

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA RACPC SION BRANCH B-603 & 604,Kohinoor City,Commercial-1 6th Floor,Kirol Road,Off L.B.S.Marg,Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-2022/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. Dispatched through Terms of Delivery	Dated 17-Aug-23 Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination
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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)

Indian Rupee Two Thousand Nine Hundred Fifty Only

2,950.00
E. & O.E

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**

Company's Bank Details

Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

Remarks:

Mr. Liladhar Prabhakar Chaudhari & Mrs. Minal Liladhar Chaudhari - Residential Flat No. 303, 3rd Floor, Building No. A-5, "Mohan Regency – II Co-Op. Hsg. Soc. Ltd.", Adharwadi Jail Road, Adharwadi, Kalyan (West), Thane – 421 301, 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

Rathee
Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Liladhar Prabhakar Chaudhari & Mrs. Minal Liladhar Chaudhari**

Residential Flat No. 303, 3rd Floor, Building No. A-5, "**Mohan Regency – II Co-Op. Hsg. Soc. Ltd.**",
Adharwadi Jail Road, Adharwadi, Kalyan (West), Thane – 421 301
State – Maharashtra, Country – India.

Latitude Longitude: 19°15'35.0"N 73°07'38.3"E

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Valuation Prepared for:

State Bank of India

RACPC Sion Branch

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kiro Road, Off L.B.S. Marg, Kurla (West), Mumbai,
Pin Code - 400 070, 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 property bearing Residential Flat No. 303, 3rd Floor, Building No. A-5, "Mohan Regency – II Co-Op. Hsg. Soc. Ltd.", Adharwadi Jail Road, Adharwadi, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India belongs to **Mr. Liladhar Prabhakar Chaudhari & Mrs. Minal Liladhar Chaudhari**.

Boundaries of the property.

North	:	Internal Road
South	:	Internal Road
East	:	Building No. A-4
West	:	Building No. A-6

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 46,82,155.00 (Rupees Forty Six Lakh Eighty Two Thousand One Hundred Fifty Five Only)**.

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

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

Sharadkumar

B. Chalikwar

Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmsd@vastukala.org, c=IN
Date: 2023.08.17 15:38:58 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.



Our Pan India Presence at :

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

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

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

To,

The Assistant General Manager,**State Bank of India****RACPC Sion Branch**

B-603 & 604, Kohinoor City, Commercial-1

6th Floor, Kiroil Road, Off L.B.S. Marg, Kurla

(West), Mumbai, Pin Code – 400 070,

State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	As per the request from State Bank of India, RACPC Sion to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2.	a)	Date of inspection	: 14.08.2023
	b)	Date on which the valuation is made	: 17.08.2023
3.	List of documents produced for perusal	:	
	1.	Copy of Agreement for Sale dated 07.07.2011 Between Mr. Vilas Rama Mali (The Vendor) and Mr. Liladhar Prabhakar Chaudhari & Mrs. Minal Liladhar Chaudhari (The Purchaser's).	
	2.	Copy of Part Occupancy Certificate No. KDMC / NRV / CC / KV / 21 dated 14.09.2004 issued by Kalyan Dombivli Municipal Corporation.	
	3.	Copy of Society Share Certificate No. 13 transferred on 23.04.2017 in the name of Mr. Liladhar Prabhakar Chaudhari issued by Mohan Regency – II Co-Op. Hsg. Soc. Ltd.	
	4.	Copy of Previous Valuation Report dated 27.12.2017 issued by archinova design inc. (Govt. Registered Valuers)	
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)	:	<p>Mr. Liladhar Prabhakar Chaudhari & Mrs. Minal Liladhar Chaudhari</p> <p>Address: Residential Flat No. 303, 3rd Floor, Building No. A-5, "Mohan Regency – II Co-Op. Hsg. Soc. Ltd.", Adharwadi Jail Road, Adharwadi, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India.</p> <p>Contact Person:</p> <p>-</p> <p>Joint Ownership Details of ownership shares is not available</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential Flat No. 303 is located on 3 rd Floor. At the time of Visit, Internal Inspection &

13	Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.										
			<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%; text-align: center;">A As per the Deed</th> <th style="width: 50%; text-align: center;">B Actual</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">North</td> <td style="text-align: center;">-</td> </tr> <tr> <td style="text-align: center;">South</td> <td style="text-align: center;">-</td> </tr> <tr> <td style="text-align: center;">East</td> <td style="text-align: center;">-</td> </tr> <tr> <td style="text-align: center;">West</td> <td style="text-align: center;">-</td> </tr> </tbody> </table>	A As per the Deed	B Actual	North	-	South	-	East	-	West	-
A As per the Deed	B Actual												
North	-												
South	-												
East	-												
West	-												
14.	Extent of the site	:	Carpet Area in Sq. Ft. = Internal inspection not allowed. Built Up Area in Sq. Ft. = 565.00 (Area as per Agreement for Sale)										
14.	Latitude, Longitude & Co-ordinates of flat	:	19°15'35.0"N 73°07'38.3"E										
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built Up Area in Sq. Ft. = 565.00 (Area as per Agreement for Sale)										
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied										
II APARTMENT BUILDING													
1.	Nature of the Apartment	:	Residential										
2.	Location	:											
	C.T.S. No.	:	Survey No. 79, 78, 60/2, 59/6										
	Block No.	:	-										
	Ward No.	:	-										
	Village / Municipality / Corporation	:	Village – Wadeghar Kalyan Dombivli Municipal Corporation										
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 303, 3 rd Floor, Building No. A-5, "Mohan Regency – II Co-Op. Hsg. Soc. Ltd." , Adharwadi Jail Road, Adharwadi, Kalyan (West), Thane – 421 301, State – Maharashtra, Country – India.										
3.	Description of the locality Residential / Commercial / Mixed	:	Residential										
4.	Year of Construction	:	2004 (As per Part Occupancy Certificate)										
5.	Number of Floors	:	Part Stilt & Part Ground + 7 Upper Floors										
6.	Type of Structure	:	R.C.C. Framed Structure										
7.	Number of Dwelling units in the building	:	4 Flats on 3 rd Floor										
8.	Quality of Construction	:	Normal										
9.	Appearance of the Building	:	Normal										
10.	Maintenance of the Building	:	Normal										
11.	Facilities Available	:											
	Lift	:	1 Lift										
	Protected Water Supply	:	Municipal Water supply										
	Underground Sewerage	:	Connected to Municipal Sewerage System										
	Car parking - Open / Covered	:	Stilt Car Parking Space										
	Is Compound wall existing?	:	Yes										

	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the flat is situated	:	3 rd Floor
2	Door No. of the flat	:	Residential Flat No. 303
3	Specifications of the flat	:	
	Roof	:	Internal visit not allowed at site
	Flooring	:	Internal visit not allowed at site
	Doors	:	Internal visit not allowed at site
	Windows	:	Internal visit not allowed at site
	Fittings	:	Internal visit not allowed at site
	Finishing	:	Internal visit not allowed at site
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?	:	Internal visit not allowed at site
7	Sale Deed executed in the name of	:	Mr. Liladhar Prabhakar Chaudhari & Mrs. Minal Liladhar Chaudhari
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. = 565.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per KDMC norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = Internal inspection not allowed
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 9,500.00 expected rental income per month
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate		
1	After analyzing the comparable sale instances, what is the composite rate for a similar 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)	:	₹ 8,000.00 to ₹ 10,000.00 per Sq. Ft. on Built Up Area

2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 9,000.00 per Sq. Ft. on Built Up Area ₹ 8,287.00 per Sq. Ft. (After Depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 6,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 70,100.00 per Sq. M. i.e., ₹ 6,512.00 per Sq. Ft.
	Guideline rate (after Depreciation)	:	₹ 59,441.00 per Sq. M. i.e., ₹ 5,522.00 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 / Rgstrn. Fees. Thus, it 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 flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	19 Years
	Life of the building estimated	:	41 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	28.50%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,787.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 6,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 8,287.00 per Sq. Ft.
	Remarks: At the time of Visit, Internal Inspection & photographs of the flat was not allowed by the owner, hence the report is based on external site visit only & document provided to us by bank.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	565.00 Sq. Ft.	8,287.00	46,82,155.00
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		
Total value of the property			46,82,155.00
The Realizable value of the property			39,79,832.00
Distress value of the property			32,77,509.00
Insurable value of the property (565.00 Sq. Ft. X 2,500.00)			14,12,500.00
Guideline value of the property (565.00 Sq. Ft. X 5,522.00)			31,19,930.00

Justification for price / rate

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

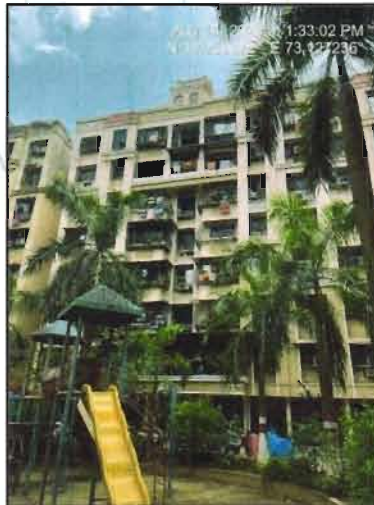
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Commercial Office, where there are typically many comparables available to analyze. As the property is a Commercial Office, 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 ₹ 8,000.00 to ₹ 10,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of commercial and residential application in the locality etc. We estimate ₹ 8,287.00 per Sq. Ft. 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 / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 9,500.00 expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°15'35.0"N 73°07'38.3"E


Note: The Blue line shows the route to site from nearest railway station (Kalyan – 3.8 Km.)

Ready Reckoner Rate



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

**नोंदणी व मूद्रांक
विभाग**
महाराष्ट्र शासन



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Valuation For Influence Area

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Koken [Help on Division](#)

District Name: ठाणे Taluka Name: कल्याण Village/Zone Name: गावाचे नाव : वाडेघर

Attribute: सर्वे नंबर 75 SubZone Name: 16/58-1विभाग.8अ वाडेघर

Mahapalika Area: Kalyan/Dombival Munc

Open Land	Residence	Office	Shop	Industry	Unit
14000	70100	77900	87900	77900	Square Meter

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Price Indicators

NOBROKER | 1 BHK Flat in Mohan Regency For Sale in Kalyan West

₹ 28,857/Month | 1 BHK | 2 Bathrooms | 1 Car Space

Overview

- Age of Building: 10-15 Years
- Ownership Type: Freehold
- Construction Type: Ready to Move
- Car Space: 1
- Interior: Modern
- Walled Area: No
- Water Supply: Running Water
- Quality of Work: Good
- Floor: 10
- Other: No

Activity On This Property

114 Views | 0 Favorites | 11.1 Rating

Similar Properties

1 BHK Flat in Mohan Regency For Sale in Kalyan West

HOUSING.COM | Buy in Mumbai

Kalyan West | Add

OVERVIEW | PROMOTIONS | BUY-Q-METER | AMENITIES | RATINGS AND REVIEWS

[View more on Maps](#)

Property Overview

Project Name Mohan Regency	Homepage ₹ 90,000 Access Zero Brokerage Properties
Price ₹ 45.0 L	Carpet Area 487 sq.ft
Bedrooms 1	Bathrooms 1
Parking 1 Open Parking	Balcony No Balcony

Added: More than a month ago

About this property

1 BHK READY TO MOVE FLAT FOR SALE. NEAR CHANNAKYA NAGAR, More About This Property
This Property is a 1 BHK Flat for sale in Kalyan. Thane This beautifully designed 1 BHK unit with all the modern-day comforts is one of Kalyan's most desired properties. Contact now! [Read More](#)

[Share](#) | [Save](#)

Price Indicators

The screenshot shows a real estate listing on the 99acres website. The main heading is "₹45 Lac" and "1BHK 2Baths". Below this, there are tabs for "Overview", "Society", "Owner Details", "Price/Terms", "Registry Record", and "Society Reviews". A video thumbnail is visible on the left. To the right, there are key features listed: "Super Built up area 575 sq.ft.", "Price ₹45 Lac Govt Charges & Tax @ 8.8% per sq.ft.", "Floor: Corner of 7 Floors", "Completion: 1 Bedroom, 2 Bathrooms, 1 Balcony", "Mahan Agency: Adharnadi, Marhu Beyond Thane", "Facing: West", and "Possession: 2 to 10 year Old". Below the main listing, there is a "Places nearby" section listing "Shree Ram Mandir", "Kali Mandir", "Lotus Maternity Home and Child Surgery Center", and "Shriwas Multipurpose Hospital". At the bottom, there are several green buttons with text: "Why should you consider this property?", "Vastu", "Vastu Parking Available", "Close to School", "No Condition", "Overlooking Park/Garden", "Overlooking Main Road", and "Facing Backside".



Sales Instance

820770

सूची क्र. २

दृष्यम निबंधक इ.नि. कल्याण ।

14-08-2023

दस्तावेज क्रमांक: 8207/2023

Note:-Generated Through eDisplay v2.1
Module,For original report please contact
concern SRO office.

नोंदणी :

Regn:63m

गाव : वाडेघर

(1)दस्तावेज प्रकार	करणनामा
(2)मोबदला	5900000
(3)वाजाराभाव (माडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देला कि पट्टेदार ते नमूद करावे)	5687900
(4)मुद्यापन , संदर्हिम्मा व धरक्रमांक (असल्यास)	1) इतर माहिती : मीजे वाडेघर सर्व्हे नं. S9/6,60/2,78,79,38,40 या जमिनीवरील बांधण्यात आलेल्या मोहन रेजेन्सी - 5 को.ओप.ही.सोसायटी लि विल्डींग नं.6 मधील चौथ्या मजल्यातील सदनिका क्र.बी6/402.क्षेत्र 1030 चौ.फुट विल्टअप (सदर मालमत्ता महिलासाठी मुद्रांक शुल्क । टक्का सवलत घेऊन नोंदणी करण्यात आली आहे.)
(5)क्षेत्रफळ	1) 1030 चौ.मीटर
(6)आकारणी किंवा जुरी देण्यात येवलेले नकाशा	
(7)दस्तावेज करण देणाऱ्या / सिद्धन ठरवणाऱ्या पक्षकारांचे नाव किंवा निवाणी न्यायालयाचा हुकूमनामा किंवा अदरज असल्यास प्रतिवादीचे नाव व पत्ता	1) मीता विलेश भगत -- 44 प्लॉट नं : - माळा नं : - इमारतीचे नाव : सदनिका क्र.बी6/402 मोहन रेजेन्सी - व्ही को.ओप.ही.सोसायटी लि आधारवाडी जेल रोडनिअर डॉन बोस्को स्कूलवाडेघर कल्याण वेस्ट ब्लॉक नं : - रोड नं : - महाराष्ट्र ठाणे. 421301
(8)दस्तावेज करण देणाऱ्या पक्षकारांचे नाव किंवा निवाणी न्यायालयाचा हुकूमनामा किंवा अदरज असल्यास प्रतिवादीचे नाव व पत्ता	1) इला प्रोसेनजीत सरकार -- 52 प्लॉट नं : - माळा नं : - इमारतीचे नाव : मोहन रेजेन्सी - व्ही को.ओप.ही.सोसायटी लि चौथ्या मजल्यातील सदनिका क्र.बी6/401 आधारवाडी जेल रोडनिअर डॉन बोस्को स्कूलवाडेघर कल्याण वेस्ट ब्लॉक नं : - रोड नं : - महाराष्ट्र THANE. 421301
(9)दस्तावेज करण दिल्याचा दिनांक	19/07/2023
(10)दस्तावेज नोंदणी केल्याचा दिनांक	19/07/2023
(11)अनुक्रमांक,बांध क पुष्ट	8207/2023
(12)वाजाराभावप्रमाण मुद्रांक शुल्क	354000
(13)वाजाराभावप्रमाण नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनसाठी विचारात घेतलेला तपशील :-	

As a result of my appraisal and analysis, it is my considered opinion that **Fair Market Value** of the above property in the prevailing condition with aforesaid specification ₹ **46,82,155.00 (Rupees Forty Six Lakh Eighty Two Thousand One Hundred Fifty Five Only)**. The **Realizable value** of the above property is ₹ **39,79,832.00 (Rupees Thirty Nine Lakh Seventy Nine Thousand Eight Hundred Thirty Two Only)** and the **Distress Value** is ₹ **32,77,509.00 (Rupees Thirty Two Lakh Seventy Seven Thousand Five Hundred Nine Only)**.

Place: Mumbai

Date: 17.08.2023

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., ou=CMD,
email=cmsd@vastukala.org, c=IN
Date: 2023.08.17 15:19:14 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

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

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Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – IV)	Attached
	Model code of conduct for valuer (Annexure – V)	Attached

(Annexure – I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 17.08.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 14.08.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. 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
- o. My PAN Card number as applicable is AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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.
- s. 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. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Liladhar Prabhakar Chaudhari & Mrs. Minal Liladhar Chaudhari from Mr. Vilas Rama Mali vide Agreement for Sale dated 07.07.2011.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Sion branch to assess value of the property for Bank Loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Nikhil Sonawane – Valuation Engineer Vaishali Sarmalkar – 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 – 14.08.2023 Valuation Date – 17.08.2023 Date of Report – 17.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 14.08.2023
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.	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 **17th 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 documents and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built Up Area in Sq. Ft. = 565.00** in the name of **Mr. Liladhar Prabhakar Chaudhari & Mrs. Minal Liladhar Chaudhari**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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 documents and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built Up Area in Sq. Ft. = 565.00.**

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.

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.

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** purpose as on dated **17th 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, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 46,82,155.00 (Rupees Forty Six Lakh Eighty Two Thousand One Hundred Fifty Five Only)**.

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

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.08.17 15:19:30 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2021-22/85/13



Vastukala Consultants (I) Pvt. Ltd.
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