

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-3535/23-24 Delivery Note	Dated 28-Nov-23 Mode/Terms of Payment Other References
Buyer (Bill to) PUNJAB NATIONAL BANK-VASHI BRANCH CIDCO Administrative Building, Sector - 1, Opp. Vashi Police Station, Navi Mumbai - 400 706, GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Buyer's Order No. Dispatch Doc No. 005256/2303694 Dispatched through Terms of Delivery	Dated Delivery Note Date Destination

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

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

Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

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

Remarks:
 005256/2303694 Mr. Vishwas Dinkar Patil - Residential Apartment No. SS-II/106, Room No. 106, Ground Floor, Plot No. 2, Sector - 8, Near Anna Saheb Patil Udyan, Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, State - Maharashtra, Country - India.

Company's PAN : **AADCV4303R**

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

Company's Bank Details
 Bank Name : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code: **THANE CHARAI & ICIC0003405**



UPI Virtual ID : VASTUKALATHANE@icici

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

Pooja Dagare

Authorised Signatory

This is a Computer Generated Invoice



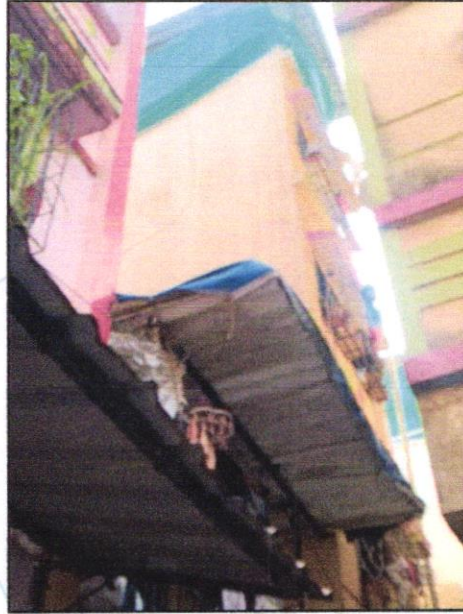
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Vishwas Dinkar Patil**

Residential Apartment No. SS-II/106, Room No. 106, Ground Floor, Plot No. 2, Sector - 8, Near Anna Saheb Patil Udyan, Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, State - Maharashtra, Country - India.

Latitude Longitude: 19°06'08.6"N 73°00'27.9"E

Valuation Prepared for:

**Punjab National Bank
Vashi Branch**

CIDCO Administrative Building, Sector - 1, Opp. Vashi Police Station, Navi Mumbai - 400 706, State - Maharashtra, Country - India.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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



Vastu/Thane/11/2023/5256/2303694
28/03-390-PSSK
Date: 28.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Apartment No. SS-II/106, Room No. 106, Ground Floor, Plot No. 2, Sector - 8, Near Anna Saheb Patil Udyan, Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, State – Maharashtra, Country – India belongs to **Mr. Vishwas Dinkar Patil**.

Boundaries of the property.

North : Room No. 105
South : Room No. 107
East : Room No. 120
West : Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and this particular purpose at **₹ 34,98,000.00 (Rupees Thirty Four Lakh Ninety Eight Thousand Only)**.

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

Hence certified

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

Sharadkumar B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2023.11.29 13:05:53 +05'30'

Avinal
Auth. Sign.



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Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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

I		General											
1.	Name and Address of the Valuer	:	Sharadkumar B. Chalikwar Vastukala Consultants (I) 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	: 25.11.2023										
	b)	Date of valuation	: 28.11.2023										
	C)	Title Deed Number & Date	6731/2010 Dated 29.07.2010										
4.	List of documents produced for perusal:		<ol style="list-style-type: none"> 1. Copy of Deed of Apartment dated 12.10.2010 between Mr. Pinjari Bholinath Ramu. (The Vendor) AND Mr. Vishwas Dinkar Patil (The Purchaser). 2. Copy of Sale Agreement dated 29.07.2010 between Mr. Pinjari Bholinath Ramu. (The Vendor) AND Mr. Vishwas Dinkar Patil (The Purchaser). 3. Copy of Approved Plan dated 27.07.1990 issued by CIDCO. 4. Copy of Letter of possession of Apartment Ref. No. CIDCO / EE / KK / II / 1993-1994 dated 22.10.1993 issued by CIDCO 5. Copy of Possession Receipt dated 20.10.1993 issued by CIDCO 6. Copy of Letter of Transfer of Apartment Ref. No. CIDCO / AEO / BUDP / 2000 / KK / 5891 dated 09.05.2000 issued by CIDCO. 7. Copy of Letter Ref. No. CIDCO / AEO / KK / 2010 / 6088 dated 28.07.2010 issued by CIDCO. 										
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)	:	Mr. Vishwas Dinkar Patil Address: Residential Apartment No. SS-II/106, Room No. 106, Ground Floor, Plot No. 2, Sector - 8, Near Anna Saheb Patil Udyan, Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, State – Maharashtra, Country – India. Contact Person: Mrs. Patil (Owner's Wife) Contact No.: 9892352669 Sole Ownership										
6.	Brief description of the property	:	The property is a Residential Apartment of Ground + 3 Floors. The property is at 500 M. walkable distance from nearest railway station Koparkhairane. The composition of Apartment is as under: As per site inspection, the composition of the Apartment is: <table border="1" data-bbox="746 1787 1375 1960"> <thead> <tr> <th>Floor</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>Hall + Kitchen + 1 Toilet + Staircase</td> </tr> <tr> <td>1st Floor</td> <td>Hall + Kitchen + 1 Toilet + Staircase</td> </tr> <tr> <td>2nd Floor</td> <td>Hall + Kitchen + 1 Toilet + Staircase</td> </tr> <tr> <td>3rd Floor</td> <td>Hall + Kitchen + 1 Toilet + Staircase</td> </tr> </tbody> </table>	Floor	Composition	Ground Floor	Hall + Kitchen + 1 Toilet + Staircase	1 st Floor	Hall + Kitchen + 1 Toilet + Staircase	2 nd Floor	Hall + Kitchen + 1 Toilet + Staircase	3 rd Floor	Hall + Kitchen + 1 Toilet + Staircase
Floor	Composition												
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2 nd Floor	Hall + Kitchen + 1 Toilet + Staircase												
3 rd Floor	Hall + Kitchen + 1 Toilet + Staircase												

			Terrace	-
7.	Location of property	:		
	a) Plot No. / Survey No.	:	Plot No. 2, Sector – 8	
	b) Door No.	:	Residential Apartment No. SS-II/106	
	c) C.T.S. No. / Village	:	Village – Koparkhairane	
	d) Ward / Taluka	:	Taluka – Thane	
	e) Mandal / District	:	District – Thane	
	f) Date of issue and validity of layout of approved map / plan	:	The property is constructed by CIDCO. CIDCO itself is an issuing authority.	
	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	:	No	
	j) Comment on unauthorizes Construction if any	:	N.A., the property under consideration is Residential Apartment	
	k) Comment on demolition proceedings if any	:		
8.	Postal address of the property	:	Residential Apartment No. SS-II/106, Room No. 106, Ground Floor, Plot No. 2, Sector - 8, Near Anna Saheb Patil Udyan, Koparkhairane, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 709, State – Maharashtra, Country – India.	
9.	City / Town	:	Koparkhairane, Navi Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
10.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
11.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Koparkhairane CIDCO / Navi Mumbai Municipal Corporation	
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	:	Room No. 105	6 Mtrs. Wide Road
	South	:	Room No. 107	4.5 Mtrs. Wide Road
	East	:	Room No. 120	Plot No. 3

	West	:	Road	6 Mtrs. Wide Road		
14.	Dimensions of the site / Flat	:	N. A. as property under consideration is a Residential Flat in the residential building.			
			A As per the Deed	B Actuals		
	North	:	Room No. 105	Room No. 105		
	South	:	Room No. 107	Room No. 107		
	East	:	Room No. 115	Room No. 120		
	West	:	Open Space	Road		
15.	Extent of the site	:	Area as per actual site measurement are as under:			
			Floor	Carpet Area in Sq. Ft.		
			Ground Floor	206.00		
			1 st Floor	197.00		
			2 nd Floor	197.00		
			3 rd Floor	197.00		
			Terrace	188.00		
			Total Area	985.00		
			As per Agreement, Built Up Area are as under:			
			Floor	Built Up Area in Sq. Ft.		
			Ground Floor	176.00		
15.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	19°06'08.6"N 73°00'27.9"E			
16.	Extent of the site considered for Valuation (least of 13A& 13B)	:	As per Agreement, Built Up Area are as under:			
			Floor	Built Up Area in Sq. Ft.		
			Ground Floor	176.00		
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied Details are as under: -			
			Floor	Name	Rented Since	Present Rental
			Ground Floor	Tenant – Mr. Sagar Pawar	4 Years	₹ 7,000.00
			1 st Floor	Tenant – Mr. Anil Metkari	4 Years	₹ 7,000.00
			2 nd Floor	Tenant – Mr. Suresh Rao	6 Months	₹ 7,000.00
			3 rd Floor & Terrace Area	Owner Occupied		
II	APARTMENT BUILDING					
1.	Name of the Apartment	:	Apartment No. SS-II/106			
2.	Description of the locality Residential / Commercial / Mixed	:	Residential			
3	Year of Construction	:	1993 (Approx.)			
4	Number of Floors	:	Ground + 3 rd Floor & Terrace			
5	Type of Structure	:	R.C.C. framed structure			
6	Number of Dwelling units in the building	:	-			
7	Quality of Construction	:	Good			



8	Appearance of the Building	:	Good
9	Maintenance of the Building	:	Good
10	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	No
	Is pavement laid around the building	:	No

III	Residential Flat														
1	The floor in which the Flat is situated	:	Ground Floor												
2	Door No. of the Flat	:	Residential Apartment No. SS-II/106												
3	Specifications of the Flat	:													
	Roof	:	R.C.C. Slab												
	Flooring	:	Vitrified tiles flooring												
	Doors	:	Teak Wood door frame with Flush Shutter with												
	Windows	:	Aluminum Sliding windows												
	Fittings	:	Concealed plumbing with Concealed fittings. Electrical wiring with Concealed												
	Finishing	:	Cement Plastering with POP finishing												
4	House Tax	:													
	Assessment No.	:	Details not available												
	Tax paid in the name of:	:	Details not available												
	Tax amount:	:	Details not available												
5	Electricity Service connection No.	:	Details not available												
	Meter Card is in the name of	:	Details not available												
6	How is the maintenance of the Flat?	:	Good												
7	Sale Deed executed in the name of	:	Mr. Vishwas Dinkar Patil												
8	What is the undivided area of land as per Sale Deed?	:	Not applicable												
9	What is the plinth area of the Flat?	:	As per Agreement, Built Up Area are as under:												
			<table border="1"> <thead> <tr> <th>Floor</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>176.00</td> </tr> </tbody> </table>	Floor	Built Up Area in Sq. Ft.	Ground Floor	176.00								
Floor	Built Up Area in Sq. Ft.														
Ground Floor	176.00														
10	What is the floor space index (app.)	:	As per CIDCO norms												
11	What is the Carpet Area of the Flat?	:	Area as per actual site measurement are as under:												
			<table border="1"> <thead> <tr> <th>Floor</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>206.00</td> </tr> <tr> <td>1st Floor</td> <td>197.00</td> </tr> <tr> <td>2nd Floor</td> <td>197.00</td> </tr> <tr> <td>3rd Floor</td> <td>197.00</td> </tr> <tr> <td>Terrace</td> <td>188.00</td> </tr> </tbody> </table>	Floor	Carpet Area in Sq. Ft.	Ground Floor	206.00	1 st Floor	197.00	2 nd Floor	197.00	3 rd Floor	197.00	Terrace	188.00
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3 rd Floor	197.00														
Terrace	188.00														
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class												
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose												



14	Is it Owner-occupied or let out?	:	Tenant Occupied Details are as under: -																				
			<table border="1"> <thead> <tr> <th>Floor</th> <th>Name</th> <th>Rented Since</th> <th>Present Rental</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>Tenant – Mr. Sagar Pawar</td> <td>4 Years</td> <td>₹ 7,000.00</td> </tr> <tr> <td>1st Floor</td> <td>Tenant – Mr. Anil Metkari</td> <td>4 Years</td> <td>₹ 7,000.00</td> </tr> <tr> <td>2nd Floor</td> <td>Tenant – Mr. Suresh Rao</td> <td>6 Months</td> <td>₹ 7,000.00</td> </tr> <tr> <td colspan="2">3rd Floor & Terrace Area</td> <td colspan="2">Owner Occupied</td> </tr> </tbody> </table>	Floor	Name	Rented Since	Present Rental	Ground Floor	Tenant – Mr. Sagar Pawar	4 Years	₹ 7,000.00	1 st Floor	Tenant – Mr. Anil Metkari	4 Years	₹ 7,000.00	2 nd Floor	Tenant – Mr. Suresh Rao	6 Months	₹ 7,000.00	3 rd Floor & Terrace Area		Owner Occupied	
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3 rd Floor & Terrace Area		Owner Occupied																					
15	If rented, what is the monthly rent?	:	₹ 7,000.00 Present rental income per month																				
IV	MARKETABILITY	:																					
1	How is the marketability?	:	Good																				
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area																				
3	Any negative factors are observed which affect the market value in general?	:	No																				
V	Rate	:																					
1	After analyzing the comparable sale instances, what is the composite rate for a similar Residential 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)	:	₹ 19,000.00 to ₹ 21,000.00 per Sq. Ft. on Built Up Area																				
2	Assuming it is a new construction, what is the adopted basic composite rate of the residential flat under valuation after comparing with the specifications and other factors with the residential flat under comparison (give details).	:	₹ 21,000.00 per Sq. Ft. on Built Up Area ₹ 19,875.00 per Sq. Ft. (after depreciation)																				
3	Break – up for the rate	:																					
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.																				
	II. Land + others	:	₹ 18,500.00 per Sq. Ft.																				
4	Guideline rate obtained from the Registrar's Office	:	₹ 1,09,300.00 Per Sq. M. i.e., ₹ 10,154.00 Per Sq. Ft.																				
	Guideline rate (after depreciation)	:	₹ 91,480.00 Per Sq. M. i.e., ₹ 8,499.00 Per Sq. Ft.																				
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.																				

VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of residential flat	:
	Age of the building	:
	Life of the building estimated	:
	Depreciation percentage assuming the salvage value as 10%	:
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	:
	Rate for Land & other V (3) ii	:
	Total Composite Rate	:
<p>Remark:</p> <p>1. <u>As per Agreement for Sale, the property is of Ground Floor only. But as per site inspection the Property is of Ground + 3rd Floor + Terrace. Construction permission for the 1st, 2nd, 3rd & Terrace Floor is not provided, hence same is not considered for the valuation purpose.</u></p> <p>2. <u>As per site measurement, the carpet of Residential Apartment is 797.00 (Including 1st, 2nd, 3rd Floor) and Terrace Area is 188. Sq. Ft., but as per agreement, the Built Up Area area of Residential Apartment on Ground Floor is 176.00 Sq. Ft. As there is no documentary evidence for the ownership of this additional areas.</u></p> <p>3. <u>For the purpose of valuation, we have considered area as per agreement only (i.e., Built up Area of Residential Apartment on Ground Floor property is 176.00 Sq. Ft.).</u></p>		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	176.00 Sq. Ft.	19,875.00	34,98,000.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in

question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential flat, where there are typically many comparables available to analyze. As the property is a Residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of i.e., ₹ 19,000.00 to ₹ 21,000.00 on Built Up Area. Considering the rate with attached report, 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 residential and commercial application in the locality etc. We estimate ₹ 19,875.00 per Sq. Ft. on Built Up Area (After Depreciation) for valuation.

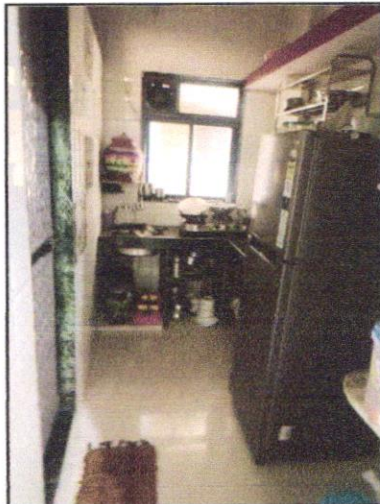
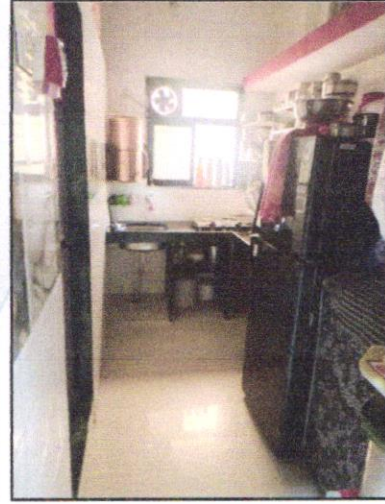
As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications **₹ 34,98,000.00 (Rupees Thirty Four Lakh Ninety Eight Thousand Only).**

I	Date of Purchase of Immovable Property	:	29.07.2010
II	Purchase Price of immovable property	:	₹ 4,70,600.00
III	Book value of immovable property:	:	₹ 4,82,080.00
IV	Fair Market Value of immovable property:	:	₹ 34,98,000.00
V	Realizable Value of immovable property:	:	₹ 31,48,200.00
VI	Distress Sale Value of immovable property:	:	₹ 27,98,400.00
VII	Guideline Value (176.00 Sq. Ft. X 8,499.00)	:	₹ 14,95,824.00
VIII	Insurable value of the property (176.00 Sq. Ft. X 2,500.00)	:	₹ 4,40,000.00
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. 14 to 17

Enclosures

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

Actual Site Photographs



Think.Innovate.Create

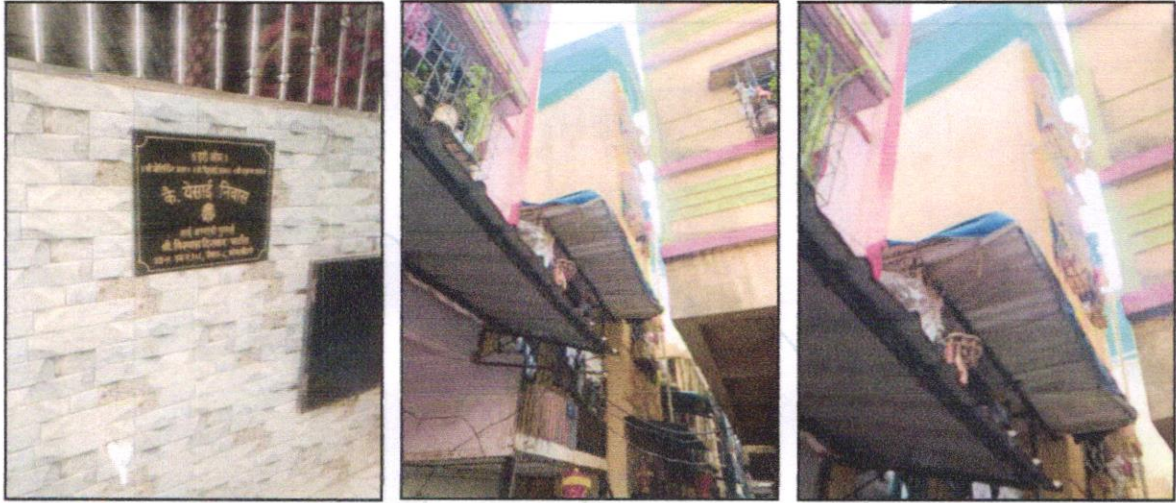
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Actual Site Photographs



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Route Map of the property

Site u/r



Longitude Latitude - 19°06'08.6"N 73°00'27.9"E

Note: The Blue line shows the route to site from nearest railway station (Koparkhairane – 500M.)



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Sales Instance

1137575	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. ठाणे 3
25-11-2023		दस्त क्रमांक : 11375/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : कोपरखैरणे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3200000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1791754.9	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपाइतर वर्णन : इतर माहिती: अपार्टमेंट नंबर एस एस 2 /232 शिव शक्ती ओनर्स असोसिएशन प्लॉट नंबर 3 सेक्टर 8 कोपरखैरणे नवी मुंबई तालुका व जिल्हा ठाणे 400709 क्षेत्रफळ 16 .393 चौरस मीटर बांधीव.((SECTOR NUMBER : 8 :))	
(5) क्षेत्रफळ	16.393 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:-रविंद्र मारुती शिंदे -- वय:-37 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: एस एस 2ए /83 सेक्टर 8 कोपरखैरणे नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-CFHPS9447F	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अक्षय अवधूत सार्वत -- वय:-28; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: समाज मंदिर जवळ आगलावेवाडी इंदवली पोस्ट बिभवी तालुका जावळी जिल्हा सातारा, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, सातारा. पिन कोड:-415012 पॅन नं:-ESVPS5082P	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	12/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	11375/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	192000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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Price Indicators

NOBROKER
 1 RK House For Sale in Koperkhairane - Navi Mumbai
 ₹ 52 Lacs
 ₹ 29,803/Month
 250 sq ft

1 Bedroom
 1 Bathroom
 1 Car
 Bike

Oct 6, 2023
 Immediately
 Independent House

Get Owner Details

Report what was not correct in this property
 Listed by Broker Sold Out Wrong info

Activity On This Property
 128 views 1 favorite 1 share

Overview
 Age of Building: +10 Years
 Ownership Type: Self Owned
 Flooring: NA
 Built-up Area: 250 Sq.Ft

NOBROKER
 1 RK House For Sale in Koper Khairane
 ₹ 50 Lacs
 ₹ 28,657/Month
 210 sq ft

1 Bedroom
 2 Bathrooms
 1 Car
 Bike

Sep 8, 2023
 Immediately
 Independent House

Get Owner Details

Report what was not correct in this property
 Listed by Broker Sold Out Wrong info

Activity On This Property
 534 views 3 favorites 2 shares

Overview
 Age of Building: 3-10 Years
 Ownership Type: Self Owned
 Flooring: vitrified Tiles
 Built-up Area: 210 Sq.Ft

UNDERTAKING

I, Sharadkumar B. 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 AEAPC0117Q
- 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 or 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

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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was owned by Mr. Vishwas Dinkar Patil.
2.	Purpose of valuation and appointing authority	As per the request from Vashi Branch to assess Fair Market value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Shyam Kajvilkar – Technical Manager Pratibha Shilvanta – 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 – 25.11.2023 Valuation Date – 28.11.2023 Date of Report – 28.11.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 25.11.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • 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 Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential flat size, location, upswing in real estate prices, sustained demand for Commercial Godown, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



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(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.



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15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant

or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **28th November 2023**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and for this particular purpose at **₹ 34,98,000.00 (Rupees Thirty Four Lakh Ninety Eight Thousand Only)**.

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

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai, email=cmd@vastukala.org,
c=IN
Date: 2023.11.29 13:06:09 +05'30'

Avinch

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138