

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.	Dated
	PG-125/23-24	17-Apr-23
Buyer (Bill to) Bank Of Maharashtra - Kasarwadavli Branch Kasarwadavli Branch Shop No 19.20.21, Sai Pushpa Bldg, Opp Vedant Hospital, S no 50, H No 6 Kasarwadavali Thane west GSTIN/UIN : 27AACCB0774B3Z2 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.	Delivery Note Date
	30917 / 2300127	
	Dispatched through	Destination
	Terms of Delivery	

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

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

Remarks:

Ms. Sovasini Muduli / Alias Mrs. Sovasini Deepak Mohanty & Shri Deepak Kumar Mohanty - Residential Flat No. 407, 4th Floor, Building No. G, "Arihant City Phase - II", Near Sai Baba Temple, Kalyan - Bhiwandi Road, Village - Bhadwad, Takula - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

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

Company's Bank Details

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



UPI Virtual ID : **VASTUKALATHANE@icici**

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

Ainal
Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 407, 4th Floor, Building No. G, "Arihant City Phase - II", Near Sai Baba Temple, Kalyan – Bhiwandi Road, Village – Bhadwad, Takula – Bhiwandi, District - Thane, PIN Code – 421 302, State – Maharashtra, Country – India belongs to **Ms. Sovasini Muduli / Alias Mrs. Sovasini Deepak Mohanty & Shri Deepak Kumar Mohanty.**

Boundaries of the property.

North : Wing – F
South : Wing – H / Internal Road
East : Internal Road
West : Internal Road / Swami Siddhi Complex

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 for this particular purpose at **₹ 51,19,200.00 (Rupees Fifty One Lakh Nineteen Thousand Two Hundred Only).**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.17 16:26:05 +05'30'

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Ms. Sovasini Muduli / Alias Mrs. Sovasini Deepak Mohanty & Shri Deepak Kumar Mohanty**

Residential Flat No. 407, 4th Floor, Building No. G, "Arihant City Phase - II", Near Sai Baba Temple, Kalyan – Bhiwandi Road, Village – Bhadwad, Takula – Bhiwandi, District - Thane, PIN Code – 421 302, State – Maharashtra, Country – India.

Think.Innovate.Create

Longitude Latitude: 19°16'46.2"N 73°04'50.2"E









Valuation Done for: **Bank of Maharashtra** **Kasarwadavli Branch**




Shop No. 19, 20, 21, Sai Pushpa Building, Opp. Vedant Hospital, Survey No. 50, Hissa No. 6, Kasarwadavali, Thane (West) – 400 615, State – Maharashtra, Country – India.



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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** : 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), **Mumbai** - 400 093, (M.S.), INDIA
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Vastukala Consultants (I) Pvt. Ltd.

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

To,
The Branch Manager,
Bank of Maharashtra
Kasarwadavli Branch
 Shop No. 19, 20, 21, Sai Pushpa Building,
 Opp. Vedant Hospital, Survey No. 50, Hissa No. 6,
 Kasarwadavali, Thane (West) – 400 615,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 13.04.2023
	b)	Date on which the valuation is made	: 17.04.2023
3.	List of documents produced for perusal:		
	1. Copy of Agreement for sale dated 05.11.2019 between M/s. Arihant Enterprises (the Promoter) and Ms. Sovasini Muduli / Alias Mrs. Sovasini Deepak Mohanty & Shri Deepak Kumar Mohanty (the Allottee/s). 2. Copy of Occupancy Certificate B.P.K. / 08 / 2019 - 2020, JK / NRV / 2769 dated 29.09.2022 issued by Bhiwandi Nizampur City Municipal Corporation. 3. Copy of Amended Commencement Certificate B.P.K. / 08 / 2019 - 2020, JK / NRV / 1673 dated 20.05.2019 issued by Bhiwandi Nizampur City Municipal Corporation. 4. Copy of Possession Letter dated 11.04.2023 issued M/s. Arihant Enterprises.		
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)	:	Ms. Sovasini Muduli / Alias Mrs. Sovasini Deepak Mohanty & Shri Deepak Kumar Mohanty. Address: Residential Flat No. 407, 4 th Floor, Building No. G, "Arihant City Phase - II", Near Sai Baba Temple, Kalyan – Bhiwandi Road, Village – Bhadwad, Takula – Bhiwandi, District - Thane, PIN Code – 421 302, State – Maharashtra, Country – India. Contact Person: Ms. Sovasini Muduli (Owner) Contact No. 9937898032 Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat located on 4 th Floor. The composition of flat will be 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Flowerbed Area + Balcony (i.e. 2 BHK Flat with 2 Toilets). The property is at 5 Km. travelling distance from nearest



			railway station Thane.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 49/1, 49/2(P), 49/3(P), 50/1(P), 52/1(P), 53/1(P), 53/2, 55/P, 56/P, 57/3, 57/4(P), 57/4, 85/1(P), 85/2(P), 85/2, 86/2 of Village - Bhadwad
	b) Door No.	:	Residential Flat No. 407
	c) C.T.S. No. / Village	:	Village – Bhadwad
	d) Ward / Taluka	:	Taluka – Bhiwandi
	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	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 407, 4 th Floor, Building No. G, "Arihant City Phase - II", Near Sai Baba Temple, Kalyan – Bhiwandi Road, Village – Bhadwad, Takula – Bhiwandi, District - Thane, PIN Code – 421 302, State – Maharashtra, Country – India.
8.	City / Town	:	Village – Bhadwad, Bhiwandi
	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	:	Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Bhadwad Bhiwandi Nizampur City 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 Documents
	North	:	Wing – F Details not available
	South	:	Wing – H / Internal Road Details not available
	East	:	Internal Road Details not available
	West	:	Internal Road / Swami Siddhi Complex Details not available
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
			A B



		As per the Deed	Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
			Wing – F
			Passage
			Flat No. 408
			Open Space
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 557.00 Balcony Area in Sq. Ft. = 119.00 Total Area in Sq. Ft. = 676.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 597.00 O.P. Area in Sq. Ft. = 114.00 Total Carpet Area in Sq. Ft. = 711.00 (Area as per Agreement) Built Up Area in Sq. Ft. = 782.00 (Carpet Area as per Agreement + 10%)
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°16'46.2"N 73°04'50.2"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 597.00 O.P. Area in Sq. Ft. = 114.00 Total Carpet Area in Sq. Ft. = 711.00 (Area as per Agreement)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Village – Bhadwad
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Bhadwad Bhiwandi Nizampur City Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 407, 4 th Floor, Building No. G, "Arihant City Phase - II", Near Sai Baba Temple, Kalyan – Bhiwandi Road, Village – Bhadwad, Takula – Bhiwandi, District - Thane, PIN Code – 421 302, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2022 (As per occupancy certificate)
5.	Number of Floors	:	Stilt + 15 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	8 Flats on 4 th Floor
8.	Quality of Construction	:	Good

9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	3 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with 1 Covered Car Parking No. 1, Parking Area 100 Sq. Ft.
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	FLAT		
1	The floor in which the flat is situated	:	4 th Floor
2	Door No. of the flat	:	Residential Flat No. 407
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles 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 with POP finishing
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	Ms. Sovasini Muduli / Alias Mrs. Sovasini Deepak Mohanty & Shri Deepak Kumar Mohanty
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. = 782.00 (Carpet Area as per Agreement + 10%)
10	What is the floor space index (app.)	:	As per BNMC norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 557.00 Balcony Area in Sq. Ft. = 119.00 Total Area in Sq. Ft. = 676.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 597.00 O.P. Area in Sq. Ft. = 114.00 Total Carpet Area in Sq. Ft. = 711.00 (Area as per Agreement)



	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,500.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 4,700.00 per Sq. Ft.
	Total Composite Rate	:	₹ 7,200.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	711.00 Sq. Ft.	7,200.00	51,19,200.00
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			
	Total Value of the property			51,19,200.00
	The Realizable value of the property			46,07,280.00
	Distress value of the property			40,95,360.00
	Insurable value of the property (782.00 X 2,500.00)			19,55,000.00
	Guideline Value of the Property (782.00 X 4,004.00)			31,31,128.00

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

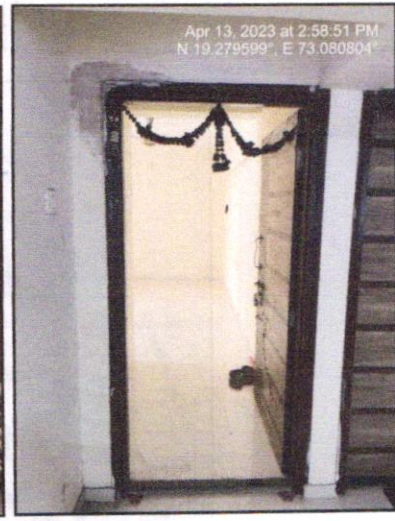
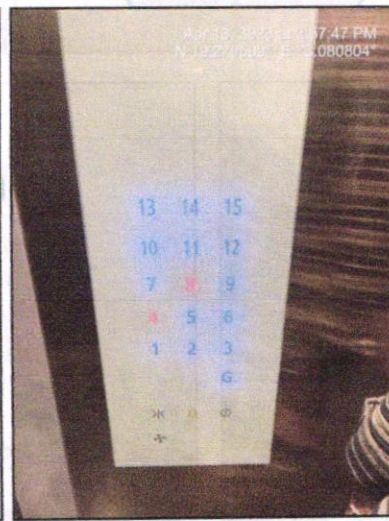
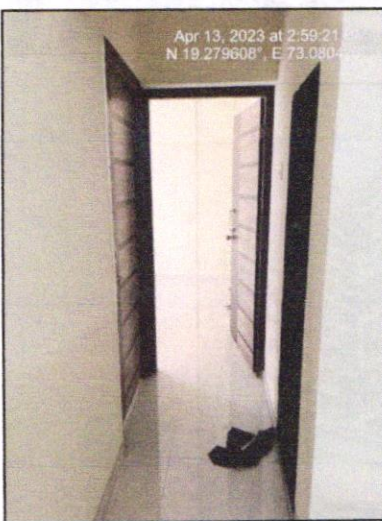
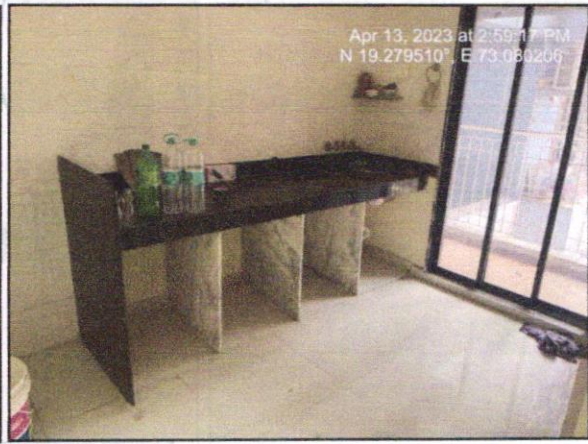
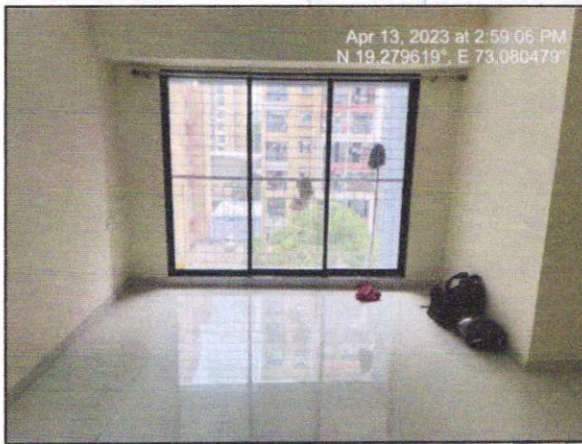
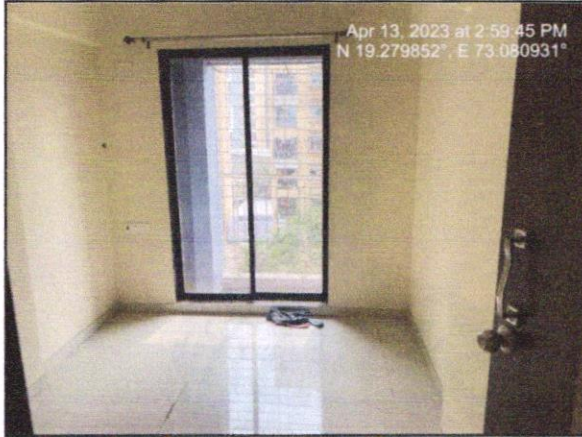
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 Apartment, where there are typically many comparables available to analyze. As the property is a residential apartment, 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 ₹ 6,500.00 to ₹ 7,500.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, apartment size, location, upswing in real estate prices, sustained demand for Residential apartment, all round development of commercial and residential application in the locality etc. We estimate ₹ 7,200.00 per Sq. Ft. on Carpet Area for valuation.

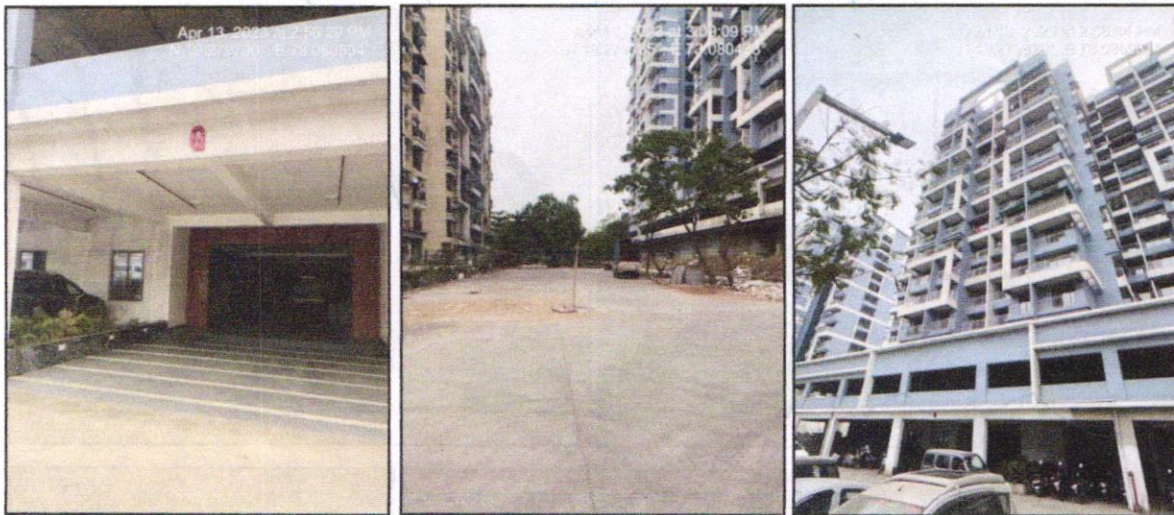
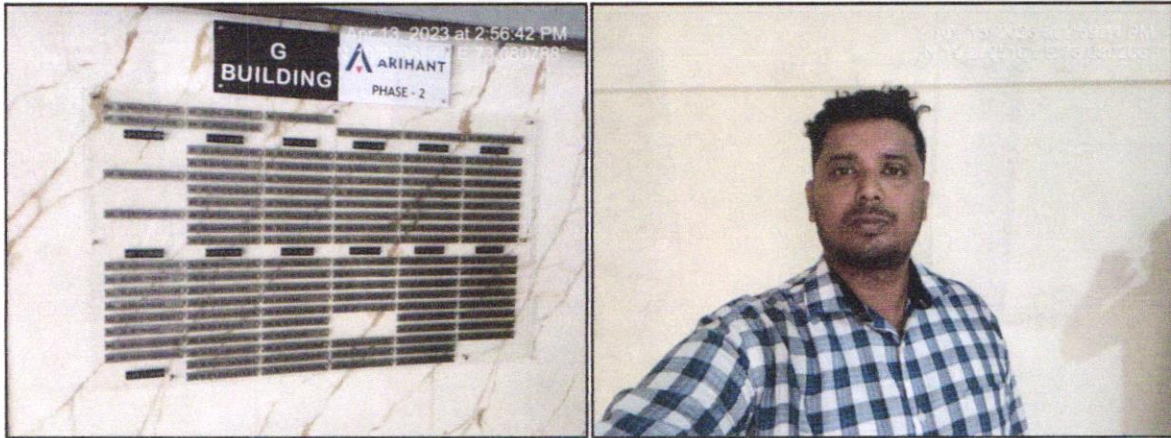
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Salability	Good
ii) Likely rental values in future in	₹ 10,500.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual Site Photographs

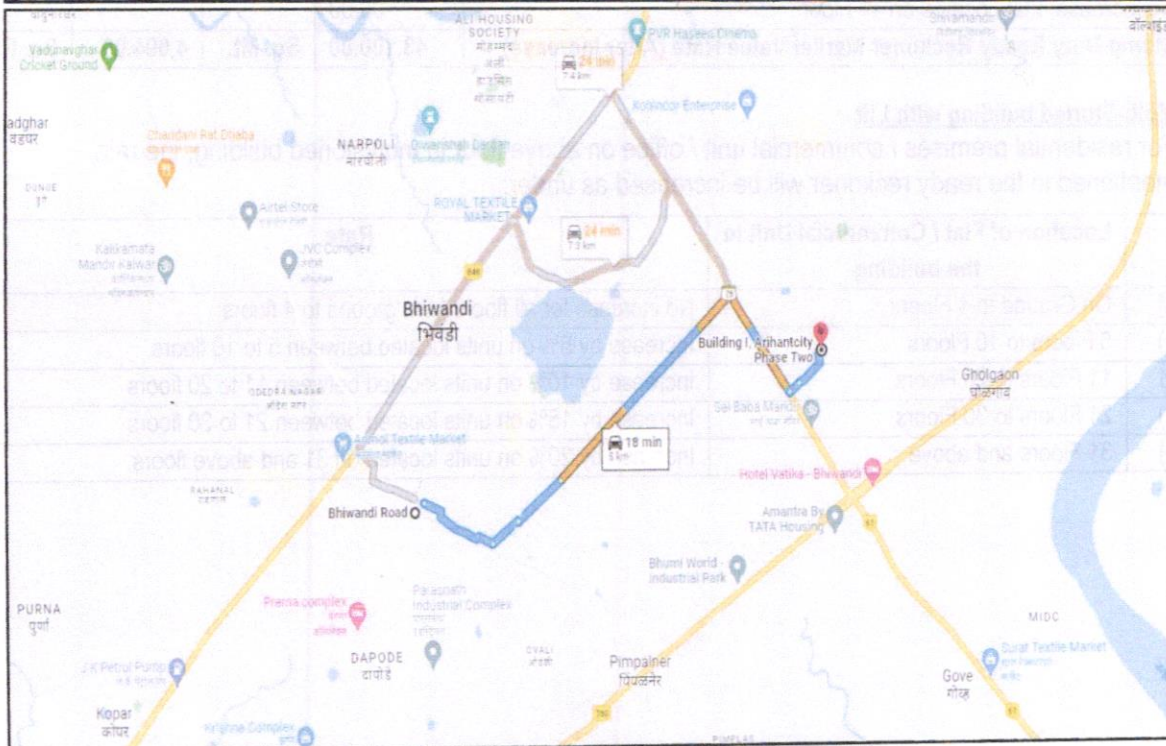


Actual Site Photographs



Route Map of the property


(Site ur)



Longitude Latitude: 19°16'46.2"N 73°04'50.2"E

Note: The Blue line shows the route to site from nearest railway station (Bhiwandi Road – 5 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Valuation Rules
User Manual
Close

Year
 20232024

Annual Statement of Rates

Language
 English

Selected District:

Select Taluka:

Select Village:

Search By: Survey No Location

Enter Survey No:

वर्णिकार	कुणी करीत	निवासी बदलित	नोंदिस	दुपणे	नौबोसिक	एकक (Rs.)	Attribute
7/70-बॉर्ड क्र. 13(3) भादवड सर्वे क्रमांक	8000	43100	48900	53900	48900	ची. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat (A)	43,100.00			
No Increase, Flat Located on 4 th Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase)	43,100.00	Sq. Mt.	4,004.00	Sq. Ft.

Multi-Storied building with Lift

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

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors



Price Indicators

NOBROKER

2 BHK Flat In Arahant City Phase 2, Bhiwandi For Sale in Bhiwandi
 Bhiwandi - Mubad Rd, Bhavad Gaon, Sahakar Village, Bhiwandi - 401102

₹ 56 Lacs
 Non-registered

₹ 32,096/Month
 Estimated EM -

1,600
 Sq Ft

Need Home Loan? [Apply Loan](#)

Feb 14, 2023

Immediately

Arahant City Phase ...

[Get Owner Details](#)

Price trends by NBEstimate [Check Now](#)

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

Activity On This Property

Age of Building: Newly Constructed

square yards

Thane Buy Rent Projects Agents More Services Resources Intelligence

Home Property for Sale in Thane Property for Sale in Bhavad Gaon Property for Sale in Arahant City Phase 2 Thane 2 Bedroom 779 Sq.Ft. Apartment in Bhavad Gaon Thane

71 Views [Compare](#)

Arahant City Phase 2
2 Bedroom 779 Sq.Ft. Apartment in Bhavad Gaon Thane
 Listing ID #4414752

53 L

Need Loan? [Get Free Credit Score!](#)

2 Bedrooms + Extra Room
 Unfurnished
 2 Bathroom
 779 Sq.Ft. (Carpet Area)
 East Facing

3 Buyers interested in the Property

[Get Instant Home Loan](#) [Request for Call](#)

Overview Amenities Agent Overview About Project Data Intelligence Commute Time

Key Highlights

Adjoining Metro Station Affordable Investment Opportunity Reputed Builder

Contact our Real Estate Experts

D Dimpee Rajvansi

Price Indicators

HOUSING.COM Buy in Mumbai

Home / Thane / Bhiwandi / Apartment for Sale in Bhiwandi / 2 BHK / Unfurnished

2 BHK Apartment ₹50.0 L (EMI starts at 26.49 K)

By **OMNIA UNIVERSAL**

Omnia New, Suvashi, Bhiwandi, Thane

[Contact Seller](#)

825 sq.ft. Build Up Area | 6.06 K/sq.ft. Avg. Price | 1 Years Old Age of property | Ready to move Possession status | Middle of 23 Floors | West facing Facing | Unfurnished Furnishing

[OVERVIEW](#) [FURNISHINGS](#) [AMENITIES](#) [PROJECT Q&A](#) [LOCALITY](#) [RATINGS AND REVIEWS](#) [DEVELOPER](#) [CALCULATOR](#)

magicbricks Buy Rent Sell Home Loans

Home / Property for sale in Thane / Flats for Sale in Thane / Flats for Sale in Bhiwandi / 2 BHK Flats for Sale in Bhiwandi / 700 sq-ft

Posted on: Apr 14, 23 | Property ID: 64899833

60.0 Lac Get up to 2000 cashback on Home Loan VERIFIED ON SITE

2 BHK 700 sq-ft Flat For Sale | Bhiwandi, Thane

2 Beds | 2 Baths | 4 Balconies | Unfurnished

Carpet Area: 825 sq-ft (7127 sq-ft)

Floor: 11 (Out of 15 Floors)

Additional Rooms: 1 Study Room

Developer: **Arihant Group** | Project: **Arihant City**

Transaction Type: **New Property** | Status: **Ready to Move**

Facing: **East** | Lifts: **3**

East Facing Property | Newly Constructed Property

[Contact Agent](#) [Get Phone No.](#) Last contact made 26 days ago

More Details

Price Breakup: 60 Lac | ₹2,500 Monthly

Contact Agent

Certified agent
Arunesh Pandey - 9129XXXXXX

Your Name: _____

Email: _____

IND -91 | Mobile Number: _____

I agree to magicbricks [Terms of Use](#)

[Get Contact Details](#)

[Download Brochure](#)

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specification ₹ 51,19,200.00 (Rupees Fifty One Lakh Nineteen Thousand Two Hundred Only).

Place: Thane

Date: 17.04.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.17 16:26:16 +05'30'

Avinash

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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 from the valuer in Format E (Appendix- 2)	Attached
	Model code of conduct for valuer - (Appendix- 3)	Attached



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



(Appendix- 2)

DECLARATION FROM VALUER

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby declare that:

- a. The information furnished in my valuation report dated 17.04.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the property on 13.04.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Appendix 3 - A signed copy of same to be taken and kept along with this declaration)
- i. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- j. I am the Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Ms. Sovasini Muduli / Alias Mrs. Sovasini Deepak Mohanty & Shri Deepak Kumar Mohanty from M/s. Arihant Enterprises vide Agreement for sale 05.11.2019.
2.	purpose of valuation and appointing authority	As per the request from Bank of Maharashtra, Kasarwadavli Branch Thane to assess value of the property for Bank Loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Nikhil Sonawane – Valuation Engineer Vinita Surve – Technical Manager Pratibha Shilvanta – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 13.04.2023 Valuation Date – 17.04.2023 Date of Report – 17.04.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 13.04.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	Major factors that were not taken into account during the valuation.	Nil
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **17th April 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. 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 Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **711.00 Sq. Ft. Total Carpet Area** in the name of Owner **Ms. Sovasini Muduli / Alias Mrs. Sovasini Deepak Mohanty & Shri Deepak Kumar Mohanty**. 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 inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is owned by **Ms. Sovasini Muduli / Alias Mrs. Sovasini Deepak Mohanty & Shri Deepak Kumar Mohanty** . 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 Sales Executive representative, we understand that the Residential Flat, admeasuring **711.00 Sq. Ft. Total Carpet 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 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 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 Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **711.00 Sq. Ft. Total 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.



(Appendix- 3)

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. 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.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.17 16:26:23 +05'30'

Arinal

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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



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