

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.	Dated
	PG-2193/23-24	26-Aug-23
Buyer (Bill to) BANK OF INDIA BHIWANDI 255, Sonar Kasar Ali, Bhiwandi, Maharashtra Mumbai 421302 GSTIN/UIN : 27AAACB0472C1Z9 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	3327 /2302260	
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	2,500.00
	CGST		225.00
	SGST		225.00
Total			₹ 2,950.00

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
Total	2,500.00		225.00		225.00	450.00

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

Remarks:

Mr. Purushottam Moreshwar Bhat & Mrs. Leena Purushottam Bhat - Residential Flat No. 601, 6th Floor, Wing - A, Building No 1, "Mangeshi Dream City 1-A Co -Op. Hsg. Soc. Ltd.", Adharwadi Jail Road, Bhagirathi Nagar, Khadakpada, Village - Kolivali, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, Country - India

Company's Service Tax No. : AADCV4303RSD001
 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 : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : VASTUKALATHANE@icici

for Vastukala Consultants (I) Pvt Ltd

Authorized Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Purushottam Moreshwar Bhat & Mrs. Leena Purushottam Bhat**

Residential Flat No. 601, 6th Floor, Wing – A, Building No. 1, "Mangeshi Dream City 1-A Co-Op. Hsg. Soc. Ltd.", Adharwadi Jail Road, Bhagirathi Nagar, Khadakpada, Village – Kolivali, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India.

Longitude Latitude: 19°15'38.0"N 73°07'52.7"E

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Valuation Prepared for:

Bank of India

Bhiwandi Branch

255, Sonar Kasar Ali, Bhiwandi, Mumbai - 421302,
State – Maharashtra, Country - India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 62976 / 90216 25621

Our Pan India Presence at :

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

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



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 601, 6th Floor, Wing – A, Building No. 1, "Mangeshi Dream City 1-A Co-Op. Hsg. Soc. Ltd.", Adharwadi Jail Road, Bhagirathi Nagar, Khadakpada, Village – Kolivali, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India belongs to **Mr. Purushottam Moreshwar Bhat & Mrs. Leena Purushottam Bhat**.

Boundaries of the property.

North	:	Wing – A2
South	:	Open Plot
East	:	Internal Road
West	:	Building No. 2

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 41,70,933.00 (Rupees Forty One Lakh Seventy Thousand Nine Hundred Thirty Three 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.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No. MNZ:C&IC:VAL19-20

Encl: Valuation report.

Digitally signed by Manoj Baburao Chalikwar
DN: cn=Manoj Baburao Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., email=manoj@vastukala.org, c=IN
Date: 2023.08.26 11:28:17 +05'30'

Auth. Sign.



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

Our Pan India Presence at :

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

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

Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
Bank of India
Bhiwandi Branch
 255, Sonar Kasar Ali, Bhiwandi, Mumbai - 421302,
 State – Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Housing Loan Purpose
2.	a)	Date of inspection	: 23.08.2023
	b)	Date on which the valuation is made	: 26.08.2023
3.	List of documents produced for perusal: i) Copy of Agreement for the sale of flat dated 10.03.2016 Between Mr. Purushottam Moreshwar Bhat & Mrs. Leena Purushottam Bhat (the Transferor / Flat Purchaser) and Mr. Sachin Govind Palshetkar & Mrs. Shweta Sachin Palshetkar (the Seller). ii) Copy of Occupancy Certificate No. KDMC / NRV / CC / KV / 529 dated 22.03.2012 issued by Kalyan Dombivli Municipal Corporation. iii) Copy of previous valuation report dated 16.03.2016 issued by V. S. Modi Associates.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Purushottam Moreshwar Bhat & Mrs. Leena Purushottam Bhat. Address: Residential Flat No. 601, 6 th Floor, Wing – A, Building No. 1, "Mangeshi Dream City 1-A Co-Op. Hsg. Soc. Ltd.", Adharwadi Jail Road, Bhagirathi Nagar, Khadakpada, Village – Kolivali, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India. Contact Person: Mr. Purushottam M. Bhat (Owner) Mob No. 8108731070 Joint Ownership Details of share of each owner is not available.
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential Flat No. 601 is located on 6 th floor. The Composition of Flat is having 1 Bedroom + Living Room + Kitchen + Bath + WC + Passage. (i.e., 1 BHK with Bath + WC) The property is at 4.2 Km. travelling distance from nearest railway station Kalyan.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Survey No. 39, Hissa No. 1/1P Part, 1/2Part of Village – Kolivali

	b)	Door No.	:	Residential Flat No. 601
	c)	C. T.S. No. / Village	:	Village – Kolivali
	d)	Ward / Taluka	:	Taluka – Kalyan
	e)	Mandal / District	:	District – Thane
	f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan
	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. 601, 6 th Floor, Wing – A, Building No. 1, "Mangeshi Dream City 1-A Co-Op. Hsg. Soc. Ltd.", Adharwadi Jail Road, Bhagirathi Nagar, Khadakpada, Village – Kolivali, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India
8.		City / Town	:	Kalyan (West), Thane
		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 – Kolivali Kalyan Dombivli Municipal Corporation
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		As per Site As per Documents
		North	:	Wing – A2 Property of Survey No. 41 (Part)
		South	:	Open Plot Property of Shri. Kacharu Dhanu Gaikar & Dhau Gaikar & Shri. Gopal
		East	:	Internal Road Layouts of Shri. Chhotalal Girdharlal Thakkar
		West	:	Building No. 2 Shree Complex Phase – III, S. No. 39/1(P)
13.		Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.
				A B As per the Deed Actuals
		North	:	Details not available Details not available

	South	:	Details not available	Details not available
	East	:	Details not available	Details not available
	West	:	Details not available	Details not available
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 427.00 (Area as per Actual site measurement) Carpet Area in Sq. Ft. = 459.00 (Area as per Agreement) Built Up Area in Sq. Ft. = 551.00 (Carpet Area as per Agreement + 20%) All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°15'38.0"N 73°07'52.7"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 459.00 (Area as per Agreement)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C. T.S. No.	:	Village – Kolivali	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Kolivali Kalyan Dombivli Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 601, 6 th Floor, Wing – A, Building No. 1, "Mangeshi Dream City 1-A Co-Op. Hsg. Soc. Ltd.", Adharwadi Jail Road, Bhagirathi Nagar, Khadakpada, Village – Kolivali, Kalyan (West), Taluka – Kalyan, District – Thane, PIN Code – 421 301, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2012 (As per Occupancy Certificate)	
5.	Number of Floors	:	Stilt + 7 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4 Flats on 6 th Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Normal	
11.	Facilities Available	:		

	Lift	:	1 Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal sewer
	Car parking	:	Stilt / Covered Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	6 th Floor
2	Door No. of the Flat	:	Residential Flat No. 601
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified flooring
	Doors	:	Teak Wood door frames with solid flush Shutter with safety door
	Windows	:	Powder Coated Aluminum sliding windows
	Fittings	:	Concealed & Open plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plaster & POP false ceiling
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Flat?	:	Normal
7	Sale Deed executed in the name of	:	Mr. Purushottam Moreshwar Bhat & Mrs. Leena Purushottam Bhat
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. = 551.00 (Carpet Area as per Agreement + 20%)
10	What is the floor space index (app.)	:	As per KDMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 427.00 (Area as per Actual site measurement) Carpet Area in Sq. Ft. = 459.00 (Area as per Agreement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 9,000.00 Expected rental income per month
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favoring 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)	: ₹ 9,000.00 to ₹ 10,000.00 per Sq. Ft.
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹ 9,500.00 per Sq. Ft. ₹ 9,087.00 per Sq. Ft (after depreciation)
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 7,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 63,840.00 per Sq. M. i.e. ₹ 5,931.00 per Sq. Ft
4A	Guideline rate (After depreciation)	₹ 58,468.00 per Sq. M. i.e. ₹ 5,432.00 per Sq. Ft.
	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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / Regn. Fees. Thus the rates differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. 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	: 11 Years
	Life of the building estimated	: 49 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 16.50%
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,087.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 7,000.00 per Sq. Ft.
	Total Composite Rate	: ₹ 9,087.00 per Sq. Ft.
	Remark:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	459.00 Sq. Ft.	9,087.00	41,70,933.00
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			
	Fair market value of the property			41,70,933.00
	The Realizable value of the property			37,53,840.00
	The Distress value of the property			33,36,746.00
	Insurable value of the property (551.00 X 2,500.00)			13,77,500.00
	Govt. Value of the property (551.00 X 5,432.00)			29,93,032.00

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 Residential Flat, where there are typically many comparables available to analyze. As the property is a residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 9,000.00 to ₹ 10,000.00 per Sq. Ft. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 9,087.00 per Sq. Ft. for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on		
i)	Saleability	Good
ii)	Likely rental values in future in	₹ 9,000.00 Expected rental income per month
iii)	Any likely income it may generate	Rental Income

Actual Site Photographs



Actual Site Photographs



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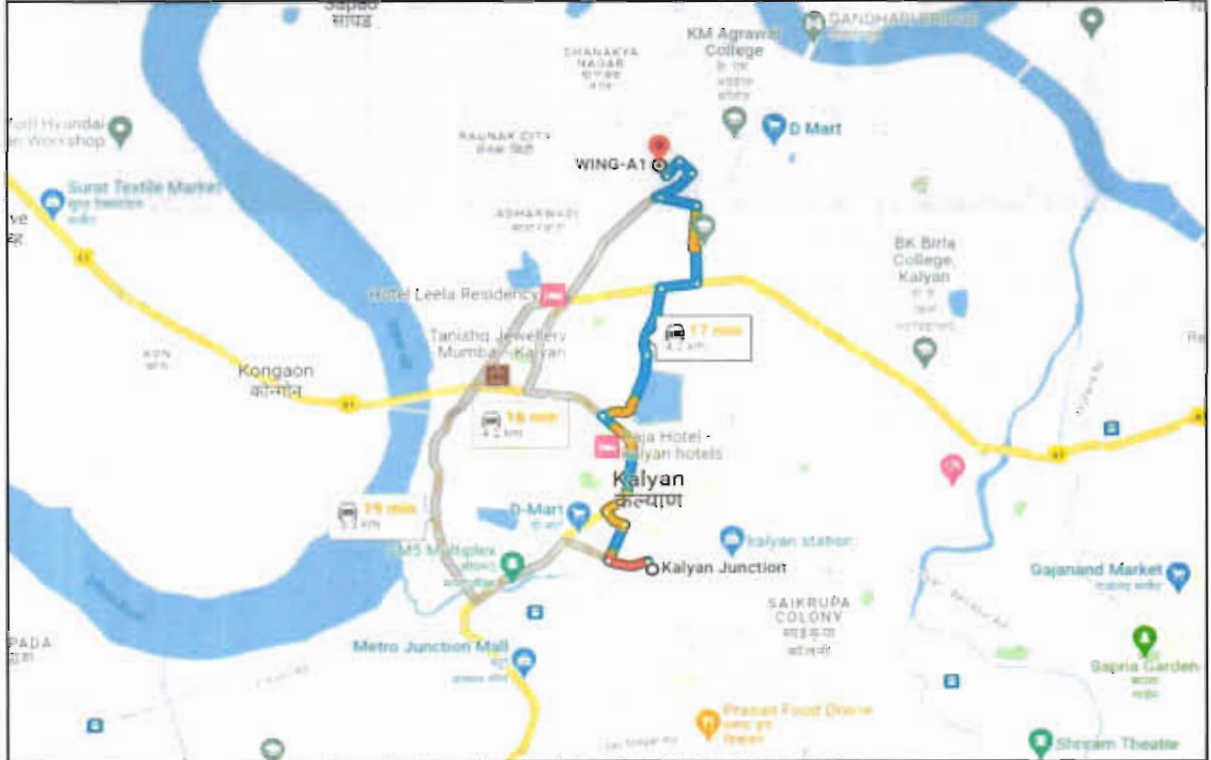
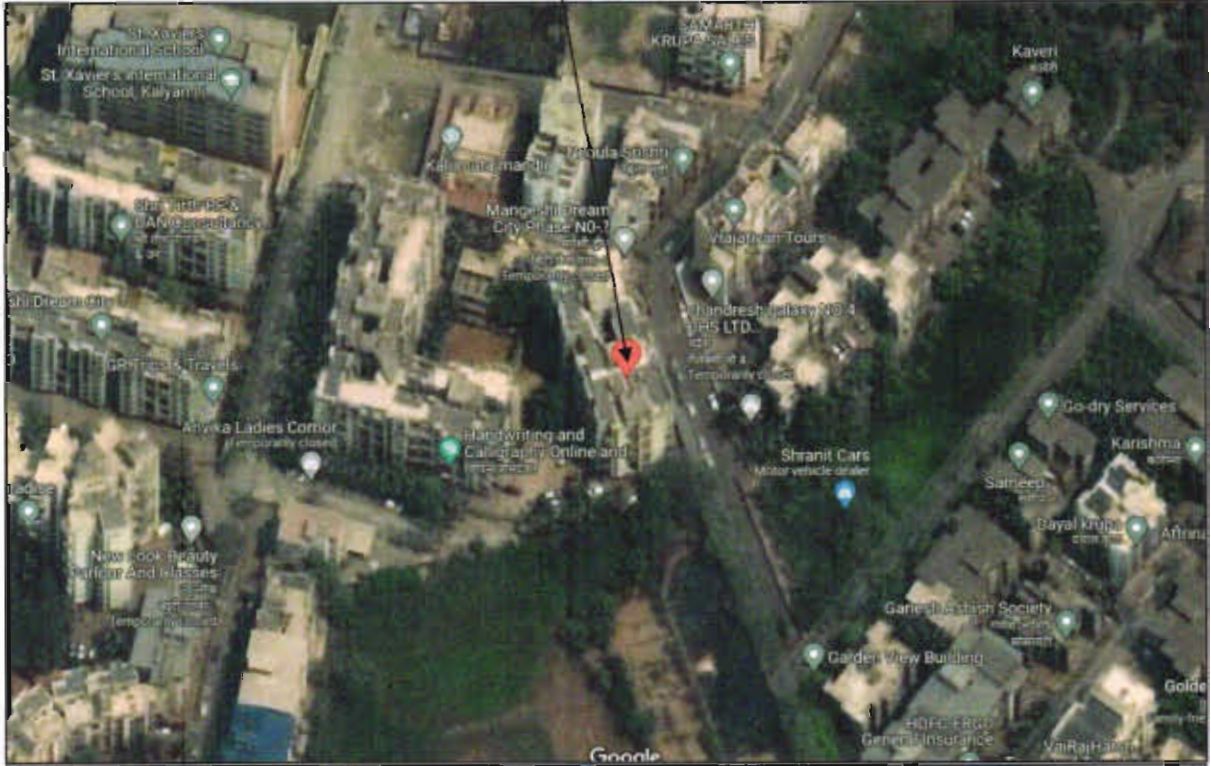


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Route Map of the property

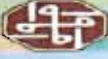
Site u/r



Longitude Latitude: 19°15'38.0"N 73°07'52.7"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 4.2 Km.)

Ready Reckoner Rate

 Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Thane
Select Taluka: Kalyan
Select Village: Gavsche Nav - Koliwali (Kalyan Dombivli)

Search By: Survey No. Location

Enter Survey No:

अवधिमान	जमीन मूल्य	निवासी मूल्य	अंशित मूल्य	औद्योगिक मूल्य (Rs./)	Attribute	
13/04-17/04/23 कोटीवारी वा सावलीसह सर्व मिळवती	12000	60600	69600	78000	69600	नं. मीटर कॉलिंग मीटर

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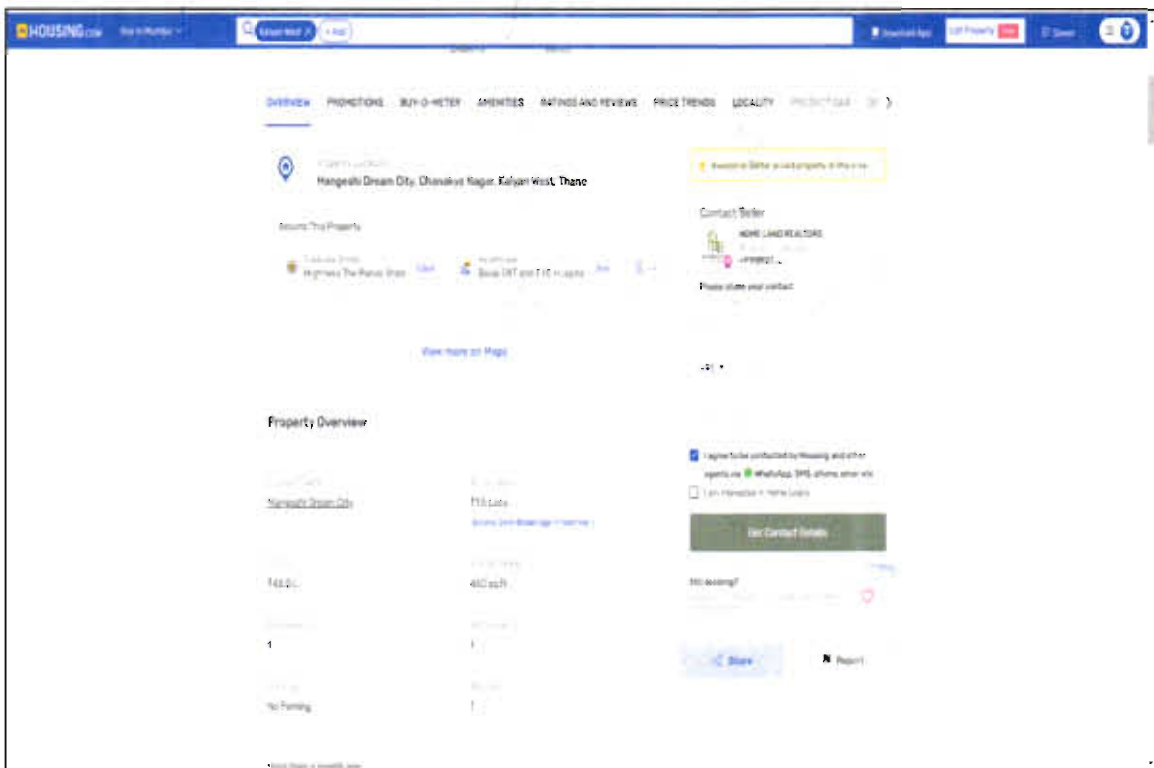
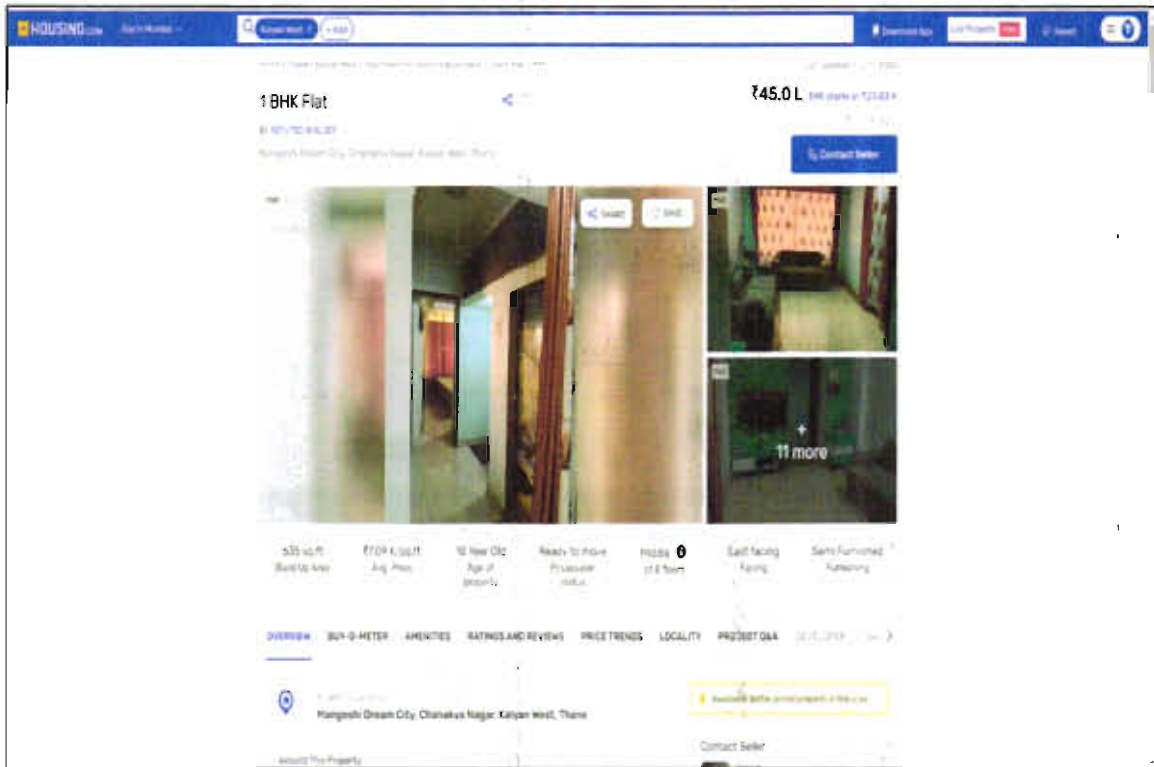
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Price Indicators



Price Indicators

The screenshot displays a property listing on the Housing.com website. The property is located in Hingray Dream City, Chanakya Nagar, Kalvas West, Thane. The listing includes a 'Property Overview' section with the following details:

Project Name	Hingray Dream City
Price	₹122 L
Property Type	1 BHK
Car Parking	1 Covered and 2 Open Parking
Area	27 sq.ft.
Status	No Change
Unit Size	555 sq.ft.
Number of Floors	2
Car Parking	10 Spaces

Additional features include 'View Home on Map', 'Contact Seller', and 'Get Contact Details'. The page also shows a 'View Here on Map' section and a 'Property Overview' section.



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Sales Instance

514573	सूची नं. २	द्वयम निबंधक दु. नि. टाणे 1
24-08-2023		दस्तावेज क्रमांक 5145/2023
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
सौदा : भाईदरपाडा		
(1)दस्तावेज प्रकार	करारनामा	
(2)सोबदला	5500001	
(3)जवाबदादा (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	4620207.92	
(4)सूचना, पोटहोल्स व वाक्यात्मक (असल्यास)	1) इतर माहिती : सदनिका क्र. 1005, दहावा मजला विल्डींग नं. बी-1, मितीर को-ऑप. ही. सो. लि. रुमाह बाली, भाईदर पाडा, घोडबंदर रोड, टाणे प. सदनिकेचे क्षेत्र 437.98 चौ. फूट कॉम्पट म्हणजेच 40.68 चौ. मी. तसेच कवर्ड पार्किंग नं. पी3-28/बी1/1005. प्लॉन नं 22/84/1अ.	
(5)क्षेत्रफळ	1) 437.98 चौ.मीटर	
(6)आकारणी किंवा जुनी देण्यात असलेले ठेका		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अडिग असल्यास प्रतिवादीचे नाव व पत्ता	1) रमाकांत मुरलीधर चव्हाण . 66 प्लॉट नं . माळा नं . इमारतीचे नाव : 1005 दहावा मजला विल्डींग नं. बी-1 मितीर को-ऑप. ही. सो. लि. रुमाह बाली भाईदर पाडा घोडबंदर रोड टाणे प. प्लॉक नं . रोड नं . महाराष्ट्र टाणे. 400615 2) रीमा रमाकांत चव्हाण . 61 प्लॉट नं . माळा नं . इमारतीचे नाव : 1005 दहावा मजला विल्डींग नं. बी-1 मितीर को-ऑप. ही. सो. लि. रुमाह बाली भाईदर पाडा घोडबंदर रोड टाणे प. प्लॉक नं . रोड नं . महाराष्ट्र टाणे. 400615	
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अडिग असल्यास प्रतिवादीचे नाव व पत्ता	1) ज्ञानवी भवल देसाई . 40 प्लॉट नं . माळा नं . इमारतीचे नाव : 37 नंदनवन सोसायटी बोड रोड रोड जमना नगर मागे सुरत सिटी गुजरात प्लॉक नं . रोड नं . गुजरात सुरत. 395007 2) भवल पंकजराय देसाई . 43 प्लॉट नं . माळा नं . इमारतीचे नाव : 37 नंदनवन सोसायटी बोड रोड रोड जमना नगर मागे सुरत सिटी गुजरात प्लॉक नं . रोड नं . गुजरात सुरत. 395007	
(9)दस्तावेज करून दिल्याचा दिनांक	30/06/2023	
(10)दस्तावेज नोंदणी केल्याचा दिनांक	30/06/2023	
(11)अनुक्रमांक, फुड व पृष्ठ	5145/2023	
(12)जवाबदादाकडमार्गे मुदत शुल्क	385010	
(13)जवाबदादाकडमार्गे नोंदणी शुल्क	30000	
(14)शेरा		
सूचनाकनासाठी विचारात घेतलेला तपशील :-		

Sales Instance

4366335 24-08-2023 Note:-Generated Through eDisplay v2.1 Module.For original report please contact concern SRO office.	सूची क्र. २	दस्तावेज क्रमांक: 4366/2023 मोहरी Regn:63m
गाव : भाईचरगाडा		
(1) अदावत क्रमांक	क्रमांकाचा	
(2) मालक	5900000	
(3) अदावत क्रमांक (आवेदनदाराच्या व्यक्तिगतदरम्यान असलेल्या वही कि. वरिष्ठ न मसुदा करणे)	4763747	
(4) अदावत, वारिष्ठता व अदावत (अदावत)	1) मर्यादा न : फ्लॉट नं.1103, माळा नं : अकलवा मजला, मिर्जा को.ऑफ.ट्री.सोल्स.लि. , इमारतीचे नाव : पुरानीक रुग्णशास्त्री कॉम्प्लेक्स, चिन्बोरी,नं. बी-1, ब्लॉक नं : भाईचरगाडा,पोस्टबंदर रोड, रोड : टाचे पश्चिम-400601, इथर माहिती : फ्लॉट नं 22/84-1अ/1,फ्लॉटचे क्षेत्र 44.00 चौ.मी. कार्पेट	
(5) क्षेत्रफळ	1) 44.00 चौ.मीटर	
(6) अदावती किंवा सूची क्रमांक असेल तेव्हा		
(7) अदावत क्रमांक देणाऱ्या / वित्त दरम्यान पदावतारचे नाव किंवा वित्त दरम्यानच्या हक्कधारका किंवा असेल अदावत क्रमांक देणाऱ्याचे नाव व पत्ता	1) निरा राहु खाम तसे कुलमुंबयारी राहु मेघराज खाम 60 फ्लॉट नं : फ्लॉट नं.१/२०२ माळा नं : दुसरा मजला इमारतीचे नाव : कमल कुत्र को.ऑफ.ट्री.सो.लि. ब्लॉक नं : बी.एम. मार्ग माहीम, रोड नं : मुंबई महाराष्ट्र MUMBAI, 400016 2) राहु मेघराज खाम 62 फ्लॉट नं : फ्लॉट नं.१/२०२ माळा नं : दुसरा मजला इमारतीचे नाव : कमल कुत्र को.ऑफ.ट्री.सो.लि. ब्लॉक नं : बी.एम. मार्ग माहीम रोड नं : मुंबई महाराष्ट्र MUMBAI, 400016	
(8) अदावत क्रमांक देणाऱ्या पदावतारचे नाव किंवा वित्त दरम्यानच्या हक्कधारका किंवा असेल अदावत क्रमांक देणाऱ्याचे नाव व पत्ता	1) मिट्टेज प्रकाश वित्तवकर 36 फ्लॉट नं : फ्लॉट नं.२०२ बी.विंग माळा नं : - इमारतीचे नाव : नामदेव अपार्टमेंट ब्लॉक नं : मिठापर रोड रोड नं : वि.पी.एम स्कूल जवळ मुंबई पूर्व मुंबई महाराष्ट्र MUMBAI, 400081 2) मेधा मिट्टेज वित्तवकर (लग्ना आधीचे नाव मेधा महेन्द्र सोनावणे) 32 फ्लॉट नं : फ्लॉट नं.२०२ बी.विंग माळा नं : - इमारतीचे नाव : नामदेव अपार्टमेंट ब्लॉक नं : मिठापर रोड रोड नं : वि.पी.एम स्कूल जवळ मुंबई पूर्व मुंबई महाराष्ट्र THANE, 400604	
(9) अदावत क्रमांक देणाऱ्या दिनांक	21/03/2023	
(10) वित्त वहीचे अदावत दिनांक	21/03/2023	
(11) अदावत क्रमांक व पृष्ठ	4366/2023	
(12) अदावत क्रमांकचे मूळ मूल्य	413000	
(13) अदावत क्रमांकचे वहीचे मूल्य	30000	
(14) टीप		
मूळदरम्यानची वित्तवकर वेगवेगळी तपशील :-		

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 41,70,933.00 (Rupees Forty One Lakh Seventy Thousand Nine Hundred Thirty Three Only). The Realizable Value of the above property is ₹ 37,53,840.00 (Rupees Thirty Seven Lakh Fifty Three Thousand Eight Hundred Forty Only). The Distress Value is ₹ 33,36,746.00 (Rupees Thirty Three Lakh Thirty Six Thousand Seven Hundred Forty Six Only).

Place: Thane

Date: 26.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
c=IN, email=manojbaburaochalikwar@vastukala.org, serialNumber=412163642023082608, postalCode=400046, st=Maharashtra,
dnQualifier=MANOJ BABURAO CHALIKWAR
Date: 2023.08.26 11:28:58 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No. MNZ:C&IC:VAL19-20

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____

only).

Date

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Signature

(Name of the Branch Manager with office Seal)

DECLARATION FROM VALUERS

- a. The information furnished in my valuation report dated 26.08.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I have valued right property.
- b. I have no direct or indirect interest in the property valued;
- c. I/We have personally inspected the property on 23.08.2023 (Mr. Nikhil Sonawane) the work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standard 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.
- g. I have read the Internal Valuation Standard (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in IVS in "General Standards" and "Asset Standards" as applicable.
- h. Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation purely and estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rates indicated are based on current market condition & these may vary with time.
- i. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges etc. if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.
- j. Bank authorities are requested to contact valuers in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- k. I abide by the Model Code of Conduct for empanelment of the valuer in the Bank.
- l. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- m. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- n. VCIPL, by reason of this report, are not required to give testimony or attendance in court or to any Government Agency with reference to the subject property unless prior arrangements and consent have been made.
- o. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Purushottam Moreshwar Bhat & Mrs. Leena Purushottam Bhat from Mr Sachin Govind Palshetkar & Mrs. Shweta Sachin Palshetkar as per vide Agreement for sale of flat dated 10.03.2016.
2.	purpose of valuation and appointing authority	As per the request from Bank of India, Bhiwandi Branch, Thane to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Nikhil Sonawane – Valuation Engineer Shobha Kuperkar – Technical Manager Pratibha Shilvanta – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 23.08.2023 Valuation Date – 26.08.2023 Date of Report – 26.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 23.08.2023
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 **26th August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area = 459.00 Sq. Ft.** in the name of **Mr. Purushottam Moreshwar Bhat & Mrs. Leena Purushottam Bhat.** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client's representative, we understand that the subject property is owned by **Mr. Purushottam Moreshwar Bhat & Mrs. Leena Purushottam Bhat**. 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is Residential Flat, admeasuring **Carpet Area = 459.00 Sq. Ft.** owned by **Mr. Purushottam Moreshwar Bhat & Mrs. Leena Purushottam Bhat**.

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 land and properties that are typically traded on a unit basis.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area = 459.00 Sq. Ft.**

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **26th 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.

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.

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 herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ 41,70,933.00 (Rupees Forty One Lakh Seventy Thousand Nine Hundred Thirty Three Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No. MNZ:C&IC:VAL19-20

Digitally signed by Manoj Baburao Chalikwar
DN: cn=Manoj Baburao Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., email=manoj.chalikwar@vastukala.org, serial=1, c=IN, postalCode=400005, streetAddress=Vastukala Consultants (I) Pvt. Ltd., Plot No. 30/30A, Sector 27, Thane, Maharashtra
CHALIKWAR
Date: 2017.08.26 17:29:49 +05:30

Auth. Sign.

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