

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 Buyer (Bill to) JANASEVA SAHAKARI BANK-BHAYANDER EAST BHAYANDER EAST Janki Avaneue 1st Floor,Phatak Road, Bhaynder East Thane-401105 GSTIN/UIN : 27AAAAJ1528R2ZA State Name : Maharashtra, Code : 27	Invoice No. PG-1922/23-24	Dated 9-Aug-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002925 / 2301981	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl 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	3,000.00		270.00		270.00	540.00

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

Remarks:
 Shri. Ajay Kharpatiram Chaurasia - Commercial Shop
 No. 13, Ground Floor, "Ostwal Shopping Centre Co-op.
 Hsg. Soc. Ltd.", Jesal Park, Opp. Railway Station,
 Village Khari, Bhayandar (East), Thane - 401 105,
 State - Maharashtra, Country - India.

Company's PAN : **AADCV4303R**

Declaration
 NOTE - AS PER MSME RULES INVOICE NEED TO
 BE CLEARED WITHIN 45 DAYS OR INTEREST
 CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

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


 UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Shri. Ajay Kharpatiram Chaurasia**

Commercial Shop No. 13, Ground Floor, "Ostwal Shopping Centre Co-op. Hsg. Soc. Ltd.",
Jesal Park, Opp. Railway Station, Village Khari, Bhayandar (East), Thane – 401 105,
State – Maharashtra, Country – India.

Latitude Longitude: 19°18'46.1"N 72°51'11.3"E

Valuation Done for: **Janseva Sahakari Bank** **Bhaynder (East) Branch**

Janki Awanue, 1st Floor, Phatak Road, Bhaynder (East), Thane – 401 105,
State – Maharashtra, Country – India.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Wanded Indore Raipur
Delhi NCR Washik 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 Commercial Shop No. 13, Ground Floor, "Ostwal Shopping Centre Co-op. Hsg. Soc. Ltd.", Jesal Park, Opp. Railway Station, Village Khari, Bhayandar (East), Thane – 401 105, State – Maharashtra, Country – India belongs to **Shri. Ajay Kharpatiram Chaurasia**.

Boundaries of the property.

North : Jesal Park Road
South : Internal Road & Dutta Sadan CHSL
East : Pramila Niwas
West : Station Road & Railway Station

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 Fair Market Value for this particular purpose at **₹ 21,60,000.00 (Rupees Twenty One Lakh Sixty Thousand 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.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=office,
c=IN, st=Maharashtra, postalCode=400009, st=Maharashtra,
serialNumber=410464, email=manojbaburaochalikwar@vastukala.com,
2.5.4.23=982254099d35633b6c3f3920809f72498c1d833d41331
Date: 2023.08.09 12:34:58 +05:30

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
JSB Emp. No. 36/LOAN H.O./2016-17/232
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

Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.**VALUATION REPORT (IN RESPECT OF SHOP)**

General	
1.	Purpose for which the valuation is made : To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection : 04.08.2023
	b) Date on which the valuation is Made : 09.08.2023
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale cum transfer dated 10.09.2007 Between Mukesh Agarwal (HUF) (the Transferor) and Shri. Ajay Kharpatiram Chaurasia (the Transferee).
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) : Shri. Ajay Kharpatiram Chaurasia Address: Commercial Shop No. 13, Ground Floor, "Ostwal Shopping Centre Co-op. Hsg. Soc. Ltd.", Jesal Park, Opp. Railway Station, Village Khari, Bhayandar (East), Thane – 401 105, State – Maharashtra, Country – India. Contact Person: Shri. Ajay Chaurasia (Owner) Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Commercial Shop is located on Ground Floor. The composition of shop is single unit. The property is at 190 Mtr. walkable distance from nearest railway station Bhayandar.
6.	Location of property :
	a) Plot No. / Survey No. : Old Survey No. 156(P), 158A & B, New Survey No. 15(P), 18 & 19
	b) Door No. : Commercial Shop No. 13
	c) C.T.S. No. / Village : Village – Khari
	d) Ward / Taluka : Taluka – Thane
	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	:	Commercial Shop No. 13, Ground Floor, " Ostwal Shopping Centre Co-op. Hsg. Soc. Ltd. ", Jesal Park, Opp. Railway Station, Village Khari, Bhayandar (East), Thane – 401 105, State – Maharashtra, Country – India.	
8.	City / Town	:	Bhayandar (East), Thane	
	Residential area	:	No	
	Commercial area	:	Yes	
	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 – Khari Mira Bhayander Municipal Council	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	Boundaries of the property		As per site	As per documents
	North	:	Jesal Park Road	Details not available
	South	:	Internal Road & Dutta Sadan CHSL	Details not available
	East	:	Pramila Niwas	Details not available
	West	:	Station Road & Railway Station	Details not available
13	Dimensions of the site		N. A. as property under consideration is a shop in an apartment building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 132.00 (Area as per actual site measurement) Built Up Area in Sq. Ft. = 160.00 (Area as per Agreement for Sale)	
14.1	Latitude, Longitude & Co-ordinates of shop	:	19°18'46.1"N 72°51'11.3"E	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	Built Up Area in Sq. Ft. = 160.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Commercial	



2.	Location	:	
	C.T.S. No.	:	Old Survey No. 156(P), 158A & B, New Survey No. 15(P), 18 & 19
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Khari Mira Bhayander Municipal Council
	Door No., Street or Road (Pin Code)	:	Commercial Shop No. 13, Ground Floor, " Ostwal Shopping Centre Co-op. Hsg. Soc. Ltd. ", Jesal Park, Opp. Railway Station, Village Khari, Bhayandar (East), Thane – 401 105, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Commercial
4.	Year of Construction	:	1992 (As per site information)
5.	Number of Floors	:	Ground + 7 Upper Floors
	Type of Structure	:	R.C.C. Framed Structure
	Number of Dwelling units in the building	:	36 Shops on Ground Floor
	Quality of Construction	:	Normal
	Appearance of the Building	:	Normal
	Maintenance of the Building	:	Normal
	Facilities Available	:	
	Lift	:	1 Lift
	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	SHOP		
1	The floor in which the shop is situated	:	Ground Floor
2	Door No. of the shop	:	Commercial Shop No. 13
3	Specifications of the shop	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Mosaic flooring
	Doors	:	Glass door with M. S. Rolling Shutter
	Windows	:	-
	Fittings	:	Electrical wiring with Concealed
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available

	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the shop?	:	Normal
7	Sale Deed executed in the name of	:	Shri. Ajay Kharpatiram Chaurasia
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the shop?	:	Built Up Area in Sq. Ft. = 160.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per MBMC norms
11	What is the Carpet Area of the shop?	:	Carpet Area in Sq. Ft. = 132.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 6,000.00 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 shop with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 12,000.00 to ₹ 14,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the shop under valuation after comparing with the specifications and other factors with the shop under comparison (give details).	:	₹ 13,500.00 per Sq. Ft. on Built Up Area
3	Break - up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 11,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 81,440.00 per Sq. M. i.e., ₹ 7,566.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 64,409.00 per Sq. M. i.e., ₹ 5,984.00 per Sq. Ft.
5	Age of the building	:	31 years
6	Life of the building estimated	:	29 years Subject to proper, preventive periodic maintenance & structural repairs.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the shop	160.00 Sq. Ft.	13,500.00	21,60,000.00
2	Total Fair Market Value of the Property			21,60,000.00
3	Realizable value of the property			19,44,000.00
4	Distress value of the property			17,28,000.00
5	Insurable value of the property (160.00 X 2,500.00)			4,00,000.00
6	Guideline value of the property (160.00 X 5,984.00)			9,57,440.00

Justification for price / rate

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

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Shop, where there are typically many comparables available to analyze. As the property is a commercial shop, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 12,000.00 to ₹ 14,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all round development of commercial and residential application in the locality etc. We estimate ₹ 13,500.00 per Sq. Ft. on Built Up Area for valuation.



Actual site photographs



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

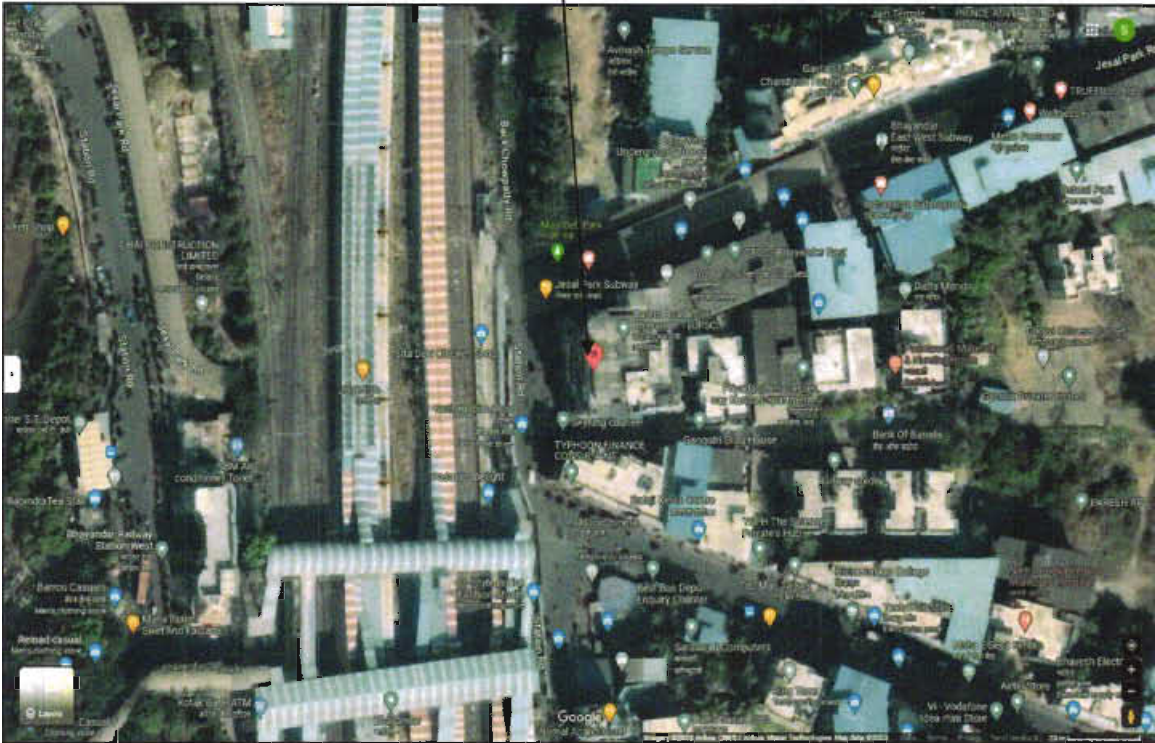
An ISO 9001:2015 Certified Company

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Route Map of the property

Site:u/r



Latitude Longitude: 19°18'46.1"N 72°51'11.3"E

Note: The Blue line shows the route to site from nearest railway station (Bhayandar – 190 Mtr.)

Ready Reckoner Rate

DIVISION / VILLAGE : KHARI Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban	Local Body Type	Corporation - Class 'C'			
Local Body Name	Mira Bhaynder Municipal Corporation					
Land Mark	Land : (K) All the Properties on North of Naugar Road upto Creek, Except Properties Facing Naugar Road in village Khari.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
2	2.15	26500	81400	93700	101800	93700
Survey No. 12, 13, 14, 15, 16, 17, 18, 19B, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 80, 81						
Compare With Previous Year						

9 Valuation of Shop

(a) **Shop facing road. Shops on ground floor shall will be valued as per reckoner value of shop.**

(b) **Shop not facing road. Shops on ground floor shall will be valued at 80% of rate applicable to shop in that zone. This value should not go below the rate applicable to the office / commercial on upper floor. This concession shall be available to shops on Ground floor, Lower Ground floor and Upper Ground floor. Plan attached to the document should be verified by the sub-registrar whether shop is facing road or not & that approved plan shall be part of the document.**

(c) **Shop / office / Industrial Unit / I.T. Unit having area bigger than 450 Sq.Mtr.**

For valuing Shop / office / Industrial Unit / I.T. Unit having area bigger than 450 Sq.Mtr. following rebate should be given in the applicable market value rates for that shop / office / Industrial unit as per the market value zone applicable. Total area of the Shop / office / Industrial Unit / I.T. Unit as per sale agreement / conveyance document should be considered irrespective of total area situated on more than one floor and reduction as below should be given.

Built-up area in Sq.Mt.	Rebate on R.R.Rates
More than 450 sq.mt. and upto 700 sq.mt.	5%
More than 700 sq.mt. and upto 900 sq.mt.	10%
More than 900 sq.mt. and upto 2300 sq.mt.	15%
More than 2300 sq.mt.	20%

Price Indicators

NOBROKER
 Shop in Bhayander East, Mumbai For Sale
 ₹ 15 Lacs (100) / Sq.Ft.
 ₹ 11,284/Month (Estimated)
 100 Sq.Ft. (Built-up Area)
 70 Sq.Ft. (Carpet Area)
 Apply Now

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Bhayander east / Shops for Sale in Bhayander east / Property Details

Photos Location

Shop
 Freehold
 Semi-Furnished
 Apr 22, 2023

Public
 1 To 5 Year
 Immediately

Get Owner Details

Report what was not correct in this property
 Listed by Buyer Sold Out Wrong Info

Activity On This Property
 161 Views
 0 Shares

Similar Properties
 Shop in Bhayander East, Mumbai

Search: Studio/Flat Big Bazaar Square Feet/Garden/Floor Plan Area Nature/Handmade/Complex

NoBroker Services
 Create Agreement Check Loan Eligibility Estimate Interest Cost Book Legal Services Book Reservations

Amenities

NOBROKER
 Shop in Bhayander East, Mumbai For Sale
 ₹ 50 Lacs (250) / Sq.Ft.
 ₹ 27,546/Month (Estimated)
 250 Sq.Ft. (Built-up Area)
 Apply Now

Home / Commercial Properties for Sale in Mumbai / Commercial Properties for Sale in Bhayander east / Shops for Sale in Bhayander east / Property Details

Map

Shop
 Freehold
 Unfurnished
 Aug 2, 2023

Public
 Ground Floor
 More Than 20 Year
 Immediately

Get Owner Details

Report what was not correct in this property
 Listed by Buyer Sold Out Wrong Info

Activity On This Property
 13 Views
 2 Shares
 1 Bookmark

Similar Properties
 Shop in Bhayander West, Mumbai for sa

Search: Studio/Flat 2/3/4/5 Square Feet/Garden/Floor Plan Area Big Bazaar Nature/Handmade/Complex

NoBroker Services
 Create Agreement Check Loan Eligibility Estimate Interest Cost Book Legal Services Book Reservations

Amenities

Sales Instance

12100337 08-08-2023 Note:- Generated Through eDisplay v2.1 Module. For original report please contact concern SRO office.	सूची क्र. २	दस्तावेज क्र. साह दू. नि. टाणे 7 दस्तावेज क्रमांक : 12100/2023 नोंदणी : Regn. 523m
माद : सांगे		
(1) अंशद्वारा प्रकार	करारनामा	
(2) मूल्यदत्त	625000	
(3) मालकान (काडेपट्ट्याचा मालक) याचे मालकी हक्काचा देवा किंवा पट्टेदारा किंवा मालकी हक्काचा देवा	567026	
(4) मालकान, पट्टेदारा किंवा मालका (उपस्थानात)	1) इतर माहिती : इतर माहिती : वार्ड क्र. के. विभाग क्र. 2/15, दुसरा क्र. 121, पहिला मजला, ओम्नियान ऑफिस सेंटर स्के-आय. डी. सोसायटी लिमिटेड, जेसल पार्क, भाईदर पूर्व जि. टाणे-401105. क्षेत्रफळ सुपर चिल्ट्रप 60 चौ. फूट। मूफा चिल्ट्रप 5.37 चौ. मीटर।	
(5) क्षेत्रफळ	1) 5 57 चौ.मीटर	
(6) अंशद्वारा किंवा मूफा देवघान उल्लेख देवघ		
(7) अंशद्वारा करान देवघान / किडन देवघानाचा पहाण्याचे नाव किंवा देवघानाचा नावाचा नावाचा मूफा देवघान किंवा अंशद्वारा उपायनाम प्रक्रियेची नाव देवघ	1) प्रकाश श्री दामवानी . . 71 प्लॉट नं. : माळ नं. : इमारतीचे नाव : दुसरा क्र. 121 पहिला मजला ओम्नियान ऑफिस सेंटर स्के-आय. डी. सोसायटी लिमिटेड जेसल पार्क भाईदर पूर्व जि. टाणे ज्वांक नं. : रोड नं. : महाराष्ट्र THANE. 401105 2) अर्चना दामवानी . . 61 प्लॉट नं. : माळ नं. : इमारतीचे नाव : दुसरा क्र. 121 पहिला मजला ओम्नियान ऑफिस सेंटर स्के-आय. डी. सोसायटी लिमिटेड जेसल पार्क भाईदर पूर्व जि. टाणे ज्वांक नं. : रोड नं. : महाराष्ट्र THANE. 401105	
(8) अंशद्वारा करान देवघानाचा पहाण्याचे नाव किंवा देवघानाचा नावाचा नावाचा मूफा देवघान किंवा अंशद्वारा उपायनाम प्रक्रियेची नाव देवघ	1) विवेक सुंदरपाल रनकार . . 39 प्लॉट नं. : माळ नं. : इमारतीचे नाव : सरनिरु क्र. 701 सातवा मजला ओम्नियान ऑफिस सेंटर स्के-आय. डी. सोसायटी लिमिटेड भाईदर रेल्वे स्टेशन च्या समोर जेसल पार्क भाईदर पूर्व जि. टाणे ज्वांक नं. : रोड नं. : महाराष्ट्र टाणे . 401105 2) अर्चना ओम्नियान देवघान . . 35 प्लॉट नं. : माळ नं. : इमारतीचे नाव : सरनिरु क्र. 701 सातवा मजला ओम्नियान ऑफिस सेंटर स्के-आय. डी. सोसायटी लिमिटेड भाईदर रेल्वे स्टेशन च्या समोर जेसल पार्क भाईदर पूर्व जि. टाणे ज्वांक नं. : रोड नं. : महाराष्ट्र टाणे . 401105	
(9) अंशद्वारा करान देवघानाचा दिनांक	23/06/2023	
(10) अंशद्वारा करान देवघानाचा दिनांक	23/06/2023	
(11) अंशद्वारा करान देवघानाचा मूफा	12100/2023	
(12) अंशद्वारा करान देवघानाचा मूफा मूल्य	43750	
(13) अंशद्वारा करान देवघानाचा नोंदणी मूल्य	6250	
(14) शीट		
मूफा देवघानाचा विवरण देवघानाचा नोंदणीत :-		

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** of the above property in the prevailing condition with aforesaid specifications is **₹ 21,60,000.00 (Rupees Twenty One Lakh Sixty Thousand Only)**.

Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property was purchased by Shri. Ajay Kharpatiram Chaurasia from Mukesh Agarwal (HUF) vide Agreement for Sale dated 10.09.2007.
2.	Purpose of valuation and appointing authority	As per the request from Janseva Sahakari Bank, Bhaynder (East) Branch to assess Fair Market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Pratik Jain – Valuation Engineer Shyam Kajvilkar – 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 – 04.08.2023 Valuation Date – 09.08.2023 Date of Report – 09.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 04.08.2023
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, Commercial Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **09th August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Commercial Shop, admeasuring **160.00 Sq. Ft. Built Up Area** in the name of **Shri. Ajay Kharpatiram Chaurasia**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Shri. Ajay Kharpatiram Chaurasia**. 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 Commercial Shop, admeasuring **160.00 Sq. Ft. Built Up Area**.

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the shop 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.



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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 Commercial Shop, admeasuring **160.00 Sq. Ft. Built Up 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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **09th 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 Fair Market value for this particular purpose at **₹ 21,60,000.00 (Rupees Twenty One Lakh Sixty Thousand Only)**.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.org, c=IN, postalCode=400001, st=Maharashtra, serialNumber=41, postalCode=400001, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.09 12:15:13 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

JSB Emp. No. 36/LOAN H.O./2016-17/232



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