

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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 Buyer (Bill to) <b>JANSEVA SAHAKARI BANK - KANDIVALI EAST</b> TUSHAR BUNGALOW,ASHOK CHAKRAVARTI RAOD, NEAR THAKUR HOUSE, KANDIVALI-EAST MUMBAI-400101 GSTIN/UIN : 27AAAAJ0620Q1ZM State Name : Maharashtra, Code : 27	Invoice No. <b>PG-1614/23-24</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>002449 / 2301679</b> Dispatched through Terms of Delivery	Dated <b>18-Jul-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,000.00</b>
	<b>CGST</b>			<b>180.00</b>
	<b>SGST</b>			<b>180.00</b>
	<b>Total</b>			<b>₹ 2,360.00</b>

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

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
<b>Total</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

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

**Remarks:**  
 Mr. Bhim Prem Prasad Sapkota - Residential Flat No. 107, 1st Floor, Wing – A, "Suhas Modi S.R.A. Co-op. Hsg. Soc. Ltd.", Suhas Modi Road, Behind Ram Nagar, Kandivali (East), Mumbai, PIN Code – 400 101, State – Maharashtra, Country – India  
 Company's PAN : **AADCV4303R**  
**Declaration**  
 NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

**Company's Bank Details**  
 Bank Name : **ICICI BANK LTD**  
 A/c No. : **123105000319**  
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici  
**for Vastukala Consultants (I) Pvt Ltd**  
  
 Authorized Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Bhim Prem Prasad Sapkota**

Residential Flat No. 107, 1<sup>st</sup> Floor, Wing – A, "**Suhas Modi S.R.A. Co-op. Hsg. Soc. Ltd.**", Suhas Modi Road,  
Behind Ram Nagar, Kandivali (East), Mumbai, PIN Code – 400 101, State – Maharashtra, Country – India.

Latitude Longitude: 19°11'57.0"N 72°51'11.1"E

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### Valuation Prepared for:

**Janaseva Sahakari Bank Limited**

**Kandivali East Thakur House Branch**

Tushar Bungalow, Ashok Chakravarti Road, Nr. Thakur House, Kandivali (East), Mumbai - 400 101,  
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



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

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

**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 Bank Loan Purpose.
2.	a) Date of inspection	:	13.07.2023
	b) Date on which the valuation is Made	:	18.07.2023
3.	List of documents produced for perusal:		
	1. Copy of Agreement for Sale dated 13.07.2023		
	2. Copy of Amended Plan / Part OCC Document No. SRA / ENG / 1815 / RS / PL / AP dated 04.10.2014 issued by Slum Rehabilitation Authority		
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: <b>Mr. Bhim Prem Prasad Sapkota</b> <b>Address:</b> Residential Flat No. 107, 1 <sup>st</sup> Floor, Wing – A, "Suhas Modi S.R.A. Co-op. Hsg. Soc. Ltd.", Suhas Modi Road, Behind Ram Nagar, Kandivali (East), Mumbai, PIN Code – 400 101, State – Maharashtra, Country – India. <b>Contact Person:</b> Mr. Bhim Prem Prasad Sapkota (Owner) Contact No. 9967497076 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential flat is located on 1 <sup>st</sup> floor. The composition of flat is 1 Bedrooms + Living Room + Kitchen + Bath + W.C. (i.e. 1 BHK + Bath + W.C.). The property is at 2 Km. distance from nearest Metro station Akurli.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Residential Flat No. 107
	c) C.T.S. No. / Village	:	C.T.S. No. 3 (Pt.), 4(Pt.), 5(Pt.), 6(Pt.), 7(Pt.) of Village – Wadhwan
	d) Ward / Taluka	:	Taluka – Borivali
	e) Mandal / District	:	Mumbai Suburban District
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Amended Plan / Part OCC Document No. SRA / ENG / 1815 / RS / PL / AP dated 04.10.2014 issued by Slum Rehabilitation Authority
	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. 107, 1 <sup>st</sup> Floor, Wing – A, " <b>Suhas Modi S.R.A. Co-op. Hsg. Soc. Ltd.</b> ", Suhas Modi Road, Behind Ram Nagar, Kandivali (East), Mumbai, PIN Code – 400 101, State – Maharashtra, Country – India.	
8.	City / Town	:	Kandivali (East), Mumbai Suburb	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban Area	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Wadhwan Slum Rehabilitation Authority / Municipal corporation of Greater Mumbai	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	<b>Boundaries of the property</b>		<b>As per site</b>	<b>As per documents</b>
	North	:	Chawl	-
	South	:	Road	-
	East	:	Under Construction Building	-
	West	:	Slum Area	-
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 275.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 269.00 (Area as per Agreement for Sale)</b>  Built up Area in Sq. Ft. = 323.00 (Area as per Agreement for Sale)	
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°11'57.0"N 72°51'11.1"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 269.00 (Area as per Agreement for Sale)</b>	
16	Whether occupied by the owner / tenant? If	:	Vacant	

	occupied by tenant since how long? Rent received per month.	
<b>II</b>	<b>APARTMENT BUILDING</b>	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: C.T.S. No. 3 (Pt.), 4(Pt.), 5(Pt.), 6(Pt.), 7(Pt.) of Village – Wadhwan
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Wadhwan Slum Rehabilitation Authority / Municipal corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	: Residential Flat No. 107, 1 <sup>st</sup> Floor, Wing – A, " <b>Suhas Modi S.R.A. Co-op. Hsg. Soc. Ltd.</b> ", Suhas Modi Road, Behind Ram Nagar, Kandivali (East), Mumbai, PIN Code – 400 101, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2014 (As per Part Occupancy Certificate)
5.	Number of Floors	: Ground + 21 Upper Floors
	Type of Structure	: R.C.C. Framed Structure
	Number of Dwelling units in the building	: 7 Flats on 1 <sup>st</sup> Floor
	Quality of Construction	: Good
	Appearance of the Building	: Good
	Maintenance of the Building	: Good
	Facilities Available	:
	Lift	: 2 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car Parking Space
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes

<b>III</b>	<b>FLAT</b>	
1	The floor in which the flat is situated	: 1 <sup>st</sup> Floor
2	Door No. of the flat	: Residential Flat No. 107
3	Specifications of the flat	:
	Roof	: R.C.C. Slab
	Flooring	: Ceramic tiles flooring
	Doors	: Teak Wood door frame, Solid flush doors
	Windows	: Aluminum Sliding windows
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with partly concealed & Partly Casing

			Capping
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Normal
7	Sale Deed executed in the name of	:	Mr. Bhim Prem Prasad Sapkota
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. = 323.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per SRA / MCGM norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 275.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 269.00</b> <b>(Area as per Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 13,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 22,000.00 to ₹ 24,000.00 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).	:	₹ 23,000.00 per Sq. Ft.

3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 20,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 1,58,130.00 per Sq. M. i.e. ₹ 14,691.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office	:	₹ 1,50,040.00 per Sq. M. i.e. ₹ 13,939.00 per Sq. Ft.
5	Age of the building	:	9 Years
6	Life of the building estimated	:	51 years Subject to proper, preventive periodic maintenance & structural repairs.
	<b>Remark:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	269.00 Sq. Ft.	23,000.00	61,87,000.00
2	<b>Total Fair Market Value of the Property</b>			61,87,000.00
3	<b>Realizable value of the property</b>			55,68,300.00
4	<b>Distress value of the property</b>			49,49,600.00
5	<b>Insurable value of the property</b>			9,69,000.00
6	<b>Guideline value of the property</b>			45,02,297.00

**Justification for price / rate**

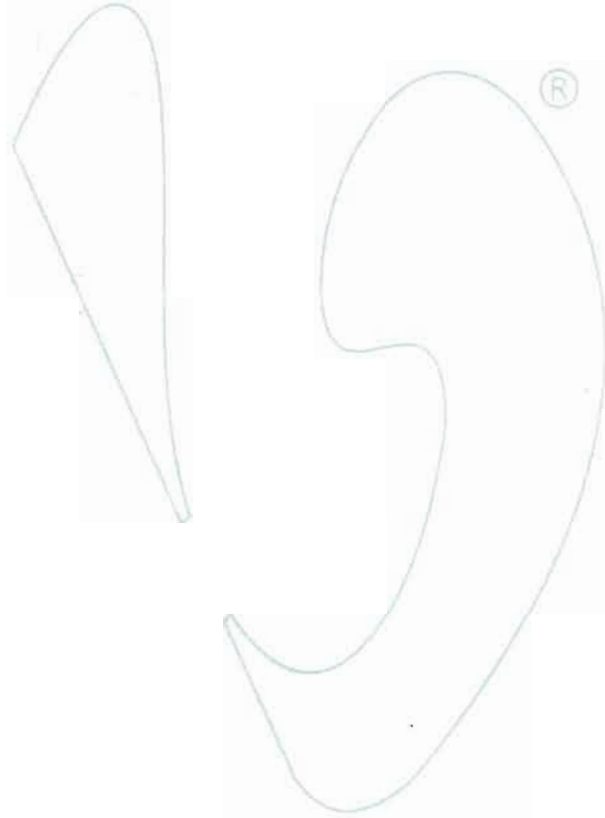
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property 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 ₹ 22,000.00 to ₹ 24,000.00 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 Residential and Commercial application in the locality etc. We estimate ₹ 23,000.00 per Sq. Ft. on Carpet Area for valuation.



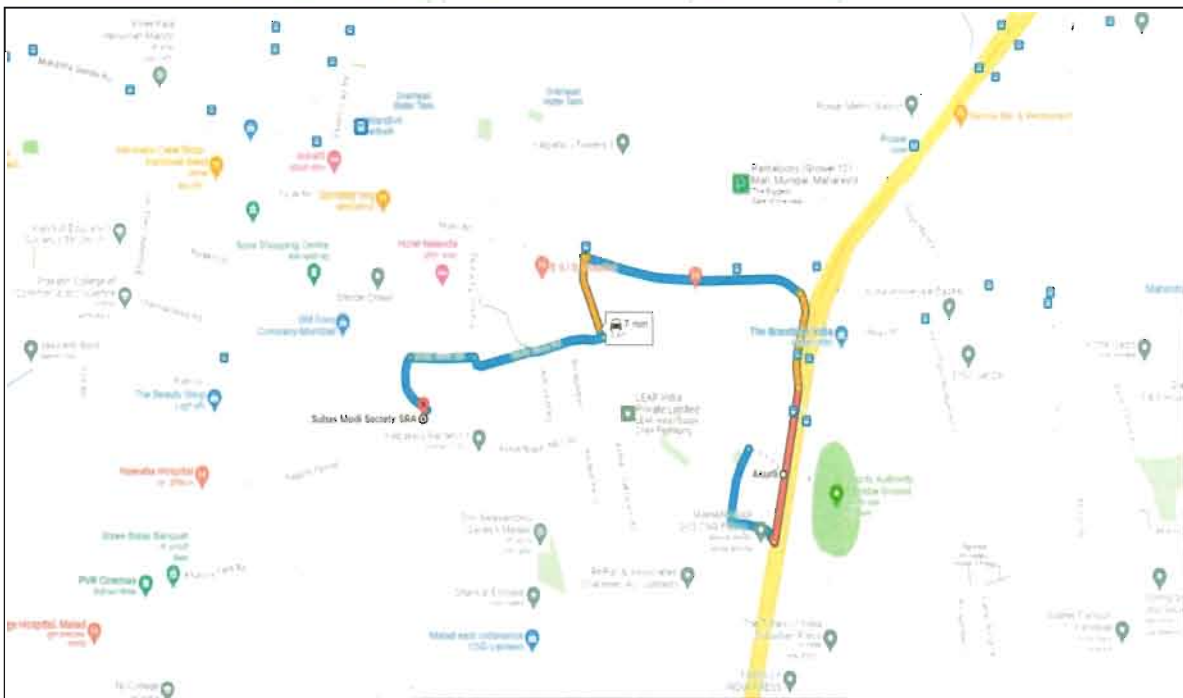
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### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°11'57.0"N 72°51'11.1"E**

**Note:** The Blue line shows the route to site from nearest metro station (Akurli – 2.00 Km.)

## Ready Reckoner Rate

DIVISION / VILLAGE : WADHVAN Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban	Local Body Type	Corporation "A" Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village Boundary to the North, Express Highway to the East, Village Boundary to the South, Ward Boundary to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
71	71/328	68240	158130	181850	197670	158130
C. T. S. No. 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 96, 97, 111, 112, 113, 114, 115, 116, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 139, 140						

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An ISO 9001:2015 Certified Company

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## Price Indicators

The screenshot shows a property listing on the 99acres website. The main heading is "₹65 Lac" and "1BHK 1Bath". Below this, it says "Kandivali East, Mumbai". There are several tabs: Overview, Society, Owner Details, Price Trends, Registry Record, and Society Reviews. A photo of the property is shown. Key details include: Carpet area: 294 sq.ft., Price: ₹65 Lac @ 24,163 per sq.ft., 2<sup>nd</sup> of 20 Floors, Main Road, and 5 to 10 Year Old. A "Places nearby" section lists Shrikar Mandir, BAPS Shri Swaminarayan Mandir, Rbi bank ATM, Laxmi Clinic - Kandivali - Mumbai, and Gulmohar Eye.

The screenshot shows a property listing on the magicbricks website. The main heading is "₹70.0 Lac" and "1 BHK Flat For Sale in Suhas Modi SRA, Kandivali East, Mumbai". It includes a "Contact Owner" section with the name "shweta vyas" and a "Book Site Visit" button. Key details include: 1 Bed, 2 Baths, 2 Balconies, Semi-Furnished, Carpet Area: 300 sqft • 23,333/sqft, Project: Suhas Modi SRA, Transaction Type: Resale, Status: Ready to Move, Facing: West, Lifts: 2, Furnished Status: Semi-Furnished, Type Of Ownership: Freehold, and Age Of Construction: 5 to 10 years. A "More Details" section shows: Price Breakup: ₹70 Lac | ₹3,50,000 Approx. Registration Charges, Booking Amount: ₹20,000, Address: Kandivali east, Kandivali East, Mumbai - Western Mumbai, Maharashtra, and Landmarks: kalpataru garden.

## Price Indicators

**square yards** Mumbai | Buy | Rent | Projects | Agents | More Services | Resources | Intelligence

**Resale 1 Bedroom 400 Sq.Ft. Apartment in Suhas Modi SRA, Kandivali East Mumbai** ₹ 67 L

Listing ID: #4007202

Overview | Furnishing | Amenities | Agent Overview | About Project | Data Intelligence | Commute Time | Kandivali East Review

**Property Information**

Listing Type <b>Sale</b>	Property Type <b>Residential</b>	Building Type <b>Apartment</b>
City <b>Mumbai</b>	Locality <b>Kandivali East</b>	Area <b>400 Sq.Ft. (Saleable Area)</b>
Price <b>₹ 67 L</b>	Possession Status <b>Ready To Move</b>	Furnishing Status <b>Furnished</b>
Number of Rooms <b>1</b>	Number of Bathroom <b>1</b>	View <b>East</b>
Floor No. <b>13</b>	Tower/Block <b>6</b>	Age of Property (Years) <b>10+</b>
Unit No. <b>6</b>	Total Floor Count <b>17</b>	

**Furnishing Details**

- 1 Sofa, 1 Chirney, 1 Light, 1 Exhaust Fan
- 1 Fridge, 1 Glove, 1 TV, 1 Wardrobe
- 1 Microwave, 1 Bed, 1 Modular Kitchen, 1 Geyser
- 1 Fan, 1 Water Purifier, 1 Dining Table, 1 Curtain
- 1 AC, 1 Washing

**Contact our Real Estate Experts**

Preferred Partner: **Santosh Ashana** (+91 8860 000000)

Name: \_\_\_\_\_ Email ID: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Share updates through WhatsApp

## Sale Instances

<b>स्वी क्र.2</b>		दस्तावेज क्रमांक: सह दु.नि.बोरोवरी 8
4627116		दस्तावेज क्रमांक: 462712039
18-07-2023		शेअरणी
Note - Generated Through #Search Module For original report please contact concern SRD office		शिफ्ट: 6301
<b>गावाचे नाव: वधवन</b>		
(1) विक्रीसाठी आणलेला कारणात्मा	कारणात्मा	
(2) विक्रीदर	6500000	
(3) बाजार मूल्य/बाजार मूल्य/बाजार मूल्य/बाजार मूल्य (कोणताही दोनही बाजार मूल्य नसतील ते सुद्धा नसावे)	4870200	
(4) मूल्यांकन क्षेत्र/विभाग व पंचक्रमिक संख्या	(1) पावलेचे नाव मुंबई मनपा/हजार वर्ग, सडक क्र. 912, विंग सी, भागा नं. 9 वा, म्हाडा, इमारतीचे नाव, सुहास मोदी एस आर ए. को ऑप हो सो लि, ब्लॉक नं. राम मपर, कांदिवली पूर्व मुंबई 400011, रोड : सुहास मोदी रोड, (C.T.S. Number : 3456 & 7; )	
(5) क्षेत्रफळ	30 चौ मीटर	
(6) विक्रीसाठी विक्रीत ठेवलेला क्षेत्रफळ		
(7) इमारतीचा/बाजार मूल्य/बाजार मूल्य/बाजार मूल्य/बाजार मूल्य (कोणताही दोनही बाजार मूल्य नसतील ते सुद्धा नसावे)	1) नाव : सुहास मोदी अशावाला वया 40, पत्नी : सुहास मोदी, नं. 912 विंग सी, भागा नं. 9, इमारतीचे नाव, सुहास मोदी एस आर ए. को ऑप हो सो लि, ब्लॉक नं. राम मपर, कांदिवली पूर्व मुंबई, म्हाडा, 602, 363A, विंग सी, नं. 912, विंग सी, नं. 912, भागा नं. 9, इमारतीचे नाव, सुहास मोदी एस आर ए. को ऑप हो सो लि, ब्लॉक नं. राम मपर, कांदिवली पूर्व मुंबई, म्हाडा, 602, 363A, विंग सी, नं. 912, विंग सी, नं. 912	
(8) विक्रीसाठी विक्रीत ठेवलेला क्षेत्रफळ/विक्रीसाठी विक्रीत ठेवलेला क्षेत्रफळ/विक्रीसाठी विक्रीत ठेवलेला क्षेत्रफळ/विक्रीसाठी विक्रीत ठेवलेला क्षेत्रफळ	1) नाव : सुहास मोदी अशावाला वया 40, पत्नी : सुहास मोदी, नं. 912 विंग सी, भागा नं. 9, इमारतीचे नाव, सुहास मोदी एस आर ए. को ऑप हो सो लि, ब्लॉक नं. राम मपर, कांदिवली पूर्व मुंबई, म्हाडा, 602, 363A, विंग सी, नं. 912, विंग सी, नं. 912	
(9) इमारतीचा/बाजार मूल्य/बाजार मूल्य/बाजार मूल्य/बाजार मूल्य (कोणताही दोनही बाजार मूल्य नसतील ते सुद्धा नसावे)	4870200	
(10) इमारतीचा/बाजार मूल्य/बाजार मूल्य/बाजार मूल्य/बाजार मूल्य (कोणताही दोनही बाजार मूल्य नसतील ते सुद्धा नसावे)	4870200	
(11) इमारतीचा/बाजार मूल्य/बाजार मूल्य/बाजार मूल्य/बाजार मूल्य (कोणताही दोनही बाजार मूल्य नसतील ते सुद्धा नसावे)	462712039	
(12) इमारतीचा/बाजार मूल्य/बाजार मूल्य/बाजार मूल्य/बाजार मूल्य (कोणताही दोनही बाजार मूल्य नसतील ते सुद्धा नसावे)	399900	
(13) इमारतीचा/बाजार मूल्य/बाजार मूल्य/बाजार मूल्य/बाजार मूल्य (कोणताही दोनही बाजार मूल्य नसतील ते सुद्धा नसावे)	30000	
(14) टीप		
मूल्यांकनासाठी विक्रीत ठेवलेला क्षेत्रफळ		
मूल्यांकन क्षेत्र/विभाग व पंचक्रमिक संख्या	(3) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** of the above property in the prevailing condition with aforesaid specifications is **₹ 61,87,000.00 (Rupees Sixty One Lakh Eighty Seven Thousand Only)**.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>Mr. Bhim Prem Prasad Sapkota</b> from Mrs. Sakshi Swapnil Narkar & Mr. Swapnil R. Narkar vide Agreement for Sale dated 13.07.2023.
2.	Purpose of valuation and appointing authority	As per the request from Janseva Sahakari Bank, Kandivali East Thakur House Branch to assess Fair Market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Deepak Jain – Valuation Engineer Nitesh Khedekar – Technical Manager Prajakta Patil – 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 – 13.07.2023 Valuation Date – 18.07.2023 Date of Report – 18.07.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 13.07.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
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 **18<sup>th</sup> 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 **269.00 Sq. Ft. Carpet Area** in the name of Mr. Bhim Prem Prasad Sapkota.



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. Bhim Prem Prasad Sapkota**. 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 **269.00 Sq. Ft. Carpet Area**.

### Condition & Repair

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

### Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the 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 client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **269.00 Sq. Ft. Carpet Area**.

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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

