

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-1851/23-24	Dated 4-Aug-23
Buyer (Bill to) Punjab National Bank-Mulund West 51, Bhagwan Das Apartment, Near Raghvendra Swami Jain Temple, Zaver Road, Mulund (West), Mumbai – 400 080 GSTIN/UIN : 27AAACP0165G5ZL 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. 002904 / 2301910	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 %	3,500.00
	CGST			315.00
	SGST			315.00
Total				4,130.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Four Thousand One Hundred Thirty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,500.00	9%	315.00	9%	315.00	630.00
Total	3,500.00		315.00		315.00	630.00

Tax Amount (in words) : **Indian Rupee Six Hundred Thirty Only**

Remarks:
 Mr. Joy Thomas & Mrs. Sheela Joy - Residential Flat
 No. 606, 6th Floor, Wing – A, "New Usha Nagar Co-op.
 Hsg. Soc. Ltd.", Village Road, Khandelwal Marg,
 Bhandup (West), Mumbai – 400 078, 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 : **PUNJAB NATIONAL BANK**
 A/c No. : **1756002100016739**
 Branch & IFS Code : **Goregaon (E.) & PUNB0175600**



UPI Virtual ID : **Vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd

Battul
 Authorized Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Joy Thomas & Mrs. Sheela Joy**

Residential Flat No. 606, 6th Floor, Wing – A, "New Usha Nagar Co-op. Hsg. Soc. Ltd.", Village Road, Khandelwal Marg, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India.

Latitude Longitude: 19°09'03.7"N 72°56'32.9"E

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Valuation Prepared for:

**Punjab National Bank
Mulund (West) Zaver Road Branch**

Block No. 51, Bhagwandas Apartment, Zaver Road, Near Raghvendra Swami Jain Temple, Mulund (West), Mumbai – 400 080, 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, 11th 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. 606, 6th Floor, Wing – A, "New Usha Nagar Co-op. Hsg. Soc. Ltd.", Village Road, Khandelwal Marg, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India belongs to **Mr. Joy Thomas & Mrs. Sheela Joy.**

Boundaries of the property.

North	: Open Plot
South	: Internal Road & Wing – B
East	: Nallah & Slum Area
West	: Khandelwal Marg

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 **₹ 1,04,69,520.00 (Rupees One Crore Four Lakh Sixty Nine Thousand Five Hundred Twenty 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
Director

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: 2023.08.05 10:25:36 +05'30'

Auth. Sign.



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.



Our Pan India Presence at :

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

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

Valuation Report of 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	:	03.08.2023
	b)	Date of valuation	:	04.08.2023
	C)	Title Deed Number & Date	:	4197 / 2016 Dated 03.05.2016
4.	List of documents produced for perusal:			
	1. Copy of Agreement for Sale dated 03.05.2016 Between Mrs. Vilasini Gangadharan (the Vendor) and Mr. Joy Thomas & Mrs. Sheela Joy (the Purchasers).			
	2. Copy of Occupancy Certificate No. CE / 7624 / BPES / AN dated 18.06.1983 issued by Municipal Corporation of Greater Mumbai.			
	3. Copy of Society Share Certificate No. 473 transferred on 15.07.2016 in the name of Mr. Joy Thomas & Mrs. Sheela Joy.			
	4. Copy of Electricity Bill Consumer No. 000052183413 dated 22.07.2023 in the name of Mr. Joy Thomas issued by MSDECL.			
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. Joy Thomas & Mrs. Sheela Joy Address: Residential Flat No. 606, 6 th Floor, Wing – A, "New Usha Nagar Co-op. Hsg. Soc. Ltd." , Village Road, Khandelwal Marg, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India. Contact Person: Mr. Joy Thomas (Owner) Contact No. 9820419393 Joint Ownership Details of ownership share is not available	
6.	Brief description of the property	:	The property is a residential flat located on 6 th Floor. The composition of Flat No. 606 is having 2 Bedrooms + Living Room + 2 Toilets + Passage + Balcony (i.e., 2BHK with 2 Toilets) . The property is at 850 Mt. walkable distance from nearest railway station Nahur.	
7.	Location of property	:		
	a)	Plot No. / Survey No.	:	-
	b)	Door No.	:	Residential Flat No. 606
	c)	C.T.S. No. / Village	:	CTS No. 397/407 of Village – Bhandup
	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 received may be assumed that the construction is as per sanctioned plan.
	g)	Approved map / plan issuing	:	

	authority		
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	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. 606, 6 th Floor, Wing – A, " New Usha Nagar Co-op. Hsg. Soc. Ltd. ", Village Road, Khandelwal Marg, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India.
9.	City / Town	:	Bhandup (West), 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 – Bhandup 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	:	Open Plot Details not available
	South	:	Internal Road & Wing – B Details not available
	East	:	Nallah & Slum Area Details not available
	West	:	Khandelwal Marg 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	:	- Open Plot
	South	:	- Internal Road & Wing – B
	East	:	- Nallah & Slum Area
	West	:	- Khandelwal Marg
15.	Extent of the site	:	Carpet Area in Sq. Ft. = 581.00 Balcony Area in Sq. Ft. = 35.00 Total Carpet Area in Sq. Ft. = 616.00 (Area as per actual site measurement)



		Built Up Area in Sq. Ft. = 786.00 (Area as per Agreement for Sale)
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	: 19°09'03.7"N 72°56'32.9"E
16.	Extent of the site considered for Valuation (least of 13A& 13B)	: Built Up Area in Sq. Ft. = 786.00 (Area as per Agreement for Sale)
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	: "New Usha Nagar Co-op. Hsg. Soc. Ltd."
2.	Description of the locality Residential / Commercial / Mixed	: Residential
3	Year of Construction	: 1983 (As per Occupancy certificate)
4	Number of Floors	: Ground + 9 Upper Floors
5	Type of Structure	: R.C.C. framed structure
6	Number of Dwelling units in the building	: 12 Flats on 6 th 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	: 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	: 6 th Floor
2	Door No. of the Flat	: Residential Flat No. 606
3	Specifications of the Flat	
	Roof	: R.C.C. Slab
	Flooring	: Marble 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 Concealed.
	Finishing	: Cement Plastering with POP false ceiling
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. 000052183413
	Meter Card is in the name of	: Mr. Joy Thomas

6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Joy Thomas & Mrs. Sheela Joy
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. = 786.00 (Area as per Agreement for Sale)
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. = 581.00 Balcony Area in Sq. Ft. = 35.00 Total Carpet Area in Sq. Ft. = 616.00 (Area as per actual site measurement)
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?	:	₹ 22,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar 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)	:	₹ 13,000.00 to ₹ 15,000.00 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).	:	₹ 15,000.00 per Sq. Ft. on Built Up Area ₹ 13,320.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 12,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 1,49,342.00 Per Sq. M. i.e., ₹ 13,874.00 Per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 1,12,825.00 Per Sq. M. i.e., ₹ 10,482.00 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	:	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 / Rgstn. Fees. Thus the differs from place to place and



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	justification on variation has to be given	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	: ₹ 2,800.00 per Sq. Ft.
	Age of the building	: 40 Years
	Life of the building estimated	: 20 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	: 60.00%
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,120.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 12,200.00 per Sq. Ft.
	Total Composite Rate	: ₹ 13,320.00 per Sq. Ft.
	Remark:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	786.00 Sq. Ft.	13,320.00	1,04,69,520.00

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., ₹ 13,000.00 to ₹ 15,000.00 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 ₹ 13,320.00 per Sq. Ft. on Built Up Area (after deprecation) 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 ₹ 1,04,69,520.00 (Rupees One Crore Four Lakh Sixty Nine Thousand Five Hundred Twenty Only).

I	Date of Purchase of Immovable Property	:	03.05.2016
II	Purchase Price of immovable property	:	₹ 75,00,000.00
III	Book value of immovable property:	:	₹ 79,11,500.00
IV	Fair Market Value of immovable property:	:	₹ 1,04,69,520.00
V	Realizable Value of immovable property:	:	₹ 94,22,568.00
VI	Distress Sale Value of immovable property:	:	₹ 83,75,616.00
VII	Guideline Value (786.00 Sq. Ft. X 10,482.00)	:	₹ 82,38,852.00
VIII	Insurable value of the property (786.00 Sq. Ft. X 2,800.00)	:	₹ 22,00,800.00
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. 13 & 14

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

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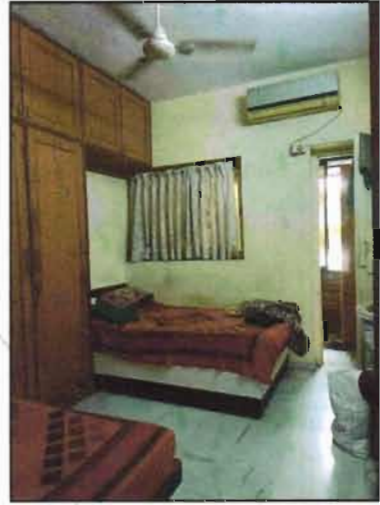
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Actual Site Photographs



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Actual Site Photographs



FLAT No. & NAME OF THE HOLDER	FLAT No. & NAME OF THE HOLDER
A601 SMT. SUDHA P VISWAM	A601 SMT. SUDHA P VISWAM
602 MR BINOY BALARAM NAMBIAR	602 MR BINOY BALARAM NAMBIAR
603 MR ANAND D KULKARNI	603 MR ANAND D KULKARNI
604 MR SIDDHARTH N. LALKA	604 MR SIDDHARTH N. LALKA
605 MRS TERESA SUNNY	605 MRS TERESA SUNNY
606 MR JOY THOMAS (JT)	606 MR JOY THOMAS (JT)
607 SMT. LEELA JAYCHAND	607 SMT. LEELA JAYCHAND
608 MR ANILKUMAR S. NAIR	608 MR ANILKUMAR S. NAIR
609 SMT. ALEYAMMA THOMAS	609 SMT. ALEYAMMA THOMAS
610 SHRI SAMIT KUMAR SEAL	610 SHRI SAMIT KUMAR SEAL
611 MR SHAILESH B. WALUNJ (JT)	611 MR SHAILESH B. WALUNJ (JT)
612 SHRI CHERIAN GEORGE HERBERT	612 SHRI CHERIAN GEORGE HERBERT
701 MR LINDO PAREMAL	701 MR LINDO PAREMAL
702 SHRI ITORIN J.D. SILVA	702 SHRI ITORIN J.D. SILVA
703 SHRI K. PANKAJAKSHAN	703 SHRI K. PANKAJAKSHAN
704 SHRI A. K. GOPALAN	704 SHRI A. K. GOPALAN
705 MR RATHNAKAR BANGERA (JT)	705 MR RATHNAKAR BANGERA (JT)
706 MRS. BHAKTI JEEVAN SEQUEIRA	706 MRS. BHAKTI JEEVAN SEQUEIRA
707 MR ANIL KUMAR SINGH	707 MR ANIL KUMAR SINGH



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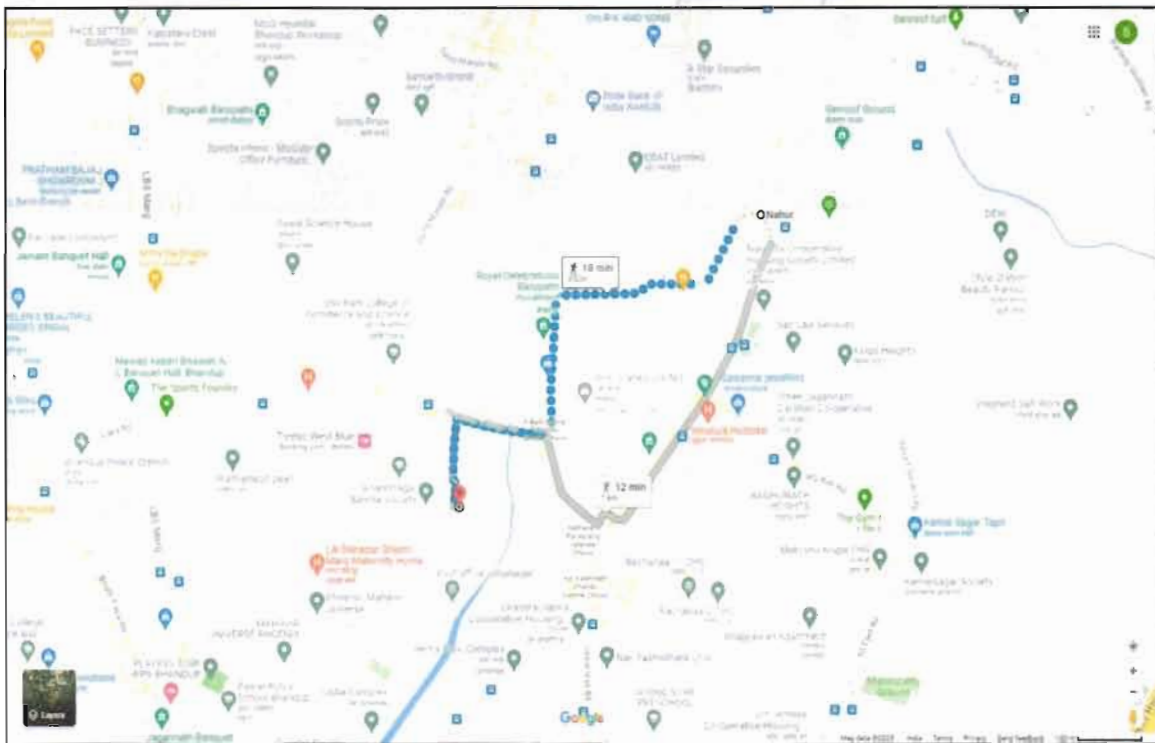
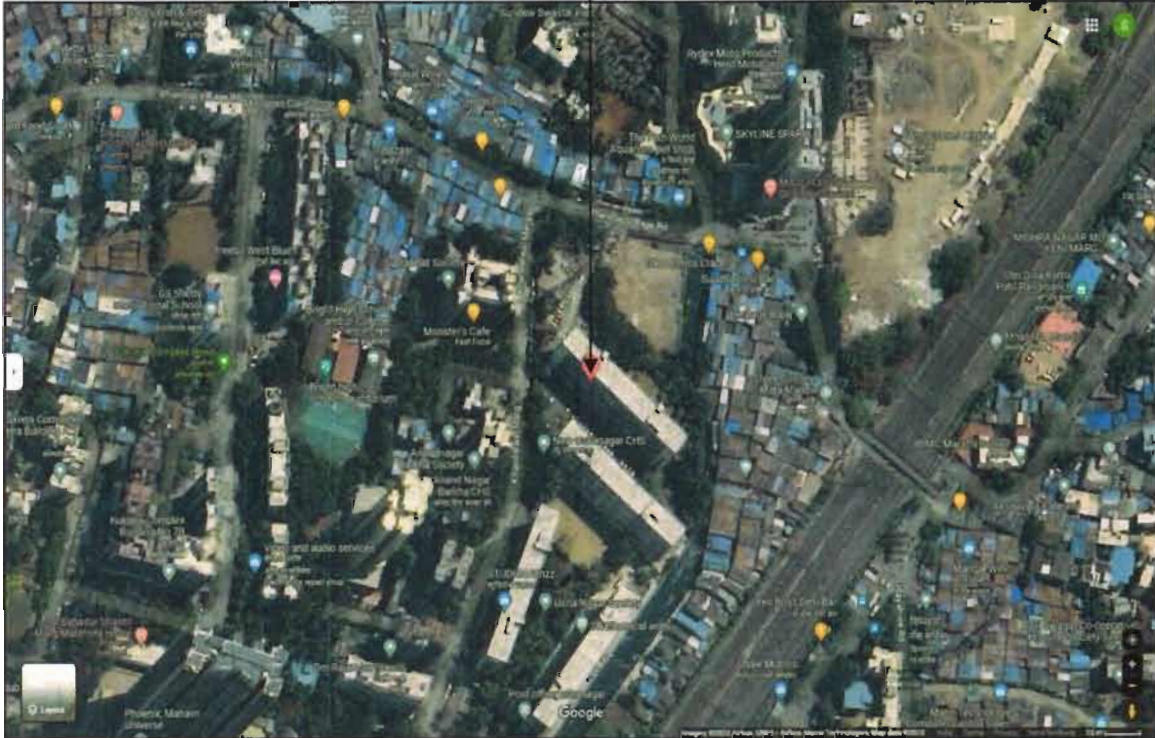
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Route Map of the property

Site u/r



Longitude Latitude - 19°09'03.7"N 72°56'32.9"E

Note: The Blue line shows the route to site from nearest railway station (Nahur – 850 Mt.)



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Ready Reckoner Rate

DIVISION / VILLAGE: BHANDUP 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	Terrace: Village Boundary to the North, Railway to the East, Bhandup Village to the South and Lal Bahadur Shastri Marg (L. B. S. Marg) to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
121	121/555	58050	142200	160560	177790	142200
C.T.S No 30 208 252 253 254 255 256 257 259 260 261 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 284 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 301B 301C 301D 302 303 304 304A 304B 305 306 307 308 309 310 311 312 313 314 315 316 316/1 316/2 316/3 316/4 316/5 316/7 316/8 316/9 316/10 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 354/1 355 356 357 357/1/1 357/1/2 357/1/3 357/1/4 357/1/5 357/1/6 358 359 360 361 362 363 364 365 365A 365B 366 367 367/1 367/2 367/3 367/4 367/5 367/6 367/7 367/8 367/9 367/10 367/11 367/12 367/13 367/14 367/15 367/16 367/17 367/18 367/19 367/20 367/21 367/22 367/23 367/24 367/25 367/26 367/27 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 408A 409 410 411 411B 411D 411E 411F 412 413 414 415						
<input type="button" value="Compare With Previous Year"/>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,42,230.00			
Increase by 10% on Flat Located on 20 th Floor	7,112.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,49,342.00	Sq. Mtr.	13,874.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	58,050.00			
The difference between land rate and building rate (A – B = C)	91,292.00			
Depreciation Percentage as per table (D) [100% - 40%] (Age of the Building – 40 Years)	60%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,12,825.00	Sq. Mtr.	10,482.00	Sq. Ft.

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

HOUSING24 | Buy in Mulund West

1BHK Flat | ₹95.0 L | 551 sq.ft | ₹17.24 K/sq.ft

5 Year Old | Ready to move | Middle of 20 Floors | East facing | Fully Furnished

Special Highlights: Green Park Area, Spacious Living Room, 2BHK, 2Bath

Contact Seller: Jayesh Rajeev | +917226...

99acres | Buy in Mulund West, Central Mumbai Suburb, Mumbai

₹1.3 Cr | 2BHK 2Baths | Carpet area: 750 sq.ft | ₹17,333 per sq.ft

2 Bedrooms - 2 Bathrooms, no Balcony with Others

New Under Builder | 12+ Year Old

Places nearby: Mulund West, Central Mumbai Suburb, Mumbai

Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property

Home » Property for sale in Mumbai » Flats for sale in Mumbai » Flats for sale in Bhandup West » 1 BHK Flats for sale in Bhandup West » 790 sq.ft

Posted on: Jun 30, 23 Property ID: 62156871

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Contact Owner **Pradeep** +919811111111

₹92.0 Lac [How much loan can I get?](#)

1 BHK Flat For Sale in Usha Nagar Society, **Bhandup West, Mumbai**

1 Bed 1 Bath 1 Balcony Semi-Furnished

Carpet Area: **500 sqft** ₹18,400/sqft

Project: **Usha Nagar Society** Floor: **8 (Out of 9 Floors)**

Transaction Type: **Resale** Status: **Ready to Move** Additional Rooms: **1 Store Room**

Facing: **East** Furnished Status: **Semi-Furnished** Type Of Ownership: **Co-operative Society**

East Facing Property

Contact Owner Get Phone No. Last contact made 1 day ago

HOUSING.COM Buy in Mumbai

Home » Property for sale in Mumbai » Flats for sale in Mumbai » Flats for sale in Bhandup West » 2 BHK Flats for sale in Bhandup West » 800 sq.ft

2 BHK Flat ₹1.16 Cr ₹14.50 K/sq.ft

By **WUPTW BBL38P**

Usha Nagar, Usha Nagar, Bhandup West, Mumbai

Contact Seller

800 sq ft Build Up Area ₹14.50 K/sq ft Avg Price 50 Year Old Age of Property Ready to move Possession status Middle of 9 floors Semi-Furnished Furnishing

OVERVIEW BUY-O-METER AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

Usha Nagar, Usha Nagar, Bhandup West, Mumbai

Great choice! Better priced property in this area

Contact Seller **Satish Shetty** +919811111111

Please share your contact

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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Appendix – VII

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

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

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 **04th August 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 knowledgeably 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 **₹ 1,04,69,520.00 (Rupees One Crore Four Lakh Sixty Nine Thousand Five Hundred Twenty Only)**.

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

**Sharadkumar
B. Chalikwar
Director**

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: 2023.08.05 10:25:57+05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

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



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