

## 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. <b>PG-2759/23-24</b>	Dated <b>4-Oct-23</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>PUNJAB NATIONAL BANK -SARVODAYA NAGAR MULUND</b> D/1, Suvadi Apartments, Sarvodaya Nagar, Parswanathnagar Mulund West, 400080 GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. <b>004069/2302844</b>	Delivery Note Date
	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:**  
 " Arvind Ishwarlal Panchal & Rekha Arvind Panchal. - Residential Flat No. 604, 6th Floor, Wing - A, ""Casa Eden"" , Upper Thane, Near Lodha Dham, Mumbai Nashik Highway , Village - Mankoli, Taluka - Bhiwandi, District - Thane, Thane, PIN - 421 302, State - Maharashtra, India"

Company's PAN : **AADCV4303R**

Declaration  
 NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

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



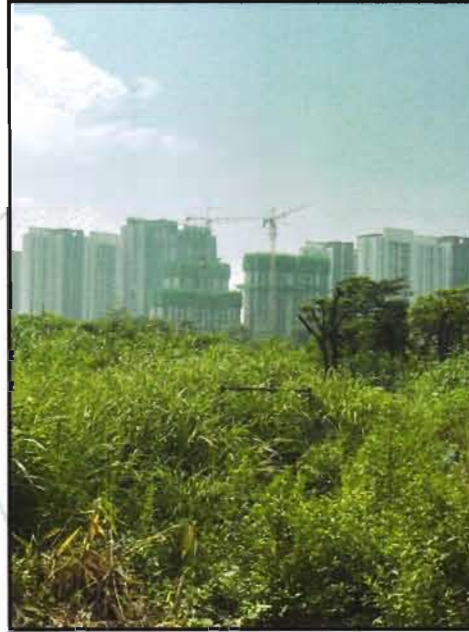
UPI Virtual ID : Vastukala@icici

**for Vastukala Consultants (I) Pvt Ltd**  
 Asmita Rathod  
Digitally signed by Asmita Rathod  
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala Mumbai, email=accounts@vastukala.org, c=IN  
 Date: 2023.10.04 17:08:18 +05'30'  
 Authorised Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Arvind Ishwarlal Panchal & Rekha Arvind Panchal**

Residential Flat No. 604, 6<sup>th</sup> Floor, Wing - A, "**Casa Eden**", Upper Thane, Near Lodha Dham,  
Mumbai Nashik Highway , Village - Mankoli, Taluka - Bhiwandi, District - Thane, Thane, PIN - 421  
302, State - Maharashtra, India.

Latitude Longitude : 19°14'3.2"N 73°2'57.4"E

### Valuation Prepared for:




**Punjab National Bank  
Sarvodaya Nagar Mulund Branch**

D/1, Suvadi Apartments, Sarvodaya Nagar, Parswanathnagar, Mulund West,  
400080



#### 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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 604, 6<sup>th</sup> Floor, Wing - A, "Casa Eden", Upper Thane, Near Lodha Dham, Mumbai Nashik Highway, Village - Mankoli, Taluka - Bhiwandi, District - Thane, Thane, PIN - 421 302, State - Maharashtra, India belongs to **Arvind Ishwarlal Panchal & Rekha Arvind Panchal**.

Boundaries of the property

North	: Internal Road & Open Plot
South	: Open Plot
East	: Thane - Dombivli Link Road
West	: Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 68,64,000.00 (Rupees Sixty Eight Lakh Sixty Four Thousand Only)**. As per Site Inspection 43% 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 report.

Hence certified

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: 2023.10.04 18:02:21 +05'30'

Auth. Sign.



**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Encl.: Valuation report



www.vastukala.org

### Our Pan India Presence at :

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

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

### Valuation Report of Immovable Property

General	
1	Name and Address of Valuer : <b>Sharadkumar Chalikwar</b> <b>Vastukala Consultants India Pvt. Ltd.</b> B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.
2	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
3	a) Date of inspection : 29.09.2023
	b) Date of valuation : 04.10.2023
	c) Title Deed Number : Doc. No. 8961/2022
4	List of documents produced for perusal: I) Copy of Agreement To Sale Dated 22.08.2022 between M/s. Macrotech Developers Limited (The Company) And Arvind Ishwarlal Panchal & Rekha Arvind Panchal(The Purchasers). II) Copy of RERA Certificate No.P51700034837 Dated 28.04.2022. III) Copy of Amended Commencement Certificate No.SROT / BSNA / 2501 / BP / Amended / ITP - Anjur, Mankoli, Surai, Sarang & Vehele / 531 / 2021 Dated 03.06.2021 issued by Mumbai Metropolitan Region Development Authority.
5	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <b>Arvind Ishwarlal Panchal &amp; Rekha Arvind Panchal</b>  Residential Flat No. 604, 6 <sup>th</sup> Floor, Wing - A, " <b>Casa Eden</b> ", Upper Thane, Near Lodha Dham, Mumbai Nashik Highway , Village - Mankoli, Taluka - Bhiwandi, District - Thane, Thane, PIN - 421 302, State - Maharashtra, India.  Contact Person : Mr. Roshan (Sales Manager) Mobile No. 8855017393  Joint Ownership Details of ownership share is not available
6	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 6 <sup>th</sup> Floor. <b>(2 BHK)</b> As per site information, the composition of flat will be 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage.The property is at 16.6 Km. distance from Railway Station Thane. <b>At the time of inspection building was under construction.</b>
<b>Stage of Construction</b>	
<b>If under construction, extent of completion</b>	

	RCC Footing/Foundation	<b>Complete</b>	RCC Plinth	<b>Complete</b>
	Full Building Rcc	<b>Completed upto 16th floor</b>	Internal Brick Work	<b>Completed upto 16th floor</b>
	External Brick Work	<b>Completed upto 16th floor</b>		
	<b>Total</b>	<b>43% work completed</b>		
7	Location of property			
a)	Plot No. / Survey No.	:	New Survey No - 55/12A, 55/12B(Part), 55 & others	
b)	Door No.	:	Residential Flat No. 604	
c)	C.T.S. No. / Village	:	Village - Mankoli	
d)	Ward / Taluka	:	Taluka - Bhiwandi	
e)	Mandal / District	:	District - Thane	
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan were not provided & not verified.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A	
j)	Comment on unauthorizes Construction if any	:	N.A., the property under consideration is Residential Flat	
k)	Comment on demolition proceedings if any	:		
8	Postal address of the property	:	Residential Flat No. 604, 6 <sup>th</sup> Floor, Wing - A, "Casa Eden", Upper Thane, Near Lodha Dham, Mumbai Nashik Highway, Village - Mankoli, Taluka - Bhiwandi, District - Thane, Thane, PIN - 421 302, State - Maharashtra, India.	
9	City / Town	:	City - Thane	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
10	Classification of the area			
	i) High / Middle / Poor		Middle Class	
	ii) Urban / Semi Urban / Rura		Urban	
11	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Mankoli Mumbai Metropolitan Region Development Authority	
12	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	



13	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Internal Road & Open Plot	Details is not available
	South	:	Open Plot	Details is not available
	East	:	Thane - Dombivli Link Road	Details is not available
	West	:	Internal Road	Details is not available
14	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	<b>As per the Deed</b>	<b>As per Actuals</b>
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
15	Extent of the site	:	Carpet Area in Sq. Ft. = 572.00 (Area As Per Agreement For Sale)  Built Up Area in Sq. Ft. = 629.20 (Carpet Area + 10%)	
15.1	Latitude, Longitude & Co-ordinates of Flat	:	19°14'3.2"N 73°2'57.4"E	
16	Extent of the site considered for Valuation	:	<b>Carpet Area in Sq. Ft. = 572.00</b> <b>( Area As Per Agreement For Sale)</b>	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Name of the Apartment	:	<b>Casa Eden</b>	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3.	Year of Construction	:	Building is under construction	
4.	Number of Floors	:	Proposed Ground + 24 Upper Floors	
5.	Type of Structure	:	Proposed R.C.C Framed Structure	
6.	Number of Dwelling units in the building	:	Proposed 6 Flats on 6 <sup>th</sup> Floor	
7.	Quality of Construction	:	Building is under construction	
8.	Appearance of the Building	:	Building is under construction	
9.	Maintenance of the Building	:	Building is under construction	
10.	Facilities Available			

	Lift	:	Proposed 2 Lifts
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with one car parking space
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the Building	:	Proposed, Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	6 <sup>th</sup> Floor
2.	Door No. of the Flat	:	Residential Flat No. 604
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 aluminium sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed.
	Finishing	:	Proposed Cement Plastering
4.	House Tax		
	Assessment No.	:	Details is not available
	Tax paid in the name of	:	Details is not available
	Tax amount	:	Details is not available
5.	Electricity Service connection No.	:	Details is not available
	Meter Card is in the name of	:	Details is not available
6.	How is the maintenance of the Flat?	:	Building is under construction
7.	Sale Deed executed in the name of	:	<b>Arvind Ishwarlal Panchal &amp; Rekha Arvind Panchal</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details is not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 629.00 (Area As per Agreement for sale)
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. = 572.00</b> <b>(As Per Area Agreement For Sale)</b> <b>Carpet Area in Sq. Ft. = 531.00</b> <b>EBVT Area in Sq. Ft. = 41.00</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?	:	Building Under Construction
15.	If rented, what is the monthly rent?	:	₹ 17,000/- (Expected rented income as per month) after completion
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 11,000/- to ₹ 13,000/- per Sq. Ft. on Carpet Area ₹ 9,500/- to ₹ 10,500/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 12,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700/- per Sq. Ft.
	II. Land + others	:	₹ 9,300/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 28,875/- per Sq. M. i.e. ₹ 2,683/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
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 it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,700/- per Sq. Ft.



	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,700/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 9,300/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 12,000/- per Sq. Ft.</b>
	<b>Remarks</b>	:	<b>At the time of site inspection, internal visit not allowed at site. The details about the work progress status have been provided by Sales Manager Mr. Roshan (Contact No. 8855017393).</b>

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	572.00 Sq. Ft.	12,000.00	68,64,000.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in 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 ₹ 13,000.00 per Sq. Ft. on Carpet Area / ₹ 9,000.00 to ₹ 10,000.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹12,000.00 per Sq. Ft. on Carpet Area for valuation.

As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹68,64,000.00 (Rupees Sixty Eight Lakh Sixty Four Thousand Only)**. As per Site Inspection 43% Construction Work is Completed.

I.	Date of Purchase of Immovable Property	:	22/08/2022
II.	Purchase Price of immovable property	:	₹ 55,10,296
III.	Book value of immovable property	:	₹ 57,33,296
IV.	Fair Market Value of immovable property	:	₹ 68,64,000.00

V.	Realizable Value of immovable property	:	₹ 61,77,600.00
VI.	Distress Sale Value of immovable property	:	₹ 54,91,200.00
VII.	Guideline Value (As Per Index-II)	:	₹ 16,88,144.00
VIII.	Insurable value of the property (629.20 Sq. Ft. X 2,700.00)	:	₹ 16,98,840.00
IX.	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 13, 14 & 15

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: 2023.10.04 18:02:50 +05'30'

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

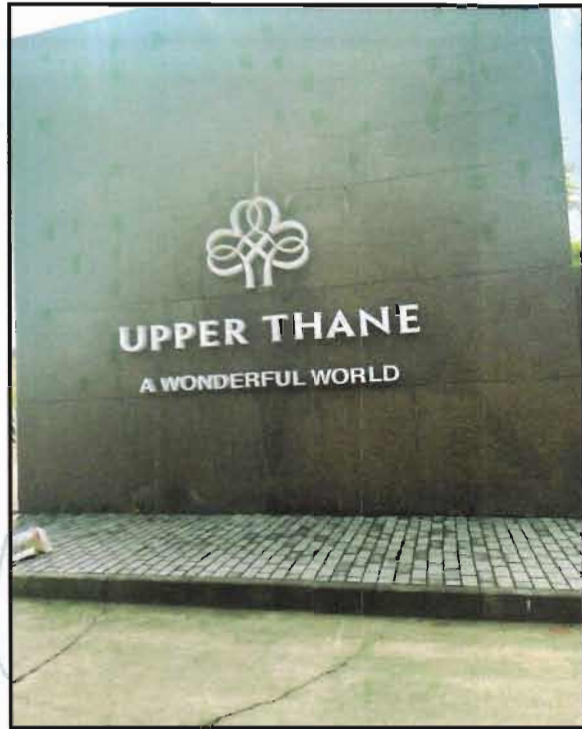
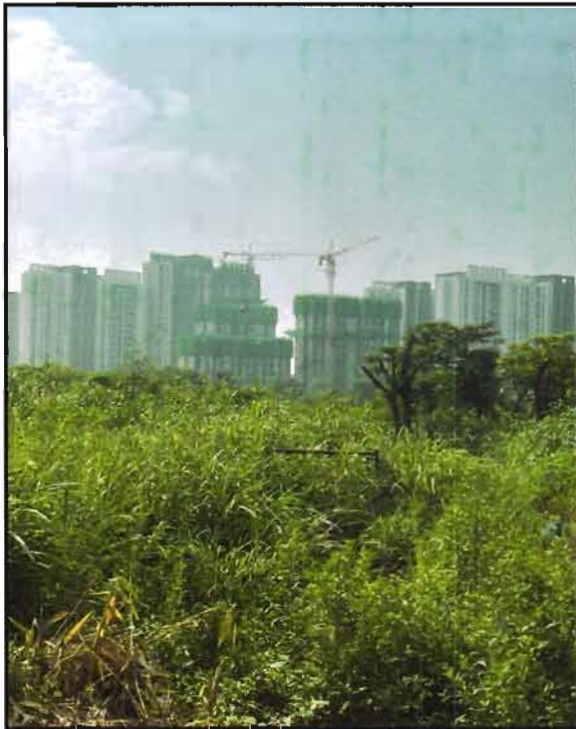
Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

#### Enclosure

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

Think.Innovate.Create

## Actual Site Photographs



Think.Innovate.Create

*Handwritten signature*

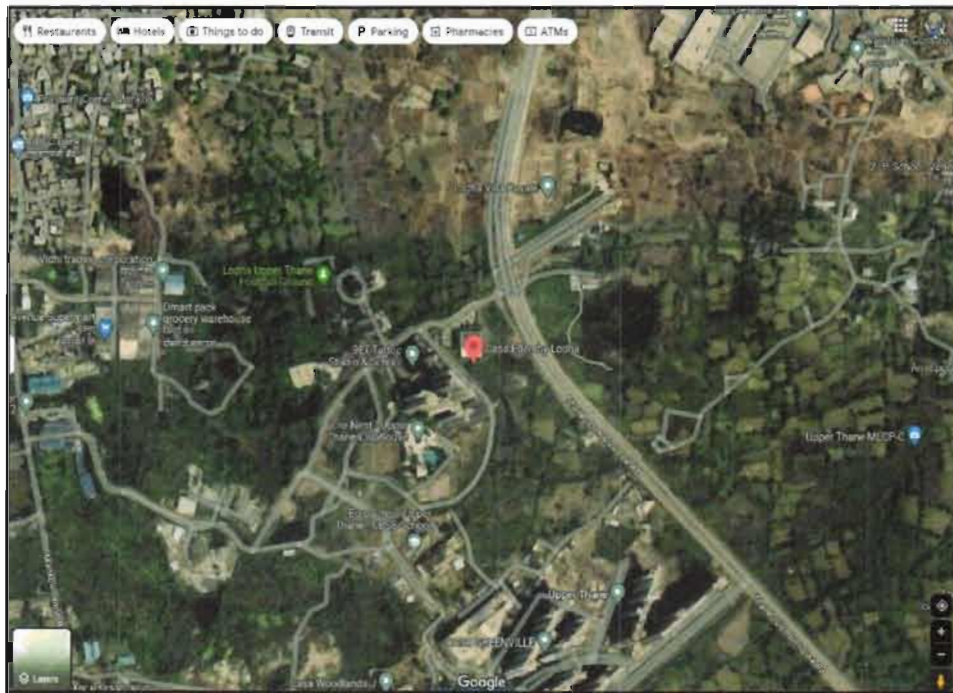


Vastukala Consultants (I) Pvt. Ltd.  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)

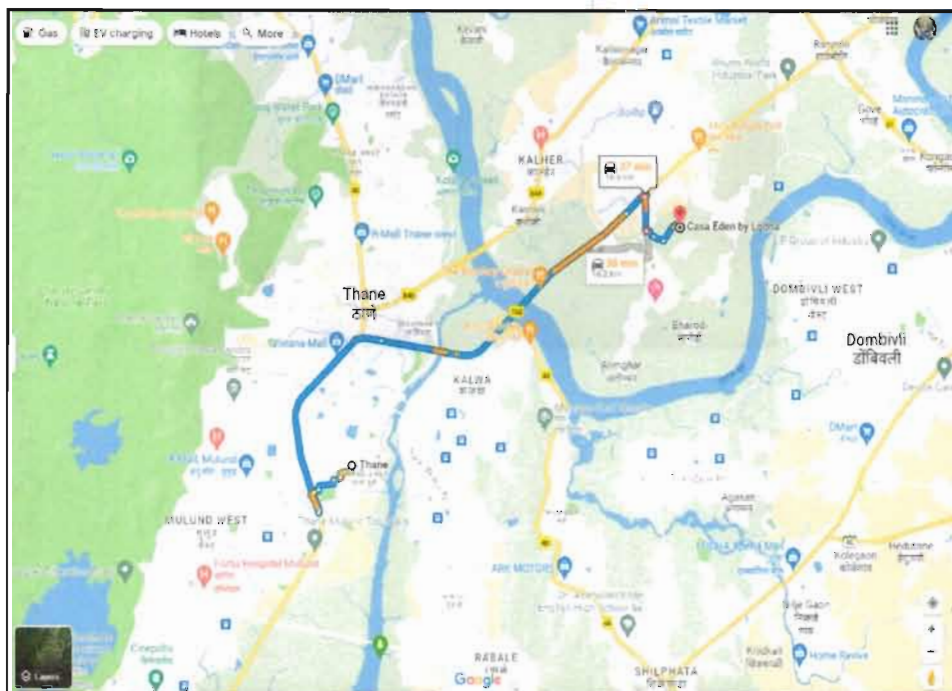




## Route Map of the property




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



**Longitude Latitude: 19°14'3.2"N 73°2'57.4"E**


**Note:** The Blue line shows the route to site distance from nearest Railway Station (Thane - 16.6 Km.).

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



**Annual Statement of Rates Ver. 2.0**  
**( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )**

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: Thane

Select Village: गावाचे नाव : मानकोळी(विशेष नियोजन प्राधेव)

Search By:  Survey No.  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (R.s./)
SurveyNo	4-हरीत ना विकास विभागातील जमिनी	2111000	0	0	0	0	हेक्टर
SurveyNo	1/2-रहीवास वापरा खालील विकसित जमिनी	2150	27500	31600	34400	31600	चौ. मीटर
SurveyNo	1/2 A-रहीवास विभागातील विकास क्षमतेच्या जमिनी	1450	0	0	0	0	चौ. मीटर
SurveyNo	2/1-औद्योगिक वापराखालील विकसित जमिनी	2050	0	0	0	0	चौ. मीटर
SurveyNo	3 1 A-वाणिज्य विभागातील विकास क्षमतेच्या जमिनी	1700	0	0	0	0	चौ. मीटर
		12					

Stamp Duty Ready Reckoner Market Value Rate for Flat	27500			
Increase by 5% on Flat Located on 6 <sup>th</sup> Floor	1375			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>28,875.00</b>	<b>Sq. Mtr.</b>	<b>2,682.58</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)	2150			
The difference between land rate and building rate(A-B=C)	26,725.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>28,875.00</b>	<b>Sq. Mtr.</b>	<b>2,683.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

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



**Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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



## Price Indicator

Property	Lodha Upper Thane
Source	Housing.Com
Area Type	Carpet
Area	572 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 10,331/-
Floor	Middle

The screenshot shows a real estate listing on the Housing.com website. The main heading is "Lodha Upper Thane Casa Eden" with a price range of ₹65 L - 86.5 L and an average price of ₹9.66 K/sq.ft. The listing includes a large image of the apartment building, a video thumbnail, and a gallery of 11 more images. Key details provided are: 2, 3 BHK Apartments Configurations, Possession Starts in Sep. 2024, and a total area of 572.00 sq.ft. (758.00 sq.ft. Carpet Area). The overview section lists the project area as 200 Acres, 1 Building with 445 units, and a launch date of July 2022.

Property	Lodha Upper Thane
Source	magic bricks
Area Type	Carpet
Area	418 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 12,375/-
Floor	5th

**₹56.9 Lac** EMI: ₹ 26k | [Get Loan offers from 34+ banks](#)

1 BHK 418 Sq-ft Flat For Sale **Mankoli, Bhiwandi**

1 Bed | 1 Bath | 1 Covered Parking | Unfurnished

Carpet Area: 418 sqft \* ₹ 13,615/sqft

Developer: **Lodha** | Project: **Lodha Upper Thane**

Floor: 5 (Out of 24 Floors) | Transaction Type: **New Property** | Facing: **North - West**

Lifts: 2 | Furnished Status: **Unfurnished** | Car Parking: 1 Covered

[Contact Agent](#) | [Get Phone No.](#)

**More Details**

Price Breakup: ₹ 56.9 Lac | ₹ 10 Per sq. Unit Monthly

Booking Amount: ₹ 2.0 Lac

RERA ID: P51700008449

Address: Mumbai - Nashik Expy, Mankoli, Thane., Mankoli, Bhiwandi, Maharashtra

Property	Lodha Upper Thane
Source	magic bricks
Area Type	Carpet
Area	572 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 11,109/-
Floor	Middle

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 2 BHK, 572 sq-ft flat for sale in Mankoli, Bhiwandi. The price is ₹ 69.9 Lac, with an EMI of ₹ 32k. The listing includes details such as 2 beds, 2 baths, and unfurnished status. The carpet area is 572 sqft at ₹ 12,230/sqft. The developer is Lodha, and the project is Lodha Upper Thane. The transaction type is New Property, the status is Under Construction, and there are 3 lifts. The furnished status is Unfurnished. The listing also features a 'Book Site Visit' button, a 'Download Brochure' button, and a 'Contact Builder' button. A note indicates the last contact was made 16 days ago. Below the listing, there is a section titled 'Why buy in this project?' with several bullet points highlighting the project's features, such as being a 200+ acre integrated township with 80% open spaces, proximity to Vikharia Mall (12.3 km), and Ajruli (16.8 km).

Property	Lodha Upper Thane
Source	magic bricks
Area Type	Carpet
Area	663 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 10,956/-
Floor	Middle

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

Posted on: Sep 29, 23 Property ID: 66339169

**₹79.9 Lac** EMI - ₹36k | Can I afford it? **ZERO BROKERAGE**

2 BHK, 663 Sq-ft Flat For Sale | Mankoli, Bhiwandi

2 Beds 2 Baths Unfurnished

**Carpet Area:** 663 sqft ₹12,05/sqft

**Developer:** Lodha **Project:** Lodha Upper Thane

**Transaction Type:** New Property **Status:** Under Construction **Lifts:** 3

**Furnished Status:** Unfurnished

**Contact Builder** **Download Brochure** **Book Site Visit**

Last contact made 27 days ago

### Why buy in this project?

- A 200+ acre integrated township with more than 80% of the development devoted to open spaces
- Viviana Mall 12.3 Km
- Airoli 16.8 Km
- **+9 more**





## 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 arrived 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.



Think.Innovate.Create

## (Appendix-VII)

**UNDERTAKING**

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

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and.
- g. My PAN Card number as applicable is AEAPC7114Q
- h. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under of overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/ Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services

No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Arvind Ishwarlal Panchal & Rekha Arvind Panchal from M/s. Macrotech Developers Limited vide Agreement To Sale dated 22.08.2022.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, Sarvodaya Nagar Mulund Branch to assess Fair Market Value value of the property for Housing Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer Suraj Zore - Valuation Engineer Shobha Kuperkar - Technical Manager Pradnya Rasam - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 27.09.2023 Valuation Date - 04.10.2023 Date of Report - 04.10.2023
6	inspections and/or investigations undertaken;	Physical Inspection done on - 29.09.2023
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

(Annexure-V)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

Think.Innovate.Create

### 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. 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.

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: 2023.10.04 18:03:04 +05'30'

Auth. Sign.

**Sharadkumar Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

