BHK 2Baths**  
Estimated EMI ₹ 11,548

Overview Society Owner Details Price Trends Registry Record Society Reviews

**Property (2B)** Society (2B)

**Super Built up area** 1060 sq.ft. **₹ 40 Lac** @ 3,774 per sq.ft. (all inclusive, negotiable) [View Price](#)

**2 Bedrooms, 2 Bathrooms, 1 Balconies with Others**

**Yardhaman Vasika Vasind Vasind, Mumbai Beyond Thane**

**4<sup>th</sup> of 4 Floors**

**East**

**0 to 1 Year Old**

**Places nearby**  
403, Building No. 3, Yardhaman Vasika, Opp Jindal Steel Plant, Mumbai Nashik Highway, Vasind, Vasind, Mumbai Beyond Thane, Mumbai

[JSW Hospital](#) [Sant Gadge Maharaj Hospital](#) [Dr. Ajay Patil Clinic](#) [Kimsaya Clinic - Skin & Hair Centre](#) [Ashwad Nurt...](#)

**magicbricks** Buy Sell

₹ 31.0 Lac [Get ₹9,300 cashback on Home Loan](#)

**2 Bed, 707 Sq. Ft. Flat For Sale - Vasind, Thane**

**2 Beds | 2 Baths | Unfurnished**

**Carpet Area** 505 sq.ft. • ₹ 6.13/sq.ft.

**Developer** [Sunteck Realty Ltd.](#) **Project** [Sunteck Forest World](#)

**Floor** Ground (Out of 17 Floors) **Transaction Type** **New Property** **Facing** **East**

**Lifts** 2 **Furnished Status** **Unfurnished** **Car Parking** **1 Open**

**East Facing Property**

[Contact Agent](#) [Get Phone No.](#) [Last contact made 69 days ago](#) [Get Contact Details](#)

**Contact Agent**  
Dedicated agent  
**Remedies Property**  
+919200000000

**More Details**

**Price Breakup** ₹ 31 Lac | ₹ 1,600 Monthly

**Booking Amount** ₹ 51,000

**BERA ID:** P51700030578

**Address:** Vasind (Sunteck), Vasind, Thane - Beyond Thane, Maharashtra

**Landmarks:** Mumbai Nashik Highway

## Sales Instance

729408 29-05-2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. शहापुर दस्त क्रमांक 729/2023 नोदणी Regn 63m
<b>गावाचे नाव : वासिंद</b>		
(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल ऑफ प्लॉट	
(2) मोबदला	2117500	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1594725	
(4) भू-मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: विभाग-प्रभावक्षेत्र,मौजे वासिंद,ता.शहापुर,जि.ठाणे येथिल बिनशेती सर्वे नं.191/1,क्षेत्र 430.00(चौ.मी),व सर्वे नं.191/2/1पै,क्षेत्र 6177.00(चौ.मी),एकुण क्षेत्र 6607.00(चौ.मी)या मिळकती वरील नियोजित इमारत रघुनंदन संकुल मधिल बिल्डींग नं. 1-सी,तळ मजला,निवासी सदनिका नं.004,(जी-04),कारपेट क्षेत्र 38.6300(चौ.मी)( ( Survey Number : 191/1 व 191/2/1पै ; Block Number : सदनिका नं.004(जी-04) ; ) )	
(5) क्षेत्रफळ	38.6300 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-मे.जय माता दी बिल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार रविंद्र विठ्ठल भेरे वय:-53 पत्ता - प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. ऑफिस पत्ता- श्रमसाफल्य निवास, वार्ड क्र.1, मारुती मंदीराजवळ, वासिंद,ता.शहापूर,जि.ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं.-AAJFJ8535C 2): नाव.-मे.जय माता दी बिल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार गोपाळसिंग दत्तसिंग रजपुत वय:-46 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. ऑफिस पत्ता- श्रमसाफल्य निवास, वार्ड क्र.1, मारुती मंदीराजवळ, वासिंद,ता.शहापूर,जि.ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं.-AAJFJ8535C	
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव.-विजय बालचंद्र सोनकांबळे वय:-36 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रा.मु.पाटील नगर,गेरसे रोड,मु.पो.वासिंद,ता.शहापूर,जि.ठाणे, रोड नं. -, महाराष्ट्र, ठाणे पिन कोड:-421601 पॅन नं.-DATPS0144H 2): नाव.-वैशाली विजय सोनकांबळे वय:-26 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रा.मु.पाटील नगर,गेरसे रोड,मु.पो.वासिंद,ता.शहापूर,जि.ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं.-KIDPS0660H	
(9) दस्तऐवज करुन दिल्याचा दिनांक	21/02/2023	
(10) दस्त नोदणी केल्याचा दिनांक	21/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	729/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	127050	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	21200	
(14) शैरा		







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



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mr. Harichandra Budhaji Farde & Mrs. Surekha Harichandra Farde from M/s. Jai Mata Di Builders & Developers vide Agreement for Sale dated 21.02.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Kalyan Branch, 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 Nikhil Sonawane – Valuation Engineer Shobha Kuperkar – Technical Manager Pratibha Shilvanta – 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 – 27.05.2023 Valuation Date – 30.05.2023 Date of Report – 30.05.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 27.05.2023
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 **30<sup>th</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 **Total Carpet Area in Sq. Ft. = 712.00** in the name **Mr. Harichandra Budhaji Farde & Mrs. Surekha Harichandra Farde** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### **Property Title**

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Harichandra Budhaji Farde & Mrs. Surekha Harichandra Farde**. 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 **Total Carpet Area in Sq. Ft. = 712.00.**

### **Condition & Repair**

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

### **Valuation Methodology**

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

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

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



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

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

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 712.00.**

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

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



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.

