

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-2996/22-23	Dated 28-Oct-22
Buyer (Bill to) UNION BANK OF INDIA- PRABHADEVI BRANCH PRABHADEVI BRANCH 263, Madhu Hans, Near Century Bazar, Dr. Annie Besant Road, Prabhadevi, Mumbai - 400 025, State - Maharashtra, Country - India. GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 27349/43328	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	15,000.00
	CGST		1,350.00
	SGST		1,350.00
Total			₹ 17,700.00

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

Indian Rupee Seventeen Thousand Seven Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	15,000.00	9%	1,350.00	9%	1,350.00	2,700.00
Total	15,000.00		1,350.00		1,350.00	2,700.00

Tax Amount (in words) : **Indian Rupee Two Thousand Seven Hundred Only**

Company's Bank Details

Bank Name : **UNION BANK OF INDIA**
 A/c No. : **635301010050194**
 Branch & IFS Code : **Bandra East & UBIN0563536**



UPI Virtual ID : Vastukala@icici

Remarks:

Yadamma A. Perne - Residential Flat No. B/142, 14th Floor, Wing – B, "Palash Towers 'A' & 'B' Wing Co-op. Hsg. Soc. Ltd.", Veera Desai Road, Village - Oshiwara, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India

Company's Service Tax No. : **AADCV4303RSD001**
 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

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice



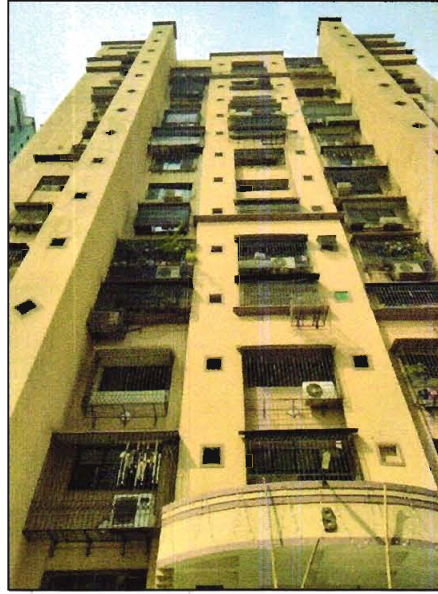
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Yadamma A. Perne

Residential Flat No. B/142, 14th Floor, Wing – B, "Palash Towers 'A' & 'B' Wing Co-op. Hsg. Soc. Ltd.",
Veera Desai Road, Village - Oshiwara, Andheri (West), Mumbai – 400 053,
State – Maharashtra, Country – India.

Longitude Latitude: 19°08'16.0"N 72°50'12.6"E

Valuation Done for:

Union Bank of India

Prabhadevi Branch

263, Madhu Hans, Near Century Bazar, Dr. Annie Besant Road, Prabhadevi, Mumbai - 400 025,
State - Maharashtra, Country - India.

Vastukala Consultants (I) Pvt. Ltd.

**Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik**



VALUATION OPINION REPORT

This is to certify that for property bearing Residential Flat No. B/142, 14th Floor, Wing – B, "Palash Towers 'A' & 'B' Wing Co-op. Hsg. Soc. Ltd.", Veera Desai Road, Village - Oshiwara, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Yadamma A. Perne**.

Boundaries of the property.

North	:	Internal Road
South	:	Gundecha Symphony
East	:	Veera Desai Road
West	:	Palash Tower – Wing C

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 valued for this particular purpose at **₹ 1,31,98,375.00 (Rupees One Crore Thirty One Lakh Ninety Eight Thousand Three Hundred Seventy Five 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.**

**MANOJ
BABURAO
CHALIKWAR**
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=ADMIN,
2.5.4.20=982226648e35-003e0c093a26845013490c0833d
41333115279017a1805652, postalCode=400059,
st=Maharashtra,
serialNumber=4136a56a18cc99402255a8fca3e4637e0
15c7e354e287a29a32706230fc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2022.10.28 11:48:29 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22



www.vastukala.org

Our Pan India Presence at :

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

- Regd. Office : 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093.

To,
The Branch Manager
Union Bank of India
Prabhadevi Branch
 263, Madhu Hans, Near Century Bazar,
 Dr. Annie Besant Road,
 Prabhadevi, Mumbai - 400 025,
 State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 21.10.2022
	b)	Date on which the valuation is made	: 27.10.2022
3.	List of documents produced for perusal	:	
	i)	Copy of Agreement for sale Dated 20.01.2004 Between Ms. Neetu P. Luthria & Mr. Ritesh P. Luthria (the Vendors) and Yadamma A. Perne (the Purchaser).	
	ii)	Copy of Commencement Certificate No. CE / 5185 / WS / AK dated 09.04.1994 issued by Municipal Corporation of Greater Mumbai.	
	iii)	Copy of Society Share Certificate No. 66 dated 18.03.2007 in the name of Yadamma A. Perne issued by Palash Towers 'A' & 'B' Wing Co-op. Hsg. Soc. Ltd.	
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)	:	Yadamma A. Perne Address: Residential Flat No. B/142, 14 th Floor, Wing – B, "Palash Towers 'A' & 'B' Wing Co-op. Hsg. Soc. Ltd.", Veera Desai Road, Village - Oshiwara, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India. Contact Person: Shri. Anjaneyulu Perne – (Owner) Contact.No. 9320037903 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat No. B/142 located on 14 th floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + WC + Bath + Passage (i.e. 1BHK with WC + Bath). The property is at 2.8 Km. travelling distance from nearest railway station Andheri.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: -
	b)	Door No.	: Residential Flat No. B/142
	c)	C.T.S. No. / Village	: C.T.S. No. 737 of Village – Oshiwara



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



	d)	Ward / Taluka	:	H & K West & Taluka – Andheri
	e)	Mandal / District	:	District – Mumbai Suburban
	f)	Date of issue and validity of layout of approved map / plan	:	Approved Building plans were not provided and not verified.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.		Postal address of the property	:	Residential Flat No. B/142, 14 th Floor, Wing – B, "Palash Towers 'A' & 'B' Wing Co-op. Hsg. Soc. Ltd.", Veera Desai Road, Village - Oshiwara, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India.
8.		City / Town	:	Andheri (West), Mumbai Suburban
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Oshiwara Municipal Corporation of Greater Mumbai
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 Agreement
		North		Internal Road Survey No. 47
		South		Gundecha Symphony Road
		East		Veera Desai Road C.T.S no. 737 (Part)
		West		Palash Tower – Wing C C.T.S no. 737 (Part)
13.		Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.
				A B
				As per the Deed Actuals
		North	:	-
		South	:	-
		East	:	-
		West	:	-
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 422.00 (Area as per actual site measurements)

		Carpet Area in Sq. Ft. = 425.00 (Area as per Agreement for sale)
		Built Up Area in Sq. Ft. = 510.00 (Area as per Index II)
14.1	Latitude, Longitude & Co-ordinates of Flat	: 19°08'16.0"N 72°50'12.6"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft. = 425.00 (Area as per Agreement for sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: C.T.S. No. 737 of Village – Oshiwara
	Block No.	: -
	Ward No.	: H & K West
	Village / Municipality / Corporation	: Village – Oshiwara Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	: Residential Flat No. B/142, 14 th Floor, Wing – B, "Palash Towers 'A' & 'B' Wing Co-op. Hsg. Soc. Ltd.", Veera Desai Road, Village - Oshiwara, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Industrial / Mixed	: Residential
4.	Year of Construction	: 2001 (As per Agreement for sale)
5.	Number of Floors	: Stilt + 14 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling Flats in the building	: 5 Flats on 14 th Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 2 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Covered Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
III	FLAT	
1	The floor in which the Flat is situated	: 14 th Floor
2	Door No. of the Flat	: Residential Flat No. B/142
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab

	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door frame with flush doors
	Windows	:	Powder Coated Aluminum Sliding Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not provided
	Tax paid in the name of:	:	Details not provided
	Tax amount:	:	Details not provided
5	Electricity Service connection No.:	:	Details not provided
	Meter Card is in the name of:	:	Details not provided
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Yadamma A. Perne
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. = 510.00 (Area as per Index II)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 425.00 (Area as per Agreement for sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 33,000.00 Expected rental income per month
IV	MARKETABILITY		
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate		
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 31,500.00 to ₹ 32,500.00 per Sq. Ft. on Carpet 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).	:	₹ 32,000.00 per Sq. Ft. on Carpet Area
3	Break - up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.

	II. Land + others	:	₹ 29,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 2,37,842.00 per Sq. M. i.e. ₹ 22,096.00 per Sq. Ft.
4a	Guideline rate (after depreciation)	:	₹ 2,12,274.00 per Sq. M. i.e. ₹ 19,721.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	21 years
	Life of the building estimated	:	39 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	31.50%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,055.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 29,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 31,055.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Flat (incl. car parking)	425.00 Sq. Ft.	31,055.00	1,31,98,375.00
2	Showcases /			
3	Kitchen arrangements			
4	Superfine finish			
5	Interior Decorations			
6	Electricity deposits / electrical fittings, etc.			
7	Extra collapsible gates / grill works etc.			
8	Potential value, if any			
9	Others			
	Total Value of the property			1,31,98,375.00
	Realizable value of the property			1,18,78,538.00
	Distress value of the property			1,05,58,700.00
	Insurable value of the property (510.00 X 3,000.00)			15,30,000.00
	Guideline value of the property (510.00 X 19,721.00)			1,00,57,710.00



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 ₹ 31,500.00 to ₹ 32,500.00 per Sq. Ft. on Carpet 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 commercial and residential application in the locality etc. We estimate ₹ 31,055.00 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	
i) Saleability	Good
ii) Likely rental values in future in	₹ 33,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



Actual Site Photographs



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company

www.vastukala.org



Actual Site Photographs



Think.Innovate.Create



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

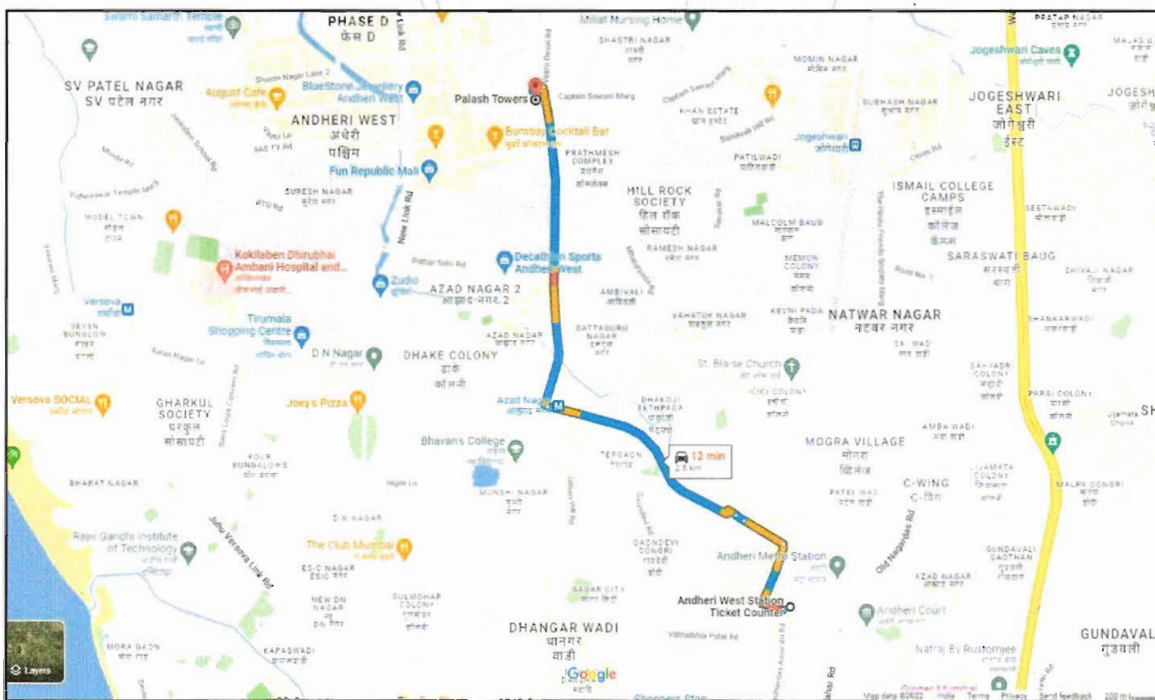
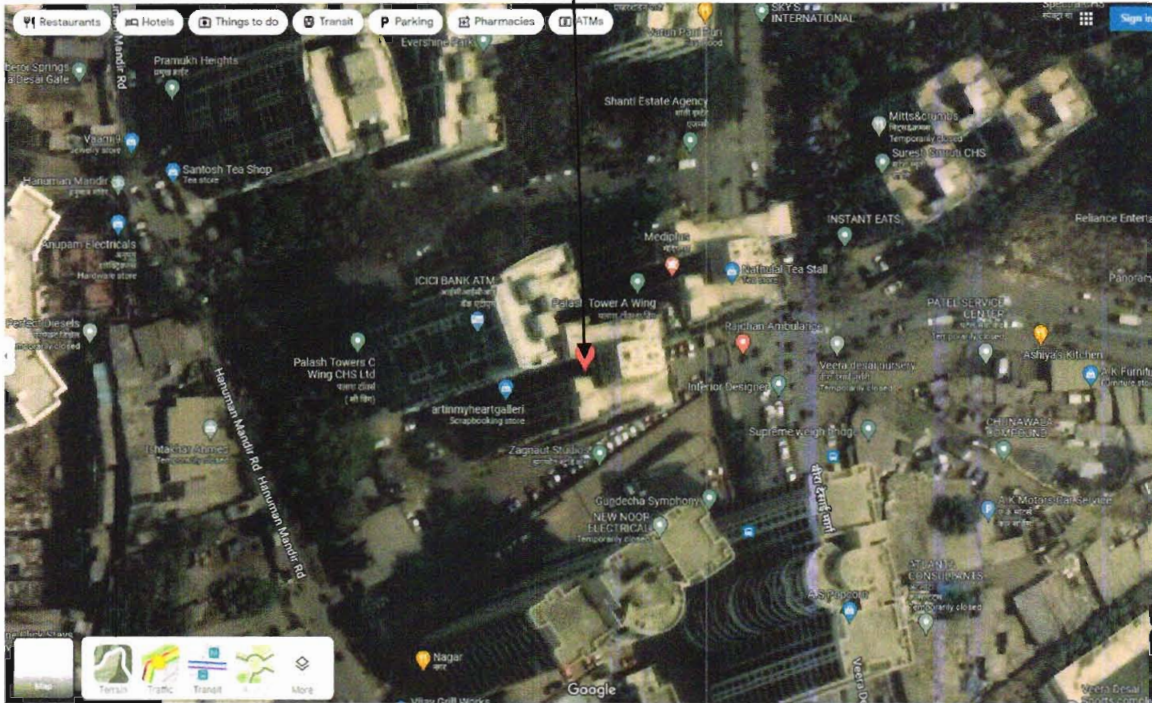
An ISO 9001:2015 Certified Company

www.vastukala.org



Route Map of the property

site u/r



Longitude Latitude: 19°08'16.0"N 72°50'12.6"E

Note: The Blue line shows the route to site from nearest Railway station (Andheri – 2.8 Km.)



Think. Innovate. Create


Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org




Ready Reckoner Rate



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

**नोंदणी व मुद्रांक
विभाग**
महाराष्ट्र शासन



Valuation
Home
Rate Guidelines
LOGOUT

*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Mumbai [Help on Division](#)

District Name: मुंबई(उपनगर) Zone Name: 50-मीरवे (अंधेरी)

Attribute: सि.टी.एस. नंबर 757 SubZone Name: भुभाग: उत्तरेस 36.60 मी.

Open Land	Residence	Office	Shop	Industry	Unit
116090	216220	248650	275700	216220	Square Meter

Think.Innovate.Create

Price Indicators

99acres Buy - 1902, Andheri (West), Mumbai Andheri-Dahisar, Mumbai

Home > Property in Mumbai > Apartments in Andheri > Apartments in Andheri (West) > 2BHK 2Baths - 1902, Andheri (West), Mumbai

Posted on Aug 17, 2022 | Ready to move

₹2.4 Cr @ 32,000 per sq.ft. **2BHK 2Baths**
 Estimated EMI ₹ 91,689
 Size: 2BHK Apartment for Sale
 - Palash Towers, Andheri (West), Mumbai Andheri-Dahisar, Mumbai

REAL STATUS **NSR AVAILABLE** Website: <https://mahanagarat.mahaincome.gov.in/>

Overview Owner Details Recommendations Featured Dealers Articles

Property (1)

Area
Carpet area: 750 sq.ft. of 84 sq.ft.

Price
₹ 2.4 Crore @ 32,000 per sq.ft.

Floor Number
19th of 23 Floors

Property Age
5 to 10 Year Old

Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony

Address
Palash Towers, Andheri (West), Mumbai Andheri-Dahisar

Facing
East

Photos (14)

Places nearby View All (47)

1902, Andheri (West), Mumbai Andheri-Dahisar, Mumbai

Azad nagar metro station D n nagar metro station Infinity Mall Car Parking Noor Masjid Ambey Maatha Mandir

HOUSING.com Buy in Mumbai - 1902, Andheri (West), Mumbai

Home > Properties in Andheri (West) > Apartment for Sale in Andheri (West) > 1 BHK Apartment

Last updated: Aug 21, 2022

1 BHK Apartment ₹1.5 Cr EMI starts at ₹74.47 K
 ₹23.08 K/sq.ft

By **SIDDHARTH GROUP**
 Siddharth Palash Towers, Vastu Design and Concept Estate, Andheri West, Mumbai

Contact Seller

Bedroom

Bathroom

8 more

650 sq.ft Build Up Area ₹23.08 K/sq.ft Avg. Price 15 Year Old Age of property Ready to move Possession status Middle of 18 floors North facing Facing Semi-Furnished Furnishing

OVERVIEW SOCIETY AMENITIES PROJECT Q&A RATINGS AND REVIEWS DEVELOPER CALCULATOR

Overview

Product Name
Siddharth Palash Towers

Builder name
P L S Lacs

Price
₹1.5 Cr

Carpet Area
450 sq.ft

Bedrooms
1

Bathrooms
2

Aweoscore Better priced property in this area

Contact Seller
 Ameer's Estate Consultants
 Chartered Engineers (R) TVS Consultants
 Leader & Engineer
 +9198201...
 Please share your contact
 Name
 +91 Phone

Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Andheri West > 1 BHK Flats for Sale in Andheri West > 650 Sqft

Get full support from Relationship Manager **MB Prime** Shortlists Properties Communicates with Owners Live Video Call **Join Prime @ 50% OFF**

₹1.50 Cr [Get ₹45,000 cashback on Home Loan](#) ONLY ON MAGICBRICKS

1 BHK Flat For Sale in Palash Tower, **Andheri West, Mumbai**

1 Bed 1 Bath Furnished

Super Built-up Area: 650 sqft • ₹2307/sqft

Developer: **Siddharth Group** Project: **Palash Tower**

Floor: 12 (Out of 14 Floors) Transaction Type: Resale Status: Ready to Move

Furnished Status: Furnished

+7 Photos

Contact Owner Get Phone No. Last contact made 24 days ago

More Details

Price Breakup: **₹1.5 Cr**

Address: **Andheri West, Mumbai - Western Suburbs, Maharashtra**

Furnishing: **Furnished**

Loan Offered: **Estimated EMI: ₹77,666** [Apply for Home Loan](#)

Get Contract Details

We can visit this property on your behalf

Simply tell us the details you wish to know

- LIVE video tour
- Verified Property details
- Verified Photos & videos

See How it Works →

Think.Innovate.Create

Sales Instances

Index 2		सूची क्र.2	दुय्यम निर्बंधक : सह दुनि अंधेरी ९
5422512 04/08/2021 Note--Generated Through eSearch Module.For original report please contact concern SRO office.			दस्ता क्रमांक : 5422/2021 मेटरी : Regn 63m
गावाचे नाव: ओशिवरा			
1.) स्थितीचा प्रकार	करारनाम		
2.) मालकी	10500000		
3.) शाजारभावा(भाडेउपट्ट्याचा) शाब्दिकपट्टाकार आकारणी देणे की पट्टेदार ते ममुद करावे	16913496.6		
4.) मू. मापन पोटहिसा व चरकमाळ(अस्तित्वात)	1) पत्रिकेचे मात मुंबई मनपाहतर वर्गन सटनिकाने 012 सी विंग. माळा नं. 1 शा मजला. इमारतीचे मात पत्तावा टॉवर सी विंग को अपि ही सी वि. ब्लॉक नं अंधेरी पश्चिम मुंबई 400053 रोड वीरा देसाई रोड. (C.T.S.Number : 737,720 PART.)		
5.) क्षेत्रफळ	73.71 चौ मीटर		
6.) आकारणी किंवा कुडी देण्यात असत तेव्हा			
7.) दस्तऐवज करून देजा.या किंवा देवणा.या पक्षकाराचे मात किंवा दिवाणी न्यायालयाचा शुक्रमनामा किंवा आदेश असल्यास प्रतिकादिके मात व पत्ता	1) नाव. विम्वारम देवकिषन कुलारीया वय-49 पत्ता. प्लॉट नं 012 सी विंग. माळा नं. 1 शा मजला. इमारतीचे मात पत्तावा टॉवर सी विंग को अपि ही सी वि. ब्लॉक नं अंधेरी पश्चिम मुंबई. रोड नं वीरा देसाई रोड. महाराष्ट्र. MUMBAI. पिन कोड : 400053 पिन नं.-4PHFK5132R		
8.) दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा शुक्रमनामा किंवा आदेश असल्यास प्रतिकादिके मात व पत्ता	1) नाव. अनिल कुमार उदेली वय-60 पत्ता. प्लॉट नं 272 बी. माळा नं सेक्टर 29. इमारतीचे मात गंगा अण्टर्मिंटस. ब्लॉक नं. मेईडा यु पी आर मुंबईत. रोड नं गौतम बुद्ध नगर. उत्तर प्रदेश. गौतम बुद्ध नगर. पिन कोड-201303 पिन नं.-AABPU9705F 2) नाव. शाहरुख उदेली वय-32 पत्ता. प्लॉट नं 272-बी. माळा नं सेक्टर 29. इमारतीचे मात गंगा अण्टर्मिंटस. ब्लॉक नं. मेईडा यु पी आर मुंबईत. रोड नं गौतम बुद्ध नगर. उत्तर प्रदेश. गौतम बुद्ध नगर. पिन कोड-201303 पिन नं.-ABKPU0523F		
9.) दस्तऐवज करून दिल्याचा दिनांक	21/06/2021		
10.) दस्ता नोंदणी केल्याचा दिनांक	21/06/2021		
11.) अनुक्रममाक व्हड व पृष्ठ	5422/2021		
12.) शाजारभावाप्रमाणे मुद्रांक शुल्क	925000		
13.) शाजारभावाप्रमाणे मेटरी शुल्क	30000		
14.) वेला			
मुल्यांकनामधी विचारात घेतलीस तपशील -			
मुद्रांक शुल्क आकारताम मिळविलीस अनुबंध -	(f) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		

Think.Innovate.Create

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property was purchased by Yadamma A. Perne from Ms. Neetu P. Luthria & Mr. Ritesh P. Luthria vide Agreement for Sale dated 20.01.2004.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Prabhadevi 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;	Manoj B. Chalikwar – Regd. Valuer Tushar Bhuvad – Valuation Engineer Shobha Kuperkar – Technical Manager Pradnya Rasam – 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 – 21.10.2022 Valuation Date – 27.10.2022 Date of Report – 27.10.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done 21.10.2022
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 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 Industrial 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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **27th October 2022** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, **Carpet Area is 425.00 Sq. Ft.** in the name of **Yadamma A. Perne** . Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Yadamma A. Perne**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from 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, **Carpet Area is 425.00 Sq. Ft.**

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 Current use / Existing use premise is considered for this assignment.

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 shop and properties that are typically traded on a Flat 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, **Carpet Area is 425.00 Sq. Ft.**

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.

Annexure – III**MODEL CODE OF CONDUCT FOR VALUERS****{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}**

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
2.5.4.20=9622b6449d35d036e0c59e26865913499c13133641
3.3.31.13279017a1805652, postalCode=400069,
2.16.84=MANOJ BABURAO,
serialNumber=11815645668b8c8908228158f8c03c18031131b0
2e3946287e299327b62360c, cn=MANOJ BABURAO
CHALIKWAR
Date: 2022.10.28 11:04:00 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

