

## 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 : <a href="mailto:accounts@vastukala.org">accounts@vastukala.org</a>	Invoice No. <b>PG-2220/23-24</b> Delivery Note Reference No. & Date.	Dated <b>28-Aug-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References
Buyer (Bill to) <b>STATE BANK OF INDIA</b> RAGPC SION BRANCH B-603 & 604,Kohinoor City,Commercial-1 6th Floor,Kiroi 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. Dispatch Doc No. <b>003236 / 2302287</b> Dispatched through Terms of Delivery	Dated Delivery Note Date Destination

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:**

Mrs. Shamukhdevi Manishankar Diwakar & Mr. Manishankar Dhobi - Residential Flat No. 504, 5th Floor, "RSM Athena Co-op. Hsg. Soc. Ltd.", Plot No. 338, Sector - 19, Ulwe, Navi Mumbai - 410 206, Taluka - Panvel, District - Raigad, 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. : **32632562114**  
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : [vastukala@icici](mailto:vastukala@icici)

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

Pooja Dagare

Authorised Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

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



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Shamukhdevi Manishankar Diwakar & Mr. Manishankar Dhobi**

Residential Flat No. 504, 5<sup>th</sup> Floor, "RSM Athena Co-op. Hsg. Soc. Ltd.", Plot No. 338, Sector – 19, Ulwe,  
Navi Mumbai – 410 206, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India.

Latitude Longitude: 18°58'13.1"N 73°01'37.1"E

Think.Innovate.Create

### Valuation Done for: **State Bank of India**

**RACPC Sion**

B-603 & 604, Kohinoor City, Commercial-1 6<sup>th</sup> Floor, Kiroli 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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 504, 5<sup>th</sup> Floor, "RSM Athena Co-op. Hsg. Soc. Ltd.", Plot No. 338, Sector – 19, Ulwe, Navi Mumbai – 410 206, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India belongs to **Mrs. Shamukhdevi Manishankar Diwakar & Mr. Manishankar Dhoi**.

### Boundaries of the property.

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

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 **₹ 53,01,500.00 (Rupees Fifty Three Lakh One Thousand Five Hundred Only)**.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar  
Director

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.08.28 17:39:18 +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 &amp; 604, Kohinoor City, Commercial-1,

6<sup>th</sup> Floor, Kiroli Road, Off L.B.S. Marg, Kurla

(West), Mumbai, Pin Code – 400 070,

State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	As per the request from State Bank of India, RACPC Sion Branch to assess 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	: 22.08.2023
	b)	Date on which the valuation is made	: 28.08.2023
3.	List of documents produced for perusal:		
	1.	Copy of Agreement for sale dated 18.10.2016 between M/s. RSM Colonisers (the Builders) and Mrs. Shamukhdevi Manishankar Diwakar & Mr. Manishankar Dhobi (the Purchaser).	
	2.	Copy of Occupancy Certificate No. BP – 13164 / 3567 Unique Code: 02102354001 dated 21.12.2018 issued by CIDCO (Downloaded from RERA site)	
	3.	Copy of Commencement Certificate No. CIDCO / B.P. – 13164 / TPO (NM & K) / 2015 / 1060 dated 22.09.2015 issued by CIDCO.	
	4.	Copy of Approved Plan Vide No. CIDCO / B.P. – 13164 / TPO (NM & K) / 2015 / 1060 dated 22.09.2015 issued by CIDCO (Downloaded from RERA site)	
	5.	Copy of Previous Valuation Report Ref. No. VSJCVNM-SBI-RTL-JAN21-19599 dated 18.01.2021 issued by V. S. Jadon & Co. Valuers LLP.	
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>Mrs. Shamukhdevi Manishankar Diwakar &amp; Mr. Manishankar Dhobi</b>  <b>Address:</b> Residential Flat No. 504, 5 <sup>th</sup> Floor, "RSM Athena Co-op. Hsg. Soc. Ltd.", Plot No. 338, Sector – 19, Ulwe, Navi Mumbai – 410 206, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India.  Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential Flat No. 504 is located on 5 <sup>th</sup> Floor. As the flat was locked at the time of visit, physical measurement, inspection & internal photographs of the property could not be taken. We have visited the property externally only. As per





		approved plan / agreement sale plan, the composition of flat is 1 Bedroom + Living Room + Kitchen + WC & Bath + Passage + Terrace (i.e., 1BHK + WC & Bath). The property is at 1.4 Km. travelling distance from nearest railway station Bamandongri.	
6.	Location of property		
	a) Plot No. / Survey No.	Plot No. 338, Sector – 19	
	b) Door No.	Residential Flat No. 504	
	c) C. T.S. No. / Village	Village – Ulwe	
	d) Ward / Taluka	Taluka – Panvel	
	e) Mandal / District	District – Raigad	
	f) Date of issue and validity of layout of approved map / plan	Copy of Approved Plan Vide No. CIDCO / B.P. – 13164 / TPO (NM & K) / 2015 / 1060 dated 22.09.2015 issued by CIDCO. (Downloaded from RERA site)	
	g) Approved map / plan issuing authority		
	h) Whether genuineness or authenticity of approved map/ plan is verified		
	i) Any other comments by our empanelled valuers on authentic of approved plan	N.A.	
7.	Postal address of the property	Residential Flat No. 504, 5 <sup>th</sup> Floor, "RSM Athena Co-op. Hsg. Soc. Ltd.", Plot No. 338, Sector – 19, Ulwe, Navi Mumbai – 410 206, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India.	
8.	City / Town	Ulwe, Navi Mumbai	
	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 – Ulwe CIDCO	
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 documents</b>
	North	Internal Road	Prop. 15 Mt. Road
	South	Internal Road	Plot No. 337
	East	Open Plot	Prop. 11 Mt. Road
	West	Open Plot	Future Development
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	:	<b>Carpet Area in Sq. Ft. = 461.00 (Area as per Agreement for sale)</b>	
			Built Up Area in Sq. Ft. = 507.00 (Carpet Area + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	:	18°58'13.1"N 73°01'37.1"E	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	<b>Carpet Area in Sq. Ft. = 461.00 (Area as per Agreement for sale)</b>	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	External site visit done only	
<b>II APARTMENT BUILDING</b>				
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Plot No. 338, Sector – 19	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Ulwe CIDCO	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 504, 5 <sup>th</sup> Floor, " <b>RSM Athena Co-op. Hsg. Soc. Ltd.</b> ", Plot No. 338, Sector – 19, Ulwe, Navi Mumbai – 410 206, Taluka – Panvel, District – Raigad, 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	:	Stilt + 14 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4 Flats on 5 <sup>th</sup> Floor (As per agreement floor plan)	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	2 Lifts (As per agreement floor plan)	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Open / Covered Car Parking	
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the building	:	Yes	
<b>III FLAT</b>				
1	The floor in which the flat is situated	:	5 <sup>th</sup> Floor	
2	Door No. of the flat	:	Residential Flat No. 504	

3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	
	Doors	:	
	Windows	:	External site visit done 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 done only
7	Sale Deed executed in the name of	:	<b>Mrs. Shamukhdevi Manishankar Diwakar &amp; Mr. Manishankar Dhobi</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. = 507.00 (Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per CIDCO norms
11	What is the Carpet Area of the flat?	:	<b>Carpet Area in Sq. Ft. = 461.00 (Area as per Agreement for sale)</b>
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?	:	₹ 13,000.00 Expected rental income per month
<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)	:	₹ 10,000.00 to ₹ 12,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 11,500.00 per Sq. Ft. on Carpet Area





3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 9,00.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 86,625.00 per Sq. M. i.e., ₹ 8,048.00 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.
<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	:	5 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., as the property age is 5 years.
	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	:	₹ 9,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 11,500.00 per Sq. Ft.</b>
	<b>Remarks:</b> At the time of site visit, internal visit was not allowed hence our report is based on external site visit and documents provided by the bank.		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	461.00 Sq. Ft.	11,500.00	53,01,500.00
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 value of the property</b>			<b>53,01,500.00</b>
	<b>The Realizable value of the property</b>			<b>45,06,275.00</b>
	<b>Distress value of the property</b>			<b>37,11,050.00</b>
	<b>Insurable value of the property (507.00 Sq. Ft. X 2,500.00)</b>			<b>12,67,500.00</b>
	<b>Guideline value of the property (507.00 Sq. Ft. X 8,048.00)</b>			<b>40,80,336.00</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 arrived 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 ₹ 10,000.00 to ₹ 12,000.00 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 ₹ 11,500.00 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	₹ 13,000.00 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: 18°58'13.1"N 73°01'37.1"E

**Note:** The Blue line shows the route to site from nearest railway station (Bamandongri – 1.4 Km.)



## Ready Reckoner Rate


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

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
 बाजारमूल्य दर पत्रक

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Feedback

Year: 2023/2024
Language: English

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No  Location

Select Location:

Select	विचार नं.	वर्णिकार	दर	एकक (Sq. Ft.)
SurveNo	27/27.1	विवाही मजदीक	82500	चौ. मीटर
SurveNo	27/27.2	कार्यालय/वैयक्तिक/समाजसेवा	93500	चौ. मीटर
SurveNo	27/27.3	पुला	103100	चौ. मीटर
SurveNo	27/0		0	NA

Stamp Duty Ready Reckoner Market Value Rate for Flat	82,500.00			
Increase by 5% on Flat Located on 5 <sup>th</sup> Floor	4,125.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>86,625.00</b>	<b>Sq. Mtr.</b>	<b>8,048.00</b>	<b>Sq. Ft.</b>

### Multi-Storied 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 Sakinaka For Sale in Sector 19 Udyog  
₹ 38 Lacs  
₹ 38,522/Month  
800 sq ft

**Overview**

Age of Building	2 Years	Flooring Type	Hardwood
Maintenance Charges	₹ 1,000 Sq.Ft/M	Furnishing	Unfurnished
Car Parking Area	100 Sq.Ft	Carpet Area	100 Sq.Ft

**NOBROKER**  
1 BHK Flat in Sakinaka For Sale in Sector 19 Udyog  
₹ 38 Lacs  
₹ 38,242/Month  
800 sq ft

**Overview**

Age of Building	2 Years	Flooring Type	Hardwood
Maintenance Charges	₹ 1,000 Sq.Ft/M	Furnishing	Unfurnished
Car Parking Area	100 Sq.Ft	Carpet Area	100 Sq.Ft

## Sales Instance

10057529 24-08-2023 Note:-Generated Through eDisplay v2.1 Module.For original report please contact concern SRO office.	सूची क्र. २	द्वयम निबन्धक :सह दु.नि.पनवेल 5 दस्तावेज क्रमांक.:10057/2023 नोंदणी : Regn:63m
गाव : उलवे		
(1)दस्तावेज प्रकार	अभिहस्तांतरणपत्र	
(2)मोबदला	4000000	
(3)जाखणमाग (मोडेपट्ट्याच्या बाबतीतपट्ट्याच्या अकारणी देता कि पट्टेदार ति नमूद करावे )	3208732	
(4)आपण, शेटहिसा व धरकमाक (उमल्ल्या)	1) इतर माहिती : प्रभावक्षेत्र-27.1.दर-82500/-प्रती चौ.मी.सदनिका क्रमांक 1102 अकरावा मजला,आर.एस.एम अंधेना को-ऑप. होसिंग सोसायटी लि,प्लॉट नं 338,सेक्टर 19,उतये नवी मुंबई 410206(क्षेत्रफळ 17.091 चौ. मी कारपेट + 12.456 चौ. मी बाल्कनी + 2.1 चौ. मी कपवोर्ड + 1.115 चौ. मी सर्विस एरिया)	
(5)क्षेत्रफळ	1) 17.091 चौ.मीटर	
(6)अकारणी किंवा जुडी देण्यात उभेले तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षानाचे नाव किंवा दिवाणी न्यायमालाचा हक्कनम्या किंवा आदेश उमल्ल्या प्रतिवादीचे नाव व पत्ता	1) योगेश कृष्णा वास्कर 33 प्लॉट नं : - माळ्य नं : - इमारतीचे नाव : - ब्लॉक नं : डी-28 कमल वीएअरमी कॉलोनी अणुशास्त्री नगर मुंबई रोड नं : - महाराष्ट्र मुम्बई. 400094	
(8)दस्तावेज करून देणाऱ्या पक्षानाचे नाव किंवा दिवाणी न्यायमालाचा हक्कनम्या किंवा आदेश उमल्ल्या प्रतिवादीचे नाव व पत्ता	1) नझमी अब्बास धोडीया 64 प्लॉट नं : - माळ्य नं : - इमारतीचे नाव : - ब्लॉक नं : 101/1 अब्बा गनी मनोर रहमान सीएचएस 15/31 डॉ. मस्करेन्हास रोड मुस्तफा वझार जवळ माझगाव मुंबई रोड नं : - महाराष्ट्र मुम्बई. 400010 2) फरीदा नझमी धोडीया 58 प्लॉट नं : - माळ्य नं : - इमारतीचे नाव : - ब्लॉक नं : 101/1 अब्बा गनी मनोर रहमान सीएचएस 15/31 डॉ. मस्करेन्हास रोड मुस्तफा वझार जवळ माझगाव मुंबई रोड नं : - महाराष्ट्र मुम्बई. 400010	
(9)दस्तावेज करून दिल्याचा दिनांक	15/06/2023	
(10)दस्त नोंदणी केलेचा दिनांक	15/06/2023	
(11)उनुकमांक,खड व पृष्ठ	10057/2023	
(12)जाखणमागप्रमाणे मुद्रांक शुल्क	240000	
(13)जाखणमागप्रमाणे नोंदणी शुल्क	30000	
(14)ग्रीस		
मुल्यमापनासाठी विवक्षात घेतलेला तपशील :-		





## (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 28.08.2023 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 22.08.2023. 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 Mrs. Shamukhdevi Manishankar Diwakar & Mr. Manishankar Dhobi from M/s. RSM Colonisers vide Agreement for Sale dated 18.10.2016.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Sion Branch to assess 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 Rajesh Ghadi – Valuation Engineer Shyam Kajvilkar – Technical Manager Shamal Bodke – 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 – 22.08.2023 Valuation Date – 28.08.2023 Date of Report – 28.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 22.08.2023
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 **28<sup>th</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 documents and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **461.00 Sq. Ft. Carpet Area** in the name of **Mrs. Shamukhdevi Manishankar Diwakar & Mr. Manishankar Dhobi**. 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 **Mrs. Shamukhdevi Manishankar Diwakar & Mr. Manishankar Dhobi**. 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 **461.00 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 **461.00 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 **28<sup>th</sup> 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 **₹ 53,01,500.00 (Rupees Fifty Three Lakh One Thousand Five Hundred 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: 2023.08.28 17:59:44 +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



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