

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-1395/23-24	Dated 3-Jul-23
Buyer (Bill to) STATE BANK OF INDIA- RACPC BELAPUR Estate Department Corporate Center, 4th Floor, CIDCO Tower No. 4, Railway Station Building, C.B.D Belapur, Navi Mumbai- 400614 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002234 / 2301396	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) E. & O.E


Indian Rupee Two Thousand Nine Hundred Fifty Only

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

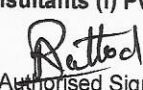
Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

Remarks:
 "Name of Owner: Mr. Amit Singhal & Mrs. Tanu Singhal
 Name of Proposed Purchaser: Mr. Sagar Sadashiv Jadhav & Mrs. Priyanka Prahlad Suryawanshi
 Address: Residential Flat No. 602, 6th Floor, Wing – B, ""Guruvatika Co-Op. Hsg. Soc. Ltd."" , Plot No. D-1, Sector - 12, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District – Raigad, PIN - 410 210, State - Maharashtra, Country – India
 Company's PAN : **AADCV4303R**
 Declaration
 NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details
 Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice

PROFORMA INVOICE

Invoice No:	PG 139723-24	Invoice Date:	2-Jul-23
Delivery Note:		Model Name of Payment:	AGAINST REPORT
Reference No. & Date:		Other References:	
Buyer's Order No.:		Date:	
Director's Doc No.:	00333412301304	Delivery Note Date:	
Dispatched Through:		Destination:	
Terms of Delivery:			

Vestkale Consultants (I) Pvt Ltd
 B-501 1st Floor,
 BOOMKANG CHANDIVALI FARM ROAD
 VADNER-EAST 400023
 GATTUINI-375A00074320
 State Name : Maharashtra Code : 27
 E-Mail : accounts@vestkale.org
 Buyer (BTLN)

STATE BANK OF INDIA-RAPC BELAPUR
 Estate Department Corporate Center 4th Floor
 CIDCO Tower No. A, Railway Station Building
 C.B.D Belapur, Near Mumbai-400614
 GATTUINI : 375A00074320
 State Name : Maharashtra Code : 27

Sl. No.	Description	HSN/SAC Code	Rate	Amount
1	VALUATION FEE	98234	18%	5,500.00
	COBT			325.00
	SOBT			325.00

(Technical Inspection and Certificate Services)

Sl. No.	Description	HSN/SAC Code	Rate	Amount	Tax Amount	Total
1	VALUATION FEE	98234	18%	5,500.00	990.00	6,490.00
	COBT			325.00	58.50	383.50
	SOBT			325.00	58.50	383.50
Total				6,150.00	1,107.00	7,257.00

Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC

Sl. No.	Description	HSN/SAC Code	Rate	Amount	Tax Amount	Total
1	VALUATION FEE	98234	18%	5,500.00	990.00	6,490.00
	COBT			325.00	58.50	383.50
	SOBT			325.00	58.50	383.50
Total				6,150.00	1,107.00	7,257.00

Indian Rupee Four Hundred Fifty Only

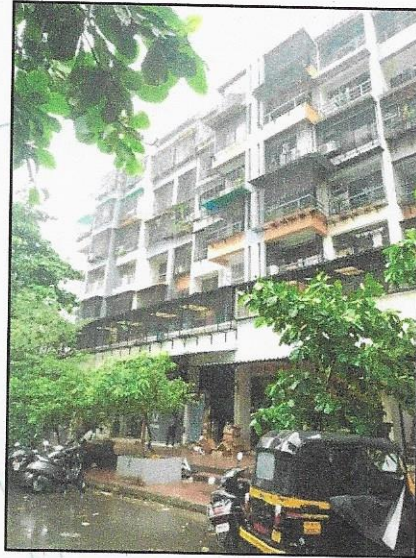
Company's PAN : AACCV1009R
 Destination :
 NOTE - AS PER MOMS RULES INVOICE NEED TO BE CANCELLED WITHIN 45 DAYS OF THE BEST CHARGE APPLICABLE AS PER THE RULE
 MOMS Registration No. - 375A00074320

Name of Owner: Mr. Amit Singh & Mrs. Tanu Singh
 Name of Purchased Partner: Mr. Rajeev Sahasrabudhe
 Jagan A. Bhat (Proprietor)
 Address: Residential Flat No. 902, 3rd Floor, Wing - B, "Gandhinagar Co-Op. Hsg. Soc. Ltd.", Flat No. D-1, 3rd Floor, Kharjee-Kharjee, Near Mumbai, Taluka: Parner District - Parner PIN-410210, State: Maharashtra - India
 Company's PAN : AACCV1009R
 Destination :
 State Bank of India
 Branch: SRS Code: MIDC Kharjee (B) & SRINAGAR (A)
 Bank Name: State Bank of India
 A/c No: 1397230114
 Company's Bank Details

for Vestkale Consultants (I) Pvt Ltd
 Authorized Signatory
 (Signature)



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Amit Singhal & Mrs. Tanu Singhal**

Name of Proposed Purchaser: **Mr. Sagar Sadashiv Jadhav & Mrs. Priyanka Prahlad Suryawanshi**

Residential Flat No. 602, 6th Floor, Wing – B, "**Guruvatika Co-Op. Hsg. Soc. Ltd.**", Plot No. D-1, Sector - 12,
Village - Kharghar, Navi Mumbai, Taluka - Panvel, District – Raigad, PIN - 410 210,
State - Maharashtra, Country – India.

Latitude Longitude: 19°01'25.4"N 73°02'37.0"E

Valuation Prepared for:




State Bank of India




RACPC Belapur

Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4, Railway Station Building,
C.B.D. Belapur, Navi Mumbai – 400 614, 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 of the Immovable Property

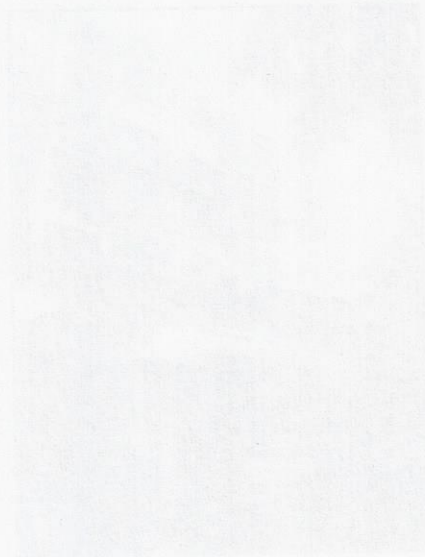


Figure of the property, location and situation

The property is situated in the town of ... and is bounded by ... The area of the property is ... The property is used for ... The valuation is based on the ...

Valuation of the property

Value of the property

Value of the property: ...

Value of the property: ...

The value of the property is determined by ... The value of the property is ...



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, 6th Floor, Wing – B, "**Guruvatika Co-Op. Hsg. Soc. Ltd.**", Plot No. D-1, Sector - 12, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District – Raigad, PIN - 410 210, State - Maharashtra, Country – India belongs to **Mr. Amit Singhal & Mrs. Tanu Singhal**. Name of Proposed Purchaser is **Mr. Sagar Sadashiv Jadhav & Mrs. Priyanka Prahlad Suryawanshi**.

Boundaries of the property.

North	:	Prime Mall LN Road
South	:	Residential Building
East	:	Internal Road
West	:	Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,01,00,700.00 (Rupees One Crore One Lakh Seven Hundred 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.**

**Vidhi
Chalikwar**
Director

Digitally signed by Vidhi Chalikwar
DN: cn=Vidhi Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai,
email=vidhi@vastukala.org, c=IN
Date: 2023.07.04 11:04:38 +05'30'

Auth. Sign.



Vidhi M. Chalikwar

Chartered Valuer (India)

Membership No. CAT-I/F-1930

SBI Empanelment No.: SME/TCC/2021-22/86A/3



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,
State Bank of India
RACPC Belapur Branch
 Estate Department Corporate Centre,
 4th Floor, CIDCO Tower No. 4, Railway
 Station Building, C.B.D. Belapur, Navi Mumbai – 400 614,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF 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	:	30.06.2023
	b) Date on which the valuation is made	:	03.07.2023
3.	List of documents produced for perusal	:	
			1. Copy of Draft Agreement for Sale (Part Payment) in the month June'2023 between Mr. Amit Singhal & Mrs. Tanu Singhal (The Seller's) And Mr. Sagar Sadashiv Jadhav & Mrs. Priyanka Prahlad Suryawanshi (the Purchaser's). 2. Copy of Agreement for Sale dated 24.07.2006 between M/s. Karnala Infrastructure Projects Pvt. Ltd. (The Builder's) And Mr. Amit Singhal & Mrs. Tanu Singhal (the Purchaser's). 3. Copy of Possession Letter dated 29.12.2006 in the name of Mr. Amit Singhal & Mrs. Tanu Singhal issued by M/s. Karnala Infrastructure Projects Pvt. Ltd. 4. Copy of Commencement Certificates No. CIDCO / ATPO / 756 dated 18.03.2005 issued by CIDCO. 5. Copy of Occupancy Certificate No. CIDCO / BP / ATPO / 975 dated 07.05.2007 issued by CIDCO.
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)	:	Name of Owner: Mr. Amit Singhal & Mrs. Tanu Singhal Name of Proposed Purchaser: Mr. Sagar Sadashiv Jadhav & Mrs. Priyanka Prahlad Suryawanshi Address: Residential Flat No. 602, 6 th Floor, Wing – B, "Guruvatika Co-Op. Hsg. Soc. Ltd.", Plot No. D-1, Sector - 12, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District – Raigad, PIN - 410 210, State - Maharashtra, Country – India. Contact Person: Mr. Amit Singhal (Owner) Contact No. 9833896346 Joint Ownership

		(Details of ownership share not available)	
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat is located on 6 th floor. The composition of flat is 2 Bedrooms + Living Room + Dining Area + Kitchen + 2 Toilets + Passage + Terrace Area + Cup Board Area (i.e. 2 BHK + 2 Toilets). The property is at 2.3 Km. travelling distance from nearest railway station Kharghar.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. D-1, Sector – 12
	b) Door No.	:	Residential Flat No. 602
	c) C. T.S. No. / Village	:	Village – Kharghar
	d) Ward / Taluka	:	Taluka – Panvel
	e) Mandal / District	:	District – Raigad
	f) Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.
	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. 602, 6 th Floor, Wing – B, "Guruvatika Co-Op. Hsg. Soc. Ltd.", Plot No. D-1, Sector - 12, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District – Raigad, PIN - 410 210, State - Maharashtra, Country – India.
8.	City / Town	:	Navi Mumbai, Raigad
	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 – Kharghar CIDCO
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 Agreement
	North	:	Prime Mall LN Road 8 Mtr. Wide Road
	South	:	Residential Building Plot No. D-2
	East	:	Internal Road Plot no. D-65
	West	:	Internal Road 15 Mtr. Wide Road



13	Dimensions of the site	N. A. as property under consideration is a Flat in an apartment building.										
		<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%; text-align: center;">A As per the Deed</th> <th style="width: 50%; text-align: center;">B Actual</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">North</td> <td style="text-align: center;">-</td> </tr> <tr> <td style="text-align: center;">South</td> <td style="text-align: center;">-</td> </tr> <tr> <td style="text-align: center;">East</td> <td style="text-align: center;">-</td> </tr> <tr> <td style="text-align: center;">West</td> <td style="text-align: center;">-</td> </tr> </tbody> </table>	A As per the Deed	B Actual	North	-	South	-	East	-	West	-
A As per the Deed	B Actual											
North	-											
South	-											
East	-											
West	-											
14.	Extent of the site	<p>Carpet Area in Sq. Ft. = 673.00 Cup Board Area in Sq. Ft. = 45.00 Total Carpet Area in Sq. Ft. = 718.00 Terrace Area in Sq. Ft. = 40.00 (Area as per actual site measurement)</p> <p>Carpet area in Sq. Ft. = 783.00 (Area as per agreement for sale)</p> <p>Built up area = 940.00 Sq. Ft. (Area as per agreement for sale)</p>										
14.	Latitude, Longitude & Co-ordinates of Flat	: 19°01'25.4"N 73°02'37.0"E										
15.	Extent of the site considered for Valuation (least of 13A & 13B)	: Carpet area in Sq. Ft. = 783.00 (Area as per agreement for sale)										
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Vacant										
II	FLAT BUILDING											
1.	Nature of the Apartment	: Residential										
2.	Location	:										
	C.T.S. No.	: Plot No. D-1, Sector - 12										
	Block No.	: -										
	Ward No.	: -										
	Village / Municipality / Corporation	: Village – Kharghar CIDCO										
	Door No., Street or Road (Pin Code)	: Residential Flat No. 602, 6 th Floor, Wing – B, "Guruvatika Co-Op. Hsg. Soc. Ltd." , Plot No. D-1, Sector - 12, Village - Kharghar, Navi Mumbai, Taluka - Panvel, District – Raigad, PIN - 410 210, State - Maharashtra, Country – India.										
3.	Description of the locality Residential / Commercial / Mixed	: Residential										
4.	Year of Construction	: 2007 (As per Occupancy Certificate)										
5.	Number of Floors	: Stilt + 6 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	:	Open 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. 602
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified Flooring
	Doors	:	Teak Wood door frame with solid flush doors
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering with POP finished
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	:	Name of Owner: Mr. Amit Singhal & Mrs. Tanu Singhal Name of Proposed Purchaser: Mr. Sagar Sadashiv Jadhav & Mrs. Priyanka Prahlad Suryawanshi
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 = 940.00 Sq. Ft. (Area as per agreement for sale)
10	What is the floor space index (app.)	:	As per CIDCO norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 673.00 Cup Board Area in Sq. Ft. = 45.00 Total Carpet Area in Sq. Ft. = 718.00 Terrace Area in Sq. Ft. = 40.00 (Area as per actual site measurement)

		Carpet area in Sq. Ft. = 783.00 (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 purpose
14	Is it Owner-occupied or let out?	: Vacant
15	If rented, what is the monthly rent?	: ₹ 21,000.00 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)	: ₹ 12,500.00 to ₹ 14,500.00 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).	: ₹ 13,500.00 per Sq. Ft. on Carpet Area ₹ 12,900.00 per Sq. Ft. (After Depreciation)
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 11,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 1,23,480.00 per Sq. M. i.e. ₹ 11,472.00 per Sq. Ft.
4a	Guideline rate (after depreciation)	: ₹ 1,11,547.00 per Sq. M. i.e. ₹ 10,363.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	: It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
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	: 16 Years
	Life of the building estimated	: 44 years Subject to proper, preventive periodic

			maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	24.00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,900.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 11,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 12,900.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	783.00 Sq. Ft.	12,900.00	1,01,00,700.00
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 / Realizable value of the property			1,01,00,700.00
	Insurable value of the property (940.00 Sq. Ft. X 2,500.00)			23,50,000.00
	Guideline value of the property (940.00 Sq. Ft. X 10,363.00)			97,41,220.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to



account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential 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 ₹ 12,500.00 to ₹ 14,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 12,900.00 per Sq. Ft. on Carpet Area (After Depreciation) 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	₹ 21,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

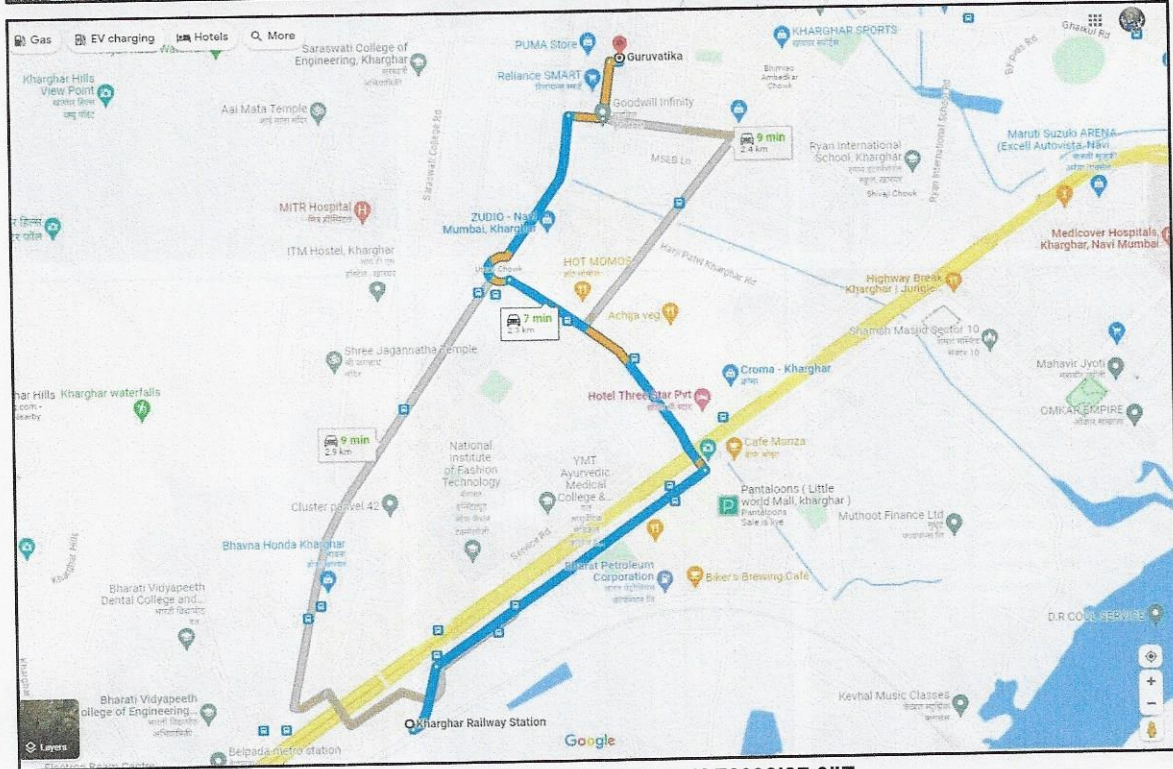
www.vastukala.org



Actual Site Photographs




Route Map of the property



Latitude Longitude: 19°01'25.4"N 73°02'37.0"E


Note: The Blue line shows the route to site from nearest railway station (Kharghar – 2.3 Km.)

Ready Reckoner Rate



**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मूद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rule Guidline
LOGOUT

*** welcome

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Kokan [Help on Division](#)

District Name: रायगड Taluka Name: पनवेल Village/Zone Name: मीजे : पनवेल (पनवेल मा)

Attribute: इतर SubZone Name: 19/12-खारघर सिडका से.२

Mahapalika Area: A Class Palika

Open Land	Residence	Office	Shop	Industry	Unit
48900	117600	131300	146900	131300	Square Meter

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Price Indicators

99acres Buy Enter Locality / Project / Society / Landmark

₹1.08 Cr @ 14,400 per sq.ft. **2BHK 2Baths**
 Flat/Apartment for Sale
 Estimated EMI ₹66,260
 Posted on May 16, 2023 Ready to move

NEW STATUS NOT AVAILABLE (Website: <https://maharera.maharashtra.gov.in/>)

Property (17)

₹1.08 Crore
 @ 14,400 per sq.ft. (Vegetable) [View Price Details](#)

Configuration: 2 Bedrooms, 2 Bathrooms, 3 Balconies

Address: gurveedica Sector 12 Kharghar, Navi Mumbai

Floor Number: 5th of 7 Floors

Facing: North

Property Age: 10+ Year Old

Overlooking: Main Road

Deal with Trusted RERA Professionals
 RERA Certified Dealer has posted this property!

3 people already contacted this week

magicbricks Buy Rent Sell Home Loans

₹1.05 Cr [How much loan can I get?](#)

2 BHK 1100 Sq-ft Flat For Sale Sector 12 Kharghar, Navi Mumbai

2 Beds **2 Baths** **2 Balconies** **1 Covered Parking**

Carpet Area: 783 sqft • 113 • 75 sqft

Project: GURU VASTIKA **Floor:** 6 (Out of 6 Floors)

Transaction Type: Resale **Status:** Ready to Move **Facing:** East

Lifts: 2 **Furnished Status:** Unfurnished **Car Parking:** 1 Covered

Contact Agent: Abhijit - 9820000000

More Details

Price Breakup: ₹1.05 Cr | ₹5,27,550 Approx. Registration Charges | ₹2,000 Monthly

Booking Amount: ₹1.0 Lac

Address: Kharghar, Navi Mumbai, Sector 12 Kharghar, Navi Mumbai - Central Navi Mumbai, Maharashtra

Landmarks: Prime mall.

Price Indicators

The screenshot displays a property listing on the Housing.com website. The property is located at Victory Gurvatika, Sector 12, Kharghar, Navi Mumbai. The listing includes a price of ₹1.05 Cr, 2 bedrooms, 2 bathrooms, and 4 balconies. The brokerage is ₹15 Lacs. The listing also features a contact seller section for CHIRAG Realtors, with a phone number +9193241... and a 'Get Contact Details' button. There are also options to 'Share' and 'Report' the listing.

Property Name	Brokerage
Victory Gurvatika	₹15 Lacs

Price	Carpet Area
₹1.05 Cr	800 sq.ft

Bedrooms	Bathrooms
2	2

Parking	Balcony
1 Open Parking	4

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An ISO 9001:2015 Certified Company www.vastukala.org



As a result of my appraisal and analysis, it is my considered opinion that value of the above property in the prevailing condition with aforesaid specifications is at ₹ 1,01,00,700.00 (Rupees One Crore One Lakh Seven Hundred Only).

Place: Mumbai

Date: 03.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Vidhi
Chalikwar

Digitally signed by Vidhi Chalikwar
DN: cn=Vidhi Chalikwar,
o=Vastukala Consultants (I) Pvt.
Ltd., ou=Mumbai,
email=vidhi@vastukala.org, c=IN
Date: 2023.07.04 11:04:59 +05'30'


Auth. Sign.

Director

Vidhi M. Chalikwar

Chartered Valuer (India)

Membership No. CAT-I/F-1930

SBI Empanelment No.: SME/TCC/2021-22/86A/3

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 ₹ _____
_____ only).

Date

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

Countersigned
(BRANCH MANAGER)

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, Vidhi M. 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 03.07.2023 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 AESPC7493M
- 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 Chartered Valuer 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.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mr. Sagar Sadashiv Jadhav & Mrs. Priyanka Prahlad Suryawanshi from Mr. Amit Singhal & Mrs. Tanu Singhal vide draft Agreement for Sale in the month of June'2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Belapur Branch to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Vidhi M. Chalikwar – Chartered Valuer Rajesh Ghadi – Valuation Engineer Vaishali Sarmalkar – Technical Manager Pradnya Rasam – 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 –03.07.2023 Date of Report –03.07.2023
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 **03rd July 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 **Carpet in Sq. Ft. = 783.00** in the name of **Mr. Amit Singhal & Mrs. Tanu Singhal**. Name of Proposed Purchaser is **Mr. Sagar Sadashiv Jadhav & Mrs. Priyanka Prahlad Suryawanshi**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Amit Singhal & Mrs. Tanu Singhal**. Name of Proposed Purchaser is **Mr. Sagar Sadashiv Jadhav & Mrs. Priyanka Prahlad Suryawanshi**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Carpet in Sq. Ft. = 783.00**.

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.



(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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Vidhi
Chalikwar

Director

Vidhi M. Chalikwar

Chartered Valuer (India)

Membership No. CAT-I/F-1930

SBI Empanelment No.: SME/TCC/2021-22/86A/3

Digitally signed by Vidhi Chalikwar
DN: cn=Vidhi Chalikwar,
o=Vastukala Consultants (I) Pvt.
Ltd., ou=Mumbai,
email=vidhi@vastukala.org, c=IN
Date: 2023.07.04 11:05:17 +05'30'


Auth. Sign.



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Other and Possibility

It is noted that the above mentioned items are not included in the list of items to be procured under the contract.

The above mentioned items are not included in the list of items to be procured under the contract.

A copy of the above mentioned items is being furnished to the concerned authorities for their consideration.

The above mentioned items are not included in the list of items to be procured under the contract.

The above mentioned items are not included in the list of items to be procured under the contract.

For and on behalf of the Government of Karnataka

The above mentioned items are not included in the list of items to be procured under the contract.

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For and on behalf of the Government of Karnataka



Secretary
Public Works Department
Government of Karnataka
Bangalore

