

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-2347/23-24	5-Sep-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) PUNJAB NATIONAL BANK - PLP BKC PLP BKC BRANCH PNB Pragati Tower C-9 G Block 3rd floor Bandra Kurla Complex Bandra(E),Mumbai 400051 GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	003543 / 2302421	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00
	CGST			270.00
	SGST			270.00
	Total			3,540.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:
 Mr. Rohit Shyamsundar Chaurasiya & Mr. Raviprakash Shyamsundar Chaurasiya - Residential Flat No. 910, 9th Floor, Tower No. 4, "Kalas Darshan", Village - Titwala, Titwala (East), Taluka - Kalyan, District - Thane, PIN - 421 605, 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 : **PUNJAB NATIONAL BANK**
 A/c No. : **1756002100016739**
 Branch & IFS Code : **Goregaon (E.) & PUNB0175600**



UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Rohit Shyamsundar Chaurasiya & Mr. Raviprakash Shyamsundar Chaurasiya**

Residential Flat No. 910, 9th Floor, Tower No. 4, "Kalas Darshan", Village - Titwala, Titwala (East),
Taluka - Kalyan, District - Thane, PIN – 421 605, State – Maharashtra, Country – India.

Latitude Longitude: 19°18'00.0"N 73°13'45.9"E

Thin Valuation Done for: Create

**Punjab National Bank
PLP BKC Branch**

PNB Pragati Tower C-9, G Block, 3rd Floor, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051,
State – Maharashtra, Country – India.



Our Pan India Presence at :

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

Regd. Office : B1-001, 1st/B Floor, Boomerang,
(Chandivali Farm Road, Andheri (East)),
Mumbai - 400 072, (M.S.), INDIA
Tel/Fax : +91 22 28371325/24
mumbai@vastukala.org



VALUATION OPINION REPORT

This is to certify that the under-construction property bearing Residential Flat No. 910, 9th Floor, Tower No. 4, "Kalas Darshan", Village - Titwala, Titwala (East), Taluka - Kalyan, District - Thane, PIN – 421 605, State – Maharashtra, Country – India belongs to **Mr. Rohit Shyamsundar Chaurasiya & Mr. Raviprakash Shyamsundar Chaurasiya.**

Boundaries of the property.

North : Road
South : Open Plot
East : Open Plot
West : Tower No. 3

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 this particular purpose at **₹ 19,02,300.00 (Rupees Nineteen Lakh Two Thousand Three Hundred Only)**. As per Site Inspection 15% Construction Work is Completed.

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.**

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,
e=mail=cmd@vastukala.org, c=IN
Date: 2023.09.06 11:09:38 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
PNB Empanelment No. ZO:SAMD:1138
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

Valuation Report of Immovable Property

I		General	
1.	Name and Address of the Valuer	:	Sharadkumar B. Chalikwar Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (East), Mumbai – 400 093.
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
3.	a)	Date of inspection	: 05.09.2023
	b)	Date of valuation	: 05.09.2023
	C)	Title Deed Number & Date	: 17615/2023 Dated 07.08.2023
4.	List of documents produced for perusal:		<ol style="list-style-type: none"> 1. Copy of Agreement for Sale dated 07.08.2023 between M/s. Jay Ganesh Developers (the Promoter) AND Mr. Rohit Shyamsundar Chaurasiya & Mr. Raviprakash Shyamsundar Chaurasiya (the Allottee/s) 2. Copy of RERA Registration Certificate No. P51700034000 dated 17.03.2022. 3. Copy of Commencement Certificate No. A.M. & B.P.K./ PMAY / 037 / 2022 dated 31.01.2022 issued by MHADA (Downloaded from RERA). 4. Copy of Approved Building No. EE / BP / PMAY / A / MHADA / 117 / 2022 dated 23.03.2022 issued by MHADA (Downloaded from RERA).
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p>Mr. Rohit Shyamsundar Chaurasiya & Mr. Raviprakash Shyamsundar Chaurasiya</p> <p>Address: Residential Flat No. 910, 9th Floor, Tower No. 4, "Kalas Darshan", Village - Titwala, Titwala (East), Taluka - Kalyan, District - Thane, PIN – 421 605, State – Maharashtra, Country – India.</p> <p>Contact Person: Mr. Mayur Shinde (Site / Builder Person) Contact No.: 8788175222</p> <p>Ms. Pradnya Swami (Sales Person) Contact No.: 8976869037</p> <p>Joint Ownership Details of ownership share is not available</p>
6.	Brief description of the property	:	The property is a residential flat in under construction building. The flat is located on 9 th floor in the said building. As per approved plan, the composition of residential flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Balconies (i.e., 1 BHK + 2 Toilets). The property is at 3.2 KM travelling distance from nearest railway station Titwala.
Stage of Construction			
If under construction, extent of completion			
	Foundation	Completed	RCC Plinth
			Completed

	Ground/Stilt Floors	Completed	Floors	1 st Slab Completed
	Total		15% work completed	
7.	Location of property :			
	a)	Plot No. / Survey No.	: Survey No. 73/4/A, 73/4/B, 73/4/C, 73/5/A, 73/2/A	
	b)	Door No.	: Residential Flat No. 910	
	c)	C.T.S. No. / Village	: Village – Titwala	
	d)	Ward / Taluka	: Taluka – Kalyan	
	e)	Mandal / District	: District – Thane	
	f)	Date of issue and validity of layout of approved map / plan	: Copy of Approved Building No. EE / BP / PMAY / A / MHADA / 117 / 2022 dated 23.03.2022 issued by MHADA	
	g)	Approved map / plan issuing authority	: (Downloaded from RERA).	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	: No	
	j)	Comment on unauthorizes Construction if any	: N.A., the property under consideration is Residential Flat	
	k)	Comment on demolition proceedings if any		
8.	Postal address of the property : Residential Flat No. 910, 9 th Floor, Tower No. 4, “ Kalas Darshan ”, Village - Titwala, Titwala (East), Taluka - Kalyan, District - Thane, PIN - 421 605, State - Maharashtra, Country - India.			
9.	City / Town : Titwala (East), Kalyan			
	Residential area : Yes			
	Commercial area : No			
	Industrial area : No			
10.	Classification of the area :			
	i) High / Middle / Poor : Middle Class			
	ii) Urban / Semi Urban / Rural : Urban			
11.	Coming under Corporation limit / Village Panchayat / Municipality : Village - Titwala MHADA / Kalyan-Dombivali Municipal Corporation			
12.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area : No			
13.	Boundaries of the property		As per Site	As per document
	North		: Road	Survey No. 73/2/B, 2/C, 2/D and Survey No. 8
	South		: Open Plot	Survey No. 73/5/B
	East		: Open Plot	Survey No. 8

	West	:	Tower No. 3	Survey No. 7/1, 7/2, 7/3
14.	Dimensions of the site / Flat	:	N. A. as property under consideration is a Residential Flat in the residential building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
15.	Extent of the site	:	RERA Carpet Area in Sq. Ft. = 323.00 Balcony Area in Sq. Ft. = 50.00 Total Carpet Area in Sq. Ft. = 373.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 410.00 (Carpet Area + 10%)	
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	19°18'00.0"N 73°13'45.9"E	
16.	Extent of the site considered for Valuation (least of 13A& 13B)	:	RERA Carpet Area in Sq. Ft. = 323.00 Balcony Area in Sq. Ft. = 50.00 Total Carpet Area in Sq. Ft. = 373.00 (Area as per Agreement for Sale)	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction	
II APARTMENT BUILDING				
1.	Name of the Apartment	:	Kalas Darshan	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3	Year of Construction	:	Building is under construction	
4	Number of Floors	:	Proposed Ground + 9 Upper Floors	
5	Type of Structure	:	R.C.C. framed structure	
6	Number of Dwelling units in the building	:	Proposed 20 Flats on 9 th Floor	
7	Quality of Construction	:		
8	Appearance of the Building	:	Good	
9	Maintenance of the Building	:	Building is under construction	
10	Facilities Available	:		
	Lift	:	Proposed 2 Lifts	
	Protected Water Supply	:	Proposed Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Proposed Open Car Parking	
	Is Compound wall existing?	:	Building is under construction	
	Is pavement laid around the building	:	Building is under construction	

III Residential Flat		
1	The floor in which the Flat is situated	: 9 th Floor
2	Door No. of the Flat	: Residential Flat No. 910
3	Specifications of the Flat	:
	Roof	: Proposed R.C.C. slab
	Flooring	: Proposed Vitrified tiles flooring
	Doors	: Proposed Teak wood door frame with flush doors
	Windows	: Proposed Powder Coated Aluminum Sliding Windows
	Fittings	: Proposed Concealed plumbing with C.P. fittings. Proposed wiring with Concealed.
	Finishing	: Proposed Cement Plastering
4	House Tax	:
	Assessment No.	: Building is under construction
	Tax paid in the name of:	: Building is under construction
	Tax amount:	: Building is under construction
5	Electricity Service connection No.	: Building is under construction
	Meter Card is in the name of	: Building is under construction
6	How is the maintenance of the Flat?	: Building is under construction
7	Sale Deed executed in the name of	: Mr. Rohit Shyamsundar Chaurasiya & Mr. Raviprakash Shyamsundar Chaurasiya
8	What is the undivided area of land as per Sale Deed?	: N.A.
9	What is the plinth area of the Flat?	: Built Up Area in Sq. Ft. = 410.00 (Carpet Area + 10%)
10	What is the floor space index (app.)	: As per MHADA norms
11	What is the Carpet Area of the Flat?	: RERA Carpet Area in Sq. Ft. = 323.00 Balcony Area in Sq. Ft. = 50.00 Total Carpet Area in Sq. Ft. = 373.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
13	Is it being used for Residential or Commercial purpose?	: Proposed for residential purpose
14	Is it Owner-occupied or let out?	: Building is under construction
15	If rented, what is the monthly rent?	: ₹ 4,000.00 Expected rental income per month after completion.
IV MARKETABILITY		
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
V Rate		
1	After analyzing the comparable sale instances, what is the composite rate for a similar Residential flat with same	: ₹ 4,500.00 to ₹ 5,500.00 per Sq. Ft. on Carpet Area

	specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the residential flat under valuation after comparing with the specifications and other factors with the residential flat under comparison (give details).	: ₹ 5,100.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 2,600.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: ₹ 49,875.00 Per Sq. M. i.e., ₹ 4,634.00 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 are Fixed by respective State Government for computing Stamp Duty / Rgstin. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of residential flat	: ₹ 2,500.00 per Sq. Ft.
	Age of the building	: Building is under construction
	Life of the building estimated	: 60 years (after completion) subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A.
	Depreciated Ratio of the building	
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,500.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 2,600.00 per Sq. Ft.
	Total Composite Rate	: ₹ 5,100.00 per Sq. Ft.
	Remark:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	373.00 Sq. Ft.	5,100.00	19,02,300.00

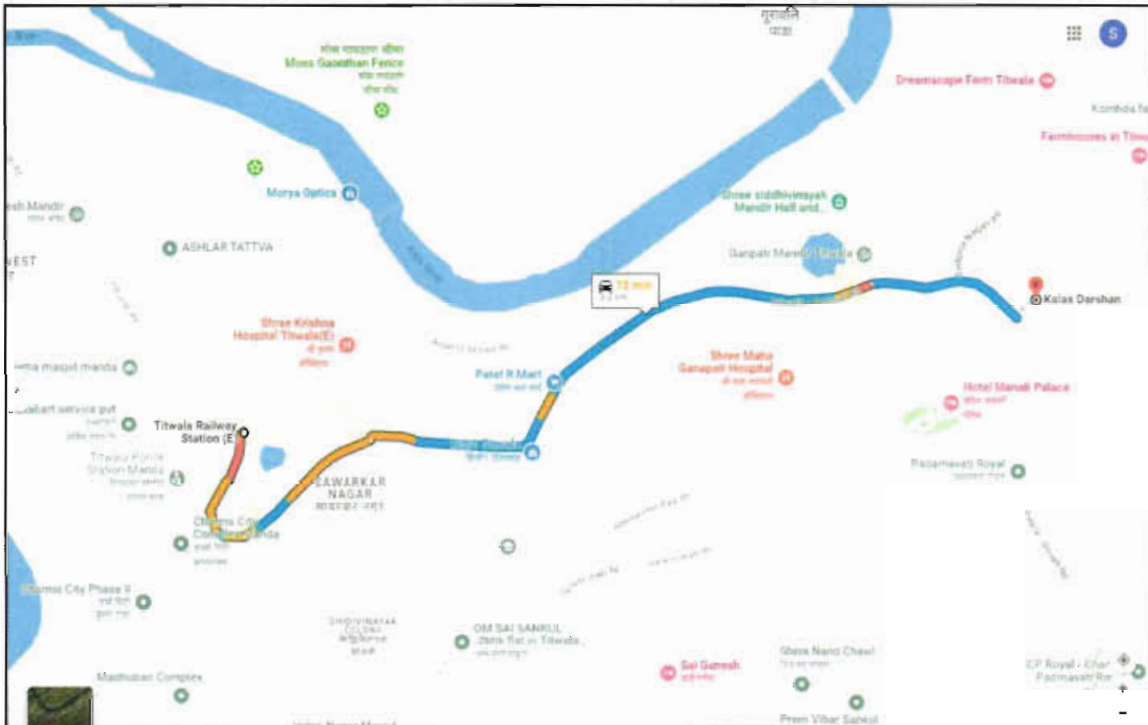
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in

Actual Site Photographs



Route Map of the property

Site μ/r



Longitude Latitude - 19°18'00.0"N 73°13'45.9"E

Note: The Blue line shows the route to site from nearest railway station (Titwala – 3.2 KM.)



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Department of Registration & Stamps
Government of Maharashtra

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महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rules User Manual
Close
Feedback

Year **Language**

20232024 English

Annual Statement of Rates

Selected District: ठाणे

Select Taluka: कल्याण

Select Village: गावाचे नाव : टिटवाळा

Search By: Survey No Location

Enter Survey No: 73

उपविभाग	चुली जमीन	निवाती सदनिका	बॉझिस	दुकाने	बीछोगिक	एकक (Rs.)	Attribute
25/77-विभाग.1 टिटवाळा (33) टिटवाळा गावातील सर्व मिळकत ती	11300	47500	54700	59400	54700	चौ. मीटर	सर्व्हे नंबर

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Price Indicators

square yards Thane Buy Rent Projects Agents Services Resources Intelligence

Home Property for Sale in Thane Property for Sale in Thane Property for Sale in Jai Ganesh Kalash Darshan, Thane 1 Bedroom 323 Sq.Ft. Apartment in Titwala Thane

Jai Ganesh Kalash Darshan
1 Bedroom 323 Sq.Ft. Apartment in Titwala Thane
Listing ID: 15025408

₹ 20 L

1 Bedroom+ Pong Room
Jaitwala Q
1 Bathroom
323 Sq Ft. (Built-up Area)
15 Divers Interested in this Property

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Overview Amenities Agent Overview About Project Commute Time Thane Reviews

Key Highlights

Safe & Secure Locality Affordable Gated Society Newly Built Family

If you are someone who is looking for an affordable and safe apartment in Thane, Thane, then look no further than Jai Ganesh Kalash Darshan.

- This gated society offers a perfect blend of safety, comfort and luxury as an affordable society is newly built with modern architecture and all the amenities you can possibly think of.
- With a 24x7 security system, you can rest assured that your family will be safe and secure here.
- The society offers a range of amenities including a gymnasium, a swimming pool, a badminton court, kids play area, and a jogging/cycle track.
- There's also power backup in case of any electrical disruptions, and a clubhouse in Ganesh Kalash Darshan offers spacious apartments that are perfect for families.

Contact our Real Estate Experts

Neha Shinde
+91 9818300000

Phone Number

Enable updates through WhatsApp

Contact Now

square yards Thane Buy Rent Projects Agents Services Resources Intelligence

Home New Projects in Thane Property in Thane Projects in Thane All Listed Real Estate

Jai Ganesh Kalash Darshan
Titwala Thane

₹ 16.25 Lac to 29.68 Lac

Status: New Launch

Project Size: 2130 units, 10 Acres
Configurations: 1,2 BHK Flats from 323 Sq. Ft. to 985 Sq. Ft. (Carpet)

2 Properties for Sale in Jai Ganesh Kalash Darshan

10249 Views | 1317 Enquiries

GET A CALL BACK

Why Invest through Square Yards?

- Zero Brokerage - 100% Saving, 0% Brokerage. We charge our customers nothing. Not today, not ever.
- Lowest Price Guaranteed - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- Full Service Support - Our sales personnel are accountable for every step - site visits, home loans & post sales.

DECISION DRIVERS

Connectivity	5.5	Locality	5.5
Lifestyle	5.5	Value for Money	5.5

Overview Price List Floor Plans Resale Listings Amenities Specifications Commute Time Location & Landmarks About Builder Quick Links FAQs

Square Yards RERA Reg: A51000000454 | Project RERA Reg: P51700034086

Contact our Real Estate Experts

Sale Instance

1618071 05-09-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	दुय्यम निबंधक सह दु.नि. कल्याण 2 दस्तावेज क्रमांक :16180/2023 नोंदपी : Regn:63m
गाव : टिटवाळा		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	1875000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेदार आकारपी देतो कि पट्टेदार ते नमूद करावे)	1812500	
(4)भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	1) इतर माहिती : मौजे टिटवाळा सर्व्हे नं.73/2/अ,73/4/अ,73/4/ब,73/4/क,73/5/अ,यावरील कळस दर्शन टॉवर नं.04 सदनिका क्र. 310 तिमरा मजला क्षेत्र 29.98 चौ.मी. कारपेट + 4.7 चौ.मी. बाल्कनी	
(5)क्षेत्रफळ	1) 29.98 चौ.मीटर	
(6)आकारपी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवापी न्यायालयाचा हुकूमनामा किंवा अदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे.जय गणेश डेव्हलपर्स तर्फे भागीदार महेश नामदेव इंगळ यांचे कबुली जबाबा करीता कुलमुस्तत्यारधारक म्हणून संतोष रामचंद्र एम्.डि 42 प्लॉट नं :- माळा नं :- इमारतीचे नाव :- ब्लॉक नं :- रोड नं :- एमटीडीसी रिसॉर्ट च्या मागे टिटवाळा पुर्व महाराष्ट्र टाणे. 421605	
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवापी न्यायालयाचा हुकूमनामा किंवा अदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) आदर्श राजाराम कोरी 39 प्लॉट नं :- माळा नं :- इमारतीचे नाव :- ब्लॉक नं :- रोड नं :- 4/403 कृष्णराज को.ऑ.हो.सो. डॉ.इ.मोसेस रोड बीएमसी गॅरिज समोर मुंबई महाराष्ट्र मुम्बई. 400018 2) राजाराम मंगरु कोरी 67 प्लॉट नं :- माळा नं :- इमारतीचे नाव :- ब्लॉक नं :- रोड नं :- 4/403 कृष्णराज को.ऑ.हो.सो. डॉ.इ.मोसेस रोड बीएमसी गॅरिज समोर मुंबई महाराष्ट्र मुम्बई. 400018	
(9)दस्तावेज करून दिल्याचा दिनांक	17/07/2023	
(10)दस्त नोंदपी केल्याचा दिनांक	17/07/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	16180/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	38500	
(13)बाजारभावाप्रमाणे नोंदपी शुल्क	18750	

Sale Instance

1632771 05-09-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	दुय्यम निबंधक सह दु.नि. कल्याण 2 दस्तऐवज क्रमांक.:16327/2023 नोंदणी : Regn:63m
गाव : टिटवाळा		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	1875000	
(3)वाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारपी देतो कि पट्टेदार ते नमूद करावे)	1903000	
(4)भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	1) इतर माहिती : , इतर माहिती : मौजे टिटवाळा सर्व्हे नं.73/2/अ,73/4/अ,73/4/ब,73/4/क,73/5/अ,यावरील कळम दर्शन टॉवर नं.06 सदनिका क्र. 810 आठवा मजला क्षेत्र 29.98 चौ.मी. कारपेट + 4.7 चौ.मी. बालकनी	
(5)क्षेत्रफळ	1) 29.98 चौ.मीटर	
(6)आकारपी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून देवणाऱ्या पक्षकारांचे नाव किंवा दिवापी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मं.जय गणेश डेव्हलपर्स तर्फे भागीदार महेश नामदेव इगळे यांचे कबुली जबाबा करीता कुलमुसत्याधारक म्हणून संतोष रामचंद्र एम्बडे 42 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : एमटीडीसी रिमोर्ट च्या मागे टिटवाळा पुर्व महाराष्ट्र टाणे. 421605	
(8)दस्तऐवज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवापी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) ज्योती विजय आरोटे 40 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : 2901 जिजाऊ वसाहत को.ऑ.हौ.सो.लि. चाळ नं. डी रुम नं. 3 मलंग रोड साईबाबा मंदिर जवळ नांदिवली व्दारली ता. कल्याण महाराष्ट्र टाणे. 421306 2) विजय दत्तात्रय आरोटे 45 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : - रोड नं : 2901 जिजाऊ वसाहत को.ऑ.हौ.सो.लि. चाळ नं. डी रुम नं. 3 मलंग रोड साईबाबा मंदिर जवळ नांदिवली व्दारली ता. कल्याण महाराष्ट्र टाणे. 421306	
(9)दस्तऐवज करून दिल्याचा दिनांक	19/07/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	19/07/2023	
(11)अनुक्रमांक,स्रड व पृष्ठ	16327/2023	
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	39100	
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	19030	

Sale Instance

1532871 05-09-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	दुय्यम निबंधक सह दु.नि. कल्याण 2 दस्तऐवज क्रमांक.:15328/2023 नोंदपी : Regn:63m
गाव : टिटवाळा		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	1875000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारपी देतो कि पट्टेदार ते नमूद करावे)	1903000	
(4)भूमापन ,प्लॉटहिस्सा व घरक्रमांक (असल्यास)	1) इतर माहिती : इतर माहिती : मौजे टिटवाळा सर्व्हे नं.73/2/अ,73/4/अ,73/4/ब,73/4/क,73/5/अ,यावरील कळस दर्शन टॉवर नं.04 सदनिका क्र.711 सातवा मजला क्षेत्र 29.98 चौ.मी. कारपेट + 4.7 चौ.मी. बालकनी	
(5)क्षेत्रफळ	1) 29.98 चौ.मीटर	
(6)आकारपी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवापी न्यायालयाचा हुकूमनामा किंवा अदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे.जय गणेश डेव्हलपर्स तर्फे भागीदार महेश नामदेव इंगळे यांचे कबुली जबाबा करीता कुलमुसल्यारधारक म्हणून संतोष रामचंद्र एम्बडे 42 प्लॉट नं. - माळा नं. - इमारतीचे नाव : - ब्लॉक नं. - रोड नं. : एमटीडीसी रिसोर्ट च्या मागे टिटवाळा पूर्व पॅन नं. AARFJ2295H महाराष्ट्र टाणे. 421605	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवापी न्यायालयाचा हुकूमनामा किंवा अदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) सौरभ रमेशचंद्र मिश्रा 24 प्लॉट नं. - माळा नं. - इमारतीचे नाव : - ब्लॉक नं. - रोड नं. : बी/12 शिवेश पार्क ए सह्याद्री पार्क जाईबाई शाळा कल्याण पूर्व पॅन नं.FNKPM9681M महाराष्ट्र टाणे. 421306 2) रमेशचंद्र कपिलमूर्ती मिश्रा 53 प्लॉट नं. - माळा नं. - इमारतीचे नाव : - ब्लॉक नं. : - रोड नं. : बी/12 शिवेश पार्क ए सह्याद्री पार्क जाईबाई शाळा कल्याण पूर्व पॅन नं.AC BPM3536G महाराष्ट्र टाणे. 421306	
(9)दस्तऐवज करून दिल्याचा दिनांक	05/07/2023	
(10)दस्त नोंदपी केल्याचा दिनांक	05/07/2023	
(11)अनुक्रमेक,खंड व पृष्ठ	15328/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	39100	
(13)बाजारभावाप्रमाणे नोंदपी शुल्क	19030	

UNDERTAKING

I, Sharadkumar B. Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment.
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. 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.
- g. My PAN Card number as applicable is AEAPC0117Q
- h. 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
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.
Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138

Date: 05.09.2023

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: 2023.09.06 11:39:58 +05'30'

Auth. Sign.



Vastukala Consultants (I) Pvt. Ltd.

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		Sameer Parab – Valuation Engineer Shyam Kajvilkar – Technical Manager Jayaraja Acharya – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 05.09.2023 Valuation Date – 05.09.2023 Date of Report – 05.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 05.09.2023
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 Commercial Godown, 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

Date: 05.09.2023

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**

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Date: 2023.09.06 11:10:12 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138



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(Annexure – V-A)

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.

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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **5th September 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 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 for this particular purpose at **₹ 19,02,300.00 (Rupees Nineteen Lakh Two Thousand Three Hundred Only)**. As per Site Inspection 15% Construction Work is Completed.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**

Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala
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Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
PNB Empanelment No. ZO:SAMD:1138



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