

## 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	Invoice No. <b>PG-1627/23-24</b>	Dated <b>19-Jul-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA-RACPC PUNE</b> 5th Floor, Sharda Chambers Shankarsheth Road, Pune GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>002619 / 2301684</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
	<b>COURIER &amp; POST CHARGES</b>		0 %	<b>200.00</b>
<b>Total</b>				<b>₹ 3,150.00</b>

Amount Chargeable (in words)

*E. & O.E*

**Indian Rupee Three Thousand One 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
<b>Total</b>			<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

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**

Remarks:

Mr. Dhananjay Vasant Rao Limbekar - Residential Flat No. 04, Ground Floor, "Swastik Residency Co-op. Hsg. Soc. Ltd.", Patharli Road, Near Sarvoday Mandir, Dombivali (East), Thane - 421 201, 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**

*Rattod*  
Authorized Signatory

This is a Computer Generated Invoice



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

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Dhananjay Vasanttrao Limbekar**

Residential Flat No. 04, Ground Floor, "**Swastik Residency Co-op. Hsg. Soc. Ltd.**", Patharli Road,  
Near Sarvoday Mandir, Dombivali (East), Thane – 421 201,  
State – Maharashtra, Country – India.

Latitude Longitude: 19°12'53.5"N 73°05'56.1"E

### Valuation Prepared for:

**State Bank of India**

**RACPC Pune Branch**

5<sup>th</sup> Floor, Sharda Chambers, Shankarsheth Road, Pune – 411 037,  
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 Farin Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA**
-  TeleFax : +91 22 28371325/24
-  [mumbai@vastukala.org](mailto: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 Assistant General Manager,**  
**State Bank of India**  
**RACPC Pune Branch**  
 5<sup>th</sup> Floor, Sharda Chambers,  
 Shankarsheth Road, Pune – 411 037,  
 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	: 14.07.2023
	b)	Date on which the valuation is made	: 19.07.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for sale dated 19.07.2010 Between M/s. Sunshine Enterprises (the Promoter) and Mr. Dhananjay Vasanttrao Limbekar (the Purchaser). 2) Copy of Electricity Bill Consumer No. 020012906570 dated 27.06.2023 in the name of Shri. Dhananjay Vasant Limbekar issued by MSEDCL.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>Mr. Dhananjay Vasanttrao Limbekar</b>  <b>Address:</b> Residential Flat No. 04, Ground Floor, "Swastik Residency Co-op. Hsg. Soc. Ltd.", Patharli Road, Near Sarvoday Mandir, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mrs. Sangeeta Limbekar (Owner's wife) Mr. Dhananjay Vasanttrao Limbekar (Owner) Contact No. : 9892023144 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat is located on Ground Floor. The composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Balcony (i.e. <b>2BHK with 2 Toilets</b> ). The property is at 1.6 Km. travelling distance from nearest railway station Dombivali.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Survey No. 53A, 2, Hissa No. 1/2, 2/1
	b)	Door No.	: Residential Flat No. 04
	c)	C.T.S. No. / Village	: Village – Gajbandhan Patharli
	d)	Ward / Taluka	: Taluka – Kalyan
	e)	Mandal / District	: District – Thane

	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan not provided for our verification.	
	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. 04, Ground Floor, "Swastik Residency Co-op. Hsg. Soc. Ltd.", Patharli Road, Near Sarvoday Mandir, Dombivai (East), Thane – 421201, State – Maharashtra, Country – India.	
8.		City / Town	:	Dombivai (East), Thane	
		Residential area	:	Yes	
		Commercial area	:	No	
		Industrial area	:	No	
9.		Classification of the area	:		
	i)	High / Middle / Poor	:	Middle Class	
	ii)	Urban / Semi Urban / Rural	:	Urban	
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Gajbandhan Patharli Kalyan Dombivai Municipal Corporation	
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.		<b>Boundaries of the property</b>		<b>As per actual site</b>	<b>As per document</b>
		North	:	Arujun Nagar Complex	Details not available
		South	:	Internal Road & Sarvoday Puja CHSL	Details not available
		East	:	Open Plot	Details not available
		West	:	Poteshwar Vhila	Details not available
13.		Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.	
				A As per the Deed	B Actual
		North	:	-	-
		South	:	-	-
		East	:	-	-
		West	:	-	-
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 671.00 Balcony Area in Sq. Ft. = 34.00 Total Carpet Area in Sq. Ft. = 705.00 (Area as per actual site measurement)	

		<p><b>Carpet Area in Sq. Ft. = 750.00</b> <b>(Area as per Agreement for sale)</b></p> <p>Built Up Area in Sq. Ft. = 900.00 (Area as per Agreement for sale)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area</p>
14.	Latitude, Longitude & Co-ordinates of flat	: 19°12'53.5"N 73°05'56.1"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Carpet Area in Sq. Ft. = 750.00</b> <b>(Area as per Agreement for sale)</b>
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
<b>II APARTMENT BUILDING</b>		
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Survey No. 53A, 2, Hissa No. 1/2, 2/1
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Gajbandhan Patharli Kalyan Dombivali Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 04, Ground Floor, " <b>Swastik Residency Co-op. Hsg. Soc. Ltd.</b> ", Patharli Road, Near Sarvoday Mandir, Dombivali (East), Thane – 421201, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2010 (As per site information)
5.	Number of Floors	: (Part) Ground + (Part) Stilt + 6 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 4 Flats on Ground 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 / Covered Car Parking
	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	:	Ground Floor
2	Door No. of the flat	:	Residential Flat No. 04
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified flooring
	Doors	:	Teak Wood door frame, Solid flush doors shutters
	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.:	:	Electricity Bill Consumer No. 020012906570
	Meter Card is in the name of:	:	Shri. Dhananjay Vasant Limbekar
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	<b>Mr. Dhananjay Vasant Limbekar</b>
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. = 900.00 (Area as per Agreement for sale)
10	What is the floor space index (app.)	:	As per KDMC norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 671.00 Balcony Area in Sq. Ft. = 34.00 Total Carpet Area in Sq. Ft. = 705.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 750.00</b> <b>(Area as per Agreement for sale)</b>
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?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 17,500.00 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)	:	₹ 10,000.00 to ₹ 12,000.00 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).	:	₹ 11,700.00 per Sq. Ft. on Carpet Area ₹ 11,213.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 9,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 64,800.00 per Sq. M. i.e. ₹ 6,020.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 59,561.00 per Sq. M. i.e. ₹ 5,533.00 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.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	13 Years
	Life of the building estimated	:	47 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	19.50%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,500.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 9,200.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 11,213.00 per Sq. Ft.</b>
	<b>Remark:</b> Copy of Part Building Completion Certificate No. KDMP / NRV / CC / DV / 490 dated 15.11.2010 issued by Kalyan Dombivali Municipal Corporation for Building No. 2 provided. Building No. 2 is not mentioned in any other document and not found at site also.		





**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	750.00 Sq. Ft.	11,213.00	84,09,750.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
<b>Total Value of the Property</b>				<b>84,09,750.00</b>
<b>The realizable value of the property</b>				<b>75,68,775.00</b>
<b>Distress value of the property</b>				<b>67,27,800.00</b>
<b>Insurable value of the property (900.00 X 2,500.00)</b>				<b>22,50,000.00</b>
<b>Guideline value of the property (900.00 X 5,533.00)</b>				<b>49,79,700.00</b>

**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 ₹ 10,000.00 to ₹ 12,000.00 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 ₹ 11,213.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	₹ 17,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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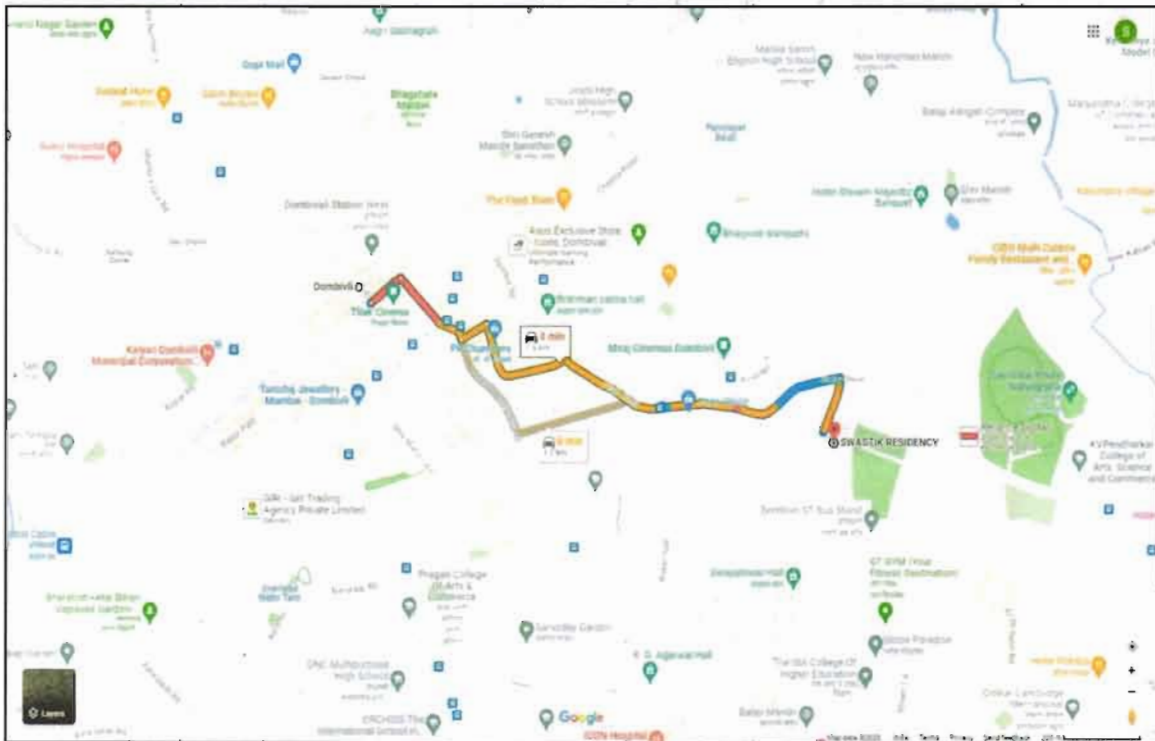






## Route Map of the property

Site u/r



**Latitude Longitude: 19°12'53.5"N 73°05'56.1"E**

**Note:** The Blue line shows the route to site from nearest railway station (Dombivali – 1.6 Km.)



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## Ready Reckoner Rate

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

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 2023/2024 Language: English

Selected District: दाहो  
Select Taluka: कर्नाला  
Select Village: नावाचे गाव : गवळीचन पाचली

Search By:  Survey No  Location  
Enter Survey No: 53 Search

उपविभाग	वृत्ती वर्गीकरण	निवासी दरनिश्चय	श्रीश्रीय	पुष्कणे	श्रीश्रीयिक	दरक (रि.रु.)	Attribute
8/32-विभाग 18क इन्फर्नियम लाइन वा पुढीलकरीत भाग (पाचली गाव)	24500	64800	74500	88500	74500	प्री. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	64,800.00			
No increase on Flat Located on Ground Floor	00.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>64,800.00</b>	<b>Sq. Mtr.</b>	<b>6,020.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	24,500.00			
The difference between land rate and building rate (A – B = C)	40,300.00			
Depreciation Percentage as per table (D) [100% - 13%] (Age of the Building – 13 Years)	87%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>59,561.00</b>	<b>Sq. Mtr.</b>	<b>5,533.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

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

**Table – D: Depreciation Percentage Table**

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

## Price Indicators

**₹ 61.0 Lac** How much loan can I get? ✓ VERIFIED ON SITE ✓ ONLY ON MAGICBRICKS

2 BHK Flat For Sale in Shree Chamunda Garden, **Dombivli East, Thane**

2 Beds, 2 Baths, 1 Balcony, Semi-Furnished

Carpet Area: 516 sqft - 4,775sqft

Floor: 6 (Out of 7 Floors)

Facing: North - East

Developer: **Shree Chamunda Enterprises**

Project: **Shree Chamunda Garden**

Transaction Type: **Resale**

Status: **Ready to Move**

Furnished Status: **Semi-Furnished**

Lift: 1

Near to Manju-Nath College

Contact Owner: Sarvdeep singh -91-9500000000

Book Site Visit

Why buy in this project?

- ST Depot 1.2 km
- Manjunatha Vidyalaya 1.6 km
- Railway Ground 3.4 km

More Details

Price Breakup: ₹ 61 Lac | ₹ 2,000 Monthly

**₹ 75.0 Lac** How much loan can I get? ✓ ONLY ON MAGICBRICKS

2 BHK Flat For Sale in **Dombivli East, Thane**

2 Beds, 1 Bath, 3 Balconies, Furnished

Carpet Area: 700 sqft - 4,10,15sqft

Floor: 7 (Out of 7 Floors)

Transaction Type: **Resale**

Status: **Ready to Move**

Furnished Status: **Furnished**

Call Viewing: **1 Open**

Type Of Ownership: **Co-operative Society**

Age Of Construction: **5 to 10 years**

parvati plaza, saraswat colony, **Dombivli East, Thane - Beyond Thane, Maharashtra**

Contact Owner: shweta p -91-98XXXXXXX

Get Phone No.

More Details

Price Breakup: ₹ 75 Lac

Address: parvati plaza, saraswat colony, Dombivli East, Thane - Beyond Thane, Maharashtra

Furnishing: **Furnished**

Type of Ownership: **Co-operative Society**



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## Price Indicators

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 2 BHK flat in Dombivli East, Thane, priced at ₹70.0 Lac. The property is 650 sqft carpet area, located on the 5th floor of a 6-floor building. It is a new, unfurnished property in a co-operative society. The listing includes a photo of the interior and a 'Contact Owner' button. The owner's name is Sarin Shetty. The listing is marked as 'Newly Constructed Property' and 'Near McDonalds and Charda Circle'. The 'More Details' section shows the price breakup as ₹70 Lac, the address as RH 131 MIDC Plot, Dombivli East, Thane - Beyond Thane, Maharashtra, and the landmark as Near McDonalds and Charda Circle. The furnishing is listed as Unfurnished.



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## Sales Instance

1394371 17-07-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कल्याण 2 दस्त क्रमांक : 13943/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : गं.भा.पाथर्ली</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7800000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5455000	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन ; इतर माहिती: , इतर माहिती: मौजे-गजबंधन पाथर्ली,तालुका कल्याण,जिल्हा ठाणे येथील सर्व्हे नं. 53 ए,हिस्सा नं. 1/2,सर्व्हे नं 2,हिस्सा नं. 2/1 यावरील स्वस्तिक रेसिडेन्सी को.ऑप.हौसिंग सोसा.लि.,मधील सदनिका नं. 404,चौथा मजला,सदनिकेचे क्षेत्र 755 चौ.फुट कारपेट( ( Survey Number : 53A/1/2, 2/2/1 ; ) )	
(5) क्षेत्रफळ	755 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-हेमचंद्रभाई जयचंद्रभाई पांचाळ - वय:-66 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. ४०४, चौथा मजला, स्वस्तिक रेसिडेन्सी को.ऑप.हौसिंग सोसा.लि., अर्जुन नगर कॉम्प्लेक्स, पाथर्ली रोड, डोंबिवली पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:- AFWPP4221R 2): नाव:-बिपीन हेमचंद्रभाई पांचाळ - वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. ४०४, चौथा मजला, स्वस्तिक रेसिडेन्सी को.ऑप.हौसिंग सोसा.लि., अर्जुन नगर कॉम्प्लेक्स, पाथर्ली रोड, डोंबिवली पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:- AGAPP0589R	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आरती कौस्तुभ मराठे - वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. ए-०४, तळ मजला, तिरुपती दर्शन को.ऑप.हौसिंग सोसा.लि., गोब्रासवाडी, पाथर्ली पूर्व, तालुका कल्याण, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:- AGPPN1056Q 2): नाव:-कौस्तुभ उदय मराठे तर्फे कु.मु. धारक आरती कौस्तुभ मराठे - वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका नं. ए-०४, तळ मजला, तिरुपती दर्शन को.ऑप.हौसिंग सोसा.लि., गोब्रासवाडी, पाथर्ली पूर्व, तालुका कल्याण, जिल्हा ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	16/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	13943/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	546000	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



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(Annexure – I)

### DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 19.07.2023 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 14.07.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property was purchased by Mr. Dhananjay Vasanttrao Limbekar from M/s. Sunshine Enterprises vide Agreement for sale dated 19.07.2010.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Pune Branch to assess 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 Nikhil Sonawane – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shamal Bodke – 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 - 14.07.2023 Valuation Date - 19.07.2023 Date of Report - 19.07.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 14.07.2023
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





### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Dhananjay Vasant Rao Limbekar**. 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 **750.00 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 / 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 client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **750.00 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.

**(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).

