

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) <b>PUNJAB NATIONAL BANK - PLP BKC</b> PLP BKC BRANCH PNB Pragati Tower C-9 G Block 3rd floor Bandra Kurla Complex Bandra(E), Mumbai 400051 GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Invoice No. <b>PG-1931/23-24</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>002985 / 2301990</b> Dispatched through Terms of Delivery	Dated <b>9-Aug-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>3,000.00</b>
	<b>CGST</b>			<b>270.00</b>
	<b>SGST</b>			<b>270.00</b>
	<b>Total</b>			<b>3,540.00</b>

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
<b>Total</b>	<b>3,000.00</b>		<b>270.00</b>		<b>270.00</b>	<b>540.00</b>

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

Company's Bank Details

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



UPI Virtual ID : **Vastukala@icici**

Remarks:

Mrs. Dhanashri Mangesh Arote & Mr. Mangesh Dinkar Arote - Residential Flat No. 1101, 11th Floor, Wing - A, "Arya Greens", Tembipada, Village - Bhandup, 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

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

*Ratted*  
 Authorised Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Dhanashri Mangesh Arote & Mr. Mangesh Dinkar Arote**

Residential Flat No. 1101, 11<sup>th</sup> Floor, Wing – A, "Arya Greens", Tembipada, Village – Bhandup, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India.

Latitude Longitude: 19°09'24.5"N 72°55'48.1"E

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### Valuation Done for:

**Punjab National Bank  
PLP BKC Branch**

PNB Pragati Tower C-9, G Block, 3rd floor, Bandra Kurla Complex, Bandra (E), Mumbai - 400051, 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, 1st B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
 TeleFax : +91 22 28371325/24  
 [mumbai@vastukala.org](mailto:mumbai@vastukala.org)



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1101, 11<sup>th</sup> Floor, Wing – A, "Arya Greens", Tembipada, Village – Bhandup, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India belongs to **Mrs. Dhanashri Mangesh Arote & Mr. Mangesh Dinkar Arote.**

### Boundaries of the property.

North	: Slum Area
South	: Anthony Church Road
East	: Slum Area
West	: Pipeline

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 ₹ 43,69,000.00 (Rupees Forty Three Lakh Sixty Nine Thousand Only). As per Site Inspection 53% Construction Work is Completed.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., email=sharadkumar@vastukala.org, serial=100,  
date=2023.08.09 16:57:42 +05'30'

C.M.D.

Auth. Sign



**Sharadkumar B. Chalikwar**

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



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### Our Pan India Presence at :

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

Regd. Office : B1-001, 11<sup>th</sup> 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	:	<b>Sharadkumar B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Banking Loan Purpose.
3.	a)	Date of inspection	: 08.08.2023
	b)	Date of valuation	: 09.08.2023
	C)	Title Deed Number & Date	: 10721 / 2020
4.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 04.12.2020 2. Copy of Commencement Certificate No. S / PVT / 0112 / 20130311 / AP dated 02.04.2019 issued Slum Rehabilitation Authority. 3. Copy of Approved Plan No. S / PVT / 0112 / 20130311 / AP dated 09.10.2020 issued Municipal Corporation Greater Mumbai. 4. Copy of RERA Certificate No. P51800020573 dated 18.05.2020.		
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)	:	<b>Mrs. Dhanashri Mangesh Arote &amp; Mr. Mangesh Dinkar Arote.</b> <b>Address:</b> Residential Flat No. 1101, 11 <sup>th</sup> Floor, Wing – A, "Arya Greens", Tembipada, Village – Bhandup, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India. <b>Contact Person:</b> Tejasvi (Accountant) Contact No. 9152589576  Joint Ownership Details of ownership share is not available
6.	Brief description of the property	:	The property is a residential flat in under construction Building. The flat is located on 11 <sup>th</sup> floor in the said under construction building. As per site information, the composition of flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets (i.e. 1 BHK + 2 Toilets.). The property is at 2.9 Km. distance from nearest railway station Bhandup <b>At the time of inspection, the property was under construction. Extent of completion are as under:</b>
<b>Stage of Construction</b>			
<b>If under construction, extent of completion</b>			
	Excavation	Completed	RCC Plinth
	Ground/Stilt Floors	Completed	Floors
			Completed upto 16 <sup>th</sup> floor

	Internal Brick Work	Completed upto 15 <sup>th</sup> floor	External Brick Work	Completed upto 15 <sup>th</sup> floor
	Internal Plastering	Completed upto 13 <sup>th</sup> floor	External Plastering	Completed upto 13 <sup>th</sup> floor
	<b>Total</b>	<b>53% work completed</b>		
7.	Location of property		:	
	a)	Plot No. / Survey No.	:	Survey No. 137
	b)	Door No.	:	Residential Flat No. 1101
	c)	C.T.S. No. / Village	:	CTS No. 78, 78/1 to 6 of Village – Bhandup
	d)	Ward / Taluka	:	Ward – S, Taluka – Kurla
	e)	Mandal / District	:	Mumbai Suburban District
	f)	Date of issue and validity of layout of approved map / plan	:	Approved Plan No. S / PVT / 0112 / 20 130311 / AP dated 09.10.2020 issued Municipal Corporation Greater Mumbai.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Internal visit not allowed
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	Building is under construction
	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. 1101, 11 <sup>th</sup> Floor, Wing – A, "Arya Greens", Tembipada, Village – Bhandup, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India.
9.	City / Town		:	Bhandup (West), Mumbai
	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 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			<b>As per Site</b> <b>As per document</b>
	North		:	Slum Area                      By C.T.S. No. 80
	South		:	Anthony Church Road      By C.T.S. No. 70
	East		:	Slum Area                      By Pipeline
	West		:	Pipeline                      By C.T.S. No. 80

14.	Dimensions of the site / Flat	N. A. as property under consideration is a Residential flat in the building.	
		A As per the Deed	B Actuals
	North	: Details not available	Details not available
	South	: Details not available	Details not available
	East	: Details not available	Details not available
	West	: Details not available	Details not available
15.	Extent of the site	: <b>Carpet Area in Sq. Ft. = 257.00 (Area as per Agreement for sale)</b>  Built-up Area in Sq. Ft. = 283.00 (Area as per Agreement for sale)	
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	: 19°09'24.5"N 72°55'48.1"E	
16.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Carpet Area in Sq. Ft. = 257.00 (Area as per Agreement for sale)</b>	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Building under construction	
II	<b>APARTMENT BUILDING</b>		
1.	Name of the Apartment	: <b>"Arya Greens"</b>	
2.	Description of the locality Residential / Commercial / Mixed	: Residential	
3	Year of Construction	: Building under construction	
4	Number of Floors	: Proposed Part Ground + Part Stilt + 22 Upper Floor	
5	Type of Structure	: Proposed R.C.C. framed structure	
6	Number of Dwelling units in the building	: 7 Flats on 11 <sup>th</sup> Floor	
7	Quality of Construction	: Building under construction	
8	Appearance of the Building	: Building under construction	
9	Maintenance of the Building	: Building under construction	
10	Facilities Available		
	Lift	: Proposed 2 Lifts	
	Protected Water Supply	: Proposed Municipal Water supply	
	Underground Sewerage	: Proposed Connected to Municipal Sewerage System	
	Car parking - Open / Covered	: Proposed Stilt Parking	
	Is Compound wall existing?	: Proposed, Yes	
	Is pavement laid around the building	: Proposed, Yes	
III	<b>Residential Flat</b>		
1	The floor in which the Flat is situated	: 11 <sup>th</sup> Floor	
2	Door No. of the Flat	: Residential Flat No. 1101	
3	Specifications of the Flat	:	



	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Wooden door frame with solid flush shutters
	Windows	:	Proposed Powder coated Aluminum Sliding Windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	Finishing	:	Proposed Cement Plastering with POP finishing
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?	:	Building under Construction
7	Sale Deed executed in the name of	:	<b>Mrs. Dhanashri Mangesh Arote &amp; Mr. Mangesh Dinkar Arote.</b>
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. = 283.00 (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?	:	<b>Carpet Area in Sq. Ft. = 257.00 (Area as per Agreement for sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Proposed Residential purpose
14	Is it Owner-occupied or let out?	:	Building under Construction
15	If rented, what is the monthly rent?	:	₹ 11,000.00 Expected rental income per month after completion
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar 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)	:	₹ 16,000.00 to ₹ 18,000.00 per Sq. Ft. on Carpet 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).	:	₹ 17,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 14,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,32,957.00 per Sq. M. i.e. ₹ 12,352.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates are Fixed by respective State Government for computing Stamp Duty / Rgstin. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of residential flat	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	Building under Construction
	Life of the building estimated	:	60 years after completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	Building is under construction
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 14,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 17,000.00 per Sq. Ft.</b>
	<b>Remark:</b>		
	<i>At the time of visit, Builder has not allowed for Internal Site Inspection, Measurement &amp; Internal Photographs of the property. Details about the work progress status has been provided by Tejasvi (Accountant). Contact No. 9152589576.</i>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential flat	257.00 Sq. Ft.	17,000.00	<b>43,69,000.00</b>

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. ₹ 16,000.00 to ₹ 18,000.00 on Carpet 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 ₹ 17,000.00 per Sq. Ft. on Carpet Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications **₹ 43,69,000.00 (Rupees Forty Three Lakh Sixty Nine Thousand Only)**. As per Site Inspection 53% Construction Work is Completed.

I	Date of Purchase of Immovable Property	:	04.12.2020
II	Purchase Price of immovable property	:	₹ 32,50,800.00
III	Book value (Purchase Price) of immovable property:	:	₹ 33,45,900.00
IV	Fair Market Value of immovable property:	:	₹ 43,69,000.00
V	Realizable Value of immovable property:	:	₹ 39,32,100.00
VI	Distress Sale Value of immovable property:	:	₹ 34,95,200.00
VII	Guideline Value	:	₹ 34,95,616.00
VIII	Insurable value of the property	:	₹ 8,49,000.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 12 & 13

Place: Mumbai

Date: 09.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. ChalikwarDigitally 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: 2023.08.09 17:00:02 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



Vastukala Consultants (I) Pvt. Ltd.

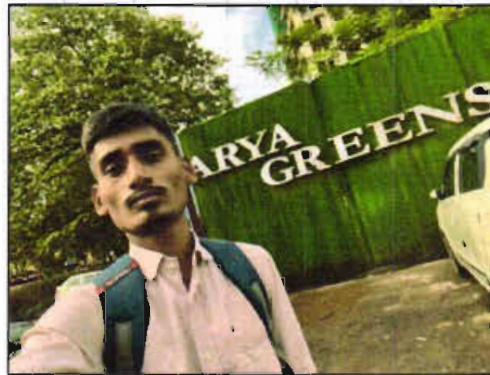
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## Actual Site Photographs



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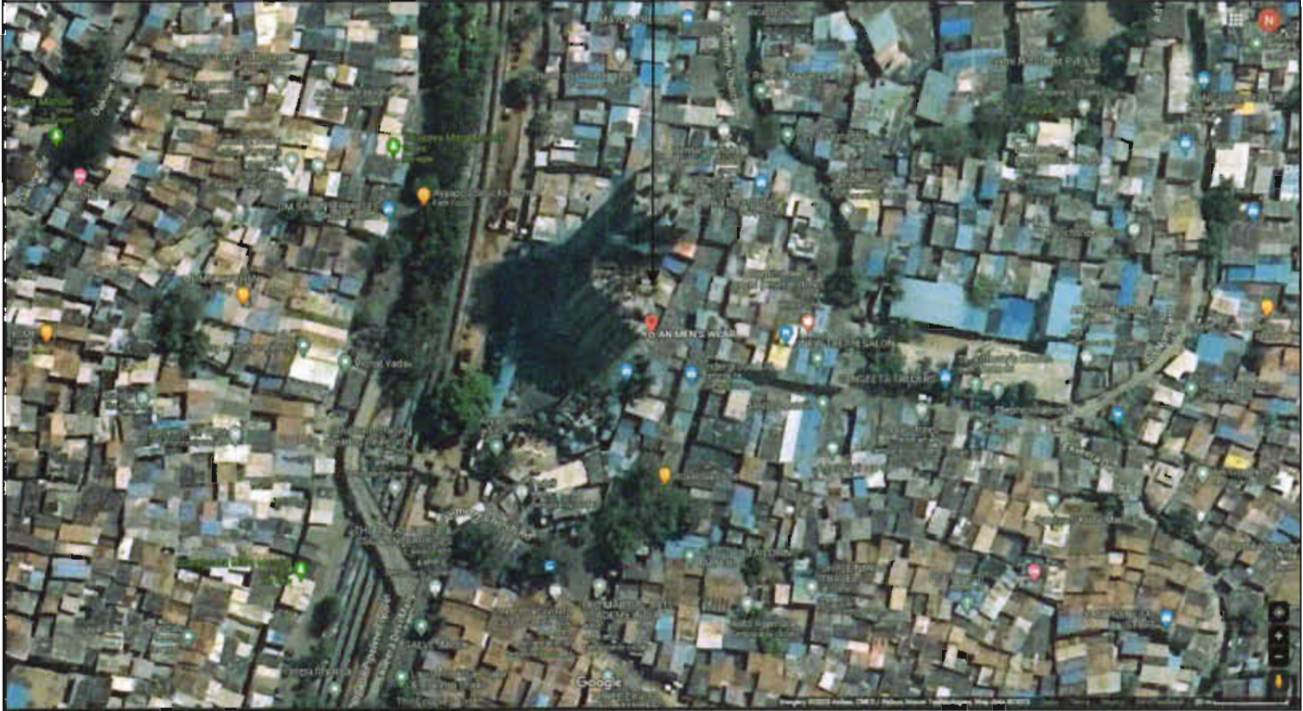
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## Route Map of the property

Site u/r



**Longitude Latitude - 19°09'24.5"N 72°55'48.1"E**

**Note:** The Blue line shows the route to site from nearest railway station (Bhandup – 3.5 KM.)

## Ready Reckoner Rate

\*\*\* welcome to valuation of properties in Maharashtra \*\*\*

**Location Details**

District	मुंबई(उपनगर)	Zone	121-शंभूष - कुर्ली		
Attribute	शि.टी.एस. नगर	Subzone	पूर्वेक-वावटेकी रोड,दक्षिणेक वावटेकी इट, उदरेक नाहुर वावटेकी इट, दक्षिणेक कांजुर वावटेकी इट	Palika	Mumbai suburbs
	Open	Residence	Office	Shop	Industry
	50450	120870	120010	151080	120870
					Square Meter

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## Price Indicator

The screenshot shows the Square Yards website interface for the project 'Anushka Arya Greens'. The main image shows a tall apartment building at night. Key details include:

- Project Name:** Anushka Arya Greens
- Location:** Bandra (West), Mumbai
- Price Range:** ₹ 31.17 Lac to 57.23 Lac
- Price per Sq Ft:** ₹ 17033
- Status:** Early Stage Construction
- Project Size:** 103 units, 0.36 Acres
- Configurations:** Flat, Racks from 160 Sq. Ft to 336 Sq. Ft. (Carpet)
- Buttons:** 15644 Views, Sell Enquiries, and a contact number 022-41641800.
- Why Invest through Square Yards?:**
  - Zero Brokerage:** 100% Service, 0% Brokerage. We charge our customers nothing. Not today, not ever.
  - Lowest Price Guaranteed:** Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
  - Full Service Support:** Our sales personnel are accountable for every step - site visits, home loans & pre-sales.
- Rating:** Sports & Outdoor (4.5), Club House (4.5), Specifications (4.5), Amenities (4.5), Green Area (4.5), Fittings & Furnishing (4.5), Sullow (4.5), Superior (4.5).
- Decision Drivers:**
  - Connectivity: 7.5
  - Location: 9.0
  - Price: 8.0
  - Value for Money: 9.0
- Navigation:** Overview, Price List, Floor Plans, Data Intelligence, Amenities, Specifications, Commute Time, Location & Landmarks, About Builder, Quick Links, FAQ.

The screenshot shows the Housing.com website interface for the project 'Anushka Arya Greens'. Key details include:

- Project Name:** Anushka Arya Greens
- Price Range:** ₹ 31 L - 44 L
- Price per Sq Ft:** ₹ 178.00 sq ft - 258.00 sq ft
- Configuration:** 1 RK, 1 BHK Apartments
- Possession:** Dec. 2023
- Price on request, Avg. Price**
- Configuration:** 1 RK, 1 BHK Apartments
- Buttons:** Contact Developer, 16 more images.
- Why Anushka Arya Greens?:** Anushka's Most loved project of this area.
- Navigation:** Overview, Home, Insights, More About Project, About Project, Recommended Properties, Floor Plan.



## Price Indicators

**CONFIGURATIONS FOR ARYA GREENS**

Configuration	Area (sq. ft.)	Price (₹)
1 RK Kitchen / 1 Bedrooms / 1 Bathrooms	182	₹33.65 L
1 RK Kitchen / 2 Bedrooms / 1 Bathrooms	231	₹36.95 L
1 RK Kitchen / 2 Bedrooms / 1 Bathrooms	230	₹35.74 L
1 BHK 1 Living room / Kitchen / 1 Bedrooms / 1 Bathrooms	338	₹53.32 L
1 BHK 1 Living room / Kitchen / 1 Bedrooms / 1 Bathrooms	291	₹46.00 L
1 BHK 1 Living room / Kitchen / 1 Bedrooms / 2 Bathrooms	332	₹50.29 L

**Project Details:**  
 Location: Tambhijoda, Bhandup  
 Possession Date: December 2022  
 Project Size: 0.96 Acres, 105 Units  
 Developer: Anushka Developers  
 Products: 0, 1 BHK

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**Appendix - VII**

**Format of undertaking to be submitted by the Valuer for Empanelment**

**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



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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mrs. Dhanashri Mangesh Arote & Mr. Mangesh Dinkar Arote from M/s. Anushka Developers vide Agreement for Sale dated 04.12.2020
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, PLP BKC Branch, Navi Mumbai to assess Fair Market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Prajakta Patil – Technical Manager Nitesh Khedekar – 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 – 09.08.2023 Valuation Date – 09.08.2023 Date of Report – 09.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 09.08.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential flat size, location, upswing in real estate prices, sustained demand for Commercial Godown, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

(Annexure - 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 **09<sup>th</sup> 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 knowledgeable and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

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

### DECLARATION OF PROFESSIONAL FEES CHARGED

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

### VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and for this particular purpose at **₹ 43,69,000.00 (Rupees Forty Three Lakh Sixty Nine Thousand Only)**. As per Site Inspection 53% Construction Work is Completed.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar  
Digital signed by Sharadkumar B. Chalikwar  
 (IP) on Sharadkumar B. Chalikwar,  
 on Vastukala Consultants (I) Pvt. Ltd.,  
 on 02/23/2023 12:00:12 +05'30'

C.M.D.

Auth. Sign

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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



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