

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-2121/23-24	Dated 23-Aug-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
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	Buyer's Order No.	Dated
	Dispatch Doc No. 003214 / 2302185	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl 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

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:

Rochelle Dsouza - Residential Flat No. 205, 2nd Floor,
 Wing - B, "Ostwal Point", Kanakia Laxmi Park, Opp.
 Galaxy Hospital, Kanakia Road, Village Navghar, Mira
 Road (East), Taluka & District Thane, PIN - 401 107,
 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

Asmita Rathod

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Rochelle Dsouza**

Residential Flat No. 205, 2nd Floor, Wing – B, "Ostwal Point", Kanakia Laxmi Park, Opp. Galaxy Hospital,
Kanakia Road, Village Navghar, Mira Road (East), Taluka & District Thane,
PIN - 401 107, State – Maharashtra, Country – India.

Latitude Longitude: 19°17'44.3"N 72°52'32.4"E

Think.Innovate.Create

Valuation Done for:

State Bank of India

RACPC Sion

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirod 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. 205, 2nd Floor, Wing – B, "Ostwal Point", Kanakia Laxmi Park, Opp. Galaxy Hospital, Kanakia Road, Village Navghar, Mira Road (East), Taluka & District Thane, PIN - 401 107, State – Maharashtra, Country – India belongs to **Rochelle Dsouza**.

Boundaries of the property.

North	:	Road
South	:	Jangid Ambrosia Tower
East	:	MBMC Public Park
West	:	Om Shubh Chintak Building

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 **₹ 31,50,000.00 (Rupees Thirty One Lakhs Fifty Thousand 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,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.08.24 16:35:26 +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, Kirol 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 E-mail workorder dated 19.08.2023 from State Bank of India, RACPC Sion, our engineer visited the property externally, 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 : 21.08.2023
	b)	Date on which the valuation is made : 23.08.2023
3.	List of documents produced for perusal:	<ol style="list-style-type: none"> 1. Copy of Agreement for Sale dated 08.08.2018 between Shree Ostwal Builders Ltd. (the Promoter) AND Rochelle Dsouza (the Allottee). 2. Copy of Occupancy Certificate No. MNP / NR / 4776 / 2018-2019 dated 05.11.2018 issued by Mira Bhayandar Mahanagarpalika (Downloaded from RERA site) 3. Copy of Commencement Certificate No. MB / MNP / NR / 2322 / 2016-17 dated 12.08.2016 issued by Mira Bhayandar Mahanagarpalika. 4. Copy of Previous Valuation Report Ref. No. SAEV / MUM / VIR RAK / FLAT / VALU / SBI / KURLA – RACPC / 169 dated 26.02.2021 by Krishnakant A. Pandat 5. Copy of RERA Registration Certificate No. P51700008381 dated 18.08.2017 6. Copy of Possession Letter dated 22.11.2018 issued by Shree Ostwal Builders Ltd.
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>Rochelle Dsouza</p> <p>Address: Residential Flat No. 205, 2nd Floor, Wing – B, "Ostwal Point", Kanakia Laxmi Park, Opp. Galaxy Hospital, Kanakia Road, Village Navghar, Mira Road (East), Taluka & District Thane, PIN - 401 107, State – Maharashtra, Country – India.</p> <p>Contact Person Not applicable as external site inspection</p> <p>Sole Ownership</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential Flat No. 205 is located on 2 nd Floor. As per instruction / E-mail from bank, we have

		inspected the property externally. As per agreement sale plan, the composition of flat is M. P. Room + Toilet + Passage + Balcony (i.e., 1RK + Toilet). The property is at 3.3 Km. travelling distance from nearest railway station Mira Road.
6.	Location of property	:
	a) Plot No. / Survey No.	: Old Survey No. 290, New Survey no. 62, Hissa No. 05-A, 09, 11, 12
	b) Door No.	: Residential Flat No. 205
	c) C. T.S. No. / Village	: Village – Navghar
	d) Ward / Taluka	: Taluka – Thane
	e) Mandal / District	: District – Thane
	f) Date of issue and validity of layout of approved map / plan	: Copy of Approved Building plans were not provided and not verified.
	g) Approved map / plan issuing authority	:
	h) Whether genuineness or authenticity of approved map/ plan is verified	: Copy of Occupancy Certificate No. MNP / NR / 4776 / 2018-2019 dated 05.11.2018 issued by Mira Bhayandar Mahanagarpalika (Downloaded from RERA site)
	i) Any other comments by our empanelled valuers on authentic of approved plan	: N.A.
7.	Postal address of the property	: Residential Flat No. 205, 2 nd Floor, Wing – B, "Ostwal Point", Kanakia Laxmi Park, Opp. Galaxy Hospital, Kanakia Road, Village Navghar, Mira Road (East), Taluka & District Thane, PIN - 401 107, State – Maharashtra, Country – India.
8.	City / Town	: Mira Road (East)
	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 – Navghar Mira Bhayandar Mahanagarpalika
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 of the property	As per actual site As per RERA Site
	North	: Road DP Road
	South	: Jangid Ambrosia Tower Jangid Complex
	East	: MBMC Public Park MBMC Garden
	West	: Om Shubh Chintak Building Om Shubh Chintak Building
13	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	-	-
14.	Extent of the site	: Carpet Area in Sq. Ft. = 210.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 231.00 (Carpet Area + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	: 19°17'44.3"N 72°52'32.4"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft. = 210.00 (Area as per Agreement for Sale)	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: External site visit only	
II APARTMENT BUILDING			
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: -	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village – Navghar Mira Bhayandar Mahanagarपालिका	
	Door No., Street or Road (Pin Code)	: Residential Flat No. 205, 2 nd Floor, Wing – B, " Ostwal Point ", Kanakia Laxmi Park, Opp. Galaxy Hospital, Kanakia Road, Village Navghar, Mira Road (East), Taluka & District Thane, PIN - 401 107, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	: Residential	
4.	Year of Construction	: 2018 (As per Occupancy Certificate)	
5.	Number of Floors	: Ground + 4 Upper Floors	
6.	Type of Structure	: R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	: 8 Flats on 2 nd Floor (As per Agreement Sale Plan)	
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	: Open Car Parking	
	Is Compound wall existing?	: Yes	



	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the flat is situated	:	2 nd Floor
2	Door No. of the flat	:	Residential Flat No. 205
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	
	Doors	:	
	Windows	:	External site visit only
	Fittings	:	
	Finishing	:	
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	External site visit only
7	Sale Deed executed in the name of	:	Rochelle Dsouza
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. = 231.00 (Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per MBMC norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 210.00 (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?	:	External site visit done only
15	If rented, what is the monthly rent?	:	₹ 7,000.00 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)	:	₹ 14,000.00 to ₹ 16,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under	:	₹ 15,000.00 per Sq. Ft. on Carpet Area



	valuation after comparing with the specifications and other factors with the flat under comparison (give details).	
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 12,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 84,200.00 per Sq. M. i.e., ₹ 7,822.00 per Sq. Ft.
	Guideline rate (after depreciation)	: ₹ 81,336.00 per Sq. M. i.e., ₹ 7,556.00 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 / Rgstin. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
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	: 05 Years
	Life of the building estimated	: 55 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A. the building age is below 5 years
	Depreciated Ratio of the building	: -
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	: ₹ 12,500.00 per Sq. Ft.
	Total Composite Rate	: ₹ 15,000.00 per Sq. Ft.
	Remarks: As per instruction / E-mail from bank, we have inspected the property externally.	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	210.00 Sq. Ft.	15,000.00	31,50,000.00
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			



	Total value of the property	31,50,000.00
	The Realizable value of the property	26,77,500.00
	Distress value of the property	22,05,000.00
	Insurable value of the property (231.00 Sq. Ft. X 2,500.00)	5,77,500.00
	Guideline value of the property (231.00 Sq. Ft. X 7,556.00)	17,45,436.00

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 ₹ 14,000.00 to ₹ 16,000.00 per Sq. Ft. on Carpet 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 ₹ 15,000.00 per Sq. Ft. on 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	₹ 7,000.00 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°17'44.3"N 72°52'32.4"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road 3.3 Km.)

Email received from bank

8/23/23, 5:28 PM Vastukala Consultants (I) Pvt. Ltd. Mail - VALUATION REQUIRED IN NPA/A/C

 Jagdish Bhatt <jagdish.bhatt@vastukala.org>

VALUATION REQUIRED IN NPA A/C

SBI RACPC SION (61073) <racpc.sion@sbi.co.in> Sat, Aug 19, 2023 at 12:43 PM
 To: "jagdish.bhatt@vastukala.org" <jagdish.bhatt@vastukala.org>
 Cc: "saurabhvelonde143@gmail.com" <saurabhvelonde143@gmail.com>

Dear Sir,

Please find below the list where in valuation is required.
 If you are unable to enter the premises, kindly provide us with external valuation.

सादर / Thanks & Regards

Fur
 सहाय्यक महा प्रबंधक / Assistant General Manager
 भारतीय स्टेट बैंक / State Bank of India
 फुटकर अस्ति केंद्रिकृत प्रक्रिया केंद्र सायन / Retail Assets Centralized Processing Centre Sion
 बी ६०३/६०४, कोहिनूर सिटी कमर्शियल - १, छठी मजिल, किरोल रोड, ऑफ एल.बी.एस. मार्ग, कुर्ला
 (प.), मुंबई - ४०००१०
 B 603/604 Kohinoor City Commercial I, Sixth Floor, Kirol Road, Off L.B.S. Marg, Kuria (W), Mumbai
 400070

जल वृक्ष की रक्षा ! पर्यावरण की सुरक्षा !!

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 **RECENT VALUATION.xlsx**
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<https://mail.google.com/mail/u/1/?ik=1457003e376-view=pl&search=8&permmsgid=msg-f:1774640631719597495&siml=msg-f:1774640631719597495&siml=msg-f:1774640631719597495> 1/1



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Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year: 20232024
Language: English

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: मीने [सर्व] नवखर

Search By: Survey No Location

Enter Survey No: 62

उपविभाग	सूची क्रमांक	निवासी सवनीका	खंडीय	दुकाने	खेतीय	एकक (Rs.)	Attribute
11/41-उत्कृष्ट) पु-विभाग नवखर नांवातील वरील विभाग * म्हो * मधील मिळकती वगळता उपरोक्त उपरोक्ताने सर्व मिळकती	26920	84200	90000	105200	90000	मी. मीटर	सर्व्ही नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	84,200.00			
No increase for Flat Located on 2 nd Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	84,200.00	Sq. Mt.	7,822.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	26,920.00			
The difference between land rate and building rate (A – B = C)	57,280.00			
Depreciation Percentage as per table (D) [100% - 5%] (Age of the Building – 5 Years)	95%			
Rate to be adopted after considering depreciation [B + (C x D)]	81,336.00	Sq. Mt.	7,556.00	Sq. Ft.

Building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

NOBROKER

1 BHK Flat in Kothari KO Heritage For Sale in Mira Bhayandar

₹ 61 Lacs
₹ 38,100/Month

1 BHK
2700 sq.ft
1500 sq.ft
400 sq.ft

Overview

Age of Building	2 Years	Ownership Type	Self Owned
Financing Charge	₹ 1.20 Lacs	Financing	Not Applicable
Built-up Area	400 sq.ft	Carpet Area	1500 sq.ft
Furnishing Status	Not Furnished	Flooring	Not Applicable

NOBROKER

2 BHK Flat in Santosh Chs, Mira Throat East For Sale in Mira Throat East

₹ 70 Lacs
₹ 42,320/Month

2 BHK
3400 sq.ft
2000 sq.ft
300 sq.ft

Overview

Age of Building	8-10 Years	Ownership Type	Self Owned
Financing Charge	₹ 1.10 Lacs	Financing	Not Applicable
Built-up Area	300 sq.ft	Carpet Area	2000 sq.ft
Furnishing Status	Not Furnished	Flooring	Not Applicable

Sales Instance

2618393 21-08-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र . २	दुय्यम निवधक सह दु.नि. टाणे 10 दस्तऐवज क्रमांक :2618/2023 नोंदणी : Regn:63m
गाव : नवघर		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	2600000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकर अकारणी देतो कि पट्टेदार ते नमूद करावे)	1628800	
(4)भूमापन ,पॉटहिस्सा व घरक्रमांक (असल्यास)	1) इतर माहिती . मोजे नवघर वार्ड क्र. डब्लू.विभाग क्र. 11/41,सदनिका क्र. 303.तिसरा मज्जला बी-विंग,ओस्तवाल पॉईंट,ओस्तवाल पॉईंट बी विंग को.ऑप.ही.सो.ली. बेवर्ली पार्क,मिरागेड पूर्व टाणे.(क्षेत्रफळ 16.12 चौ.मी. कारपेट)	
(5)क्षेत्रफळ	1) 16.12 चौ.मीटर	
(6)अकारणी किंवा जुबी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून घेण्याच्या / लिहून देण्याच्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मोहम्मद अमीन खान - 22 प्लॉट नं : 303बी-विंग माळा नं : - इमारतीचे नाव : ओस्तवाल पॉईंट ब्लॉक नं : ओस्तवाल पॉईंट बी विंग को ऑप ही सो ली बेवर्ली पार्क रोड नं : मिरागेड पूर्व टाणे महाराष्ट्र टाणे. 401107 2) महमूदा अब्दुल मुकीत खान - 51 प्लॉट नं : 303बी-विंग माळा नं : - इमारतीचे नाव : ओस्तवाल पॉईंट ब्लॉक नं : ओस्तवाल पॉईंट बी विंग को ऑप ही सो ली बेवर्ली पार्क रोड नं : मिरागेड पूर्व टाणे. महाराष्ट्र टाणे. 401107	
(8)दस्तऐवज करून घेण्याच्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) थॉमस वर्गीम पल्लीवीरा - 63 प्लॉट नं : 6 माळा नं : - इमारतीचे नाव : मेकर सेंटर ब्लॉक नं : चर्च पाखाडी रोड नं. 2 सहार विलेज रोड नं : अधेरी पूर्व मुंबई. महाराष्ट्र मुंबई . 400099	
(9)दस्तऐवज करून दिल्याचा दिनांक	13/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	13/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	2618/2023	
(12)बाजारभावाप्रमाणे मुदतक शुल्क	182000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	26000	
(14)जेरा		
मूल्याकनासाठी 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 specification ₹ 31,50,000.00 (Rupees Thirty One Lakhs Fifty Thousand Only). The Realizable value of the above property is ₹ 26,77,500.00 (Rupees Twenty Six Lakhs Seventy Seven Thousand Five Hundred Only). and the Distress Value is ₹ 22,05,000.00 (Rupees Twenty Two Lakhs Five Thousand Only).

Place: Mumbai
Date: 23.08.2023

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: 2023.08.24 10:35:43 +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

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).

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Date

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 23.08.2023 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 21.08.2023. 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 Rochelle Dsouza from Shree Ostwal Builders Ltd. vide Agreement for Sale dated 08.08.2018.
2.	Purpose of valuation and appointing authority	As per E-mail workorder dated 19.08.2023 from State Bank of India, RACPC Sion, our engineer visited the property externally, to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Pratik Jain – Valuation Engineer Shyam Kajvilkar – Technical Manager Jayaraja Acharya – 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 – 21.08.2023 Valuation Date – 23.08.2023 Date of Report – 23.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 21.08.2023
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 **23rd 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 **210.00 Sq. Ft. Carpet Area** in the name of **Rochelle Dsouza**. 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 inputs received from the documents, we understand that the subject property is owned by **Rochelle Dsouza**. 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 inputs received from the documents and site visit conducted, we understand that the Residential Flat, admeasuring **210.00 Sq. Ft. 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 documents and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **210.00 Sq. Ft. 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).

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 **23rd 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 **₹ 31,50,000.00 (Rupees Thirty One Lakhs Fifty Thousand 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: 2023.08.24 10:36:12 +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.
An ISO 9001:2015 Certified Company
www.vastukala.org

