

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-3842/23-24	Dated 18-Dec-23
Buyer (Bill to) BANK OF MAHARASHTRA Ghodbunder Road Branch Pride Park,Opp. Lawkim Industries,Near R.Mall, Ghobunder Road , Manpada, Thane (West) -400607 GSTIN/UIN : 27AACCB0774B1Z4 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 005685/2304030	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

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

Indian Rupee Three Thousand Five Hundred Forty Only

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

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

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

Remarks:
 005685/2304030 Mr. Vilas Bajrang Khot - Residential
 Flat No. 102, 1st Floor, Building No A - 1, "Hiramanik
 Co-Op.
 Hsg. Soc. Ltd.", Cosmos Spring Complex,
 Ghodbunder Road, Village - Ovale, Taluka - Thane,
 District - Thane,
 Thane (West), PIN Code - 400 615, 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



UPI Virtual ID : VASTUKALATHANE@icici

Customer's Seal and Signature

for Vastukala Consultants (I) Pvt Ltd

Avinash
 Authorised Signatory

This is a Computer Generated Invoice



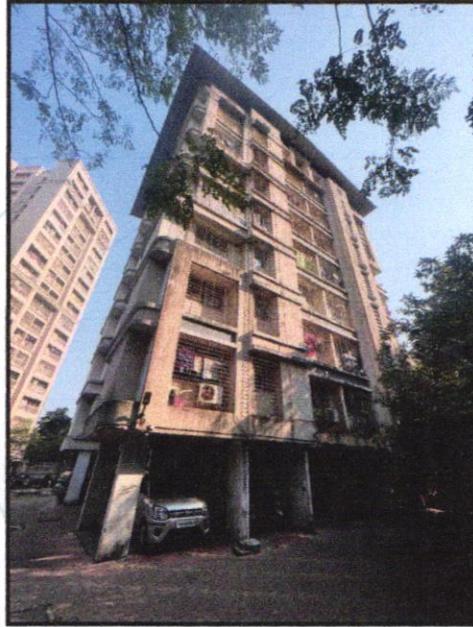
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Vilas Bajrang Khot**

Residential Flat No. 102, 1st Floor, Building No A - 1, "Hiramanik Co-Op. Hsg. Soc. Ltd.", Cosmos Spring Complex, Ghodbunder Road, Village - Ovale, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India.

Latitude Longitude : 19°16'29.6"N 72°57'44.7"E

Valuation Prepared for:

**Bank Of Maharashtra
Ghodbunder Road Branch**

Shop No. 8 & 9, Pride Park, Near R-Mall, Ghodbunder Road, Thane -400 607



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 OPINION REPORT

This is to certify that the property bearing Residential Flat No. 102, 1st Floor, Building No A - 1, "Hiramanik Co-Op. Hsg. Soc. Ltd.", Cosmos Spring Complex, Ghodbunder Road, Village - Ovale, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India belongs to **Mr. Vilas Bajrang Khot**.

Boundaries of the property

North	: Open plot
South	: Internal Road
East	: Laabh Shubh Sanket Complex
West	: Cosmos Spring 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 **₹ 45,47,214.00 (Rupees Forty Five Lakh Forty Seven Thousand Two Hundred Fourteen Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=admin,
2.5.4.20=9622b6c4fad35dc03e0cf9e26665913490cf3d33d413331
15279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8cc9d9b2a55a8fca3feb31f31bd2e39
4e282e29e327b625d8c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.18 15:53:33 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Maharashtra Empanelment No.: AX33/CREMON/Valuer/Empanelment/ Sr No.55/ 2019-20

Encl.: Valuation report



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

Vastukala Consultants India Pvt. Ltd.

101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601

To,

The Branch Manager,**Bank Of Maharashtra****Ghodbunder Road Branch**

Shop No. 8 & 9, Pride Park, Near R-Mall, Ghodbunder Road,

Thane -400 607

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 : 16.12.2023
	b) Date of which the valuation is made : 18.12.2023
3	List of documents produced for perusal: I) Copy of Agreement for sale No.30045/2023 Dated 08.12.2023 between Mr. Ganesh Halya Patil(The Transferor) And Mr. Vilas Bajrang Khot(The transferee). II) Copy of Amended Commencement Certificate V.P. No. .2006 / 78 / TMC / TDD / 825 / Dated 22.03.2010 issued by Thane Municipal Corporation. III) Copy of Occupancy Certificate V.P. No. .2006 / 78 / TMC / TDD / 283 Dated 08.09.2010 issued by Thane Municipal Corporation. IV) Copy of Electricity Bill Document No.0002500005393 Dated 17.11.2023.
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. Vilas Bajrang Khot Residential Flat No. 102, 1 st Floor, Building No A - 1, "Hiramanik Co-Op. Hsg. Soc. Ltd.", Cosmos Spring Complex, Ghodbunder Road, Village - Ovale, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India. <u>Contact Person :</u> Mr. Anil Gharat (Tenant) Mobile No. 9702311797 sole ownership
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 1 st Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + WC + Bathroom + 2 Passage + Cupboard. (1 BHK) The property is at 10.5 Km distance from Railway Station Thane.
6	Location of property

a)	Plot No. / Survey No.	:	New Survey No - 105/1 & 106/1 to 5, Old Survey No - 58 (Part) & 57/1 To 5	
b)	Door No.	:	Residential Flat No. 102	
c)	C.T.S. No. / Village	:	Village - Ovale	
d)	Ward / Taluka	:	Taluka - Thane	
e)	Mandal / District	:	District - Thane	
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	No	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7	Postal address of the property	:	Residential Flat No. 102, 1 st Floor, Building No A - 1, "Hiramanik Co-Op. Hsg. Soc. Ltd.", Cosmos Spring Complex, Ghodbunder Road, Village - Ovale, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India.	
8	City / Town	:	City - Thane (West)	
	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 - Ovale Thane 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	Boundaries of the property	:	As per site	As per Document
	North	:	Open plot	Details not available
	South	:	Internal Road	Details not available
	East	:	Laabh Shubh Sanket Complex	Details not available
	West	:	Cosmos Spring Building	Details not available

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. = 417.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 478.00 (Area As Per Agreement for sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°16'29.6"N 72°57'44.7"E	
15	Extent of the site considered for Valuation	:	Built Up Area in Sq. Ft. = 478.00 (Area As Per Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Ovale, Thane Municipal Corporation	
	Door No., Street or Road (Pin Code)		Residential Flat No. 102, 1 st Floor, Building No A - 1, "Hiramanik Co-Op. Hsg. Soc. Ltd." , Cosmos Spring Complex, Ghodbunder Road, Village - Ovale, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2010 (As per occupancy certificate)	
5.	Number of Floors	:	Stilt + 7 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	1 st Floor is having 4 Flats	
8.	Quality of Construction	:	Good	

9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	1Lift
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	1 st Floor
2.	Door No. of the Flat	:	Residential Flat No. 102
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door frame with Solid flush door
	Windows	:	Aluminium Sliding Window
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering with POP false Ceiling
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.	:	Electricity Bill Consumer No. 000250005393
	Meter Card is in the name of	:	Mr. Ganesh Halya Patil (Seller)
6.	How is the maintenance of the Flat?	:	Normal
7.	Sale Deed executed in the name of	:	Mr. Vilas Bajrang Khot
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. = 478.00 (Area as per Agreement for sale)
10.	What is the floor space index (app.)	:	As per TMC norms

a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	13 years
	Life of the building estimated	:	47 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	19.50%
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,013/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 7,500/- per Sq. Ft.
	Total Composite Rate	:	₹ 9,513/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	478.00 Sq. Ft.	9,513.00	45,47,214.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others			
	Fair market value of the property			45,47,214.00
	Realizable value of the property			40,92,493.00
	Distress value of the property			36,37,771.00
	Insurable value of the property (478.00 X 2,500.00)			11,95,000.00
	Guideline value of the property (478.00 X 6,492.00)			31,03,176.00

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.

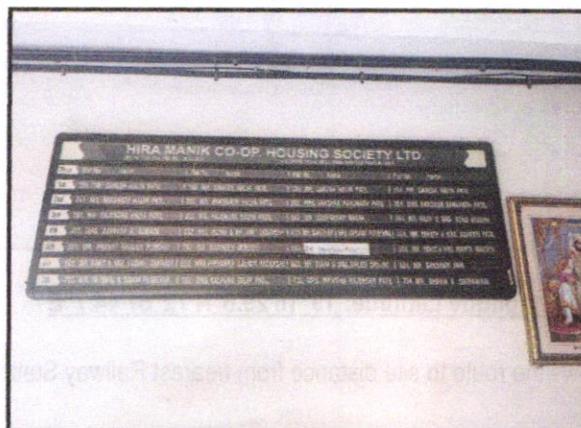
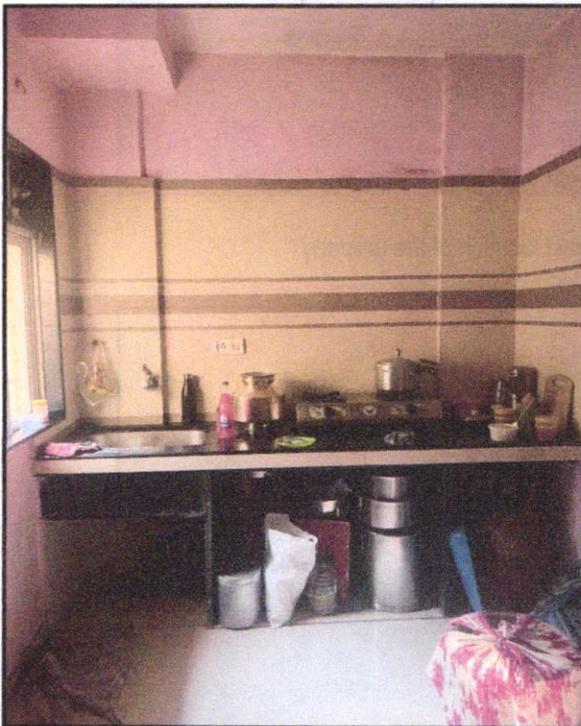
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

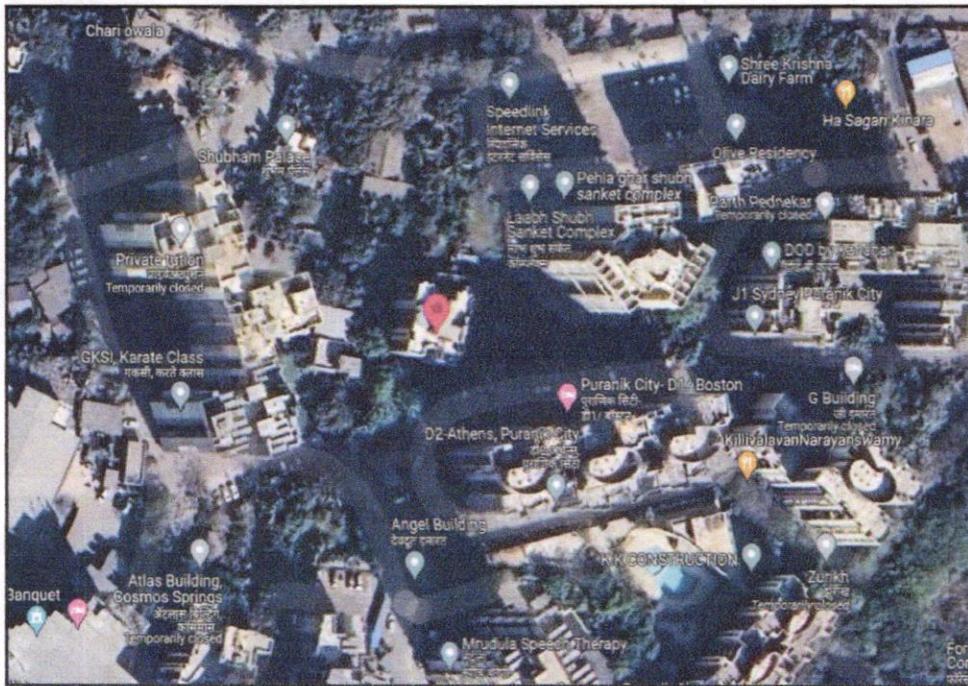
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 ₹ 10,300.00 to ₹ 14,000.00 per Sq. Ft. on Carpet Area / ₹ 8,600.00 to ₹ 11,700.00 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 ₹9,513.00 per Sq. Ft. on Built Up 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	₹ 9500/- (Present rented income per month)
Any likely income it may generate	Rental Income

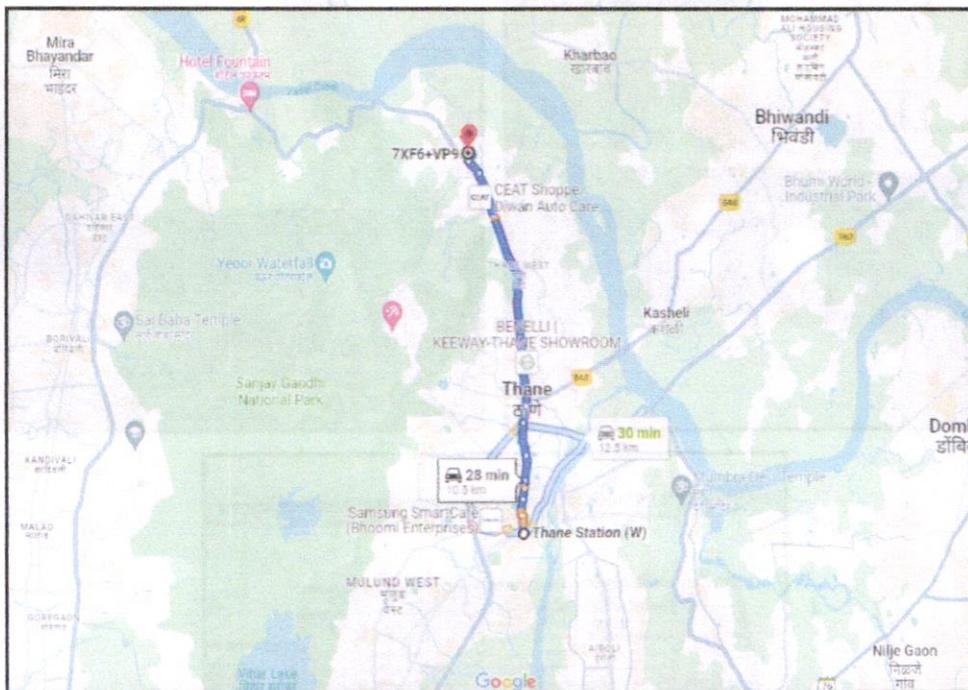
Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°16'29.6"N 72°57'44.7"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Thane - 10.5 Km).

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)
[Valuation Guidelines](#) | [User Manual](#)

Year: 2023-2024 Language: English

Selected District: Thane

Select Taluka: Thane

Select Village: Gavache Nav : Ovale (Thane Mahana

Search By: Survey No. Location

Enter Survey No: 105 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीस दुकाने	औद्योगिक	एकक (Rs./)	Attribute
20/78-1ब/3) रस्त्यापासून दुर असलेला भाग व वरील "1अ/3" मध्ये दर्शविलेल्या सर्वे नंबर अतिरिक्त ओव्हाचेतील उर्वरित सर्वे क्रमांक	16200	82000	77400	87800	77400	ची. मीटर

Stamp Duty Ready Reckoner Market Value Rate for Flat	82000			
Flat Located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	82,000.00	Sq. Mtr.	7,618.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	16200			
The difference between land rate and building rate(A-B=C)	65,800.00			
Percentage after Depreciation as per table(D)	13%			
Rate to be adopted after considering depreciation [B + (C X D)]	69,879.00	Sq. Mtr.	6,492.00	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

Price Indicator

Property	Flat
Source	Nobroker.com
Area Type	Carpet
Area	400 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 11,667/-
Floor	

1 BHK Flat In Hiranank Chsl For Sale In Thane West

Ghodbunder Road near Wadli Garden Family Restaurant & Bar

₹ 56 Lacs

₹ 32,096/Month

500

1 Bedroom

1 Bathroom

NA

Car

Get Owner Details

Price trends by REEstimate

Report what was not correct in this property

Overview

Age of Building	13 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 0 Per Sq.Ft/M	Flooring	Marble/Granite
Built-up Area	500 Sq.Ft.	Carpet Area	400 Sq.Ft.

Activity On This Property

166 (100% View)

0 (0% View)

Similar Properties

Property	Flat
Source	magic bricks
Area Type	Carpet
Area	430 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 10,581/-
Floor	5th

The screenshot displays a property listing on the Magicbricks website. At the top, there are navigation options: Buy, Rent, Sell, Home Loans, Login, and Post Property. The listing is for a 1 BHK flat in Cosmos Springs, Kasarvadavali, Thane. The price is ₹54.6 Lac, with a carpet area of 430 sqft. The listing includes details such as 1 bed, 1 bath, unfurnished status, and a resale transaction type. The status is 'Ready to Move' and the facing is 'East'. The type of ownership is 'Freehold'. There is a 'Special Price by Owner' tag and a 'Join Prime 50% OFF' button. The contact owner is Aniket Mishra, and there is a 'Get Phone No.' button. The listing was posted on Aug 19, 23, and the property ID is 68679699. The address is Comsos Spring, Owale, Ghodbnder road, Thane West, Kasarvadavali, Thane - Central, Thane, Maharashtra.

Property	Flat
Source	Housing.Com
Area Type	Built Up
Area	550 Sq. Ft.
Rate / Sq. feet on BuiltUp area	₹ 10,182/- per Sq. Ft.
Floor	-

The screenshot displays a property listing on the Housing.com website. The header includes the Housing.com logo, navigation options like 'Buy in Thane', and a search bar with 'Thane West' entered. The main content area features the property title '1 BHK Flat' with a price tag of ₹56.0 L and an EMI starting at ₹29.66 K. Below the title, it mentions 'By COSMOS GROUP' and the location 'Cosmos Springs, Dsiale, Thane West, Thane'. A central image placeholder indicates 'No Property Images Available' with a 'Request Photos' button. At the bottom, key details are listed: 550 sq.ft Build Up Area, ₹10.18 K/sq.ft Avg. Price, 8 Year Old Age of property, Ready to move Possession status, Higher of 7 floors, and Semi Furnished Furnishing. A navigation bar at the very bottom offers links for OVERVIEW, POPULAR PROPERTIES NEARBY, AMENITIES, RATINGS AND REVIEWS, PRICE TRENDS, REGISTRY RECORDS, and LOCALITY.

Sale Instances

Property	Flat
Source	Index_no.2
Area Type	Carpet
Area	661 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 8,573/-
Floor	3rd

12/14/23, 10:53 AM		freesearchngservice,maharashtra.gov.in/vilantah/TMLReport/Suchikamank2_RegtLive.aspx	
4452335 18-12-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office,		सूची क्र.2 दस्तावेज क्रमांक : सह दु.नि.ठाणे 5 दस्त क्रमांक : 4452/2023 नोंदणी : Regn:83m	
गावाचे नाव : औवळे			
(1) विलेखाचा प्रकार	करारनामा		
(2) मीटरवला	6800000		
(3) बाजारभाऊ, भाऊपदतपाय्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावी)	6044220		
(4) मूळमाफा,पोटहिस्सा व घरक्रमांक(अवस्थारा)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्र. 3-सी.तिसरा मजला,अॅस्टा बिल्डिंग,अॅस्टा को-ऑ.ही.सो.लि.,कोसमॉस सिंग्रिंग,घोडबंदर रोड,औवळे,ठाणे प. सदनिकेचे क्षेत्र 661 चौ. फुट कार्पेट ((Survey Number : Old Survey No. 57/1 to 5, 58Pt., New Survey No. 105/1, 106/1 to 5 ;))		
(5) क्षेत्रफळ	661 चौ.फुट		
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या पदाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदिसा अवस्थारा, प्रतिवादिचे नाव व पत्ता.	1): नाव -मोमेश विश्वास साहू वय:-54 पत्ता-प्लॉट नं: 5-बी , माळा नं: , दुमरतीचे नाव: कृष्णा कुंज , ब्लॉक नं: , रोड नं: रवी इंटरस्ट्रीअल रोड, पांचपाखाडी, ठाणे प. महाराष्ट्र, ठाणे पिन कोड -400602 पॅन नं:-AYHPS4125R 2): नाव -विश्वस योगेश साहू वय:-54 पत्ता-प्लॉट नं: 5-बी , माळा नं: , दुमरतीचे नाव: कृष्णा कुंज , ब्लॉक नं: , रोड नं: रवी इंटरस्ट्रीअल रोड, पांचपाखाडी, ठाणे प. महाराष्ट्र, ठाणे पिन कोड -400602 पॅन नं:-AGTPS1172L		
(8) दस्तऐवज करून देणा-या पदाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदिसा अवस्थारा, प्रतिवादिचे नाव व पत्ता.	1): नाव -अश्विनी जी सिंह वय:-40, पत्ता-प्लॉट नं: 8-बी , माळा नं: , दुमरतीचे नाव: अॅस्टा को-ऑ.ही.सो.लि. , ब्लॉक नं: कोसमॉस सिंग्रिंग, रोड नं: घोडबंदर रोड, औवळे, ठाणे प., महाराष्ट्र, ठाणे पिन कोड:-400615 पॅन नं:-BGOJPS3279A 2): नाव -धिल्ल अश्विनीकुमार सिंह वय:-36, पत्ता-प्लॉट नं: 8-बी , माळा नं: , दुमरतीचे नाव: अॅस्टा को-ऑ.ही.सो.लि. , ब्लॉक नं: कोसमॉस सिंग्रिंग, रोड नं: घोडबंदर रोड, औवळे, ठाणे प., महाराष्ट्र, ठाणे पिन कोड -400615 पॅन नं:-A1JPC9766B		
(9) दस्तऐवज करून दिल्याचा दिनांक	23/03/2023		
(10) दस्त नोंदणी केल्याचा दिनांक	23/03/2023		
(11) अनुक्रमांक, खंड व पृष्ठ	4452/2023		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	476000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शेर			
मुल्यांकनासाठी विचारात घेतलेला तपशील :-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		
https://freesearchngservice,maharashtra.gov.in/vilantah/TMLReport/Suchikamank2_RegtLive.aspx		1/2	



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 **₹45,47,214.00 (Rupees Forty Five Lakh Forty Seven Thousand Two Hundred Fourteen Only)**. The **Realizable Value** of the above property is **₹40,92,493.00 (Rupees Forty Lakh Ninety Two Thousand Four Hundred Ninety Three Only)**. The **Distress Value** is **₹36,37,771.00 (Rupees Thirty Six Lakh Thirty Seven Thousand Seven Hundred Seventy One Only)**.

Place : Thane

Date : 18.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO
CHALIKWAR**
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
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ou=admin,
2.5.4.20=9827b6c8fad35dc33e0c339e26869915490c5d3364133311527
9b17a1b25552, postalCode=400008, st=Maharashtra,
serialNumber=41a56a566ab8cc89d9b2a55a8fce5cfe31f31bd2e394e2
8f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.18 15:54:19 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Maharashtra Empanelment No.: AX33/CREMON/Valuer/Empanelment/ Sr No.55/ 2019-20

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)

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



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Vilas Bajrang Khot from Mr. Ganesh Halya Patil vide Agreement for sale dated 08.12.2023.
2	purpose of valuation and appointing authority	As per the request from Bank Of Maharashtra, Ghodbunder Road Branch to assess Fair Market Value value of the property for Housing Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Suraj Zore - Valuation Engineer Vaishali Sarmalkar - Technical Manager Pratibha Shilvantha - 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 - 16.12.2023 Valuation Date - 18.12.2023 Date of Report - 18.12.2023
6	inspections and/or investigations undertaken;	Physical Inspection done on - 16.12.2023
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



any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **478.00 Sq. Ft. Built Up Area.**

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

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 **478.00 Sq. Ft. Built Up 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.

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(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.

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 BABURAO
CHALIKWAR**

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
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serialNumber=41a56a566ab8cc89d6b2a55a8f3cfeb31f31bd2e3
94e28f2e29a327b625bf, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.12.18 15:54:31 +05'30'

Arind

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Maharashtra Empanelment No.: AX33/CREMON/Valuer/Empanelment/ Sr No.55/ 2019-20