

**PROFORMA INVOICE**

(ORIGINAL FOR RECIPIENT)

|  |                       |                       |
|--|-----------------------|-----------------------|
| <b>Vastukala Consultants (I) Pvt Ltd</b><br>Ackruti Star, 1st Floor, 121,<br>Central Road, MIDC, Andheri (E),<br>Mumbai - 400 093<br>GSTIN/UIN: 27AADCV4303R1ZX<br>State Name : Maharashtra, Code : 27<br>E-Mail : accounts@vastukala.org<br>Buyer (Bill to)<br><b>PUNJAB NATION BANK</b><br>MIRA ROAD (EAST) BRANCH<br>Shop no 1 To 5,<br>Shantipalaza Sector 11, Shanti Nagar<br>Mira road East Thane 401107<br>GSTIN/UIN : 27AAACP0165G3ZN<br>State Name : Maharashtra, Code : 27 | Invoice No.           | Dated                 |
|  | <b>PG-3581/22-23</b>  | <b>3-Dec-22</b>       |
|  | Delivery Note         | Mode/Terms of Payment |
|  | Reference No. & Date. | Other References      |
|  | Buyer's Order No.     | Dated                 |
|  | Dispatch Doc No.      | Delivery Note Date    |
|  | <b>28089 / 43966</b>  |                       |
| Dispatched through   | Destination           |                       |
| Terms of Delivery  |                       |                       |

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

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           |
| <b>Total</b> |               |             | <b>270.00</b> |           | <b>270.00</b> | <b>540.00</b>    |

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

Company's Bank Details

Bank Name : **PUNJAB NATIONAL BANK**

A/c No. : **1756002100016739**

Branch & IFS Code : **Goregaon (E.) & PUNB0175600**



UPI Virtual ID : Vastukala@icici

Remarks:

Mr. Jignesh Dinesh Mewada & Mrs. Parul Jignesh Mewada - Residential Flat No. 502, 5th Floor, Wing - B, "Samarpan A & B Co-Op. Hsg. Soc. Ltd.", Near Metro Mall, Off. Western Express Highway, Magathane Village, Borivali (East), Mumbai - 400 066, 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

for Vastukala Consultants (I) Pvt Ltd

Authorised Signatory

This is a Computer Generated Invoice

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Jignesh Dinesh Mewada & Mrs. Parul Jignesh Mewada**

Residential Flat No. 502, 5<sup>th</sup> Floor, Wing - B, "Samarpan A & B Co-Op. Hsg. Soc. Ltd.",  
Near Metro Mall, Off. Western Express Highway, Magathane Village, Borivali (East),  
Mumbai – 400 066, State – Maharashtra, Country – India

Latitude Longitude: 19°12'57.7"N 72°51'58.1"E

## Valuation Done for:

**Punjab National Bank  
Mira Road East Branch**

Shop No. 1 To 5, Shantipalaza Sector 11, Shanti Nagar, Miraroad (East),  
Thane 401 107, State – Maharashtra, Country – India.

## **Vastukala Consultants (I) Pvt. Ltd.**

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

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 502, 5<sup>th</sup> Floor, Wing - B, "Samarpan A & B Co-Op. Hsg. Soc. Ltd.", Near Metro Mall, Off. Western Express Highway, Magathane Village, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India belongs to **Mr. Jignesh Dinesh Mewada & Mrs. Parul Jignesh Mewada.**

### Boundaries of the property.

North : Kanakia Samarpan Road  
South : Vasant Marvel Road  
East : Wing – A  
West : Wing – C

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and this particular purpose at **₹ 2,00,68,728.00.00 (Rupees Two Crore Sixty Eight Thousand Seven Hundred Twenty Eight 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: 2022.12.12 15:15:07 +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.



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### Our Pan India Presence at :

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

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

**Valuation Report of Immovable Property**

| I  |  | General |  |
|----|--|---------|--|
| 1. | Name and Address of the Valuer   | :       | <b>Sharadkumar B. Chalikwar</b><br><b>Vastukala Consultants (I) Pvt. Ltd.</b><br>121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093   |
| 2. | Purpose for which the valuation is made  | :       | To assess Fair Market value of the property for Banking Loan Purpose.  |
| 3. | a) Date of inspection  | :       | 03.12.2022   |
|    | b) Date of valuation   | :       | 03.12.2022   |
|    | c) Title Deed Number & Date  | :       | 9144 / 2022  |
| 4. | List of documents produced for perusal:<br>1. Copy of Agreement for Sale dated 31.03.2022<br>2. Copy of Commencement Certificate No. CHE / A - 3112 / BP (WS) / AR dated 14.09.2005 issued by Municipal Corporation of Greater Mumbai.<br>3. Copy of Occupancy Certificate No. CHE / A - 3112 / BP (WS) / AR dated 12.06.2008 issued by Municipal Corporation of Greater Mumbai. |         |  |
| 5. | 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>Mr. Jignesh Dinesh Mewada &amp; Mrs. Parul Jignesh Mewada.</b><br><br><b>Address:</b> Residential Flat No. 502, 5 <sup>th</sup> Floor, Wing - B, "Samarpan A & B Co-Op. Hsg. Soc. Ltd.", Near Metro Mall, Off. Western Express Highway, Magathane Village, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India.<br><br><b>Contact Person:</b><br>Mr. Jignesh Mewada (Self)<br>Contact No.: 9322513393<br><br>Joint Ownership<br>Details of ownership share is not available |
| 6. | Brief description of the property  | :       | The property is a Residential Flat is located on 5 <sup>th</sup> Floor. The composition of flat is having 2 Bedroom + Living Room + Kitchen + 2 Toilets. (i.e. 2 BHK + 2 Toilets). The property is at 200 Mts. Walkable distance from nearest Metro station Magathane.   |
| 7. | Location of property   | :       |  |
|    | a) Plot No. / Survey No.   | :       | -  |
|    | b) Door No.  | :       | Residential Flat No. 502   |
|    | c) C.T.S. No. / Village  | :       | CTS No. 165 of Village - Magathane, Mumbai   |
|    | d) Ward / Taluka   | :       | Taluka – Borivali  |
|    | e) Mandal / District   | :       | District – Mumbai Suburban   |
|    | f) Date of issue and validity of layout  | :       | As Occupancy Certificate is available, we assumed that the   |



|     |   |   |  |
|-----|---|---|--|
|     | of approved map / plan  |   | construction is as per approved 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   | : | N.A.   |
|     | j) Comment on unauthorizes Construction if any  | : | N.A., the property under consideration is Residential Flat   |
|     | k) Comment on demolition proceedings if any   | : |  |
| 8.  | Postal address of the property  | : | Residential Flat No. 502, 5 <sup>th</sup> Floor, Wing - B, " <b>Samarpan A &amp; B Co-Op. Hsg. Soc. Ltd.</b> ", Near Metro Mall, Off. Western Express Highway, Magathane Village, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India. |
| 9.  | City / Town   | : | Borivali (East), Mumbai Suburban   |
|     | Residential area  | : | Yes  |
|     | Commercial area   | : | No   |
|     | Industrial area   | : | No   |
| 10. | Classification of the area  | : |  |
|     | i) High / Middle / Poor   | : | Middle Class   |
|     | ii) Urban / Semi Urban / Rural  | : | Urban  |
| 11. | Coming under Corporation limit / Village Panchayat / Municipality   | : | Village – Magathane<br>Municipal Corporation of Greater Mumbai.  |
| 12. | Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area | : | No   |
| 13. | Boundaries of the property  |   | <b>As per Site</b> <b>As per document</b>  |
|     | North   | : | Kanakia Samarpan Road              Details not available   |
|     | South   | : | Vasant Marvel Road                      Details not available  |
|     | East  | : | Wing – A                                      Details not available  |
|     | West  | : | Wing – C                                      Details not available  |
| 14. | Dimensions of the site / Flat   |   | N. A. as property under consideration is a Residential Apartment in the residential building.  |
|     |   |   | A                                      B<br>As per the Deed                      Actuals   |
|     | North   | : | -    Flat No. 503  |
|     | South   | : | -    Open Space  |
|     | East  | : | -    Flat No. 501  |
|     | West  | : | -    Open Space  |





|           |  |   |  |
|-----------|--|---|--|
|           | areas)   |   |  |
| 2         | Assuming it is a new construction, what is the adopted basic composite rate of the residential flat under valuation after comparing with the specifications and other factors with the residential flat under comparison (give details). | : | ₹ 28,500.00 per Sq. Ft. on Carpet Area   |
| 3         | Break – up for the rate  | : |  |
|           | I. Building + Services   | : | ₹ 2,800.00 per Sq. Ft.   |
|           | II. Land + others  | : | ₹ 25,700.00 per Sq. Ft.  |
| 4         | Guideline rate obtained from the Registrar's Residential flat (an evidence thereof to be enclosed)   | : | ₹ 1,66,877.00 Per Sq. M.<br>i.e. ₹ 15,503.00 Per Sq. Ft.   |
|           | Guideline rate (after depreciation)  | : | ₹ 1,39,381.00 Per Sq. M.<br>i.e. ₹ 12,948.00 Per Sq. Ft.   |
| 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 / Rgstn. 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 residential flat   | : | ₹ 2,800.00 per Sq. Ft.   |
|           | Age of the building  | : | 14 Years   |
|           | Life of the building estimated   | : | 46 Years (Subject to proper, preventive periodic maintenance & structural repairs.)  |
|           | Depreciation percentage assuming the salvage value as 10%  | : | 21.00%   |
|           | Depreciated Ratio of the building  | : |  |
| <b>b</b>  | Total composite rate arrived for Valuation   | : |  |
|           | Depreciated building rate VI (a)   | : | ₹ 2,212.00 per Sq. Ft.   |
|           | Rate for Land & other V (3) ii   | : | ₹ 25,700.00 per Sq. Ft.  |
|           | <b>Total Composite Rate</b>  | : | <b>₹ 27,912.00 per Sq. Ft.</b>   |
|           | <b>Remark:</b> At the time of visit, the flat internal renovation work is in progress.   |   |  |



**Details of Valuation:**

| Sr. No. | Description                           | Qty.           | Rate per unit (₹) | Estimated Value (₹)   |
|---------|---------------------------------------|----------------|-------------------|-----------------------|
| 1       | Present value of the Residential flat | 719.00 Sq. Ft. | 27,912.00         | <b>2,00,68,728.00</b> |

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 i.e. ₹ 27,000.00 to ₹ 29,000.00 on Carpet Area. Considering the rate with attached report, 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 residential and commercial application in the locality etc. We estimate ₹ 27,912.00 per Sq. Ft. on Carpet Area for valuation.

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As a result of my appraisal and analysis, it is my considered opinion that the of the above property in the prevailing condition with aforesaid specifications ₹ 2,00,68,728.00.00 (Rupees Two Crore Sixty Eight Thousand Seven Hundred Twenty Eight Only).

|      |   |   |                               |
|------|---|---|-------------------------------|
| I    | Date of Purchase of Immovable Property  | : | 31.03.2022                    |
| II   | Purchase Price of immovable property  | : | ₹ 1,66,00,000.00              |
| III  | Book value of immovable property:   | : | ₹ 1,74,60,000.00              |
| IV   | Fair Market Value of immovable property:  |   | ₹ 2,00,68,728.00              |
| V    | Realizable Value of immovable property:   | : | ₹ 1,80,61,855.00              |
| VI   | Distress Sale Value of immovable property:  | : | ₹ 1,60,54,982.00              |
| VII  | Guideline Value   | : | ₹ 1,11,74,124.00              |
| VIII | Insurable value of the property   | : | ₹ 20,53,940.00                |
| IX   | Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc. | : | Please Refer Page No. 14 & 15 |

Place: Mumbai

Date: 03.12.2022

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: 2022.12.12 15:15:17 +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

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| Enclosures |  |
|------------|--|
| 1.         | Declaration from the valuer  |
| 2.         | Model code of conduct for valuer   |
| 3.         | Photograph of owner with the property in the background  |
| 4.         | Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc. |
| 5.         | Any other relevant documents/extracts  |



Vastukala Consultants (I) Pvt. Ltd.

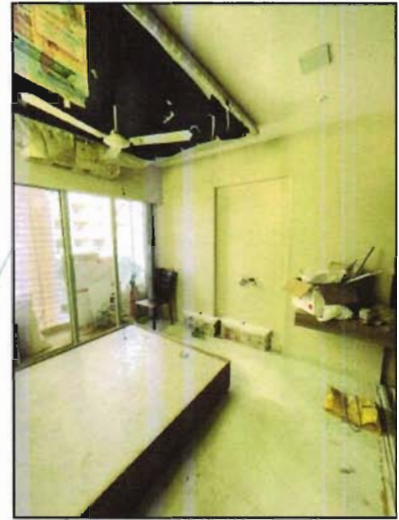
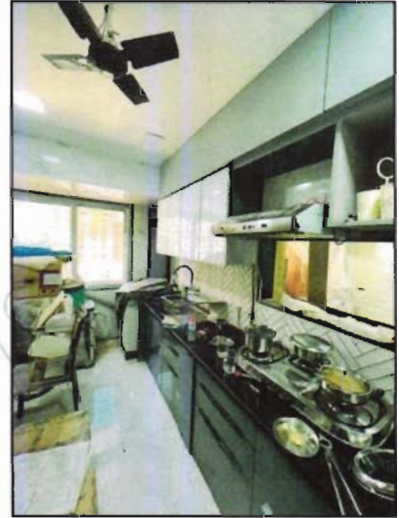
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## Actual Site Photographs



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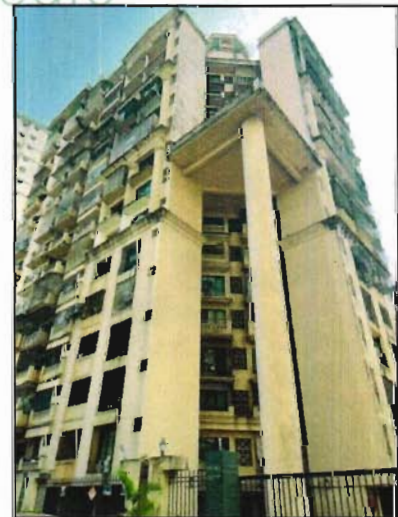




### Actual Site Photographs



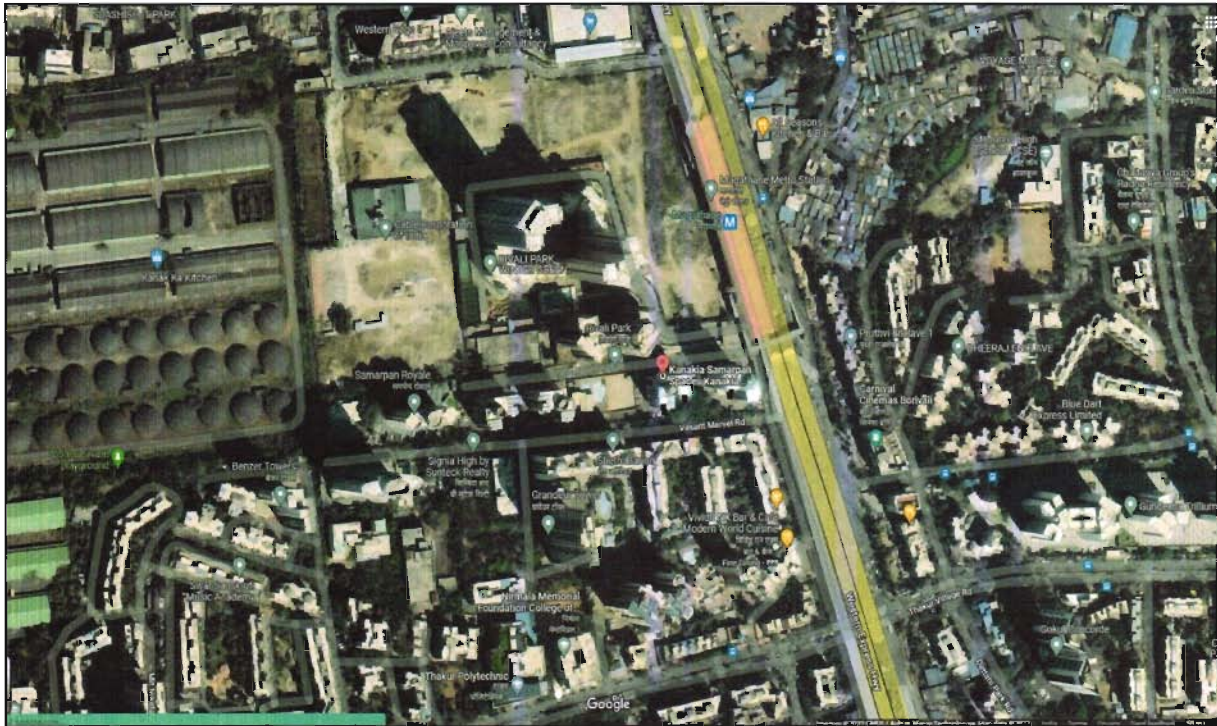
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## Route Map of the property


Site u/r



**Longitude Latitude - 19°12'57.7"N 72°51'58.1"E**


**Note: The Blue line shows the route to site from nearest metro station (Magathane – 200 Mts.)**

## 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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Valuation Rules
User Manual
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Feedback

**Year** 20222023 **Language** English

**Annual Statement of Rates**

**Selected District** मुंबई(उपनगर) **Select Village** मागाडाणे ( बोरीवली )

**Search By**  Survey No  Location

**Enter Survey No** 165

| उपविभाग  | खुली<br>बचीन | निवाची<br>सदनिका | नोंदिस | दुकाने | बीडोविक | एकक<br>(Rs.) | Attribute         |
|--|--------------|------------------|--------|--------|---------|--------------|-------------------|
| 86/389A-पुभाग:- 5 हेक्टर पेक्षा जास्त क्षेत्र<br>असलेल्या मिळकती | 62360        | 158930           | 182770 | 210100 | 150800  | चौरस<br>मीटर | सि.टी.एस.<br>नंबर |

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## Price Indicator

**magicbricks** Buy Rent Sell Home Loans

Home / Property for sale in Mumbai / Flats for Sale in Mumbai / Flats for Sale in Megathane / 2 BHK Flats for Sale in Megathane / 1050 Sq-Ft

Posted on Dec 03, 22 | Property ID: 64407985

**₹2.15 Cr** [Get ₹60,500 cashback on Home Loan](#)

2 BHK 1050 Sq-Ft Flat For Sale **Megathane, Mumbai**

2 Beds 2 Baths 1 Covered Parking Unfurnished

Concierge 5 Jogging and

Carpet Area: 754 sqft • ₹28,35/sqft

Developer: **CGI Projects Pvt. Ltd.**

Project: **Royal Park**

Floor: **5 (Out of 11 Floors)**

Transaction Type: **Resale**

Status: **Ready to Move**

Facing: **East**

Lifts: **3**

East Facing Property

Contact Agent: **RAHUL RAICHURA** +91-96000XXXX2

Your Name: nifeef

Email: nifeesh.khedekar@gmail.com

Mobile Number: 8369040652

IND +91

Get Contact Details

Download Brochure

We can visit this property on your behalf

Simply tell us the details you wish to know

Buy Enter Locality / Project / Society / Landmark

Home / Property for sale in Mumbai / Flats in Mumbai / Flats for Sale in Mumbai

Posted on Nov 29, 2022 | Ready to move

**₹6.25 Cr** (₹20,833 per sq.ft) **4BHK 4Baths**

Estimated EMI ₹4,90,190

Residential Apartment for Sale

Kanakia Samangan Royale, Aisha Nagar, Mumbai Andheri East, Mumbai

Not Available Resale https://mumbai.mahadis.gov.in

Overview Society Dealer Details Price Trends Recommendations Articles

Property (4) Society (3)

Super Built up area: 3002 sq.ft

Built up area: 2500 sq.ft

Carpet area: 2200 sq.ft

Price: ₹6.25 Crore @ 20,833 per sq.ft. (Registable) [View Price Sheet](#)

Configuration: 4 Bedrooms, 4 Bathrooms, 1 Balcony with Pooja Room, Store Room, Study Room, Servant Room

Address: Kanakia Samangan Royale, Aisha Nagar, Mumbai Andheri East

Floor Number: 6<sup>th</sup> of 28 Floors

Facing: East

Facilities: Pool, Park/Garden Club, Stain Road, Others

Property Age: 4 to 10 Year Old

Deal with REBA Certified property!

Places nearby: Kanakia Samangan Royale W E Highway Kandivali East, Aisha Nagar, Mumbai Andheri East, Mumbai

Shanta House Ganesh Temple Hanuman Mandir HDFC Bank ATM Aditi Hospital/Kandivali Surbhi Life Care Hosp



## Price Indicator

**magicbricks** Buy Rent Sell Home Loans

Home / Property for sale in Mumbai / Flats for sale in Mumbai / Flats for sale in Magathane / 2 BHK Flats for sale in Magathane / 843 Sq-ft

Posted on: Oct 14, '22 Property ID: 42388123

**₹1.85 Cr** [Get ₹ 25,000 cashback on Home Loan](#)

2 BHK 843 Sq-ft Flat For Sale **Magathane, Mumbai**

2 Beds 2 Baths Furnished

Carpet Area: **675 sqft** • ₹27+07/sqft

Developer: **Sheth Creators Pvt. Ltd.**

Project: **Vasant Marvel**

Floor: **7 (Out of 8 Floors)**

Transaction Type: **Resale**

Status: **Ready to Move**

Additional Rooms: **1 Store Room**

Facing: **East**

Lifts: **2**

Contact Agent: **AMAR** - 91-979XXXX39

VERA REGISTERED

Your Name: **nitesh**

Email: **nitesh.khedeekar@gmail.com**

Mobile Number: **IND +91 8369040652**

I Agree to Magicbricks Terms of Sale

Contact Agent Get Phone No. Last contact made 11 days ago Get Contact Details

**More Details**

Price Breakup: **₹1.85 Cr | ₹9,25,000** Approx. Registration Charges | **₹3,000** Monthly

Booking Amount: **₹1.0 Lac**

Address: **Borivalli East, Mumbai, Magathane, Mumbai - North Mumbai, Maharashtra**

We can visit this property on your behalf. Simply tell us the details you wish to know.

LIVE video tour

Verified Property details

Verified Photos & videos

**magicbricks** Buy Rent Sell Tools & Advice What's New Property Services Blog Help

Home / Property for sale in Mumbai / Flats for sale in Mumbai / Flats for sale in Borivalli East / 2 BHK Flats for sale in Borivalli East / 960 Sq-ft

Property ID: 81093443

**₹1.85 Cr** **2 BHK 960 Sq-ft Flat**

See Other Charges Free Property Valuation For Sale near highway, Mumbai

Agent Name: **Sagar Damania** 100+ Buyers Served

Certified Agent

Trusted by Users Genuine Listings Market Knowledge

Contact Now

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS AGENT DETAILS

Bedrooms: **2** [See Dimensions](#)

Bathrooms: **2**

Balcony: **1**

Carpet area: **700 sqft** • ₹26,429/sqft

Loading: **27%**

Developer: **Sheth Creators Pvt. Ltd.**

Project: **Vasant Marvel**

Status: **Ready to Move**

Transaction type: **Resale** [Free Legal Title Check](#)

Floor: **7 (Out of 8 Floors)**

Car parking: **1 Covered**

10 photos

Contact Agent Save for Later Download Brochure Share Property Feedback



## 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.

We hope this will satisfy your requirements.

Think.Innovate.Create



| Sr. No. | Particulars   | Valuer comment  |
|---------|---|---|
| 1.      | Background information of the asset being valued;   | The property under consideration was purchased by Mr. Jignesh Dinesh Mewada & Mrs. Parul Jignesh Mewada from Mrs. Vishakha N. Mohile vide Agreement for Sale dated 31.03.2022.  |
| 2.      | Purpose of valuation and appointing authority   | As per the request from Punjab National Bank, Borivali (East), Mumbai to assess Fair Market value of the property for Bank Loan purpose   |
| 3.      | Identity of the valuer and any other experts involved in the valuation;   | Sharad B. Chalikwar – Govt. Regd. Valuer<br>Manoj B. Chalikwar – Regd. Valuer<br>Aniket Navale – Valuation Engineer<br>Nitesh Khedekar – Technical Officer<br>Shyama Kajvilkar – Technical Manager  |
| 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 – 03.12.2022<br>Valuation Date – 03.12.2022<br>Date of Report – 03.12.2022  |
| 6.      | Inspections and/or investigations undertaken;   | Physical Inspection done on 03.12.2022  |
| 7.      | Nature and sources of the information used or relied upon;  | Market Survey at the time of site visit<br>Ready Reckoner rates / Circle rates<br>Online search for Registered Transactions<br>Online Price Indicators on real estate portals<br>Enquiries with Real estate consultants<br>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 Commercial Godown, 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  |

**(Annexure - II)****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.

### **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.

### **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 **03<sup>rd</sup> December 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 for this particular purpose at **₹ 2,00,68,728.00.00** (Rupees Two Crore Sixty Eight Thousand Seven Hundred Twenty Eight Only).

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: 2022.12.12 15:15:25 +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



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

An ISO 9001:2015 Certified Company

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