

**PROFORMA INVOICE**

|   |                         |                       |
|---|-------------------------|-----------------------|
| <b>Vastukala Consultants (I) Pvt Ltd</b><br>B1-001,U/B FLOOR,<br>BOOMERANG,CHANDIVALI FARM ROAD,<br>ANDHERI-EAST 400072<br>GSTIN/UIN: 27AADCV4303R1ZX<br>State Name : Maharashtra, Code : 27<br>E-Mail : accounts@vastukala.org   | Invoice No.             | Dated                 |
|   | <b>PG-2431/23-24</b>    | <b>12-Sep-23</b>      |
|   | Delivery Note           | Mode/Terms of Payment |
|   |                         | <b>AGAINST REPORT</b> |
|   | Reference No. & Date.   | Other References      |
|   |                         |                       |
| Buyer (Bill to)<br><b>STATE BANK OF INDIA</b><br>RACPC SION BRANCH<br>B-603 & 604,Kohinoor City,Commercial-1 6th Floor,Kirol<br>Road,Off L.B.S.Marg,Kurla (West), Mumbai - 400070<br>State - Maharashtra, Country - India<br>GSTIN/UIN : 27AAACS8577K2ZO<br>State Name : Maharashtra, Code : 27 | Buyer's Order No.       | Dated                 |
|   |                         |                       |
|   | Dispatch Doc No.        | Delivery Note Date    |
|   | <b>003620 / 2302511</b> |                       |
|   | Dispatched through      | Destination           |
|   |                         | Terms of Delivery     |

| SI No. | Particulars   | HSN/SAC | GST Rate | Amount          |
|--------|---|---------|----------|-----------------|
| 1      | <b>VALUATION FEE</b><br>(Technical Inspection and Certification Services) | 997224  | 18 %     | <b>2,500.00</b> |
|        | <b>CGST</b>   |         |          | <b>225.00</b>   |
|        | <b>SGST</b>   |         |          | <b>225.00</b>   |
|        | <b>Total</b>  |         |          | <b>2,950.00</b> |

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

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

| HSN/SAC      | Taxable Value   | Central Tax |               | State Tax |               | Total Tax Amount |
|--------------|-----------------|-------------|---------------|-----------|---------------|------------------|
|              |                 | Rate        | Amount        | Rate      | Amount        |                  |
| 997224       | 2,500.00        | 9%          | 225.00        | 9%        | 225.00        | 450.00           |
| <b>Total</b> | <b>2,500.00</b> |             | <b>225.00</b> |           | <b>225.00</b> | <b>450.00</b>    |

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

**Remarks:**

Mr. Nitin Kumar Shukla & Mrs. Neha Nitin Kumar Shukla - Residential Flat No. 1801, 18th Floor, Building No. CL/04-B1, Tower No. 7, "Serenity", My City Phase – II Cluster 4, Runwal My City, Diva Manpada Road, Off. Kalyan Shilphata Road, Village – Usarghar, Dombivali (East), Thane – 421 201, 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 : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

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

Authorised Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Nitin Kumar Shukla & Mrs. Neha Nitin Kumar Shukla**

Residential Flat No. 1801, 18<sup>th</sup> Floor, Building No. CL/04-B1, Tower No. 7, "**Serenity**", My City Phase – II Cluster 4, Runwal My City, Diva Manpada Road, Off. Kalyan Shilphata Road, Village – Usarghar, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India.

Latitude Longitude: 19°10'43.8"N 73°04'31.3"E

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### Valuation Done for:

**State Bank of India**

**RACPC Sion Branch**

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirod Road, Off L.B.S. Marg, Kurla (West), Mumbai, Pin Code – 400 070, 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, G/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1801, 18<sup>th</sup> Floor, Building No. CL/04-B1, Tower No. 7, "Serenity", My City Phase – II Cluster 4, Runwal My City, Diva Manpada Road, Off. Kalyan Shilphata Road, Village – Usarghar, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India belongs to **Mr. Nitin Kumar Shukla & Mrs. Neha Nitin Kumar Shukla.**

Boundaries of the property.

North : Internal Road  
South : Internal Road  
East : Tower No. 12  
West : Tower No. 2

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 71,49,000.00 (Rupees Seventy One Lakh Forty Nine 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA,  
c=IN, email=manoj.chalikwar@vastukala.com, serial=25420, version=3  
2.5.4.20=9827b6e0ad050d334bc979c0886913490c3d3d418331  
15279d17a18b5652, postalCode=400068, st=Maharashtra,  
serialNumber=97a56a56628cc89462a255affce3c6b31731b2d4  
94e282c79a37796c234c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.22 16:56:06 +05'30'

*Manoj Chalikwar*



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
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 (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

**The Assistant General Manager,****State Bank of India****RACPC Sion Branch**

B-603 &amp; 604, Kohinoor City, Commercial-1,

6<sup>th</sup> Floor, Kirod Road, Off L.B.S. Marg, Kurla

(West), Mumbai, Pin Code – 400 070,

State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

| I  |   | General |   |
|----|---|---------|---|
| 1. | Purpose for which the valuation is made   | :       | To assess realizable value of the property for Bank Loan Purpose.   |
| 2. | a) Date of inspection   | :       | 08.09.2023  |
|    | b) Date on which the valuation is made  | :       | 12.09.2023  |
| 3. | List of documents produced for perusal:   |         |   |
|    | 1) Copy of Agreement for Sale dated 29.08.2023 Between Horizon Projects Private Limited (the Promoter) and Mr. Nitin Kumar Shukla & Mrs. Neha Nitin Kumar Shukla (the Purchasers).                              |         |   |
|    | 2) Copy of Developer's Letter dated 20.08.2018  |         |   |
|    | 3) Copy of RERA Certificate No. P51700008440 dated 09.09.2021.  |         |   |
|    | 4) Copy of Occupancy Certificate No. SROT / Growth Centre / 2401 / BP / ITP – OC / Usarghar – Sandap – 01 / Vol – 20 / 1604 / 2022 dated 12.12.2022 issued by Mumbai Metropolitan Region Development Authority. |         |   |
|    | 5) Copy of Interior Cost Letter issued by Home Interior Designs E Commerce Pvt. Ltd.  |         |   |
| 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)  | :       | <p><b>Mr. Nitin Kumar Shukla &amp; Mrs. Neha Nitin Kumar Shukla</b></p> <p><b>Address:</b> Residential Flat No. 1801, 18<sup>th</sup> Floor, Building No. CL/04-B1, Tower No. 7, "<b>Serenity</b>", My City Phase – II Cluster 4, Runwal My City, Diva Manpada Road, Off. Kalyan Shilphata Road, Village – Usarghar, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India.</p> <p><b>Contact Person:</b><br/>Mr. Vinod Thakare (Customer Relationship Manager)<br/>Contact No. 7208497596</p> <p>Joint Ownership<br/>Details of ownership share is not available</p> |
| 5. | Brief description of the property (Including Leasehold / freehold etc.)   | :       | The property is a residential flat located on 18 <sup>th</sup> Floor. As per site information, the composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets +  |

|     |   |  |  |
|-----|---|--|--|
|     |   |  | Passage (i.e. 2BHK with 2 Toilets). The property is at 6.4 Km. travelling distance from nearest railway station Dombivali.   |
| 6.  | Location of property  | :  |  |
|     | a)  | Plot No. / Survey No.  | : Survey No. 17/1, 17/2, 17/3/A, 17/3/B, 17/4, 17/5, 37/1, 37/2, 38/1 to 38/4, 70/9 to 70/11 & Other at Village Usarghar   |
|     | b)  | Door No.   | : Residential Flat No. 1801  |
|     | c)  | T.S. No. / Village   | : Village – Usarghar   |
|     | d)  | Ward / Taluka  | : Taluka – Kalyan  |
|     | e)  | Mandal / District  | : District – Thane   |
|     | f)  | Date of issue and validity of layout of approved map / plan                | : As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.   |
|     | g)  | Approved map / plan issuing authority                                      | :  |
|     | h)  | Whether genuineness or authenticity of approved map/ plan is verified      | :  |
|     | i)  | Any other comments by our empanelled valuers on authentic of approved plan | No   |
| 7.  | Postal address of the property  | :  | Residential Flat No. 1801, 18 <sup>th</sup> Floor, Building No. CL/04-B1, Tower No. 7, "Serenity", My City Phase – II Cluster 4, Runwal My City, Diva Manpada Road, Off. Kalyan Shilphata Road, Village – Usarghar, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India. |
| 8.  | City / Town   | :  | Dombivali (East), Thane  |
|     | Residential area  | :  | Yes  |
|     | Commercial area   | :  | No   |
|     | Industrial area   | :  | No   |
| 9.  | Classification of the area  | :  |  |
|     | i) High / Middle / Poor   | :  | Middle Class   |
|     | ii) Urban / Semi Urban / Rural  | :  | Urban  |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality   | :  | Village – Usarghar<br>MMRDA / Kalyan Dombivali Municipal Corporation   |
| 11. | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | :  | No   |
| 12. | Boundaries of the property  |  | <b>As per actual Site</b> <b>As per Agreement</b>  |
|     | North   | :  | Internal Road      Details not available   |
|     | South   | :  | Internal Road      Details not available   |
|     | East  | :  | Tower No. 12      Details not available  |
|     | West  | :  | Tower No. 2      Details not available   |
| 13  | Dimensions of the site  |  | N. A. as property under consideration is a flat in an  |

|                              |  | apartment building. |   |
|------------------------------|--|---------------------|---|
|                              |  | A                   | B   |
|                              |  | As per the Deed     | Actual  |
|                              | North  | :                   | -   |
|                              | South  | :                   | -   |
|                              | East   | :                   | -   |
|                              | West   | :                   | -   |
| 14.                          | Extent of the site   | :                   | <b>Carpet Area in Sq. Ft. = 576.00<br/>(Area as per Agreement for Sale)</b><br><br>Built Up Area in Sq. Ft. = 634.00<br>(Carpet Area + 10%)   |
| 14.                          | Latitude, Longitude & Co-ordinates of flat   | :                   | 19°10'43.8"N 73°04'31.3"E   |
| 15.                          | Extent of the site considered for Valuation (least of 13A& 13B)  | :                   | <b>Carpet Area in Sq. Ft. = 576.00<br/>(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. | :                   | External site visit done only   |
| <b>II APARTMENT BUILDING</b> |  |                     |   |
| 1.                           | Nature of the Apartment  | :                   | Residential   |
| 2.                           | Location   | :                   |   |
|                              | C.T.S. No.   | :                   | Survey No. 17/1, 17/2, 17/3/A, 17/3/B, 17/4, 17/5, 37/1, 37/2, 38/1 to 38/4, 70/9 to 70/11 & Other at Village Usarghar  |
|                              | Block No.  | :                   | -   |
|                              | Ward No.   | :                   | -   |
|                              | Village / Municipality / Corporation   | :                   | Village – Usarghar<br>MMRDA / Kalyan Dombivali Municipal Corporation  |
|                              | Door No., Street or Road (Pin Code)  | :                   | Residential Flat No. 1801, 18 <sup>th</sup> Floor, Building No. CL/04-B1, Tower No. 7, " <b>Serenity</b> ", My City Phase – II Cluster 4, Runwal My City, Diva Manpada Road, Off. Kalyan Shilphata Road, Village – Usarghar, Dombivali (East), Thane – 421 201, State – Maharashtra, Country – India. |
| 3.                           | Description of the locality Residential / Commercial / Mixed   | :                   | Residential   |
| 4.                           | Year of Construction   | :                   | 2022 (As per occupancy certificate)   |
| 5.                           | Number of Floors   | :                   | Stilt + 2 Podium + 20 Upper Floors  |
| 6.                           | Type of Structure  | :                   | R.C.C. Framed Structure   |
| 7.                           | Number of Dwelling units in the building   | :                   | 4 Flats on 18 <sup>th</sup> Floor (As per site information)   |
| 8.                           | Quality of Construction  | :                   | Good  |
| 9.                           | Appearance of the Building   | :                   | Good  |
| 10.                          | Maintenance of the Building  | :                   | Good  |
| 11.                          | Facilities Available   | :                   |   |

|            |   |   |   |
|------------|---|---|---|
|            | Lift  | : | 3 Lifts (As per site information)   |
|            | Protected Water Supply  | : | Municipal Water supply  |
|            | Underground Sewerage  | : | Connected to Municipal Sewerage System                                      |
|            | Car parking - Open / Covered  | : | Along with One Car Parking Space  |
|            | Is Compound wall existing?  | : | Yes   |
|            | Is pavement laid around the building  | : | Yes   |
| <b>III</b> | <b>FLAT</b>   |   |   |
| 1          | The floor in which the flat is situated                                     | : | 18 <sup>th</sup> Floor  |
| 2          | Door No. of the flat  | : | Residential Flat No. 1801   |
| 3          | Specifications of the flat  | : |   |
|            | Roof  | : | R.C.C. Slab   |
|            | Flooring  | : | External site visit done only   |
|            | Doors   | : |   |
|            | Windows   | : |   |
|            | Fittings  | : |   |
|            | Finishing   | : |   |
| 4          | House Tax   | : |   |
|            | Assessment No.  | : | Details not available   |
|            | Tax paid in the name of:  | : | Details not available   |
|            | Tax amount:   | : | Details not available   |
| 5          | Electricity Service connection No.:   | : | Details not available   |
|            | Meter Card is in the name of:   | : | Details not available   |
| 6          | How is the maintenance of the flat?   | : | Good  |
| 7          | Sale Deed executed in the name of   | : | <b>Mr. Nitin Kumar Shukla &amp;<br/>Mrs. Neha Nitin Kumar Shukla</b>        |
| 8          | What is the undivided area of land as per Sale Deed?                        | : | Details not available   |
| 9          | What is the plinth area of the flat?  | : | Built Up Area in Sq. Ft. = 634.00<br>(Carpet Area + 10%)                    |
| 10         | What is the floor space index (app.)  | : | As per MMRDA norms  |
| 11         | What is the Carpet Area of the flat?  | : | <b>Carpet Area in Sq. Ft. = 576.00<br/>(Area as per 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?  | : | External site visit done only   |
| 15         | If rented, what is the monthly rent?  | : | ₹ 15,000.00 Expected rental income per month                                |
| <b>IV</b>  | <b>MARKETABILITY</b>  | : |   |
| 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  |
| <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) | : | ₹ 11,000.00 to ₹ 12,000.00 per Sq. Ft. on Carpet 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).   | : | ₹ 11,500.00 per Sq. Ft. on Carpet Area   |
| 3         | Break – up for the rate  | : |  |
|           | I. Building + Services   | : | ₹ 2,800.00 per Sq. Ft.   |
|           | II. Land + others  | : | ₹ 8,700.00 per Sq. Ft.   |
| 4         | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)   | : | ₹ 70,290.00 per Sq. M.<br>i.e. ₹ 6,530.00 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 / 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)   | : | ₹ 2,800.00 per Sq. Ft.   |
|           | Age of the building  | : | 1 Year   |
|           | Life of the building estimated   | : | 59 years Subject to proper, preventive periodic maintenance & structural repairs.  |
|           | Depreciation percentage assuming the salvage value as 10%  | : | N.A., as the property is new construction.   |
|           | Depreciated Ratio of the building  | : | -  |
| <b>b</b>  | Total composite rate arrived for Valuation   | : |  |
|           | Depreciated building rate VI (a)   | : | ₹ 2,800.00 per Sq. Ft.   |
|           | Rate for Land & other V (3) ii   | : | ₹ 8,700.00 per Sq. Ft.   |
|           | <b>Total Composite Rate</b>  | : | <b>₹ 11,500.00 per Sq. Ft.</b>   |
|           | <b>Remarks:</b> Builders has not allowed for site inspection & Internal Photographs. The details about the work progress status has been provided by Mr. Vinod Thakare (Customer Relationship Manager)   |   |  |

**Details of Valuation:**

| Sr. No. | Description                                       | Qty.           | Rate per unit (₹) | Estimated Value (₹) |
|---------|---|----------------|-------------------|---------------------|
| 1       | Present value of the flat (including car parking) | 576.00 Sq. Ft. | 11,500.00         | 65,08,800.00        |
| 2       | Wardrobes   |                |                   |                     |



|    |  |  |                     |
|----|--|--|---------------------|
| 3  | Showcases  |  |                     |
| 4  | Kitchen arrangements                                       |  |                     |
| 5  | Superfine finish   |  |                     |
| 6  | Proposed Interior Decorations Cost                         |  | 5,25,000.00         |
| 7  | Electricity deposits / electrical fittings, etc.           |  |                     |
| 8  | Extra collapsible gates / grill works etc.                 |  |                     |
| 9  | Potential value, if any                                    |  |                     |
| 10 | Others   |  |                     |
|    | <b>Total / Realizable value of the property</b>            |  | <b>71,49,000.00</b> |
|    | <b>Insurable value of the property (634.00 X 2,800.00)</b> |  | <b>17,75,200.00</b> |
|    | <b>Guideline value of the property (As per Index II)</b>   |  | <b>43,63,200.00</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 ₹ 11,000.00 to ₹ 12,000.00 per Sq. Ft. on Carpet 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 ₹ 11,500.00 per Sq. Ft. on Carpet Area for valuation.

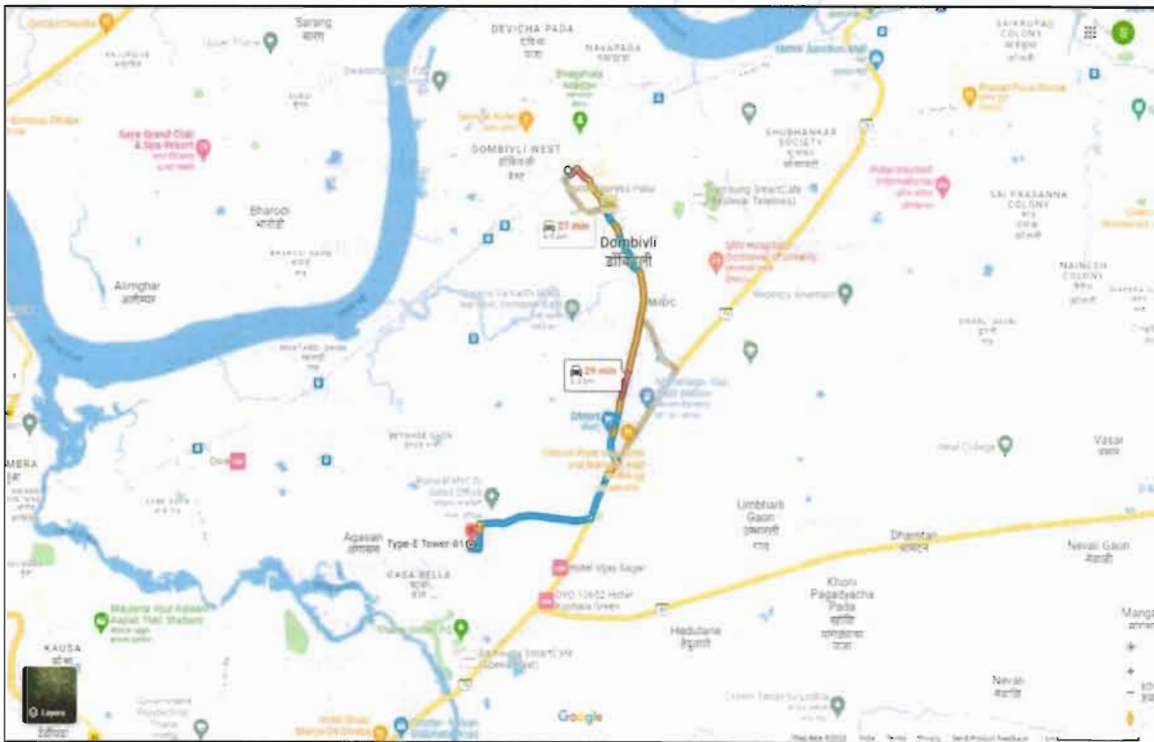
|  |  |
|--|--|
| Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on |  |
| i) Saleability   | Good   |
| ii) Likely rental values in future in  | ₹ 15,000.00 Expected rental income per month |
| iii) Any likely income it may generate   | Rental Income                                |

### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°10'43.8"N 73°04'31.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Dombivli – 6.4 Km.)



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

An ISO 9001:2015 Certified Company

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



## Ready Reckoner Rate

| Department of Registration & Stamps<br>Government of Maharashtra    |  | नोंदणी व मुद्रांक विभाग<br>महाराष्ट्र शासन   |                |
|---|--|--|----------------|
| नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन<br>बाजारमूल्य दर पत्रक     |  |  |                |
| Home  |  | Valuation Rules User Manual  |                |
| Close   |  | Feedback   |                |
| <b>Annual Statement of Rates</b>                                    |  |  | Language       |
| Year<br>2023/2024   |  |  | English        |
| Selected District<br>ठाणे   |  | Select Taluka<br>कल्याण  |                |
| Select Village<br>गावाचे नाव : उमरघर (कल्याण-बोंबिवली महानगरपालिका) |  | Search By<br><input type="radio"/> Survey No <input checked="" type="radio"/> Location |                |
| Select  | वर्ग/विभाग   | चुकी मूल्य   | निवासी दर/किरा |
| SurveyNo  | 47/148-नोंद उमरघर गावातील रूहीबास विभागातील मिळकती         | 7900   | 57200          |
| SurveyNo  | 47/148-नोंद उमरघर गावातील रूहीबास विभागातील मिळकती         | 7800   | 49200          |
| SurveyNo  | 47/150-नोंद उमरघर गावातील ब्राह्मण्य बापर विभागातील मिळकती | 8300   | 53200          |
| SurveyNo  | 47/151/1-कल्याण माचिसी व कल्याण पार्सन                     | 9800   | 63900          |
| SurveyNo  | 47/151-नोंद उमरघर गावातील गावठाणावरील सर्व मिळकती          | 8000   | 42600          |
|   |  |  | 85900          |
|   |  |  | 71700          |
|   |  |  | 58200          |
|   |  |  | 70300          |
|   |  |  | 81100          |
|   |  |  | 73800          |
|   |  |  | 73800          |
|   |  |  | 80000          |

|   |                  |                |                 |                |
|---|------------------|----------------|-----------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat                                    | 63,900.00        |                |                 |                |
| Increase by 10% on Flat Located on 18 <sup>th</sup> Floor                               | 6,390.00         |                |                 |                |
| <b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>                 | <b>70,290.00</b> | <b>Sq. Mt.</b> | <b>6,530.00</b> | <b>Sq. Ft.</b> |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B)                                | 00.00            |                |                 |                |
| The difference between land rate and building rate (A – B = C)                          | 00.00            |                |                 |                |
| Depreciation Percentage as per table (D) [100% - 0%]<br>(Age of the Building – 0 Years) | 00%              |                |                 |                |
| <b>Rate to be adopted after considering depreciation [B + (C x D)]</b>                  | <b>00.00</b>     | <b>Sq. Mt.</b> | <b>00.00</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  |

**Table – D: 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 |

## Price Indicators

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Property in Mumbai > City in Mumbai > Phase in Mumbai East > 2BHK Flats in Dombivli East

Posted on Jun 22, 2023 Under Construction

### ₹67 Lac

@ 10,942 per sq.ft. | Estimated EM ₹ 5,55,133


### 2BHK 2Baths

744 Sq. Feet (approx) | 2 BHK Apartment (Res. Type) | Dombivli East, Mumbai Beyond Thane, Mumbai

REGISTRATION
REGISTERED
Registration No: P11700009460
Website: <https://maharashtra.gov.in>

Overview
Society
Owner Details
Price Trends
Registry Record
Explore Locality

Property (1/6) | Society (7/6)



Photos (1/70)

**Area**

Carpet area: 612.29 sq.ft. | 66.46 sq.m

**Price**

₹ 67 Lac + Govt Charges & Tax @ 10,942 per sq.ft.

**Floor Number**

12<sup>th</sup> of 32 Floors

**Possession**

Dec 2028 View Construction Status

**Configuration**

2 Bedrooms, 2 Bathrooms, 2 Balconies

**Address**

Runwal My City  
Dombivli East, Mumbai Beyond Thane

**Facing**

East

**Places nearby**

Dombivli East, Mumbai Beyond Thane, Mumbai

View All (12)

Dattiwali Station
D-Mart Dombivli
MH SH 76
Betawade Bypass Road
Mangao Zilla Parishad School
Shivaj

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Property in Mumbai > City in Mumbai > Phase in Mumbai East > 1BHK Flats in Dombivli East

Posted on Jul 17, 2023 Ready to Move

### ₹45 Lac

@ 11,083 per sq.ft. | Estimated EM ₹ 25,942


### 1BHK 2Baths

12.30 Sq. Feet (approx) | 1 BHK | Dombivli East, Mumbai Beyond Thane, Mumbai

REGISTRATION
REGISTERED
Registration No: P11700009460
Website: <https://maharashtra.gov.in>

Overview
Society
Owner Details
Price Trends
Registry Record
Explore Locality

Property (7/1) | Society (7/6)



Photos (1/7)

**Area**

Super Built up area 645 sq.ft. | 60.01 sq.m

Carpet area: 406 sq.ft. | 37.56 sq.m

**Price**

₹ 45 Lac + Govt Charges & Tax @ 11,083 per sq.ft. (All Inclusive, Negotiable)

**Floor Number**

19<sup>th</sup> of 20 Floors

**Amenities**

Park/Garden, Main Road, Club, Pool

**Configuration**

1 Bedroom, 2 Bathrooms, 3 Balconies

**Address**

Runwal My City  
Dombivli East, Mumbai Beyond Thane

**Facing**

East

**Construction**

0 to 1 Year Old View Construction Status

**Places nearby**

1964, Dombivli East, Mumbai Beyond Thane, Mumbai

View All (12)

Dattiwali Station
D-Mart Dombivli
MH SH 76
Betawade Bypass Road
Mangao Zilla Parishad School
Shivaj

## Price Indicators

**magicbricks**
Buy | Rent | Sell | Home Loans
Login | Post Property

Home > Property for sale in Thane > Flats for sale in Thane > Flats for sale in Dombivli East > 2 BHK Flats for sale in Dombivli East > 750 sq.ft.
Posted on Aug 07, 23 | Property ID: 59383493

**₹ 60.0 Lac** How much loan can I get?

2 BHK 750 Sq-ft Flat For Sale | **Dombivli East, Thane**

2 Beds | 2 Baths | 3 Balconies | 1 Covered Parking

Carpet Area: **540 sqft** ~ ₹ 1107/sqft

Transaction Type: **New Property**

Furnished Status: **Semi-Furnished**

Project: **Runwal Mycity Phase 2**

Floor: **14 (Out of 28 Floors)**

Facing: **North - East**

Lifts: **4**

Car Parking: **1 Covered, 1 Open**

Type Of Ownership: **Freehold**

**Contact Agent**

● Certified Agent

**anandborhade** +91-9800000000

Get Phone No.

Contact Agent

Get Phone No.

🕒 Last contact made 7 days ago

**More Details**

|                |  |
|----------------|--|
| Price Breakup  | ₹ 60 Lac   ₹ 3,500 Monthly   |
| Booking Amount | ₹ 50,000 <span style="color: red;">Secure Now</span>                   |
| RERA ID        | PS170009168  |
| Address        | Dombivli East, Thane, Dombivli East, Thane - Beyond Thane, Maharashtra |

**magicbricks**
Buy | Rent | Sell | Home Loans
Login | Post Property

Home > Property for sale in Thane > Flats for sale in Thane > Flats for sale in Dombivli East > 1 BHK Flats for sale in Dombivli East > 400 sq.ft.
Posted on Jun 06, 23 | Property ID: 6739473

**₹ 48.0 Lac** How much loan can I get?

1 BHK Flat For Sale in Runwal Mycity Phase 2 | **Dombivli East, Thane**

1 Bed | 2 Baths | 3 Balconies | Unfurnished

Carpet Area: **406 sqft** ~ ₹ 1182/sqft

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Runwal Mycity Phase 2**

Floor: **16 (Out of 23 Floors)**

Status: **Ready to Move**

Facing: **East**

Type Of Ownership: **Freehold**

Age Of Construction: **New Construction**

**Contact Owner**

**Ajay yadav** +91-8800000000

Get Phone No.

Contact Owner

Get Phone No.

🕒 Last contact made 35 days ago

**More Details**

|                 |   |
|-----------------|---|
| Price Breakup   | ₹ 48 Lac  |
| Booking Amount: | ₹ 50000 <span style="color: red;">Secure Now</span>     |
| Address         | 1606., Dombivli East, Thane - Beyond Thane, Maharashtra |

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## Price Indicators

magicbricks
Buy Rent Sell Home Loans
Login Post Property FREE

**₹65.0 Lac** How much loan can I get?

2 BHK 576 Sq-ft Flat For Sale **Dombivli East, Thane**



2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area: **576 sqft** ₹1,28/sqft

Transaction Type: **New Property**

Lifts: **3**

Project: **Runwal Mycity Phase 2**

Floor: **11 (Out of 22 Floors)**

Status: **Ready to Move**

Facing: **East**

Furnished Status: **Semi-Furnished**

Car Parking: **1 Covered, 1 Open**

Posted on: 3 Jul '23 Property ID: 68091-7

**Contact Agent**

**Harish Palav** +91-9820000000

[Get Phone No.](#)

[Contact Agent](#)

[Get Phone No.](#)

**More Details**

Price Breakup: **₹65 Lac**

Booking Amount: **₹1.0 Lac** Secure Now


RERA ID: **AS1800015411**

Address: **Dombivli East, Thane, Dombivli East, Thane - Beyond Thane, Maharashtra**

magicbricks
Buy Rent Sell Home Loans
Login Post Property FREE

**₹64.0 Lac** Get ₹19,200 cashback on Home Loan

2 BHK 767 Sq-ft Flat For Sale **Dombivli East, Thane**



2 Beds 2 Baths 2 Balconies 1 Covered Parking

Carpet Area: **548 sqft** ₹1,17/sqft

Floor: **25 (Out of 32 Floors)**

Transaction Type: **New Property**

Status: **Ready to Move**

Additional Rooms: **1 Store Room**

Facing: **East**

Lifts: **4**

East Facing Property

Developer: **Runwal Developers**

Project: **Runwal Gardens**

Transaction Type: **New Property**

Status: **Ready to Move**

Facing: **East**

Lifts: **4**

Posted on: 3 Jun '23 Property ID: 6238078

**Contact Agent**

**Jeevan Pawar** +91-9820000000

Your Name:

Email:

MOB:  Mobile Number

Agree to MagicBricks Terms of Use

[Get Contact Details](#)

[Download Brochure](#)

Last contact made 9 days ago

[Contact Agent](#)

[Get Phone No.](#)

**More Details**

Price Breakup: **₹64 Lac | ₹4 Per sq Unit Monthly**

Booking Amount: **₹1.0 Lac**

RERA ID: **PS1700022699**

Address: **Dombivli East, Thane, Dombivli East, Thane - Beyond Thane, Maharashtra**

Landmarks: **Dombivli East, Thane, Beyond Thane, Maharashtra**

## Price Indicators

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Login Post Property

**₹ 60.0 Lac** Get ₹18,000 cashback on Home Loan

2 BHK 98 Sq-ft Flat For Sale Dombivli East, Thane

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area: 518 sqft - ₹1,155/sqft

Floor: 26 (Out of 32 Floors)

Lifts: 4

Developer: **Runwal Developers**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Runwal Gardens**

Facing: **East**

Car Parking: **1 Covered, 2 Open**

**Contact Agent**

**Vijay Dudhat** +91-9700000000

Your Name: \_\_\_\_\_

Email: \_\_\_\_\_

IND +91 \_\_\_\_\_ Mobile Number: \_\_\_\_\_

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**Download Brochure**

**More Details**

Price Breakup: **₹ 60 Lac | ₹1 Monthly**

Booking Amount: **₹ 5.0 Lac**

Address: **Manpada, Kalyan - Shiphata Rd, Bhadra Nagar, Dombivli, Thane, Maharashtra, Dombivli East, Thane - Beyond Thane, Maharashtra**

Landmarks: **Shiphata road, Dombivli**

Furnishing: **Unfurnished**

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**₹ 65.0 Lac** Get ₹18,000 cashback on Home Loan

2 BHK Flat For Sale in Runwal MyCity, Dombivli, Thane

2 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area: 550 sqft - ₹1,182/sqft

Floor: 25 (Out of 27 Floors)

Facing: East

Developer: **Runwal Developers**

Transaction Type: **Resale**

Furnished Status: **Unfurnished**

Project: **Runwal MyCity**

Status: **Ready to Move**

Type of Ownership: **Co-operative Society**

East Facing Property

**Contact Owner**

**Pawan** +91-9700000000

Your Name: \_\_\_\_\_

Name (not part of email id) please enter your name

Email: \_\_\_\_\_

Email ID (not part of whatsapp) please enter

IND +91 \_\_\_\_\_ Mobile Number: \_\_\_\_\_

WhatsApp enter a 10 digit Mobile number

I Agree to MagicBricks Terms of Use

Get Contact Details

**Download Brochure**

**We can visit this property on your behalf**

Simply Tell us the details you wish to know

LIVE video tour

Verified Property details

Verified Photos & videos

**More Details**

Price Breakup: **₹ 65 Lac**

Booking Amount: **₹ 1.0 Lac**

Address: **Runwal My city, Dombivli, Thane - Beyond Thane, Maharashtra**

Furnishing: **Unfurnished**

Type of Ownership: **Co-operative Society**





## Sales Instance

|  |  |  |
|--|--|--|
| 2744338<br>09-09-2023<br>Note: -Generated Through eSearch Module.For original report please contact concern SRO office.                  | <b>सूची क्र.2</b>  | दुयम निबंधक : सह दु.नि.कल्याण 4<br>दस्ता क्रमांक : 2744/2023<br>नौदंभी<br>Regn:63m |
| <b>गावाचे नाव : उसरघर</b>  |  |  |
| (1) विवेकाचा प्रकार  | करारनामा   |  |
| (2) मीमादल   | 6047714  |  |
| (3) बाजारभाव/गाडीपट्ट्याच्या बाबतितपट्टाकार आकरणी देतो की पट्टेदार ते नमूद करावे)  | 4761000  |  |
| (4) मू.मापन,पोलिसा व भूकामांक असल्यास)   | 1) पालिकेचे नाव-कल्याण-डोंबिवलीदत्तर वर्णन :- इतर माहिती: विभाग क्र. 47/151/1, मुल्यदर 63900/-मौजे उसरघर स.नं. 17/1 व इतर,मौजे संदप स.नं. 2 व 21/1 वरील माप सिटी फेज 2 - क्लस्टर 5-टी7,8,9,सदनिका नं. 2101,एकविसावा मजला,टॉवर 8,क्षेत्रफळ 570.06 चौ.फु.(52.96 चौ.मी.)कारपेट + 61.68 चौ.फु.(5.73 चौ.मी.)युटीलिटी एरियासह + 1 कार पार्किंग स्पेस सहित दि. 21/08/2017 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक शुल्कांमध्ये 50% सवलत(टीपीएस-1217/331/सीआर-72/17/युडी-12)( Survey Number : मौजे उसरघर स.नं. 17/1, 17/2, 17/3/ए, 17/3/बी, 17/4, 17/5, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4,71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 103/6/ए, 103/6/बी, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/बी, 103/15, 103/16, 103/17, 103/18, 107/2/ए, 107/2/बी, 107/3, 107/4,107/5, 107/6, 107/7, 107/8, 107/9, 107/10,107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 108/1, 108/3, 134/1, 134/2,134/3, 93(पैकी), 103/2, 107/1, 108/3, 109(पैकी), मौजे संदप स.नं. 2 व 21/1 ; ) |  |
| (5) क्षेत्रफळ  | 52.96 चौ.मीटर  |  |
| (6) आकरणी किंवा जुळी देण्यात असेल किंवा  |  |  |
| (7) दस्तऐवज करून देणा-या सिद्धान् देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1) नाव-मै. होरीश्रीम प्रोजेक्टस प्रा. लि. तर्फे डायरेक्टर/ अधिकृत स्वाक्षरीकार योगेश बग्गे या तर्फे अधिकृत स्वाक्षरीकार किशोरकुमार नेर तर्फे कुलपुत्रल्वर मंगणू वैभव ढाच बंध-84 पत्ता-पर्वटि नं. - माळा नं- पाचवा मजला, इमारतीचे नाव- इमावात अ नॅड ओमकार स्केअर, ब्लॉक नं. - रोड नं. सायन बुनाभूटी सिविल, ऑफ ईस्टर्न एक्सप्रेस हायवे, सायन पूर, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400022 पिन नं.-AAFCR1406   |  |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                      | 1) नाव-हनुमानराम आर. परेल सभ-51; पत्ता-पर्वटि नं. - माळा नं. - इमारतीचे नाव- हिना अपार्टमेंट, ब्लॉक नं- शॉप नं. 3, रोड नं- रवींद्र कंपाऊंड, मुंब्रा, महाराष्ट्र, ठाणे. पिन कोड:-400612 पिन नं.-AMAPP8571B<br>2) नाव-विमी देवी - - बंध-84; पत्ता-पर्वटि नं. - माळा नं. - इमारतीचे नाव- हिना अपार्टमेंट, ब्लॉक नं- शॉप नं. 3, रोड नं- रवींद्र कंपाऊंड, मुंब्रा, महाराष्ट्र, ठाणे. पिन कोड:-400612 पिन नं.-CDUPP0359N   |  |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 27/02/2023   |  |
| (10) दस्त नौदंभी केल्याचा दिनांक   | 27/02/2023   |  |
| (11) अनुक्रमीक संड व वृत्त   | 2744/2023  |  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 272500   |  |

## Sales Instance

|   |   |   |
|---|---|---|
| 1457871<br>09-09-2023<br>Note :-Generated Through eSearch<br>Module.For original report please<br>contact concern SRO office.                 | <b>सूची क्र.2</b>   | दुयम निबंधक : सह दु.नि. कल्याण 2<br>दस्ता क्रमांक : 14578/2023<br>नोदणी :<br>Regn:63m |
| <b>गावाचे नाव : उसरघर</b>   |   |   |
| (1)विलेखाचा प्रकार  | करारनामा  |   |
| (2)मोबदला   | 6014381   |   |
| (3)बाजारभावाभाडेपट्टापावा<br>भावतितपट्टाकार आकारमी देतो की<br>पट्टेदार ते नमूद करावे)   | 4160290   |   |
| (4) भू-मापन,पोटहिस्सा व<br>घर क्रमांक(असल्यास)  | 1) पोलिकेचे नाव:कल्याण-डांबिवलीदुतर वर्णन : इतर माहिती: इतर माहिती:<br>सदनिका नं. 1301,13 वा मजला,टॉवर 7,माय सिटी फेज 2,खलस्तर-05-<br>टी7,8,9,दिव्य मानपाडा रोड,उसरघर,कल्याण,जि. ठाणे,मौजे-उसरघर,ता.<br>कल्याण व जि. ठाणे,सदनिकेचे क्षेत्रफळ 52.96 चौ. मी. कारपेट म्हणजेच 570.06<br>चौ. फूट ... 1 कार पार्किंग सहित ... शेअर नं. 47/148.21/08/2017 च्या<br>अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मुद्रांक<br>शुल्कांमध्ये 50% सवलत(टीपीएस -1217/331/सीआर -72/17/युडी -12)(<br>Survey Number : 17/1, 17/2, 17/3/ए, 17/3/बी, 17/4, 17/5, 37/1, 37/2, 38/1,<br>38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1,<br>91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 103/6/ए, 103/6/बी, 103/7, 103/8, 103/9,<br>103/10, 103/11, 103/12, 103/13, 103/14/बी, 103/15, 103/16, 103/17,<br>103/18, 107/2/ए, 107/2/बी, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8,<br>107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17,<br>107/18, 107/19, 107/20, 108/1, 108/3, 134/1, 134/2 ; ) |   |
| (5) क्षेत्रफळ   | 570.06 चौ. फूट  |   |
| (6)आकारमी किंवा जुडी देण्यात असेल<br>तेव्हा.  |   |   |
| (7) दस्तऐवज करून देणा-या लिहून<br>ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी<br>न्यायालयचा हुकुमनामा किंवा आदेश<br>असल्यास प्रतियादिचे नाव व पत्ता. | 1) नाव-मे. हॉरीशेन प्रोपेक्ट्स प्रा. लि. तर्फे टायरेक्टर / अधिकृत स्वाक्षरीकार सौरभ नावू,<br>तर्फे- अधिकृत कुलमुख्यकार म्हणून किशोर कुमार जैन तर्फे कुलमुख्यकार म्हणून वैभव<br>बाप कव. -41 पत्ता-प्लॉट नं. - , माला नं. - , इमारतीचे नाव- याचना मजला, रुपवास एण्ड ओमकार<br>इन्फो-अर, सायन पुनामही सिविल समोर, सायन पूर्व, मुंबई, ब्रॉक नं. - , रोड नं. - , महाराष्ट्र, मुंबई,<br>पिन कोड:-400222 पॅन नं.-AAFCR1404F   |   |
| (8)दस्तऐवज करून देणा-या पक्षकाराचे<br>व किंवा दिवाणी न्यायालयाचा हुकुमनामा<br>किंवा आदेश असल्यास प्रतियादिचे नाव<br>व पत्ता                   | 1) नाव-शिला नेकराम चौधरी - वप-30, पत्ता-प्लॉट नं. - , माला नं. - , इमारतीचे नाव- रुम नं. 5,<br>विल्लिंग नं. 24, काकासाहेब भोरत सोसायटी, सेक्टर 19, ऐरोली, नवी मुंबई, ब्रॉक नं. - , रोड नं. - ,<br>महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं.-BAXPC 1651D<br>2) नाव-नेकराम भानजी चौधरी - वप-57, पत्ता-प्लॉट नं. - , माला नं. - , इमारतीचे नाव- रुम नं.<br>5, विल्लिंग नं. 24, काकासाहेब भोरत सोसायटी, सेक्टर 19, ऐरोली, नवी मुंबई, ब्रॉक नं. - , रोड नं.<br>- , महाराष्ट्र, ठाणे. पिन कोड:-400708 पॅन नं.-AYJPS6309F  |   |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 23/06/2023  |   |
| (10)दस्त-नोदणी केल्याचा दिनांक  | 23/06/2023  |   |
| (11)अनुक्रमांक खंड व पृष्ठ  | 14578/2023  |   |
| (12)बाजारभावाप्रमाणे मुद्रांक शुल्क   | 271000  |   |
| (13)बाजारभावाप्रमाणे नोदणी शुल्क  | 30000   |   |

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 ₹ 71,49,000.00 (Rupees Seventy One Lakh Forty Nine Thousand Only).

Place: Mumbai

Date: 12.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=(c=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=abraham,  
2.5.4.20=9022bde4f1d13d13b0f1e24805913490f1d33611333  
12279b17a1826652, postalCode=400009), st=Maharashtra,  
serialNumber=41a56a564abcc8d8b2a55a8fca3eb11f51bd7e  
94a2872e29a1275623bfc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.12 16:56:34 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

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)

| Enclosures |  |          |
|------------|--|----------|
|            | Declaration-cum-undertaking from the valuer (Annexure – I) | Attached |
|            | Model code of conduct for valuer (Annexure – II)           | Attached |



(Annexure – I)

**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 12.09.2023 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. I/ my authorized representative have personally inspected the property on 08.09.2023. 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. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

| Sr. No. | Particulars   | Valuer comment  |
|---------|---|---|
| 1.      | background information of the asset being valued;   | The property was purchased by Mr. Nitin Kumar Shukla & Mrs. Neha Nitin Kumar Shukla from Horizon Projects Private Limited vide Agreement for sale dated 29.08.2023.   |
| 2.      | purpose of valuation and appointing authority   | As per the request from State Bank of India, RACPC Sion Branch, Mumbai to assess value of the property for Bank Loan purpose  |
| 3.      | identity of the valuer and any other experts involved in the valuation;   | Manoj B. Chalikwar – Regd. Valuer<br>Nikhil Sonawane – Valuation Engineer<br>Shobha Kuperkar – Technical Manager<br>Shamal Bodke – 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 – 08.09.2023<br>Valuation Date - 12.09.2023<br>Date of Report - 12.09.2023  |
| 6.      | inspections and/or investigations undertaken;   | Physical Inspection done on 08.09.2023  |
| 7.      | nature and sources of the information used or relied upon;  | <ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul> |
| 8.      | procedures adopted in carrying out the valuation and valuation standards followed;  | Sales Comparison Method   |
| 9.      | restrictions on use of the report, if any;  | This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.   |
| 10.     | major factors that were taken into account during the valuation;  | current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.  |
| 11.     | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Attached  |

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **12<sup>th</sup> September 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **576.00 Sq. Ft. Carpet Area** in the name **Mr. Nitin Kumar Shukla & Mrs. Neha Nitin Kumar Shukla**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Nitin Kumar Shukla & Mrs. Neha Nitin Kumar Shukla**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

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

### Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **576.00 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 Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the 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 **576.00 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.

**(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

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.

**For VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=Manoj Baburao Chalikwar, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=address,  
2.5.4.20=88226c8fad35dc31edc39a28865913990c5d335913331  
33279b17a18b5652, postalCode=400009, st=Maharashtra,  
serialNumber=1, a56a566ab8c8946b2a55abf6e3c8e31f111b2e3  
9a28f2e278127b629a6c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.09.12 16:56:39 +05'30'

**Auth. Sign.**

**Director**

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3

Think.Innovate.Create