

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	<b>PG-2341/23-24</b>	<b>5-Sep-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) <b>JANSEVA SAHAKARI BANK-VASAI WEST</b> JAI KHODIYAR OPP GURUSWARA AMBADI ROAD VASAI WEST PALGHAR - GSTIN/UIN : 27AAAAJ1528R2ZA State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>003546 / 2302415</b>	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,000.00</b>
	<b>CGST</b>			<b>180.00</b>
	<b>SGST</b>			<b>180.00</b>
<b>Total</b>				<b>2,360.00</b>

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

**Indian Rupee Two Thousand Three Hundred Sixty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
<b>Total</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Remarks: Mr. Atul Bachchulal Jaiswal - Residential Flat No. 102, 1st Floor, Wing - G, "Shri Laxman Co-Op. Hsg. Soc. Ltd.", 100 Feet Road, Village - Dewanman, Vasai ( West), Taluka - Vasai, District - Palghar, PIN - 401 202, State - Maharashtra, India Company's PAN : <b>AADCV4303R</b> 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 : <b>ICICI BANK LTD</b> A/c No. : <b>123105000319</b> Branch & IFS Code : <b>MIG Colony, Bandra (E.), Mumbai &amp; ICIC0001231</b>  UPI Virtual ID : vastukala@icici for <b>Vastukala Consultants (I) Pvt Ltd</b> <div style="text-align: right;">Authorised Signatory</div>
--	---

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Atul Bachchulal Jaiswal**

Residential Flat No. 102, 1<sup>st</sup> Floor, Wing - G, "Shri Laxman Co-Op. Hsg. Soc. Ltd.", 100 Feet Road,  
Village - Dewanman, Vasai (West), Taluka - Vasai, District - Palghar, PIN - 401 202, State -  
Maharashtra, India.

Latitude Longitude : 19°23'0.0"N 72°49'18.0"E

### Valuation Prepared for:

**Janaseva Sahakari Bank**

**Vasai West Branch**

Jai Khodiyar Bhavan, Opp. Gurudwara, Ambadi road, Vasai West, Palghar  
401202.



#### 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,  
Chandivai 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. 102, 1<sup>st</sup> Floor, Wing - G, "Shri Laxman Co-Op. Hsg. Soc. Ltd.", 100 Feet Road, Village - Dewanman, Vasai (West), Taluka - Vasai, District - Palghar, PIN - 401 202, State - Maharashtra, India belongs to **Mr. Atul Bachchulal Jaiswal**.

Boundaries of the property

North	: Brindavan Evershine Complex & 100 Feet Road
South	: Parshva Prabhu Apartment
East	: Twinkle Star Building
West	: St. Francis High School

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 29,10,000.00 (Rupees Twenty Nine Lakh Ten Thousand Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Janaseva Sahakari Bank Empanelment No.: 36/ LOAN H.O./2016-17/232

Digitally signed by 6669021BABURAO-CHALIKWAR;  
DN: cn=6669021BABURAO-CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
email=vastu@vastu.com,  
2.5.4.20=98220664fae35d0346cf39a26865913490cf3d33441333;  
1.3.2.785.1.7.1.801632.2.guaragCodew400009, st=Maharashtra,  
serialNumber=413564564d80d8e8a2a7a58f8c4c31E217a27e  
304e285c29a327762564, email=6669021BABURAO-CHALIKWAR  
[Date: 2023.09.05 17:52:43 +05'30']

Aufh. Sign.



Encl.: Valuation report



### Our Pan India Presence at :

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

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

**Vastukala Consultants India Pvt. Ltd.**

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

To,

**The Branch Manager,  
Janaseva Sahakari Bank  
Vasai West Branch**Jai Khodiyar Bhavan, Opp. Gurudwara, Ambadi road, Vasai  
West, Palghar 401202.**VALUATION REPORT (IN RESPECT OF FLAT)**

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
2	a) Date of inspection : 04.09.2023
	b) Date of which the valuation is made : 05.09.2023
3	List of documents produced for perusal: I) Copy of Agreement For Sale Dated 28.07.2023 between Mr. Shaji Thomas (The Vendor) And Mr. Atul Bachchulal Jaiswal (The Purchaser).
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <b>Mr. Atul Bachchulal Jaiswal</b>  Residential Flat No. 102, 1 <sup>st</sup> Floor, Wing - G, " <b>Shri Laxman Co-Op. Hsg. Soc. Ltd.</b> ", 100 Feet Road, Village - Dewanman, Vasai (West), Taluka - Vasai, District - Palghar, PIN - 401 202, State - Maharashtra, India.  <u>Contact Person :</u> Mr. Vishal (Broker) Mobile No. 9890147808  Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 1 <sup>st</sup> Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Passage + W.C + Bathroom. ( <b>1 BHK</b> ). The property is at 2.9 Km. distance from Railway Station Vasai.
6	Location of property
a)	Plot No. / Survey No. : New Survey No - 14, Hissa No. 2
b)	Door No. : Residential Flat No. 102
c)	C.T.S. No. / Village : Village - Dewanman
d)	Ward / Taluka : Taluka - Vasai
e)	Mandal / District : District - Palghar



f)	Date of issue and validity of layout of approved map / plan	:	Approved Building Plan were not provided and not verified	
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	:	No	
7	Postal address of the property	:	Residential Flat No. 102, 1 <sup>st</sup> Floor, Wing - G, "Shri Laxman Co-Op. Hsg. Soc. Ltd.", 100 Feet Road, Village - Dewanman, Vasai (West), Taluka - Vasai, District - Palghar, PIN - 401 202, State - Maharashtra, India.	
8	City / Town	:		
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Dewanman Vasai Virar City 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	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Brindavan Evershine Complex & 100 Feet Road	Details is not available
	South	:	Parshva Prabhu Apartment	Details is not available
	East	:	Twinkle Star Building	Details is not available
	West	:	St. Francis High School	Details is not available
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	<b>As per the Deed</b>	<b>As per Actuals</b>
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-

14	Extent of the site	:	Carpet Area in Sq. Ft. = 304.79 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 300.00 (Area As Per Agreement For Sale)  Built Up Area in Sq. Ft. = 360.00 (Carpet Area + 20%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°23'0.0"N 72°49'18.0"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 300.00</b> <b>( Area As Per Agreement For Sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II	<b>APARTMENT BUILDING</b>		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation		Village - Dewanman, Vasai Virar City Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 102, 1 <sup>st</sup> Floor, Wing - G, " <b>Shri Laxman Co-Op. Hsg. Soc. Ltd.</b> ", 100 Feet Road, Village - Dewanman, Vasai (West), Taluka - Vasai, District - Palghar, PIN - 401 202, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1993 (As per site information)
5.	Number of Floors	:	Ground + 2 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	1 <sup>st</sup> Floor is having 4 Flats
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available		
	Lift	:	Not Provided
	Protected Water Supply	:	Municipal Water Supply

	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	1 <sup>st</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 102
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Powder Coated Aluminium Sliding
	Fittings	:	Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Details is not available
	Tax paid in the name of	:	Details is not available
	Tax amount	:	Details is not available
5.	Electricity Service connection No.	:	Details is not available
	Meter Card is in the name of	:	Details is not available
6.	How is the maintenance of the Flat?	:	Normal
7.	Sale Deed executed in the name of	:	<b>Mr. Atul Bachchulal Jaiswal</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details is not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 360.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per VVCMC norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 304.79</b> <b>(As per Area actual site measurement)</b> <b>Carpet Area in Sq. Ft. = 300.00</b> <b>(As Per Area Agreement For Sale)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose



14.	Is it Owner-occupied or let out?	:	Vacant
15.	If rented, what is the monthly rent?	:	₹ 6,000/- (Expected rented income as per month)
<b>IV</b>	<b>MARKETABILITY</b>		
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
<b>V</b>	<b>Rate</b>		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 9,600/- to ₹ 11,300/- per Sq. Ft. on Carpet Area ₹ 8,000/- to ₹ 9,400/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 9,700/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700/- per Sq. Ft.
	II. Land + others	:	₹ 7,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 54,435/- per Sq. M. i.e. ₹ 5,057/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 42,305/- per Sq. M. i.e. ₹ 3,930/- per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,700/- per Sq. Ft.
	Age of the building	:	30 years
	Life of the building estimated	:	30 years Subject to proper, preventive periodic maintenance & structural repairs.



	Depreciated building rate VI (a)	:	₹ 2,700/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 7,000/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 9,700/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	300.00 Sq. Ft.	9,700.00	29,10,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others			
	<b>Fair market value of the property</b>			<b>29,10,000.00</b>
	<b>Realizable value of the property</b>			<b>26,19,000.00</b>
	<b>Distress value of the property</b>			<b>23,28,000.00</b>
	<b>Insurable value of the property (360.00 X 2,700.00)</b>			<b>9,72,000.00</b>
	<b>Guideline value of the property (360.00 X 3,930.00)</b>			<b>14,14,800.00</b>

### Justification for Price / Rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

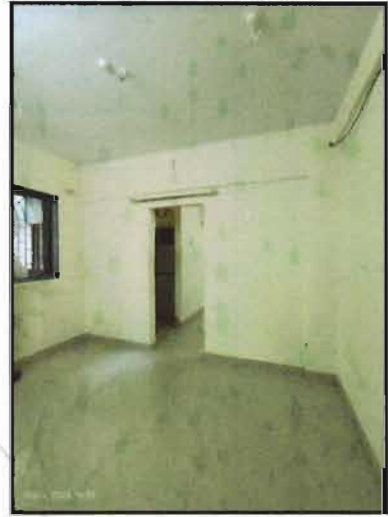
### Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for 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 ₹ 9,600.00 to ₹ 11,300.00 per Sq. Ft. on Carpet Area / ₹ 8,000.00 to ₹ 9,400.00 per Sq. Ft. on BuiltUp Area. 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 Residential and Commercial application in the locality etc. We estimate ₹9,700.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	₹ 6,000/- (Expected rented income as per month)
Any likely income it may generate	Rental Income

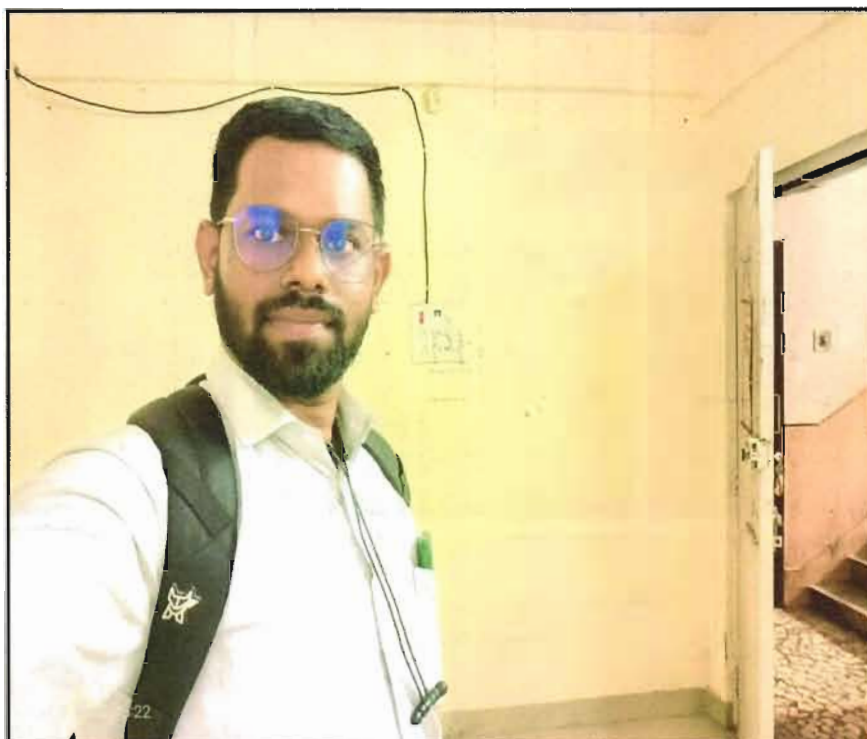
Think.Innovate.Create

## Actual Site Photographs





## Actual Site Photographs



Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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





## Route Map of the property



**Note:** Red marks shows the exact location of the property



**Longitude Latitude: 19°23'0.0"N 72°49'18.0"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Vasai - 2.9 Km.).

## Ready Reckoner Rate

**Department of Registration & Stamps** नोंदणी व मुद्रांक विभाग  
Government of Maharashtra महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close

Year: 2023/2024 Language: English

Selected District: पालघर  
Select Taluka: वसई  
Select Village: मोज दिवानमान  
Search By:  Survey No  Location  
Enter Survey No: 14 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
4-रहवास व इतर तत्सम अनुश्रेय वापरातील जमिनी	14000	57300	66600	73500	66600	चौ. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	57300.00			
Decrease by 95% on Flat Located on 1 <sup>st</sup> Floor	2865			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>54,435.00</b>	<b>Sq. Mtr.</b>	<b>5,057.18</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	14000			
The difference between land rate and building rate(A-B=C)	40,435.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>42,305.00</b>	<b>Sq. Mtr.</b>	<b>3,930.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

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

### Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%

Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate
---------------	--	--



Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

Think.Innovate.Create

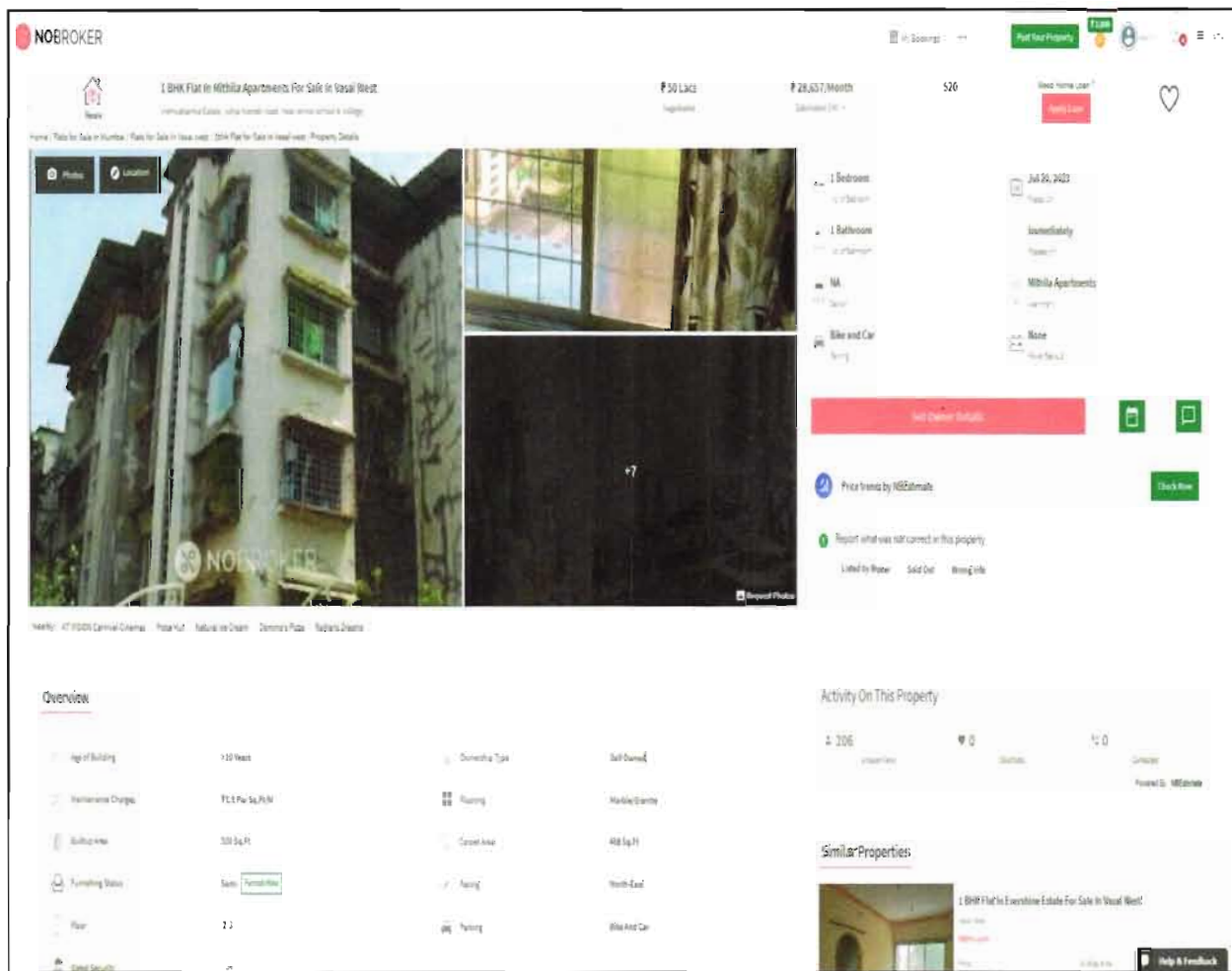
An ISO 9001:2015 Certified Company

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



## Price Indicator

Property	1 BHK Flat In Mithila Apartments For Sale In Vasai (West)
Source	Nobroker.com
Area Type	Carpet
Area	468.00 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 8,903/-
Floor	-





Property	1 BHK Flat In Mathura Chs,Vasai (West)
Source	Nobroker.com
Area Type	Carpet
Area	440.00 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 8,523/-
Floor	-

**NOBROKER**

1 BHK Flat In Mathura Chs,Vasai For Sale In Mathura Chs Ltd  
33 Years High School

₹ 45 Lacs  
₹ 25,791/Month  
550 sq. ft.

Mar 30, 2023  
Immediately  
Mathura Chs, Vasai  
Home

Get Latest Details

Price fixed by NBEestimate  
Report what was not correct in this property

**Overview**

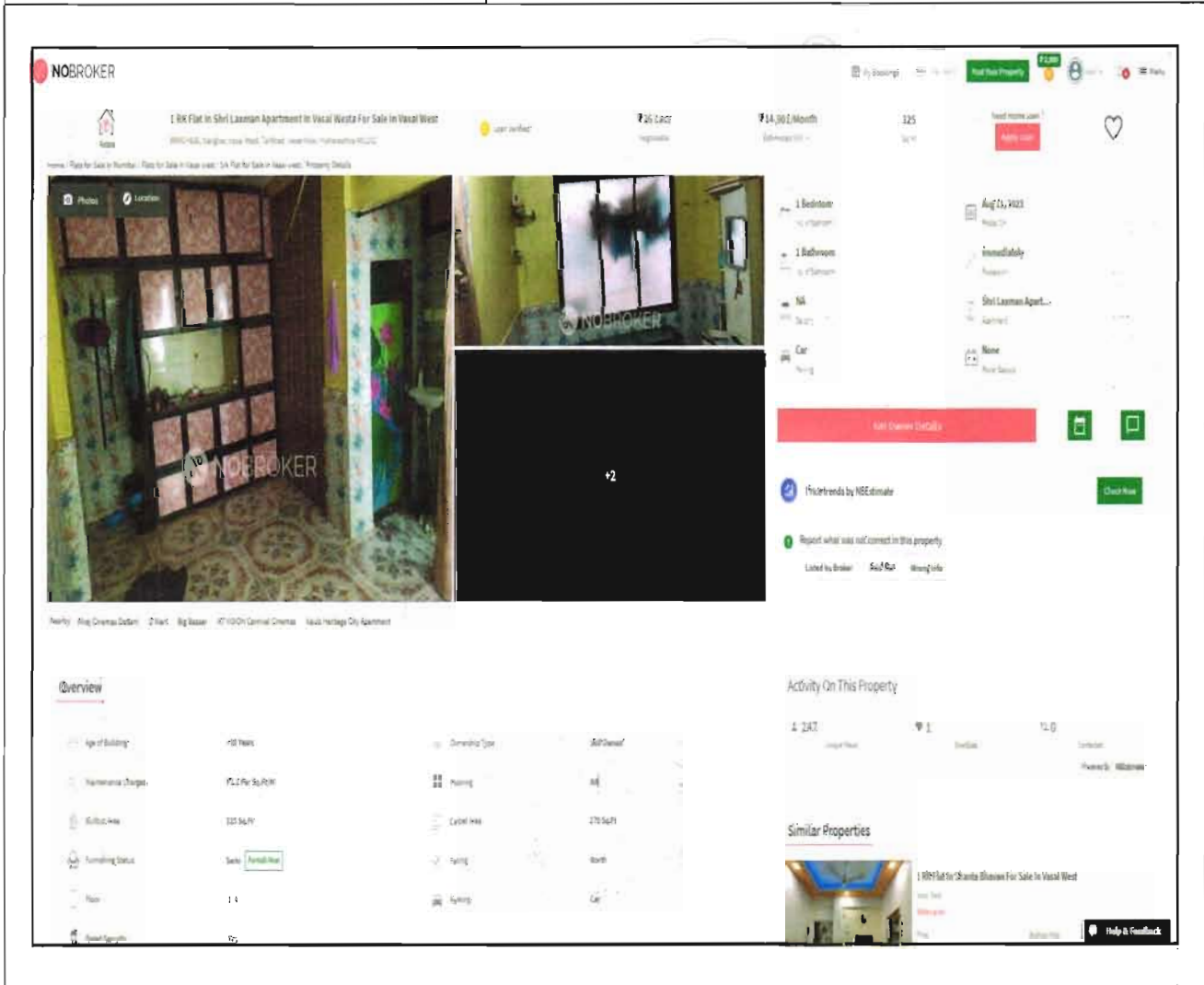
Age of building	110 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 1.5 Per Sq. Ft/M	Flooring	Marble/Granite
Built-up Area	550 Sq. Ft.	Carpet Area	440 Sq. Ft.
Furnishing Status	Sale <b>Residential</b>	Flooring	Dark Wood
Floor	33	Flooring	Car
Water Supply	Yes		

Activity On This Property

Similar Properties



Property	1 RK Flat In Shri Laxman Apartment In Vasai (West)
Source	Nobroker.com
Area Type	Carpet
Area	270.00 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 8,025/-
Floor	-



Property	1 BHK Flat In New Siddhant Chs For Sale In Vasai (West)
Source	Nobroker.com
Area Type	Built Up
Area	425.00 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 9,412/- per Sq. Ft.
Floor	-

The screenshot displays a property listing on the Nobroker.com website. The main heading is "1 BHK Flat In New Siddhant Chs For Sale In Vasai West". Key details include a price of ₹ 40 Lacs, a monthly rent of ₹ 22,025, and an area of 425 sq. ft. The listing features two photographs: one of a kitchen with a window and another of a bedroom with a bed. A sidebar on the right lists features such as 1 Bedroom, 1 Bathroom, 5A, and 5B. Below the photos, there is an "Overview" section with a grid of property details: Age of Building (100 Years), Construction Type (Self-Dwelled), Flooring (Marble/Granite), Builtup Area (425 Sq.Ft.), Furnishing Status (See), and Floor (23). Other details include 5A, 5B, and 5C, and a "Report" button. The page also shows "Activity On This Property" and "Similar Properties" sections.



As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is **₹29,10,000.00 (Rupees Twenty Nine Lakh Ten Thousand Only)**.

Place : Mumbai

Date : 05.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=Admin,  
2.5.4.20=80220649ad55d33d30c779a2d60913490c7d93d91133115279  
317d38d652, postalCode=400008, st=Maharashtra,  
serialNumber=4120a56a680c980ab2a53a8fca3d5d11511b2a394c28  
O=29a177b6230c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.05 17:52:56 +05'30'



Auth. Sign.

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Janaseva Sahakari Bank Empanelment No.: 36/ LOAN H.O./2016-17/232

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 \_\_\_\_\_

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Think.Innovate.Create

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached



**(Annexure-IV)****DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 05.09.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My engineer Sanket Karalkar has personally inspected the property on 04.09.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure



- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/ LOS) only.
- x. Further, I hereby provide the following information.

Think.Innovate.Create



No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Atul Bachchulal Jaiswal from Mr. Shaji Thomas vide Agreement For Sale dated 28.07.2023.
2	purpose of valuation and appointing authority	As per the request from Janaseva Sahakari Bank, Vasai West Branch to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Sanket Karalkar - Valuation Engineer Nitesh Khedekar - Technical Manager Pradnya Rasam - 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 - 04.09.2023 Valuation Date - 05.09.2023 Date of Report - 05.09.2023
6	inspections and/or investigations undertaken;	Physical Inspection done on - 04.09.2023
7	nature and sources of the information used or relied upon;	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 Comparative 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 Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	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





from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### **Environmental Conditions**

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### **Area**

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **300.00 Sq. Ft. Carpet Area**.

### **Condition & Repair**

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

### **Valuation Methodology**

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

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

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

### **Not a Structural Survey**



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

### Other

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

### Legal

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

### Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat, admeasuring 300.00 Sq. Ft. Carpet Area.**

## ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

Think.Innovate.Create



**Vastukala Consultants (I) Pvt. Ltd.**  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



(Annexure-V)

## 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.







### 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. 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
email=manoj@vastukala.com, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, postalCode=400008, st=Maharashtra,  
serialNumber=C2a5a55a4b8c4988b2a55a8b3c3e33f31bd2e  
79a629f2e29a3279a25a6c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.25 17:53:05 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Janaseva Sahakari Bank Empanelment No.: 36/ LOAN H.O./2016-17/232