

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. PG-1275/23-24	Dated 26-Jun-23
Delivery Note	Mode/Terms of Payment AGAINST REPORT
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No. 002135 / 2301278	Delivery Note Date
Dispatched through	Destination
Terms of Delivery	

Buyer (Bill to)
Bank Of India - Dhamankarnaka Bhiwandi
 Dhamankarnaka Bhiwandi (Branch)
 72, Sneh Sadan Telipada, Dhamankar Naka
 Bhiwandi, Thane 421302
 GSTIN/UIN : 27AAACB0472C1Z9
 State Name : Maharashtra, Code : 27

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
Total				IN ₹ 2,950.00

Amount Chargeable (in words)

Indian Rupee Two Thousand Nine Hundred Fifty Only

E. & O.E

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

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

Company's Bank Details

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



UPI Virtual ID : **VASTUKALATHANE@icici**

Remarks:

Smt. Veena Deepak Jain - Residential Flat No. 102, 1st Floor, Wing - A, "Green Park Co-Op. Hsg. Soc. Ltd.", M. H. No. 504, Opp. Ganesh Mandir, Kasar Ali, Village - Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, 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

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

Rattol
 Authorised Signatory

This is a Computer Generated Invoice



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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PROFORMA INVOICE

Client Details:
 Vastuola Consultants (I) Pvt Ltd
 21-001 1st Floor
 DOOMENAVO CHANDIVALI FARM ROAD
 ANDHRA PRADESH
 GUNTOOR 500043
 State Name: Andhra Pradesh
 State Code: 27
 Email: accounts@vastuola.com
 Phone: (91) 9174111111

Bank Details:
 Bank Of India - Dhanalakshmi Branch
 Dhanalakshmi Branch (Branch)
 To: 8444444444444444
 Ifsc Code: INDB0330000
 Branch Name: Dhanalakshmi
 Branch Code: 0000000
 Branch Address: Dhanalakshmi

Invoice Information:
 Invoice No: VI-2024-001
 Delivery Note: [Blank]
 Reference No & Date: [Blank]

Buyer's Details:
 Buyer's Name: [Blank]
 Buyer's Address: [Blank]
 Buyer's City: [Blank]
 Buyer's State: [Blank]
 Buyer's Pin: [Blank]

Goods Details:
 Goods Description: [Blank]
 Quantity: [Blank]
 Unit: [Blank]

Particulars	Amount
VALUATION FEE	325.00
CGST	32.50
SGST	32.50
Total	390.00

Total Invoice Amount: ₹ 3,900.00

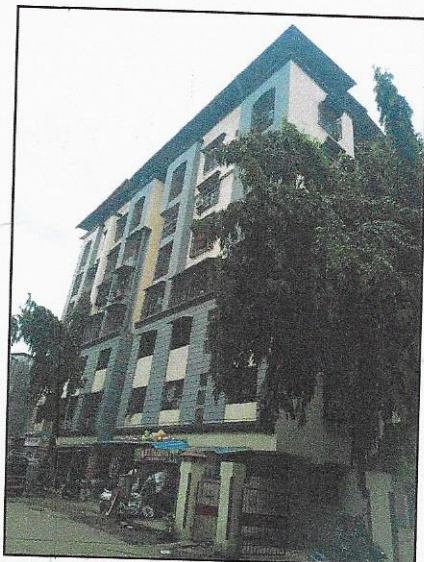
Tax Type	Rate	Amount
CGST	8%	32.50
SGST	8%	32.50
Total		65.00

Company Bank Details:
 Bank Name: ICICI BANK LTD
 Branch Name: [Blank]
 Account No: [Blank]
 Branch Address: [Blank]

Company's PAN: AAACV8888
 The e-Invoicing process is a computer-generated process.
 This is a Computer Generated Invoice.
 MCA 21 Registration No - 2702301111111
 CHARITABLE AS PER THE RULES.
 BE DATED WITHIN 15 DAYS OF INTEREST.
 NOTE - AS PER SOME RULES INVOICE NEED TO

Authorized Signatory:
 [Signature]
 For Vastuola Consultants (I) Pvt Ltd
 Date: [Blank]

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Smt. Veena Deepak Jain**

Residential Flat No. 102, 1st Floor, Wing - A, "**Green Park Co-Op. Hsg. Soc. Ltd.**", M. H. No. 504, Opp. Ganesh Mandir, Kasar Ali, Village – Bhiwandi, Taluka – Bhiwandi, District – Thane, PIN Code – 421 302, State – Maharashtra, Country – India.

Longitude Latitude: 19°18'27.0"N 73°03'25.2"E

Valuation Prepared for:

Bank of India

Dhamankar Naka Bhiwandi Branch




72, Sneha Sadan, Telipada, Dhamankar Naka, Bhiwandi, Thane - 421302,
State – Maharashtra, Country – India.



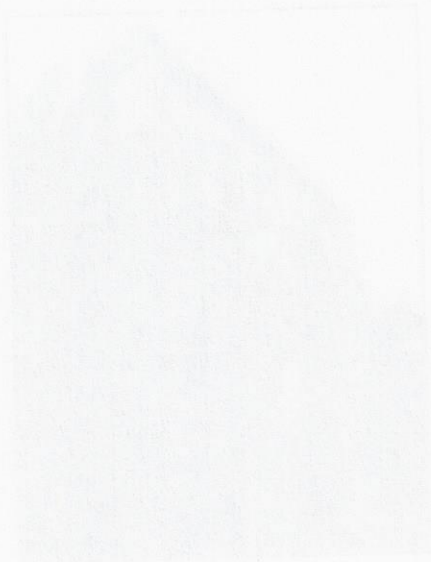
Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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

Valuation Report of the Immovable Property



Report of the Valuation

Valuation Report of the Immovable Property

Valuation Report of the Immovable Property

Valuation Report of the Immovable Property



Valuation Report Prepared For: Bank of India / Dhamankar Naka Bhiwandi Branch/ Smt. Veena Deepak Jain (2135/2301278) Page 2 of 22

Vastu/Mumbai/06/2023/2135/2301278
26/20-379-PSVS
Date: 26.06.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 102, 1st Floor, Wing - A, "Green Park Co-Op. Hsg. Soc. Ltd.", M. H. No. 504, Opp. Ganesh Mandir, Kasar Ali, Village – Bhiwandi, Taluka – Bhiwandi, District – Thane, PIN Code – 421 302, State – Maharashtra, Country – India belongs to **Smt. Veena Deepak Jain.**

Boundaries of the property.

North : Internal Road
South : Jai Ganesh Apartment
East : Wing – B
West : Helly Apartment

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 valued for this particular purpose at **₹ 34,94,075.00 (Rupees Thirty Four Lakh Ninety Four Thousand Seventy Five 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.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20a9822b6e6fad35d03e0c39e2665913490ef3d33d4133
311527f817a1885652e9e88c0d5090695c1Maharashtra,
serialNumber=01566366b8cc946b2155a8fca3dab31f31b42
c394e28f2e2a32762758fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.27 10:29:12 +05'30'

Manoj Baburao Chalikwar



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
BOI Emp. No. MNZ:C&IC:VAL19-20
Encl: Valuation report.



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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 : 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

Vastukala Consultants (I) Pvt. Ltd.

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

To,
The Branch Manager,
Bank of India
Dhamankar Naka Bhiwandi Branch
 72, Sneha Sadan, Telipada, Dhamankar Naka,
 Bhiwandi, Thane - 421302,
 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 Housing Loan Purpose
2.	a)	Date of inspection	: 23.06.2023
	b)	Date on which the valuation is made	: 26.06.2023
3.	List of documents produced for perusal: i) Copy of Agreement for sale dated 22.06.2018 between Smt. Shanti Kuparam Choudhari (The Vendor) and Smt. Veena Deepak Jain (The Purchaser). ii) Copy of Commencement Certificate dated 05.04.1995 issued by Bhiwandi Nizampur City Municipal Corporation.		
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)	:	Smt. Veena Deepak Jain. Address: Residential Flat No. 102, 1 st Floor, Wing - A, " Green Park Co-Op. Hsg. Soc. Ltd. ", M. H. No. 504, Opp. Ganesh Mandir, Kasar Ali, Village – Bhiwandi, Taluka – Bhiwandi, District – Thane, PIN Code – 421 302, State – Maharashtra, Country – India. Contact Person: Mr. Babulal Jain (Relative) Mob.No. 9890396888 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is an amalgamated Residential Flat Nos. 102 & 103 is located on 1 st floor. As per Site Inspection, two flats are internally amalgamated to form a single flat having separate entrance but can be demarcated individually. The Composition of flat is having 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Cupboard Area (i.e., 2BHK with 2 Toilets). The property is at 5.5 Km. distance from nearest railway station Bhiwandi Road.
6.	Location of property		:
	a)	Plot No. / Survey No.	:
	b)	Door No.	: Residential Flat No. 102



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	c)	C. T.S. No. / Village	:	M. H. No. 504, C.T.S. No. 3330 (Pt.), 3331 (Pt.), 3520 (Pt.) of Village – Bhiwandi
	d)	Ward / Taluka	:	Taluka – Bhiwandi
	e)	Mandal / District	:	District – Thane
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building plans were not provided and not verified.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity 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 Flat No. 102, 1 st Floor, Wing - A, "Green Park Co-Op. Hsg. Soc. Ltd.", M. H. No. 504, Opp. Ganesh Mandir, Kasar Ali, Village – Bhiwandi, Taluka – Bhiwandi, District – Thane, PIN Code – 421 302, State – Maharashtra, Country – India.
8.		City / Town	:	Village – Bhiwandi, Thane
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Bhiwandi Bhiwandi Nizampur City Municipal Corporation
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		As per Site As per Documents
		North	:	Internal Road Details not available
		South	:	Jai Ganesh Apartment Details not available
		East	:	Wing - B Details not available
		West	:	Helly Apartment Details not available
13		Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.
				A B
				As per the Deed Actuals
		North	:	- Flat No. 101 & 104
		South	:	- Walls
		East	:	- Walls
		West	:	- Walls



14.	Extent of the site	:	Carpet Area in Sq. Ft. = 677.00 (Area as per actual site measurement)
		:	Built Up Area in Sq. Ft. 827.00 (Area as per Agreement for sale)
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°18'27.0"N 73°03'25.2"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. 827.00 (Area as per Agreement for sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C. T.S. No.	:	M. H. No. 504, C.T.S. No. 3330 (Pt.), 3331 (Pt.), 3520 (Pt.) of Village – Bhiwandi
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Bhiwandi Bhiwandi Nizampur City Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 102, 1 st Floor, Wing - A, " Green Park Co-Op. Hsg. Soc. Ltd. ", M. H. No. 504, Opp. Ganesh Mandir, Kasar Ali, Village – Bhiwandi, Taluka – Bhiwandi, District – Thane, PIN Code – 421 302, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1989 (As per Agreement)
5.	Number of Floors	:	(Part) Ground + (Part) Stilt + 6 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flats on 1 st Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal sewer
	Car parking	:	Open / Covered Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III FLAT			
1	The floor in which the flat is situated	:	1 st Floor
2	Door No. of the flat	:	Residential Flat No. 102

3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Marble flooring
	Doors	:	Teak Wood door frame with flush shutter with safety door
	Windows	:	Powder Coated Aluminum sliding windows
	Fittings	:	Concealed & Open plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plaster & POP false ceiling
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?	:	Good
7	Sale Deed executed in the name of	:	Smt. Veena Deepak Jain.
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. 827.00 (Area as per Agreement for sale)
10	What is the floor space index (app.)	:	As per BNMC norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 677.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 7,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,000.00 to ₹ 6,000.00 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	:	₹ 5,500.00 per Sq. Ft. on Built Up Area ₹ 4,225.00 per Sq. Ft. (after depreciation)



	specifications and other factors with the flat under comparison (give details).	
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 3,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 34,300.00 per Sq. M. i.e. ₹ 3,187.00 per Sq. Ft.
4A	Guideline rate (After depreciation)	₹ 25,222.00 per Sq. M. i.e. ₹ 2,343.00 per Sq. Ft.
	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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / Regn. Fees. Thus the rates differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of flat with Services (v(3)i)	: ₹ 2,500.00 per Sq. Ft.
	Age of the building	: 34 Years
	Life of the building estimated	: 26 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 51%
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,225.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 3,000.00 per Sq. Ft.
	Total Composite Rate	: ₹ 4,225.00 per Sq. Ft.
	Remark: As per site inspection, Flat No. 102 & 103 are internally amalgamated to form a single flat having separate entrance door but can be demarcated individually. For the purpose of valuation, we have considered the area as per the agreement for sale.	

Details of Valuation:

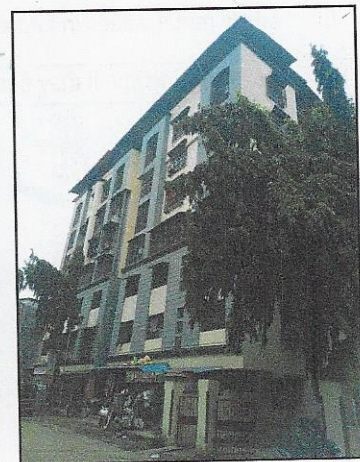
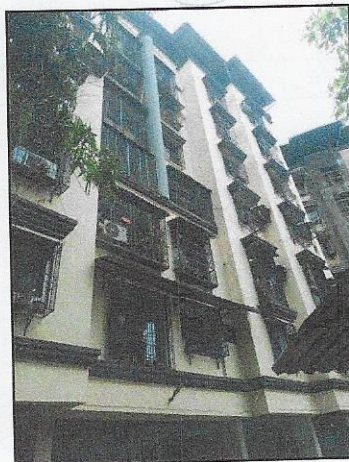
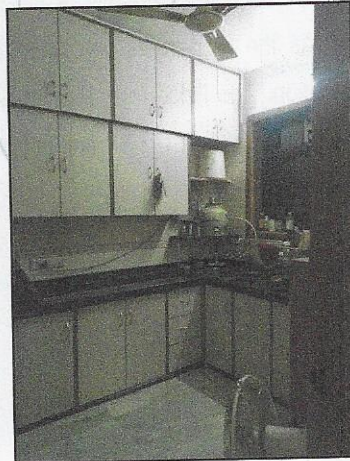
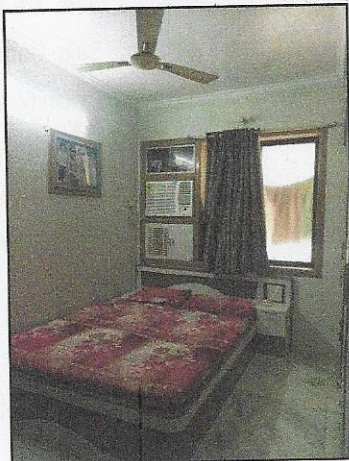
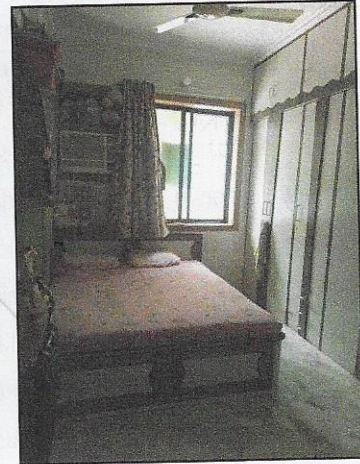
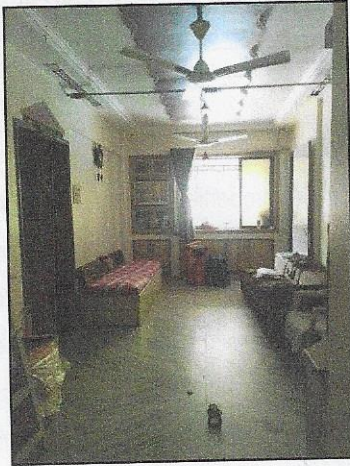
Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	827.00 Sq. Ft.	4,225.00	34,94,075.00.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			

9	Potential value, if any			
	Fair market value of the property			34,94,075.00
	The Realizable value of the property			3,144,668.00
	The Distress value of the property			27,95,260.00
	Insurable value of the property (827.00 Sq. Ft. X 2,500.00)			20,67,500.00
	Govt. Value of the property (827.00 Sq. Ft. X 2,289.00)			12,74,973.00

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 ₹ 4,000.00 to ₹ 6,000.00 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 commercial and residential application in the locality etc. We estimate ₹ 4,225.00 per Sq. Ft. after depreciation on Built Up Area for valuation.

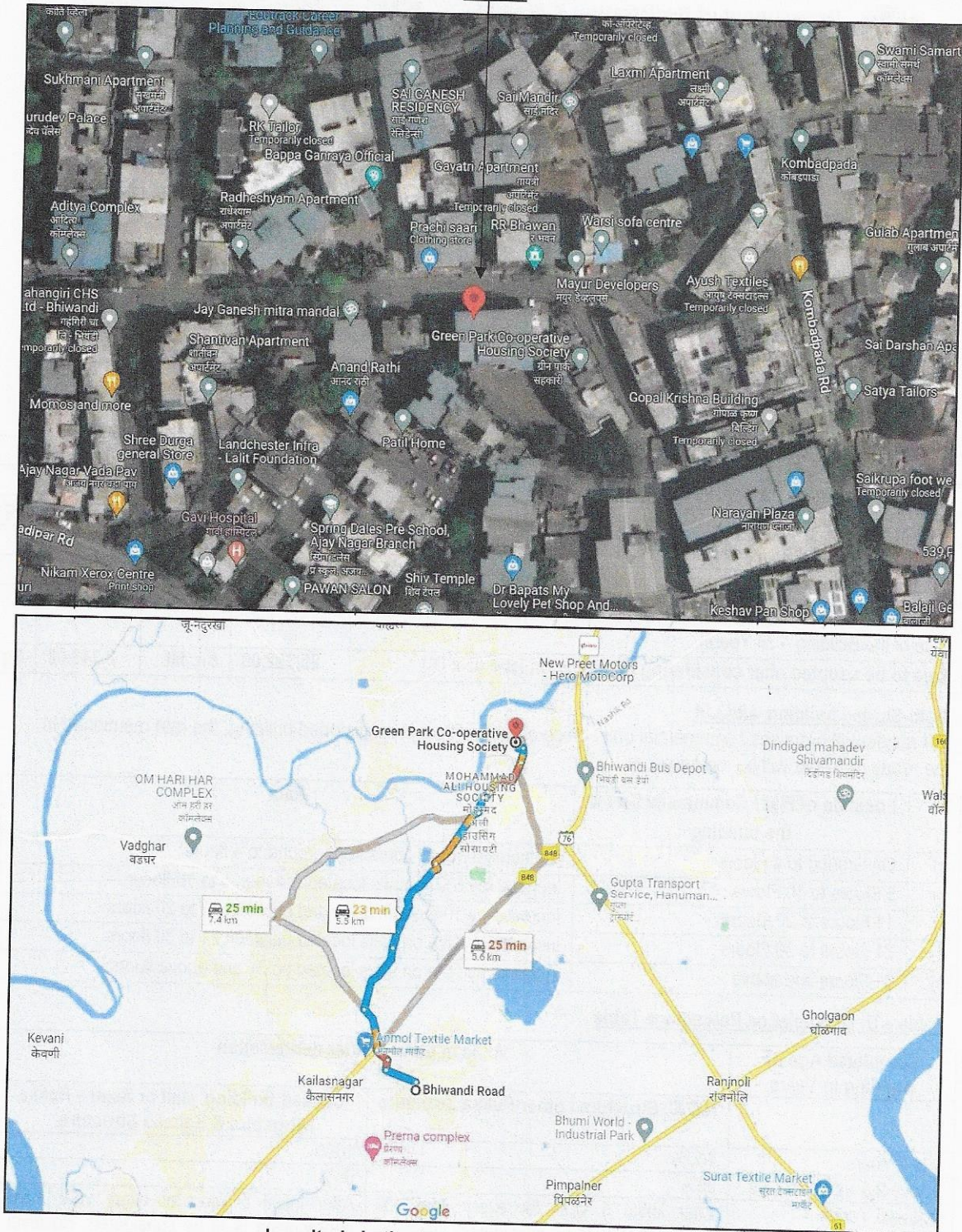
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on		
i)	Saleability	Good
ii)	Likely rental values in future in	₹ 7,000.00 Expected rental income per month
iii)	Any likely income it may generate	Rental Income

Actual Site Photographs



Route Map of the property

Site u/r



Longitude Latitude: 19°18'27.0"N 73°03'25.2"E

Note: The Blue line shows the route to site from nearest railway station (Bhiwandi Road – 5.5 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

Home
Valuation Rules
User Manual
Close
Feedback

Year
2023/2024
Language
English

Selected District: ठाणे

Select Taluka: भिवंडी

Select Village: गावाचे नाव : भिवंडी (भिवंडी निजामपूर महानगरपालिका)

Search By: Survey No Location

Enter Survey No: 3330

वपविभाग	बुकी बमील	निवासी सदनिचा	मोक्रील	दुकाने	नौच्योमिक	एकक (Rs./)	Attribute
12/129-बॉर्ड क्र. 57) भिवंडी न. भु. क्र.	7600	34300	39300	43000	39300	चौ. मीटर	सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	34,300.00			
No Reduced, Flat Located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	34,300.00	Sq. Mt.	3,187.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	7,600.00			
The difference between land rate and building rate (A - B = C)	26,700.00			
Depreciation Percentage as per table (D) [100% - 34%] (Age of the Building - 34 Years)	66%			
Rate to be adopted after considering depreciation [B + (C x D)]	25,222.00	Sq. Mt.	2,343.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Table - D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi - Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property

Save Time & Money with MB Prime Find the right Property by calling Up to 25 Owners directly [Join Prime @ 50% OFF](#)

₹45.5 Lac [Get ₹13,650 cashback on Home Loan](#)

2 BHK Flat For Sale in **Arhant City, Bhiwandi, Thane**

2 Beds 2 Baths 3 Balconies 1 Covered Parking

Carpet Area: 710 sqft
Floor: Ground (Out of 15 Floors)
Facing: East

Developer: **Arhant Group**
Project: **Arhant City**

Transaction Type: **New Property**
Status: **Ready to Move**

Lifts: 2
Furnished Status: **Unfurnished**

East Facing Property Newly Constructed Property

Contact Owner Get Phone No. Last contact made 97 days ago

More Details

Price Breakup: ₹45.5 Lac | ₹2,300 Monthly
Booking Amount: ₹50,000
Address: Township Project, Bhiwandi, Thane - Beyond Thane, Maharashtra

magicbricks Buy Rent Sell Home Loans Login Post Property

₹40.0 Lac [Get ₹12,000 cashback on Home Loan](#)

2 BHK 930 Sq-ft Flat For Sale in **Bhiwandi, Thane**

2 Beds 2 Baths 3 Balconies 1 Covered Parking

Carpet Area: 790 sqft
Floor: 10 (Out of 14 Floors)
Facing: East

Transaction Type: **New Property**
Status: **Under Construction**

Lifts: 2
Furnished Status: **Unfurnished**

Car Parking: 1 Covered
Type Of Ownership: **Freehold**
Age Of Construction: **Under Construction**

East Facing Property

Contact Agent Get Phone No.

More Details

Price Breakup: ₹40 Lac | ₹2,000 Monthly
Booking Amount: ₹10 Lac
Address: rojal flora, Near RK Stadium, Bhadwad Road, Bhiwandi, Thane, Bhiwandi, Thane - Beyond Thane, Maharashtra
Landmarks: near to upcoming metro station
Furnishing: Unfurnished

Contact Agent
Certified Agent
Philin

Your Name: _____
Email: _____
IND -91 Mobile Number: _____
 Agree to Magicbricks Terms of Use

Get Contact Details

Price Indicators

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 2 BHK flat for sale in Bhiwandi, Maharashtra. The price is ₹49.8 Lac. The flat is on the 7th floor of a 7-story building. It has a carpet area of 704 sqft and a total area of 1106 sqft. The flat is unfurnished and ready to move. The age of construction is less than 5 years. The listing includes a photo of the flat and a contact owner button. The contact owner is Reju, with a phone number 9870262000. The listing was last contacted 55 days ago.

₹49.8 Lac Flat ₹1 to ₹45.5 crore on Magicbricks ONLY ON MAGICBRICKS

2 BHK Flat For Sale in Bhiwandi, Maharashtra

2 Beds | 2 Baths | 3 Balconies | Unfurnished

Carpet Area: 704 sqft *
Total Area: 1106 sqft

Floor: 7 (Out of 7 Floors)
Transaction Type: Resale

Status: Ready to Move
Furnished Status: Unfurnished
Car Parking: 10 Open

Age Of Construction: Less than 5 years

Contact Owner: Reju | 9870262000
Get Phone No.

More Details

Price Breakup	₹49.8 Lac ₹2,000 Monthly
Address	Bhiwandi, Maharashtra
Landmarks	Next to Swayam Siddhi College, Sai baba Temple, Proposed Metro station
Furnishing	Unfurnished

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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 ₹ 34,94,075.00 (Rupees Thirty Four Lakh Ninety Four Thousand Seventy Five Only). The Realizable Value of the above property is ₹ 31,44,668.00 (Rupees Thirty One Lakh Forty Four Thousand Six Hundred Sixty Eight Only). The Distress Value is ₹ 27,95,260.00 (Rupees Twenty Seven Lakh Ninety Five Thousand Two Hundred Sixty Only).

Place: Thane

Date: 26.06.2023

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,
2.5.4.20=f922b4c4c4e4330c3403c359768659138604c5f3344133315
279017a1825552, postalCode=400009, st=Maharashtra,
serialNumber=41564564868c899802558f8e3c4e31f21b02e094
a2ff429a377b6035bc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.27 10:29:29 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No. MNZ:C&IC:VAL19-20

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 of the Branch Manager with office Seal)



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DECLARATION FROM VALUERS

- a. The information furnished in my valuation report dated 26.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I have valued right property.
- b. I have no direct or indirect interest in the property valued;
- c. I/We have personally inspected the property on 23.06.2023 (Mr. Suraj Zore) the work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standard 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.
- g. I have read the Internal Valuation Standard (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in IVS in "General Standards" and "Asset Standards" as applicable.
- h. Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation purely and estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rates indicated are based on current market condition & these may vary with time.
- i. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges etc. if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.
- j. Bank authorities are requested to contact valuers in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- k. I abide by the Model Code of Conduct for empanelment of the valuer in the Bank.
- l. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- m. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- n. VCIPL, by reason of this report, are not required to give testimony or attendance in court or to any Government Agency with reference to the subject property unless prior arrangements and consent have been made.
- o. 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 was purchased by Smt. Veena Deepak Jain from Smt. Shanti Kuparam Choudhari as per vide Agreement for sale dated 22.06.2018.
2.	purpose of valuation and appointing authority	As per the request from Bank of India, Dhamankar Naka Bhiwandi Branch, Thane to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Suraj Zore – 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 – 23.06.2023 Valuation Date – 26.06.2023 Date of Report – 26.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 23.06.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **26th 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 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **827.00 Sq. Ft. Built Up Area** in the name of **Smt. Veena Deepak Jain**. 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's representative, we understand that the subject property is owned by **Smt. Veena Deepak Jain**. 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is Residential Flat, admeasuring **827.00 Sq. Ft. Built Up Area** owned by **Smt. Veena Deepak Jain**.

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach

demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **827.00 Sq. Ft. Built Up Area.**

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th 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.

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.

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 valued for this particular purpose at ₹ **34,94,075.00** (Rupees Thirty Four Lakh Ninety Four Thousand Seventy Five Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
BOI Emp. No. MNZ:C&IC:VAL19-20

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9622b6c49d310c036dcf9a2686591349dc3d364133
313279b7a16e952, postalCode=400069, st=Maharashtra,
serialNumber=41a56a56fab8cc994c02a6af0e6a31f11bdc4
394e287a279a227b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.27 10:29:46 +05'30'

Auth. Sign.

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DECLARATION OF INTEREST

I, the undersigned, do hereby declare that I have no financial or other interest in the subject matter of the above-mentioned contract, and that I have no financial or other interest in the success or failure of the same.

STATEMENT OF WORK

The undersigned hereby certifies that the work to be performed under the above-mentioned contract is of a technical nature and that the undersigned is qualified to perform the same.

FOR VENDOR'S SIGNATURE
MANOJ KUMAR
CHAIRMAN
PROJ
Date: _____
Place: _____

