

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-1920/23-24	Dated 9-Aug-23
Buyer (Bill to) BANK OF BARODA Khadakpada Branch Shop No 3,neeraj Park, Nr Mohan Pride,kalyan West,mumbai GSTIN/UIN : 27AAACB1534F3Z4 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. 002955 / 2301979	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 %	2,500.00
	CGST			225.00
	SGST			225.00
Total				2,950.00

Amount Chargeable (in words) E. & O.E
Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00


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

Remarks:
 Mr. Chetan Sambhaji Patil - Residential Flat No. 602,
 6th Floor, Wing - C, "Panvelkar Motana Co-op. Hsg.
 Soc. Ltd.", Near Gurukul International School, Village -
 Katrap, Badlapur (East), Taluka - Ambernath, District -
 Thane, PIN Code - 421 503, 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. : **340505000531**
 Branch & IFS Code : **THANE CHARAI & ICIC0003405**


 UPI Virtual ID : **VASTUKALATHANE@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: **Mr. Chetan Sambhaji Patil**

Residential Flat No. 602, 6th Floor, Wing – C, "Panvelkar Motana Co-op. Hsg. Soc. Ltd.",
Near Gurukul International School, Village – Katrap, Badlapur (East), Taluka – Ambernath, District – Thane,
PIN Code - 421 503, State – Maharashtra, Country – India.

Latitude Longitude: 19°10'23.6"N 73°13'14.6"E

Valuation Prepared for:

**Bank of Baroda
Khadakpada Branch**

Shop No. 3, Neeraj Park, Near Mohan Pride, Kalyan (West), Thane,
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	 Warded	 Indore	 Raipur
 Delhi NCR	 Nashik	 Ahmedabad	 Jaipur

 **Regd. Office** : B1-001, U/B Floor, Boomerang,
Charndivali 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.

To,
The Chief Manager,
Bank of Baroda
Khadakpada Branch
 Shop No. 3, Neeraj Park,
 Near Mohan Pride,
 Kalyan (West), Thane,
 State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 07.08.2023
	b) Date on which the valuation is made	: 09.08.2023
3.	List of documents produced for perusal:	
	1) Copy of Agreement for sale (7 Pages from Documents) dated 29.12.2015 between M/s. Varadvinayak Developers (The Developers / Builders) and Mr. Chetan Sambhaji Patil (The Purchasers).	
	2) Copy of Part Occupancy Certificate No. KBNP / NRV / 3624 / 2017 - 2018 dated 04.05.2017 issued by Kulgaon Badlapur Municipal Council.	
	3) Copy of Society Registration Certificate dated 09.11.2017.	
	4) Copy of Previous Valuation Report Ref. No. BOB / MUM / FEB / 004 / 2016 dated 06.02.2016 issued by Deepti & Associates.	
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)	Mr. Chetan Sambhaji Patil Address: Residential Flat No. 602, 6 th Floor, Wing – C, "Panvelkar Motana Co-op. Hsg. Soc. Ltd.", Near Gurukul International School, Village – Katrap, Badlapur (East), Taluka – Ambarnath, District – Thane, PIN Code - 421 503, State – Maharashtra, Country – India. Contact Person: Mrs. Usha Ingale (Tenant) Contact No. 9224889652 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat located on 6 th Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + Bath + WC + Passage (i.e., 1 BHK With Bath + WC). The property is at 2.4 Km. travelling distance from nearest railway station Badlapur.
5a.	Total Lease Period & remaining period (if leasehold)	: N.A. as the property is freehold.
6.	Location of property	:



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	a)	Plot No. / Survey No.	:	Survey No. 65, Hissa No. 3
	b)	Door No.	:	Residential Flat No. 602
	c)	C.T.S. No. / Village	:	Village – Katrap
	d)	Ward / Taluka	:	Ward No. 10/25, Taluka – Ambernath
	e)	Mandal / District	:	District – Thane
	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
7.		Postal address of the property	:	Residential Flat No. 602, 6 th Floor, Wing – C, "Panvelkar Motana Co-op. Hsg. Soc. Ltd.", Near Gurukul International School, Village – Katrap, Badlapur (East), Taluka – Ambernath, District – Thane, PIN Code - 421 503, State – Maharashtra, Country – India.
8.		City / Town	:	Badlapur (East), Thane
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Katrap Kulgaon Badlapur 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
13.		Dimensions / Boundaries of the property		As per the Deed Actuals
		North	:	Details not available Open Plot
		South	:	Details not available Gurukul International School
		East	:	Details not available Internal Road
		West	:	Details not available Open Plot
13.1		Boundaries of the property (Flat)		As per the Deed Actuals
		North	:	Details not available Flat No: 601
		South	:	Details not available Lift
		East	:	Details not available Open Plot
		West	:	Details not available Flat No. 603
13.2		Latitude, Longitude & Co-ordinates of the site	:	19°10'23.6"N 73°13'14.6"E
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 363.00 Balcony Area in Sq. Ft. = 42.00 Total Carpet Area in Sq. Ft. = 405.00

		(Area as per actual site measurement) Carpet Area in Sq. Ft. = 438.00 (Area as per Agreement for sale) Built Up Area in Sq. Ft. = 526.00 (Carpet Area as per Agreement + 20%) 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.
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft. = 438.00 (Area as per Agreement for sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Tenant Occupied (Mrs. Usha Ingale) Rented since – 3 Years Rent – ₹ 5,000.00 per month
II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Village – Katrap
	Block No.	: -
	Ward No.	: Ward No. 10/25
	Village / Municipality / Corporation	: Village – Katrap Kulgaon Badlapur Municipal Council
	Door No., Street or Road (Pin Code)	: Residential Flat No. 602, 6 th Floor, Wing – C, "Panvelkar Motana Co-op. Hsg. Soc. Ltd.", Near Gurukul International School, Village – Katrap, Badlapur (East), Taluka – Ambarnath, District – Thane, PIN Code - 421 503, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2017 (As per Occupancy Certificate)
5.	Number of Floors	: (Part) Ground + (Part) Stilt + 7 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 4 Flats on 6 th Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 1 Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System

	Car parking - Open / Covered	:	Stilt / Open Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the flat is situated	:	6 th Floor
2	Doqr No. of the flat	:	Residential Flat No. 602
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood door framed with flush shutter door
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed & Open 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.:	:	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. Chetan Sambhaji Patil
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built Up Area in Sq. Ft. = 526.00 (Carpet Area as per Agreement + 20%)
10	What is the floor space index (app.)	:	As per KBMC norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 363.00 Balcony Area in Sq. Ft. = 42.00 Total Carpet Area in Sq. Ft. = 405.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 438.00 (Area as per Agreement for sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Tenant Occupied - Mrs. Usha Ingale
15	If rented, what is the monthly rent?	:	₹ 5,000.00 Present 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	:	No

	the market value in general?	:	
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Built Up Area
	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 5,200.00 per Sq. Ft. on Built Up Area ₹ 4,975.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,500.00 per Sq. Ft.
	ii) Land + others	:	₹ 2,700.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 55,400.00 per Sq. M. i.e., ₹ 5,147.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 52,666.00 per Sq. M. i.e., ₹ 4,893.00 per Sq. Ft.
5	Registered Value (if available)	:	Purchase Value – 20,27,000.00 Document No. – 11584/2015 Agreement Date – 29.12.2015
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	6 Years
	Life of the building estimated	:	54 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	9.00%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,275.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 2,700.00 per Sq. Ft.
	Total Composite Rate	:	₹ 4,975.00 per Sq. Ft.
	Remarks:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	526.00 Sq. Ft.	4,975.00	26,16,850.00
2	Wardrobes			
3	Showcases			



4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
11	As per current stage of work completion the value of the flat (if flat is under construction)			
12	After 100% completion final value of flat			
	Total Value of the property			26,16,850.00

Value of Flat

Fair Market Value of the property	26,16,850.00
Realizable value of the property	23,55,165.00
Distress Value of the property	20,93,480.00
Guideline value of the property (526.00 X 4,893.00)	25,73,718.00
Insurable value of the property (526.00 X 2,500.00)	13,15,000.00

Justification for price / rate

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

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

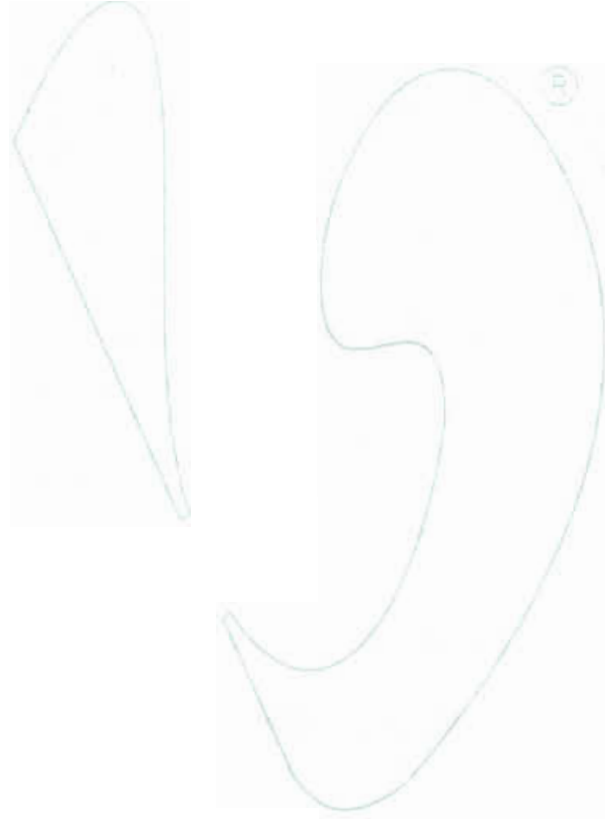
Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc. We estimate ₹ 4,975.00 per Sq. Ft. (after depreciation) on Built Up Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost /

There is no threat of acquisition by Govt. CRZ Provisions not applicable.

tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in and	₹ 5,000.00 Present rental income per month
iii) Any likely income it may generate	Rental Income



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Actual site photographs



Actual site photographs



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Route Map of the property

Site, u/r



Latitude Longitude: 19°10'23.6"N 73°13'14.6"E

Note: The Blue line shows the route to site from nearest railway station (Badlapur – 2.4 Km.)

Ready Reckoner Rate

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

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close

Annual Statement of Rates

Year: 20232024 Language: English

Selected District:

Select Taluka:

Select Village:

Search By: Survey No Location

Enter Survey No: Search

एन.सि.नं.	पूची नवीन	निवारी नवीन	जी.सि.नं.	दु.पू.नं.	जी.सि.नं.	ए.नं. (R.R.)	Attribute
10/25-एन(1/2) कावथ गावातील उर्वरित मिकळणी	9630	55400	56200	68600	56200	मी. मीटर	सष्टे तबक

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Price Indicators

99acres Buy | Enter Locality / Project / Society / Landmark

₹26.5 Lac (₹ 4,051 per sq.ft.) 1BHK 1Bath
 Estimated EMI ₹ 21,338
 Flat Apartment for Sale
 Panvelkar Montana, Katrap, Mumbai Beyond Thane, Mumbai

NEW STOCK | NOT AVAILABLE | Website: <https://maharashtra.maharashtra.gov.in/>

Overview | Society | Owner Details | Price Trends | Registry Record | Society Reviews

Property ID: Society (14)

Area
 Built up area: 654 sq.ft.
 Carpet area: 450 sq.ft.

Price
 ₹ 26.5 Lac - Govt Charges & Tax @ 4,051 per sq.ft. (Negotiable)

Floor Number
 2nd of 7 Floors

Property Age
 1 to 5 Year Old

Classification
 1 Bedroom, 1 Bathroom, 1 Balcony

Address
 Panvelkar Montana, Katrap, Mumbai Beyond Thane

Facing
 North-West

Places nearby
 4104, Katrap, Mumbai Beyond Thane, Mumbai

Mahakali Mandir | Swami Samarath Math | Hanuman Mandir | Ganapati Mandir | Mahalaxmi Mandir | Datta Mandir

99acres Buy | Enter Locality / Project / Society / Landmark

₹25 Lac (₹ 3,660 per sq.ft.) 1BHK 1Bath
 Estimated EMI ₹ 19,908
 Flat Apartment for Sale
 Panvelkar Montana, Katrap, Mumbai Beyond Thane, Mumbai

NEW STOCK | NOT AVAILABLE | Website: <https://maharashtra.maharashtra.gov.in/>

Overview | Society | Owner Details | Price Trends | Registry Record | Society Reviews

Property ID: Society (14)

Area
 Super Built up area: 683 sq.ft.

Price
 ₹ 25 Lac @ 3,660 per sq.ft. (Negotiable)

Floor Number
 2nd of 7 Floors

Property Age
 5 to 10 Year Old

Classification
 1 Bedroom, 1 Bathroom, 2 Balconies

Address
 Panvelkar Montana, Katrap, Mumbai Beyond Thane

Places nearby
 6th Floor, Katrap, Mumbai Beyond Thane, Mumbai

Mahakali Mandir | Swami Samarath Math | Hanuman Mandir | Ganapati Mandir | Mahalaxmi Mandir | Datta Mandir



Price Indicators

NOBROKER | My Listings | This Site | [Post Your Property](#)

1 BHK Flat In Panvelkar Montana Chs For Sale in Badlapur East | [View Details](#) | **₹ 18 Lacs** | **₹ 16,048/Month** | **853** | [View Contact](#)

Home | [Flats for Sale in Mumbai](#) | [Flats for Sale in Badlapur](#) | [1 BHK Flats for Sale in Badlapur](#) | [Property Details](#)

Photos | **Location**

1 Bedrooms | 1 Bathroom | 2 | **Aug 1, 2023**

[Contact](#)

Price trends by neighborhood | Report what was not correct in this property | Listed by Broker | Sold Out | Wrong Info

Activity On This Property

2,235 | 0 | 3

Similar Properties

Overview

Age of Building	2.5 Years	Governing Type	Self-Owned
Maintenance Charges	₹ 1.3 Per Sq.Ft./M	Flooring	Carpet
Building Area	465 Sq.Ft.	Carpet Area	465 Sq.Ft.
Furnishing Status	Unfurnished	Facing	East

NOBROKER | My Listings | This Site | [Post Your Property](#)

1 BHK Flat In Panvelkar Montana For Sale in Badlapur East | [View Details](#) | **₹ 29.3 Lacs** | **₹ 18,907/Month** | **888** | [View Contact](#)

Home | [Flats for Sale in Mumbai](#) | [Flats for Sale in Badlapur](#) | [1 BHK Flats for Sale in Badlapur](#) | [Property Details](#)

Photos | **Location**

1 Bedroom | 1 Bathroom | 1 | **Nov 21, 2023**

[Get Owner Details](#)

Price trends by neighborhood | Report what was not correct in this property | Listed by Broker | Sold Out | Wrong Info

Activity On This Property

47 | 0 | 0

Similar Properties

Overview

Age of Building	4.5 Years	Governing Type	Self-Owned
Maintenance Charges	₹ 2.0 Per Sq.Ft./M	Flooring	Marble Tiles
Building Area	468 Sq.Ft.	Carpet Area	430 Sq.Ft.
Furnishing Status	Unfurnished	Facing	East

Sales Instance

1135878 08-08-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	दुय्यम निबंधक सह दु.नि. उल्हासनगर 2 दस्तावेज क्रमांक: 11358/2022 नोंदणी : Regn:63m
गाव : काचण		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	3250000	
(3)बाजारभाव (भाडेपट्ट्याचा वाचणीपट्ट्याचा आकाराची देतो कि पट्टेदार ते नष्ट करायचे)	3571000	
(4)अमान्य पेट्टिन्मा व धरकमाक (अमन्यास)	1) इतर माहिती : इतर माहिती : मोजे - काचण स.नं.65 हि.नं.3 यावरील पनयेलकर मोटाना को-ऑप ही सोसायटी लि. मधील सदनिका क्र 205 दुसरा मजला ई-विंग क्षेत्र 53.51 चौ.मी कारपेट अधिक 2.50 चौ.मी ओ टी क्षेत्र एकूण क्षेत्र 56.01 चौ.मी कारपेट	
(5)क्षेत्रफळ	1) 56.01 चौ.मीटर	
(6)आकाराची किंवा चुकी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पध्दताने नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्यास प्रतिवादीचे नाव व पत्ता	1) शिखर एस मार्गी 48 प्लॉट नं. - माळा नं. - इमारतीचे नाव : कम नं. 7257 थिल्डिंग नं 191/ए कल्मथार नगर नं.2 थिक्कोळी पुर्य मुंबई ब्लॉक नं. - रोड नं. - महाराष्ट्र मुम्बई. 400083 2) सुनिलदत्ता महादेय मार्गी 52 प्लॉट नं. - माळा नं. - इमारतीचे नाव : कम नं. 7257 थिल्डिंग नं 191/ए कल्मथार नगर नं.2 थिक्कोळी पुर्य मुंबई ब्लॉक नं. - रोड नं. - महाराष्ट्र मुम्बई. 400083	
(8)दस्तावेज करून देणाऱ्या पध्दताने नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्यास प्रतिवादीचे नाव व पत्ता	1) स्वप्निल दळीराम विनरकर 30 प्लॉट नं. - माळा नं. - इमारतीचे नाव : कम नं. 116-23 डॉ ई सोसेस रोड फोर सिजन हॉटेल समोर वरळी मुंबई ब्लॉक नं. - रोड नं. - महाराष्ट्र मुम्बई. 400018	
(9)दस्तावेज करून दिल्याचा दिनांक	04/07/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	04/07/2022	
(11)अनुक्रमिक,सड व दुय्ये	11358/2022	
(12)बाजारभाव(अमान्य मुद्राक शुल्क	214300	
(13)बाजारभाव(अमान्य नोंदणी शुल्क	30000	
(14)जैरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

Sales Instance

237778	सूची क्र. २	दुधम निबवरु :सह द्र.नि. उल्हासनगर 2
08-08-2023		दफ्तरीय क्रमांक.:2377/2023
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		नोंदणी: Regn:63m
मादक : कायप		
(1)दस्तावेज प्रकार	सेल सर्टिफिकेट	
(2)मोबदला	2420000	
(3)वाजाराभाव (माडेपट्ट्याच्या बाबतीतपट्ट्यावर आकारणी देतो कि पट्ट्यावर ते नमूद करावे)	2688000	
(4)सुमाण्य ,गोटाहिस्सा व चरकमांक (उसलबास)	1) इतर माहिती : मोजे करप,तालुका खंबरलाप,जिल्हा टाणे येथील सर्व्हे न. 65,हिस्सा न. 3,क्षेत्रफळ 5560 चौ. मी. यावरील पनयेलकर मोंटाना इ विंग,सहाया मजला,सदनिक क्र. 605,क्षेत्रफळ 40.17 चौ. मी. करपेट.	
(5)क्षेत्रफळ	1) 40.17 चौ.मीटर	
(6)आकारणी किंवा गुडी देवघत उमेद तेव्हा		
(7)दस्तावेज करून देणान्ना / लिहून देवगान्ना पक्षकारांचे नाव किंवा दिवाणी न्वाचालबाचा हुकूमनामा किंवा आदेश उसलबास प्रतिवादीचे नाव व पत्ता	1) आयास फार्नेशियर्स लिमिटेड तर्फे प्राधिकृत अधिकारी सह्याम हुसेन चौहान 30 प्लॉट नं. : - माळा नं. : - इमारतीचे नाव : - ब्लॉक नं. : - रोड नं. : 201-202 दुसरा मजला साउथ एंड स्वयंवर मानसरोवर इंडस्ट्रियल एरिया जयपूर. रात्रस्थान जयपूर. 302020	
(8)दस्तावेज करून देणान्ना पक्षकारांचे नाव किंवा दिवाणी न्वाचालबाचा हुकूमनामा किंवा आदेश उसलबास प्रतिवादीचे नाव व पत्ता	1) उपेन्द्र रामविलास चौरसिया 38 प्लॉट नं. : - माळा नं. : - इमारतीचे नाव : - ब्लॉक नं. : - रोड नं. : गंगा एसआरए सी एच एस एलटीडी बिल्डिंग नं. 17बी /ए प्लॉट नं. 502 चंडीवाली फार्म रोड साईबाबा नगर समोर संघर्ष नगर अंधेरी पूर्व मुंबई. महाराष्ट्र. मुम्बई. 400042	
(9)दस्तावेज करून दिल्याचा दिनांक	22/02/2023	
(10)दस्ता नोंदणी केल्वाचा दिनांक	22/02/2023	
(11)जे नुकमांक,शेड व पृष्ठ	2377/2023	
(12)वाजाराभावप्रमाणी मुद्रांक शुल्क	134400	
(13)वाजाराभावप्रमाणी नोंदणी शुल्क	26880	
(14)गिरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** for this particular above property in the prevailing condition with aforesaid specification is **₹ 26,16,850.00 (Rupees Twenty Six Lakh Sixteen Thousand Eight Hundred Fifty Only)**. The **Realizable Value** of the above property as of 13.06.2023 is **₹ 23,55,165.00 (Rupees Twenty Three Lakh Fifty Five Thousand One Hundred Sixty Five Only)** and the **Distress value** ₹ 20,93,480.00 (Rupees Twenty Lakh Ninety Three Thousand Four Hundred Eighty Only).

Place: Thane

Date: 09.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

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=434344, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.09 11:49:46 +05'30'

Auth. Sign.

Enclosures

	Declaration from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____

_____ only).

Date

Signature
(Name Branch Official with seal)

(Annexure – I)

DECLARATION FROM VALUERS

I, Manoj Chalikwar son of Shri. Baburao Chalikwar declare that:

- a. The information furnished in my valuation report dated 09.08.2023 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. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 07.08.2023. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Chetan Sambhaji Patil from M/s. Varadvinayak Developers vide Agreement for sale dated 25.12.2015.
2.	purpose of valuation and appointing authority	As per the request from Bank of Baroda, Khadakpada Branch to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Girish Sandankar – Valuation Engineer Shyam Kajvilkar – Technical Manager Pratibha Shilvanta – 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 – 07.08.2023 Valuation Date – 09.08.2023 Date of Report – 09.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 07.08.2023
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, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	major factors that were not taken into account during the valuation;	Nil
12.	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 Residential Flat, admeasuring **526.00 Sq. Ft. Built Up Area** in the name **Mr. Chetan Sambhaji Patil**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Chetan Sambhaji Patil**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **526.00 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 flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **526.00 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.

(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.

Place: Thane
Date: 09.08.2023

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=manojbaburaochalikwar@vastukala.org, c=IN
T: +91 79 180322, postal=1000000, postalCode=400001, serialNumber=1, uri=mailto:manojbaburaochalikwar@vastukala.org, uri=mailto:manojbaburaochalikwar@vastukala.org, uri=mailto:manojbaburaochalikwar@vastukala.org, uri=mailto:manojbaburaochalikwar@vastukala.org
Date: 2023.08.09 11:59:57 +05:30

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941