

# PROFORMA INVOICE

**Vastukala Consultants (I) Pvt Ltd**

B1-001, U/B FLOOR,  
BOOMERANG, CHANDIVALI FARM ROAD,  
ANDHERI-EAST 400072  
GSTIN/UIN: 27AADCV4303R1ZX  
State Name : Maharashtra, Code : 27  
E-Mail : accounts@vastukala.org

Invoice No. <b>PG-1239(A)/23-24</b>	Dated <b>23-Jun-23</b>
Delivery Note	Mode/Terms of Payment
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No. <b>32058 / 2301232</b>	Delivery Note Date
Dispatched through	Destination
Terms of Delivery	

Buyer (Bill to)

**SVC CO-OPERATIVE BANK LTD**

Koperkhairane Branch  
FAM CHSL Shop no 5A to 9A Ground Floor ,  
Plot no 19 & 19 A Sector kperkhairane Navi Mumbai  
GSTIN/UIN : 27AAAAT0177C2ZS  
State Name : Maharashtra, Code : 27

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>2,000.00</b>
	<b>TRAVELLING &amp; OUT OF POCKET EXP.</b>			<b>180.00</b>
				<b>180.00</b>
				<b>200.00</b>
	<b>Total</b>			<b>₹ 2,560.00</b>

Amount Chargeable (in words)

**Indian Rupee Two Thousand Five Hundred Sixty Only**

E. & O.E

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
<b>Total</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

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

Company's Bank Details

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



UPI Virtual ID : **VASTUKALATHANE@icici**

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

*Pagore*  
Authorised Signatory

Remarks:

Mrs. Ratnamala Sudhakar Mhaske - Residential Flat No. 2D/D-0 :6, Ground Floor, "Sadguru Co - Op. Hsg. Soc. Ltd.", Sector - 10, Koparkhairane, Navi Mumbai - 400709, State - Maharashtra, Country - India

Company's Service Tax No. : **AADCV4303RSD001**

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

This is a Computer Generated Invoice



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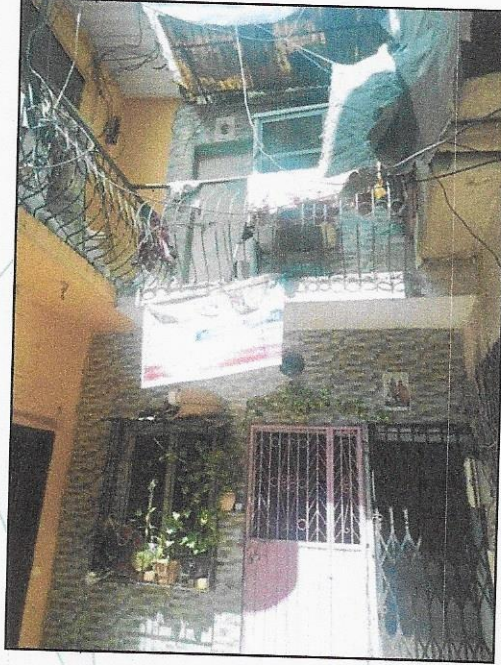
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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Ratnamala Sudhakar Mhaske**

Residential Flat No. 2D/D-0:6, Ground Floor, "**Sadguru Co - Op. Hsg. Soc. Ltd.**", Sector – 10,  
Koparkhairane, Navi Mumbai – 400 709, State – Maharashtra, Country – India.

Latitude Longitude: 19°05'55.0"N 73°00'28.0"E

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**Valuation Done for:**  
**SVC Co-Operative Bank Ltd.**  
**Koparkhairane Branch**

FAM CHSL, Shop No. 5A to 9A Ground Floor, Plot No.19 & 19 A Sector, Koparkhairane,  
Navi Mumbai, State – Maharashtra, Country – India.



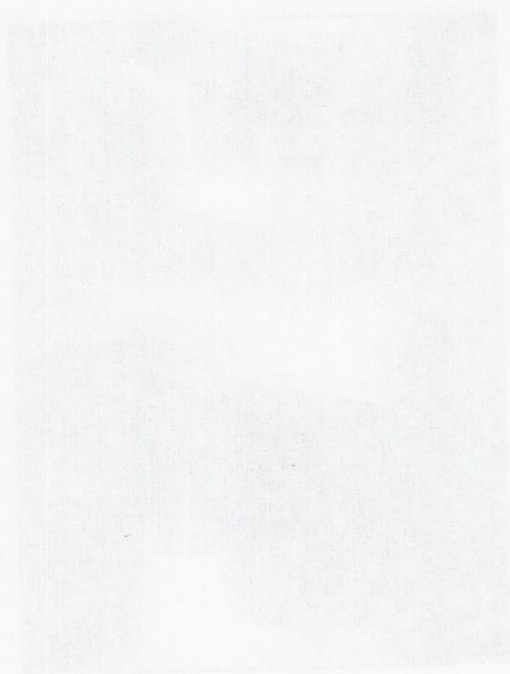
**Thane :** 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : [thane@vastukala.org](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

#### **Our Pan India Presence at :**

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

**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
[mumbai@vastukala.org](mailto:mumbai@vastukala.org)

# Valuation Report of the Immovable Property



Details of the Property being Valued

Valued On: 15/05/2018

Valued For: 15/05/2018

Valuation Summary

Valuation Date: 15/05/2018

Valued For: 15/05/2018

Valued On: 15/05/2018

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Valued On: 15/05/2018

Valued For: 15/05/2018







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

B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,  
**The Branch Manager,**  
**SVC Co-Operative Bank Ltd.**  
**Koparkhairane Branch**  
 FAM CHSL, Shop No. 5A to 9A Ground Floor,  
 Plot No.19 & 19 A Sector, Koparkhairane,  
 Navi Mumbai, State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF RESIDENTIAL 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	:	19.06.2023						
	b) Date on which the valuation is made	:	23.06.2023						
3.	<b>List of documents produced for perusal:</b>								
	I. Copy of Conveyance Deed dated 30.11.2006 between Mr. Chandrakant Ramchandra Kadam (The Vendor) and Mrs. Ratnamala Sudhakar Mhaske (The Purchaser).								
	II. Copy of Letter Ref. No. CIDCO / AEO / KK / 2006 / 2569 dated 04.12.2006 issued by CIDCO.								
	III. Copy of Transfer Letter dated 25.11.2006 issued by Suyash Co - Op. Hsg. Soc. Ltd.								
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>Mrs. Ratnamala Sudhakar Mhaske.</b>  <b>Address:</b> Residential Flat No. 2D/D-0 :6, Ground Floor, "Suyash Co - Op. Hsg. Soc. Ltd.", Sector – 10, Koparkhairane, Navi Mumbai – 400 709, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mrs. Ratnamala S. Mhaske (Owner) Contact No: 9326457882  Joint Ownership Details of ownership share is not available						
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat of Ground + 1 Floors. The property is at 1 KM. walkable distance from nearest railway station Koparkhairane. The composition of Flat is as under:  As per site inspection, the composition of the Flat is : <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Floor</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>Hall + Kitchen + 1 Toilet &amp; Staircase</td> </tr> <tr> <td>1st Floor</td> <td>Hall + Kitchen + 1 Toilet</td> </tr> </tbody> </table>	Floor	Composition	Ground Floor	Hall + Kitchen + 1 Toilet & Staircase	1st Floor	Hall + Kitchen + 1 Toilet
Floor	Composition								
Ground Floor	Hall + Kitchen + 1 Toilet & Staircase								
1st Floor	Hall + Kitchen + 1 Toilet								
6.	Location of property	:							
	a) Plot No. / Survey No.	:	Sector – 10						
	b) Door No.	:	Residential Flat No. 2D/D-0 :6						
	c) T.S. No. / Village	:	Village – Koparkhairane						





d)	Ward / Taluka	:	Taluka – Thane
e)	Mandal / District	:	District – Thane
f)	Date of issue and validity of layout of approved map / plan	:	The property is constructed by CIDCO. CIDCO itself is an issuing authority.
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 2D/D-0 :6, Ground Floor, "Suyash Co - Op. Hsg. Soc. Ltd.", Sector – 10, Koparkhairane, Navi Mumbai – 400 709, State – Maharashtra, Country – India.
8.	City / Town	:	Koparkhairane, Navi 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
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Koparkhairane CIDCO / Navi Mumbai 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</b>		
	<b>Building</b>		<b>As per actual site</b> <b>As per document</b>
	North	:	Room      Details not available
	South	:	Room      Details not available
	East	:	Room      Details not available
	West	:	Room      Details not available
	<b>Flat</b>		<b>As per actual site</b> <b>As per document</b>
	North	:	Room      Details not available
	South	:	Room      Details not available
	East	:	Room      Details not available
	West	:	Room      Details not available
13.	Dimensions of the site	:	N.A., As the property is under consideration is Residential house.
14.	Extent of the site	:	<b>Area as per actual site measurement are as under:</b>
			<b>Floor</b> <b>Carpet Area in Sq. Ft.</b>



		Ground Floor	233.00
		1st Floor	220.00
		<b>As per Agreement, Built Up Area are as under:</b>	
		<b>Floor</b>	<b>Built Up Area in Sq. Ft.</b>
		Ground Floor	202.00
		Courtyard Area	70.00
		<b>Total Carpet Area</b>	<b>272.00</b>
14.	Latitude, Longitude & Co-ordinates of Residential Flat	: 19°05'55.0"N 73°00'28.0"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	<b>As per Agreement, Built Up Area are as under:</b>	
		<b>Floor</b>	<b>Built Up Area in Sq. Ft.</b>
		Ground Floor	202.00
		Courtyard Area	70.00
		<b>Total Carpet Area</b>	<b>272.00</b>
<b>II FLAT BUILDING</b>			
1.	Nature of the Flat	: Residential	
2.	Location	:	
	C.T.S. No.	: Village – Koparkhairane	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village - Koparkhairane CIDCO / Navi Mumbai Municipal Corporation	
	Door No., Street or Road	: Residential Flat No. 2D/D-0 :6, Ground Floor, " <b>Suyash Co - Op. Hsg. Soc. Ltd.</b> ", Sector – 10, Koparkhairane, Navi Mumbai – 400 709, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	: Residential	
4.	Year of Construction	: 1995 (As per site information)	
5.	Number of Floors	: Ground + 1 Upper Floors	
6.	Type of Structure	: Load bearing Structure with A.C. Sheet Roofing	
7.	Number of Dwelling units in the building	: 1 Flat	
8.	Quality of Construction	: Normal	
9.	Appearance of the Building	: Normal	
10.	Maintenance of the Building	: Normal	
11.	Facilities Available	:	
	Lift	: No Lift	
	Protected Water Supply	: Municipal Water supply	
	Underground Sewerage	: Connected to Municipal Sewerage System	
	Car parking - Open / Covered	: Open Parking	
	Is Compound wall existing?	: No	
	Is pavement laid around the building	: No	
<b>III Residential Flat</b>			
1	The floor in which the Residential Flat is situated	: Ground Floor	





2	Door No. of the Residential Flat	:	Residential Flat No. 2D/D-0 :6												
3	Specifications of the Residential Flat	:													
	Roof	:	R.C.C. Framed Structure with A.C. Sheet Roofing												
	Flooring	:	Vitrified, Kotta & Ceramic flooring												
	Doors	:	Teak Wood door frame with Flush Shutter with MS safety door												
	Windows	:	Aluminum Sliding windows												
	Fittings	:	Concealed plumbing with Concealed fittings. Electrical wiring with Concealed & Casing Capping												
	Finishing	:	Cement Plastering with POP finishing												
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 Residential Flat?	:	Normal												
7	Sale Deed executed in the name of	:	<b>Mrs. Ratnamala Sudhakar Mhaske</b>												
8	What is the undivided area of land as per Sale Deed?	:	Details not available												
9	What is the plinth area of the Residential Flat?	:	<p><b>As per Agreement, Built Up Area are as under:</b></p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>202.00</td> </tr> <tr> <td>Courtyard Area</td> <td>70.00</td> </tr> <tr> <td><b>Total Carpet Area</b></td> <td><b>272.00</b></td> </tr> </tbody> </table>	Floor	Built Up Area in Sq. Ft.	Ground Floor	202.00	Courtyard Area	70.00	<b>Total Carpet Area</b>	<b>272.00</b>				
Floor	Built Up Area in Sq. Ft.														
Ground Floor	202.00														
Courtyard Area	70.00														
<b>Total Carpet Area</b>	<b>272.00</b>														
10	What is the floor space index (app.)	:	As per Local norms												
11	What is the Carpet Area of the Residential Flat?	:	<p><b>Area as per actual site measurement are as under:</b></p> <table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>233.00</td> </tr> <tr> <td>1st Floor</td> <td>220.00</td> </tr> </tbody> </table>	Floor	Carpet Area in Sq. Ft.	Ground Floor	233.00	1st Floor	220.00						
Floor	Carpet Area in Sq. Ft.														
Ground Floor	233.00														
1st Floor	220.00														
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class												
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose												
14	Is it Owner-occupied or let out?	:	Tenant Occupied Details are as under: -												
15	If rented, what is the monthly rent?	:	<table border="1"> <thead> <tr> <th>Floor</th> <th>Name</th> <th>Rented Since</th> <th>Present Rental</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>Mrs. Ratnamala Sudhakar Mhaske</td> <td></td> <td></td> </tr> <tr> <td>1st Floor</td> <td>Mr. Manish</td> <td>2 Years</td> <td>₹ 6,000.00</td> </tr> </tbody> </table>	Floor	Name	Rented Since	Present Rental	Ground Floor	Mrs. Ratnamala Sudhakar Mhaske			1st Floor	Mr. Manish	2 Years	₹ 6,000.00
Floor	Name	Rented Since	Present Rental												
Ground Floor	Mrs. Ratnamala Sudhakar Mhaske														
1st Floor	Mr. Manish	2 Years	₹ 6,000.00												
<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												



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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)	: ₹ 12,000.00 to ₹ 14,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹ 14,000.00 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	: ₹ 20,000.00 per Sq. Ft.
4	Guideline rate obtained from the Government Portal (an evidence thereof to be enclosed)	: ₹ 1,06,900.00 per Sq. M. i.e. ₹ 9,931.00 per Sq. Ft.
4A	Guideline rate (after Depreciation)	: ₹ 87,804.00 per Sq. M. i.e. ₹ 8,157.00 per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	
	Replacement cost of Flat with Services (v(3)i)	: ₹ 2,500.00 per Sq. Ft.
	Age of the building	: 28 years
	Life of the building estimated	: 32 Years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 42.00%
	Depreciated Ratio of the building	: -
<b>b</b>	Total composite rate arrived for Valuation	
	Depreciated building rate VI (a)	: ₹ 1,450.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 11,500.00 per Sq. Ft.
	Total Composite Rate	: ₹ 12,950.00 per Sq. Ft.
	<b>Remarks:</b>	
	<p>1. As per Agreement for sale, the property is of Ground Floor only. But as per site inspection the Property is of Ground + 1<sup>st</sup> Floor. Construction permission for the 1st is not provided, hence same is not considered for the valuation purpose.</p> <p>2. As per site measurement, the carpet of Residential Flat is 453.00 Sq. Ft. (Including Ground Floor and 1<sup>st</sup> floor). But as per agreement, the built-up area of Residential Flat on Ground floor is 202.00 sq. ft. &amp; Court Yard Area is 70.00 Sq. Ft. We have considered area mentioned in the documents.</p>	



**Details of Valuation:**

Sr. No.	Description	Area in Sq. Ft.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat (Including Car Parking, If Provided)	272.00	12,950.00	35,22,400.00
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>Fair Market value of the property</b>			35,22,400.00
	<b>Realizable value of the property</b>			31,70,160.00
	<b>Distress Value of the property</b>			28,17,920.00
	<b>Insurable value of the property (272.00 Sq. Ft. x 2,500.00)</b>			6,80,000.00
	<b>Guideline value of the property (272.00 Sq. Ft. x 8,157.00)</b>			22,18,704.00

**Approach adopted for valuation: Sales Comparison 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 comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of Flats, 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 comparable 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 ₹ 12,000.00 to ₹ 14,000.00 per Sq. Ft. on Built Up 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 residential application in the locality etc. We estimate ₹ 12,950.00 per Sq. Ft. on Built Up Area for valuation.



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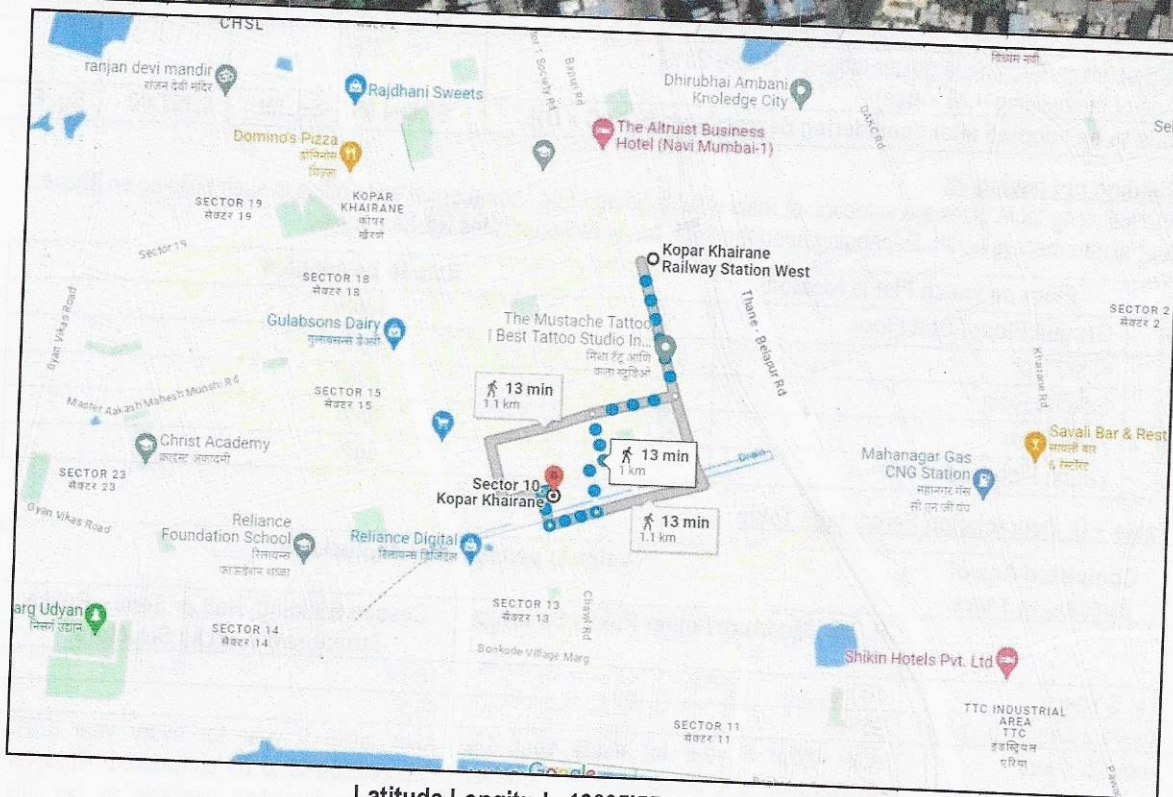
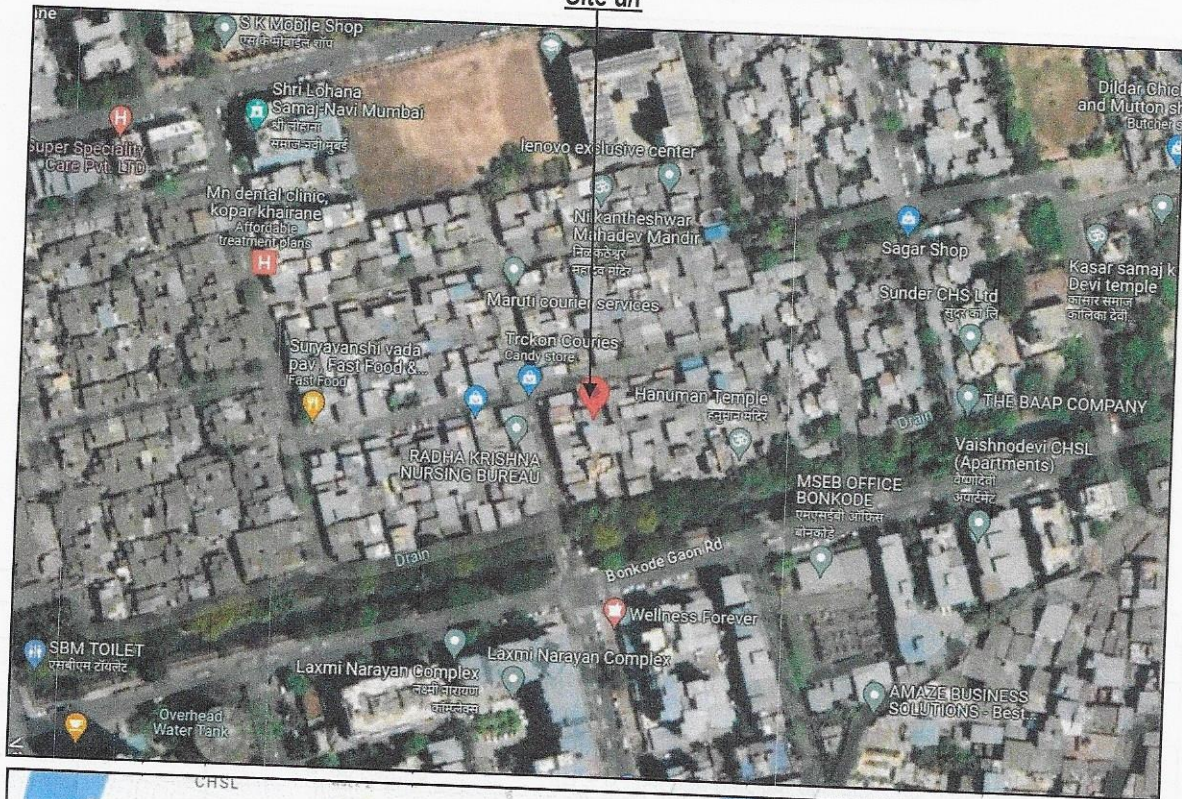
## Actual site photographs





## Route Map of the property

Site u/r



**Latitude Longitude 19°05'55.0"N 73°00'28.0"E**

Note: The Blue line shows the route to site from nearest railway station (Koparkhairane – 1M.)




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## Ready Reckoner Rate for Residential Flat


**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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Feedback

Year: 2023/2024
Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : कोपरखैरणे

Search By:  Survey No  Location

Select	वपनिमाण	पूती जमीन	निवासी खदनिका	बॉडींग	रुमने	बौचोनिग	एकक (रि.।)
SurveyNo	3/78/1-कोपरखैरणे नोड सेक्टर क्र. 9	41500	127400	140400	159600	140400	चौ. मीटर
SurveyNo	3/78-कोपरखैरणे नोड सेक्टर क्र. 9	33200	101900	112300	127300	112300	चौ. मीटर
SurveyNo	3/79-कोपरखैरणे नोड सेक्टर क्र. 10	38700	106900	118200	133800	118200	चौ. मीटर
SurveyNo	3/80-कोपरखैरणे नोड सेक्टर क्र. 11	47800	132000	139800	165000	139800	चौ. मीटर
SurveyNo	3/81-कोपरखैरणे नोड सेक्टर क्र. 12	24400	60000	71600	85000	71600	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,06,900.00			
No increase	0.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,06,900.00</b>	<b>Sq. Mt.</b>	<b>9,931.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	38,700.00			
The difference between land rate and building rate (A – B = C)	68,200.00			
Depreciation Percentage as per table (D) [100%-28%] (Age of the building – 28 Years)	72%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>87,804.00</b>	<b>Sq. Mt.</b>	<b>8,157.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / Flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

Floor on which Flat is located	Rate to be adopted
a) Ground Floor / Stilt Floor	100%
b) First Floor	95%
c) Second Floor	90%
d) Third Floor	85%
e) Fourth Floor and above	80%

**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

**99acres** Buy | Enter locality / Project / Society / Landmark

Home > Property in Mumbai > Flats in Mumbai > Flats in Sector 10 Kopar Khairane

**₹84.5 Lac** @ 14,824 per sq.ft.  
Estimated EMI ₹ 67,499

**1BHK 1Bath**  
Flat/Apartment for Sale  
in Chandralok CHS, Sector 10 Kopar Khairane, Navi Mumbai

Posted on May 24, 2023 | Ready to move

RERA STATUS: NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in/>

Overview Owner Details Recommendations

**Property (2)**

**Area**  
Built up area: 570 sq.ft.  
(52.99 sq.m.)

**Price**  
₹ 84.5 Lac+ Govt Charges & Tax  
@ 14,824 per sq.ft. (Negotiable)

**Configuration**  
1 Bedroom , 1 Bathroom, No Balcony with Pooja Room, Study Room, Others

**Address**  
Chandralok CHS  
Sector 10 Kopar Khairane, Navi Mumbai

**Floor Number**  
Ground of 3 Floors

**Overlooking**  
Main Road, Others

**Property Age**  
10+ Year Old

**Places nearby**  
Near Omart, Sector 10 Kopar Khairane, Navi Mumbai, Mumbai

View All (49)

Chikaleswar Mandir Masjid Gurudwara Dashmesh Darbar Shiv Ganesh Hanuman Mandir Ganesh Temple

**NOBROKER**

Home / Flats for Sale in Mumbai / Flats for Sale in Koparkhairane / 1BHK Flat for Sale in Koparkhairane / Property Details

1 BHK Flat in Mangal Ashish Chs, Koparkhairane for Sale in Koparkhairane

₹ 65 Lacs (Non negotiable)

₹ 37,254/Month Estimated EMI

550 Sq.Ft

Need Home Loan? Apply Now

1 Bedroom

1 Bathroom

NA Balcony

Bike Parking

Jun 13, 2023

Immediately

Mangal Ashish Chs, ...

None

Get Owner Details

Price trends by NBestimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Activity On This Property

285 Unique Views 3 Shares 6

Similar Properties

**Overview**

Age of Building	>10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.9 Per Sq Ft/M	Flooring	Marble/Granite
Built-up Area	556 Sq.Ft.	Furnishing Status	Semi Furnished

Nearby: Bakaji Shivpeeth D-Mart Khairane Kopar Khairane Railway Station Bhagat Tarachand Koparkhairane Bus Depot





## Sales Instance

134975	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 3
14-06-2023		दस्त क्रमांक : 1349/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
<b>गावाचे नाव : कोपरखैरणे</b>		
(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2)मोबदला	4500000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3527778	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : इतर माहिती: सदनिका नं-सी-10/1/2-4,दुसरा मजला,बिल्डिंग नं-सी-10,प्रगती कॉ ऑप हाऊसिंग सोसायटी लिमिटेड,सेक्टर-9 कोपरखैरणे नवी मुंबई,एरिया- 34.62 चौ मी बिल्टअप एरिया दस्त क्र-सह दु.नि. ठाणे 3 दस्त क्र-19763/2022 दिनांक-10/11/2022 अन्वेय मु.शु. व नो.फी वसूल( ( SECTOR NUMBER : 9 ; ) )	
(5) क्षेत्रफळ	34.62 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:-गौतम निवृत्ती ढोले -- वय:-51 पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव: सी- 10/1/03/ प्रगती कॉ ऑप सोसायटी लि. आर. एफ. नाईक शाळे जवळ, सेक्टर-9, कोपरखैरणे नवी मुंबई, ब्लॉक नं :-, रोड नं :-, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AHNPD2590G 2): नाव:-मीना गीतम ढोले -- वय:-46 पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव: सी- 10/1/03/ प्रगती कॉ ऑप सोसायटी लि. आर. एफ. नाईक शाळे जवळ, सेक्टर-9, कोपरखैरणे नवी मुंबई, ब्लॉक नं :-, रोड नं :-, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AIQPD4506L	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शुभम दयाशंकर शुक्ला -- वय:-28; पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव: दीनबंधू नगर, रूम नं-111,सॉल्ट पॅन मार्ग, वडाळा, मुंबई, ब्लॉक नं :-, रोड नं :-, महाराष्ट्र, मुम्बई. पिन कोड:-400037 पॅन नं:-FCSPS6520Q 2): नाव:-शिवम दयाशंकर शुक्ला -- वय:-23; पत्ता:-प्लॉट नं :-, माळा नं :-, इमारतीचे नाव: दीनबंधू नगर, रूम नं-111,सॉल्ट पॅन मार्ग, वडाळा, मुंबई, ब्लॉक नं :-, रोड नं :-, महाराष्ट्र, मुम्बई. पिन कोड:-400037 पॅन नं:-IRGPS4566E	
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	24/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1349/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही	



## Sales Instance

130375	सूची क्र.2	दुयम निबंधक: सह दु.नि. ठाणे 3
14-06-2023		दस्त क्रमांक: 1303/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी: Regn:63m
<b>गावाचे नाव : कोपरखैरणे</b>		
(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र	
(2)मोबदला	3500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2693880	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन :- इतर माहिती: सदनिका नं. 4-सी/सी-0/15,तळ मजला,श्री प्रणव को-ऑप. हौसिंग सोसायटी लि.,सेक्टर 10,कोपरखैरणे,नवी मुंबई. क्षेत्रफळ - 18.720 चौ. मी. बिल्टअप एरिया + 6.480 चौ. मी. कोर्ट यार्ड एरिया. दस्त क्र. टनन-3/19260/2022 दिनांक 03/11/2022 अन्वये मुद्रांक शुल्क व नोंदणी फी वसूल.(( SECTOR NUMBER : 10 ; ))	
(5) क्षेत्रफळ	18.720 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:-अशोक के. शिरटावले -- वय:-74 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. 4-सी/सी-0/15, तळ मजला, प्रणव को-ऑप. हौसिंग सोसायटी लि., सेक्टर 10, कोपरखैरणे, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-ALPPS0562B	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संतोष गंगाराम बोरचडे -- वय:-48; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रूम नं. 3ए/11, अजिंक्यतारा को-ऑप. हौसिंग सोसायटी, सेक्टर 10, पॉकेट, कोपरखैरणे, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AHQPBI091H	
(9) दस्तऐवज करुन दिल्याचा दिनांक	24/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	24/01/2023	
(11)अनुक्रमांक, खंड व पृष्ठ	1303/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	





As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 35,22,400.00 (Rupees Thirty Five Lakh Twenty Two Thousand Four Hundred Only).

Place: Thane

Date: 23.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Admin,  
2.5.4.20c9812b6c4f4c33cd34c0f99c26659913490f30330413331  
15279b17a18b5652, postalCode=400709, st=Maharashtra,  
serialNumber=11a2a5506b80c09952a5a5810c4b3761b1d2x39  
4a39f3c22832704254, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.06.23 14:46:17 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_ We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date

Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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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 23.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative has personally inspected the property 19.06.2023. 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. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am the Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- x. Further, I hereby provide the following information.

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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mrs. Ratnamala Sudhakar Mhaske from Mr. Chandrakant Ramchandra Kadam vide Agreement for sale dated 30.11.2006.
2.	purpose of valuation and appointing authority	As per the request from SVC Co-Operative Bank Ltd., Koparkhairane 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;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi– Valuation Engineer Vaishali Sarmalkar – 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 – 19.06.2023 Valuation Date – 23.06.2023 Date of Report – 23.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 19.06.2023
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> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Comparative Sales Method / Market Approach
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



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## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **23<sup>rd</sup> June 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 Flat admeasuring **Total Built Up Area = 272.00 Sq. Ft.** in the name of **Mrs. Ratnamala Sudhakar Mhaske**. At present, the property is Tenant Occupied. 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. Ratnamala Sudhakar Mhaske**. 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 subject property is Residential Flat admeasuring **Total Built Up Area = 272.00 Sq. Ft.**

### 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

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 comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of Flats, 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 comparable available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation.





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 Built Up Area = 272.00 Sq. Ft.**

#### **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.



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

An ISO 9001:2015 Certified Company

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### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess of the property under reference as on **23<sup>rd</sup> June 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 for this particular purpose at ₹ **35,22,400.00 (Rupees Thirty Five Lakh Twenty Two Thousand Four Hundred Only).**

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

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20e8922b8c4f4d35dc33e0df59c26865f13490c73d3d413331  
15279517a18b5d52, postalCode=400069, st=Maharashtra,  
serialNumber=112459565a0c8f9602a4958f0c161831311bd2c39  
4c280c78a278259fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.06.23 14:49:31 +05'30'

**Auth. Sign.**

**Director**

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21