

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-1367/23-24	Dated 30-Jun-23
Buyer (Bill to) STATE BANK OF INDIA RACPC SION BRANCH B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirol Road, Off L.B.S.Marg, Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note Reference No. & Date.	Mode/Terms of Payment AGAINST REPORT Other References
Buyer's Order No.	Dispatch Doc No. 002180 / 2301369	Dated Delivery Note Date
Dispatched through	Destination Terms of Delivery	

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			₹ 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 : **State Bank of India**

A/c No. : **32632562114**

Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

Remarks:

Mr. Mahesh Shridhar Bane & Mrs. Mansi Mahesh Bane
 - Residential Flat No. 603, 6th Floor, Building - D,
 "Diamond", Precious Harmony, Village - Belavali,
 Badlapur (East), Taluka - Ambarnath, District - Thane,
 PIN - 421503, 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

Ratna
 Authorized Signatory

This is a Computer Generated Invoice



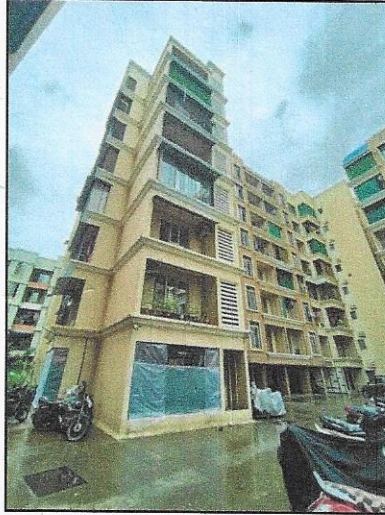
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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Mahesh Shridhar Bane & Mrs. Mansi Mahesh Bane**

Residential Flat No. 603, 6th Floor, Building - D, "**Diamond**", Precious Harmony, Village - Belavali, Badlapur (East), Taluka - Ambarnath, District - Thane, PIN - 421503, State - Maharashtra, Country - India.

Latitude Longitude: 19°10'31.8"N 73°13'34.8"E

Valuation Prepared for:

State Bank of India




RACPC Sion

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirod Road, Off L.B.S. Marg, Kurla (West),
Mumbai, Pin Code – 400 070, State – Maharashtra, Country – India.



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 Prepared For: SBI/ RACPC Sion/ Mr. Mahesh Shridhar Bane (2180/2301369)

Page 2 of 23

Vastu/Mumbai/06/2023/2180/2301369
30/11-470-NISH
Date: 30.06.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 603, 6th Floor, Building - D, "**Diamond**", Precious Harmony, Village - Belavali, Badlapur (East), Taluka - Ambarnath, District - Thane, PIN - 421503, State - Maharashtra, Country - India belongs to **Mr. Mahesh Shridhar Bane & Mrs. Mansi Mahesh Bane**.

Boundaries of the property.

North	:	Maruti Meadows
South	:	Garden
East	:	Internal Road & Wing - E
West	:	Maruti Meadows

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 53,15,128.00 (Rupees Fifty Three Lakh Fifteen Thousand One Hundred Twenty Eight 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.

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

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.06.30 17:20:23 +05'30'

Auth. Sign.



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.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,
The Branch Manager,
State Bank of India
Stressed Assets Recovery Branch Churchgate

B-603 & 604, Kohinoor City, Commercial-1 6th Floor,
 Kirol Road, Off L.B.S. Marg, Kurla (West), Mumbai,
 Pin Code – 400 070, State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	As per the request from State Bank of India, RACPC Sion to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2.	a) Date of inspection	:	29.06.2023
	b) Date on which the valuation is made	:	30.06.2023
3.	List of documents produced for perusal	:	<ol style="list-style-type: none"> 1. Copy of Agreement for Sale dated 06.08.2020 2. Copy of Occupancy Certificate No. K.B.N.P. / NRV / 9444 / 2017 - 2018 dated 19.12.2017 issued by Kulgoan Badlapur Municipal Council.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p>Mr. Mahesh Shridhar Bane & Mrs. Mansi Mahesh Bane.</p> <p>Address: Residential Flat No. 603, 6th Floor, Building - D, "Diamond", Precious Harmony, Village - Belavali, Badlapur (East), Taluka - Ambernath, District - Thane, PIN - 421503, State - Maharashtra, Country - India.</p> <p>Joint Ownership Details of ownership share is not available</p>
5.	Brief description of the property. (Including Leasehold / freehold etc.)	:	The property is a residential Flat No. 603 is located on 6 th Floor. The Composition of Residential Flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets. (i.e. 2 BHK + 2 Toilets). The property is at 2.7 Km. travelling distance from nearest railway station Badlapur.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	New Survey No. 51, Hissa No. 2
	b) Door No.	:	Residential Flat No. 603
	c) C. T.S. No. / Village	:	Village – Belavali
	d) Ward / Taluka	:	Taluka – Ambernath
	e) Mandal / District	:	District – Thane
	f) Date of issue and validity of layout of approved map / plan	:	Occupancy Certificate No. K.B.N.P. / NRV / 9444 / 2017 - 2018 dated 19.12.2017 issued by Kulgoan Badlapur
	g) Approved map / plan issuing authority	:	Municipal Council



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	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. 603, 6th Floor, Building - D, "Diamond", Precious Harmony, Village - Belavali, Badlapur (East), Taluka - Ambarnath, District - Thane, PIN - 421503, State - Maharashtra, Country - India.
8.		City / Town	:	Village - Belavali, Badlapur (East)
		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 - Belavali Kulgoan Badlapur Municipal Council.
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 actual site As per documents
		North	:	Maruti Meadows Details not available
		South	:	Garden Details not available
		East	:	Internal Road & Wing – E Details not available
		West	:	Maruti Meadows Details not available
13.		Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.
				A B
				As per the Deed Actual
		North	:	- -
		South	:	- -
		East	:	- -
		West	:	- -
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 686.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 823.00 (Carpet Area + 10%)
14.		Latitude, Longitude & Co-ordinates of flat	:	19°10'31.8"N 73°13'34.8"E
15.		Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 686.00 (Area as per Agreement for Sale)



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16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Flat Internal visit not allowed
II APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	New Survey No. 51, Hissa No. 2
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Belavali Kulgoan Badlapur Municipal Council.
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 603, 6 th Floor, Building - D, "Diamond", Precious Harmony, Village - Belavali, Badlapur (East), Taluka - Ambarnath, District - Thane, PIN - 421503, State - Maharashtra, Country - India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2017 (As per Occupancy Certificate)
5.	Number of Floors	:	Part Ground + Part Stilt + 7 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flats on 6 th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III FLAT			
1	The floor in which the flat is situated	:	6 th Floor
2	Door No. of the flat	:	Residential Flat No. 603
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Flat Internal visit not allowed
	Doors	:	Flat Internal visit not allowed
	Windows	:	Flat Internal visit not allowed
	Fittings	:	Flat Internal visit not allowed
	Finishing	:	Flat Internal visit not allowed
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?	:	Flat Internal visit not allowed
7	Sale Deed executed in the name of	:	Mr. Mahesh Shridhar Bane & Mrs. Mansi Mahesh Bane.
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. = 823.00 (Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 686.00 (Area as per Agreement for Sale)
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?	:	Flat Internal visit not allowed
15	If rented, what is the monthly rent?	:	₹ 11,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar 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)	:	₹ 7,000.00 to ₹ 9,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 8,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 5,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 52,700.00 per Sq. M. i.e. ₹ 4,896.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 50,195.00 per Sq. M. i.e. ₹ 4,663.00 per Sq. Ft.
5	In case of variation of 20% or more in the	:	It is a foregone conclusion that market value is always



	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	more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.	
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,800.00 per Sq. Ft.
	Age of the building	:	6 Years
	Life of the building estimated	:	54 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	9.00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,548.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 5,200.00 per Sq. Ft.
	Total Composite Rate	:	₹ 7,748.00 per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	686.00 Sq. Ft.	7,748.00	53,15,128.00
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			
	Total value of the property			53,15,128.00
	The Realizable value of the property			45,17,859.00
	Distress value of the property			37,20,590.00
	Insurable value of the property			23,04,400.00
	Guideline value of the property			38,37,649.00



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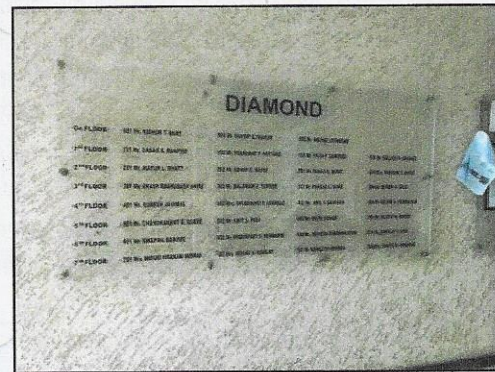
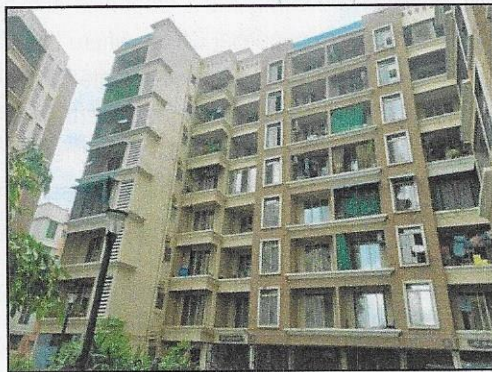
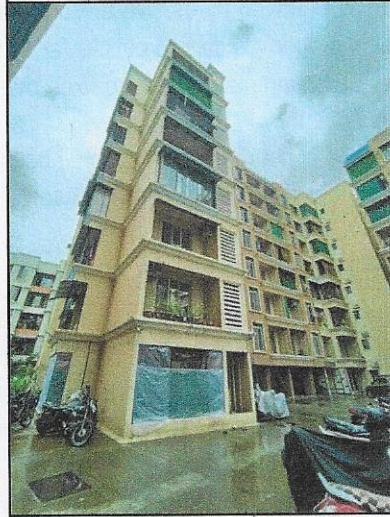
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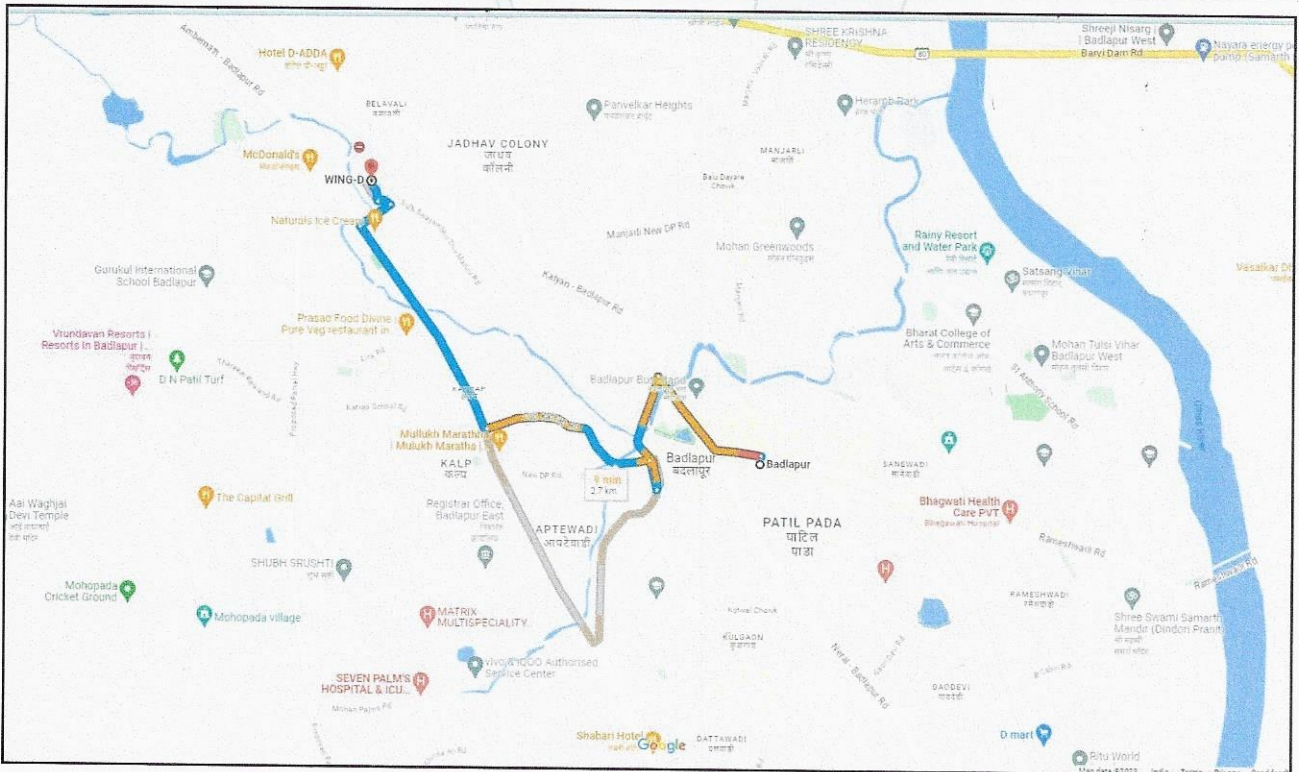


Actual Site Photographs



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Route Map of the property Site u/r




Latitude Longitude: 19°10'31.8"N 73°13'34.8"E

Note: The Blue line shows the route to site from nearest railway station (Badlapur – 2.7 Km.)




Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Annual Statement of Rates

Year: 2023/2024

Selected District: ठाणे

Select Taluka: अंबरनाथ

Select Village: मौजे [गांव] मौजे बेलवली

Search By: Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	गोंदीस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	7/15-डी -2) बेलवली गावातील संख्ये नंबर 83 व 53 जवळील नात्याच्या उत्तर पश्चिमेकडील भाग	9440	48700	56000	60900	56000	चौ. मीटर
SurveyNo	7/16-डी -2) बेलवली वरील डी-1 व्यतिरीक्त उरलेल्या सर्व मिळकती बेलवली	10950	52700	55200	65800	55200	चौ. मीटर

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Price Indicators

गावाचे नाव : वेतवली	
(1) रिजेक्शा प्रकार	करारनामा
(2) मोबदला	2775926
(3) शाखारभाष/भाडेपट्टयाच्या बाबतिलपट्टकार आकारणी देतो की परदेदार ते नमुद करावे	1646000
(4) भू-मापन, पोटहिसा व घरकामांक (असल्यास)	1) पारिकेचे नाव: कुळगांव-बदलापूरदर वर्णन : इतर माहिती: , इतर माहिती: विभाग क्र. 7/16, मौजे वेतवली, ता. अंबरनाथ, जि. ठाणे, येथील 1) सर्व्हे नं. 51, हिस्सा नं. 2, 2) सर्व्हे नं. 50, हिस्सा नं. 2, 3) सर्व्हे नं. 50, हिस्सा नं. 4, 4) सर्व्हे नं. 50, हिस्सा नं. 5, 5) सर्व्हे नं. 50, हिस्सा नं. 6, 6) सर्व्हे नं. 50, हिस्सा नं. 8, व 7) सर्व्हे नं. 50, हिस्सा नं. 9, क्षेत्र 9600.03 चौ. मी. यावरील प्रीमियस हार्मोनी या प्रोजेक्टमधील फेज - 2, आयर्स विल्डिंग, आय - विंग, पहिला मजला, सदनिका क्र. 105, सदनिकेचे क्षेत्र 31.23 चौ. मी. कारपेट. ((Survey Number : 51 :))
(5) क्षेत्रफळ	31.23 चौ.मीटर
(6) आकारणी किंवा सुटी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या त्रिभुज देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदंड असाव्यास, प्रतिवादिचे नाव व पत्ता.	1). नाव.-. सोहम केन्दुबन तर्फे भगोदर श्री. अक्षय दत्तात्रय गालकर वय-52 पत्ता.-पॉस्ट नं. , माळा नं. , इमारतीचे नाव: ए-2-308, स्वामी देव प्रकाश गार्डन, अंबरनाथ पूर्व, जि. ठाणे, ब्राँक नं. , रोड नं. , महाराष्ट्र, ठाणे, पिन कोड:-421501 पिन नं.-ACEF59817R.
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदंड असाव्यास, प्रतिवादिचे नाव व पत्ता.	1). नाव.-.संजय अश्विद काळे वय-33; पत्ता.-पॉस्ट नं. , माळा नं. , इमारतीचे नाव: सदनिका क्र. 105, प्रॉब्ले गार्डन सिटी, ब्ल्यू रॉडिन विंग, कावय, बदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे, ब्राँक नं. , रोड नं. , महाराष्ट्र, ठाणे, पिन कोड:-421503 पिन नं.-CKZPK0041H 2). नाव.-सुरेश अश्विद काळे वय-58; पत्ता.-पॉस्ट नं. , माळा नं. , इमारतीचे नाव: सदनिका क्र. 105, प्रॉब्ले गार्डन सिटी, ब्ल्यू रॉडिन विंग, कावय, बदलापूर पूर्व, ता. अंबरनाथ, जि. ठाणे, ब्राँक नं. , रोड नं. , महाराष्ट्र, ठाणे, पिन कोड:-421503 पिन नं.-CLJPK2052C
(9) दस्तऐवज करून दिल्याचा दिनांक	25/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	26/03/2022
(11) अनुक्रमीक खंड व पृष्ठ	5318/2022
(12) शाखारभाषाप्रमाणे मुद्रांक शुल्क	166600
(13) शाखारभाषाप्रमाणे नोंदणी शुल्क	27760
(14) नोंद	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निघडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

गावाचे नाव : वेतवली	
(1) रिजेक्शा प्रकार	करारनामा
(2) मोबदला	2731490
(3) शाखारभाष/भाडेपट्टयाच्या बाबतिलपट्टकार आकारणी देतो की परदेदार ते नमुद करावे	1530000
(4) भू-मापन, पोटहिसा व घरकामांक (असल्यास)	1) पारिकेचे नाव: कुळगांव-बदलापूरदर वर्णन : इतर माहिती: , इतर माहिती: विभाग क्र. 7/16, मौजे वेतवली, ता. अंबरनाथ, जि. ठाणे, येथील 1) सर्व्हे नं. 51, हिस्सा नं. 2, 2) सर्व्हे नं. 50, हिस्सा नं. 2, 3) सर्व्हे नं. 50, हिस्सा नं. 4, 4) सर्व्हे नं. 50, हिस्सा नं. 5, 5) सर्व्हे नं. 50, हिस्सा नं. 6, 6) सर्व्हे नं. 50, हिस्सा नं. 8, व 7) सर्व्हे नं. 50, हिस्सा नं. 9, क्षेत्र 9600.03 चौ. मी. यावरील प्रीमियस हार्मोनी या प्रोजेक्टमधील फेज - 2, आयर्स विल्डिंग, आय - विंग, पाचवा मजला, सदनिका क्र. 503, सदनिकेचे क्षेत्र 27.66 चौ. मी. कारपेट. ((Survey Number : 51 :))
(5) क्षेत्रफळ	27.66 चौ.मीटर
(6) आकारणी किंवा सुटी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या त्रिभुज देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदंड असाव्यास, प्रतिवादिचे नाव व पत्ता.	1). नाव.-. सोहम केन्दुबन तर्फे भगोदर श्री. अक्षय दत्तात्रय गालकर वय-52 पत्ता.-पॉस्ट नं. , माळा नं. , इमारतीचे नाव: ए-2-308, स्वामी देव प्रकाश गार्डन, अंबरनाथ पूर्व, जि. ठाणे, ब्राँक नं. , रोड नं. , महाराष्ट्र, ठाणे, पिन कोड:-421501 पिन नं.-ACEF59817R.
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदंड असाव्यास, प्रतिवादिचे नाव व पत्ता.	1). नाव.-.अश्विनी नारायण मनेसैव्याड वय-31; पत्ता.-पॉस्ट नं. , माळा नं. , इमारतीचे नाव: घर नं. 1-9-502, दश मंटीर मागे, मान पुरा, नोंदड, महाराष्ट्र, ब्राँक नं. , रोड नं. , महाराष्ट्र, नोंदड, पिन कोड:-431602 पिन नं.-CLSPM0147F 2). नाव.-.राज्या लालराव माडणे वय-29; पत्ता.-पॉस्ट नं. , माळा नं. , इमारतीचे नाव: घर नं. 1-9-502, दश मंटीर मागे, मान पुरा, नोंदड, महाराष्ट्र, ब्राँक नं. , रोड नं. , महाराष्ट्र, नोंदड, पिन कोड:-431602 पिन नं.-EIFPM2429F
(9) दस्तऐवज करून दिल्याचा दिनांक	31/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	07/04/2022
(11) अनुक्रमीक खंड व पृष्ठ	6188/2022
(12) शाखारभाषाप्रमाणे मुद्रांक शुल्क	163900
(13) शाखारभाषाप्रमाणे नोंदणी शुल्क	27320
(14) नोंद	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निघडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specification ₹ 53,15,128.00 (Rupees Fifty Three Lakh Fifteen Thousand One Hundred Twenty Eight Only). The Realizable value of the above property is ₹ 45,17,859.00 (Rupees Forty Five Lakh Seventeen Thousand Eight Hundred Fifty Nine Only) and the Distress Value is ₹ 37,20,590.00 (Rupees Thirty Seven Lakh Twenty Thousand Five Hundred Ninety Only).

Place: Mumbai

Date: 30.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.06.30 17:20:40 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

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

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Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – IV)	Attached
	Model code of conduct for valuer (Annexure – V)	Attached



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(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar 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 30.06.2023 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 have personally inspected the property on 30.06.2023. 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 AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Mahesh Shridhar Bane & Mrs. Mansi Mahesh Bane.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Sion to assess value of the property for Bank Loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Prashant Kasar – Valuation Engineer Shobha Kuperkar – Technical Manager Nitesh Khedkear – 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 – 30.06.2023 Valuation Date – 30.06.2023 Date of Report – 30.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 30.06.2023
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 **30th 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 documents and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 686.00** in the name of **Mr. Mahesh Shridhar Bane & Mrs. Mansi Mahesh Bane**. 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



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Based on inputs received from the documents, we understand that the subject property is owned by **Mr. Mahesh Shridhar Bane & Mrs. Mansi Mahesh Bane**. 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 inputs received from the documents and site visit conducted, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 686.00**

Condition & Repair

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

Valuation Methodology

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the documents and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 686.00.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



(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).



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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
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Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2021-22/85/13