

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-1988/23-24	Dated 14-Aug-23
Buyer (Bill to) PUNJAB NATIONAL BANK - PLP BKC PLP BKC BRANCH PNB Pragati Tower C-9 G Block 3rd floor Bandra Kurla Complex Bandra(E),Mumbai 400051 GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 003084 / 2302048	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00
	CGST			270.00
	SGST			270.00
Total				3,540.00

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

Indian Rupee Three Thousand Five Hundred Forty Only

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

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

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



UPI Virtual ID : **Vastukala@icici**

Remarks:

Mr. Durgesh Kumar Ramdev Varma - Residential Flat
 No. 1204, 12th Floor, Building No. 1, "Paramount",
 Kalyan Shilphata Road, Village – Shil, Taluka & District
 – Thane, PIN – 421 204, 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

Rattod
 Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Durgesh Kumar Ramdev Varma**

Residential Flat No. 1204, 12th Floor, Building No. 1, "**Paramount**", Kalyan Shilphata Road, Village – Shil,
Taluka & District – Thane, PIN – 421 204, State – Maharashtra, Country – India.

Latitude Longitude: 19°08'53.8"N 73°03'08.9"E

Valuation Prepared for:

**Punjab National Bank
PLP BKC Branch**

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



Our Pan India Presence at :

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

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



VALUATION OPINION REPORT

This is to certify that the under-construction property bearing Residential Flat No. 1204, 12th Floor, Building No. 1, "Paramount", Kalyan Shilphata Road, Village – Shil, Taluka & District – Thane, PIN – 421 204, State – Maharashtra, Country – India belongs to **Mr. Durgesh Kumar Ramdev Varma**.

Boundaries of the property.

North	:	Open Plot
South	:	Kalyan Shilphata Road
East	:	Internal Road
West	:	Open Plot

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 **₹ 61,15,200.00 (Rupees Sixty One Lakh Fifteen Thousand Two Hundred Only)**. As per Site Inspection 66% 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

C.M.D.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=rcmd@vastukala.org, c=IN
Date: 2023.08.14 11:39:40 +05'30'

Auth. Sign



Sharadkumar B. Chalikwar

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



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Our Pan India Presence at :

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

Regd. Office : B1-001, 11/8 Floor, Boomerang,
Chandivli Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

	Ground/Stilt Floors	Completed	RCC Floors	Completed up to 25 th Floor
	Internal & External Brick Work	Completed up to 25 th Floor	Internal & External Plastering	Completed up to 25 th Floor
	Flooring, Tiling, Kitchen	Completed up to 25 th Floor	Total	66% Work Completed
7.	Location of property		:	
	a)	Plot No. / Survey No.	:	Survey No. 19
	b)	Door No.	:	Residential Flat No. 1204
	c)	C.T.S. No. / Village	:	Village – Shil
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District –
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. VP No. S11 / 0186 / 18 / TMC / TDD / 3816 / 21 date 21.12.2021 issued by Thane
	g)	Approved map / plan issuing authority	:	Municipal Corporation (As downloaded from RERA site).
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
	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. 1204, 12 th Floor, Building No. 1, "Paramount", Kalyan Shilphata Road, Village – Shil, Taluka & District – Thane, PIN – 421 204, State – Maharashtra, Country – India.
9.	City / Town		:	Thane
	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 – Shil Thane Municipal Corporation, Thane
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No

13.	Boundaries of the property	As per Site	As per Agreement
	North	: Open Plot	Survey No. 18
	South	: Kalyan Shilphata Road	Details not available
	East	: Internal Road	Daighar Village Boundary
	West	: Open Plot	Survey No. 20
14.	Dimensions of the site / Flat	N. A. as property under consideration is a Residential Flat in the residential building.	
		A As per the Approved Plan	B Actuals
	North	: Flat No. 1205	-
	South	: Compound Wall	-
	East	: Flat No. 1203	-
	West	: Compound Wall	-
15.	Extent of the site	Carpet Area in Sq. Ft. = 564.00 Enclosed Balcony Area in Sq. Ft. = 50.00 Cup Board Area in Sq. Ft. = 23.00 Total Carpet Area in Sq. Ft. = 637.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 701.00 (Total Carpet Area +10%)	
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	: 19°08'53.8"N 73°03'08.9"E.	
16.	Extent of the site considered for Valuation (least of 13A& 13B)	Carpet Area in Sq. Ft. = 564.00 Enclosed Balcony Area in Sq. Ft. = 50.00 Cup Board Area in Sq. Ft. = 23.00 Total Carpet Area in Sq. Ft. = 637.00 (Area as per Agreement for Sale)	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Building is under construction	
II	APARTMENT BUILDING		
1.	Name of the Apartment	: Paramount	
2.	Description of the locality Residential / Commercial / Mixed	: Residential	
3	Year of Construction	: Building is under construction	
4	Number of Floors	: Part Ground & Part Stilt + 1 st Mezzanine Floor + 2 nd to 32 nd Upper Floors (As per approved plan)	
5	Type of Structure	: Proposed R.C.C. framed structure	
6	Number of Dwelling units in the building	: Proposed 5 Flats on 12 th Floor	
7	Quality of Construction	: Building is under construction	
8	Appearance of the Building	: Building is under construction	
9	Maintenance of the Building	: Building is under construction	

2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Residential flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 9,500.00 to ₹ 10,500.00 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).	:	₹ 9,600.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 6,900.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 42,460.00 Per Sq. M. i.e., ₹ 3,945.00 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 area Fixed by respective State Government for computing Stamp Duty / Rgstn. 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.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of residential flat	:	₹ 2,700.00 per Sq. Ft.
	Age of the building	:	Building is 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%	:	N.A., Building is under construction
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 6,900.00 per Sq. Ft.
	Total Composite Rate	:	₹ 9,600.00 per Sq. Ft. (Including car parking)
	Remark: Internal visit not allowed at site. The details about the work progress status has been		



Actual Site Photographs



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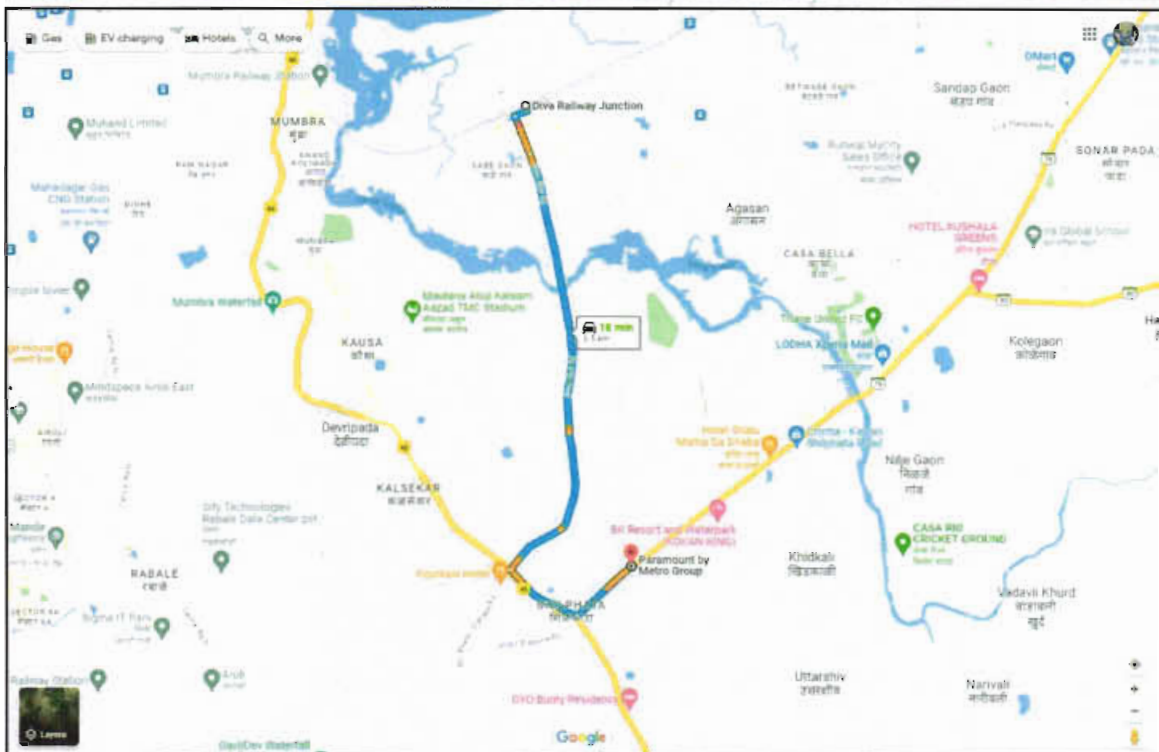


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Route Map of the property


Site u/r



Longitude Latitude - 19°08'53.8"N 73°03'08.9"E

Note: The Blue line shows the route to site from nearest railway station (Diva Junction – 6.5 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year
20232024
Annual Statement of Rates
Language
English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: गावाचे नाव : शिळ

Search By: Survey No Location

Enter Survey No: 19

उपविभाग	कुली जमीन	निवासी घटकिका	वॉलीस	दुकाने	वैधोविक	एकक (Rs./)	Attribute
24/95-15(क) कल्याण रस्त्यावरील सर्वे नंबर	7300	38600	44600	49900	44600	चौ. मीटर	सर्व्हे नंबर

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Price Indicators

magicbricks
Buy | Rent | Sell | Home Loans
Post Property

Home | Property for sale in Thane | Flats for sale in Thane | Flats for sale in Shilphata | 2 BHK Flats for sale in Shilphata | 700 Sq Ft
Posted on Jul 12, 23 | Property ID: 65203975

₹75.0 Lac EMI: ₹ 3.4k | [Get pre-approved loan](#)

2 BHK 700 Sq Ft Flat For Sale **Shilphata, Thane**

2 Beds
2 Baths
3 Balconies
Unfurnished

Carpet Area
670 sqft ~
₹11.94/sqft

Floor
12 (Out of 24 Floors)

Lifts
2

Developer
Metro Group

Transaction Type
New Property

Furnished Status
Unfurnished

Project
Metro Paramount

Facing
East

Car Parking
1 Open

Contact Agent
Get Phone No.

Contact Agent

Ravi Pandey +91-98-xxxx-xxxx

Get Phone No.

More Details

Price Breakup	₹75 Lac ₹3,000 Monthly
Booking Amount	₹1.0 Lac Secure Now
RERA ID	P51700021343
Address	Metro Paramount Shilphata, Shilphata, Thane - Central Thane, Maharashtra

magicbricks
Buy | Rent | Sell | Home Loans
Post Property

Home | Property for sale in Thane | Flats for sale in Thane | Flats for sale in Shilphata | 2 BHK Flats for sale in Shilphata | 700 Sq Ft
Posted on Aug 11, 23 | Property ID: 69864443

₹70.0 Lac EMI: ₹ 3.0k | [Can I afford it?](#)

2 BHK 1305 Sq Ft Flat For Sale **Shilphata, Thane**

2 Beds
2 Baths
4 Balconies
1 Covered Parking

Carpet Area
749 sqft ~
₹9.34/sqft

Floor
Upper Basement (Out of 35 Floors)

Lifts
3

Developer
Metro Group

Transaction Type
New Property

Furnished Status
Unfurnished

Project
Metro Paramount

Facing
East

Car Parking
1 Covered

Contact Agent
Get Phone No.

Contact Agent

Moumita Giri +91-98-xxxx-xxxx

Get Phone No.

Last contact made 11 days ago

More Details

Price Breakup	₹70 Lac ₹4,000 Monthly
Booking Amount	₹1.0 Lac Secure Now
RERA ID	P51700021343
Address	2205, Shilphata, Thane - Central Thane, Maharashtra

Sales Instance

1229475

सूची क्र. २

दृश्यन निबंधक : सह द. नि. ठाणे 3

12-08-2023

दस्तावेज क्रमांक : 12294/2023

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concern SRO office.

नोंदणी :

Regn:63m

गाव : शिळ

(1) दस्तावेज प्रकार	करारनामा
(2) मीटरदला	5700000
(3) जातारभाव (भाडेपट्ट्याच्या बाबतीत पट्टेकार आकाराची देता कि पट्टेकार ति नमूद करावे)	2815595.94
(4) भूमापन, पोटहिसा व धरुक्रमांक (अमल्यास)	1) इतर माहिती : सदनिका नं-1503, पंधरावा मजला, विल्डिंग नं-1, पॅंगमाउंट, मखें नं-19, शिळ, ता-ठाणे, जि-ठाणे, क्षेत्रफळ-कार्पेट- 52.43 चौ.मी, एन्क्लोज बाळकनी -4.64 चौ.मी, व कपबोर्ड-2.09 चौ.मी. व । कार पाकिंग.
(5) क्षेत्रफळ	1) 52.43 चौ.मीटर
(6) आकाराची किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकाराचे नाव किंवा दिवाची न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास प्रतिवादीचे नाव व पत्ता	1) मे.मेट्रो ड्रीम होम्स तर्फे भागिदार मनोज एल कोटारी यांचे कु.मु. महेश नाचरे - 32 प्लॉट नं : - माळा नं : - इमारतीचे नाव : ऑफिस नं-301 तिसरा मजला एम्बोयस कोर्ट प्लॉट नं-2 मेक्टर-19 डीवा श्रीनवी मुंबई, ब्लॉक नं : - रोड नं : - महाराष्ट्र, ठाणे, 400703
(8) दस्तावेज करून देणाऱ्या पक्षकाराचे नाव किंवा दिवाची न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास प्रतिवादीचे नाव व पत्ता	1) शेंखर वसंत भट - - 72 प्लॉट नं : - माळा नं : - इमारतीचे नाव : 29-एसएसवती विल्डिंग केनेडी विल ऑफिस हाउस एन आर पोरख मार्केट गिरगाव मुंबई, ब्लॉक नं : - रोड नं : - महाराष्ट्र, मुंबई, 400004 2) निखील शेंखर भट - - 38 प्लॉट नं : - माळा नं : - इमारतीचे नाव : 29-एसएसवती विल्डिंग केनेडी विल ऑफिस हाउस एन आर पोरख मार्केट गिरगाव मुंबई, ब्लॉक नं : - रोड नं : - महाराष्ट्र, मुंबई, 400004
(9) दस्तावेज करून देणाऱ्या दिनांक	23/06/2023
(10) दस्तावेज नोंदणी केल्याचा दिनांक	23/06/2023
(11) अनुक्रमांक, लड व प्लॉट	12294/2023
(12) जातारभावाप्रमाणे मुद्रांक शुल्क	399000
(13) जातारभावाप्रमाणे नोंदणी शुल्क	30000
(14) श्रेण	
मूल्यांकनासाठी विभागत घेतलेला तपशील :-	



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Sales Instance

1004575

सूची क्र. २

दुय्यम निबंधक .सह.दु.नि. ठाणे 3

12-08-2023

दस्तावेज क्रमांक :10045/2023

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concern SRO office.

नोंदणी :

Regn:63m

गाव : शिळ

(1)दस्तावेज प्रकार	करारनामा
(2)मोबदला	4025926
(3)साजाराबाब (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देता कि पट्टेदार ते नमूद करावे)	1933768.518
(4)भूभाषण ,गोदहिस्या व परक्रमांक (असल्यास)	1) इतर माहिती : सदनिका नं-2801,28 वा मजला,बिल्डिंग नं-1,पॅरामाउट,सर्व्हे नं-19,शिळ,ता-ठाणे,जि-ठाणे,क्षेत्रफळ-कारपेट-35.49 चौ.मी,एन्क्लोज बाल्कनी-3.96 चौ.मी,रूपबोर्ड-0.84 चौ.मी
(5)क्षेत्रफळ	1) 35.49 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात आलेला तेजा	
(7)दस्तावेज करून घेणाऱ्या /लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाची न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास प्रतियादीचे नाव व पत्ता	1) मे मेट्रो ड्रीम होम्स तर्फे भागिदार मनोज एल कोटारी यांचे कु.मु.मुकुंद अरुण केळकर - 49 प्लॉट नं : - माळा नं : - इमारतीचे नाव : ऑफिस नं-301तिसरा मजलाएम्बीयंस कोर्टप्लॉट नं-2सेक्टर-19डीवाडीनवी मुंबई. ब्लॉक नं : - रोड नं : - महाराष्ट्र ठाणे. 400703
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाची न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास प्रतियादीचे नाव व पत्ता	1) जसपाल सिंग गुरपाल सिंग बालिया -- 44 प्लॉट नं : - माळा नं : - इमारतीचे नाव : रूम नं-101सि व्यु बिल्डिंगप्लॉट नं-ए-250शाह युप समोरसेक्टर-20कोपरखेरणनवी मुंबई. ब्लॉक नं : - रोड नं : - महाराष्ट्र ठाणे. 400709 2) नवज्योतीकर बालिया -- 37 प्लॉट नं : - माळा नं : - इमारतीचे नाव : रूम नं-101सि व्यु बिल्डिंग प्लॉट नं-ए-250शाह युप समोरसेक्टर-20कोपरखेरणनवी मुंबई. ब्लॉक नं : - रोड नं : - महाराष्ट्र ठाणे. 400709
(9)दस्तावेज करून घेण्याचा दिनांक	26/05/2023
(10)दस्त नोंदणी घेण्याचा दिनांक	26/05/2023
(11)अनुक्रमांक,सह व दृष्ट	10045/2023
(12)साजाराबाबप्रमाणे मुद्रांक शुल्क	281830
(13)साजाराबाबप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मूल्यांकनासाठी विचारत घेतलेला तपजीम :-	

Sales Instance

1292775
12-08-2023

सूची क्र. २

दुसरे निबंधक सह दु.नि. टाणे 3
दस्तावेज क्रमांक: 12927/2023
नोंदणी:
Regn:63mNote:-Generated Through eDisplay v2.1
Module,For original report please contact
concern SRO office.

गाव : शिळ

(1) दस्तावेज प्रकार	करनामा
(2) मोबदला	6448000
(3) साधारण भाव (भाडेपट्ट्याच्या बाबतीत पट्टेकार आकारणी देतो कि पट्टेदार ते समुद करावे)	2815595.94
(4) अमान्य, पेटंटिस्मा व धाकड्यांक (अमान्या)	1) इतर माहिती : सदनाका नं-1303,तेरावा मजला,बिल्डिंग नं-1,पॅराडाइस,मळें नं-19,शिळ,ता-टाणे,त्रि-टाणे क्षेत्रफळ-कारपेट- 52.43 चौ.मी,एन्क्लाज बाल्कनी -4.64 चौ.मी,व कर्बोर्डे-2.09 चौ.मी. व 1 कार पार्किंग .-
(5) क्षेत्रफळ	1) 52.43 चौ.मीटर
(6) आकारणी किंवा चुकी देण्यात आलेले तब्दी	
(7) दस्तावेज करून घेण्याच्या / निवून देण्याच्या पक्षकारांचे नाव किंवा विवाची न्यायालयाचा हुकूमनामा किंवा आदेश अमान्या प्रतिघातीचे नाव व पत्ता	1) मॅ.मेट्रो ग्रॅम होम्स तर्फे भागिदार किशोर एल.सुग योच्च कृ.सु महेश नाचरे - 32 प्लॉट नं :- माळा नं :- इमारतीचे नाव : ऑफिस नं-30।तिसरा मजला।एम्बीयस कोर्टप्लॉट नं-2सेक्टर-19डीवाजीनवी मुंबई. ABGFM8503M ब्लॉक नं :- रोड नं :- महाराष्ट्र THANE. 400703
(8) दस्तावेज करून घेण्याच्या पक्षकारांचे नाव किंवा विवाची न्यायालयाचा हुकूमनामा किंवा आदेश अमान्या प्रतिघातीचे नाव व पत्ता	1) अपूर्वा अरुण चव्हाण - 29 प्लॉट नं :- माळा नं :- इमारतीचे नाव : एम एम 2कम नं-23।सेक्टर-16कोपरखैरणवी मुंबई BIHPC3819D. ब्लॉक नं :- रोड नं :- महाराष्ट्र THANE. 400709 2) वैभव प्रल्हाद कदम - 29 प्लॉट नं :- माळा नं :- इमारतीचे नाव : एम एम-2कम नं-23।सेक्टर-16कोपरखैरणवी मुंबई. DBRPK6788J ब्लॉक नं :- रोड नं :- महाराष्ट्र THANE. 400709
(9) दस्तावेज करून घेण्याचा दिनांक	04/07/2023
(10) दस्त नोंदणी करण्याचा दिनांक	04/07/2023
(11) अनुक्रमांक, सह वॉचर	12927/2023
(12) साधारण भावमात्रे मूद्रांक	451400
(13) साधारण भावमात्रे नोंदणी मूद्रांक	30000
(14) श्रेणी	
दस्तावेजासाठी विक्रात घेतलेला तपशील :-	



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Appendix – VII

UNDERTAKING

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

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment.
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and.
- g. My PAN Card number as applicable is AEAPC0117Q
- h. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Durgesh Kumar Ramdev Varma from M/s. Metro Dream Homes vide Agreement for Sale dated 31.07.2023.
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, PLP BKC 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;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Nikhil Sonawane – Valuation Engineer Shyam Kajvilkar – Technical Manager Pradnya Rasam – 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 – 12.08.2023 Valuation Date – 14.08.2023 Date of Report – 14.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 12.08.2023
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 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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **14th August 2023**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and for this particular purpose at **₹ 61,15,200.00 (Rupees Sixty One Lakh Fifteen Thousand Two Hundred Only)**. As per Site Inspection 66% Construction Work is Completed.

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

**Sharadkumar
B. Chalikwar**

C.M.D.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
o=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.08.14 11:40:03 +05'30'

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138



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