

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-2222/23-24 Delivery Note	Dated 28-Aug-23 Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Bank Of India - Mulund (East) Mulund (East) Maruti Darshan Cooperative Housing Society Limited, 'Navghar Rd, Hanuman Chowk, Mulund East, Mumbai, Maharashtra 400081 GSTIN/UIN : 27AAACB0472C6Z4 State Name : Maharashtra, Code : 27	Buyer's Order No. Dispatch Doc No. 3330/ 2302289 Dispatched through	Dated Delivery Note Date Destination
	Terms of Delivery	

SI 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**

Remarks.

Mr. Deepak J. Belose & Mrs. Deepali D. Belose -
 Residential Flat No. 203, 2nd Floor, Wing - A, "Shree
 Gurudatta Complex Co-Op. Hsg. Soc. Ltd.", Plot No. 44,
 45 & 46, Acharya Vinobha Bhawe Road, Above Apple
 Hospital, Sector - 8A, Village - Airoli, Navi Mumbai,
 Taluka & District - Thane, PIN Code - 400 708, State -
 Maharashtra, Country - India

Company's PAN : **AADCV4303R**

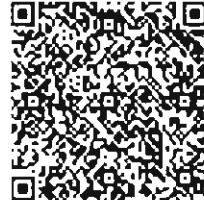
Declaration

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 : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : **VASTUKALATHANE@icici**

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

Pooja
Dagare

Authorized Signatory

This is a Computer Generated Invoice



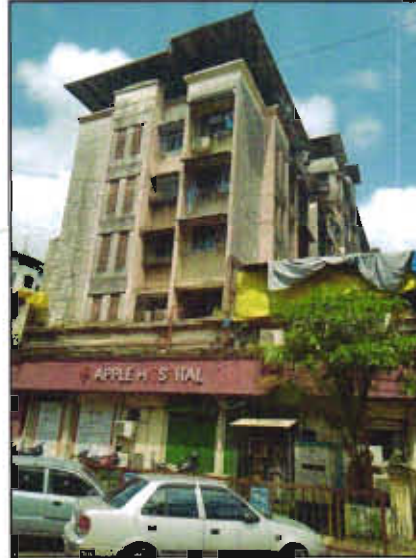
Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Deepak J. Belose & Mrs. Deepali D. Belose**

Residential Flat No. 203, 2nd Floor, Wing – A, "Shree Gurudatta Complex Co-Op. Hsg. Soc. Ltd.",
Plot No. 44,45 & 46, Acharya Vinobha Bhawe Road, Above Apple Hospital, Sector - 8A, Village – Airoli,
Navi Mumbai, Taluka & District – Thane, PIN Code – 400 708, State – Maharashtra, Country – India.

Longitude Latitude: 19°08'39.9"N 72°59'43.1"E

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Valuation Prepared for:

Bank of India

Mulund (East) Branch




Maruti Darshan Cooperative Housing Society Limited, Navghar Road, Hanuman Chowk, Mulund (East),
Mumbai – 400 081, State – Maharashtra, Country – India.



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

Our Pan India Presence at :

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

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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2nd Floor, Wing – A, "Shree Gurudatta Complex Co-Op. Hsg. Soc. Ltd.", Plot No. 44,45 & 46, Acharya Vinobha Bhawe Road, Above Apple Hospital, Sector - 8A, Village – Airoli, Navi Mumbai, Taluka & District – Thane, PIN Code – 400 708, State – Maharashtra, Country – India belongs to **Mr. Deepak J. Belose & Mrs. Deepali D. Belose.**

Boundaries of the property.

North	:	Ram Kalu Sadek Marg
South	:	Shreeji Heights Building
East	:	Nav Omkar CHSL
West	:	Acharya Vinobha Bhawe Road

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 **₹ 56,01,495.00 (Rupees Fifty Six Lakh One Thousand Four Hundred Ninety Five 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: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Thane, email=manojbaburaochalikwar@vastukala.com,
serial=115279677x889552, postalCode=400005,
cn=Manoj B. Chalikwar
emailAddress=115279677x889552, postalCode=400005, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.08.28 17:54:07 +05'30'

Auth. Sign.



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
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- 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.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andher (E), Mumbai – 400 093

To,
The Branch Manager,
Bank of India
Mulund (East) Branch
 Maruti Darshan Cooperative Housing Society Limited,
 Navghar Road, Hanuman Chowk,
 Mulund (East), Mumbai – 400 081,
 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 : 24.08.2023
	b)	Date on which the valuation is made : 28.08.2023
3.	List of documents produced for perusal: i) Copy of Agreement for sale dated 12.07.2002 Between M/s. Prathamesh Constructions (the Promoter) and Mr. Deepak J. Belose & Mrs. Deepali D. Belose (the Purchaser/s). ii) Copy of Commencement Certificate No. NMMC / TPO / BP / 575 dated 12.02.2001 issued by Navi Mumbai Municipal Corporation. iii) Copy of Part Occupancy Certificate No. NMMC / NRV / BP / 225 / 03 dated 26.03.2002 issued by Navi Mumbai Municipal Corporation.	
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. Deepak J. Belose & Mrs. Deepali D. Belose. Address: Residential Flat No. 203, 2 nd Floor, Wing – A, "Shree Gurudatta Complex Co-Op. Hsg. Soc. Ltd.", Plot No. 44,45 & 46, Acharya Vinobha Bhawe Road, Above Apple Hospital, Sector - 8A, Village – Airoli, Navi Mumbai, Taluka & District – Thane. PIN Code – 400708, State – Maharashtra, Country – India. Contact Person: Mr. Kalpesh Belose (Owner's Son) Mob No. 9167846476 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. 203 is located on 2 nd floor. The Composition of Flat is having 1 Bedroom + Living Room + Kitchen + Bath + WC. (i.e., 1 BHK with Bath + WC) The property is at 2.1 Km. travelling distance from nearest railway station Airoli.
6.	Location of property	:
	a)	Plot No. / Survey No. : Plot No. 44,45 & 46, Sector - 8A
	b)	Door No. : Residential Flat No. 203
	c)	C T S. No. / Village : Village – Airoli



	d)	Ward / Taluka	:	Taluka – Thane
	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. 203, 2 nd Floor, Wing – A, "Shree Gurudatta Complex Co-Op. Hsg. Soc. Ltd.", Plot No. 44,45 & 46, Acharya Vinobha Bhawe Road, Above Apple Hospital, Sector - 8A, Village – Airoli, Navi Mumbai, Taluka & District – Thane, PIN Code – 400708, State – Maharashtra, Country – India.
8.		City / Town	:	Airoli, 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 – Airoli Navi Mumbai 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	:	Ram Kalu Sadek Marg 15 M Wide Road
		South	:	Shreeji Heights Building Plot No. 43
		East	:	Nav Omkar CHSL Plot No. 45
		West	:	Acharya Vinobha Bhawe Road 20 M Wide Road
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. = 263.00 (Area as per Actual site measurement)



		Built Up Area in Sq. Ft. = 395.00 (Area as per Agreement)
14.1	Latitude, Longitude & Co-ordinates of Flat	: 19°08'39.9"N 72°59'43.1"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Built Up Area in Sq. Ft. = 395.00 (Area as per Agreement)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Tenant Occupied (Mr. Jagdish Ganatra) Rented since last 2 Months Present Rent – ₹ 14,000.00 per month
II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C. T.S. No.	: Village – Airoli
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Airoli Navi Mumbai Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 203, 2 nd Floor, Wing – A, "Shree Gurudatta Complex Co-Op. Hsg. Soc. Ltd.", Plot No. 44,45 & 46, Acharya Vinobha Bhave Road, Above Apple Hospital, Sector - 8A, Village – Airoli, Navi Mumbai, Taluka & District – Thane, PIN Code – 400708, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2002 (As per Part 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	: 5 Flats on 2 nd Floor
8.	Quality of Construction	: Normal
9.	Appearance of the Building	: Average
10.	Maintenance of the Building	: Average
11.	Facilities Available	:
	Lift	: No Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal sewer
	Car parking	: Open 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. 203
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Ceramic flooring
	Doors	: Teak Wood door frames with solid flush Shutter door

	Windows	:	Powder Coated Aluminum sliding windows
	Fittings	:	Concealed & Open plumbing with C.P. fittings Electrical wiring with Concealed.
	Finishing	:	Cement Plaster & POP 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?	:	Normal
7	Sale Deed executed in the name of	:	Mr. Deepak J. Belose & Mrs. Deepali D. Belose
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. = 395.00 (Area as per Agreement)
10	What is the floor space index (app.)	:	As per NMMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 263.00 (Area as per Actual site measurement)
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?	:	Tenant Occupied (Mr. Jagdish Ganatra)
15	If rented, what is the monthly rent?	:	₹ 14,000.00 Present 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)	:	₹ 13,000.00 to ₹ 16,000.00 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).	:	₹ 15,000.00 per Sq. Ft. ₹ 14,181.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,600.00 per Sq. Ft.
	II. Land + others	:	₹ 12,400.00 per Sq. Ft.



4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,07,190.00 per Sq. M. i.e. ₹ 9,958.00 per Sq. Ft.
4A	Guideline rate (After depreciation)		₹ 96,062.00 per Sq. M. i.e. ₹ 8,924.00 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)	:	₹ 2,600.00 per Sq. Ft.
	Age of the building	:	21 Years
	Life of the building estimated	:	39 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	31.50%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,781.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 12,400.00 per Sq. Ft.
	Total Composite Rate	:	₹ 14,181.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	395.00 Sq. Ft.	14,181.00	56,01,495.00
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			56,01,495.00
	The Realizable value of the property			50,41,346.00
	The Distress value of the property			44,81,196.00
	Insurable value of the property (395.00 X 2,600.00)			10,27,000.00
	Govt. Value of the property (395.00 X ₹ 8,924.00)			35,24,980.00

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

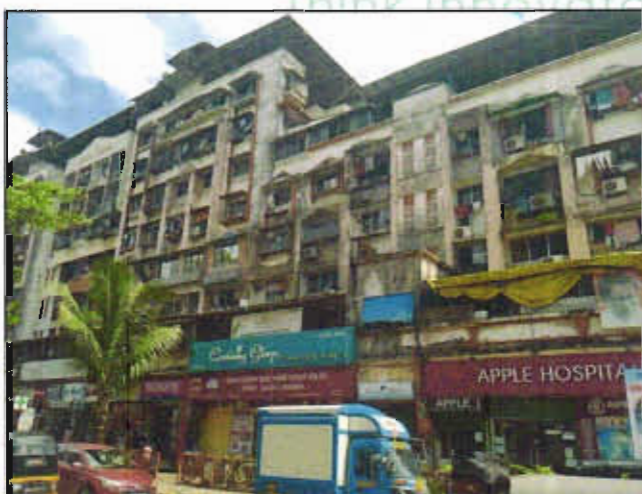
question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. 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 ₹ 13,000.00 to ₹ 16,000.00 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 ₹ 14,181.00 per Sq. Ft. (Depreciated rate) 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	₹ 14,000.00 Present rental income per month
iii)	Any likely income it may generate	Rental Income

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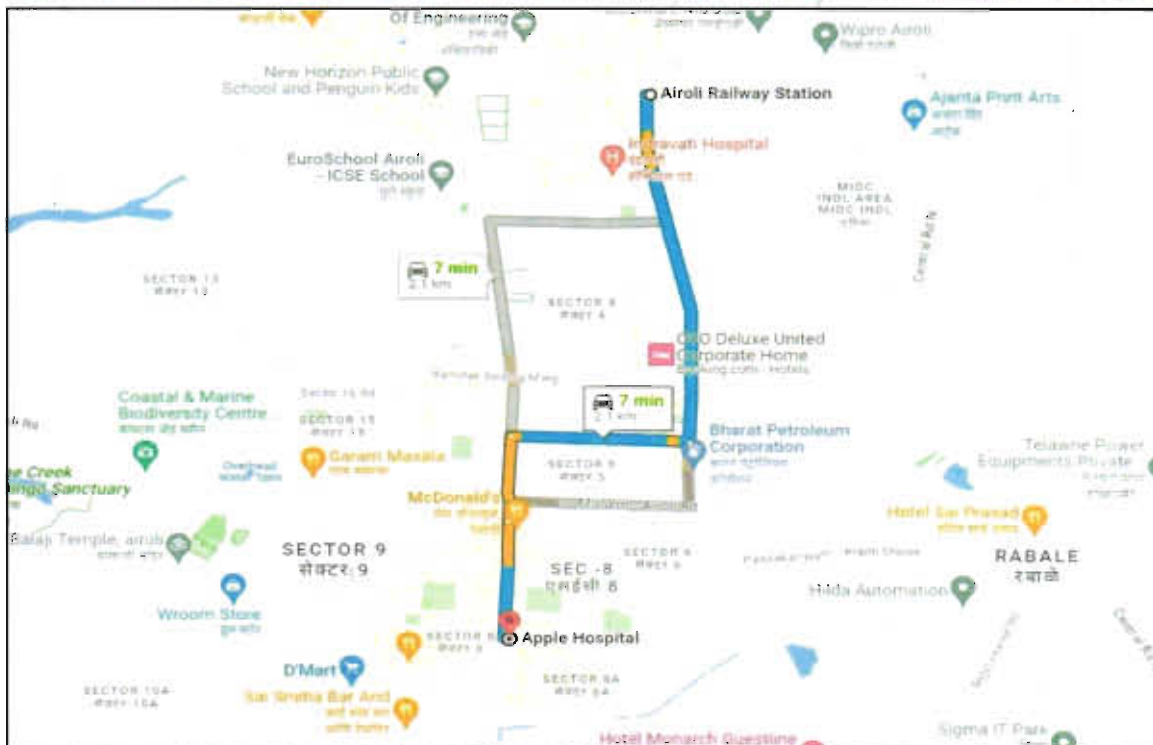


Actual Site Photographs



Route Map of the property

Site u/r



Longitude Latitude: 19°08'39.9"N 72°59'43.1"E

Note: The Blue line shows the route to site from nearest railway station (Airoli – 2.1 Km.)



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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
याजारमूल्य दर पत्रक



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Year 20232024 **Language** English

Annual Statement of Rates

Selected District

Select Taluka

Select Village

Search By Survey No Location

Sl. No.	वसतिगाव	पूरी पट्टी	मिळालेले मूल्य	नवीले	पुराने	नवीले	पुराने (Ru.)
Suravchi	1/42-दुर्गाची सोड सेक्टर नंबर 8	84200	119100	134900	148900	134900	नं. मीटर
Suravchi	1/43-दुर्गाची सोड सेक्टर नंबर 9 वी.ए.एच	28400	99700	102700	113400	102700	नं. मीटर
Suravchi	1/44-दुर्गाची सोड सेक्टर नंबर 10	42200	121600	134200	162000	134200	नं. मीटर
Suravchi	1/45-दुर्गाची सोड सेक्टर नंबर 13	31000	70500	84400	102700	84400	नं. मीटर
Suravchi	1/46-दुर्गाची सोड सेक्टर नंबर 14	36100	89100	109700	123800	109700	नं. मीटर
1 2 3 4 5 6 7 8 9 10 ...							

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Price Indicators

This screenshot shows a property listing on Magicbricks for a semi-furnished apartment. The listing includes a price of ₹75.0 Lac, a carpet area of 380 sqft, and a location in Aherli, New Mumbai. The property is described as 'Semi-Furnished' and 'Ready to Move'. The listing also features a 'Contact Owner' button and a 'Request Price' button.

Property Details:

- Price: ₹75.0 Lac
- Carpet Area: 380 sqft
- Street: Aherli, New Mumbai
- Ready to Move: Yes
- Furnishing: Semi-Furnished

More Details:

- Price Breakup: ₹75 Lac
- Booking Amount: ₹100000 [Request Now](#)
- Address: Aherli, New Mumbai - Central New Mumbai, Maharashtra
- Furnishing: Semi-Furnished

This screenshot shows a property listing on Magicbricks for an unfurnished apartment. The listing includes a price of ₹78.0 Lac, a carpet area of 400 sqft, and a location in Sector 8A, Aherli, New Mumbai. The property is described as 'Unfurnished' and 'Ready to Move'. The listing also features a 'Contact Agent' button and a 'Get Phone No.' button.

Property Details:

- Price: ₹78.0 Lac
- Carpet Area: 400 sqft
- Street: Sector 8A, Aherli, New Mumbai
- Ready to Move: Yes
- Furnishing: Unfurnished

More Details:

- Price Breakup: ₹78 Lac | ₹3,80,000 Agents Registration Charges (₹1,200 monthly)
- Booking Amount: ₹400,000 [Request Now](#)
- Address: Sector 8A, Aherli, New Mumbai - Central New Mumbai, Maharashtra
- Furnishing: Unfurnished
- Listing: Verified



Sales Instance

2126392	सूची क्र. २	दुय्यम निबंधक सह दु.नि. टाणे 8
25-08-2023		दस्तावेज क्रमांक: 2126/2023
Note -Generated Through eDisplay v2.1 Module.For original report please contact concern SRO office.		नोंदणी Regn:63m
गाव : ऐरोली		
(1)दस्तावेज प्रकार	अंतीमेट टू सेल ऑफ फ्लॉट	
(2)मोबदला	6400000	
(3)वाडाभावा (भाविपट्ट्याच्या बाबतीतपट्ट्याच्या आकाराची देवा कि पट्ट्याचे नो नमूद करावे)	5598430	
(4)मुदत, पट्ट्याच्या व पर्यायांक (अपवादित)	1) इतर माहिती : फ्लॉट न एफ 004 एफ विंग घाउड फ्लोर श्री गुरुदत्ता कॉम्प्लेक्स सी एच एम एल प्लॉट न 44,45 आणि 46 सेक्टर 8ए ऐरोली नवी मुंबई तालुका आणि त्रिभुवा टाणे क्षेत्रफळ 46.46 चौ.मी. विन्ट-अप	
(5)क्षेत्रफळ	1) 46.46 चौ मीटर	
(6)आकाराची किंवा दूरी देण्यात घेतलेले तपशील		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमान्यात प्रतिकारार्थीचे नाव व पत्ता	1) अशोक गोविंदनाथ धोलप 54 प्लॉट न : - माळ्या न : - इमारतीचे नाव : फ्लॉट न एफ 004 एफ विंग घाउड फ्लोर श्री गुरुदत्ता कॉम्प्लेक्स सी एच एम एल प्लॉट न 44,45 आणि 46 सेक्टर 8ए ऐरोली नवी मुंबई तालुका आणि 46 सेक्टर 8ए ऐरोली नवी मुंबई प्लॉट न : - रोड न : - महाराष्ट्र टाणे, 400708	
(8)दस्तावेज करून घेणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमान्यात प्रतिकारार्थीचे नाव व पत्ता	1) सोनु वसंत काबळी 58 प्लॉट न : - माळ्या न : - इमारतीचे नाव : कम न २२, पावसकर कटिज प्रभादेवी मुंबई प्लॉट न : - रोड न : - महाराष्ट्र मुंबई, 400025 2) मीरभ सोनु काबळी 25 प्लॉट न : - माळ्या न : - इमारतीचे नाव : कम न २२, पावसकर कटिज प्रभादेवी मुंबई प्लॉट न : - रोड न : - महाराष्ट्र मुंबई, 400025	
(9)दस्तावेज करून दिल्याचा दिनांक	27/01/2023	
(10)दस्तावेज नोंदणी केल्याचा दिनांक	27/01/2023	
(11)अनुक्रमांक,सह व टूट	2126/2023	
(12)वाडाभावाप्रमाणे मुद्रांक रक्कम	384000	
(13)वाडाभावाप्रमाणे नोंदणी मुद्रांक	30000	
(14)टोप		
मुद्रांकनामादी विवादान घेतलेला तपशील :-		

Sales Instance

3092536	सूची क्र. २	दृश्य निबंधक दृ.नि. टाणे ९
25-08-2023		दस्तावेज क्रमांक: 3092/2023
Note:-Generated Through eDisplay v2.1 Module.For original report please contact concern SRO office.		नोचवी : Regn:63m
गाव : कैरोली		
(1)दस्तावेज प्रकार	कृणनामा	
(2)नोचवता	6900000	
(3)आवाजाच (नॉनपट्टाच्या बाबतीतपट्टाकार आकारही देता कि पट्टेदार नें मसूद कराचें)	6103325	
(4)मुदतान .पेट्टाहिस्ता व पत्रकमाक (अमान्याम)	1) इतर माहिती : फ्लॉट नं. सी-403,4 धा मजलाधी गुगुदत्त कॉम्प्लेक्स को. ही. सो. लि. प्लॉट नं 44 ते 46,सेक्टर 8 ए.एंगोली नवी मुंबई, क्षेत्रफळ 50.65 चौ मि विन्डअप.	
(5)क्षेत्रफळ	1) 50.65 चौ मीटर	
(6)आकारही किंवा नुवी देण्यात अमेत लेखा		
(7)दस्तावेज करन देणाऱ्या / मिदून देवणाऱ्या पत्रकाराच नाव किंवा विवाची न्यायालयाचा हुकुमनामा किंवा अदालत अमान्याम प्रतिकादीचे नाव व पत्ता	1) प्रमोद त्रिकमदाम ठक्कर 52 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : फ्लॉट नं. सी-4034 धा मजलाधी गुगुदत्त कॉम्प्लेक्स को. ही. सो. लि प्लॉट नं 44 ते 46सेक्टर 8 एंगोली नवी मुंबई. रोड नं : - महाराष्ट्र टाणे. 400708 2) विदू प्रमोद ठक्कर 48 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : फ्लॉट नं. सी-4034 धा मजलाधी गुगुदत्त कॉम्प्लेक्स को. ही. सो. लि प्लॉट नं 44 ते 46सेक्टर 8 एंगोली नवी मुंबई. रोड नं : - महाराष्ट्र टाणे. 400708	
(8)दस्तावेज करन देणाऱ्या पत्रकाराचे नाव किंवा विवाची न्यायालयाचा हुकुमनामा किंवा अदालत अमान्याम प्रतिकादीचे नाव व पत्ता	1) तुषार रमेश जाधव 37 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : फ्लॉट नं. 3दलात्रय महाराज को. ही. सो. लि. प्लॉट नं. 6सेक्टर नं. 8एंगोलीनवी मुंबई. रोड नं : - महाराष्ट्र टाणे. 400708 2) मंगेश तुषार जाधव 37 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : फ्लॉट नं. 3दलात्रय महाराज को. ही. सो. लि. प्लॉट नं. 6सेक्टर नं. 8एंगोलीनवी मुंबई. रोड नं : - महाराष्ट्र टाणे. 400708	
(9)दस्तावेज करन दिव्याचा दिनांक	20/02/2023	
(10)दस्त नोचवी कान्याचा दिनांक	20/02/2023	
(11)अनुक्रमक क्रम व नुच	3092/2023	
(12)आवाजाचप्रमाचे मुद्राक मुल्य	414000	
(13)आवाजाचप्रमाचे नोचवी मुल्य	30000	
(14)अंतर		
मुद्राकनामादी विवागत केलेल्या नचवीत :-		

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 ₹ 56,01,495.00 (Rupees Fifty Six Lakh One Thousand Four Hundred Ninety Five Only). The Realizable Value of the above property is ₹ 50,41,346.00 (Rupees Fifty Lakh Forty One Thousand Three Hundred Forty Six Only). The Distress Value is ₹ 44,81,196.00 (Rupees Forty Four Lakh Eighty One Thousand One Hundred Ninety Six Only).

Place: Thane

Date: 28.08.2023

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

Digital signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, email=manoj@vastukala.org, c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, postalCode=400009, st=Maharashtra, serialNumber=1, telephoneNumber=+912018428732, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.28 17:54:19 +0530

Auth. Sign.

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

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

_____ only).

Date

Think.Innovate.Create

Signature

(Name of the Branch Manager with office Seal)

DECLARATION FROM VALUERS

- a. 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. 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 24.08.2023 (Mr. Nitin Virkar) 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. Deepak J. Belose & Mrs. Deepali D. Belose from M/s. Prathamesh Constructions as per vide Agreement for sale dated 12.07.2002.
2.	purpose of valuation and appointing authority	As per the request from Bank of India, Mulund (East) 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 Nitin Virkar – Valuation Engineer Vaishali Sarmalkar – Technical Manager Pratibha Shilvanta – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 24.08.2023 Valuation Date – 28.08.2023 Date of Report – 28.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 24.08.2023
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 **28th August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built Up Area = 395.00 Sq. Ft.** in the name of **Mr. Deepak J. Belose & Mrs. Deepali D. Belose**. 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. Deepak J. Belose & Mrs. Deepali D. Belose**. 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 **Built Up Area = 395.00 Sq. Ft.** owned by **Mr. Deepak J. Belose & Mrs. Deepali D. Belose**.

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 **Built Up Area = 395.00 Sq. Ft.**

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th 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.



