

Tax 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 CIN: U74120MH2010PTC207869 E-Mail : accounts@vastukala.org	Invoice No. MUM/2324/SEP/152	Dated 20-Sep-23
Buyer (Bill to) Punjab National Bank -MCC MW 2 Goregaon MCC MW 2 Goregaon Rajnigandha Shopping Centre, 1st Floor, Krishna Vatika Marg Opp. Gokuldharm Temple, Goregaon (E), Mumbai 400063 GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 003610 / 2302679	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE	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			270.00		270.00	540.00

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

Company's Bank Details

Bank Name : **PUNJAB NATIONAL BANK**
 A/c No. : **1756002100016739**
 Branch & IFS Code : **Goregaon (E.) & PUNB0175600**



UPI Virtual ID : Vastukala@icici

Remarks:

Shri. Mahendrakumar Mohanlal Kothari - Residential Flat No. 014, Ground Floor, 'P/2C' Wing, "K. D. Saicon", Opp. Don Bosco School, Village Juchandra, Naigaon (East), Taluka Vasai, District Palghar, PIN 401 208, 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

for **VASTUKALA CONSULTANTS (I) PVT LTD**

Asmita Rathod

Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., email=accounts@vastukala.org, c=IN, date=2023.09.21 10:20:09 +0530

Authorised Signatory

SUBJECT TO MUMBAI JURISDICTION

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: **Shri. Mahendrakumar Mohanlal Kothari**

Residential Flat No. 014, Ground Floor, 'P/2C' Wing, "**K. D. Saicon**", Opp. Don Bosco School,
Village Juchandra, Naigaon (East), Taluka Vasai, District Palghar, PIN 401 208,
State – Maharashtra, Country – India.

Latitude Longitude: 19°21'32.1"N 72°51'14.5"E

Valuation Prepared for:

**Punjab National Bank
MCC MW 2 Goregaon Branch**

Rajnigandha Shopping Centre, 1st Floor, Krishna Vatika Marg, Opp. Gokuldharm Temple, Goregaon (East),
Mumbai – 400 063, State – Maharashtra, Country - India.



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivall 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. 014, Ground Floor, 'P/2C' Wing, "K. D. Saicon", Opp. Don Bosco School, Village Juchandra, Naigaon (East), Taluka Vasai, District Palghar, PIN 401 208, State – Maharashtra, Country – India belongs to **Shri. Mahendrakumar Mohanlal Kothari**.

Boundaries of the property.

North	:	Darshan Building
South	:	Rashmi Building
East	:	Open Land
West	:	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 this particular purpose at **₹ 20,55,040.00 (Rupees Twenty Lakh Fifty-Five Thousand Forty 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.

Sharadkumar
B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.09.23 10:03:15 +05'30'

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.



www.vastukala.org

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. B1-001, U/B Floor, Boomerang , Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.
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	:	17.09.2023
	b) Date of valuation	:	22.09.2023
	c) Title Deed Number & Date	:	Agreement for Sale, Registration No. Vasai 4-4762-2013, Agreement for Sale Dated 14.11.2013
4.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 14.11.2013 between M/s. K. D. Venture (Builder / Promoter) AND Shri. Mahendrakumar Mohanlal Kothari (Purchaser/s) 2. Copy of Amended Plan Approval Letter No. CIDCO / VWSR / AM / BP-356 / E / 1217 dated 04.09.2003 issued by CIDCO.		
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)	:	Shri. Mahendrakumar Mohanlal Kothari Address: Residential Flat No. 014, Ground Floor, 'P/2C' Wing, " K. D. Saicon ", Opp. Don Bosco School, Village Juchandra, Naigaon (East), Taluka Vasai, District Palghar, PIN 401 208, State – Maharashtra, Country – India. Contact Person: Mr. Aryind Malviya (Representative of Owner) Contact No.: 8850601368 Sole Ownership
6.	Brief description of the property	:	The property is a residential flat located on Ground Floor. The composition of flat is 2 Bedroom + Living Room + Kitchen + WC + Bath (i.e., 2 BHK with WC + Bath) – As per Sale Plan . The property is at 3.5 KM. travelling distance from nearest railway station Naigaon. As per site inspection, the flat is converted into shop. Change of user not provided for our verification.
7.	Location of property	:	
	a) Plot No. / Survey No.	:	Old Survey No. 280, New Survey No. 307, Hissa No. 2 and Old Survey No. 279, New Survey No. 306, Hissa No. 4 of Village Juchandra
	b) Door No.	:	Residential Flat No. 014
	c) C.T.S. No. / Village	:	Village - Juchandra
	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	
	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. 014, Ground Floor, 'P/2C' Wing, "K. D. Saicon", Opp. Don Bosco School, Village Juchandra, Naigaon (East), Taluka Vasai, District Palghar, PIN 401 208, State – Maharashtra, Country – India.	
9.		City / Town	:	Naigaon (East), Palghar	
		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 – Juchandra Vasai – Virar 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	:	Darshan Building	Details not available
		South	:	Rashmi Building	Details not available
		East	:	Open Land	Details not available
		West	:	Road	Details not available
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	:	-	-

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	304.00 Sq. Ft.	6,760.00	20,55,040.00

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 comparable 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 i.e. ₹ 6,500.00 to ₹ 7,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, 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 residential and commercial application in the locality etc. We estimate ₹ 6,760.00 per Sq. Ft. on Carpet Area (After Depreciation) for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications ₹ 20,55,040.00 (Rupees Twenty Lakh Fifty-Five Thousand Forty Only).

I	Date of Purchase of Immovable Property	:	14.11.2013
II	Purchase Price of immovable property	:	₹ 30,00,000.00
III	Book value of immovable property:	:	₹ 32,10,000.00
IV	Fair Market Value of immovable property:	:	₹ 20,55,040.00
V	Realizable Value of immovable property:	:	₹ 18,49,536.00
VI	Distress Sale Value of immovable property:	:	₹ 16,44,032.00
VII	Guideline Value (365.00 Sq. Ft. X 4,191.00)	:	₹ 15,29,715.00
VIII	Insurable value of the property (365.00 Sq. Ft. X 2,000.00)	:	₹ 7,30,000.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 12

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts

Think.Innovate.Create

Actual Site Photographs



Think.Innovate.Create

14

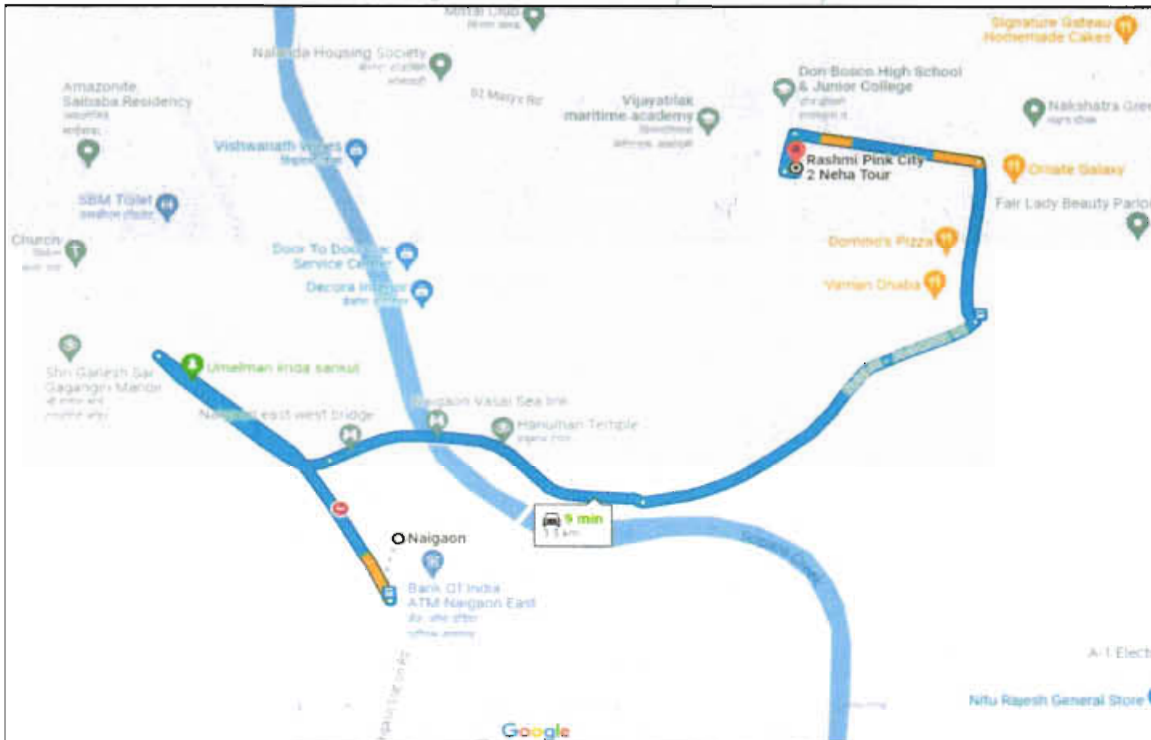


Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



Route Map of the property

Site u/r



Longitude Latitude - 19°21'32.1"N 72°51'14.5"E

Note: The Blue line shows the route to site from nearest railway station (Naigaon – 3.5KM.)

Ready Reckoner Rate

Department of Registration & Stamps Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन															
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन																	
बाजारमूल्य दर पत्रक																	
Home	Valuation Rules	User Manual	Close Feedback														
Year 20232024	<i>Annual Statement of Rates</i>		Language English														
Selected District	पायळर																
Select Taluka	बसाई																
Select Village	गावाचे नांव - मौजे जुंदा																
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location																
Enter Survey No	307 <input type="button" value="Search"/>																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>उपविभाग</th> <th>बुधी वमीन</th> <th>निवाडी वसतिग</th> <th>खोलीस</th> <th>दुकाने</th> <th>औद्योगिक</th> <th>एकक (Rs./) Attribute</th> </tr> </thead> <tbody> <tr> <td>5-रहिल्यास व इतर उत्तम अनुश्रेय वापरातील जमिनी</td> <td>9650</td> <td style="border: 2px solid red;">48200</td> <td>55900</td> <td>63500</td> <td>55900</td> <td>चौ. मीटर सधूँ संबर</td> </tr> </tbody> </table>				उपविभाग	बुधी वमीन	निवाडी वसतिग	खोलीस	दुकाने	औद्योगिक	एकक (Rs./) Attribute	5-रहिल्यास व इतर उत्तम अनुश्रेय वापरातील जमिनी	9650	48200	55900	63500	55900	चौ. मीटर सधूँ संबर
उपविभाग	बुधी वमीन	निवाडी वसतिग	खोलीस	दुकाने	औद्योगिक	एकक (Rs./) Attribute											
5-रहिल्यास व इतर उत्तम अनुश्रेय वापरातील जमिनी	9650	48200	55900	63500	55900	चौ. मीटर सधूँ संबर											

Stamp Duty Ready Reckoner Market Value Rate for Flat	48,200.00			
No increase on Flat Located on Ground Floor	0.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	48,200.00	Sq. Mt.	4,478.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	9,650.00			
The difference between land rate and building rate (A – B = C)	38,550.00			
Depreciation Percentage as per table (D) [100% - 08%] (Age of the Building – 08 Years)	92%			
Rate to be adopted after considering depreciation [B + (C x D)]	45,116.00	Sq. Mt.	4,191.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Ceased 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



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Price Indicators

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence

Kothari K D Saicon
1 Bedroom 550 Sq.Ft. Apartment in Naigaon East Mumbai
 Listing ID: 5488722

₹ 29 L

1 Bedroom + Study Room
 Unfurnished
 2 Bathroom
 550 Sq. Ft. (Built-up Area)
 East

Get Instant Home Loan | Request to Call

Home Amenities Agent Overview About Project Data Intelligence Commute Time

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence

Kothari K D Saicon
 Naigaon East Mumbai

₹ 15.63 Lac to 37.08 Lac

Status: Ready to Move

Project Size: 85 Units / 1 Acres
 Configuration: Flat Starts from 242 Sq. Ft. / 274 Sq. Ft. (Cover)
 1 Properties for Sale in Kothari K D Saicon
 2 Properties for Rent in Kothari K D Saicon

Why Invest through Square Yards?

- Zero Brokerage - 100% Service, 0% Brokerage. No charge for customers nothing. No today, no ever.
- Lowest Price Guaranteed - Highly unlikely but if you find a lower price anywhere, let us and we will match it.
- Full Service Support - Our sales personnel are accountable for every step - and work from start to end.

Rating

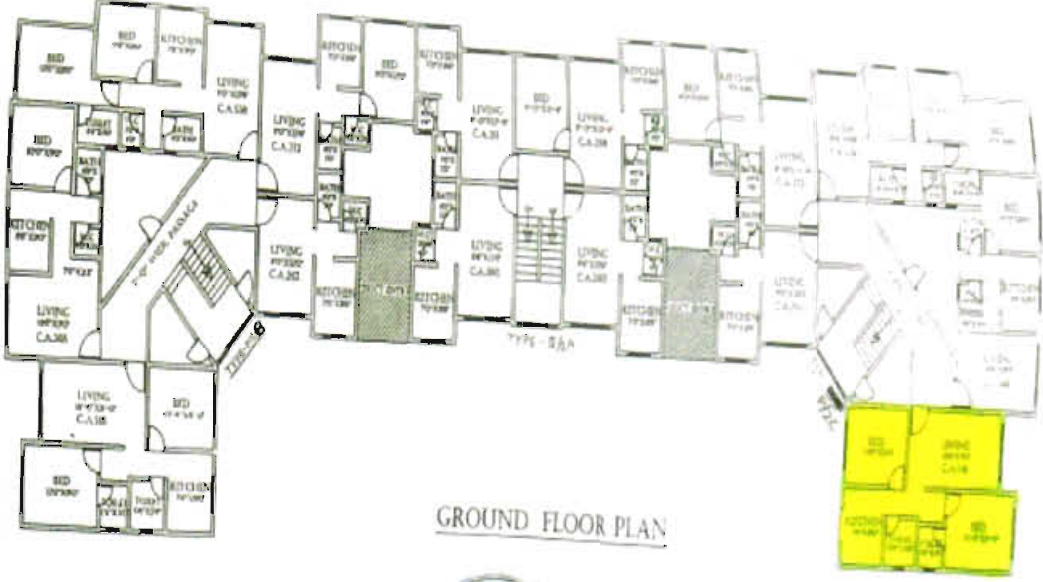
Spans & Columns	★★★★☆	Area	★★★★☆	Green Area	★★★★☆	Large
Clubhouse	★★★★☆	Perms	★★★★☆	Fitings & Possibility	★★★★☆	Super
Specifications	★★★★☆		★★★★☆		★★★★☆	Super

Decision Drivers

Connectivity	82	Locality	73
Lifestyle	84	Value for Money	72

361 Views | 10 Enquiries | GET A CALL BACK

Sale Plan



GROUND FLOOR PLAN

Flat/Shop No. : 014
on Floor : Grd
in Bldg. No. : P/2C
Area : 518 sq.ft Carpet

Builders Sign: _____
Purchaser's Sign: _____

Joint Sub-Registrar
Thane (Rural)

100/100 K. 100/100 K. 100/100 K.

Think.Innovate.Create

100



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration in the name of Shri. Mahendrakumar Mohanlal Kothari as per Agreement for Sale dated 14.11.2013
2.	Purpose of valuation and appointing authority	As per the request from MCC MW 2 Goregaon Branch to assess Fair Market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Chandan Singh – Valuation Engineer Rashmi Jadhav – 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 – 17.09.2023 Valuation Date – 22.09.2023 Date of Report – 22.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 17.09.2023
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

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall



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 **22nd 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 knowledgeably 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 **₹ 20,55,040.00 (Rupees Twenty Lakh Fifty-Five Thousand Forty Only)**.

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, email=cmd@vastukala.org, c=IN
Date: 2023.09.23 10:03:32 +05'30'


Auth. Sign.

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



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org

