

**PROFORMA INVOICE**

(ORIGINAL FOR RECIPIENT)

<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-3057/22-22</b>	Dated <b>1-Nov-22</b>
	Delivery Note	Mode/Terms of Payment
Buyer (Bill to) <b>SVC CO-OPERATIVE BANK LTD</b> KOPARI BRANCH SHree Datta Sai Tower , Hario OM Nagar Kopri Thane West Thane 400603 GSTIN/UIN : 27AAAAT0177C22Z State Name : Maharashtra, Code : 27	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>43389/27433</b>	Delivery Note Date
	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>2,000.00</b>
2	<b>TRAVELLING &amp; OUT OF POCKET EXP.</b>			<b>200.00</b>
				<b>180.00</b>
				<b>180.00</b>
				<b>CGST</b>
				<b>SGST</b>
				<b>Total</b>
				<b>₹ 2,560.00</b>

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

**Indian Rupee Two Thousand Five 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
<b>Total</b>	<b>2,000.00</b>		<b>180.00</b>		<b>180.00</b>	<b>360.00</b>

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

Company's Bank Details

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



UPI Virtual ID : **VASTUKALATHANE@icici**

**Remarks:**

Mr. Ashish Garg & Mrs. Shalini Garg - Residential Flat  
 No. 1403, 14th Floor, Building No. B, Tower T- 4,  
 "Crystal Spires", Village Chitalsar Manpada, Thane ( West), PIN Code – 400 607,

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**

*[Signature]*  
 Authorised Signatory

This is a Computer Generated Invoice



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# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Ashish Garg & Mrs. Shalini Garg**

Residential Flat No. 1403, 14<sup>th</sup> Floor, Building No. B, Tower T- 4, "**Crystal Spires**",  
Village Chitalsar Manpada, Thane (West), PIN Code – 400 607, State – Maharashtra, Country – India.

Latitude Longitude: 19°14'05.0"N 72°58'28.2"E

## Valuation Done for:

**SVC Co-Operative Bank Ltd.**

**Kopari Branch**

Shree Datta Sai Tower, Vijay Nagar, Opp. Thanekar Wadi, Hari Om Nagar Road, Kopri, Thane (East),  
Thane – 400 603, State – Maharashtra, Country – India.

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

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Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik**

Vastukala Consultants (I) Pvt. Ltd.

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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1403, 14<sup>th</sup> Floor, Building No. B, Tower T- 4, "Crystal Spires", Village Chitalsar Manpada, Thane (West), PIN Code – 400 607, State – Maharashtra, Country – India belongs to **Mr. Ashish Garg & Mrs. Shalini Garg.**

Boundaries	:	Building	Flat
North	:	Open Plot	Compound Wall
South	:	Internal Road	Passage
East	:	Internal Road	Flat No. 1404
West	:	A Wing	Compound Wall

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,62,43,500.00 (Rupees One Crore Sixty Two Lakh Forty Three Thousand Five Hundred Only).**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=INDIA, email=manojbaburaochalikwar@vastukala.com, c=IN, postalCode=400065,  
serialNumber=1, uri=urn:ietf:params:spki:basic:sha256:manojbaburaochalikwar@vastukala.com,  
date=2022.11.01 14:29:16 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21  
Encl: Valuation report.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) – 400 601, (M.S.), INDIA  
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

Our Pan India Presence at :

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

TeleFax : +91 22 28371325/24

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

mumbai@vastukala.org

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

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

To,  
**The Branch Manager,**  
**SVC Co-Operative Bank Ltd.**  
**Kopari Branch**

Shree Datta Sai Tower, Vijay Nagar,  
 Opp. Thanekar Wadi, Hari Om Nagar Road,  
 Kopri, Thane (East), Thane – 400 603,  
 State – Maharashtra, Country – India.

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

I	General	
1.	Purpose for which the valuation is made	: To assess value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 31.10.2022
	b)	Date on which the valuation is made : 01.11.2022
3.	<b>List of documents produced for perusal:</b>	
	I. Copy of Agreement for Sale Dated 31.12.2020 between Luxora Realtors Pvt. Ltd., (the Developers) and Mr. Ashish Garg & Mrs. Shalini Garg (the Purchasers).	
	II. Copy of Commencement Certificate V. P. No. S04 / 0086 / 15 TMC / TDD / 3549 / 21 dated 03.02.2021 issued by Thane Municipal Corporation, Thane.	
	III. Copy of Occupation Certificate V. P. No. 2002 / 67 TMC / TDD / OCC / 1038 / 22 New V.P. S04 / 0086 / 15 No. dated 22.04.2022 issued by Thane Municipal Corporation, Thane.	
	IV. Copy of RERA Certificate dated 18.05.2020 Documents No P51700009216.	
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>Mr. Ashish Garg &amp; Mrs. Shalini Garg</b>  <b>Address:</b> Residential Flat No. 1403, 14 <sup>th</sup> Floor, Building No. B, Tower T- 4, "Crystal Spires", Village Chitaisar Manpada, Thane (West), PIN Code – 400 607, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mrs. Shalini Garg (Owner) Contact No: 8369468539  Joint Ownership Details of ownership share are not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat located on 14 <sup>th</sup> Floor. The composition of the flat is having 2 Bedroom + Living Room + Kitchen + 2 Toilets + Passage. (i.e. 2 BHK + 2 Toilets). Along with 1 Covered Stack Car Parking. The property is at 8.1 KM. distance from nearest railway station Thane.
6.	Location of property	:
	a)	Plot No. / Survey No. : Gut No. 64/1, 64/2, 64/3/1, 64/3/2, 68/1A, 68/3A, 68/1B,

			68/2C, 68/3B, 68/3D, 59/A/30/2/1, 59A/30/2/2, 59A/30/2/3, 67/1A, 67/1B and others
b)	Door No.	:	Residential Flat No. 1403
c)	T.S. No. / Village	:	Village – Chitalsar Manpada
d)	Ward / Taluka	:	Taluka – Thane
e)	Mandal / District	:	District – Thane
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 1403, 14 <sup>th</sup> Floor, Building No. B, Tower T- 4, "Crystal Spires", Village Chitalsar Manpada, Thane (West), PIN Code – 400 607, State – Maharashtra, Country – India.
8.	City / Town	:	Thane (West)
	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 - Chitalsar Manpada Thane Municipal Corporation, Thane.
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</b>		
	<b>Building</b>		<b>As per actual site</b> <b>As per document</b>
	North	:	Open Plot      Details not available
	South	:	Internal Road      Details not available
	East	:	Internal Road      Details not available
	West	:	A Wing      Details not available
	<b>Flat</b>		<b>As per actual site</b> <b>As per document</b>
	North	:	Compound Walls      Details not available
	South	:	Passage      Details not available
	East	:	Flat No. 1404      Details not available
	West	:	Compound Walls      Details not available



13	Dimensions of the site	:	N.A., As the property is under consideration is Residential Flat in an Apartment / Building
14.	Extent of the site	:	<b>RERA Carpet Area = 790.00 Sq. Ft.</b> <b>Cupboard/ Open Balcony/ Enclosed Balcony/ Utility Area/ Dry Yard = 43.00 Sq. Ft.</b> <b>Total RERA Carpet Area = 833.00 Sq. Ft.</b> <b>(Area as per Agreement for Sale)</b>  Built up Area = 916.00 Sq. Ft. (RERA Carpet Area +10%)
14.	Latitude, Longitude & Co-ordinates of Flat	:	19°14'05.0"N 72°58'28.2"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>RERA Carpet Area = 790.00 Sq. Ft.</b> <b>Cupboard/ Open Balcony/ Enclosed Balcony/ Utility Area/ Dry Yard = 43.00 Sq. Ft.</b> <b>Total RERA Carpet Area = 833.00 Sq. Ft.</b> <b>(Area as per Agreement for Sale)</b>
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Gut No. 64/1, 64/2, 64/3/1, 64/3/2, 68/1A, 68/3A, 68/1B, 68/2C, 68/3B, 68/3D, 59/A/30/2/1, 59A/30/2/2, 59A/30/2/3, 67/1A, 67/1B and others
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village- Chitalsar Manpada Thane Municipal Corporation, Thane
	Door No., Street or Road	:	Residential Flat No. 1403, 14 <sup>th</sup> Floor, Building No. B, Tower T- 4, " <b>Crystal Spires</b> ", Village Chitalsar Manpada, Thane (West), PIN Code – 400 607, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2022 (As per Occupancy Certificate)
5.	Number of Floors	:	1 Basement + Ground + 1 Podium + 2 Podium + 4 to 25 <sup>th</sup> Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flat on 14 <sup>th</sup> Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	3 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with one Covered Stack car parking

	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	14 <sup>th</sup> Floor
2	Door No. of the Flat	:	Residential Flat No. 1403
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified flooring
	Doors	:	Teak Wood panel door frame, Flush Door
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with Concealed fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering with POP ceiling
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	<b>Mr. Ashish Garg &amp; Mrs. Shalini Garg</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 = 916.00 Sq. Ft. (RERA Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per TMC norms
11	What is the Carpet Area of the Flat?	:	<b>RERA Carpet Area = 790.00 Sq. Ft.</b> <b>Cupboard/ Open Balcony/ Enclosed Balcony/ Utility Area/ Dry Yard = 43.00 Sq. Ft.</b> <b>Total RERA Carpet Area = 833.00 Sq. Ft.</b> <b>(Area as per Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
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?	:	₹ 34,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
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 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)	:	₹ 19,000.00 to ₹ 20,000.00 per Sq. Ft. on RERA Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 19,500.00 per Sq. Ft. on Carpet area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 16,800.00 per Sq. Ft.
4	Guideline rate obtained from the Government Portal (an evidence thereof to be enclosed)	:	₹ 1,01,750.00 per Sq. M. i.e. ₹ 9,453.00 per Sq. Ft.
<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)	:	₹ 2,700.00 per Sq. Ft.
	Age of the building	:	New Construction
	Life of the building estimated	:	60 Years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A., as the property age is below 5 years.
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 16,800.00 per Sq. Ft.
	Total Composite Rate	:	₹ 19,500.00 per Sq. Ft.

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## Details of Valuation:

Sr. No.	Description	Area in Sq. Ft.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	833.00	19,500.00	1,62,43,500.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			



Total Fair Market value of the property			1,62,43,500.00
Total Realisable value of the property			1,46,19,150.00
Total Distress Value of the property			1,29,94,800.00
Inşurable value of the property (916.00 Sq. Ft. x 2,700.00)			24,73,200.00
Guideline value of the property (916.00 Sq. Ft. x 9,453.00)			86,58,948.00

### Approach adopted for valuation: Sales Comparison 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 comparable, 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 comparable 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 ₹ 19,000.00 to ₹ 20,000.00 per Sq. Ft. on Carpet area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of residential application in the locality etc. We estimate ₹ 19,500.00 per Sq. Ft. on RERA Carpet Area for valuation.

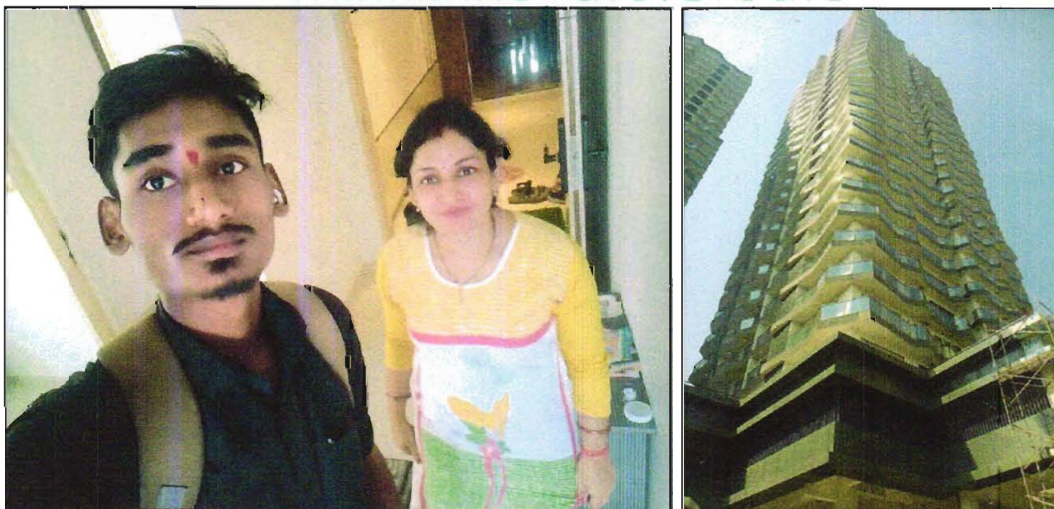
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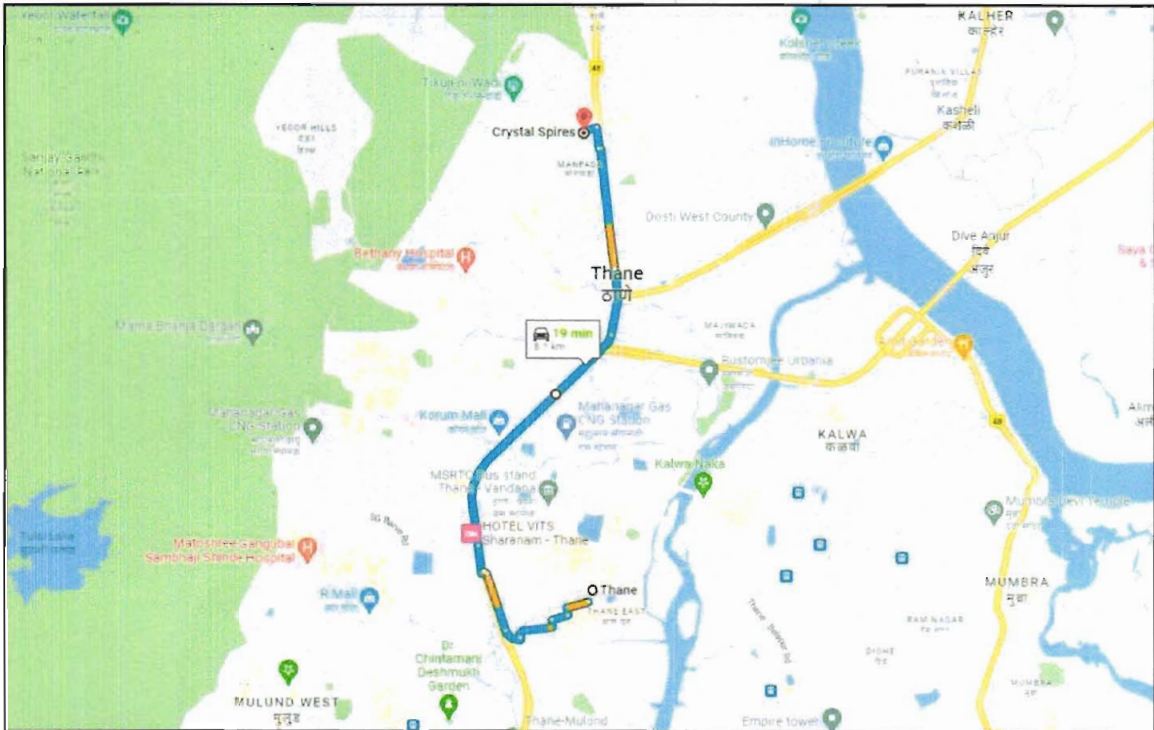
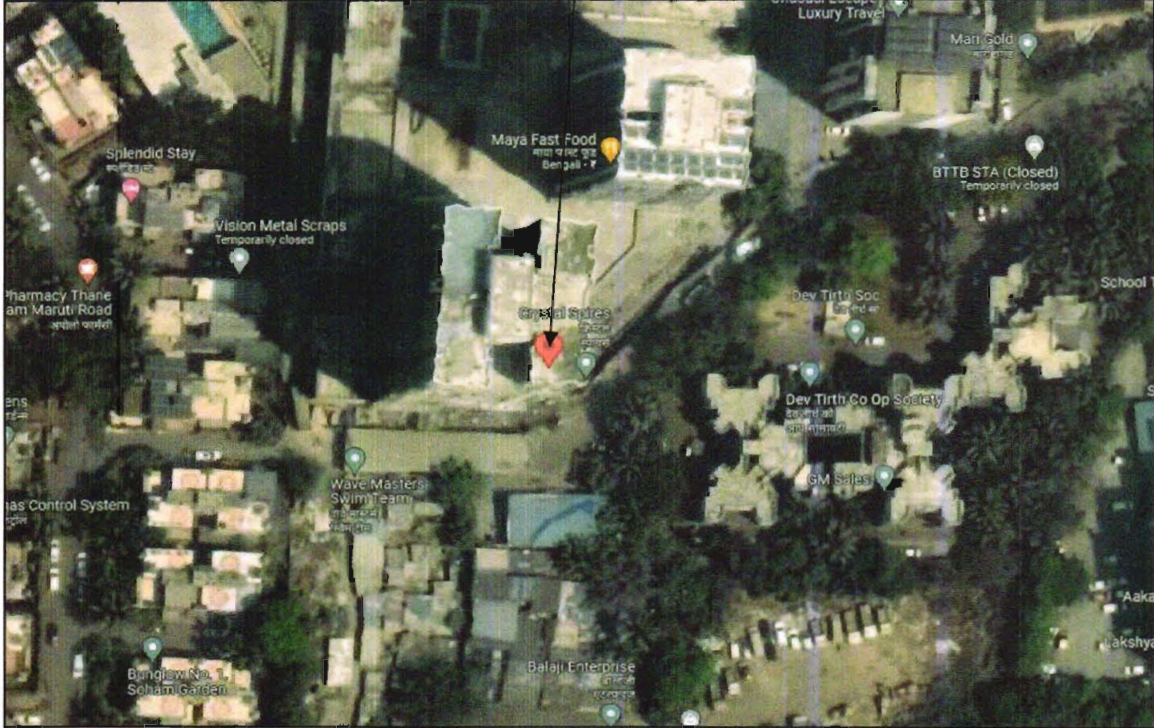


## Actual site photographs



## Route Map of the property


Site u/r



**Latitude Longitude: 19°14'05.0"N 72°58'28.2"E**

**Note:** The Blue line shows the route to site from nearest railway station (Thane – 8.1 KM.)

## 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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**Annual Statement of Rates**

**Year**  
2022/2023

**Language**  
English

**Selected District** ठाणे

**Select Taluka** ठाणे

**Select Village** गावाचे नाव : चितळसर मातपाडा

**Search By**  Survey No    Location

**Enter Survey No** 67

उपविधान	पुणे प्रतीत	निवासी सदनिका	बॉकीस	दुकाने	बीडोपिक	एकक (Rs./)	Attribute
7/30-3क) (बोडबंदर रस्त्याचे दोन्ही बाजुस दर्शनी लगतचे सर्वे क्रमांक ) सीजे चितळसर मातपाडा गट नंबर	44900	128100	147100	164000	147100	चौ. मीटर	गट नंबर
7/31/1/B- सोहम ही. कॉम्प्लेक्स	43300	92500	108700	129900	108700	चौ. मीटर	गट नंबर

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## Sales Indicators

1210573 31-10-2022 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. ठाणे 1 दस्त क्रमांक : 12105/2022 नोदणी : Regn:63m
<b>गावाचे नाव : चितळसर मानपाडा</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)नोबदला	15859813	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8796170.546	
(4) भू-माण,शेटहिस्सा व धरकमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन ; इतर माहिती: सदनिका नं.1302,13 वा मजला,टॉवर.बी(टॉवर टी-4 म्युनिसीपल प्लॅन प्रमाणे)क्रिस्टल स्पायरस,चितळसर मानपाडा,ठाणे प,सदनिकेचे क्षेत्र 72.12 चौ.मी.रेरा कार्पेट प्रमाणे,कबोर्ड/ओपन बाल्कनी/एनक्लोझ बाल्कनी/युटीलीटी/ड्राय यार्ड चे क्षेत्र 5.35 चौ.मी.,01 फुल स्टॅक कार पार्किंग(सिंगल कार पार्किंग सह)झोन नं.7/31/1/B)92500/- (( GAT NUMBER : 64/1,64/2,64/3/1,64/3/2,68/1ए,68/3ए,68/1ब,68/2क,68/3ब,68/3ड,59ए/30/2/1,59ए/30/2/2,59ए/30/2/3,67/1ए,67/1ब,68/2ए,67/2ब,67/3,69/1,69/2,69/3 व 69/4 ; ))	
(5) क्षेत्रफळ	77.47 चौ.मीटर	
(6)आकारणी किंग जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- लक्सोरा रिअल्टर्स प्रा सि तर्फे संचालक/अधिकृत स्वाक्षरीकार तरुण हुंदलानी तर्फे कु मु म्हणून नम्रता मारु - वय:-35 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: क्रिस्टल स्पायरस, सोहम गार्डन, चितळसर मानपाडा,ठाणे प,, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-400607 फॅन नं:-AABCO3197J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिल जी नायर - - वय:-53; पत्ता:-प्लॉट नं: डी 86, माळा नं:-, इमारतीचे नाव: वसंत विहार कॉलनी, ब्लॉक नं:-, रोड नं: बिलासपूर, छत्तीसगढ़, बितापुर (कः) पिन कोड:-495006 फॅन नं:-AAQPN7351K 2): नाव:-वीजा अनिल नायर - - वय:-52; पत्ता:-प्लॉट नं: डी 86, माळा नं:-, इमारतीचे नाव: वसंत विहार कॉलनी, ब्लॉक नं:-, रोड नं: बिलासपूर, छत्तीसगढ़, BILASPUR (CGH). पिन कोड -495006 फॅन नं:-ALVPPN7346L	
(9) दस्तऐवज करून दिल्याचा दिनांक	26/08/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	26/08/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	12105/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1110300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans Login Post Property

₹1.69 Cr Get ₹50,700 cashback on Home Loan

2 BHK 2 BHK Flat For Sale Manpada, Thane

2 Beds 2 Baths Unfurnished

Carpet Area: 833 sqft (400.286 sqft)  
 Floor: 9 (Out of 26 Floors)  
 Facing: South - West

Developer: Saham Group  
 Project: Crystal Spirex  
 Transaction Type: New Property  
 Additional Rooms: 1 Store Room  
 Furnished Status: Unfurnished  
 Type Of Ownership: Freehold

Contact Agent: Tony Sherani

Your Name: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Mobile Number: \_\_\_\_\_

Get Contact Details

More Details

Price Breakup: ₹1.69 Cr | ₹6 Per Sq. Unit Monthly  
 Booking Amount: ₹5.0 Lac  
 Address: Manpada, Thane, Manpada, Thane - Central Thane, Maharashtra  
 Location: Manpada hosts several apartment projects and co-operative housing soc

**HOUSING.COM**

1100 Sqft 2 BHK Apartment for sale in Saham Crystal Spirex (Thane West, Thane) Property ID - 10319059

₹1.55 Cr Avg. Price at ₹26,954/sq.ft

2 BHK Apartment

By SAHAM BUILDERS

Saham Crystal Spirex, Manpada, Thane West, Thane

Free car parking Know More

1100 sq.ft Build up Area | ₹14.09 K/sq.ft Avg. Price | 1 Years Old Age of property | Ready to move Possession status | Middle of 26 floors | East facing Facing | Unfurnished Furnishing

Overview

Project Name: Saham Crystal Spirex  
 Price: ₹1.55 Cr  
 Brokerage: 1% & 1Lacs  
 Carpet Area: 800 sq.ft

Contact Seller

## Price Indicators

The screenshot shows a real estate listing on the 99acres website. The listing is for a 2BHK apartment with 2 bathrooms, priced at ₹1.6 Cr. The listing includes a photo of a bathroom, a price tag of ₹1.6 Cr, and various property details such as built-up area, carpet area, floor number, and configuration. The listing is categorized as 'REGISTERED' and includes a 'Contact Dealer' button.

**99acres** Buy ▾ Enter Locality / Project / Society / Landmark Post property

Home / Property / Mumbai / Apartments in Mumbai / Apartments in Manpada / 2 BHK Apartments in Manpada Posted on Oct 14, 2022 Ready to move

**₹1.6 Cr** @ 14,549 per sq. ft. **2BHK 2Baths** Contact Dealer <sup>FREE</sup>

Estimated EMI ₹ 1,27,793 Residential Apartment for Sale Share this

**RENT STATUS** REGISTERED Registration No: P5170009216 Website: <https://maharashtra.mahonline.gov.in>

**Overview** Society Dealer Details Recommendations Price Trends Transaction Prices Articles

**Property (2)** **Society (18)**

**Area**  
Super Built up area: 1100 sq.ft.  
Built Up area: 960 sq.ft.  
Carpet area: 800 sq.ft.

**Configuration**  
2 Bedrooms, 2 Bathrooms, 1 Balcony with Study Room, Store Room

**Price**  
₹ 1.6 Crore  
@ 14,549 per sq. ft. (Negotiable) [View Price Details](#)

**Address**  
Luxora Crystal Spires  
Manpada, Mumbai Thane

**Floor Number**  
12<sup>th</sup> of 26 Floors

**Facing**  
East

**Overlooking**  
14th Road Pkgl. Park/Garden

**Property Age**  
0 to 1 Year Old

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As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is ₹ 1,62,43,500.00 (Rupees One Crore Sixty Two Lakh Forty Three Thousand Five Hundred Only).

Place: Thane

Date: 01.11.2022

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=ADAMS,  
2.5.4.20=9827e6e4f435de99e0c13e2666913490c1d344133  
3115279b17a18b6652, postalCode=400069, st=Maharashtra,  
serialNumber=41336a3660b6c3995b2a55a8fc519d31f31bd2  
e394e2852028a327062901c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2022.11.01 14:26:46 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21

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

Think.Innovate.Create

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached



(Annexure – I)

### DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao 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 01.11.2022 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. I/ my authorized representative has personally inspected the property 31.10.2022. 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
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was owned by Mr. Ashish Garg & Mrs. Shalini Garg.
2.	purpose of valuation and appointing authority	As per the request from SVC Co-Operative Bank Ltd., Kopari Branch to assess fair market value of the property for Bank Loan Purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Vaishali Sarmalkar – Technical Manager Namrata Suvare – 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 – 31.10.2022 Valuation Date – 01.11.2022 Date of Report – 01.11.2022
6.	inspections and/or investigations undertaken;	Physical Inspection done on 31.10.2022
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Comparative Sales Method / Market Approach
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	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 **1<sup>st</sup> November 2022** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat admeasuring **RERA Carpet Area = 833.00 Sq. Ft.** in the name of **Mr. Ashish Garg & Mrs. Shalini Garg.** At present, the property is Owner Occupied. 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. Ashish Garg & Mrs. Shalini Garg**. 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 subject property is Residential Flat admeasuring **RERA Carpet Area = 833.00 Sq. Ft.**

### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

### Valuation Methodology

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 comparable, 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 comparable available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation.

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

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat admeasuring **RERA Carpet Area = 833.00 Sq. Ft.**

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

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

(Annexure – 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.

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### **DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess of the property under reference as on **1<sup>st</sup> November 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 for this particular purpose at **₹ 1,62,43,500.00 (Rupees One Crore Sixty Two Lakh Forty Three Thousand Five Hundred Only)**.

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=ADMIN,  
2.5.4.25=f92226c14121013d3e119a3895913a25b03304132311  
82791241825652, postalCode=400005, st=Maharashtra,  
serialNumber=41562656ab2c9f962a254b9e3d3c31f310e2b294  
c282a2832796359c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2022.11.01 14:27:02 +05'30'



Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21