

PROFORMA INVOICE

| | | |
|---|--|--|
| Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org | Invoice No. PG-814/23-24 | Dated 27-May-23 |
| Buyer (Bill to) Janseva Sahakari Bank-Charkop Branch Charkop Shivneri RDP-4, Sector 5, Charkop, Kandivali West, Mumbai 40007, GSTIN/UIN : 27AAAAJ0620Q1ZM State Name : Maharashtra, Code : 27 | Delivery Note | Mode/Terms of Payment AGAINST REPORT |
| | Reference No. & Date. | Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. 31622 / 2300815 | Delivery Note Date |
| | Dispatched through | Destination |
| Terms of Delivery | | |

| Sl No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|--|---------|----------|-------------------|
| 1 | VALUATION FEE <i>(Technical Inspection and Certification Services)</i> | 997224 | 18 % | 2,000.00 |
| | CGST | | | 180.00 |
| | SGST | | | 180.00 |
| Total | | | | ₹ 2,360.00 |


Amount Chargeable (in words) E. & O.E
Indian Rupee Two Thousand Three Hundred Sixty Only

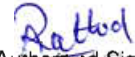
| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|-----------------|-------------|---------------|-----------|---------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 2,000.00 | 9% | 180.00 | 9% | 180.00 | 360.00 |
| Total | 2,000.00 | | 180.00 | | 180.00 | 360.00 |

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Remarks:
 "Mrs. Sheela Nitin Bhandare - Residential Room No. B /5, "Charkop Bhaktiyog Co-op. Hsg. Soc. Ltd.", Plot No. 855, RSC - 12, Sector - 8, Charkop, Kandivali (West), Mumbai - 400 067, 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. : **123105000319**
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**


 UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

 Authorized Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Sheela Nitin Bhandare**

Residential Room No. B/5, "Charkop Bhaktiyog Co-op. Hsg. Soc. Ltd.", Plot No. 855,
RSC - 12, Sector - 8, Charkop, Kandivali (West), Mumbai – 400 067,
State – Maharashtra, Country – India.

Latitude Longitude: 19°13'08.4"N 72°49'09.7"E

Think.Innovate.Create

Valuation Prepared for:

Janseva Sahakari Bank

Charkop Branch

Charkop Shivneri RDP-4, Sector 5, Charkop, Kandivali West, Mumbai 400 067,
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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Room No. B/5, "Charkop Bhaktiyog Co-op. Hsg. Soc. Ltd.", Plot No. 855, RSC - 12, Sector - 8, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mrs. Sheela Nitin Bhandare**.

Boundaries of the property.

| | | |
|-------|---|---------------|
| North | : | MHADA Society |
| South | : | Road |
| East | : | Plot No. 854 |
| West | : | Plot No. 856 |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at **₹ 40,35,000.00 (Rupees Forty Lakh Thirty Five Thousand Only)**.

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

Hence certified

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

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.05.27 13:49:11 +05'30'


Auth. Sign.






Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
JSB Emp. No. 36/LOAN H.O./2016-17/232
Encl. Valuation Report



Our Pan India Presence at :

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

-  **Regd. Office** : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
 Tele/Fax : +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.**VALUATION REPORT (IN RESPECT OF RESIDENTIAL ROOM)**

| I | | General | |
|----|---|---------|---|
| 1. | Purpose for which the valuation is made | : | To assess Fair Market value of the property for Bank Loan Purpose. |
| 2. | a) Date of inspection | : | 26.05.2023 |
| | b) Date on which the valuation is Made | : | 27.05.2023 |
| 3. | List of documents produced for perusal: 1. Copy of Agreement for Sale (4 pages from Documents) dated 24.09.2007 2. Copy of Deed of Declaration (4 pages from Documents) dated 13.01.2010 3. Copy of MHADA Letter dated 19.04.2023 4. Copy of Society NOC Letter dated 15.09.2009 5. Copy of Share Certificate No. 420 dated 13.01.2010 | | |
| 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) | : | Mrs. Sheela Nitin Bhandare Address: Residential Room No. B/5, "Charkop Bhaktiyog Co-op. Hsg. Soc. Ltd.", Plot No. 855, RSC - 12, Sector - 8, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India. Contact Person: Ms. Mitali (Daughter) Contact No. 8689879853 Sole Ownership |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : | The property is a Residential Room No. B/5 of Ground + 1 upper Floor of load bearing structure with AC sheet roofing. The composition of residential room - Ground Floor - Living Room + Kitchen + Toilet + Dry Area. 1 st Floor – 1 Bedroom. The property is at 2.5 Km. traveling distance from nearest metro station Kandivali (west). |
| 6. | Location of property | : | |
| | a) Plot No. / Survey No. | : | Plot No. 855, RSC - 12, Sector – 8, Survey No. 41 |
| | b) Door No. | : | Residential Room No. B/5 |
| | c) C.T.S. No. / Village | : | R / Central Ward, Village – Charkop |
| | d) Ward / Taluka | : | Taluka – Borivali |
| | e) Mandal / District | : | Mumbai Suburban District |
| | f) Date of issue and validity of layout of approved map / plan | : | Copy of Approved Plan were not provided and not verified |
| | g) Approved map / plan issuing authority | : | |
| | h) Whether genuineness or authenticity | : | N.A. |

| | | | |
|------|---|---|---|
| | of approved map/ plan is verified | | |
| | i) Any other comments by our empanelled valuers on authentic of approved plan | | N.A. |
| 7. | Postal address of the property | : | Residential Room No. B/5, "Charkop Bhaktiyog Co-op. Hsg. Soc. Ltd.", Plot No. 855, RSC - 12, Sector - 8, Charkop, Kandivali (West), Mumbai - 400 067, State - Maharashtra, Country - India. |
| 8. | City / Town | : | Kandivali (West), Mumbai |
| | 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 Area |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality | : | Village - Charkop / Kandivali MHADA / Municipal Corporation of Greater Mumbai |
| 11. | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : | No |
| 12. | Boundaries of the property | | As per site As per documents |
| | North | : | MHADA Society - |
| | South | : | Road - |
| | East | : | Plot No. 854 - |
| | West | : | Plot No. 856 - |
| 13 | Dimensions of the site | | N. A. as property under consideration is an independent Room. |
| | | | A B As per the Deed Actuals |
| | North | : | - - |
| | South | : | - - |
| | East | : | - - |
| | West | : | - - |
| 14. | Extent of the site | : | Carpet Area in Sq. Ft. = 396.00 1 st Floor Area in Sq. Ft. = 175.00 (Area as per actual site measurement) Built-up Area in Sq. Ft. = 269.00 (Area as per Agreement for Sale) |
| 14.1 | Latitude, Longitude & Co-ordinates of Room | : | 19°13'08.4"N 72°49'09.7"E |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | : | Built-up Area in Sq. Ft. = 269.00 (Area as per Agreement for Sale) |
| 16 | Whether occupied by the owner / tenant? If | : | Owner Occupied |



| | | |
|------------|--|---|
| | occupied by tenant since how long? Rent received per month. | |
| II | APARTMENT BUILDING | |
| 1. | Nature of the Apartment | : Residential |
| 2. | Location | : |
| | C.T.S. No. | : Plot No. 855, RSC - 12, Sector - 8 |
| | Block No. | : - |
| | Ward No. | : R / Central Ward |
| | Village / Municipality / Corporation | : Village – Charkop / Kandivali MHADA / Municipal Corporation of Greater Mumbai |
| | Door No., Street or Road (Pin Code) | : Residential Room No. B/5, “Charkop Bhaktiyog Co-op. Hsg. Soc. Ltd.”, Plot No. 855, RSC - 12, Sector - 8, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India. |
| 3. | Description of the locality Residential / Commercial / Mixed | : Residential |
| 4. | Year of Construction | : 2005 (Approx.) |
| 5. | Number of Floors | : Ground + 1 Upper Floor |
| | Type of Structure | : Load bearing structure with A.C. Sheet roofing |
| | Number of Dwelling units in the building | : 34 Rooms on Ground Floor |
| | Quality of Construction | : Normal |
| | Appearance of the Building | : Average |
| | Maintenance of the Building | : Average |
| | Facilities Available | : |
| | Lift | : Not provided |
| | Protected Water Supply | : Municipal Water supply |
| | Underground Sewerage | : Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : Open Car Parking |
| | Is Compound wall existing? | : Yes |
| | Is pavement laid around the building | : Yes |
| III | ROOM | |
| 1 | The floor in which the Room is situated | : Ground + 1 Upper Floor |
| 2 | Door No. of the Room | : Residential Room No. B/5 |
| 3 | Specifications of the room | : |
| | Roof | : AC Sheet Roofing |
| | Flooring | : Kota Stone flooring |
| | Doors | : Teak Wood door frame with flush doors |
| | Windows | : Alluminum sliding windows |
| | Fittings | : Concealed plumbing with C.P. fittings. Electrical wiring with Casing capping. |
| | Finishing | : Cement Plastering |
| 4 | House Tax | : |
| | Assessment No. | : Details not available |
| | Tax paid in the name of: | : Details not available |
| | Tax amount: | : Details not available |
| 5 | Electricity Service connection No.: | : Details not available |

| | | | |
|-----------|--|---|--|
| | Meter Card is in the name of: | : | Details not available |
| 6 | How is the maintenance of the room? | : | Normal |
| 7 | Sale Deed executed in the name of | : | Mrs. Sheela Nitin Bhandare |
| 8 | What is the undivided area of land as per Sale Deed? | : | Details not available |
| 9 | What is the plinth area of the room? | : | Built-up Area in Sq. Ft. = 269.00 (Area as per Agreement for Sale) |
| 10 | What is the floor space index (app.) | : | As per MHADA / MCGM norms |
| 11 | What is the Carpet Area of the room? | : | Carpet Area in Sq. Ft. = 396.00 1 st Floor Area in Sq. Ft. = 175.00 (Area as per actual site measurement) |
| 12 | Is it Posh / I Class / Medium / Ordinary? | : | Medium |
| 13 | Is it being used for Residential or Commercial purpose? | : | Residential purpose |
| 14 | Is it Owner-occupied or let out? | : | Owner Occupied |
| 15 | If rented, what is the monthly rent? | : | ₹ 8,000.00 Expected rental income per month |
| IV | MARKETABILITY | : | |
| 1 | How is the marketability? | : | Good |
| 2 | What are the factors favouring for an extra Potential Value? | : | Located in developed area |
| 3 | Any negative factors are observed which affect the market value in general? | : | No |
| V | Rate | : | |
| 1 | After analyzing the comparable sale instances, what is the composite rate for a similar room 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) | : | ₹ 14,000.00 to ₹ 16,000.00 per Sq. Ft. on Built-up Area |
| 2 | Assuming it is a new construction, what is the adopted basic composite rate of the room under valuation after comparing with the specifications and other factors with the room under comparison (give details). | : | ₹ 15,000.00 per Sq. Ft. on Built-up Area |
| 3 | Break - up for the rate | : | |
| | I. Building + Services | : | ₹ 2,500.00 per Sq. Ft. |
| | II. Land + others | : | ₹ 12,500.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : | ₹ 1,38,620.00 per Sq. M. i.e. ₹ 12,878.00 per Sq. Ft. |
| | Guideline rate (after depreciation) | : | ₹ 1,24,344.00 per Sq. M. i.e. ₹ 11,552.00 per Sq. Ft. |
| 5 | Age of the building | : | 18 Years |
| 6 | Life of the building estimated | : | 42 years Subject to proper, preventive periodic maintenance & structural repairs. |
| | Remark: | | |
| | <i>As per the agreement provided, the Built up area of the room is 269.00 Sq. Ft. of but as per site inspection the Carpet area is 544.00 Sq. Ft. comprising of ground floor, extended 1st with A.C. Sheet roofing. As there is no documentary evidence for the ownership of this additional area, we</i> | | |

are considering area as per agreement only for the purpose of valuation.

Details of Valuation:

| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|---------|--|----------------|-------------------|---------------------|
| 1 | Present value of the room | 269.00 Sq. Ft. | 15,000.00 | 40,35,000.00 |
| 2 | Total Fair Market Value of the Property | | | 40,35,000.00 |
| 3 | Realizable value of the property | | | 36,31,500.00 |
| 4 | Distress value of the property | | | 32,28,000.00 |
| 5 | Insurable value of the property | | | 6,72,500.00 |
| 6 | Guideline value of the property | | | 31,07,488.00 |

Justification for price / rate

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Room, where there are typically many comparables available to analyze. As the property is a Residential Room, 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 ₹ 14,000.00 to ₹ 16,000.00 per Sq. Ft. on Built-up Area. Considering the rate with attached report, current market conditions, demand and supply position, Room size, location, upswing in real estate prices, sustained demand for Residential Room, all round development of Residential and Commercial application in the locality etc. We estimate ₹ 15,000.00 per Sq. Ft. on Built-up Area for valuation.

Route Map of the property


Site u/r



Latitude Longitude: 19°13'08.4"N 72°49'09.7"E

Note: The Blue line shows the route to site from nearest metro station (Kandivali (West)) – 2.5 Km.)

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

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Valuation Rules
User Manual
Close
Feedback

Year: 2022/2023
Annual Statement of Rates
Language: English

Selected District:

Select Village:

Search By: Survey No Location

| Select | उपविभाग | खुली जमीन | निवासी सदनिका | ऑफिस | दुकाने | औद्योगिक | एकक (Rs.) |
|----------|---|-----------|---------------|--------|--------|----------|-----------|
| SurveyNo | 80/357A-भुभाग- CRZ-I क्षेत्रातील समाविष्ट मिळकती. | 24520 | 0 | 0 | 0 | 0 | चौरस मीटर |
| SurveyNo | 80/357-भुभाग: चारकोप गावातील संपूर्ण मिळकती. | 59310 | 138620 | 159410 | 174000 | 138620 | चौरस मीटर |

Think.Innovate.Create

Price Indicators

99acres Buy ▾ Street Locality ▾ Flats/Condo ▾ Landmark

₹80 Lac ₹ 2,00,000 per sq.ft. **2Bedrooms 1Bath**

Estimated EM: ₹4.85L

NOT AVAILABLE Website: <https://www.99acres.com/property/2300815>

Overview Owner Details Registry Record Explore Locality Recommendations

Plot area: 40 sq.m

Price: ₹80 Lac ₹ 2,00,000 per sq.ft. (All-inclusive)

1 Floors

Download: Main Road, Others

Configuration: 2 Bedrooms, 1 Bathroom, 2 Balconies

Address: Sector 5 Charkop, Mumbai Andheri-Dahisar

Facing: West

Property Age: 101 Year Old

Request Photos

Places nearby
Sector 5 Charkop, Mumbai Andheri-Dahisar, Mumbai

View All 100

- Charkop Market
- Hanuman Mandir
- Hanuman Temple
- Amba Mata Mandir
- Durgeshwari Temple
- Shri Vitth

NOBROKER Home ▾ Buy ▾ Rent ▾ Sell ▾ Buy Back ▾ Post New Property

2 BHK House For Sale In Kandivali West

₹ 1.15 Lacs/Month

2 Bedrooms

2 Bathrooms

1 Floor

Feb 25, 2022

Immediately

Independent House

Post View Details

Price trends by REEstimate

Report what was incorrect in this property

Activity On This Property

₹ 1.15 Lacs/Month

Similar Properties

2 BHK House For Sale In Charkop, Kandivali West

1 BHK House For Sale In Borivali West

Overview

| | | | |
|------------|--------------|----------------|--------------|
| Appliances | 15 Years | Ownership Type | Self Owned |
| Flooring | Marble Tiles | Built-up Area | 1,200 sq.ft. |
| Pool Area | NA | Carrying Chak | NA |
| Facing | South | Age | 51 |
| Parking | None | 24x7 Security | NA |

NoBroker Services

Price Indicators

The screenshot shows the NObroker website interface. At the top, it displays the property title "2 BHK House For Sale in Khandesh West" and the price "₹ 85.00 Lac". The main visual is a yellow background with a house icon. On the right side, there are filters for "1 BHK", "2 BHK", and "3 BHK", along with a "Get Property Alerts" button. Below the main image, there is an "Overview" section with various property details like "1 Office", "1 Bed", "2 Bath", "Unfurnished", "400 sqm", "East", "Leasehold", and "10 to 15 years". There is also a "Contact Agent" section with the name "Anil Parmar" and a "Get Contact Details" button.

The screenshot shows the magicbricks website interface. The property is titled "1 BHK For Sale in Sector B Charkop - Mumbai" and is priced at "₹ 85.0 Lac". The main details include "1 Bed", "2 Baths", "Unfurnished", "400 sqm", "East", "Leasehold", and "10 to 15 years". The transaction type is "Resale" and the status is "Ready to Move". The contact agent is "Anil Parmar". The "More Details" section shows a price breakup of "₹ 85 Lac / ₹ 4,25,000" with an approx. registration charge of ₹ 800. The booking amount is ₹ 5.0 Lac. The address is "5, Sector B Charkop, Mumbai - North Mumbai, Maharashtra" and the landmark is "Near Charkop MTNL".

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** of the above property in the prevailing condition with aforesaid specifications is **₹ 40,35,000.00 (Rupees Forty Lakh Thirty Five Thousand Only)**.

| Sr. No. | Particulars | Valuer comment |
|---------|---|---|
| 1. | Background information of the asset being valued; | The property was purchased by Mrs. Sheela Nitin Bhandare from Mr. Rajesh Shankar Kadam vide Agreement for Sale dated 24.09.2007 |
| 2. | Purpose of valuation and appointing authority | As per the request from Janseva Sahakari Bank, Charkop Branch to assess Fair Market value of the property for Bank Loan Purpose |
| 3. | Identity of the valuer and any other experts involved in the valuation; | Sharad B. Chalikwar – Regd. Valuer Aniket Nawale – Valuation Engineer Prajakta Patil - Technical Manager Nitesh Khedekar – 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 – 26.05.2023 Valuation Date – 27.05.2023 Date of Report – 27.05.2023 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done on 26.05.2023 |
| 7. | Nature and sources of the information used or relied upon; | <ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us |
| 8. | Procedures adopted in carrying out the valuation and valuation standards followed; | Sales Comparison Method |
| 9. | Restrictions on use of the report, if any; | This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property. |
| 10. | Major factors that were taken into account during the valuation; | current market conditions, demand and supply position, Residential Room size, location, upswing in real estate prices, sustained demand for Residential Room, 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 **27th 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 advice 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 Room, admeasuring **269.00 Sq. Ft. Built-up Area** in the name of **Mrs. Sheela Nitin Bhandare**. 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 **Mrs. Sheela Nitin Bhandare**. 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 Room, admeasuring **269.00 Sq. Ft. Built-up Area**.

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the room 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 Room, admeasuring **269.00 Sq. Ft. Built-up 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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **27th May 2023**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market value for this particular purpose at **₹ 40,35,000.00 (Rupees Forty Lakh Thirty Five Thousand Only)**.

Think.Innovate.Create

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
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Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

JSB Emp. No. 36/LOAN H.O./2016-17/232



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