

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.	Dated
	PG-3032/23-24	21-Oct-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) STATE BANK OF INDIA- RASMECCC Panvel RASMECCC Panvel Sharda Terrace,Shop No 5,Ground Floor, Plot No 65,Sector-11,CBD Belapur GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	004468/2303135	
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	10,000.00
	CGST			900.00
	SGST			900.00
	Total			₹ 11,800.00

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

Indian Rupee Eleven Thousand Eight Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	10,000.00	9%	900.00	9%	900.00	1,800.00
Total	10,000.00		900.00		900.00	1,800.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Only**

Remarks:
 "Mr. Ritesh Kanodia & Mrs. Rinku Kanodia - Residential Flat No. B-2905, 29th Floor, Building No 3, ""Elysian Tower B""
 Oberoi Garden City, Off Western Express Highway, Village - Dindoshi , Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, 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. - 27222201137

Company's Bank Details
 Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code: **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd
 Pooja Dagare
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Ritesh Kanodia & Mrs. Rinku Kanodia**

Residential Flat No. B-2905, 29th Floor, Building No 3, "**Elysian Tower B**", Oberoi Garden City, Off Western Express Highway, Village - Dindoshi, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 063, State - Maharashtra, India.

Latitude Longitude : 19°10'11.9"N 72°51'41.9"E

Valuation Prepared for:

**State Bank of India
RASMECC Panvel**

Shop No 5, Ground Floor, Sharda Terrace, Plot No 65, Sector-11, CBD Belapur,
Navi Mumbai, Taluka & District - Thane, 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,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-2905, 29th Floor, Building No 3, "Elysian Tower B", Oberoi Garden City, Off Western Express Highway, Village - Dindoshi, Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 063, State - Maharashtra, India belongs to **Mr. Ritesh Kanodia & Mrs. Rinku Kanodia**.

Boundaries of the property

North	: Under Construction Building
South	: Mohan Gokhale Road
East	: 'A' Wing of Oberoi Square
West	: Under Construction Building

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 **₹ 11,22,58,000.00 (Rupees Eleven Crore Twenty Two Lakh Fifty Eight Thousand Only)**. As per Site Inspection 33% 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.

MANOJ BABURAO
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=B, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.20=9822b6c4fad35d631edcf9a26865913490cf3d33d4171
3115270617a18b6562, postalCode=400069, st=Maharashtra,
serialNumber=11398236baburaochalikwar5ca663e4e313313132
a194a20f9279a278a2384c-cb-4a8b8b3a8e88d0 CHALIKWAR
Date: 2023.10.21 12:14:59 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report



Our Pan India Presence at :

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

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

Vastukala Consultants India Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.

To,
The Branch Manager,
State Bank of India
RASMECCC Panvel
 Shop No 5, Ground Floor, Sharda Terrace, Plot No
 65, Sector-11, CBD Belapur, Navi Mumbai, Taluka & District -
 Thane, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF FLAT)

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 : 18.10.2023
	b) Date of which the valuation is made : 19.10.2023
3	List of documents produced for perusal: I) Copy of Agreement For Sale Document No.8959/2021 Dated 26.11.2021 between Oberoi Realty Limited(The Promoter) And Mr. Ritesh Kanodia & Mrs. Rinku Kanodia(The The Allottees). II) Copy of RERA Certificate Document No.P51800031456 Dated 23.10.2021 issued by Maharashtra Real Estate Regulatory Authority. III) Copy of Commencement Certificate Document No.CHE / 9107 / BPWS / AP / FCC / 1 / Amend Dated 03.11.2014 issued by Municipal Corporation Of Greater Mumbai. IV) Copy of Approved Building Plan Document No.CHE /9107 / BP / WS / AP Dated 14.03.2023 issued by Municipal Corporation Of Greater Mumbai.
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) : Mr. Ritesh Kanodia & Mrs. Rinku Kanodia Residential Flat No. B-2905, 29 th Floor, Building No 3, "Elysian Tower B", Oberoi Garden City, Off Western Express Highway, Village - Dindoshi , Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 063, State - Maharashtra, India. <u>Contact Person :</u> Mr. Tejas Jaiswal (Site Person) Mobile No. 8291850664 Joint Ownership Details of ownership share is not available

5	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 29 th Floor. As per Sale Plan attached with the Agreement for Sale, the composition of residential flat is 4 Bedrooms + Living with Dining Area + Multi Purpose Area + Kitchen + 6 Toilets + Store + Passage + Balconies (i.e. 4 BHK with 5 Toilets) The property is at 1 km distance from Metro Station Aarey . At the time of inspection building was under construction.
	Stage of Construction		
	If under construction, extent of completion		
	RCC Footing/Foundation	Complete	RCC Plinth
	Full Building Rcc	Completed upto 29th floor	Internal Brick Work
	External Brick Work	Completed upto 29th floor	Internal Plastering
	External Plastering	Completed upto 29th floor	
	Total	33% work completed	
6	Location of property	:	
a)	Plot No. / Survey No.	:	
b)	Door No.	:	Residential Flat No. B-2905
c)	C.T.S. No. / Village	:	CTS No - 95/4/B/4, P/ South Ward, Village - Dindoshi
d)	Ward / Taluka	:	P - Ward Taluka - Borivali
e)	Mandal / District	:	District - Mumbai Suburban
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No. CHE /9107 / BP / WS / AP Dated 14.03.2023 issued by Municipal Corporation of Greater Mumbai
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7	Postal address of the property	:	Residential Flat No. B-2905, 29 th Floor, Building No 3, "Elysian Tower B", Oberoi Garden City, Off Western Express Highway, Village - Dindoshi , Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 063, State - Maharashtra, India.
8	City / Town	:	
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No

9	Classification of the area		
	i) High / Middle / Poor		Middle Class
	ii) Urban / Semi Urban / Rura		Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Dindoshi Municipal Corporation of Greater Mumbai (MCGM)
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	:	As per site As per Document
	North	:	Under Construction Building C.T.S. No. 95/4/B/4(pt)
	South	:	Mohan Gokhale Road C.T.S. No. 95/4/B/4(pt)
	East	:	'A' Wing of Oberoi Square C.T.S. No. 95/4/B/4(pt)
	West	:	Under Construction Building C.T.S. No. 95/4/B/4(pt)
13	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	:	- -
14	Extent of the site	:	Carpet Area in Sq. Ft. = 3034.00 (Area As Per Agreement For Sale) Built Up Area in Sq. Ft. = 3337.40 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°10'11.9"N 72°51'41.9"E
15	Extent of the site considered for Valuation (least of 13A & 13B)	:	Carpet Area in Sq. Ft. = 3034.00 (Area As Per Agreement For Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - 95/4/B/4, P/ South Ward
	Block No.	:	-

	Ward No.	:	P - Ward
	Village / Municipality / Corporation	:	Village - Dindoshi , Municipal Corporation of Greater Mumbai (MCGM)
	Door No., Street or Road (Pin Code)	:	Residential Flat No. B-2905, 29 th Floor, Building No 3, "Elysian Tower B", Oberoi Garden City, Off Western Express Highway, Village - Dindoshi , Goregaon (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 063, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	Proposed 2 Basements + Stilt + 2 Podium + 69 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 6 Flats on 29 th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Building Under Construction
10.	Maintenance of the Building	:	Building Under Construction
11.	Facilities Available	:	
	Lift	:	Proposed 8 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Yes
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the Building	:	Proposed, Yes
III	Residential Flat	:	
1.	The floor in which the Flat is situated	:	29 th Floor
2.	Door No. of the Flat	:	Residential Flat No. B-2905
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. Concealed wiring
	Finishing	:	Proposed Cement Plastering

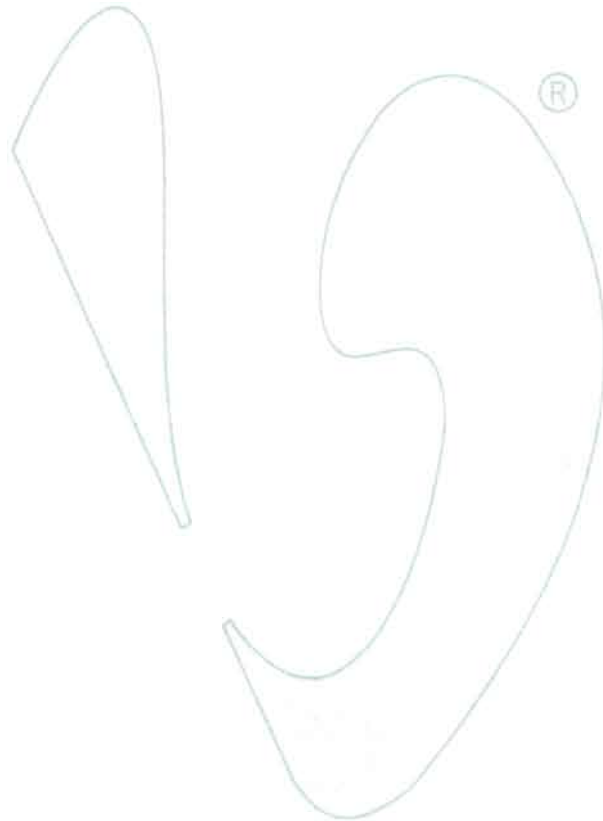
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Building Under Construction
	Meter Card is in the name of	:	Building Under Construction
6.	How is the maintenance of the Flat?	:	Building Under Construction
7.	Sale Deed executed in the name of	:	Mr. Ritesh Kanodia & Mrs. Rinku Kanodia
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. = 3337.00 (Carpet Area + 10%)
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. = 3034.00 (As Per Area Agreement For Sale)
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?	:	₹ 2,80,000/- (Expected rented income per month after completion) after completion
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)	:	₹ 37,300/- to ₹ 41,900/- per Sq. Ft. on Carpet Area ₹ 34,000/- to ₹ 38,100/- 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).	:	₹ 37,000/- per Sq. Ft.

3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,200/- per Sq. Ft.
	II. Land + others	:	₹ 33,800/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 2,60,533/- per Sq. M. i.e. ₹ 24,204/- 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 area Fixed by respective State Government for computing Stamp Duty / Rgstin. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,200/- per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periotic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 3,200/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 33,800/- per Sq. Ft.
	Total Composite Rate	:	₹ 37,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	3034.00 Sq. Ft.	37,000.00	11,22,58,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			

Likely rental values in future	₹ 2,80,000/- (Expected rented income per month after completion)
Any likely income it may generate	Rental Income



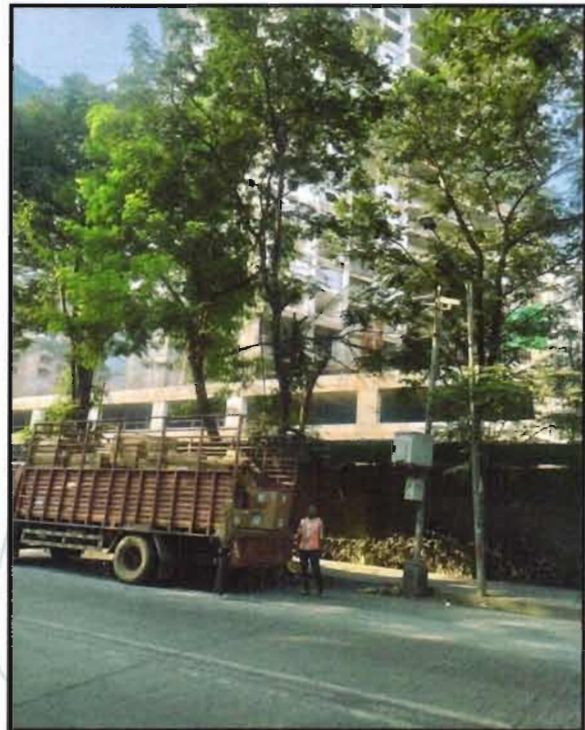
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An ISO 9001:2015 Certified Company www.vastukala.org



Actual Site Photographs



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: MumbaiSubUrban

Select Village: पहाडी-गारेगाव पुर्व (बारीवली)

Search By: Survey No. Location

Enter Survey No: 590 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिसदुकाने औद्योगिक	एकक (Rs.)	Attribute
S8 270 A-मुभाग : खालील विभागातील सिटीएसन मधील मिळकती	104400	226550	260530 295400	226550	चौ. मीटर सि.टी.एस. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	226550.00			
Increase by 15% on Flat Located on 29 th Floor	33982.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	260,532.50	Sq. Mtr.	24,204.28	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	104400			
The difference between land rate and building rate(A-B=C)	156,132.50			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	2,60,533.00	Sq. Mtr.	24,204.00	Sq. Ft.

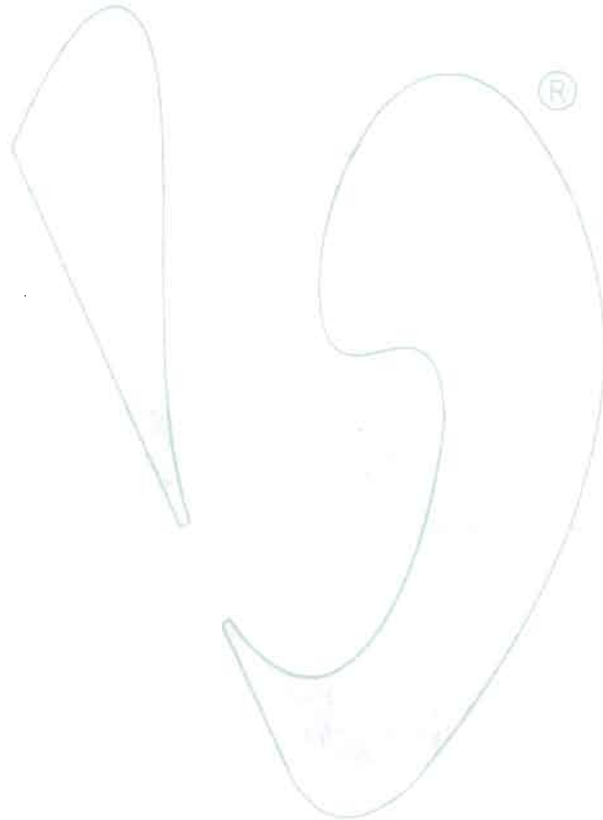
Multi-Storied building with Lift

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



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Property	Oberoi Elysian, Goregaon East
Source	magic bricks
Area Type	Carpet
Area	3416 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 34,064/-
Floor	30th

magicbricks Buy Rent Sell Home Loans

Post on Oct 15, 23 Property ID: SB005427

₹12.80 Cr EMI - ₹5,771 | Get Loan offers from 34+ banks **PREMIUM PROJECT**

6 BHK 5646 Sq-ft Flat For Sale Goregaon East, Mumbai

Contact Agent
 Certified Agent
Ashu +91-9500000000
 Get Phone No.

Download Brochure

6 Beds 10 Baths 2 Balconies 3 Covered Parking
 Jogging an... Outdoor Ten.

Carpet Area 3416 sqft - ₹37,47/sqft	Developer Oberoi Realty Ltd.	Project Oberoi Elysian	Floor 30 (Out of 69 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing North	Lifts 6

Near Western Express Highway and Oberoi Mall

Contact Agent Get Phone No. Last contact made 71 days ago

More Details

Price Breakup: ₹12.8 Cr | ₹50,000 Monthly
 Booking Amount: ₹1.15 Cr
 Address: Goregaon East, Mumbai, Goregaon East, Mumbai - Western Mumbai, Maharashtra

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Property	Oberoi Elysian, Goregaon East
Source	magic bricks
Area Type	Carpet
Area	3052 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 34,850/-
Floor	50th

magicbricks Buy Rent Sell Home Loans Login Post Property

Home / Property in Mumbai / Flats for Sale in Mumbai / Flats for Sale in Film City Road / 4 BHK / 4385 Sq.ft

Posted on: Oct 15, 23 Property ID: 58706657

₹11.70 Cr | Est. ₹ 5.28L | Get Loan offers from 34+ banks | PREMIUM PROJECT

4 BHK 4385 Sq.ft Flat For Sale | Film City Road, Mumbai

Contact Agent
 Certified Agent | RERA REGISTERED
Sachin Gandhi | 91-98XXXXXXX
 Get Phone No.

Download Brochure

4 Beds | 5 Baths | 1 Balcony | 3 Covered Parking | Health club... | Jogging and...

Carpet Area 3032 sqft - ₹38,568/sqft	Developer Oberoi Realty Ltd.	Project Oberoi Elysian	Floor 50 (Out of 60 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing West	Lifts 5

Contact Agent | Get Phone No. | Last contact made 5 days ago

More Details

Price Breakup | ₹11.7 Cr | ₹ 58,50,000 Approx. Registration Charges | ₹ 30,000 Monthly

Booking Amount | ₹ 51.0 Lac

Address | Elysian, Oberoi Garden City, Off Western Express Highway, Goregaon-East, Mumbai, Film City Road, Mumbai - Western Mumbai, Maharashtra

Sale Instances

Property	Obero Elysian, Goregaon East
Source	Index_no.2
Area Type	Carpet
Area	1710 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 34,817/-
Floor	28th

8303451 17/10/2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 7 दस्त क्रमांक : 8303/2023 नोंदणी : Regn:63m
गावाचे नाव : पी.एस.पहाडीगोरेगांव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	65491665	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	49462619.66	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 2801, माळा नं: 28 वा मजला,टॉवर बी, इमारतीचे नाव: एलिसियन, ब्लॉक नं: - ऑफ वेस्टर्न एक्स, रोड : गोरेगाव पु. मुंबई 400063, इतर माहिती: सदनिका क्षेत्रफळ 158.87 चौ. मीटर कारपेट(रेरा कारपेट)..... सोबत 2 वाहनतळ(सिंगल).....(विलेज दिंडोशी सिटीएस नं. 95 व इतर)((C.T.S. Number : 590 And Others ;))	
(5) क्षेत्रफळ	158.87 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ओबेरीय रियाल्टी लि. चे अॅग्रे. सिग्नेटरी नेहा शाह व प्रदीप परमार दोघातर्फे मुखत्यार ओमकार अईर वय:-28 पत्ता:-प्लॉट नं: ऑफिस , माळा नं: 3 रा मजला , इमारतीचे नाव: कॉमर्श ओबेरीय गार्डन सिटी, ब्लॉक नं: गोरेगाव पु. मुंबई , रोड नं: ऑफ वेस्टर्न एक्सप्रेस हायवे , महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AABCK0235H	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दीनबंधु जलान एचयुएफ चे कर्ता श्री. दीनबंधु जलान वय:-66; पत्ता:-प्लॉट नं: 504 , माळा नं: - इमारतीचे नाव: युनिक टॉवर, गायवाडी इंडस्ट्रीयल इस्टेट , ब्लॉक नं: - एस.व्ही. रोड , रोड नं: गोरेगाव पु. मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400062 पॅन नं:-AAAHD1033N	
(9) दस्तऐवज करून दिल्याचा दिनांक	02/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	02/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	8303/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3930000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



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Property	Oberoi Elysian, Goregaon East
Source	Index_no.2
Area Type	Carpet
Area	1766 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 38,054/-
Floor	38th

14024451 17/10/2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. बोरीवली 7 दस्त क्रमांक : 14024/2023 नोंदणी : Regn:63m
गावाचे नाव : पी.एस.पहाडीगोरेगांव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	73924250	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	53171038.5	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 3803, माळा नं: 38 वा मजला,टॉवर बी, इमारतीचे नाव: एलिसियन, ब्लॉक नं: - ऑफ वेस्टर्न एक्सप्रेस हायवे, रोड : गोरेगाव पु. मुंबई 400063, इतर माहिती: सदनिका क्षेत्रफळ 164.06 चौ. मीटर कारपेट(रेरा कारपेट).....सोबत 2 वाहनतळ(सिंगल).....(विलेज दिंडोशी,सिटीएस 95)((C.T.S. Number : 590 AND OTHERS. :))	
(5) क्षेत्रफळ	164.06 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ओबेरोय रियाल्टी लि. चे अॅथो. सिग्रेटरी नेहा शाह व तुप्ती जानी दोघातर्फे मुखत्यार नितेश वेलोंडे वय:-24 पत्ता:-प्लॉट नं: ऑफिस, माळा नं: 3 रा मजला, इमारतीचे नाव: कॉम्प्ले. ओबेरोय गार्डन सिटी, ब्लॉक नं: - ऑफ वेस्टर्न एक्सप्रेस हायवे, रोड नं: गोरेगाव पु. मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AABCK0235H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जसप्रीत सिंग अमोलक वय:-47; पत्ता:-प्लॉट नं: सदनिका क्र. 120, माळा नं: -, इमारतीचे नाव: टी-1 होमलॅंड हाईट्स, ब्लॉक नं: - सेक्टर 70, सास नगर, रोड नं: मोहाली, पूण्जाब, रूण्णापार. पिन कोड:-160071 पॅन नं:-AMQPA5840C	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/09/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	11/09/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	14024/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	4436000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

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 **₹11,22,58,000.00 (Rupees Eleven Crore Twenty Two Lakh Fifty Eight Thousand Only)**. As per Site Inspection 33% Construction Work is Completed.

Place : Mumbai

Date : 19.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO
CHALIKWAR**

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.26=9822b6c4fad35dc03e0cf39e26865913490c3d33d4133311
5279b17a18b5682, postalCode=400069, st=Maharashtra,
serialNumber=1a59a99a0b0c090b02a55a80c3cfeb1f11bd2e39
4e28f2e29a327b62a26c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.21 12:15:44 +05:30



Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date _____

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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Enclosures	
Declaration-cum-undertaking from the valuer (Annexure-IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached

(Annexure-IV)**DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 19.10.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My engineer Deepak Jain has personally inspected the property on 18.10.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure

- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.

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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Ritesh Kanodia & Mrs. Rinku Kanodia from Oberoi Realty Limited vide Agreement For Sale dated 26.11.2021.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECCC Panvel 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;	Manoj Chalikwar - Regd. Valuer Deepak Jain - Valuation Engineer Shobha Kuperkar - Technical Manager Jayaraja Acharya - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 17.10.2023 Valuation Date - 19.10.2023 Date of Report - 19.10.2023
6	inspections and/or investigations undertaken;	Physical Inspection done on - 18.10.2023
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **19th October 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. Mumbai (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. Vastukala Consultants India Pvt. Ltd. adopts assumptions for the purpose of providing valuation advice 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 **3034.00 Sq. Ft. Carpet Area** in the name of **Mr. Ritesh Kanodia & Mrs. Rinku Kanodia**. 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

(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.

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.

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.

MANOJ BABURAO
CHALIKWAR
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS I PRIVATE LIMITED,
ou=admins,
2.5.4.20=982205645a15a103a0c139e2a865913490c3d14d413311
3279b17a18d5552, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8c8b96b2a5a8f6e31f31bd2e39
4e3f2e298337b6294fc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.21 12:16:06 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3