

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-1669/23-24	Dated 21-Jul-23
Buyer (Bill to) PUNJAB NATIONAL BANK - PLP BKC PLP BKC BRANCH PNB Pragati Tower C-9 G Block 3rd floor Bandra Kurla Complex Bandra(E),Mumbai 400051 GSTIN/UIN : 27AAACP0165G3ZN 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. 002630 /2301723	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 %	3,000.00
	CGST			270.00
	SGST			270.00
Total				₹ 3,540.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total			270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Company's Bank Details
 Bank Name : **PUNJAB NATIONAL BANK**
 A/c No. : **1756002100016739**
 Branch & IFS Code: **Goregaon (E.) & PUNB0175600**



UPI Virtual ID : Vastukala@icici

Remarks:

Mr. Aviraj Singh - Residential Flat No. N-31, 3rd Floor,
 Building No. C1, "Powai Jal Vayu Vihar Sector – II (Type
 C) Co-op. Hsg. Soc. Ltd.," Adi Shankaracharya Marg,
 Hiranandani Garden, Powai, Mumbai – 400076, 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


 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. Aviraj Singh**

Residential Flat No. N-31, 3rd Floor, Building No. C1, "Powai Jal Vayu Vihar Sector – II (Type C) Co-op. Hsg. Soc. Ltd.," Adi Shankaracharya Marg, Hiranandani Garden, Powai, Mumbai – 400076,
State – Maharashtra, Country – India.

Latitude Longitude: 19°09'26.8"N 72°56'20.4"E

Valuation Prepared for:

**Punjab National Bank
PLP BKC Branch**

PNB Pragati Tower C-9, G Block, 3rd Floor, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051,
State – Maharashtra, Country – India.



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

Our Pan India Presence at :

 Mumbai	 Aurangabad	 Pune	 Rajkot
 Thane	 Nanded	 Indore	 Raipur
 Delhi NCR	 Nashik	 Ahmedabad	 Jaipur

 **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. N-31, 3rd Floor, Building No. C1, "Powai Jal Vayu Vihar Sector – II (Type C) Co-op. Hsg. Soc. Ltd.," Adi Shankaracharya Marg, Hiranandani Garden, Powai, Mumbai – 400076, State – Maharashtra, Country – India belongs to **Mr. Aviraj Singh**.

Boundaries of the property.

North : Orchard Ave
South : Jalvayu Vihar Basketball Court
East : Building No. D
West : Building No. B

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and this particular purpose at **₹ 1,21,76,108.00 (Rupees One Crore Twenty One Lakh Seventy Six Thousand One Hundred Eight Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.07.21 18:03:10 +05'30'

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
PNB Empanelment No. ZO:SAMD:1138
Encl: Valuation report.



Auth. Sign.



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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, Airlineri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of Immovable Property

I		General	
1.	Name and Address of the Valuer	:	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. B1-001, U/B Floor, Boomerang , Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
3.	a) Date of inspection	:	18.07.2023
	b) Date of valuation	:	21.07.2023
	C) Title Deed Number & Date	:	1441/2005 Dated 12.01.2005
4.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 12.01.2005. 2. Copy of Society NOC. 3. Copy of Share Certificate No. 097 transferred dated 24.09.2004 in the name of Mr. Aviraj Singh issued by Powai Jal Vayu Vihar Sector – II (Type C) Co-op. Hsg. Soc. Ltd. 4. Copy of Occupancy Certificate No. CE / 196 / BPES / AS dated 10.07.1996 issued by Municipal Corporation of Greater Mumbai for Building No. C-1 comprising of Stilt + 7 Upper Floors.		
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Aviraj Singh Address: Residential Flat No. N-31, 3 rd Floor, Building No. C1, " Powai Jal Vayu Vihar Sector – II (Type C) Co-op. Hsg. Soc. Ltd., " Adi Shankaracharya Marg, Hiranandani Garden, Powai, Mumbai – 400076, State – Maharashtra, Country – India. Contact Person: Mr. Aviraj Singh (Owner) Contact No. 9870404060 Sole Ownership
6.	Brief description of the property	:	The property is a Residential Flat is located on 3 rd Floor. The composition of flat is having 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (i.e., 2BHK with 2 Toilets). The property is at 3.6 Km. travelling distance from nearest railway station Kanjurmarg.
7.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Residential Flat No. N-31
	c) C.T.S. No. / Village	:	C.T.S. No. 8(Part) & 9(Part) of Village – Kopri
	d) Ward / Taluka	:	Taluka – Kurla
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is available, we assumed that the construction is as per approved 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	:	No
	j) Comment on unauthorizes Construction if any	:	N.A., the property under consideration is Residential Flat
	k) Comment on demolition proceedings if any	:	
8.	Postal address of the property	:	Residential Flat No. N-31, 3 rd Floor, Building No. C1, "Powai Jal Vayu Vihar Sector – II (Type C) Co-op. Hsg. Soc. Ltd.," Adi Shankaracharya Marg, Hiranandani Garden, Powai, Mumbai – 400076, State – Maharashtra, Country – India.
9.	City / Town	:	Powai, Mumbai Suburban
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
10.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
11.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Kopri Municipal Corporation of Greater Mumbai
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
13.	Boundaries of the property		As per Site As per document
	North	:	Orchard Ave Details not available
	South	:	Jalvayu Vihar Basketball Court Details not available
	East	:	Building No. D Details not available
	West	:	Building No. B Details not available
14.	Dimensions of the site / Flat		N. A. as property under consideration is a Residential Flat in the residential building.
			A B
			As per the Deed Actuals
	North	:	- Staircase
	South	:	- Lift
	East	:	- Compound Area
	West	:	- Flat No. 35 & 36
15.	Extent of the site	:	Carpet Area in Sq. Ft. = 564.00 (Area as per actual site measurement)



		<p>Carpet Area in Sq. Ft. = 537.00 (Area as per Agreement for Sale)</p> <p>Built Up Area in Sq. Ft. = 644.00 (Area as per Index II)</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 are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area</p>
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	: 19°09'26.8"N 72°56'20.4"E
16.	Extent of the site considered for Valuation (least of 13A& 13B)	: Built Up Area in Sq. Ft. = 644.00 (Area as per Index II)
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
II	APARTMENT BUILDING	
1.	Name of the Apartment	: Powai Jal Vayu Vihar Sector – II (Type C) Co-op. Hsg. Soc. Ltd.
2.	Description of the locality Residential / Commercial / Mixed	: Residential
3	Year of Construction	: 1996 (As per Occupancy Certificate)
4	Number of Floors	: Stilt + 7 Upper Floors
5	Type of Structure	: R.C.C. framed structure
6	Number of Dwelling units in the building	: 6 Flats on 3 rd Floor
7	Quality of Construction	: Normal
8	Appearance of the Building	: Normal
9	Maintenance of the Building	: Normal
10	Facilities Available	:
	Lift	: 2 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Stilt / Open Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	Residential Flat	
1	The floor in which the Flat is situated	: 3 rd Floor
2	Door No. of the Flat	: Residential Flat No. N-31
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring



	Doors	:	Wooden door frame with solid flush shutters
	Windows	:	Powder Coated Aluminum Sliding Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Casing capping.
	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	:	Mr. Aviraj Singh
8	What is the undivided area of land as per Sale Deed?	:	Not applicable
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 644.00 (Area as per Index II)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 564.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 537.00 (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?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 25,500.00 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 Residential 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)	:	₹ 18,500.00 to ₹ 20,500.00 per Sq. Ft. on Built Up Area

2	Assuming it is a new construction, what is the adopted basic composite rate of the residential flat under valuation after comparing with the specifications and other factors with the residential flat under comparison (give details).	:	₹ 20,000.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 17,300.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 1,73,800.00 Per Sq. M. i.e., ₹ 16,146.00 Per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 1,48,126.00 Per Sq. M. i.e., ₹ 13,761.00 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 are Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus it 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 residential flat	:	₹ 2,700.00 per Sq. Ft.
	Age of the building	:	27 Years
	Life of the building estimated	:	33 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	:	40.50%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,607.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 17,300.00 per Sq. Ft.
	Total Composite Rate	:	₹ 18,907.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	644.00 Sq. Ft.	18,907.00	1,21,76,108.00



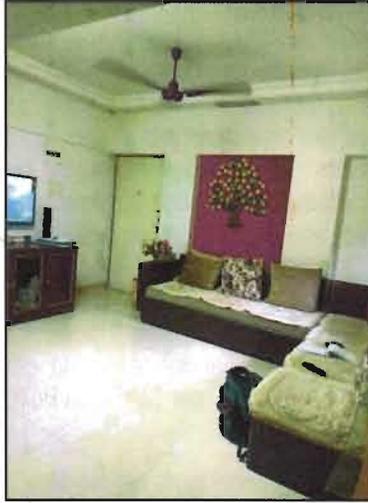
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential flat, where there are typically many comparables available to analyze. As the property is a Residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of i.e., ₹ 18,500.00 to ₹ 20,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, 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 residential and commercial application in the locality etc. We estimate ₹ 18,907.00 per Sq. Ft. on Built Up Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications ₹ 1,21,76,108.00 (Rupees One Crore Twenty One Lakh Seventy Six Thousand One Hundred Eight Only).

I	Date of Purchase of Immovable Property	:	12.01.2005
II	Purchase Price of immovable property	:	₹ 4,51,000.00
III	Book value of immovable property:	:	₹ 5,36,550.00
IV	Fair Market Value of immovable property:	:	₹ 1,21,76,108.00
V	Realizable Value of immovable property:	:	₹ 1,09,58,497.00
VI	Distress Sale Value of immovable property:	:	₹ 97,40,886.00
VII	Guideline Value (644.00 Sq. Ft. X 13,761.00)	:	₹ 88,62,084.00
VIII	Insurable value of the property (644.00 Sq. Ft. X 2,700.00)	:	₹ 17,38,800.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 12 & 13

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts

Actual Site Photographs



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Vastukala Consultants (I) Pvt. Ltd.

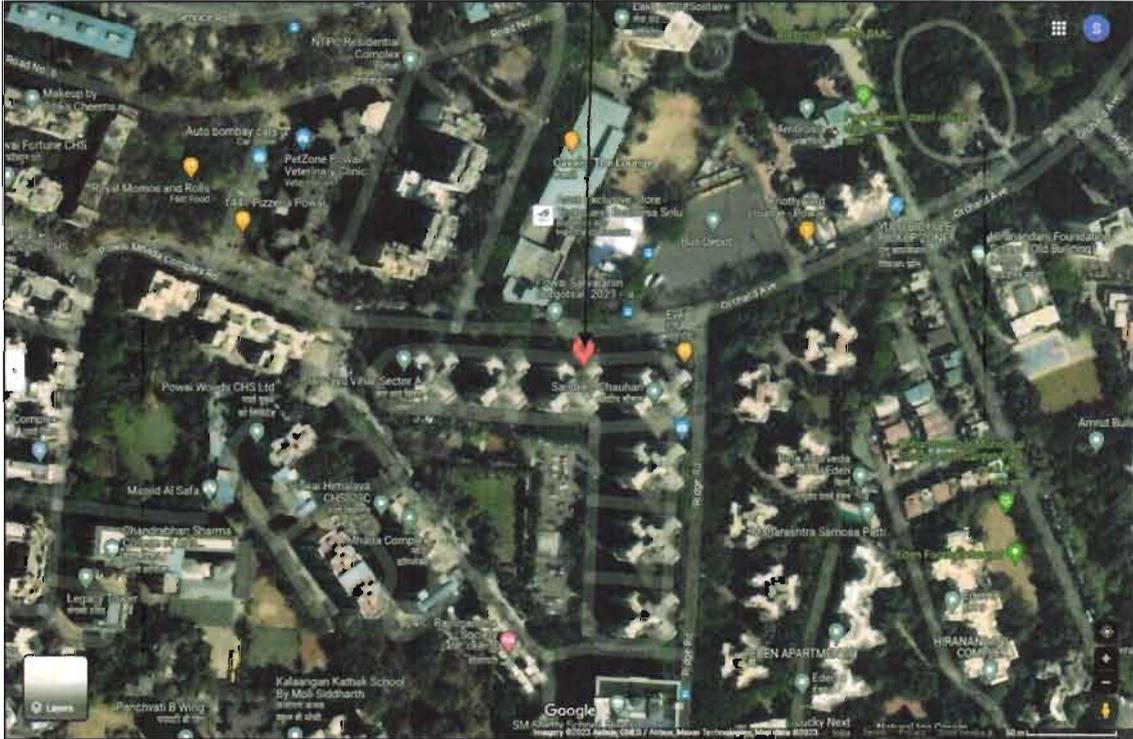
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Route Map of the property

Site u/r



Longitude Latitude - 19°09'26.8"N 72°56'20.4"E

Note: The Blue line shows the route to site from nearest railway station (Kanjurmarg – 3.6 KM.)

Ready Reckoner Rate

Department of Registration & Stamps
Government Of Maharashtra

नोंदणी व मूद्रांक विभाग
महाराष्ट्र शासन

Valuation For Influence Area

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Member

District Name: मुंबई(उपनगर)

Zone Name: 114-वॉर्ड - कुर्ली

Attribute: रि.टी.एन. नगर

SubZone Name: पुणे: वॉर्ड कास्टोस व

Open Land	Residence	Office	Shop	Industry	Unit
78716	173800	194870	217900	177130	Square Meter

Submit

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Sale Instance

9516370 19-07-2023 Note -Generated Through eSearch Module.For original report please contact concern SRC office.	सूची क्र.2	दुयम निबंधक : सह दु.नि. कुर्ता 2 दस्त क्रमांक - 9516/2023 नोंदणी Regn:63m
गावाचे नाव : कोपरी		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	15400000	
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे।	15186644	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक,असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: के-72. माळा नं: 7 वा मजला. इमारतीचे नाव: पवई जल वायू विहार,टाईप बी.को-ऑप.हौ.सो.लि.. ब्लॉक नं: म्हाडा प्लॉट्स नं.एच31टू एम29.आदी शंकराचार्य मार्ग. रोड : कोपरी व्हिलेज.पवई मुंबई - 400 076. इतर माहिती: क्षेत्रफळ 860 चौ. फूट बांधीव,सोबत एक ओपन कार पार्किंग नं. 61 के ब्लॉक टाईप बी बिल्डिंग मध्ये.((C.T.S. Number : 8 (part). 9 (part). 10-1 (part) and New CTS No.7/12. :))	
(5) क्षेत्रफळ	79.90 चौ.मीटर	
(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-कमांडर क्रिष्णा वेपाकोम्मा (निवृत्त) वय -64 पत्ता:-प्लॉट नं. 40-9-90, माळा नं. - इमारतीचे नाव. - ब्लॉक नं. साई नगर, विजयवाडा, रोड नं डिस्ट्रिक्ट क्रिष्णा, आंध्र प्रदेश, आंध्रा प्रदेश, KRISHNA पिन कोड -520008 पॅन नं -AADPK5651L	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-कमांडर जीन प्रकाश (निवृत्त) वय -33; पत्ता -प्लॉट नं. 320, माळा नं. - इमारतीचे नाव- एडब्ल्यूएचओ, ब्लॉक नं. सेक्टर 14, रोड नं खारघर, नवी मुंबई, महाराष्ट्र, RAIGARH(MH) पिन कोड -410210 पॅन नं -AGDPP6840J 2): नाव- जयंती प्रकाश वय-68; पत्ता -प्लॉट नं. 320, माळा नं. - इमारतीचे नाव- एडब्ल्यूएचओ, ब्लॉक नं. सेक्टर 14, रोड नं. खारघर, नवी मुंबई, महाराष्ट्र, RAIGARH(MH) पिन कोड-410210 पॅन नं. -AGDPP6839R	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	25/05/2023	
(11) अनुक्रमांक खंड व पृष्ठ	9516/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	924000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विद्यारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sale Instance

12915370 19-07-2023 Note :-Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक , सह दु.नि. कुर्ला 2 दस्त क्रमांक 12945/2023 नोंदणी Regn:63m
गावाचे नाव : कोपरी		
(1) विलेखाचा प्रकार	सेल डीड	
(2) मोबदला	16300000	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	14492313	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa इतर वर्णन :सर्दनीका नं: के - 42, माळा नं: 04, इमारतीचे नाव: पवई जलवायू विहार, टाईप बी.को-ऑप.हौ.सो.लि., ब्लॉक नं: म्हाडा प्लॉट्स नं.एच31 टू एम29, आदीशंकराचार्य मार्ग, रोड : पवई, मुंबई - 400 076. इतर माहिती: क्षेत्रफळ 860 चौ. फूट बिल्ट अप, सोबत 01 स्टिल्ट कार पार्किंग नं.11, ऑफ के ब्लॉक बी टाईप बिल्डिंग मध्ये((C.T.S. Number 8 (part), 9 (part), 10:1 (part) and New CTS No. 7, 12 :))	
(5) क्षेत्रफळ	79.90 चौ.मीटर	
(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 -सीमा हेमंत दांडे वय -56 पत्ता -प्लॉट नं 1201-ए, माळा नं 12, इमारतीचे नाव ओडिसी-२, ब्लॉक नं ऑर्वर्ड एवेन्यू, रोड नं हिरानंदानी गार्डन्स, पवई, मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400076 पॅन नं -AASPD111311	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव -सर्जन व्हाईस ऍडमिरल आल्हाद अनंत पवार (निवृत्त) वय:-65, पत्ता -प्लॉट नं: सी-503, माळा नं 5, इमारतीचे नाव पवई जलवायू विहार टाईप ए.को-ऑप हौ सो लि, ब्लॉक नं: पवई, रोड नं मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400076 पॅन नं -AAGPP0853N 2) नाव -वंदना आल्हाद पवार वय -64, पत्ता -प्लॉट नं: सी-503, माळा नं 5, इमारतीचे नाव पवई जलवायू विहार टाईप ए.को-ऑप हौ सो लि, ब्लॉक नं: पवई, रोड नं मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400076 पॅन नं -ABSPP2595C 3) नाव -गौरी श्री पंडित वय -39, पत्ता -प्लॉट नं सी-503, माळा नं 5, इमारतीचे नाव पवई जलवायू विहार टाईप ए.को-ऑप हौ सो लि, ब्लॉक नं: पवई, रोड नं मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400076 पॅन नं -ARLPP8531D	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/07/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	10/07/2023	
(11) अनुक्रमांक खंड व पृष्ठ	12945/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	978000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	300000	
(14) शेर		
मुल्यांकनासाठी विचारत घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद .	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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Sale Instance

10302390 19-07-2023 Note:-Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुयम निबंधक सह दु.नि. कुर्ला 3 दस्त क्रमांक 10302/2023 नोंदणी Regn.63m
गावाचे नाव : कोपरी		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	18000000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे।	16061504.28	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक,असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: ई-702, माळा नं: 7, इमारतीचे नाव: पवई जल वायू विहार - सेक्टर ए सीएचएस लि., ब्लॉक नं: ए. एस. मार्ग,पवई, रोड : मुंबई 400076. इतर माहिती: सदनिकेचे क्षेत्र 1068 चौ. फुट बिल्ट अप,1 स्टील कार पार्किंग कार पार्किंग स्पेस नं. 10,कार पार्किंग एरिया 100 चौ. फुट. बिल्ट अप((C.T.S. Number : 8 (pt), 9(pt), 10'1, (New No. 7 13) . .)	
(5) क्षेत्रफळ	99.26 चौ.मीटर	
(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 -मनजीत जे. पी सिंह वय -75,पत्ता -प्लॉट नं 1125, माळा नं. - इमारतीचे नाव सेक्टर -36, सी, ब्लॉक नं चंदीगढ़, रोड नं. चंडीगढ़, चंडीगढ़, CHANDIGARH, पिन कोड.-160036 पॅन नं -AXAP 5160000	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव -सोनिया नागिया वय -62, पत्ता -प्लॉट नं. के-26, माळा नं - इमारतीचे नाव जल वायू विहार . ब्लॉक नं पवई, रोड नं मुंबई, महाराष्ट्र, MUMBAI पिन कोड:-400076 पॅन नं -ABPPN6376G 2): नाव -सुरिंदर कुमार नागिया वय -69, पत्ता -प्लॉट नं के-26, माळा नं - इमारतीचे नाव जल वायू विहार . ब्लॉक नं. पवई, रोड नं मुंबई, महाराष्ट्र, MUMBAI पिन कोड -400076 पॅन नं -AA8PN0484B	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	29/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	10302/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1080000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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Price Indicators

NOBROKER

2 BHK Flat In Jashaya Vikar, Powai For Sale In Powai

₹ 1.35 Crores | ₹ 77,374/Month | 880 sq ft

Home | Flats for Sale in Mumbai | Flats for Sale in Powai | 2 BHK Flats for Sale in Powai | Property Details

Photos | Location

2 Bedroom | 2 Bathroom | 880 sq ft | Jashaya Vikar, Powai

Get Contact Details

Price trends by H2Estimate

Report which was not correct in this property

Linked by Broker | Sold Out | Wrong Info

Overview

Age of Building	255 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1,100 Sq Ft/30	Furnishing	None
Carpet Area	880 Sq Ft	Completion Status	Ready To Move

Activity On This Property

₹ 85 | 5 | 11

Similar Properties

NOBROKER

3 BHK Flat In Dnyanesh Chs, Powai For Sale In Powai

₹ 1.5 Crores | ₹ 85,973/Month | 700 sq ft

Home | Flats for Sale in Mumbai | Flats for Sale in Powai | 3 BHK Flats for Sale in Powai | Property Details

Photos | Location

3 Bedroom | 3 Bathroom | 700 sq ft | Dnyanesh Chs, Powai

Get Contact Details

Price trends by H2Estimate

Report which was not correct in this property

Linked by Broker | Sold Out | Wrong Info

Overview

Age of Building	122 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1,100 Sq Ft/30	Furnishing	None
Carpet Area	700 Sq Ft	Completion Status	Ready To Move

Activity On This Property

₹ 113 | 0 | 0

Similar Properties

Price Indicators

NOBROKER 2 BHK Flat In Powai Wood For Sale In Powai

₹ 1.8 Crores ₹ 91,703/Month 900

Overview

Age of Building	110 Years	Ownership Type	Self Owned
Carpet Area	73.3 Sq Ft	Furnishing	None
Built-up Area	900 Sq Ft	Carpet Ratio	80.56%

Activity On This Property

Similar Properties

NOBROKER 2 BHK Flat In Powai Himalaya Chs For Sale In Powai

₹ 1.8 Crores ₹ 1,00 Lacs/Month 980

Overview

Age of Building	100 Years	Ownership Type	Self Owned
Carpet Area	83.2 Sq Ft	Furnishing	Furnished
Built-up Area	980 Sq Ft	Furnishing Ratio	None

Activity On This Property

Similar Properties



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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.

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UNDERTAKING

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

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment.
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. 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.
- g. My PAN Card number as applicable is AEAPC0117Q
- h. 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
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services

Date: 21.07.2023

Place: Mumbai

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.07.21 18:03:56 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

(Annexure-IV)

DECLARATION FROM VALUERS

I, Sharadkumar B. Chalikwar son of Shri. Baburao Chalikwar do hereby declare that:

- a. The information furnished in my valuation report dated 21.07.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. There is no direct/ indirect interest in the property valued.
- c. I/ my authorized representative have personally inspected the property on 18.07.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, 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.
- g. 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.
- h. 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)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- k. 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 owned by Mr. Aviraj Singh.
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, PLP BKC Branch, Mumbai 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;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – 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 – 18.07.2023 Valuation Date – 21.07.2023 Date of Report – 21.07.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 18.07.2023
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 Commercial Godown, 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

(Annexure – V-A)

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.

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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **21st July 2023**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and for this particular purpose at **₹ 1,21,76,108.00 (Rupees One Crore Twenty One Lakh Seventy Six Thousand One Hundred Eight Only)**.

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

**Sharadkumar
B. Chalikwar**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
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Auth. Sign.