

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-2762/23-24	Dated 5-Oct-23
Buyer (Bill to) PUNJAB NATIONAL BANK - PLP BKC PLP BKC BRANCH PNB Pragati Tower C-9 G Block 3rd floor Bandra Kurla Complex Bandra(E), Mumbai 400051 GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 004134/2302848	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00
	CGST			270.00
	SGST			270.00
Total				3,540.00

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

Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total	3,000.00		270.00		270.00	540.00

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

Remarks:

"Mrs. Sonal Harsh Thapar. - Residential Flat No. 42, 4th Floor, Building No B-2, ""Gagan B-2 Co-op. Hsg. Soc. Ltd."" , Gagan Complex, Krishna Vatika Marg, Gokuldharm, Village - Dindoshi, Taluka - Borivali, District - Mumbai, Goregaon (East), PIN - 400 063, 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. - 2722201137

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: 2023.10.05 14:22:09 +05'30'

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 : **Mrs. Sonal Harsh Thapar**

Residential Flat No. 42, 4th Floor, Building No B-2, "**Gagan B-2 Co-op. Hsg. Soc. Ltd.**", Gagan Complex, Krishna Vatika Marg, Gokuldharm, Village - Dindoshi, Taluka - Borivali, District - Mumbai, Goregaon (East), PIN - 400 063, State - Maharashtra, India.

Latitude Longitude : 19°10'22.4"N 72°52'7.2"E

Valuation Prepared for:

Punjab National Bank




PLP BKC

PNB Pragati Tower Ct9, G Block, 3rd floor, Bandra Kurla Complex, Bandra(E),
Mumbai - 400051, State - Maharashtra, Country - India



Our Pan India Presence at :

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

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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 42, 4th Floor, Building No B-2, "Gagan B-2 Co-op. Hsg. Soc. Ltd.", Gagan Complex, Krishna Vatika Marg, Gokuldham, Village - Dindoshi, Taluka - Borivali, District - Mumbai, Goregaon (East), PIN - 400 063, State - Maharashtra, India belongs to **Mrs. Sonal Harsh Thapar**.

Boundaries of the property

North	: Gokuldham Shopping Centre
South	: Gagan Shopping Arcade
East	: Krishna Vatika Marg
West	: Sai 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 **₹ 1,92,13,866.00 (Rupees One Crore Ninety Two Lakh Thirteen Thousand Eight Hundred Sixty Six Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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: 2023.10.05 14:30:17 +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



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 : Sharadkumar Chalikwar Vastukala Consultants India Pvt. Ltd. B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.
2	Purpose for which the valuation is made : To assess Fair Market Value of the property for Bank Loan Purpose.
3	a) Date of inspection : 03.10.2023
	b) Date of valuation : 05.10.2023
	c) Title Deed Number : 20575 / 2023
4	List of documents produced for perusal: I) Copy of Agreement for sale No.20575 / 2023 Dated 26.09.2023 between Mr. Naresh Ashanand Thapar(The Transferor) And Mrs. Sonal Harsh Thapar(The Transferee). II) Copy of Occupancy Certificate No.CHE / 4340 / BP (WS) / AP Dated 16.08.2006 issued by Municipal Corporation of Greater Mumbai.
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) : Mrs. Sonal Harsh Thapar Residential Flat No. 42, 4 th Floor, Building No B-2, " Gagan B-2 Co-op. Hsg. Soc. Ltd. ", Gagan Complex, Krishna Vatika Marg, Gokuldham, Village - Dindoshi, Taluka - Borivali, District - Mumbai, Goregaon (East), PIN - 400 063, State - Maharashtra, India. <u>Contact Person :</u> Mrs. Ratna Shah (Tenant) Mobile No. 9820989278 Sole Ownership
6	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 4 th Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + Passage + Dining + 2 Toilet. (2 BHK) The property is at 3 Km. distance from Railway Station Goregaon.
7	Location of property
a)	Plot No. / Survey No. : New Survey No - 34 & 35
b)	Door No. : Residential Flat No. 42
c)	C.T.S. No. / Village : CTS No - 156, Village - Dindoshi
d)	Ward / Taluka : Taluka - Borivali
e)	Mandal / District : District - Mumbai

f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	No	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
j)	Comment on unauthorizes Construction if any	:		
k)	Comment on demolition proceedings if any	:		
8	Postal address of the property	:	Residential Flat No. 42, 4 th Floor, Building No B-2, "Gagan B-2 Co-op. Hsg. Soc. Ltd.", Gagan Complex, Krishna Vatika Marg, Gokuldham, Village - Dindoshi, Taluka - Borivali, District - Mumbai, Goregaon (East), PIN - 400 063, State - Maharashtra, India.	
9	City / Town	:	City - Goregaon (East)	
	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 - Dindoshi Municipal Corporation of Greater Mumbai (MCGM)	
12	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
13	Boundaries of the property	:	As per site	As per Document
	North	:	Gokuldham Shopping Centre	Details not available
	South	:	Gagan Shopping Arcade	Details not available
	East	:	Krishna Vatika Marg	Details not available
	West	:	Sai Road	Details not available
14	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-

	East	:	-	-
	West	:	-	-
15	Extent of the site	:	Carpet Area in Sq. Ft. = 819.90 (Area as per Site measurement) Built Up Area in Sq. Ft. = 981.00 (Area As Per Agreement for sale)	
15.1	Latitude, Longitude & Co-ordinates of Flat	:	19°10'22.4"N 72°52'7.2"E	
16	Extent of the site considered for Valuation	:	Built Up Area in Sq. Ft. = 981.00 (Area As Per Agreement for sale)	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied Tenant Name : Mr. Rajesh Shah	
II	APARTMENT BUILDING			
1.	Name of the Apartment	:	Gagan B-2 Co-op. Hsg. Soc. Ltd.	
2.	Description of the locality Residential / Commercial / Mixed	:	Residential	
3.	Year of Construction	:	2006 (As per occupancy certificate)	
4.	Number of Floors	:	Stilt + 7 Upper Floors	
5.	Type of Structure	:	R.C.C. Framed Structure	
6.	Number of Dwelling units in the building	:	4 th Floor is having 2 Flats	
7.	Quality of Construction	:	Normal	
8.	Appearance of the Building	:	Normal	
9.	Maintenance of the Building	:	Normal	
10.	Facilities Available			
	Lift	:	1Lift	
	Protected Water Supply	:	Municipal Water Supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Stilt + Open Car Parking	
	Is Compound wall existing?	:	Yes	
	Is pavement laid around the Building	:	Yes	
III	Residential Flat			
1.	The floor in which the Flat is situated	:	4 th Floor	
2.	Door No. of the Flat	:	Residential Flat No. 42	
3.	Specifications of the Flat			
	Roof	:	R. C. C. Slab	

	Flooring	:	Marble Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Proposed Powder coated aluminium sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring
	Finishing	:	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?	:	Good
7.	Sale Deed executed in the name of	:	Mrs. Sonal Harsh Thapar
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. = 981.00 (Area As per Agreement for sale)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 819.90 (As per Area actual site measurement)
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?	:	Tenant Occupied
15.	If rented, what is the monthly rent?	:	₹ 40,000/- (Present rented income as per month)
IV	MARKETABILITY		
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
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 / transactions with respect to adjacent properties in the areas)	:	₹ 20,900/- to ₹ 25,200/- per Sq. Ft. on Carpet Area ₹ 19,000/- to ₹ 21,000/- 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).	:	₹ 20,300/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800/- per Sq. Ft.
	II. Land + others	:	₹ 17,500/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 1,77,060/- per Sq. M. i.e. ₹ 16,449/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	₹ 1,61,986/- per Sq. M. i.e. ₹ 15,049/- per Sq. Ft.
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	No justification require as variation is less than 20%
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,800/- per Sq. Ft.
	Age of the building	:	17 years
	Life of the building estimated	:	43 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	25.50%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,086/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 17,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 19,586/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	981.00 Sq. Ft.	19,586.00	1,92,13,866.00

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 ₹ 20,900.00 to ₹ 25,200.00 per Sq. Ft. on Carpet Area / ₹ 19,000.00 to ₹ 21,000.00 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 ₹19,586.00 per Sq. Ft. on Built Up 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 **₹1,92,13,866.00 (Rupees One Crore Ninety Two Lakh Thirteen Thousand Eight Hundred Sixty Six Only).**

I.	Date of Purchase of Immovable Property	:	26/09/2023
II.	Purchase Price of immovable property	:	₹ 1,80,00,000
III.	Book value of immovable property	:	₹ 1,89,30,900
IV.	Fair Market Value of immovable property	:	₹ 1,92,13,866.00
V.	Realizable Value of immovable property	:	₹ 1,72,92,479.00
VI.	Distress Sale Value of immovable property	:	₹ 1,53,71,093.00
VII.	Guideline Value (As Per Index-II)	:	₹ 1,47,63,069.00
VIII.	Insurable value of the property (981.00 Sq. Ft. X 2,800.00)	:	₹ 27,46,800.00
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: 2023.10.05 14:30:35 +05'30'

Auth. Sign.

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



Vastukala Consultants (I) Pvt. Ltd.

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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



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Actual Site Photographs



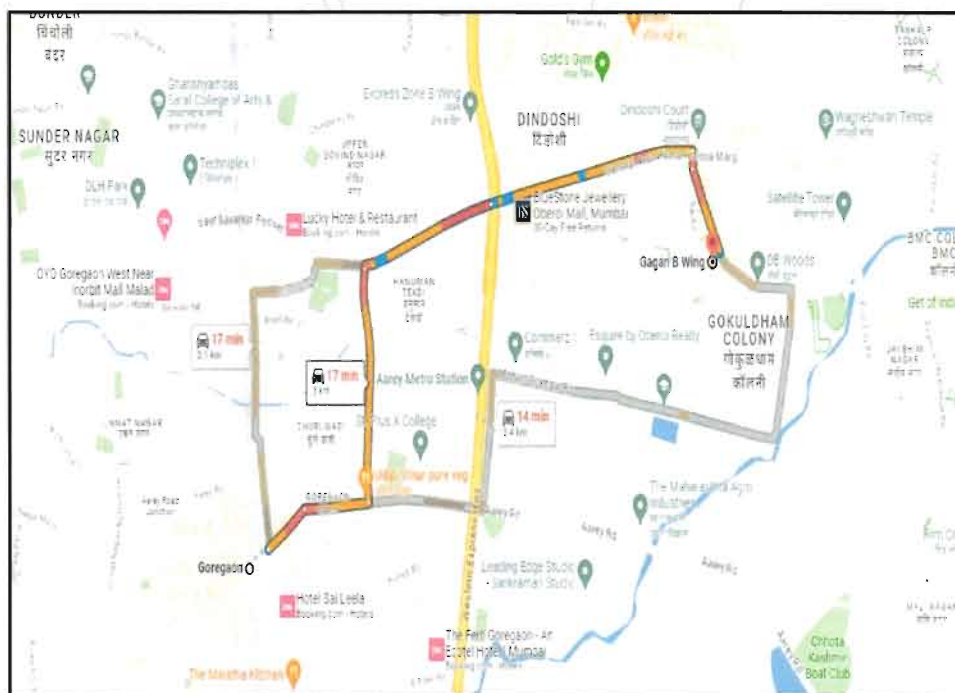
Think.Innovate.Create



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°10'22.4"N 72°52'7.2"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Goregaon - 3 Km.).

Ready Reckoner Rate

DIVISION / VILLAGE : DINDOSHI Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Ward Boundary to the North, Village Boundary to the East, Film City to the South, and Part of Village Boundary, Express Highway to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
61	61/287	88390	177060	203620	251700	175060
C.T.S.No. 95, 96, 97, 98, 99, 100, 154, 158						
Compare With Previous Year						↓

Stamp Duty Ready Reckoner Market Value Rate for Flat	177060			
Increase by 0% on Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	177,060.00	Sq. Mtr.	16,449.43	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	88390			
The difference between land rate and building rate(A-B=C)	88,670.00			
Percentage after Depreciation as per table(D)	17%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,61,986.00	Sq. Mtr.	15,049.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Depreciation Percentage Table

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

Price Indicator

Property	Flat
Source	Housing.Com
Area Type	Built Up
Area	1000 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 19,000/- per Sq. Ft.
Floor	8th

Ghar.tv Select City Search
Post Property Post Requirement


Property in Mumbai / Property in Goregaon East / Property in Gokuldhani / 2 BHK Flat for Sale in Meenaxi Towers

2 BHK Flat for Sale in Meenaxi Towers

Gokuldhani, Goregaon East, Mumbai - 400063


Building: Meenaxi Towers

DC Received



₹ 1.90 Cr (Negotiable)

₹ 19000 / Sq.ft



Allwyn Borde
Agent
Deal Maker Agent

Connect Now

Configuration	Built-up Area	Possession
2 BHK Flat	1000 sq.ft. Sq.ft	Ready To Move
Bedroom	Bathroom	Floor Number
2	2	8 of 12
Furnishing	Property Code	
Furnished	GHARL2517	

Is there any error or missing information?

Property USP / Offers:

Best Deals Available

Property	Flat
Source	Housing.Com
Area Type	Carpet
Area	750 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 21,000/-
Floor	-

The screenshot displays a property listing on the Housing.com website. The main heading is 'Property Overview' for 'Codename Above and Beyond' in Goregaon East, Mumbai. Key details include a price of ₹1.59 Cr, 750 sq.ft area, 4 bedrooms, and 2 bathrooms. The listing is from 'More than a month ago'. The seller's name is 'Ameysa Bajaj' with a contact number '+9191673...'. There are buttons for 'Get Contact Details', 'Share', and 'Report'. The page also features a 'Property Location' map and a 'Contact Seller' section with a 'Great choice! Nice neighborhood around' note.

Sale Instances

Property	Flat
Source	Index_no.2
Area Type	Carpet
Area	756 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 19,384/-
Floor	4th

☰
Index 2
✕

12383367
17-11-2021

Note :-Generated Through eSearch Module.For original report please contact concern SRO office.

सूची क्र.2

दुयम निबंधक : सहाय्यी. श्री.सोनी 2
दस्तावेज क्रमांक : 12383/2021.
प्लॉट नं.
Regn 63m

गावाचे नाव : मालाड

(1) विविध प्रकार	करारनामा
(2) सोडरल	17585000
(3) बाजारभाड(भाडेपट्ट्याच्या बाबतिसपट्टाकार आकारणी देणे की पट्ट्याचे तें नमुद करणे)	13538359.45
(4) भू. मापन पॅटर्निसा व घनकमांक(असल्यास)	1) पालिकेचे नाव मुंबई मनपाद्वारे वर्णन सदनिहा. नं. 402. माळा नं. 4th मजला, इमारतीचे नाव राणी हायर. ब्लॉक नं. गौरगाव ईस्ट मुंबई 400063 रोड सोबतधाम नैऋत टू रायन ईटनेकाल खुल. पुनर माहिती. सटनिहा. वे क्षेत्र 756 चौ फुट कार्पेट रेरा प्रमाणे व सोडल बांध कारणी/बाळनी 65 चौ फुट सोडस 1 कार पालिक. ((C.T.S. Number : 62GA/1A/4A/1C & 620C.))
(5) क्षेत्रफल	76.28 चौ मीटर
(6) आकारणी किंवा चुकी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करार देणं-याशिबुन देणं-या व घनकाराचे नाव किंवा दिवणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिसादिते नाव व पत्ता.	1) नाव :-साभलकरी इतरप्रामेस वे भागीदार अनिल चंदरमल इम्मेका वज-55 पत्ता. प्लॉट नं 201. माळा नं. इमारतीचे नाव बाति लदन. ब्लॉक नं अंधेरी ईस्ट मुंबई. रोड नं. सा. डानाडवला कलवा. सोडलडवला कॉम्प्लेक्स. महाराष्ट्र. MUMBAI. पिन कोड :-400063 पिन नं.-AAAFL1643C
(8) दस्तऐवज करार देणं-या व घनकाराचे व किंवा दिवणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिसादिते नाव व पत्ता	1) नाव :-सद्विना. नदकिशोर इंगोले वज-42. पत्ता. प्लॉट नं 202. विहरींग क्र 27ए. माळा नं. इमारतीचे नाव हार्मोनी सी एच एन सी. ब्लॉक नं गौरगाव पूर्व. रोड नं. अंधेरी मरी पत्ता. महाराष्ट्र. MUMBAI. पिन कोड :-400063 पिन नं.-AAMPID898N 2) नाव :-नदकिशोर बाळीराज इंगोले वज-68. पत्ता. प्लॉट नं 202. विहरींग क्र 27ए. माळा नं. इमारतीचे नाव हार्मोनी सी एच एन सी. ब्लॉक नं गौरगाव पूर्व. रोड नं. अंधेरी मरी पत्ता. महाराष्ट्र. MUMBAI. पिन कोड :-400063 पिन नं.-AAPIA502P
(9) दस्तऐवज करार दिवणी दिनांक	02/11/2021
(10) दस्तऐवज करार दिवणी दिनांक	02/11/2021
(11) अनुमती क्रमांक व प्लॉट	12383/2021
(12) बाजारभाडप्रमाणे मुद्रांक शुल्क	879250
(13) बाजारभाडप्रमाणे नोंदणी शुल्क	30000
(14) कोण	
मुद्रांक नकाशे किंवा वारं वारं नकाशा	
मुद्रांक शुल्क आकारताना निवडलेले अनुसंधान :-	ii) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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.



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(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 Mrs. Sonal Harsh Thapar from Mr. Naresh Ashanand Thapar vide Agreement for sale dated 26.09.2023.
2	purpose of valuation and appointing authority	As per the request from Punjab National Bank, PLP BKC to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Sharadkumar Chalikwar - Regd. Valuer Deepak Jain - Valuation Engineer Vaishali Sarmalkar - Technical Manager Shamal Bodke - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 01.10.2023 Valuation Date - 05.10.2023 Date of Report - 05.10.2023
6	inspections and/or investigations undertaken;	Physical Inspection done on - 03.10.2023
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.

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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



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: 2023.10.05 14:31:02 +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

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