

PROFORMA INVOICE

(ORIGINAL FOR RECIPIENT)

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-815/22-23	9-Jun-2022
Buyer (Bill to) Janseva Sahakari Bank Borivali (W) Borivali (West) Branch, Aravali Business Centre (Phol Mahal), Ramdas Marg, Off. Sodawala Lane, Borivali (West), Mumbai - 4000, State - Maharashtra, Country - India. GSTIN/UIN : 27AAAAJ1528R2ZA State Name : Maharashtra, Code : 27 E-Mail : borivali_west@jansevabank.in	Delivery Note	Mode/Terms of Payment
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	40995/24781	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	2,000.00
		CGST		180.00
		SGST		180.00
Total				2,360.00

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

Indian Rupee Two Thousand Three Hundred Sixty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total			2,000.00		180.00	360.00

Tax Amount (in words) : **Indian Rupee Three Hundred Sixty Only**

Remarks:

Mr. Pradeep Shashikant Gurav - Residential Room No. 214, 2nd Floor, Bldg. No. 7A, "Shailendra Nagar Shiv Samarth Co-op. Hsg. Soc. Ltd.", Shailendra Nagar, New MHADA Colony, Dahisar (East), Mumbai - 400 068

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

Customer's Seal and Signature

Company's Bank Details

A/c Holder's Name : **Vastukala Consultants (I) Pvt Ltd**
 Bank Name : **ICICI BANK LTD**
 A/c No. : **123105000319**
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici



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

[Signature]
 Authorised Signatory

Computer Generated Invoice No Signature Required



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Pradeep Shashikant Gurav**

Residential Room No. 214, 2nd Floor, Bldg. No. 7A, "Shailendra Nagar Shiv Samarth Co-op. Hsg. Soc. Ltd.",
Shailendra Nagar, New MHADA Colony, Dahisar (East), Mumbai – 400 068,
State – Maharashtra, Country – India

Latitude Longitude: 19°14'43.4"N 72°51'48.3"E

Think. Valuation Done for: create

Janseva Sahakari Bank

Borivali (West) Branch

Aravali Business Centre (Phool Mahal), Ramdas Sutrale Marg, Off. Sodawala Lane,
Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India.

Vastukala Consultants (I) Pvt. Ltd.

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Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik

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**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Room No. 214, 2nd Floor, Bldg. No. 7A, “**Shailendra Nagar Shiv Samarth Co-op. Hsg. Soc. Ltd.**”, Shailendra Nagar, New MHADA Colony, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India belongs to **Mr. Pradeep Shashikant Gurav**.

Boundaries of the property.

North : Shailendra School
South : Shailendra Nagar Police Station
East : Internal Road
West : Internal Road

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 Fair Market Value for this particular purpose at **₹ 36,90,000.00 (Rupees Thirty Six Lakh Ninety 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=K, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ACAPR, 2.5.4.20=992201137, email=manojbaburao@vastukala.com, c=IN,
serialNumber=+1 4565566480:09062505580701000110102839
403F307932706205C, cn=MANOJ BABURAO CHALIKWAR
Date: 2022.06.10 09:46:35 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report.

Mumbai

121, 1st Floor, Akruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

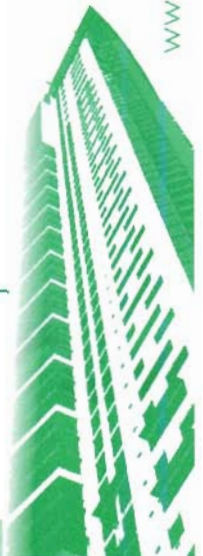
28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org



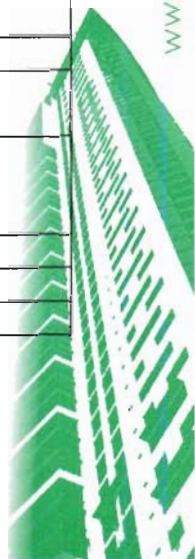
Vastukala Consultants (I) Pvt. Ltd.
121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

VALUATION REPORT (IN RESPECT OF ROOM)

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	:	01.06.2022
	b) Date on which the valuation is Made	:	09.06.2022
3.	List of documents produced for perusal :		
	1. Copy of Share Certificate No. 044 dated 20.03.2013 in favour of Pradeep Shashikant Gurav issued by Shailendra Nagar Shiv Samarth Co-op. Hsg. Soc. Ltd.		
	2. Copy of Allotment Letter No. MU. M / S / Panan / Sanket 216 / ga. kr. 214 / ga. li 10 / na. kr. 2226 / 335 / 09 dated 12.01.2010 in favour of Mr. Pradeep Shashikant Gurav issued by MHADA		
	3. Copy of Possession Letter Cum Possession Receipt No. MU. M / S / Panan / Sanket 216 / Ga. kr. 214 / Ga. Li 10 / Na. kr. 2226 / 336 / 09 dated 12.01.2010		
	4. Copy of Society's Registration Certificate dated 13.01.2011.		
4.	Name of the owner(s) / Client's and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Pradeep Shashikant Gurav Address: Residential Room No. 214, 2 nd Floor, Bldg. No. 7A, "Shailendra Nagar Shiv Samarth Co-op. Hsg. Soc. Ltd.", Shailendra Nagar, New MHADA Colony, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India Contact Person: Mr. Pradeep Shashikant Gurav (Owner) Contact No. 9920226120 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential room located on 2 nd floor. The composition of room is having Living Room + Kitchen + WC + Bath (i.e. 1 RK). The property is at 1 KM. travelling distance from nearest railway station Dahisar.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	C.T.S. No. 1654 (Pt), 1659 (Pt), 1660 (Pt), 1661 (Pt), 1663/B (Pt), 1664 (Pt) & 1665 (Pt) of Village Dahisar
	b) Door No.	:	Residential Room No. 214
	c) C.T.S. No. / Village	:	Village – Dahisar
	d) Ward / Taluka	:	R/North Ward, Taluka – Borivali
	e) Mandal / District	:	District - Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	N.A. Copy of Approved Building plan were not provided & not verified.
	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 Room No. 214, 2 nd Floor, Bldg. No. 7A, "Shailendra Nagar Shiv Samarth Co-op. Hsg. Soc. Ltd.", Shailendra Nagar, New MHADA Colony, Dahisar (East), Mumbai – 400 068, State – Maharashtra, Country – India
8.		City / Town	:	Dahisar (East), 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 – Dahisar 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
		North	:	Shailendra School
		South	:	Police Station
		East	:	Internal Road
		West	:	Internal Road
13.		Dimensions of the site		N. A. as property under consideration is a room in an apartment building.
				A As per the Deed
				B Actuals
		North	:	-
		South	:	-
		East	:	-
		West	:	-
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 180.00 (Area as per Actual Site Measurement) Built up Area in Sq. Ft. = 216.00 (Measured Carpet Area + 20%)
14.1		Latitude, Longitude & Co-ordinates of room	:	19°14'43.4"N 72°51'48.3"E
15.		Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 180.00 (Area as per Actual Site Measurement)
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. 1654 (Pt), 1659 (Pt), 1660 (Pt), 1661 (Pt), 1663/B (Pt), 1664 (Pt) & 1665 (Pt) of Village Dahisar
Block No.	:	Scheme No. 216
Ward No.	:	R/North Ward
Village / Municipality / Corporation	:	Village – Dahisar Municipal Corporation of Greater Mumbai
Door No., Street or Road (Pin Code)	:	Residential Room No. 214
3. Description of the locality Residential / Commercial / Mixed	:	Residential
4. Year of Construction	:	2009 (As per Site Information)
5. Number of Floors	:	Ground + 7 Upper Floors
Type of Structure	:	R.C.C. Framed Structure
Number of Dwelling units in the building	:	15 Rooms on 2 nd Floor
Quality of Construction	:	Good
Appearance of the Building	:	Good
Maintenance of the Building	:	Good
Facilities Available	:	
Lift	:	2 Lifts
Protected Water Supply	:	Municipal Water supply
Underground Sewerage	:	Connected to Municipal Sewerage System
Car parking - Open / Covered	:	Open Car Parking
Is Compound wall existing?	:	Yes
Is pavement laid around the building	:	Yes

III	ROOM	
1	The floor in which the room is situated	: 2 nd Floor
2	Door No. of the room	: Residential Room No. 214
3	Specifications of the room	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified tiles flooring
	Doors	: Teak Wood door frame with Flush doors
	Windows	: Powder coated Alluminum 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.:	: Details not available
	Meter Card is in the name of:	: Details not available
6	How is the maintenance of the room?	: Normal
7	Sale Deed executed in the name of	: Mr. Pradeep Shashikant Gurav
8	What is the undivided area of land as per Sale Deed?	: Details not available
9	What is the plinth area of the room?	: Built up Area in Sq. Ft. = 216.00 (Measured Carpet Area + 20%)
10	What is the floor space index (app.)	: As per MCGM norms
11	What is the Carpet Area of the room?	: Carpet Area in Sq. Ft. = 180.00 (Area as per Actual Site Measurement)

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?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 8,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring 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 room 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)	:	₹ 20,000.00 to ₹ 22,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the room under valuation after comparing with the specifications and other factors with the room under comparison (give details).	:	₹ 20,500.00 per Sq. Ft. on Measured Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 17,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 95,690.00 per Sq. M. i.e. ₹ 8,890.00 per Sq. Ft.
	Guideline rate after depreciation	:	₹ 83,642.00 per Sq. M. i.e. ₹ 7,771.00 per Sq. Ft.
5	Age of the building	:	13 Years (As per Site Information)
6	Life of the building estimated	:	47 Years (Subject to proper, preventive periodic maintenance & structural repairs).
	Remark: Area is not mentioned in the documents hence, we have considered the measured carpet area for valuation.		

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Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the room (incl. car parking, if provided)	180.00 Sq. Ft.	20,500.00	36,90,000.00
2	Total Fair Market Value of the Property			36,90,000.00
3	Realizable value of the property			33,21,000.00
4	Distress value of the property			29,52,000.00
5	Insurable value of the property (216.00 X 3,000.00)			6,48,000.00
6	Guideline value of the property			16,78,536.00

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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 Room, where there are typically many comparables available to analyze. As the property is a residential room, 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 ₹ 20,000.00 to ₹ 22,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, room size, location, upswing in real estate prices, sustained demand for Residential Room, all round development of commercial and residential application in the locality etc. We estimate ₹ 20,500.00 per Sq. Ft. on Measured Carpet area for valuation.



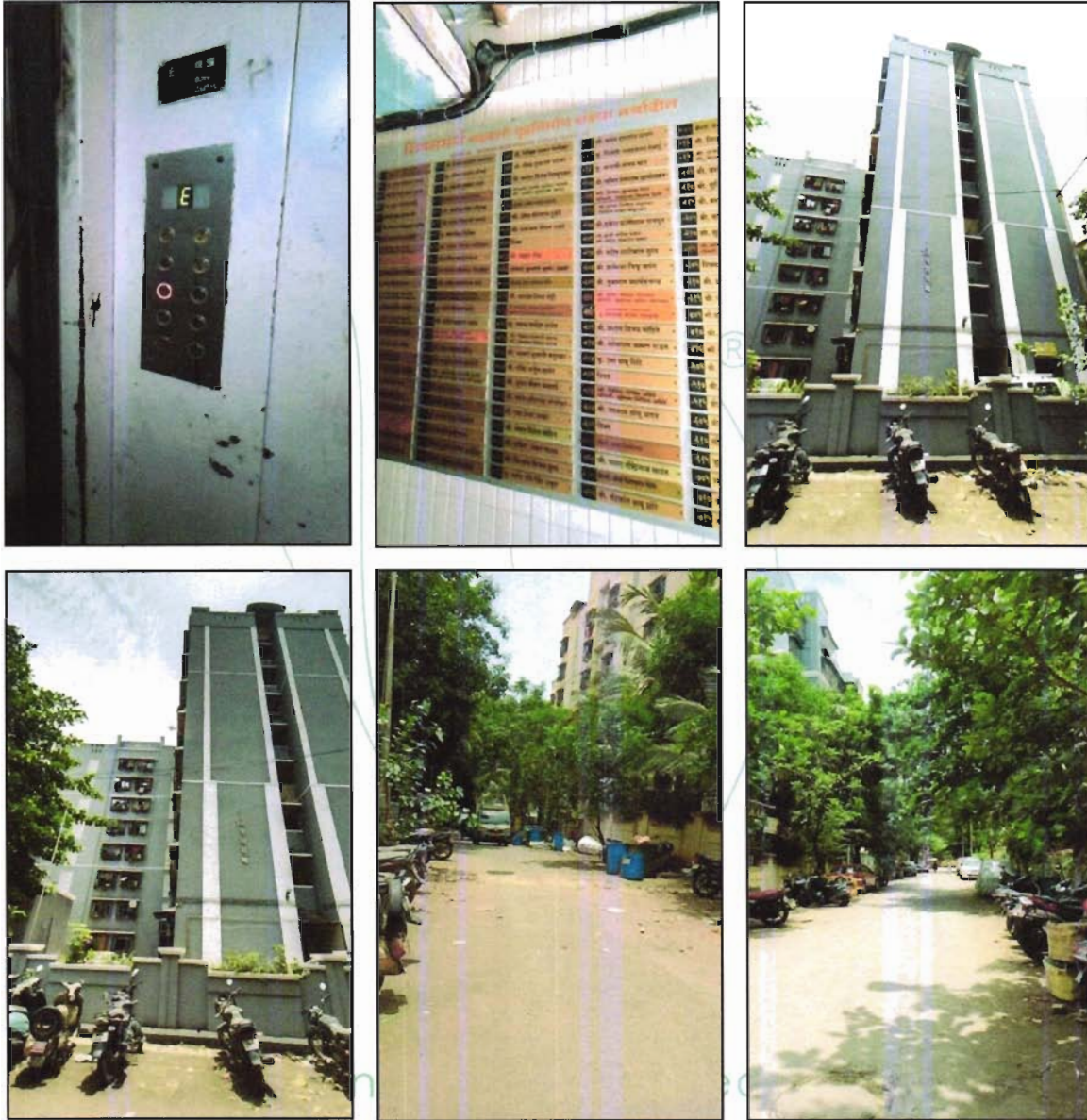
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Actual site photographs



Actual site photographs




Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year **Language**

20222023 English

Selected District मुंबई(उपनगर) ▼

Select Village दहीमर (वोगीवनी) ▼

Search By Survey No Location

Enter Survey No 1663 Search

उपविभाग	बुसी जमीन	निवासी सदनिका	ऑफिस	दुकाने	बौद्योगिक	एकक (Rs.)	Attribute
89/412 -भुभाग: उत्तरेम लिंक रोड,एस.व्ही. रोड, द्रुतपती मार्ग व नदीने वेडलेला भुभाग.	35450	95690	110050	130800	95690	चौरस मीटर	मि.टी.एस. नंबर



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Price Indicator

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Posted on Aug 12, 2021 | Ready to move

₹1.15 Cr (₹19,930 per sq.ft) **2BHK 2Baths** Contact Owner FREE

Estimated EMR ₹ 91.851 Residential Apartment for Sale

NOT AVAILABLE Website: <https://mahakeran.mahonline.gov.in>

Overview Owner Details Recommendations

Property (3)

Area Carpet area: 577 sq.ft. (53.61 sq.m.)

Price ₹ 1.15 Crore+ Govt Charges & Tax @ 19,930 per sq.ft. (Negotiable)

Configurable 2 Bedrooms, 2 Bathrooms, No Balcony

Address Mhada Tower Shalendra Nagar, Mumbai Andheri-Dahisar

Floor Number 4th of 7 Floors

Facing South

Property Age 5 to 10 Year Old

Why should you consider this property?

Full Power Backup Close to Metro Station Gated Society Pet Friendly 24*7 Water Visitor Parking Available On Call Maintenance Staff

Close to Railway Station Parking Available

Transaction Type: Resale Property Ownership: Freehold Flanking: Others Furnishing: Unfurnished

Depth of Facing road: 16.4 Feet Gated Community: Yes Parking: 1 Covered, 0 Open Pet Friendly: Yes

Water Source: 24*7 Water Power Backup: Full Property Code: Y57760738

NOBROKER My Bookings Post Your Property

1 RK Flat For Sale In Shiv Samarth Chs Ltd In Dahisar East ₹ 39 Lacs ₹ 22,352/Month 290 Need Home Loan? Apply Loan

Shivendra nagar dahisar east,near shalendra school

Home Mumbai Dahisar east 1rk Property Details

Photos **Location**

Shot on OnePlus

1 Bedroom (No. of Bedrooms) Nov 27, 2021 Floor Cr.

1 Bathroom (No. of Bathroom) Immediately Possession

NA Balcony Shiv Samarth Chs Ltd Apartments

Bike and Car Parking None Power Backup

Get Owner Details

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

Overview

Age of Building: >10 Years Ownership Type: Self Owned

Maintenance Charges: ₹ 4 Per Sq.Ft/M Flooring: Vitrified Tiles

Buildup Area: 290 Sq.Ft Carpet Area: 200 Sq.Ft

Activity On This Property

196 Unique Views 4 Shortlists 18 Contacts

Powered By: NREIMedia



Price Indicator

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Shailendra Nagar > 1 BHK Flats for Sale in Shailendra Nagar > 385 Sq.ft

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₹ 67.0 Lac 385 Sq-ft 1 BHK Flat for Sale in , Shail...
[Free Property Valuation](#) for sale in [Shailendra Nagar, Mumbai](#)

Owner: Dhanraj

PROPERTY DETAILS LOCALITY DETAILS

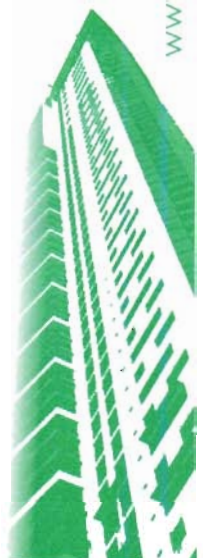
4 photos

Bedroom	1	Bathroom	1
Carpet area	320 sqft ~ ₹ 20,938/sqft	Loading	16%
Status	Ready to Move	Transaction type	Resale
Furnished status	Semi-Furnished	Floor	7 (Out of 7 Floors)
		Type of Ownership	Freehold
		Car parking	None
		Facing	South

[Free Legal Title Check](#)



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Sale Instance

Index 2		X
10147324 21-10-2021 Note -Generated Through eSearch Module. For original report please contact concern SRO office	सूची क्र.2	दुय्यम निबंधक सह दुनि क्षेत्रीयली 1 दस्ता क्रमांक 10147/2021 नोंदणी Regn 63m
गावाचे नाव: दहिसर		
(1) विविधांचा प्रकार	कारारनामा	
(2) मीटरदला	12000000	
(3) बाजारभाड/भाडेपट्ट्याचा बाडलितपट्ट्याकार आकाराची दरेची पट्ट्यादार ले नमुद करावे	7524074 56	
(4) भू. मापन पॅटर्निस्मा व घरकामांक/असल्यास	1) पार्लिकेचे माई Mumbai Ma na pa इतर घर्नि सदमिका न 502 माळा न 6ठा मजला इमारतीचे नाव हार्मोनी सोल्यारस लि. विहिदिग न 11-ए ब्लॉक न नु म्हाडा कॉलनी ओवरीयाडा रौलेद नगर रोड दहिसर-पुई मुडई 400068, इतर माहिती सदमिकाचे क्षेत्रकळ 571 ची फूट कार्मेट (CTS Number 1663 (PT) 1665 (PT) 1)	
(5) क्षेत्रकळ	63.69 चौ मीटर	
(6) आकाराची विधा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देजा. वा विहून देवजा. वा पक्षकाराचे नाव विधा दिवाली न्यायालयाचा हुकुमनामा विधा अदेस असल्यास प्रतियादिचे नाव व पला	1) नाव-कदर्य मईद शर्मा डप-39 पला-पॉट न पॉट न 502 माळा न 6ठा मजला इमारतीचे नाव हार्मोनी सोल्यारस लि. विहिदिग न 11-ए ब्लॉक न नु म्हाडा कॉलनी ओवरीयाडा रौलेद नगर रोड न दहिसर-पुई मुडई महाराष्ट्र MUMBAI पिन कोड-400068 पिन न -AVNPS9190H 2) नाव-सर्जिता कदर्य शर्मा डप-43 पला-पॉट न पॉट न 502 माळा न 6ठा मजला इमारतीचे नाव हार्मोनी सोल्यारस लि. विहिदिग न 11-ए ब्लॉक न नु म्हाडा कॉलनी ओवरीयाडा रौलेद नगर रोड न दहिसर-पुई मुडई महाराष्ट्र मुडई पिन कोड-400068 पिन न -APVFX7065C	
(8) दस्तऐवज करून देजा. वा पक्षकाराचे व विधा दिवाली न्यायालयाचा हुकुमनामा विधा अदेस असल्यास प्रतियादिचे नाव व पला	1) नाव-जोती अजित गायकवाड डप-54 पला-पॉट न पॉट न 301 माळा न 3रा मजला इमारतीचे नाव हार्मोनी सोल्यारस लि. विहिदिग न 11-बी ब्लॉक न नु म्हाडा कॉलनी ओवरीयाडा रौलेद नगर रोड न दहिसर-पुई मुडई महाराष्ट्र MUMBAI पिन कोड-400068 पिन न -ADIPG3636M 2) नाव-अजित विधाजी गायकवाड डप-56 पला-पॉट न पॉट न 301 माळा न 3रा मजला इमारतीचे नाव हार्मोनी सोल्यारस लि. विहिदिग न 11-बी ब्लॉक न नु म्हाडा कॉलनी ओवरीयाडा रौलेद नगर रोड न दहिसर-पुई मुडई महाराष्ट्र मुडई पिन कोड-400068 पिन न -AAEPG0466C	
(9) दस्तऐवज करून दिव्याचा दिनांक	20/06/2021	
(10) दस्त नोंदणी दिव्याचा दिनांक	20/06/2021	
(11) अनुकामाळ खड व प्लू	10147/2021	
(12) बाजारभाड/मागे मुद्राळ मुलक	600000	
(13) बाजारभाड/मागे नोंदणी मुलक	30000	
(14) शीरा		
मुन्याकामांसाठी विचारात घेतलेल तपशील -		
मुद्राळ मुलक आकारनामा निवडलेल अनुबंध -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to t	



As a result of my appraisal and analysis, it is my considered opinion that the **Fair Market Value** of the above property in the prevailing condition with aforesaid specifications is **₹ 36,90,000.00 (Rupees Thirty Six Lakh Ninety Thousand Only)**.

Place: Mumbai

Date: 09.06.2022

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=CHALIKWAR,
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serialNumber=1358a56ab8c89862a55a8fc3c1e631f311d
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Date: 2022.06.10 09:46:46 +05'30'

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by Mr. Pradeep Shashikant Gurav as per Allotment Letter dated 12.01.2010.
2.	Purpose of valuation and appointing authority	As per the request from Janseva Sahakari Bank Borivali (West) Branch to assess Fair Market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Mahesh Shinde – Valuation Engineer Shyam Kajvilkar – Technical Manager Jayaraja Acharya– 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 – 01.06.2022 Valuation Date – 09.06.2022 Date of Report – 09.06.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 01.06.2022
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 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 Room size, location, upswing in real estate prices, sustained demand for Residential Room, all round development of commercial 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 **9th June 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 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

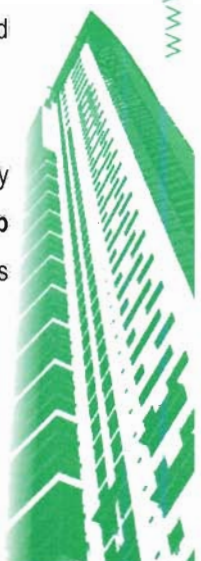
To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

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 and site visit conducted, we understand that the subject property is Residential Room, admeasuring **180.00 Sq. Ft. Measured Carpet Area** in the name of **Mr. Pradeep Shashikant Gurav**. 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 **Mr. Pradeep Shashikant Gurav**. 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, we understand that the Residential Room, admeasuring **180.00 Sq. Ft. Measured Carpet Area**.

Condition & Repair

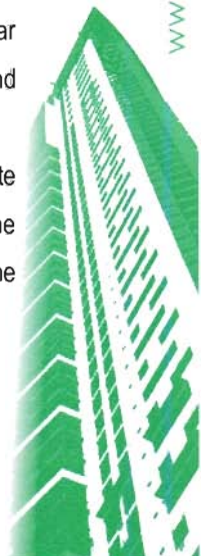
In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural 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 room and properties that are typically traded on a unit basis.

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



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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Room, admeasuring **180.00 Sq. Ft. Measured 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.



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **9th June 2022**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, 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 Fair Market value for this particular purpose at **₹ 36,90,000.00 (Rupees Thirty Six Lakh Ninety Thousand Only)..**

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For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

MANOJ BABURAO CHALIKWAR

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serialNumber=1.2.2.4.201982200641ed35d033e0179e2685913492e5d33a413
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serialNumber=1.2.2.4.201982200641ed35d033e0179e2685913492e5d33a413
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Date: 2022.06.10 09:46:58 +05'30'

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763

Auth. Sign.

