

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	PG-2547/23-24	20-Sep-23
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>UNION BANK OF INDIA-NAVGHAR BRNACH VASAI</b> Nikunj Signature, Ground Floor, Navghar Ambadi Road, Vasai (West), Palghar – 401 202, GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	003666 / 2602627	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>3,500.00</b>
	<b>CGST</b>			<b>315.00</b>
	<b>SGST</b>			<b>315.00</b>
<b>Total</b>				<b>4,130.00</b>

Amount Chargeable (in words)

E. & O.E

**Indian Rupee Four Thousand One Hundred Thirty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,500.00	9%	315.00	9%	315.00	630.00
<b>Total</b>			<b>315.00</b>		<b>315.00</b>	<b>630.00</b>

Tax Amount (in words) : **Indian Rupee Six Hundred Thirty Only**

**Remarks:**

Mr. Manoj Sharma & Mrs. Fulpari Devi - Residential  
 Flat No. 2108, 21st Floor, Wing – H2, H3, Building  
 Type – H1, H2, H3, H4, "Navkar Empire", Navkar City  
 Phase – I Part – 9, Near Don Bosco High School,  
 Naigaon (East), Taluka – Vasai, Dist. Palghar – 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

**Company's Bank Details**

Bank Name : **UNION BANK OF INDIA**

A/c No. : **635301010050194**

Branch & IFS Code : **Bandra East & UBIN0563536**



UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Asmita Rathod

Authorised Signatory

This is a Computer Generated Invoice



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

Think. Innovate. Create.

An ISO 9001:2015 Certified Company

www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Manoj Sharma & Mrs. Fulpari Devi**

Residential Flat No. 2108, 21<sup>st</sup> Floor, Wing – H2, H3, Building Type – H1, H2, H3, H4, "**Navkar Empire**",  
**Navkar City Phase – I Part – 9**, Near Don Bosco High School, Naigaon (East), Taluka – Vasai,  
Dist. Palghar – 401 208, State – Maharashtra, Country – India.

Longitude Latitude: 19°21'35.2"N 72°51'26.0"E

### Valuation Prepared for:

**Union Bank of India**

**Navghar Branch, Vasai**

Nikunj Signature, Ground Floor, Navghar Ambadi Road, Vasai (West), Palghar – 401 202,  
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, 07<sup>th</sup> 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 for under construction property bearing Residential Flat No. 2108, 21<sup>st</sup> Floor, Wing – H2, H3, Building Type – H1, H2, H3, H4, "Navkar Empie", Navkar City Phase – I Part – 9, Near Don Bosco High School, Naigaon (East), Taluka – Vasai, Dist. Palghar – 401 208, State – Maharashtra, Country – India belongs to Mr. Manoj Sharma & Mrs. Fulpari Devi.

### Boundaries of the property.

North	:	Lake
South	:	St. Marys Road
East	:	Internal Road
West	:	Navkar Buildings

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at ₹ 37,35,000.00 (Rupees Thirty Seven Lakh Thirty Five Thousand Only). As per Site Inspection 10% Construction Work is Completed.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22

Encl: Valuation report.

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: 2023.09.20 12:37:13 +05'30'

Auth. Sign.



### 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,  
Chandivli Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 2837 325/24  
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 Branch Manager,****Union Bank of India****Navghar Branch, Vasai**

Nikunj Signature, Ground Floor,

Navghar Ambadi Road, Vasai (West),

Palghar – 401 202,

State – Maharashtra, Country – India.

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

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 17.09.2023
	b)	Date on which the valuation is made : 20.09.2023
3.	List of documents produced for perusal	:
	1) Copy of Agreement to Sale dated 05.07.2023 Between M/s. Navkar Homes Township LLP (the Promoter) and Mr. Manoj Sharma & Mrs. Fulpari Devi (the Allottees). 2) Copy of RERA Registration Certificate No. P99000034013 dated 17.03.2022. 3) Copy of Commencement Certificate No. VVCMC / TP / RDP / VP – 0093 / 808 / 2021 – 22 dated 05.01.2022 issued by Vasai Virar City Municipal Corporation (As downloaded from RERA site). 4) Copy of Approved Plan Vide No. VVCMC / TP / CC / VP – 0093 / 530 / 2021 – 22 dated 05.01.2022 issued by Vasai Virar City Municipal Corporation (As downloaded from RERA site).	
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<b>Mr. Manoj Sharma &amp; Mrs. Fulpari Devi</b>  <b>Address:</b> Residential Flat No. 2108, 21 <sup>st</sup> Floor, Wing – H2, H3, Building Type – H1, H2, H3, H4, " <b>Navkar Empire</b> ", <b>Navkar City Phase – I Part – 9</b> , Near Don Bosco High School, Naigaon (East), Taluka – Vasai, Dist. Palghar – 401 208, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Rohit More (Sales Person) Contact No. 7499891769  Joint Ownership Details of ownership share not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat in under construction building. The flat is located on 21 <sup>st</sup> Floor in the said under construction building. As per approved plan, the composition of flat will be 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Balcony (i.e., <b>1BHK with 2 Toilets</b> ). The property is at 3.3 Km. travelling distance from nearest railway station Naigaon.

		<b>At the time of inspection, the property was under construction. Extent of completion are as under:</b>	
	Foundation	Completed	RCC Plinth
	<b>Total</b>	<b>10% Work Completed</b>	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	New Survey No. 335/2, 332/2
	b) Door No.	:	Residential Flat No. 2108
	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	:	Copy of Approved Plan Vide No. VVCMC / TP / CC / VP – 0093 / 530 / 2021 – 22 dated 05.01.2022 issued by Vasai Virar City Municipal Corporation (As downloaded from RERA site).
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N. A.
7.	Postal address of the property	:	Residential Flat No. 2108, 21 <sup>st</sup> Floor, Wing – H2, H3, Building Type – H1, H2, H3, H4, " <b>Navkar Empie</b> ", <b>Navkar City Phase – I Part – 9</b> , Near Don Bosco High School, Naigaon (East), Taluka – Vasai, Dist. Palghar – 401 208, State – Maharashtra, Country – India.
8.	City / Town	:	Naigaon (East), Palghar
	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 – Juchandra Vasai Virar City Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property	<b>As per Site</b>	<b>As per Documents</b>
	North	Lake	Details not available
	South	St. Marys Road	Details not available
	East	Internal Road	Details not available
	West	Navkar Buildings	Details not available
13.	Dimensions of the site	N. A. as property under consideration is a Residential Flat in a building.	
		A As per the Deed	B Actuals





III	FLAT		
1	The floor in which the Flat is situated	:	21 <sup>st</sup> Floor
2	Door No. of the Flat	:	Residential Flat No. 2108
3	Specifications of the Flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder Coated Aluminum Sliding Windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Proposed Cement Plastering
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?	:	Building is under construction
7	Sale Deed executed in the name of	:	<b>Mr. Manoj Sharma &amp; Mrs. Fulpari Devi</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. = 456.00 (Area as per Agreement for sale)
10	What is the floor space index (app.)	:	As per VVCMC norms
11	What is the Carpet Area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 301.00</b> <b>Balcony Area in Sq. Ft. = 114.00</b> <b>Total Carpet Area in Sq. Ft. = 415.00</b> <b>(Area as per Agreement for sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 8,000.00 Expected rental income per month after building completion.
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals /	:	₹ 8,000.00 to ₹ 10,000.00 per Sq. Ft. on Carpet Area







### 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 ₹ 8,000.00 to ₹ 10,000.00 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 commercial and residential application in the locality etc. We estimate ₹ 9,000.00 per Sq. Ft. on Carpet Area for valuation.

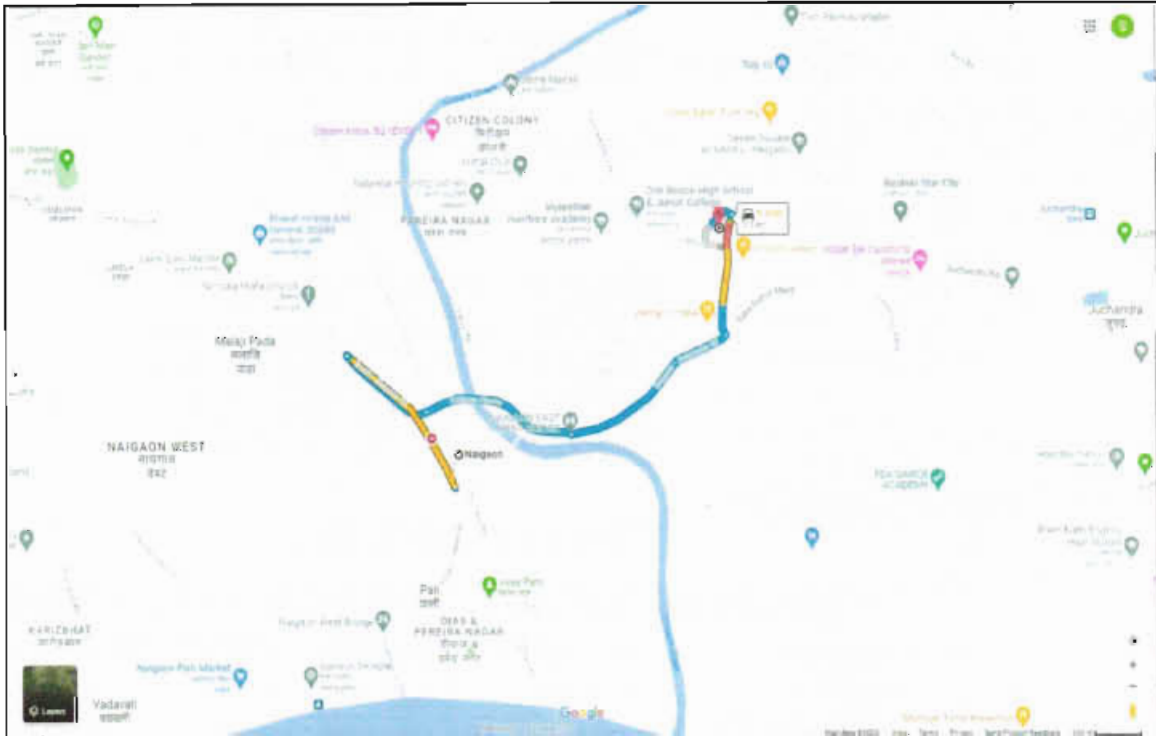
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	₹ 8,000.00 Expected rental income per month after building completion.
iii) Any likely income it may generate	Rental Income



## Actual Site Photographs



## Route Map of the property site|u/r



Longitude Latitude: 19°21'35.2"N 72°51'26.0"E

**Note:** The Blue line shows the route to site from nearest railway station (Naiagon – 3.3 Km.)

## Ready Reckoner Rate

DIVISION / VILLAGE : AUCHANDRA Commence From 1st April 2023 To 31st March 2024						
Typical Area	Urban		Local Body Type	Corporation Class 'C'		
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Mark	Lands for residential and other similar permissible use.					
Rate of Land + Building in ₹ per sq. m. Built Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
3B	5	9450	48200	55900	63500	55900
Survey No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000						
<input type="button" value="Compare With Previous Year"/>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	48,200.00			
Increase by 15% on Flat Located on 21 <sup>st</sup> Floor	7,230.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>55,430.00</b>	<b>Sq. Mtr.</b>	<b>5,150.00</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%] (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. Mtr.</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

## Sales Instance

1172359 18-09-2023 Note :-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.वसई 3 इसत क्रमांक : 1172/2023 नोंदणी : Regn 63m
<b>गावाचे नाव : जुचंद्र</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोड्युलता	4495000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितान्दटाकार आकारणी देतो की पट्टेदार ते मनुष्य करावे)	2817000	
(4) भू.मापन पोटहिरसा व घटकमांक(असल्यास)	1) पालिकेचे नाव पालघरइतर वर्णन . इतर माहिती . इतर माहिती: मौजे जुचंद्र,विभाग 5,सदनिका क्र. 406,4 था मजला बिल्डिंग टाईप सी 3 - सी 4 बिल्डिंग,सी-3 विंग,नवकार सिटी फेस 1 पार्स 8,मौजे जुचंद्र,डॉन बॉस्को शाळे जवळ,नायगाव पूर्व,ता.लुका वसई,जिल्हा पालघर क्षेत्रफळ 43.70 चौ.मी. सदनिका कार्पेट एरिया व 6.90 चौ.मी. बाल्कनी व इतर कार्पेट एरिया एकूण क्षेत्रफळ 50.6 चौ. मी कार्पेट एरिया म्हणजे 55.66 चौ. मी. बिल्ट अप एरिया,(( Survey Number : सर्वे नं 335, हिस्सा नं 2 : ))	
(5) क्षेत्रफळ	55.66 चौ मीटर	
(6)आकारणी किंवा जुडी देण्यात असत तेव्हा		
(7) दस्तऐवज करून देणा-या लियून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव -मै.नवकार होम्स टाऊनशीप एलएलपी चे भागीदार सुरेश बी जैन लॉक कु.मु.भाभूत राजेश शामदासानी थप. पत्ता-प्लॉट नं. - मळा नं. - इमारतीचे नाव: सर्वे नं. 335/2 डॉन बॉस्को शाळे जवळ, नायगाव पूर्व, ता.लुका वसई, जिल्हा - पालघर, ब्लॉक नं. - , रॉड नं.-, महाराष्ट्र, ठाणे पिन कोड -401208 पॅन नं.-AAAEFN48097	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -शिवचयन विद्युत्कर्म - . ठप -63, पत्ता -प्लॉट नं. - , मळा नं. - , इमारतीचे नाव: डी 401, रौलेथ अपार्टमेंट, कारिमौर, शिवाजी स्टीपु जवळ, मीरा रोड पूर्व, मीरा भाईंदर, ठाणे, मीरा रोड, ब्लॉक नं. - , रॉड नं. - , महाराष्ट्र, ठाणे पिन कोड -401107 पॅन नं.-ABWPV7102M 2) नाव -अभिवेक विद्युत्कर्म - . ठप -26, पत्ता -प्लॉट नं. - , मळा नं. - , इमारतीचे नाव: डी 401, रौलेथ अपार्टमेंट, कारिमौर, शिवाजी स्टीपु जवळ, मीरा रोड पूर्व, मीरा भाईंदर, ठाणे, मीरा रोड, ब्लॉक नं. - , रॉड नं. - , महाराष्ट्र, ठाणे पिन कोड -401107 पॅन नं.-BCAPU9053P	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/01/2023	
(10)इसत नोंदणी केल्याचा दिनांक	16/01/2023	
(11)अनुक्रमीक खंड व पृष्ठ	1172/2023	
(12)बाजारभावाप्रमाणे मुद्रीक शुल्क	314700	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)बौरा		
मुल्याकानासाठी विचारात घेतलेला तपशील :-		



**Sales Instance**

1017350 18-09-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक : सह दु नि वसई 3 दस्ता क्रमांक : 1017/2023 नोंदणी :- Regn 63m
<b>गावाचे नाव : जुचंद्र</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोजकता	4416832	
(3) बाजारभाव, भाडेपट्टा यांच्या बाबत तिनट्टाकार आकारणी देतो की पट्टेदार ते तदुप करावे)	2987000	
(4) मूल्यांकन, गोंदहिसा व परतक्रमांक (असल्यास)	1) पालिकेचे नाव: पालघर इतर वर्णन : इतर माहिती : इतर माहिती: मोजे जुचंद्र विभाग 5 सदनिका क्र 906.9 वा मजला नवकार एम्पायर बिल्डिंग बिल्डिंग/ किंग एच 2 एच 3 बिल्डिंग टाईप एच 1 एच 2 एच 3 एच 4 नवकार सिटी फेस 1 पार्ट-9 मोजे जुचंद्र डॉन बॉस्को थाळे जवळ नायगाव पुर्व, तालुका वसई जिल्हा पालघर क्षेत्रफळ 43.70 चौ मी सदनिका कार्पेट एरिया व 7.39 चौ मी बाल्कनी व इतर कार्पेट एरिया एकूण क्षेत्रफळ 51.09 चौ मी कार्पेट एरिया म्हणजे 56.199 चौ मी बिल्ड अप एरिया (( Survey Number : सर्वे नं. 335.332 हिस्सा नं 2.2.))	
(5) क्षेत्रफळ	56.199 चौ मीटर	
(6) आकारणी कित्या जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणाऱ्या/लिहून देवणाऱ्या पक्षांकराचे नाव किंवा विवाही स्थापनेचा हक्कमनामा किंवा आदेश असल्यास प्रतियादिचे नाव व पत्ता	1) नाव - मी. नवकार होम्स राजलक्ष्मी एतएतपी. चे भागीदार सुरेश बी. जैन तर्फे कु. नु. म्हणून राजेश रामदासांनी - थप - पत्ता - प्लॉट नं. - मळा नं. - इमारतीचे नाव - आर नं 10.1 वा मजला बिल्डिंग टाईप - नवकार सिटी फेस - 2, डॉन बॉस्को थाळे जवळ, नायगाव पुर्व, तालुका वसई जिल्हा - पालघर, बॉलिक नं. - रोड नं. - महाराष्ट्र, ठाणे. पिन कोड - 401208 पॅन नं. - AAKFM48091	
(8) दस्तऐवज करून देणाऱ्या पक्षांकराचे व किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास प्रतियादिचे नाव व पत्ता	1) नाव - सुविधा चंद्रकांत भोसले - - थप - 64 पत्ता - प्लॉट नं. - मळा नं. - इमारतीचे नाव - गोहस निफड बिल्डिंग, बी 604, एन. एम. जोशी मार्ग, एस्कि भवन जवळ, लोअर परेत पश्चिम, मुंबई, बॉलिक नं. - रोड नं. - महाराष्ट्र, मुम्बई. पिन कोड - 400013 पॅन नं. - AFIPB7803F 2) नाव - चंद्रकांत एस भोसले - - थप - 70 पत्ता - प्लॉट नं. - मळा नं. - इमारतीचे नाव - गोहस निफड बिल्डिंग, बी 604, एन. एम. जोशी मार्ग, एस्कि भवन जवळ, लोअर परेत पश्चिम, मुंबई, बॉलिक नं. - रोड नं. - महाराष्ट्र, मुम्बई. पिन कोड - 400013 पॅन नं. - AUFPB5752P	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	13/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	1017/2023	
(12) बाजारभावापमाणे मुद्राक शुल्क	309200	
(13) बाजारभावापमाणे नोंदणी शुल्क	30000	
(14) रोटा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		

## Sales Instance

537350 18-09-2023 Note :-Generated Through eSearch Module,For Original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम विबंधक : सह दु.नि वसई 3 दस्ता क्रमांक : 537/2023 मोदणी : Regn.63m
<b>गावाचे नाव : जुचंद्र</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोजकता	3525743	
(3) बाजारभाउ (भाडेपट्ट्याच्या बाबितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1984000	
(4) भू.नायन पोटहिसा व घराकामाकर (असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: मोजे जुचंद्र विभाग 5,सदनिका क्र. 1004.10 वा मजला,नवकार एम्पायर बिल्डिंग,बिल्डिंग,वॉिंग एच 2,एच 3,बिल्डिंग टाईप एच 1,एच 2,एच 3,एच 4,नवकार सिटी फेस 1 पार्ट-9,मोजे जुचंद्र,डॉन बोस्को शाळा जवळ,नायगाव पुर्व,ता.लुका वसई,जिल्हा पालघर,क्षेत्रफळ 25.69 चौ.मी. सदनिका कार्पेट एरिया व 8.24 चौ. मी. बाल्कनी व इतर कार्पेट एरिया एकूण क्षेत्रफळ 33.93 चौ. मी. कार्पेट एरिया म्हणजे 37.323 चौ. मी. बिल्ट अप एरिया (( Survey Number : सर्वे नं. 335.332 हिस्सा नं. 2. 2. : ))	
(5) क्षेत्रफळ	37.323 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा:		
(7) दस्तऐवज करून देण.वा लिहून देवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे नवकार होम्स टाऊनशीप एलएलपी,चे भागीदार सुरेश बी. जैन सर्वे क्र. मु.भूपून राजेश शानदासानी वय: पत्ता:-फ्लॉट नं. - , मळा नं. - , इमारतीचे नाव: आर. नं. 10, 11 वा मजला, बिल्डिंग टाईप.ए. नवकार सिटी फेस. २, डॉन बोस्को शाळे जवळ, नायगाव पूर्व, ता.लुका वसई, जिल्हा - पालघर, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे, पिन कोड:-401208 फोन नं:-AA3CF348091	
(8)दस्तऐवज करून देण.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अवनीश ऑटोलाय मिथा - - वय:-33, पत्ता:-फ्लॉट नं. - , मळा नं. - , इमारतीचे नाव: कोड्यारी क्विचमन, फ्लॉट नं. १०३, बिल्डिंग नं. १८, वसई, अदिका इन्फिरियर कॉम्प्लेक्स, वसई, पालघर, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे, पिन कोड:-401208 फोन नं:-B17PPM44610 2): नाव:-कांचन अवनीश मिथा - - वय:-33, पत्ता:-फ्लॉट नं. - , मळा नं. - , इमारतीचे नाव: कोड्यारी क्विचमन, फ्लॉट नं. १०३, बिल्डिंग नं. १८, वसई, अदिका इन्फिरियर कॉम्प्लेक्स, वसई, पालघर, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे, पिन कोड:-401208 फोन नं:-PPC8560756P	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	06/01/2023	
(11)भोतुकामाक, खंड व पृष्ठ	537/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	246900	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)घेरा		
मुख्यांकनसाठी विचारात घेतलेला लघुशीट :-		



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

An ISO 9001:2015 Certified Company

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



## Sales Instance

166350	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि.वसई 3
18-09-2023		दस्त क्रमांक : 166/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोंदणी Regn 63m
<b>गावाचे नाव : जुचंद्र</b>		
(1)बिलेखाचा प्रकार	करारनामा	
(2)मोबदला	5335000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितान्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3099000	
(4) भू-मापन, सैटहिसा व परतमापक(असल्यास)	1) प्राधिकर्याचे नाव:पालघरइतर वर्णन : इतर माहिती: इतर माहिती: मौजे जुचंद्र,विभाग 5,सदनिका क्र. 2106.21 वा मजला,बिल्डिंग टाईप सी 3 - सी 4 बिल्डिंग,सी-3 विंग,नवकार सिटी फेस 1 पार्ट 8,मौजे जुचंद्र,डॉन बॉस्को शाळे जवळ नायगाव पूर्व,ता.तुका वसई,जिल्हा पालघर,क्षेत्रफळ 43.70 चौ.मी. सदनिका कार्पेट एरिया व 6.90 चौ.मी. बाल्कनी व इतर कार्पेट एरिया एकूण क्षेत्रफळ 50.6 चौ.मी. कार्पेट एरिया म्हणजे 55.66 चौ.मी. बिल्ट अप एरिया.( ( Survey Number : सर्वे नं. 335, हिस्सा नं. 2 ; ) )	
(5) क्षेत्रफळ	55.66 चौ मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या लिटून देवना-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -मे.नवकार होम्स टाऊनशीप एलएलपी चे भागीदार सुरेश बी. जैन तर्फे कु.मु.भूपेन राजेराव शानदासनी वय:-पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सर्वे नं. 335.2 डॉन बॉस्को शाळे जवळ, नायगाव पूर्व, ता.तुका वसई, जिल्हा - पालघर, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं.-AAKFM4809F	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव -मार्शल मॅनुअल मिसाळ - - वय:-30, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 404 रश्मी पिक सिटी-9, नायगाव पूर्व, जुचंद्र, वसई पूर्व, पालघर वसई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं.-BPOFM1011F 2) नाव -ग्रेसी मिसाळ - - वय:-51, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: 404 रश्मी पिक सिटी-9, नायगाव पूर्व, जुचंद्र, वसई पूर्व, पालघर वसई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं.-AWLPM1806H	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	03/01/2023	
(11)अनुक्रमीक,खंड व पृष्ठ	166/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	373500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुद्रांकनासाठी विचारत घेतलेला तपशील -		



## Price Indicators

magicbricks
Login ▼ Post Property +

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Naigaon East > 1 BHK Flats for Sale in Naigaon East > 500 Sq.ft.

Posted on: Sep 17, 2017 Property ID: 434-22195

**₹33.0 Lac** EMI: ₹1.9k [Get pre-approved loan](#)

1 BHK, 590 Sq.ft. Flat For Sale **Naigaon East, Mumbai**

1 Bed 2 Baths 1 Balcony Unfurnished

Carpet Area <b>370 sqft *</b> ₹896/sqft	Developer <b>Navkar Developers</b>	Project <b>Navkar City</b>
Floor <b>1 (Out of 22 Floors)</b>	Transaction Type <b>New Property</b>	Facing <b>East</b>
Lifts <b>2</b>	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Open</b>

+4 Photos

East Facing Property

Contact Agent
Get Phone No.

Last contact made 77 days ago

**Contact Agent**

Certified Agent  
**Apne Property** +91-7700000000

**Get Phone No.**

magicbricks
Login ▼ Post Property +

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Naigaon East > 1 BHK Flats for Sale in Naigaon East > 435 Sq.ft.

Posted on: Sep 17, 2017 Property ID: 435-27650

**₹33.0 Lac** EMI: ₹1.9k [Get pre-approved loan](#)

1 BHK, 435 Sq.ft. Flat For Sale **Naigaon East, Mumbai**

1 Bed 2 Baths 3 Balconies Semi-Furnished

Carpet Area <b>335 sqft *</b> ₹984/sqft	Developer <b>Navkar Developers</b>	Project <b>Navkar City</b>
Floor <b>21 (Out of 23 Floors)</b>	Transaction Type <b>New Property</b>	Status <b>Ready to Move</b>
Facing <b>East</b>	Lifts <b>2</b>	Furnished Status <b>Semi-Furnished</b>

+4 Photos

East Facing Property

Contact Agent
Get Phone No.

Last contact made 8 days ago

**Contact Agent**

**Aksnay** +91-9910000000

**Get Phone No.**

Think, Innovate, Create.

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org

## Price Indicators

**99acres** Buy > Enter Locality / Project / Society / Landmark

**₹35 Lac** Estimated EM ₹27,938

**1BHK 2Baths**

REGISTRATION REGISTRATION Registration No. 19K0222527 Website: <https://maharashtra.mahaprone.gov.in>

Under Construction Property | Posted on Aug 10, 2023

Overview Society Dealer Details Price Trends Registry Record Society Reviews

**Property (1) Society (24)**

Super Built up area 515 sq.ft. Carpet area: 400 sq.ft.

₹35 Lac + Govt Charges & Tax @ 6,796 per sq.ft. (negotiable) [View Price Details](#)

10<sup>th</sup> of 23 Floors

Configuration: 1 Bedroom, 2 Bathrooms, 2 Balconies

Address: Navkar City, Naigaon East, Mira Road And Beyond

East

**99acres** Buy > Enter Locality / Project / Society / Landmark

**₹36 Lac** Estimated EM ₹28,753

**1BHK 2Baths**

REGISTRATION REGISTRATION Registration No. 19K02008528 Website: <https://maharashtra.mahaprone.gov.in>

Under Construction Property | Posted on Aug 10, 2023

Overview Society Dealer Details Price Trends Registry Record Society Reviews

**Property (1) Society (24)**

Super Built up area 590 sq.ft. Carpet area: 410 sq.ft.

₹36 Lac + Govt Charges & Tax @ 8,780 per sq.ft. (negotiable) [View Price Details](#)

5<sup>th</sup> of 8 Floors

Configuration: 1 Bedroom, 2 Bathrooms, 2 Balconies

Address: Navkar City, Naigaon East, Mira Road And Beyond

East

Bedroom: 9'4" X 10'4"  
Living Room: 13'9" X 10'4"  
Kitchen: 7'4" X 8'4"  
W.C.: 5'4" X 4'4"  
Bath

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 37,35,000.00 (Rupees Thirty Seven Lakh Thirty Five Thousand Only). The Realizable Value of the above property is ₹ 33,61,500.00 (Rupees Thirty Three Lakh Sixty One Thousand Five Hundred Only). The Distress Value is ₹ 29,88,000.00 (Rupees Twenty Nine Lakh Eighty Eight Thousand Only).

Place: Mumbai

Date: 20.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
B. Chalikwar**  
Director

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: 2023.09.20 12:37:36 +05'30'

Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22

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 of the Branch Manager with Flat Seal)

Enclosures		
	Declaration From Valuers (Annexure – II)	Attached
	Model code of conduct for valuer (Annexure – III)	Attached



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



## DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 20.09.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 17.09.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook **on Policy, 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.





## Assumptions, Disclaimers, Limitations & Qualifications

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **20<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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 415.00** in the name of **Mr. Manoj Sharma & Mrs. Fulpari Devi**. 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 **Mr. Manoj Sharma & Mrs. Fulpari Devi**. 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's representative, we understand that the Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 415.00**.

### **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 shop and properties that are typically traded on a Flat 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 **Total Carpet Area in Sq. Ft. = 415.00.**

### **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.



## MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

### 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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
B. Chalikwar**  
Director

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: 2023.09.20 12:38:01 +05'30'

Auth. Sign.

Think.Innovate.Create

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

