

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org		Invoice No.	Dated	
		PG-2091/23-24	22-Aug-23	
		Delivery Note	Mode/Terms of Payment	
			<b>AGAINST REPORT</b>	
Buyer (Bill to) <b>STATE BANK OF INDIA - RASMECCC BHAYANDAR</b> RASMECCC BHAYANDAR Unit No.101,102.103B,1st Floor, IT Landmark BUilding,150ft. Road, Near Hotel Nidhi Opp.Maxus Mall , Bhaynder (West), Thane-401101 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27		Reference No. & Date.	Other References	
		Buyer's Order No.	Dated	
		Dispatch Doc No.	Delivery Note Date	
		003179 / 2302154		
		Dispatched through	Destination	
		Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
<b>Total</b>				<b>2,950.00</b>

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

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

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

**Remarks:**  
 Ms. Manisha Pravin Khatri - Residential Flat No. 204,  
 2nd Floor, Wing – B, "Sukhkarta", Village - Samel,  
 Nallasopara (West), Taluka – Vasai, District – Palghar,  
 PIN - 401 403, State - Maharashtra, Country – India.  
 Company's PAN : **AADCV4303R**

**Declaration**  
 NOTE – AS PER MSME RULES INVOICE NEED TO  
 BE CLEARED WITHIN 45 DAYS OR INTEREST  
 CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

**Company's Bank Details**  
 Bank Name : **State Bank of India**  
 A/c No. : **32832562114**  
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

**for Vastukala Consultants (I) Pvt Ltd**  
 Asmita Rathod  
 Authorised Signatory

This is a Computer Generated Invoice



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

Think. Innovate. Create.

An ISO 9001:2015 Certified Company

www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Ms. Manisha Pravin Khatri**

Residential Flat No. 204, 2<sup>nd</sup> Floor, Wing – B, “Sukhkarta”, Village - Samel, Nallasopara (West),  
Taluka – Vasai, District – Palghar, PIN - 401 403, State - Maharashtra, Country – India.

Latitude Longitude: 19°25'12.6"N 72°48'11.2"E

### Valuation Prepared for:

**State Bank of India**

**RASMECCC Bhayandar**

Unit No. 101, 102, 103B, 1<sup>st</sup> Floor, IT Landmark Building, 150ft. Road, Near Hotel Shree Nidhi,  
Opp. Maxus Mall, Bhayandar (West), Thane – 401 101, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Roipur
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****RASMECCC Bhayandar**Unit No. 101, 102, 103B, 1<sup>st</sup> Floor,  
IT Landmark Building, 150ft. Road,  
Near Hotel Shree Nidhi,  
Opp. Maxus Mall, Bhayandar (West),  
Thane – 401 101,  
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	: 19.08.2023
	b) Date on which the valuation is made	: 22.08.2023
3.	Copy of documents produced for perusal: 1. Copy of Agreement for Sale dated 03.08.2023 between M/s. Sukhkarta Developers (The Developers) And Ms. Manisha Pravin Khatri (The Allottee). 2. Copy of Building Approved Plan no. VVCMC / TP / Amend / VP / 5383 / 5655 / 383 / 2022 – 23 dated 17.10.2022 issued by Vasai Virar City Municipal Corporation. 3. Copy of Commencement Certificate No. VVCMC / TP / CC / VP – 5383 / 1185 / 2014 – 15 dated 10.06.2014 issued by Vasai Virar City Municipal Corporation. 4. Copy of Revised Assessment Order No. VVCMC / TP / RDP / VP – 5383, 5655 / 382 / 2022 – 23 dated 17.10.2022 issued by Vasai Virar City Municipal Corporation. 5. RERA Registration Certificate No. P99000007883 dated 23.06.2023.	
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)	: <b>Ms. Manisha Pravin Khatri</b>  <b>Address:</b> Residential Flat No. 204, 2 <sup>nd</sup> Floor, Wing – B, “Sukhkarta”, Village - Samel, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN - 401 403, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Yatin Dhake (Builder) Mobile No. 9730222797  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat in under construction building. The flat is located on 2 <sup>nd</sup> floor in the said under construction building. The composition of residential flat is 1 Bedroom + Living Room + Kitchen + WC + Bath + Dry Balcony Area + Flowerbed Bed





		Area (i.e. 1 BHK + WC + Bath). The property is at 3.2 Km. travelling distance from nearest railway station Nallasopara. <b>At the time of inspection building was under construction.</b>	
<b>Stage of Construction</b>			
<b>If under construction, extent of completion</b>			
	Foundation	<b>Completed</b>	RCC Plinth
	Ground/Still	<b>Completed</b>	RCC Slab
	Internal & External Brickwork	<b>Completed</b>	<b>Total</b>
			<b>Completed</b>
			<b>Completed</b>
			<b>64% work completed</b>
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Old Survey No. 61, New Survey No. 21, Hissa No. 5
	b) Door No.	:	Residential Flat No. 204
	c) C.T.S. No. / Village	:	Village – Samel
	d) Ward / Taluka	:	Taluka – Vasai
	e) Mandal / District	:	District – Palghar
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Bulding Approved Plan no. VVCMC / TP / Amend / VP / 5383 / 5655 / 383 / 2022 – 23 dated
	g) Approved map / plan issuing authority	:	17.10.2022 issued by Vasai Virar City Municipal Corporation.
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Corporation.
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 204, 2 <sup>nd</sup> Floor, Wing – B, “Sukhkarta”, Village - Samel, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN - 401 403, State - Maharashtra, Country – India.
8.	City / Town	:	Nallasopara (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 – Samel Vasai Virar City Municipal Corporation
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	<b>Boundaries of the property</b>		<b>As per actual site</b> <b>As per document</b>
	North	:	Open Plot      Details not available
	South	:	Siddhi CHSL      Details not available
	East	:	Open Plot      Details not available

	West	:	Sharada Apartment	Details not available
	Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.	
			A As per the Deed	B Actual
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
13.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 377.00  Flower Bed &amp; Dry Balcony Area = 56.00  Total Carpet Area in Sq. Ft. = 433.00  (Area as per actual site measurement)</p> <p><b>Carpet Area in Sq. Ft. = 356.00</b>  <b>Enclosed Balcony Area in Sq. Ft. = 37.00</b>  <b>Total Carpet Area in Sq. Ft. = 393.00</b>  <b>(Area as per Agreement for Sale)</b></p> <p>Built Up Area in Sq. Ft. = 432.00  (Area as per Index II)</p>	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°25'12.6"N 72°48'11.2"E	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	<p><b>Carpet Area in Sq. Ft. = 356.00</b>  <b>Enclosed Balcony Area in Sq. Ft. = 37.00</b>  <b>Total Carpet Area in Sq. Ft. = 393.00</b>  <b>(Area as per Agreement for Sale)</b></p>	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction	
II	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Old Survey No. 61, New Survey No. 21, Hissa No. 5	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Samel Vasai Virar City Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No 204, 2 <sup>nd</sup> Floor, Wing – B, "Sukhkarta", Village - Samel, Nallasopara (West), Taluka – Vasai, District – Palghar, PIN - 401 403, State - Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	Building is under construction	
5.	Number of Floors	:	Still + 5 Upper Floors	



6.	Type of Structure	:	Proposed R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 5 Flats on 2 <sup>nd</sup> Floor
8.	Quality of Construction	:	Building is under construction
9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	:	
	Lift	:	Proposed 1 Lift
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Stilt / Open Parking Space
	Is Compound wall existing?	:	Building is under construction
	Is pavement laid around the building	:	Building is under construction
III	<b>FLAT</b>		
1	The floor in which the flat is situated	:	2 <sup>nd</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 204
3	Specifications of the flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder Coated Aluminum Sliding Windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	Finishing	:	Proposed Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Building is under construction
7	Agreement for Sale in the name of	:	<b>Ms. Manisha Pravin Khatri</b>
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. = 432.00 (Area as per Index II)
10	What is the floor space index (app )	:	As per VVCMC norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 377.00 Flower Bed & Dry Balcony Area = 56.00 Total Carpet Area in Sq. Ft. = 433.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 356.00</b> <b>Enclosed Balcony Area in Sq. Ft. = 37.00</b> <b>Total Carpet Area in Sq. Ft. = 393.00</b>



		(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?	: Proposed for Residential purpose
14	Is it Owner-occupied or let out?	: Building is under construction
15	If rented, what is the monthly rent?	: ₹ 5,500.00 Expected rental income per month after completion.
<b>IV</b>	<b>MARKETABILITY</b>	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
<b>V</b>	<b>Rate</b>	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar 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)	: ₹ 6,500.00 to ₹ 7,500.00 per Sq. Ft. on Total 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).	: ₹ 7,000.00 per Sq. Ft. on Total Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 4,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 45,200.00 per Sq. M. i.e. ₹ 4,199.00 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 / Rqstn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	:
	Replacement cost of flat with Services (v(3)i)	: ₹ 2,500.00 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%	: Building is under construction





	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	-
	Depreciated building rate VI (a)	:	₹ 2,500.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 7,000.00 per Sq. Ft.</b>
	<b>Remarks:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	393.00 Sq. Ft.	7,000.00	27,51,000.00
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			
	<b>Total / Realizable value of the property</b>			<b>27,51,000.00</b>
	<b>Insurable value of the property (432.00 X 2,500.00)</b>			<b>10,80,000.00</b>
	<b>Guideline value of the property (As per Index II)</b>			<b>18,16,000.00</b>

**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



Think. Innovate. Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 6,500.00 to ₹ 7,500.00 per Sq. Ft. on Total 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 commercial and residential application in the locality etc. We estimate ₹ 7,000.00 per Sq. Ft. on Total Carpet 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	₹ 5,500.00 Expected rental income per month after completion
iii) Any likely income it may generate	Rental Income

Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



## Actual site photographs



Think, Innovate, Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

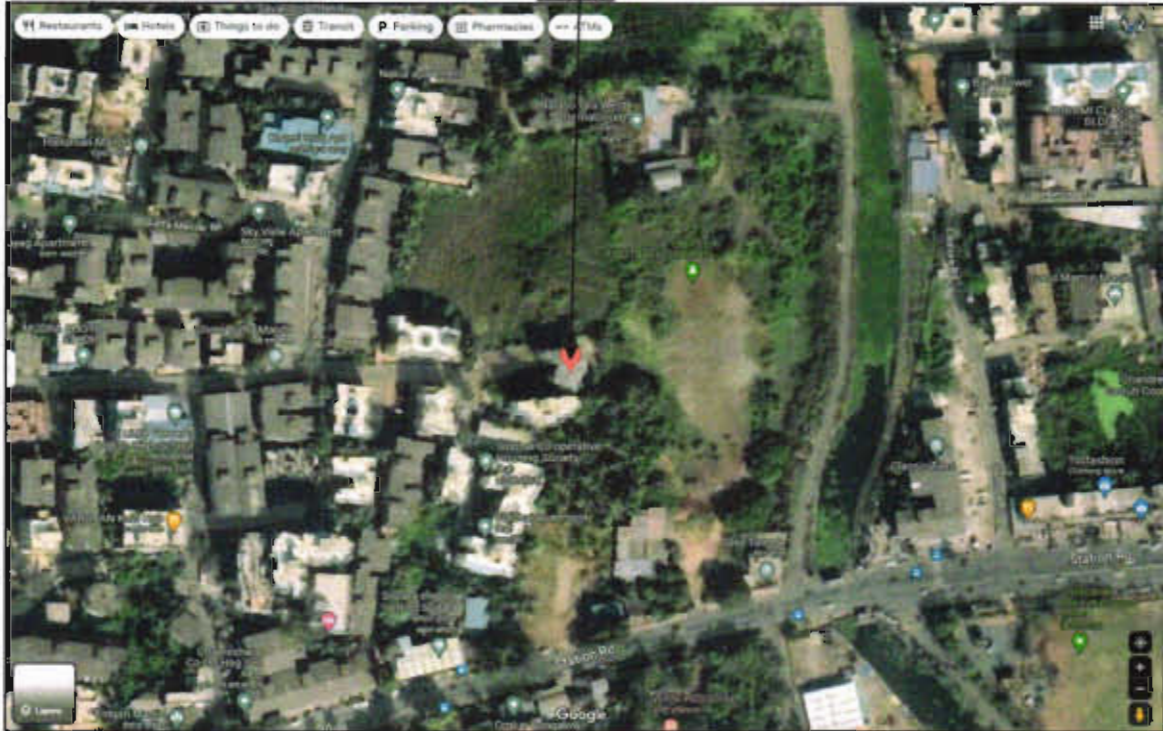
[www.vastukala.org](http://www.vastukala.org)





## Route Map of the property

Site u/r



**Latitude Longitude: 19°25'12.6"N 72°48'11.2"E**

**Note:** The Blue line shows the route to site from nearest metro station (Nallasopara – 3.2 Km.)




## Ready Reckoner



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

**नोंदणी व मूद्रांक  
विभाग**  
महाराष्ट्र शासन



---

### Valuation For Influence Area

\*\*\* welcome to valuation of p

**Location Details**

Select Type:  Development Agreement  Tenant Occupied  Other

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

---

District Name: पलघर Taluka Name: रतन Village/Zone Name: मीठ (गाव) तपक

Attribute: सह नगर SubZone Name: 2-राईजस व इतर तसम 3

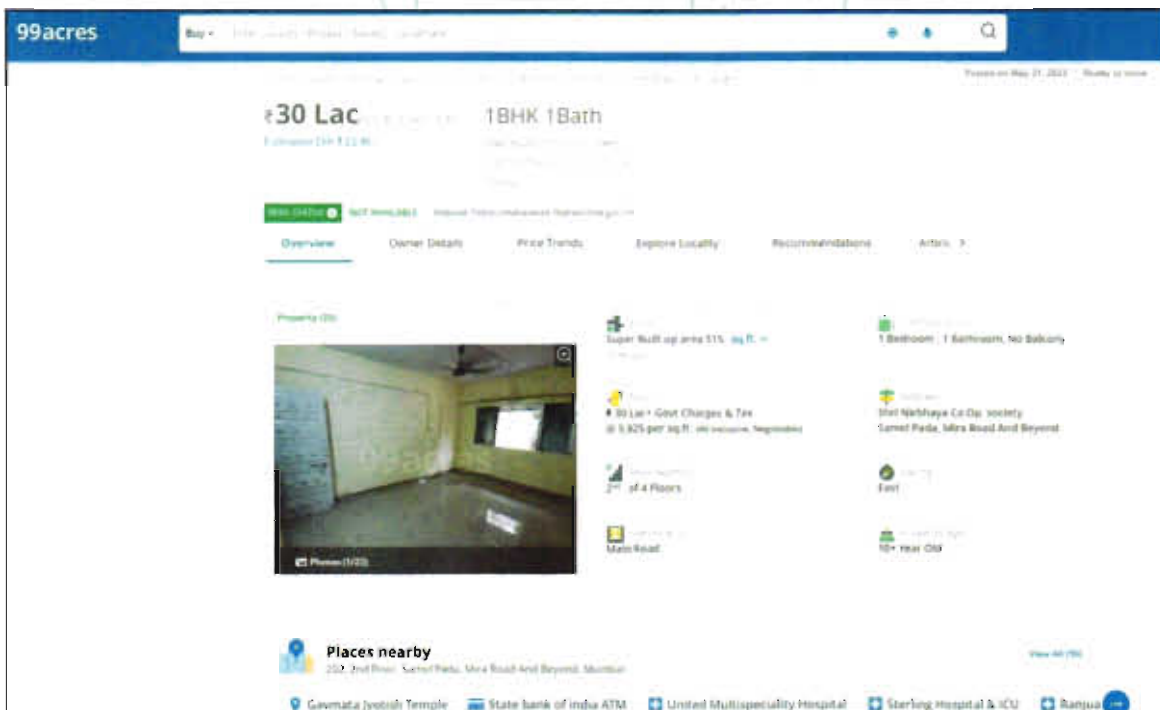
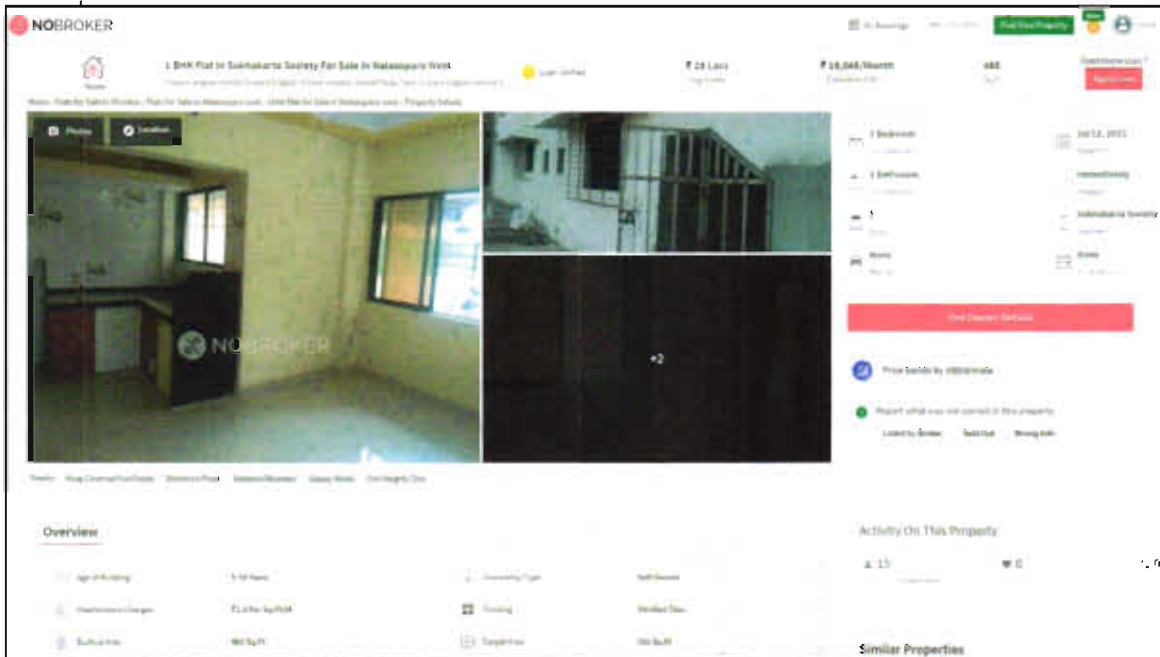
Mahapalika Area: Vasai-Virar Municipal C

---

Open Land	Residence	Office	Shop	Industry	Unit
13000	45200	52800	63000	52800	Square Meter

Think.Innovate.Create

## Price Indicators



## Price Indicators

**NOBROKER**

2 BHK Flat in Standalone Building For Sale in Nansapara West  
 Standalone Building For Sale in Nansapara West - 2 BHK Flat for Sale in Nansapara West - Property Details

₹ 28 Lacs  
 ₹ 24,302/Month  
 440 sq ft

1 Bedroom  
 2 Bathrooms  
 1 Hall  
 1 Kitchen and Car

Get Owner Details

Price starts by ₹ 28 Lacs  
 Report what was not correct in this property

Activity On This Property

Similar Properties

Overview			
Age of Building	4-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.4 Per Sq Ft M	Flooring	Marble/Granite
Bathrooms	2+1 Bath	Furnishing Status	Unfurnished

**NOBROKER**

1 BHK Flat in Kanishka Apartment For Sale in Nansapara West  
 1 BHK Flat for Sale in Nansapara West - 1 BHK Flat for Sale in Nansapara West - Property Details

₹ 27.5 Lacs  
 ₹ 15,781/Month  
 484 sq ft

1 Bedroom  
 2 Bathrooms  
 1 Hall

Get Owner Details

Price starts by ₹ 27.5 Lacs  
 Report what was not correct in this property

Activity On This Property

Similar Properties

Overview			
Age of Building	4-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 2.2 Per Sq Ft M	Flooring	Marble/Granite
Bathrooms	2+1 Bath	Furnishing Status	Unfurnished
Flooring	Marble	Other	34



Think, Innovate, Create

Vastukala Consultants (I) Pvt. Ltd.  
 An ISO 9001:2015 Certified Company

www.vastukala.org



**Sale Instance**

9230533	सूची क्र. २	दुखम निबंधक :सह.दु.नि.वसई 4
21-08-2023		दस्तावेज क्रमांक.:9230/2022
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गाव : समेळ		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	2750000	
(3)बाजाराभाव (बाडेपट्ट्याच्या बाबतीतपट्ट्याच्या आकाराची देतो कि पट्ट्यात ती नमूद करावी)	1748000	
(4)भूभाषण, पोटहिटसा व परकप्रांत (असल्यास)	1) सदनिका नं : 401,सी विंग, माळा नं : चौथा मजला, इमारतीचे नाव : सुसकर्ता, रोड : समेळ, इतर माहिती : सदनिकेचे क्षेत्र 28.87 चौ. मी. कारपेट + 6.28 चौ. मी. घाल्कली एकूण क्षेत्र 35.15 चौ.मी. कारपेट,गाय मोजे समेळ,विभाग क्र. 2.	
(5)क्षेत्रफळ	1) 38.66 चौ.मीटर	
(6)आकाराची किंवा जुडी देण्यात असलेले देवळा		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) में. सुसकर्ता डेव्हलपर्स चे भागीदार यतिन कमळाकर डंगे - 53 प्लॉट नं : दुखन नं. 005 माळा नं : - इमारतीचे नाव : लक्ष्मण किर्की कृपा ब्लॉक नं : - रोड नं : लिटील फ्लॉवर स्कूल समोर समेळ पाडा नालासोपारा प महाराष्ट्र टाणे. 401203	
(8)दस्तावेज करून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) प्रकाश भागोजी मोरे - 59 प्लॉट नं : प-403 माळा नं : - इमारतीचे नाव : प्रयाग को-ऑप.ड्री.सो. ब्लॉक नं : - रोड नं : बाणबय पार्क दत्त मंदिर जवळ नालासोपारा प महाराष्ट्र टाणे. 401203	
(9)दस्तावेज करून दिल्याचा दिनांक	26/08/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	26/08/2022	
(11)उत्तुक्रमांक,खंड व पृष्ठ	9230/2022	
(12)बाजारावाचप्राची मुरात मूलक	192500	
(13)बाजारावाचप्राची नोंदणी मूलक	27500	
(14)जैरा		
मूल्यांकनामादी विषयमात्र वेतलेला तपशील :-		



**Sale Instance**

8292350	सूची क्र. २	दुखम विबंधक सह दु.नि.वसई 3
21-08-2023		दस्तावेज क्रमांक: 8292/2022
Note:-Generated Through eDisplay v2.1 Module.For original report please contact concern SRO office.		नोंदणी: Regn:63m
<b>गाव : समेळ</b>		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदल	2500000	
(3)प्रकारमात्र (बाडेपट्ट्याचा बाबतीतपट्ट्याचा प्रकाराची टेंती कि पट्टेदार ते नमूद करावे )	1706000	
(4)ग्रामपंच ,पोटहिस्सा व घरकामाक (उसलबास)	1) इतर माहिती : सदनिका नं 102 सी विंग पहिला मजला इमारतीचे नाव सुसकर्ता नालासोपारा पश्चिम तालुका वसई जिल्हा पालघर अशी मिळकत गाव समेळ विभाग नं 2	
(5)सेचफ्लट	1) 37 74 चौ.मीटर	
(6)आकाराची किंवा जुडी देण्यात असलेले क्षेत्र		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) स्वप्नील राजेंद्र सुळे - - 31 प्लॉट नं - - माळा नं : - इमारतीचे नाव - - ब्लॉक नं : 102 सी विंग पहिला मजला इमारतीचे नाव सुसकर्ता रोड नं : नालासोपारा पश्चिम महाराष्ट्र टाणे. 401203	
(8)दस्तावेज करून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) अनिकेत विजय पुरष - - 26 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : रुम नं. बी/102 ओम वीगा सी एच एस. समेळ पाडा रोड नं : दत्त मंदिर समोर सयाटअशोक नगर नालासोपारा पश्चिम महाराष्ट्र टाणे 401203	
(9)दस्तावेज करून दिल्याचा दिनांक	13/05/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	13/05/2022	
(11)अनुक्रमांक,षड व पृष्ठ	8292/2022	
(12)जाखल,सावाप्रमाणे मुद्रांक शुल्क	175000	
(13)जाखल,सावाप्रमाणे नोंदणी शुल्क	25000	
(14)गौरा		
मुंबईनामाद्वारे विचारात घेतलेला तपशील :-		

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications ₹ 27,51,000.00 (Rupees Twenty Seven Lakh Fiifty One Thousand Only). As per Site Inspection 64% Construction Work is Completed.

Place: Mumbai

Date: 22.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
c=INDIA,  
2.5.4.20=880220404d1546c136a733e206911490c1a1e1a11  
35115279b17a18b5622, postalCode=400009, st=Maharashtra,  
serialNumber=4, cn=MANOJ BABURAO CHALIKWAR  
2e18d4882e29a2379ac202ab, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.08.22 19:11:25 +05'30'

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Think.Innovate.Create

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

**(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 22.08.2023 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 19.08.2023. 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 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 the 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 will be purchased by Ms. Manisha Pravin Khatri from M/s. Sukhkarta Developers wide agreement for sale dated 03.08.2023.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECCC Bhayandar Branch, to assess value of the property for Bank Loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B Chalikwar – Regd. Valuer Sanket Karalkar – 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 – 19.08.2023 Valuation Date – 22.08.2023 Date of Report – 22.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 19.08.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for 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 **22<sup>nd</sup> August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### Map and Plans

:Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **393.00 Sq. Ft. Total Carpet Area** in the name of **Ms. Manisha Pravin Khatri**. 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 **Ms. Manisha Pravin Khatri**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

**Environmental Conditions**

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

**Area**

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **393.00 Sq. Ft. Total Carpet Area.**

**Condition & Repair**

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

**Valuation Methodology**

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Exiting use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the flat and properties that are typically traded on a unit basis.

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

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **393.00 Sq. Ft. Total Carpet Area.**

#### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



**(Annexure – II)****MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

#### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

#### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### **Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

