

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) SVC CO-OPERATIVE BANK LTD Louiswadi Branch Unit no 5 Sun Magnetica Louiswadi Near LIC Office Service road, Thane West GSTIN/UIN : 27AAAAT0177C2ZS State Name : Maharashtra, Code : 27	Invoice No. PG-2012/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 003119 / 2302072 Dispatched through Terms of Delivery	Dated 16-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 %	2,000.00
	CGST			180.00
	SGST			180.00
	TRAVELLING & OUT OF POCKET EXP.			200.00
Total				2,560.00

Amount Chargeable (in words)

2,560.00
E. & O.E

Indian Rupee Two Thousand Five Hundred Sixty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total	2,000.00		180.00		180.00	360.00

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Company's Bank Details

Bank Name : **ICICI BANK LTD**

A/c No. : **340505000531**

Branch & IFS Code : **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

Remarks:

Mr. Manish Sharan & Ms. Archana Sandwar -
 Residential Flat No. 1402, 14th Floor, Building No. 1,
 "Astra Co - Op. Hsg. Soc. Ltd.", Hiranandani Estate,
 Patlipada, Ghodbunder Road, Village - Kolshet, Thane
 (West), Taluka & District - Thane, PIN Code - 400 607,
 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

Authorised Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Manish Sharan & Ms. Archana Sandwar**

Residential Flat No. 1402, 14th Floor, Building No. 1, "Astra Co - Op. Hsg. Soc. Ltd.", Hiranandani Estate, Patlipada, Ghodbunder Road, Village – Kolshet, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India.

Latitude Longitude: 19°15'11.0"N 72°59'01.7"E

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Valuation Done for: **SVC Co-Operative Bank Ltd.** **Louiswadi Branch**

Unit No. 5, Sun Magnetica, Louiswadi, Near LIC Office, Service Road, Thane (West), PIN Code – 400 604, State – Maharashtra, Country – India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane 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 Branch Manager,
SVC Co-Operative Bank Ltd.
Louiswadi Branch**Unit No. 5, Sun Magnetica, Louiswadi,
Near LIC Office, Service Road,
Thane (West), PIN Code – 400 604,
State – Maharashtra, Country – India.**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	To assess value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 12.08.2023
	b)	Date on which the valuation is made	: 16.08.2023
3.	List of documents produced for perusal:		
	I. Copy of Agreement for Sale Dated 06.06.2018 between Mr. Suchit Madanlal Malhotra (the Vendor / Transferor) and Mr. Manish Sharan & Ms. Archana Sandwar (Purchasers / Transferees).		
	II. Copy of Deed of Rectification dated 12.06.2013.		
	III. Copy of Amended Commencement Certificate V. P. No. 2006 / 69 / TMC / TDD / 829 dated 17.03.2009 issued by Thane Municipal Corporation, Thane.		
	IV. Copy of Occupancy Certificate V. P. No. 2006 / 69 / TMC / TDD / 167 dated 13.11.2014 issued by Thane Municipal Corporation, Thane.		
	V. Copy Approved Plan V. P. No. 2006 / 69 / TMC / T.D.– D.P / TPS / 829 dated 17.03.2009 issued by Thane Municipal Corporation, Thane.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Manish Sharan & Ms. Archana Sandwar Address: Residential Flat No. 1402, 14 th Floor, Building No. 1, "Astra Co - Op. Hsg. Soc. Ltd.", Hiranandani Estate, Patlipada, Ghodbunder Road, Village – Kolshet, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India. Contact Person: Mr. Manish Sharan (Owner) Contact No: 9717397619 Joint Ownership Details of ownership share are not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 14 th Floor. The composition of the flat is having 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Cupboard Area + Passage + Dry Balcony + Balcony (i.e. 2 BHK with 2 Toilets). The property is at 8.1 KM. distance

			from nearest railway station Thane.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 174/1, 178/1 & 178/2
	b) Door No.	:	Residential Flat No. 1402
	c) C.T.S. No. / Village	:	Village – Kolshet
	d) Ward / Taluka	:	Taluka – Thane
	e) Mandal / District	:	District – Thane
	f) Date of issue and validity of layout of approved map / plan	:	Copy Approved Plan V. P. No. 2006 / 69 / TMC / T.D.– D.P / TPS / 829 dated 17.03.2009 issued by Thane
	g) Approved map / plan issuing authority	:	Municipal Corporation.
	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	:	No
7.	Postal address of the property	:	Residential Flat No. 1402, 14 th Floor, Building No. 1, "Astra Co - Op. Hsg. Soc. Ltd.", Hiranandani Estate, Pallipada, Ghodbunder Road, Village – Kolshet, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India.
8.	City / Town	:	Thane (West)
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Kolshet Thane Municipal Corporation, Thane
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries		
	Building	As per actual site	As per document
	North	: Park Lane	Details not available
	South	: Barca Building	Details not available
	East	: Chelsea Building	Details not available
	West	: Queens Street	Details not available
	Flat	As per actual site	As per document
	North	: Flat No. 1401	Details not available
	South	: Flat No. 1403	Details not available

	East	Walls	Details not available
	West	Passage	Details not available
13.	Dimensions of the site	N.A., As the property is under consideration is Residential Flat in an Apartment / Building	
14.	Extent of the site	<p>Carpet Area in Sq. Ft. = 747.00 Cupboard Area in Sq. Ft. = 16.00 Dry Balcony Area in Sq. Ft. = 47.00 Total Carpet Area in Sq. Ft. = 810.00 (Area as per actual measurement)</p> <p>Carpet Area in Sq. Ft. = 749.00 (Area as per Agreement for Sale)</p> <p>Built Up Area in Sq. Ft. = 898.00 (Area as per Index II)</p>	
14.	Latitude, Longitude & Co-ordinates of Flat	:	19°15'11.0"N 72°59'01.7"E
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	Carpet Area in Sq. Ft. = 749.00 (Area as per Agreement for Sale)
II APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Village - Kolshet
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Kolshet Thane Municipal Corporation, Thane
	Door No., Street or Road	:	Residential Flat No. 1402, 14 th Floor, Building No. 1, "Astra Co - Op. Hsg. Soc. Ltd.", Hiranandani Estate, Pattipada, Ghodbunder Road, Village – Kolshet, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2009 (As per Approved Plan)
5.	Number of Floors	:	Stilt + 14 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	6 Flat on 14 th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with One Stilt Car Parking No. 13

	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	FLAT	
1	The floor in which the Flat is situated	: 14 th Floor
2	Door No. of the Flat	: Residential Flat No. 1402
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Italian Marble flooring
	Doors	: Teak Wood door frame with flush shutter with safety door
	Windows	: Powder Coated Aluminum Sliding windows
	Fittings	: Concealed plumbing with CP fittings. Electrical wiring with Concealed
	Finishing	: Cement Plastering with POP false ceiling
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of:	: Details not available
	Tax amount:	: Details not available
5	Electricity Service connection No.:	: Details not available
	Meter Card is in the name of:	: Details not available
6	How is the maintenance of the Flat?	: Good
7	Sale Deed executed in the name of	: Mr. Manish Sharan & Ms. Archana Sandwar
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. = 898.00 (Area as per Index II)
10	What is the floor space index (app.)	: As per TMC norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. = 747.00 Cupboard Area in Sq. Ft. = 16.00 Dry Balcony Area in Sq. Ft. = 47.00 Total Carpet Area in Sq. Ft. = 810.00 (Area as per actual measurement) Carpet Area in Sq. Ft. = 749.00 (Area as per Agreement for Sale)
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?	: ₹ 32,500.00 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	: No

	the market value in general?	:	
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 20,000.00 to ₹ 22,000.00 per Sq. Ft. on Carpet 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).	:	₹ 21,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 18,800.00 per Sq. Ft.
4	Guideline rate obtained from the Government Portal (an evidence thereof to be enclosed)	:	₹ 1,64,780.00 per Sq. M. i.e. ₹ 15,308.00 per Sq. Ft.
4A	Guideline rate (after Depreciation)	:	₹ 1,47,073.00 per Sq. M. i.e. ₹ 13,663.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,700.00 per Sq. Ft.
	Age of the building	:	14 years
	Life of the building estimated	:	46 Years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	21%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,133.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 18,800.00 per Sq. Ft.
	Total Composite Rate	:	₹ 20,933.00 per Sq. Ft. (Including Parking)
	Remark:		
	As per actual site measurement total Carpet area is 810.00 Sq. Ft. (Including Cupboard area and Dry Balcony Area). As per Agreement Carpet area is 749.00 Sq. Ft. For the purpose of valuation we have considered the area as per Agreement.		

Details of Valuation:

Sr. No.	Description	Area in Sq. Ft.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (Including Parking)	749.00	20,933.00	1,56,78,817.00
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 Fair Market value of the property			1,56,78,817.00
	Total Realisable value of the property			1,41,10,935.00
	Total Distress Value of the property			1,25,43,054.00
	Insurable value of the property (898.00 Sq. Ft. x 2,700.00)			24,24,600.00
	Guideline value of the property (898.00 Sq. Ft. x 13,663.00)			1,22,69,374.00

Approach adopted for valuation: Sales Comparison 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 comparable, 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 comparable 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 ₹ 20,000.00 to ₹ 22,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of residential application in the locality etc. We estimate ₹ 20,933.00 per Sq. Ft. on Carpet Area for valuation.

Actual site photographs



Actual site photographs



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Vastukala Consultants (I) Pvt. Ltd.

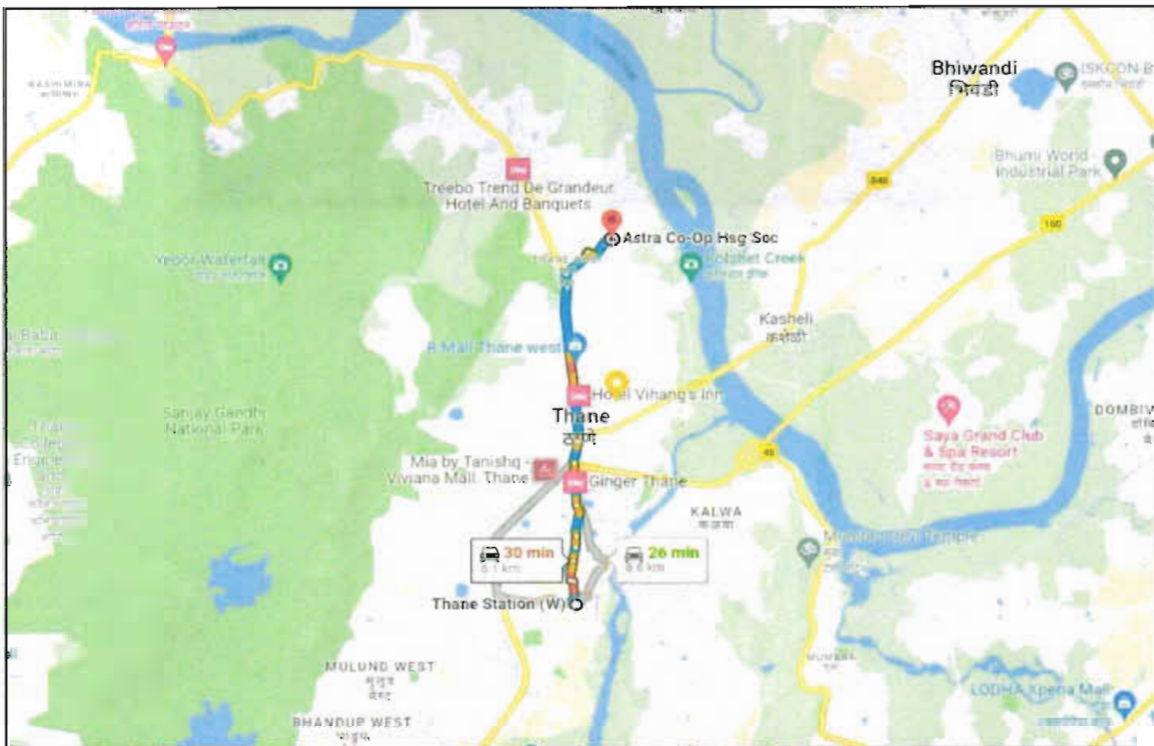
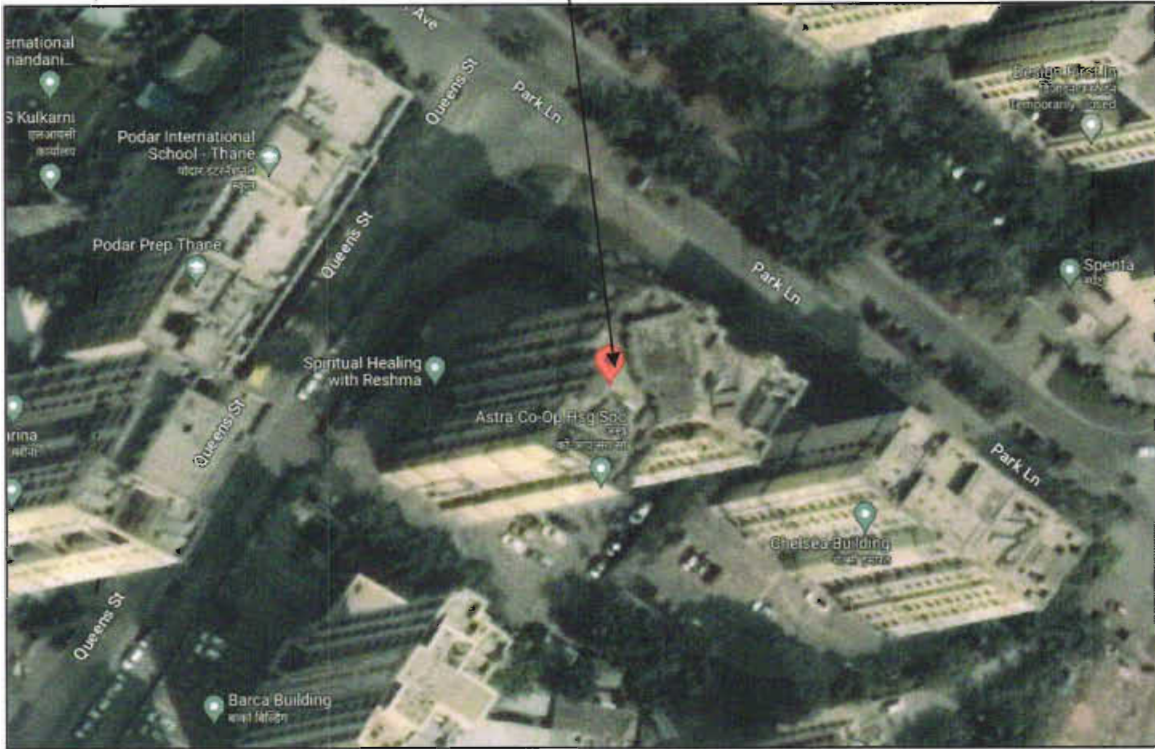
An ISO 9001:2015 Certified Company

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Route Map of the property


Site u/r



Latitude Longitude: 19°15'11.0"N 72°59'01.7"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 8.1 KM.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजामूल्य दर पत्रक

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Year 2023/2024 **Language** English

Annual Statement of Rates

Selected District ठाणे

Select Taluka ठाणे

Select Village सावधानी

Search By Survey No Location

Select	विवरण	सुरती मूल्य	विकारी मूल्य	खंडीय	दुबरी	संबंधित	एकक (रु./१)
SurveyNo	10/4 I/ अ - दिल्लीदानी इमारत विक्रीत वीरु मंथर / विक्रीत अ	38300	143800	172000	227900	172900	चौ. बीघर
SurveyNo	10/4 I/ इ-कोवसेर राजवाडा वडीले वडील मृगम.	12300	59900	67600	75100	67600	चौ. बीघर
SurveyNo	10/4 I/ क-कोवसेर राजवाडा विक्रीत राजवाडा पुणेकरिया.	10800	61000	70300	76900	70300	चौ. बीघर
SurveyNo	10/4 I/ ग-कोवसेर राजवाडा पुणेकरिया राजवाडा पुणेकरिया मंग.	12300	62200	71300	77500	71300	चौ. बीघर

12

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Price Indicators

₹1.63 Cr | 2 BHK | Call Us Now | Call Us Now

2 BHK • 790 sqft • ₹2.17/psqft

House of Hiranandani | Hiranandani Estate, Thane

₹1.63 Cr | 16,000 sqft

15.0 Lac **Secure Title**

Address: Queen's St, Brahmrand, Thane West, Thane, Maharashtra, Hiranandani Estate, Thane - Central Thane, Maharashtra

Landmarks: Opp Podar International School

Contact Agent: Jagdish Peswani

Call Us Now

₹1.6 Cr | 2 BHK | Call Us Now | Call Us Now

2 BHK • 724 sqft • ₹2.21/psqft

Hiranandani Estate | Astra Hiranandani Estate, Thane

₹1.6 Cr | 14,000 sqft

7.0 Lac **Secure Title**

Address: Astra Hiranandani Estate Thane, Chodabunder Road, Thane - Central Thane, Maharashtra

Landmarks: Hiranandani Estate

Furnishing: Semi-Furnished

Contact Agent: Sahil Karuneeagar

Call Us Now

Price Indicators

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₹1.60 Cr | 114 - 8,724 sq ft | Call for details

2BHK - 2BHK for Sale in Hiranandani Estate, Thane

2 BHK | 114 sq ft | 2 Baths | Semi-Furnished

Location: 765 sq ft | 2 Bathrooms | House of Hiranandani | Hiranandani Estate, Thane

Floor: 1 (Out of 74 Floors) | New Property | Ready to Move

Additional Facility: 1 Store Room | North - East | 2

Contact Agent | Get Phone No. | Last Contact made 74 days ago

More Details

Price Breakup: ₹1.6 Cr | ₹13,000 Monthly

Booking Amount: ₹50 Lac **Secure Now**

Address: Queens St, Brahmand, Thane West, Thane, Maharashtra, Hiranandani Estate, Thane - Central Thane, Maharashtra.

Landmark: 2 BHK apartment available in estate Hiranandani Estate, C.B. road. Enjoys good connectivity with the rest of Thane. Has convenient facilities such as markets, schools, temples, gurudwaras and mosques nearby. Apartment has power backup, 24x7 water supply and internet facility. There is ample parking space for residents.

Secure Endpoint Security
We are using a website that is under restricted category. Please contact our administrator in case of any query.

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₹1.6 Cr | 114 - 8,724 sq ft | Call for details

2BHK 2Bath

2 BHK | 114 sq ft | 2 Baths | Semi-Furnished

Location: 765 sq ft | 2 Bathrooms | House of Hiranandani | Hiranandani Estate, Thane

Floor: 1 (Out of 74 Floors) | New Property | Ready to Move

Additional Facility: 1 Store Room | North - East | 2

Places nearby

1000+ Shopping | 1000+ Schools | 1000+ Hospitals | 1000+ Restaurants | 1000+ Banks | 1000+ ATMs

View all nearby places

Who should we consider this property?

For Rent | For Sale | For Lease | For Investment | For Business | For Office | For Industrial | For Residential

Sales Instance

11432335 12-08-2023 Note:-Generated Through eDisplay v2.1 Module.For original report please contact concern SRO office.	सूची क्र. २	दृश्य विबंधक सह दू.नि.टाणे 5 दस्तावेज क्रमांक: 11432/2021 नोंदणी : Regn:63m
गाव : कोलशेत		
(1) दस्तावेज प्रकार	करारनामा	
(2) मीचदला	15400000	
(3) जागाभावा (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदारा ते मरुद करावे)	13820987.25	
(4) भूभाग , पोटविस्तार व परकमाक (अमलपत्र)	1) इतर माहिती : मोजे कोलशेत सर्वे न.174/1,178/1,178/2,सदरिका नं.602,6 वा मजला,विल्डींग नं.2,बेलसी को ऑ ही सो लि,हिरानदानी इस्टेट,पातलीपाडा,धोडबंदर रोड,कोलशेत,टाणे प.सदरिकाचे क्षेत्र 1125 चौ.फूट विल्ट-अप,म्हणजेच 104.53 चौ.मी. (फोन नं.10/41/अ)	
(5) क्षेत्रफळ	1) 104.55 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात येणारे तपत्र		
(7) दस्तावेज करार देवान्या / गिऱ्या देवान्या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा दुरुमनामा किंवा अदालत अमलपत्र प्रतिलिपीचे नाव व पत्ता	1) एस मेघलता - - 48 प्लॉट नं : 104 माल्ला नं : - इमारतीचे नाव : जे एस अर्ची प्लॉटिंगम ब्लॉक नं : पंचवटी रोड नं : गिरगाव,दख्खणराजस्थान राजस्थान ऊडाईपूर. 313001 2) आर श्रीधर - - 51 प्लॉट नं : 104 माल्ला नं : - इमारतीचे नाव : जे एस अर्ची प्लॉटिंगम ब्लॉक नं : पंचवटी रोड नं : गिरगाव,दख्खणराजस्थान राजस्थान ऊडाईपूर. 313001	
(8) दस्तावेज करार देवान्या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा दुरुमनामा किंवा अदालत अमलपत्र प्रतिलिपीचे नाव व पत्ता	1) आशिष ए शेट - - 39 प्लॉट नं : 9/124 माल्ला नं : - इमारतीचे नाव : - ब्लॉक नं : दोलत नगर रोड नं : कोपरी कॉलनी फायर ब्रिगेड जवळटाणे पु महाराष्ट्र टाणे. 400603 2) अशोक एम शेट - - 65 प्लॉट नं : 9/124 माल्ला नं : - इमारतीचे नाव : - ब्लॉक नं : दोलत नगर कोपरी कॉलनी रोड नं : फायर ब्रिगेड जवळटाणे पु महाराष्ट्र टाणे. 400603 3) भिकी ए शेट - - 44 प्लॉट नं : 9/124 माल्ला नं : - इमारतीचे नाव : - ब्लॉक नं : दोलत नगर कोपरी कॉलनी रोड नं : फायर ब्रिगेड जवळटाणे पु महाराष्ट्र टाणे. 400603	
(9) दस्तावेज करार दिनांक दिनांक	11/08/2021	
(10) दस्तावेज नोंदणी दिनांक दिनांक	11/08/2021	
(11) अनु क्रमांक, वार व पृष्ठ	11432/2021	
(12) जागाभावाभावाचे मुदत शुल्क	924000	
(13) जागाभावाभावाचे नोंदणी शुल्क	30000	
(14) ग्रीस		
मान्यतापत्राची किंमत कितीला ठरवील :-		

(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Manoj 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 16.08.2023 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 has personally inspected the property 12.08.2023. 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 AERPC9086P
- 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 valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- y. 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 owned by Mr. Manish Sharan & Ms. Archana Sandwar from Mr. Suchit Madanlal Malhotra vide Agreement for sale dated 06.06.2018.
2.	purpose of valuation and appointing authority	As per the request from SVC Co-Operative Bank Ltd., Louiswadi Branch to assess fair market value of the property for Bank Loan Purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Vaishali Sarmalkar – Technical Manager Pratibha Shilvanta – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 12.08.2023 Valuation Date – 16.08.2023 Date of Report – 16.08.2023
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
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Comparative Sales Method / Market Approach
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
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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **16th 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 advise 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.



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Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat admeasuring **Carpet Area = 749.00 Sq. Ft.** in the name of **Mr. Manish Sharan & Ms. Archana Sandwar**. At present, the property is Vacant. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

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

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that subject property is Residential Flat admeasuring **Carpet Area = 749.00 Sq. Ft.**

Condition & Repair

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

Valuation Methodology

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 comparable, 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.

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.

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(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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
email=, o=, ou=, cn=MANOJ BABURAO CHALIKWAR
2.5.6.29=f022b6af4e25d03366f79a268a1149015453443371
10279817a18b6632, postalCode=400049, st=Maharashtra
serialNumber=F10569964c00962a5a68e6f0c1f518d6e2
94e28f9a79a12764256c, cno=MANOJ BABURAO CHALIKWAR
Date: 2023.08.16 16:48:38 +05'30'

Auth. Sign.