

**PROFORMA INVOICE**

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST, MUMBAI - 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	<b>PG-5388/23-24</b>	<b>23-Mar-24</b>
	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
Buyer (Bill to) <b>STATE BANK OF INDIA - RACPC ANDHERI</b> RACPC - Andheri 1st Floor, UTI Building, Plot No. 12, MIDC, Road No. 9, Behind Tunga Paradise Hotel, Andheri (East), Mumbai - 400 093 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	<b>007910/2305714</b>	
	Dispatched through	Destination
	Terms of Delivery	

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

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

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

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

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

*Remarks:*  
 007910/2305714 Mrs Suman  
 Jatashankar Tiwari & Anupam Jatashankar Tiwari  
 Residential Flat No. 102, 1st Floor, Building No E1,  
 "Greenville", Upper Thane Greenville A-E, E1, F-I,  
 Near Lodha Dham, Mumbai Nashik Highway, Village -  
 Anjur, Surai & Mankoli, Bhiwandi, Taluka - Bhiwandi,  
 District - Thane, PIN Code - 421 302, 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**

Company's Bank Details  
 Bank Name : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code: **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

Customer's Seal and Signature for Vastukala Consultants (I) Pvt Ltd  
ASMITA JAYSING RATHOD  
 Digitally signed on 23-Mar-2024 12:00:02  
 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 : **Suman Jatashankar Tiwari & Anupam Jatashankar Tiwari**

Residential Flat No. 102, 1<sup>st</sup> Floor, Building No E1, "**Greenville**", Upper Thane Greenville A-E, E1, F -I, Near Lodha Dham, Mumbai Nashik Highway, Village - Anjur, Surai & Mankoli, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, India.

Latitude Longitude : 19°13'43.0"N 73°3'1.1"E

### Intended User

**State Bank of India  
RACPC Andheri (East)**

1st Floor, UTI Building, Plot No. 12, MIDC, Road No. 9, Behind Tunga Paradise Hotel, Andheri (East), Mumbai - 400 093, State - Maharashtra, Country - India.



#### Our Pan India Presence at :

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

**Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 102, 1<sup>st</sup> Floor, Building No E1, "Greenville", Upper Thane Greenville A-E, E1, F -I, Near Lodha Dham, Mumbai Nashik Highway, Village - Anjur, Surai & Mankoli, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, India belongs to **Suman Jatashankar Tiwari & Anupam Jatashankar Tiwari**.

### Boundaries of the property

North	: Wing - G
South	: Internal Road
East	: Wing - E
West	: Road

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 **₹ 54,96,000.00 (Rupees Fifty Four Lakh Ninety Six Thousand Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.23 16:39:24 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report



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### 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](mailto:mumbai@vastukala.org)

**Vastukala Consultants India Pvt. Ltd.**

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.

To,

**The Branch Manager,****State Bank of India****RACPC Andheri (East)**

1st Floor, UTI Building, Plot No. 12, MIDC, Road No. 9,

Behind Tunga Paradise Hotel, Andheri (East), Mumbai - 400

093, State - Maharashtra, Country - India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
2	a) Date of inspection : 22.03.2024
	b) Date of which the valuation is made : 23.03.2024
3	List of documents produced for perusal: I) Copy of Agreement For Sale Document No.9360/2019 Dated 09.10.2019 between Macrotech Developers Limited(The Company) And Suman Jatashankar Tiwari & Anupam Jatashankar Tiwari(The purchaser). II) Copy of Occupancy Certificate Document No.SROT / BSNA / 2501 / BP / OC / ITP - Anjur, Mankoli & Surai / 347 / 2021 Dated 31.03.2021 issued by Mumbai Metropolitan Region Development Authority. III) Copy of Electricity Bill Document No.690017475 Dated 23.02.2024. IV) Copy of Amended Commencement Certificate Document No.SROT / BSNA / 2501 / BP / Amended / ITP - Anjur, Mankoli & Surai / 246 / 2019 Dated 13.02.2019 issued by Mumbai Metropolitan Region Development Authority.
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : <b>Suman Jatashankar Tiwari &amp; Anupam Jatashankar Tiwari</b>  Residential Flat No. 102, 1 <sup>st</sup> Floor, Building No E1, "Greenville", Upper Thane Greenville A-E, E1, F -I, Near Lodha Dham, Mumbai Nashik Highway, Village - Anjur, Surai & Mankoli, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, India.  <u>Contact Person :</u> Alliza (Tenant) Mobile No. 9987699167  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 1 <sup>st</sup> Floor. The composition of Residential Flat is 1 Bedroom + Living Room + Kitchen + Dining + 2 Toilet + Passage. <b>(1 BHK)</b> The property is at 4.8 Km. distance from Dombivli Railway Station.



6	Location of property		
a)	Plot No. / Survey No.	:	New Survey No - 239, 253 (Part), 254 (Part), 255/1A, 255/1B, 255/2, 255/3 Pt, 256 & Others
b)	Door No.	:	Residential Flat No. 102
c)	C.T.S. No. / Village	:	Village - Anjur, Surai & Mankoli
d)	Ward / Taluka	:	Taluka - Bhiwandi
e)	Mandal / District	:	District - Thane
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate Document No. SROT / BSNA / 2501 / BP / OC / ITP - Anjur, Mankoli & Surai / 347 / 2021 dated 31.03.2021 issued by MMRDA
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7	Postal address of the property	:	Residential Flat No. 102, 1 <sup>st</sup> Floor, Building No E1, "Greenville", Upper Thane Greenville A-E, E1, F -I, Near Lodha Dham, Mumbai Nashik Highway, Village - Anjur, Surai & Mankoli, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, India.
8	City / Town		
	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 - Anjur, Surai & Mankoli Mumbai Metropolitan Region Development Authority
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12	<b>Boundaries of the property</b>	:	<b>As per site</b> <b>As per Document</b>
	North	:	Wing - G                      Details not available
	South	:	Internal Road              Details not available
	East	:	Wing - E                      Details not available
	West	:	Road                              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	:	<p>Carpet Area in Sq. Ft. = 422.99 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 458.00 (Area As Per Agreement For Sale)</p> <p>Built Up Area in Sq. Ft. = 503.80 (Carpet Area + 10%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°13'43.0"N 73°3'1.1"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 458.00 ( Area As Per Agreement For Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	<p>Tenant Occupied</p> <p>Tenant Name : Alliza</p>	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Anjur, Surai & Mankoli, Mumbai Metropolitan Region Development Authority	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 102, 1 <sup>st</sup> Floor, Building No E1, "Greenville", Upper Thane Greenville A-E, E1, F -I, Near Lodha Dham, Mumbai Nashik Highway, Village - Anjur, Surai & Mankoli, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2021 (As per occupancy certificate)	
5.	Number of Floors	:	Ground + 19 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	

7.	Number of Dwelling units in the building	:	1 <sup>st</sup> Floor is having 6 Flats
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	:	Along with One Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1.	The floor in which the Flat is situated	:	1 <sup>st</sup> 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	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
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.	:	690017475
	Meter Card is in the name of	:	Mr. Suman Jatashankar Tiwari
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	<b>Suman Jatashankar Tiwari &amp; Anupam Jatashankar Tiwari</b>
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 504.00 (Carpet Area + 10%)

10.	What is the floor space index (app.)	:	As per MMRDA norms
11.	What is the Carpet area of the Flat?	:	<p>Carpet Area in Sq. Ft. = 422.99  (As per Area actual site measurement)  Carpet Area in Sq. Ft. = 393.00  Cupboard Area in Sq. Ft. = 9.00  Dry Balcony Area in Sq. Ft. = 21.00  Total Carpet Area in Sq. Ft. = 423.00  (Area as per Actual Site Measurement)  Carpet Area in Sq. Ft. = 458.00  (As Per Area Agreement For Sale)  Carpet Area in Sq. Ft. = 417.00  EBVT Area in Sq. Ft. = 41.00  Total Carpet Area in Sq. Ft. = 458.00  (Area as per Agreement for Sale)  All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Tenant Occupied
15.	If rented, what is the monthly rent?	:	₹ 12,000/- Present rental income per month
<b>IV</b>	<b>MARKETABILITY</b>		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in Developed Area
3.	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 10,800/- to ₹ 13,800/- per Sq. Ft. on Carpet Area ₹ 9,000/- to ₹ 11,500/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 12,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.



	II. Land + others	:	₹ 9,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 26,500/- per Sq. M. i.e. ₹ 2,462/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	3 years
	Life of the building estimated	:	57 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building		-
<b>b</b>	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 3,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 9,000/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 12,000/- per Sq. Ft.</b>
	<b>Remarks</b>	:	

**Details of Valuation:**

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	458.00 Sq. Ft.	12,000.00	54,96,000.00
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 / Car Parking		
	<b>Total value / Realizable value of the property</b>		<b>54,96,000.00</b>
	<b>Insurable value of the property (503.80 X 3,000.00)</b>		<b>15,11,400.00</b>
	<b>Guideline value of the property (503.80 X 2,462.00)</b>		<b>12,40,356.00</b>

### 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.

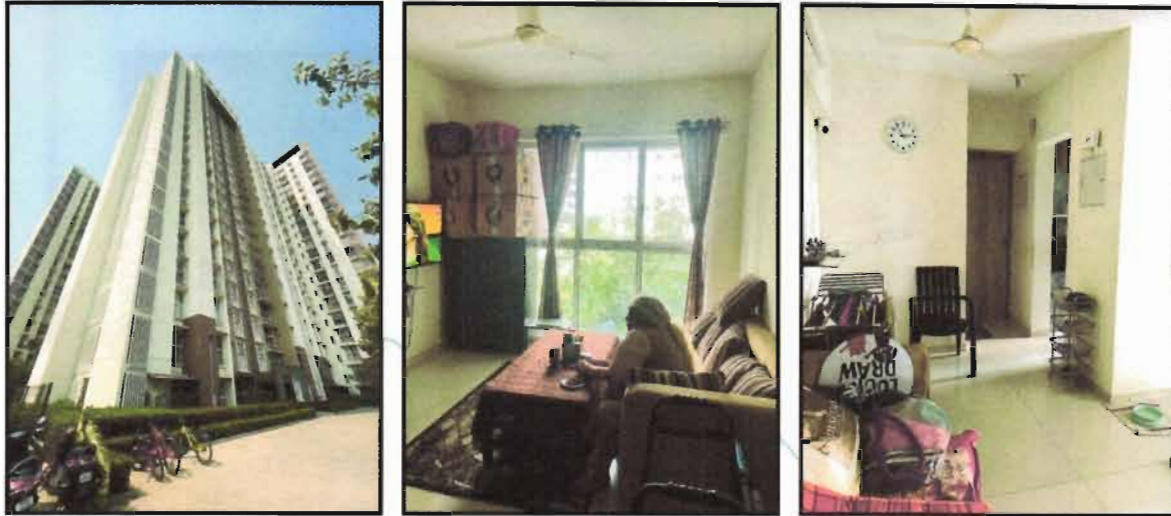
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

### 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 ₹ 10,800.00 to ₹ 13,800.00 per Sq. Ft. on Carpet Area / ₹ 9,000.00 to ₹ 11,500.00 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 ₹12,000.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	₹ 12,000/- Present rental 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°13'43.0"N 73°3'1.1"E**

**Note:** The Blue line shows the route to site distance from nearest Railway Station (Dombivli - 4.8 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: Bhivandi

Select Village: Gavache Nav Anjoor (Vishesh Niyojan Pr.)

Search By:  Survey No.  Location

Select	उपविभाग	खुली जमीन	निवासी मदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	4-हरीत ना विकास विभागातील जमिनी	2111000	0	0	0	0	हेक्टर
SurveyNo	1.2-रहवास वापरा खालील विकसित जमिनी	2210	26500	30600	33200	30600	चौ मीटर
SurveyNo	3.1-वाणिज्य वापराखालील विकसित जमिनी	2410	29700	31700	37000	31700	चौ मीटर
SurveyNo	1.2.A-रहवास विभागातील विकास क्षमतेच्या जमिनी	1340	0	0	0	0	चौ मीटर
SurveyNo	2.1.A-औद्योगिक विभागातील विकास क्षमतेच्या जमिनी	1830	0	0	0	0	चौ मीटर
		12					

Stamp Duty Ready Reckoner Market Value Rate for Flat	26500			
Flat Located on 1 <sup>st</sup> Floor	-			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)</b>	<b>26,500.00</b>	<b>Sq. Mtr.</b>	<b>2,462.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market value Rate for Land (B)				
The difference between land rate and building rate(A-B=C)				
Percentage after Depreciation as per table(D)				
<b>Rate to be adopted after considering depreciation [B + (C X D)]</b>		<b>Sq. Mtr.</b>		<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

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

### Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%



Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.  
An ISO 9001:2015 Certified Company [www.vastukala.org](http://www.vastukala.org)



## Price Indicator

Property	Lodha Upper Thane Greenville A To I E1, Surai, Bhiwandi, Thane
Source	Housing.Com
Area Type	Carpet
Area	415.00 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 9,004/-
Floor	-

The screenshot displays a real estate listing on the Housing.com website. The main heading is "Lodha Upper Thane Greenville A To I E1". The price is listed as ₹44.84 L - 67.15 L, with an average price of ₹10.80 K/sq.ft. The listing includes a "Project Images" section with a large photo of the building and a "Project Map" showing the location in Bhiwandi, Thane. Below the images, it specifies "1.2 BHK Apartments Configurations", "Sep. 2021 Possession Starts", and "415.00 sq.ft. - 622.00 sq.ft. Carpet Area Size". A "Property location" map shows the plot number (58 PT, 23 PT, 24 PT, 21 PT, 25/2 PT, 25 1/2 PT) at Surai, Thane, Bhiwandi, Beyond Thane, Thane. The listing also features a "Contact Developer" button and a "Contact Seller" button.

Property	Flat/Apartment for Sale, Lodha Upper Thane
Source	https://www.99acres.com/
Area Type	Carpet
Area	530.00 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 10,236/-
Floor	-

The screenshot displays a property listing on the 99acres website. The main heading is "₹65.1 Lac" with a sub-price of "₹12,283 per sq.ft.". The property is a "2BHK 2Baths" flat. Key details include:
 

- Carpet area: 530 sq.ft.
- 2 Bedrooms, 2 Bathrooms, No Balcony
- Price: ₹65.1 Lac + Govt Charges & Tax @ 12,283 per sq.ft.
- Floor Number: 7 of 26 Floors
- Address: Lodha Upper Thane, Anjurive, Thane
- Age: 1 to 5 Year Old
- Registration Status: REGISTERED (Registration No. R5170000147)

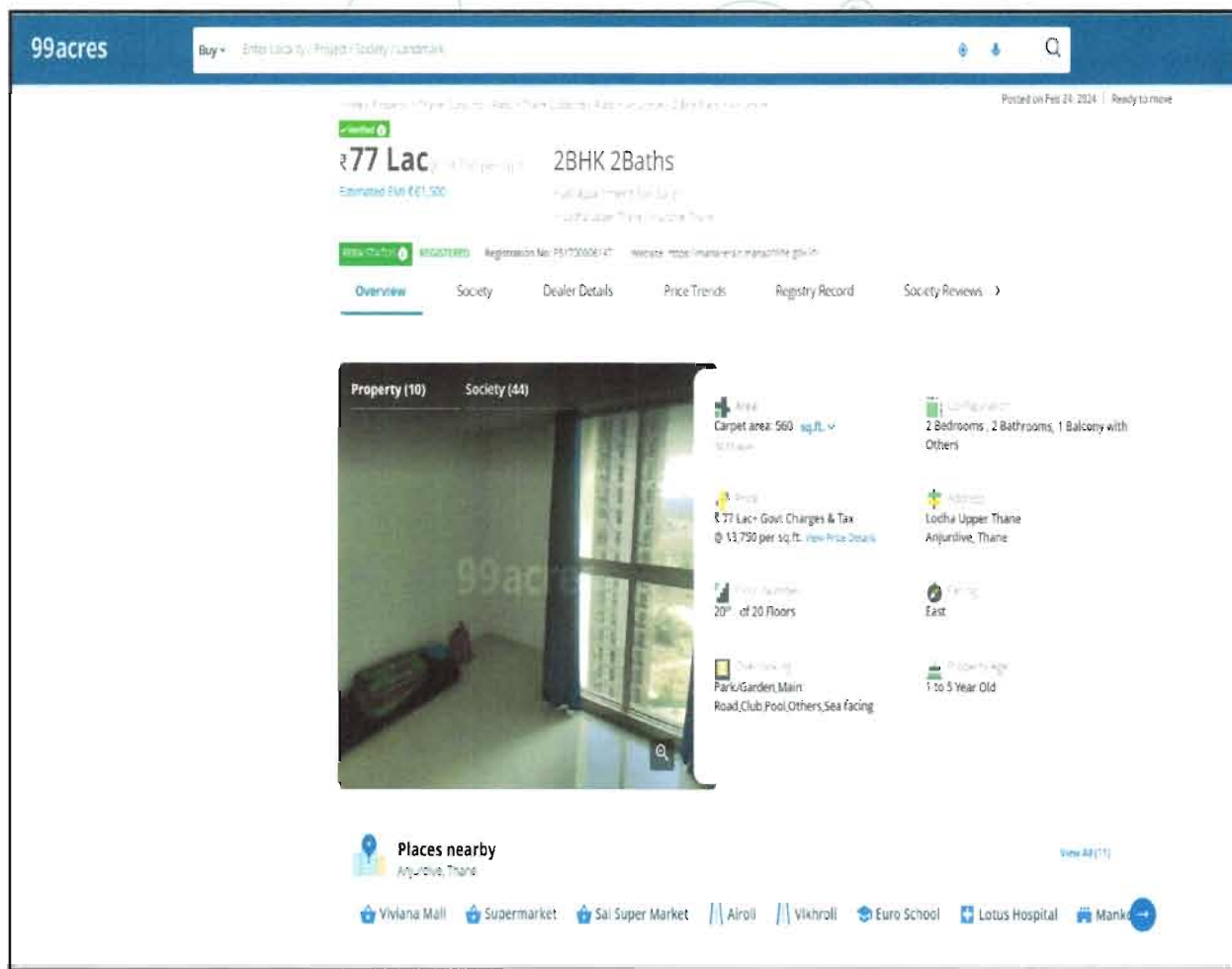
 The listing also features a photo of the interior, a "Places nearby" section listing amenities like Viviana Mall, Supermarket, Sai Super Market, Airoli, Vikhroli, Euro School, Lotus Hospital, and Mank. A note indicates "2 people already contacted since last week".



Property	Flat/Apartment for Sale, Lodha Upper Thane
Source	https://www.99acres.com/
Area Type	Carpet
Area	663.00 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 10,068/-
Floor	-

The screenshot displays a real estate listing on the 99acres website. The main heading is "₹80.1 Lac" with a price per sq.ft. of 12,081. The property is a "2BHK 2Baths" flat with a carpet area of 663 sq.ft. It is located on the 10th floor of a 20-story building in Lodha Upper Thane, Anjurdive. The listing includes a photo of the apartment interior, showing a window and a doorway. Below the photo, there is a section for "Places nearby" in Anjurdive, Thane, listing various amenities like Vihlana Mall, Supermarket, Sai Super Market, Airoli, Vikhroli, Euro School, Lotus Hospital, and Mank. The listing also shows the registration number and website link.

Property	Flat/Apartment for Sale in Lodha Upper Thane, Anjurdive, Thane
Source	https://www.99acres.com/
Area Type	Carpet
Area	560.00 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 11,458/-
Floor	-



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 **₹54,96,000.00 (Rupees Fifty Four Lakh Ninety Six Thousand Only)** .

Place : Mumbai

Date : 23.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.23 16:39:40 +05'30'

Auth. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date \_\_\_\_\_

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Think.Innovate.Create

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

**(Annexure-IV)****DECLARATION-CUM-UNDERTAKING**

I, Manoj Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 23.03.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My engineer Suraj Zore has personally inspected the property on 22.03.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure





No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Suman Jatashankar Tiwari & Anupam Jatashankar Tiwari from Macrotech Developers Limited vide Agreement For Sale dated 09.10.2019.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Andheri (East) 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 Nitesh Khedekar - Technical Manager Prajakta Patil - 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 - 22.03.2024 Valuation Date - 23.03.2024 Date of Report - 23.03.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 22.03.2024
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

## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **23<sup>rd</sup> March 2024** 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. Mumbai (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. Vastukala Consultants India Pvt. Ltd. adopts assumptions for the purpose of providing valuation advice 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, admeasuring **458.00 Sq. Ft. Carpet Area** in the name of **Suman Jatashankar Tiwari & Anupam Jatashankar Tiwari** . . 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





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 **458.00 Sq. Ft. Carpet Area**.

## **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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





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

### Confidentiality

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

### Information Management

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

**Gifts and hospitality:**

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions**

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

**Miscellaneous**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj Chalikwar**

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.03.23 16:39:54 +05'30'

Auff. Sign.

**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3



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