

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Nitin Babaji Dighe**

Residential Flat No. 1001, 10<sup>th</sup> Floor, Wing - A, "**Sky Avenue**", Village - Katemanivali, Kalyan (West),  
Taluka - Kalyan, District - Thane, Kalyan, PIN - 421 301, State - Maharashtra, India.

Latitude Longitude : 19°14'8.0"N 73°8'42.4"E

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### Valuation Prepared for:

**State Bank of India**

**RACPC Sion**

B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off L.B.S. Marg,  
Kurla (West), Mumbai, Pin Code - 400 070, 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 under construction property bearing Residential Flat No. 1001, 10<sup>th</sup> Floor, Wing - A, "**Sky Avenue**", Village - Katemanivali, Kalyan (West), Taluka - Kalyan, District - Thane, Kalyan, PIN - 421 301, State - Maharashtra, India belongs to **Mr. Nitin Babaji Dighe**.

Boundaries of the property

North	: Kalyan Badlapur Road
South	: Chawl
East	: Om Tower
West	: Manali Apartment

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 **₹ 41,99,000.00 (Rupees Forty One Lakh Ninety Nine Thousand Only)**. As per Site Inspection 96% 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 Chalikwar

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.12.05 17:15:44 +05'30'



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



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Regd. Office : B1-001, U/B Floor, Boomerang,  
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**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****RACPC Sion**

B-603 &amp; 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, 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 Housing Loan Purpose.
2	a) Date of inspection : 01.12.2023
	b) Date of which the valuation is made : 05.12.2023
3	List of documents produced for perusal: I) Copy of Agreement for sale Registration No. 244900/2023 Dated 22.11.2023 between M/s. Bhagwati Infrastructure(The Promoter) And Mr. Nitin Babaji Dighe(The Allottee). II) Copy of Commencement Certificate No.KDMC / TPD / BP / KD / 2017-18 / 0011 / 239 Dated 30.07.2021 issued by Kalyan Dombivli Municipal Corporation. III) Copy of Approved Building Plan No.KDMC / TPD / BP / KD / 2017-18 / 0011 / 239 Dated 30.07.2021 issued by Kalyan Dombivli Municipal Corporation. IV) Copy of RERA Certificate Registration No.P51700017501 Dated 09.09.2021 issued by Maharashtra Real Estate Regulatory Authority.
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <b>Mr. Nitin Babaji Dighe</b> Residential Flat No. 1001, 10 <sup>th</sup> Floor, Wing - A, " <b>Sky Avenue</b> ", Village - Katemanivali, Kalyan (West), Taluka - Kalyan, District - Thane, Kalyan, PIN - 421 301, State - Maharashtra, India.  Contact Person : Vijendra Manjrekar (Sales Person) Mobile No. 8652182134  Sole Ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 10 <sup>th</sup> Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + 2 Toilet + Balcony. <b>(1 BHK)</b> The property is at 1.9 distance from Railway Station Kalyan Junction. <b>At the time of inspection building was under construction.</b>
<b>Stage of Construction</b>	

If under construction, extent of completion			
RCC Footing/Foundation	Complete	RCC Plinth	Complete
Full Building Rcc	Complete	Internal Brick Work	Complete
External Brick Work	Complete	Internal Plastering	Complete
External Plastering	Complete	Door	Complete
Window	Complete	Flooring, Tilling, Kitchen Platform	Complete
Internal Painting	Complete	External Painting	Complete
Electrification, Plumbing, Sanitary Installation	Complete	Lift Installation	Completed
<b>Total</b>	<b>96% work completed</b>		
6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 94A/6 & 94B
b)	Door No.	:	Residential Flat No. 1001
c)	C.T.S. No. / Village	:	Village - Katemanivali
d)	Ward / Taluka	:	Taluka - Kalyan
e)	Mandal / District	:	District - Thane
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building Plan No. KDMC / TPD / BP / KD / 2017-18 / 0011 / 239 Dated 30.07.2021 issued by Kalyan Dombivali Municipal Corporation.
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7	Postal address of the property	:	Residential Flat No. 1001, 10 <sup>th</sup> Floor, Wing - A, "Sky Avenue", Village - Katemanivali, Kalyan (West), Taluka - Kalyan, District - Thane, Kalyan, PIN - 421 301, State - Maharashtra, India.
8	City / Town	:	City - Kalyan
	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 - Katemanivali Kalyan Dombivali Municipal Corporation	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	<b>Boundaries of the property</b>	:	<b>As per site</b>	<b>As per Document</b>
	North	:	Kalyan Badlapur Road	Details not available
	South	:	Chawl	Details not available
	East	:	Om Tower	Details not available
	West	:	Manali Apartment	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	<b>As per the Deed</b>	<b>As per Actuals</b>
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	Carpet Area in Sq. Ft. = 421.55 (Area as per Site measurement)  Carpet Area in Sq. Ft. = 442.00 (Area As Per Agreement for sale)  Built Up Area in Sq. Ft. = 486.20 (Carpet Area + 10%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°14'8.0"N 73°8'42.4"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 442.00</b> <b>( Area As Per Agreement for sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	

	Village / Municipality / Corporation	Village - Katemanivali, Kalyan Dombivali Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Flat No. 1001, 10 <sup>th</sup> Floor, Wing - A, " <b>Sky Avenue</b> ", Village - Katemanivali, Kalyan (West), Taluka - Kalyan, District - Thane, Kalyan, PIN - 421 301, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: Building is under construction
5.	Number of Floors	: Part Ground + Part Stilt + 18 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 4 Flats on 10 <sup>th</sup> 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	: 2 Lifts
	Protected Water Supply	: Proposed Municipal Water Supply
	Underground Sewerage	: Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Proposed Stilt + Open Car Parking
	Is Compound wall existing?	: Proposed, Yes
	Is pavement laid around the Building	: Proposed, Yes
<b>III</b>	<b>Residential Flat</b>	
1.	The floor in which the Flat is situated	: 10 <sup>th</sup> Floor
2.	Door No. of the Flat	: Residential Flat No. 1001
3.	Specifications of the Flat	
	Roof	: R. C. C. Slab
	Flooring	: Vitrified Tile Flooring
	Doors	: Teak Wood Door frame with Solid flush door
	Windows	: Powder coated Aluminum sliding windows
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	: Cement Plastering + POP Finish
4.	House Tax	
	Assessment No.	: Details not available

	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6.	How is the maintenance of the Flat?	:	Building Under Construction
7.	Sale Deed executed in the name of	:	<b>Mr. Nitin Babaji Dighe</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 486.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per KDMC norms
11.	What is the Carpet area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 421.55 (As per Area actual site measurement)</b>  <b>Carpet Area in Sq. Ft. = 374.00 Exclusive Free of Cost Area in Sq. Ft. = 48.00 Total Carpet Area in Sq. Ft. = 422.00 (Area as per actual site measurement)</b>  <b>Carpet Area in Sq. Ft. = 442.00 (As Per Area Agreement for sale)</b>  <b>Carpet Area in Sq. Ft. = 370.00 Exclusive Free of Cost Area in Sq. Ft. = 72.00 Total Carpet Area in Sq. Ft. = 442.00 (Area as per Agreement for Sale)</b>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Building Under Construction
15.	If rented, what is the monthly rent?	:	₹ 10,000/- (Expected rented income per month after completion)
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>		

1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 8,900/- to ₹ 10,700/- per Sq. Ft. on Carpet Area ₹ 8,100/- to ₹ 9,700/- 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).	:	₹ 9,500/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700/- per Sq. Ft. <sup>(R)</sup>
	II. Land + others	:	₹ 6,800/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 46,900/- per Sq. M. i.e. ₹ 4,357/- 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 / 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.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,700/- per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periotic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,700/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 6,800/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 9,500/- per Sq. Ft.</b>
	<b>Remarks</b>	:	





9,700.00 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 ₹9,500.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	₹ 10,000/- (Expected rented income per month after completion)
Any likely income it may generate	Rental Income

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### Actual Site Photographs



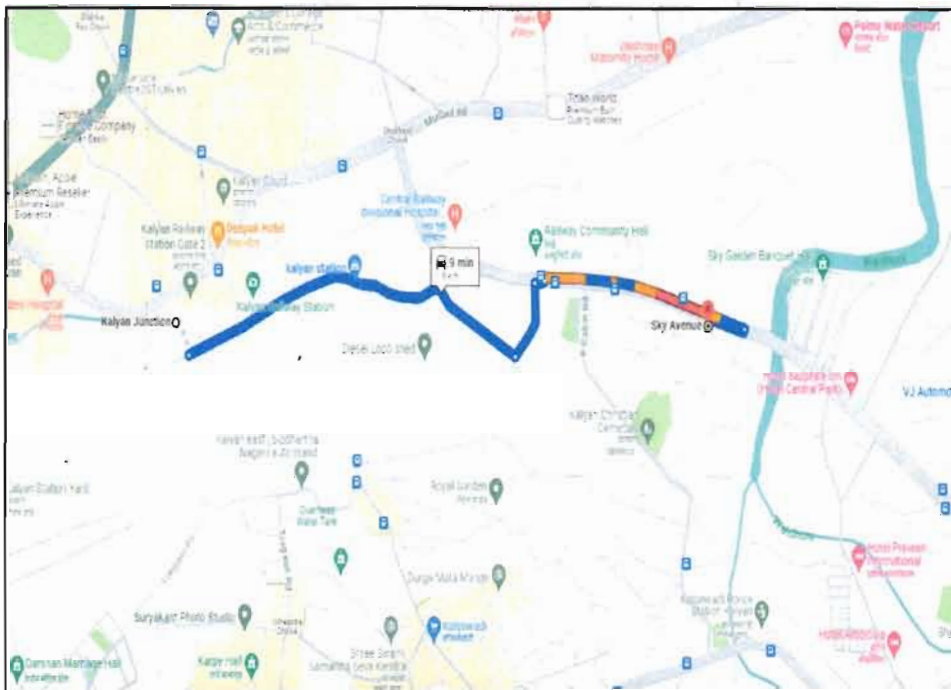
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## Route Map of the property




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



**Longitude Latitude: 19°14'8.0"N 73°8'42.4"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Kalyan Junction - 1.9).

## Ready Reckoner Rate


**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
 बाजारमूल्य दर पत्रक

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**Year** Annual Statement of Rates

2023/2024

**Selected District** ठाणे

**Select Taluka** कल्याण

**Select Village** गावाचे नाव : काटेमानिवली

**Search By**  Survey No  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (R.C.)
SurveyNo	23/73-विभाग (13-अ.1) काटेमानिवली - उल्हासनगर रेल्वे स्टेशनकडे जाणा-या रोडवर दर्शनी भाग असलेल्या मिळकती	11000	38400	51600	78300	51600	चौ. मीटर
SurveyNo	23/74-विभाग (13-अ.2) काटेमानिवली - उरलेल्या भागातील मिळकती	11600	46900	54100	60700	54100	चौ. मीटर
SurveyNo	23/75-विभाग (13-अ.2) काटेमानिवली - ना विकास विभाग ( नाविकास विभागातील भागशा: स.नं. असल्याने सिहलेले नाहीत. झोन दाखला व पोटहिस्साच्या नकाशावरून खात्री करावी ) प्र.चौ.मी.	4700	0	0	0	0	चौ. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	46900			
Increase by 95% on Flat Located on 10 <sup>th</sup> Floor	2345			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>49,245.00</b>	Sq. Mtr.	<b>4,575.00</b>	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	11600			
The difference between land rate and building rate(A-B=C)	37,645.00			
Percentage after Depreciation as per table(D)	100%			
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>	<b>46,900.00</b>	Sq. Mtr.	<b>4,357.00</b>	Sq. Ft.

### Multi-Storied building with Lift

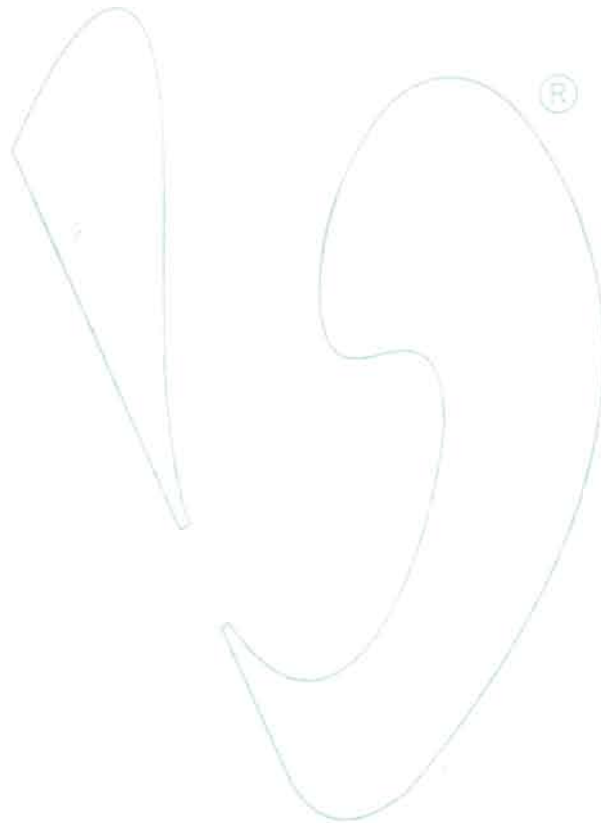
For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	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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## Price Indicator

Property	Vinayak Prerana, Kalyan East
Source	square yards
Area Type	Carpet
Area	390 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 9,674/-
Floor	Middle

**square yards** Thane Buy Rent Projects Agents Services Resources Intelligence

Home Property for Sale in Thane Property for Sale in Kalyan East Property for Sale at Shreeram Vinayak Prerana, Thane 1 Bedroom 390 Sq Ft Apartment at Kalyan East Thane

5 Views Compare

**Shreeram Vinayak Prerana**  
**1 Bedroom 390 Sq.Ft. Apartment in Kalyan East Thane**  
 Listing ID #6031162

**₹ 41.5 L**

Need Loan? Get Free Credit Score

- 1 Bedroom+ Extra Room
- Unfurnished
- 1 Bathroom
- 390 Sq Ft. (Carpet Area)
- Road View

Get Instant Home Loan Request for Call

2 Photos Map View

Overview Agent Overview About Project Commute Time Kalyan East Reviews

**Key Highlights**

# SHREERAM DEVELOPERS # Presenting new Ready to Move in Building VINAYAK PRERANA at Prime Location (Kalemanvadi) Kalyan East, Kalyan Station - KM, Vitthalvadi Station - KM Experience lifestyle living with 1 BHK homes built for fulfilling life in KALYAN. We Make your Dream of Owning A Home A Reality!! For More Details Call Us On :- -108 #shreeramdevelopers #vinayakprerana #1BHK #2BHK #primeLocation #readytomoveinhouse #AffordableLiving #RTMI #NearbyStation #rentalproperty #BrokerageFree

What's on your mind? Ask and get answers from our Property Experts Ask Question

Contact our Real Estate Experts

**Satish Ghawli**  
 +919923XXXXXXX

Name: \_\_\_\_\_  
 Email ID: \_\_\_\_\_  
 +91 Phone Number: \_\_\_\_\_

Enable updates through WhatsApp





Property	Sky Avenue, Kalyan East
Source	square yards
Area Type	Carpet
Area	650 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 8,112/-
Floor	Middle

**square yards** Thane Buy Rent Projects Agents Services Resources Intelligence

Home Property for Sale in Thane Property for Sale in Kalyan East Property for Sale in Sky Avenue Kalyan, Thane 2 Bedroom 650 Sq.Ft. Apartment in Kalyan East Thane

85 Views Compare

**Sky Avenue Kalyan**  
**2 Bedroom 650 Sq.Ft. Apartment in Kalyan East Thane**  
 Listing ID #595082

**₹ 58 L**

Need Loan? Get Free Cash Loan!

2 Bedrooms  
 Unfurnished  
 2 Bathroom  
 650 Sq Ft (Carpet Area)

Recent Registered Sale: 10/2023 ₹ 37.58 L 10/23/23

Get Instant Home Loan Request for Call

Overview Amenities Agent Overview About Project Data Intelligence Commute Time Kalyan East Reviews

**Key Highlights**

Near City Center Reputed Builder Affordable Newly Built Family

Looking for a newly built apartment near City Center in Kalyan East, Thane.

- Look no further than Sky Avenue Kalyan, a project by a reputed builder offering affordable housing options for families.
- This unfurnished 2 bedroom apartment is located on the 12th floor of a well-maintained building with a total of 18 floors.
- With an area of 650 square feet and an east-facing direction, this apartment ensures ample natural light and ventilation.
- The apartment comes with 2 bathrooms, one of which is attached to the master bedroom, ensuring privacy and convenience.

Show More

Contact our Real Estate Experts

**Dolly Sarvajeet Trwan**  
 +91867XXXXXXX

Name  
 Email ID  
 +91 Phone Number

Enable updates through WhatsApp

Contact Now

## Sale Instances

Property	Sky Avenue, Kalyan East
Source	Index_no.2
Area Type	Carpet
Area	370 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 9,690/-
Floor	13th

527770 01-12-2023 Note:-Generated Through eSearch Module. For original report please contact concern SRO office.		<b>सूची क्र.2</b>	दुयम निबंधक : दु.नि. कल्याण 1 दस्त क्रमांक : 5277/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : काटेमानिवली</b>			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबादला	3943900		
(3) बाजारभावाभाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2176000		
(4) भू. मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: मोजे काटेमानिवली ता-कल्याण जि.ठाणे येथील सर्वे नं.94 हिस्सा नं.अ/6,सर्वे नं.94 हिस्सा नं.ब तसेच कल्याण सर्वे नं.176 हिस्सा नं.अ/2 यावरील स्काय अवेन्यू बिल्डिंग मधील ए-विंग सदनिका क्रमांक-1302 तेरावा मजला चे क्षेत्र 34.33 चौ.मी.कारपेट. सदर मालमत्ता महिलांसाठी मुद्रांक शुल्क 1 टक्का सवलत घेऊन नोंदणी करण्यात आली आहे करिता 15 वर्षे पुरुष खरेदीदारास हस्तांतरण/विक्री करण्यात येणार नाही.(( Survey Number : सर्वे नं.९४ ; HISSA NUMBER : हिस्सा नं.अ/६ व ब : ))		
(5) क्षेत्रफळ	34.33 चौ.मीटर		
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा			
(7) दस्तऐवज करून देणा-या/सिध्द ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-मेसर्स भगवती इन्फ्रस्ट्रक्चर भागीदारी संस्था लॉक भागीदार हेमंत गुलचंद पटेल - वय-41 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव :-, ब्लॉक नं. -, रोड नं. ऑफिस २/५ रत्ना निवास भाजी मार्केट नेहरू रोड कुजविहार हॉटेलच्या वर डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 फॅन नं:-AAPB99890E		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-प्रियांका दिलीप काळे - वय:-29, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव :-, ब्लॉक नं. -, रोड नं. देवयानी निवास अंबरनाथ रोड जेतवन विहार कल्याण, महाराष्ट्र, ठाणे. पिन कोड:-421301 फॅन नं:-DNQPK3519E		
(9) दस्तऐवज करून दिल्याचा दिनांक	23/05/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	23/05/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	5277/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	236700		
(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.		

Property	Sky Avenue, Kalyan East
Source	Index_no.2
Area Type	Carpet
Area	373 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 9,162/-
Floor	17th

01-12-2023

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

दस्तावेज क्रमांक : पु.म. कल्याण 1

दस्ता क्रमांक : 2882/2023

नोंदणी :

Regn.63m

## गावाचे नाव : काटेमानिवली

(1) विलेखाचा प्रकार	करारनामा
(2) मीटरदला	3759260
(3) बाजारभाव भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1919500
(4) भू. मापन, पोटहिस्सा व धरक्रमहीक (असल्यास)	1) पालिकेचे नाव, कल्याण-डीबिवलीदुतर वर्णन : दुतर माहिती. मौजे कल्याण ता. कल्याण जि. ठाणे येथील कल्याण सर्वे नं. 176 हिस्सा नं. अ/2 तसेच काटेमानिवली येथील सर्वे नं. 94 हिस्सा नं. अ/6, सर्वे नं. 94 हिस्सा नं. ब यावरील स्काय अवेन्यू बिल्डिंग मधील ए.विंग सदनिका क्रमांक-1703 सतरावा मजला चे क्षेत्र 34.61 चौ.मी.कारपेट. (रेरा प्रमाणपत्र क्रमांक जोडले आहे) ( Survey Number : सर्वे नं. ९४ : HISSA NUMBER : हिस्सा नं. अ/६ व ब : ) )
(5) क्षेत्रफळ	34.61 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव- गेसर्स भगवती इन्फ्रास्ट्रक्चर भागीदारी संस्था लॉक भागीदार हेमंत मुलचंद पटेल - - वय- 41 पत्ता - प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. ऑफिस २/५ रत्ना निवास भाजी मार्केट नेहरू रोड कुंजविहार हॉटेलच्या वर डीबिवली पूर्व , महाराष्ट्र, ठाणे. पिन कोड-421201 पॅन नं.-AAPFB9890E
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव- भावना प्रमोद टोके - - वय- 25; पत्ता- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव, सरस्वती एक्सटेंड बिल्डिंग, ब्लॉक नं. रुम नं. ६, रोड नं. शिवाजी नगर वालधुनी कल्याण पश्चिम , महाराष्ट्र, ठाणे. पिन कोड-421301 पॅन नं.-CNGPD8734F
(9) दस्तऐवज करून दिल्याचा दिनांक	21/03/2023
(10) दस्त नोंदणी केल्याचा दिनांक	21/03/2023
(11) अनुक्रमांक, खंड व पृष्ठ	2882/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	263200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) येरा	
मुल्यांकनासाठी विचारात घेतलेला तथ्यशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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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 **₹41,99,000.00 (Rupees Forty One Lakh Ninety Nine Thousand Only)**. As per Site Inspection 96% Construction Work is Completed.

Place : Mumbai

Date : 05.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.12.05 17:16:06 +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

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 05.12.2023 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 Sameer Parab has personally inspected the property on 01.12.2023. 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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## Not a Structural Survey

We state that this is a valuation report and not a structural survey.

## Other

All measurements, areas and ages quoted in our report are approximate.

## Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise.

## Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is **Residential Flat**, admeasuring **442.00 Sq. Ft. Carpet Area**.

## 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.



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

### Confidentiality

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

### Information Management

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

**Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

**Remuneration and Costs.**

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

**Occupation, employability and restrictions**

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

**Miscellaneous**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2023.12.05 17:16:21 +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