

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-2538/23-24	Dated 18-Sep-23
Buyer (Bill to) CENTRAL BANK OF INDIA-MALAD-WEST Vishnu Bhawan, Anand Road, Opp. Malad Railway Station, Malad (West), Mumbai 400 064, GSTIN/UIN : 27AAACC2498P1Z3 State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 003819 / 2302616	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	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		180.00	360.00

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

Remarks:

Mr. Ramakant Shantaram Kadam & Mrs. Ruchira Ramakant Kadam - Residential Flat No. 1401, 14th Floor, Building No 58H, "Ashtavinayak (H) Co-Op. Hsg. Soc. Ltd.", New Mhada Tower, Opp. Ekta Nagar, Village - Malwani, Kandivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 067, State - Maharashtra, India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **ICICI BANK LTD**

A/c No. : **123105000319**

Branch & IFS Code : **M/G Colony, Bandra (E), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Asmita Rathod

Digitally signed by Asmita Rathod
DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt Ltd, ou=Vastukala Consultants (I) Pvt Ltd, email=asmita@vastukala.org, c=IN

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. Ramakant Shantaram Kadam & Mrs. Ruchira Ramakant Kadam**

Residential Flat No. 1401, 14th Floor, Building No 58H, "Ashtavinayak (H) Co-Op. Hsg. Soc. Ltd.",
New Mhada Tower, Opp. Ekta Nagar, Village - Malwani, Kandivali (West), Taluka - Borivali, District -
Mumbai Suburban, PIN - 400 067, State - Maharashtra, India.

Latitude Longitude : 19°12'5.6"N 72°49'38.3"E

Valuation Prepared for:

**Central Bank of India
Malad West Branch**

Vishnu Bhawan, Anand Road, Opp, Malad Railway Station, Malad west
Mumbai-400064



Our Pan India Presence at :

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

Regd. Office : B1-001, 14th Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1401, 14th Floor, Building No 58H, "Ashtavinayak (H) Co-Op. Hsg. Soc. Ltd.", New Mhada Tower, Opp. Ekta Nagar, Village - Malwani, Kandivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 067, State - Maharashtra, India belongs to **Mr. Ramakant Shantaram Kadam & Mrs. Ruchira Ramakant Kadam**.

Boundaries of the property

North	: MHADA Property / Road
South	: Internal Road
East	: MHADA Property / Shri Sevantilal Khandwala Marg
West	: Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 50,64,300.00 (Rupees Fifty Lakh Sixty Four Thousand Three 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 report.

Hence certified

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

**MANOJ BABURAO
CHALIKWAR**
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=M, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
manojch, c=IN,
2.5.4.20=9822b6c4f415d010d11e2680913490c5033041331152
70911180562, postalCode=400018, st=Maharashtra,
serialNumber=41494066488ca88f8d2a53a01a34f631811a039462,
st=29a327b6250c, o=MANOJ BABURAO CHALIKWAR
Date: 2023.09.18 17:15:02 +05'30'

Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Central Bank of India Empanelment No.: SMRO /CREDIT/2017-18/1311

Encl.: Valuation report



Our Pan India Presence at :

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

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

a)	Plot No. / Survey No.	:	New Survey No - 263	
b)	Door No.	:	Residential Flat No. 1401	
c)	C.T.S. No. / Village	:	CTS No - 6-A (Part), Village - Malwani	
d)	Ward / Taluka	:	Taluka - Borivali	
e)	Mandal / District	:	District - Mumbai Suburban	
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received it may be assumed that the construction is as per sanctioned plan.	
g)	Approved map / plan issuing authority	:		
h)	Whether genuineness or authenticity of approved map/ plan is verified	:		
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7	Postal address of the property	:	Residential Flat No. 1401, 14 th Floor, Building No 58H, "Ashtavinayak (H) Co-Op. Hsg. Soc. Ltd.", New Mhada Tower, Opp. Ekta Nagar, Village - Malwani, Kandivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 067, State - Maharashtra, India.	
8	City / Town	:		
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Malwani Municipal Corporation of Greater Mumbai (MCGM)	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	Boundaries of the property	:	As per site	As per Document
	North	:	MHADA Property / Road	Details not available
	South	:	Internal Road	Details not available
	East	:	MHADA Property / Shri Sevantilal Khandwala Marg	Details not available
	West	:	Internal Road	Details not available

13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.	
		:	As per the Deed	As per Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 330.42 (Area as per Site measurement)</p> <p>Carpet Area in Sq. Ft. = 306.00 (Area As Per Agreement For Sale)</p> <p>Built Up Area in Sq. Ft. = 367.20 (Carpet Area + 20%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°12'5.6"N 72°49'38.3"E	
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 306.00 (Area As Per Agreement For Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Tenant Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:	CTS No - 6-A (Part)	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Malwani, Municipal Corporation of Greater Mumbai (MCGM)	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1401, 14 th Floor, Building No 58H, "Ashtavinayak (H) Co-Op. Hsg. Soc. Ltd.", New Mhada Tower, Opp. Ekta Nagar, Village - Malwani, Kandivali (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 067, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2013 (As per occupancy certificate)	
5.	Number of Floors	:	Stilt + 24 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	

7.	Number of Dwelling units in the building	:	14 th Floor is having 4 Flats
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available		
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Yes
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	14 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 1401
3.	Specifications of the Flat		
	Roof	:	R. C. C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood Door Frame With Flush Shutters
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4.	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	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	:	Mr. Ramakant Shantaram Kadam & Mrs. Ruchira Ramakant Kadam
8.	What is the undivided area of land as per Sale Deed?	:	Details not available

9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 367.00 (Carpet Area + 20%)
10.	What is the floor space index (app.)	:	As per MHADA / MCGM norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 330.42 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 306.00 (As Per Area Agreement For Sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Tenant Occupied
15.	If rented, what is the monthly rent?	:	₹ 15000/- (Present rented income as per month)
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3.	Any negative factors are observed which affect the market value in general?	:	No
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)	:	₹ 16,000/- to ₹ 18,700/- per Sq. Ft. on Carpet Area ₹ 13,300/- to ₹ 15,600/- per Sq. Ft. on Built Up Area
2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 17,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 14,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office	:	₹ 1,23,827/- per Sq. M. i.e. ₹ 11,504/- per Sq. Ft.
	Guideline rate(after depreciation)	:	₹ 1,17,623/- per Sq. M. i.e. ₹ 10,928/- per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		

	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	10 years
	Life of the building estimated	:	50 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	15.00%
	Depreciation Ratio of the building	:	-
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 2,550/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 14,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 16,550/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	306.00 Sq. Ft.	16,550.00	50,64,300.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking			
	Total value of the property			50,64,300.00
	Realizable value of the property			45,57,870.00
	Distress value of the property			40,51,440.00
	Insurable value of the property (367.20 X 3,000.00)			11,01,600.00
	Guideline value of the property (367.20 X 10,928.00)			40,12,762.00

Justification for Price / Rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to



be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential 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 ₹ 16,000.00 to ₹ 18,700.00 per Sq. Ft. on Carpet Area / ₹ 13,300.00 to ₹ 15,600.00 per Sq. Ft. on BuiltUp Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹16,550.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
Saleability	Good
Likely rental values in future	₹ 15000/- (Present rented income per month)
Any likely income it may generate	Rental Income

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Actual Site Photographs



804. MR. BALU SAVLA PAWAR	904. MRS.
14th Floor	
1401. MR. SAMEER R. SAIYAD	1501. MRS.
1402. MR. NILESH K. BHOSLE	1502. MR. N
1403. MRS. RITU V. KONA	1503. REFUGE
1404. MR. JITENDRA R. RATHOD	1504. MR. BHA
20th Floor	
2001. MRS. KAVITA MANOJ PATIL	2101. MR. OMKA

Actual Site Photographs



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Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°12'5.6"N 72°49'38.3"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Kandivali - 4.1 KM.).

Ready Reckoner Rate

DIVISION / VILLAGE : MALVANI						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Road: Malad Marve Road (Creek to Malvani Church)					
Rate of Land + Building In ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
69	69/325	61790	112570	129460	140720	112570
C. T. S. No. 4PT, 6Apt, 6pt, 7, 8C, 8E, 8A, 235, 236, 239, 241, 242, 245, 249, 250, 251, 252, 253, 265, 266, 267, 279, 280, 281, 284, 286, 287, 291, 292, 294, 295, 436, 437, 438, 439, 440, 444, 445, 446C, 447, 449/C, 449, 449/A, 449/D, 449/B, 451PT, 580A, 598, 1202, 1203PT, 1204, 1418, 1419, 1420, 1421, 1422, 1431, 1437, 1438, 1439, 1594, 1602, 1603, 1667PT, 1668, 1677, 1678, 1682, 2512C, 2512D, 2513B, 2514, 2535, 2536, 2537, 2580, 2581, 2624, 2625, 2626, 2627, 2628, 2736, 2737, 2738/9, 2738, 2744, 2745, 2746, 2837, 2838, 2839, 4466						
<input type="button" value="Compare With Previous Year"/> <input type="button" value="↓"/>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	112570			
Increase by 10% on Flat Located on 14 th Floor	11257			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	123,827.00	Sq. Mtr.	11,503.92	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	61790			
The difference between land rate and building rate(A-B=C)	62,037.00			
Percentage after Depreciation as per table(D)	10%			
Rate to be adopted after considering depreciation [B + (C X D)]	1,17,623.00	Sq. Mtr.	10,928.00	Sq. Ft.

Multi-Storied building with Lift

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

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

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%



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

Property	Residential Flat
Source	magic bricks
Area Type	Carpet
Area	305 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 13,934/-
Floor	

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property FREE ☰

Home / Property for Sale in Mumbai / Flats for Sale in Mumbai / Flats for Sale in Malad West / 1 BHK Flats for Sale in Malad West / 40 Sq Ft
Posted on: Aug 09, 23 | Property ID: 6476545

₹51.0 Lac EMI - ₹ 23k | [Get pre-approved loan](#) ✓ VERIFIED ON SITE

1 BHK 410 Sq-ft Flat For Sale [Malad West, Mumbai](#)

1 Bed 2 Baths Unfurnished

Carpet Area 305 sqft * ₹16,721/sqft	Project New Mhada Tower	Transaction Type Resale
Status Ready to Move	Facing West	Lifts 2
Furnished Status Unfurnished	Type Of Ownership Co-operative Society	Age Of Construction 5 to 10 years

Contact Agent
Get Phone No.

Contact Agent

Machindra Pawar +91-98XXXXXXX

Get Phone No.

👤 Last contact made 2 days ago

Property	Residential Flat
Source	magic bricks
Area Type	Carpet
Area	305 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 14,071/-
Floor	-

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

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Malad West > 1 BHK Flats for Sale in Malad West > 410 Sq-ft

Posted on: Sep 08, 23 | Property ID: 68511021

₹51.5 Lac EMI: ₹ 23k | [How much loan can I get?](#) ✓ VERIFIED ON SITE

Contact Agent
Santosh +91-9100000000

1 BHK 410 Sq-ft Flat For Sale **Malad West, Mumbai**

1 Bed 2 Baths Unfurnished

Get Phone No.

Carpet Area 305 sqft + ₹16,885/sqft	Project <u>New Mhada Tower</u>	Transaction Type Resale
Status Ready to Move	Facing North - West	Lifts 2
Furnished Status Unfurnished	Type Of Ownership Co-operative Society	Age Of Construction 15 to 20 years

Contact Agent **Get Phone No.** Last contact made 2 days ago



Sale Instances

Property	Residential Flat
Source	Index_no.2
Area Type	Carpet
Area	306 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 16,013/-
Floor	

18/09/2023, 13.33		https://freesearchigiservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx	
13764324 18-09-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2		द्वयाम निबंधक सह दु.नि. बोरीवली 1 दस्ता क्रमांक : 13764/2023 नोंदणी : Regn:53m
गावाचे नाव : मालवणी			
(1) विलेखाचा प्रकार	करारनामा		
(2) मीटरदला	4900000		
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4224977.24		
(4) भू-मापन, फोटोहिस्सा व घरकामांक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: सदनिका क्र.1204,बिल्डिंग नं.59/सी.12 वा मजला, पंचरत्न सी टॉवर्स को ऑप ही सो लि., न्यू म्हाडा टॉवर्स, सी.एस.आर. कॉम्प्लेक्स जवळ, ऑप एकता नगर, कांदिवली पश्चिम मुंबई-67((C.T.S. Number : 6-A/6 (part) :))		
(5) क्षेत्रफळ	34.12 चौ.मीटर		
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा			
(7) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-सुदीप नंदकुमार पेडणेकर वय -34 पत्ता -प्लॉट नं. सदनिका क्र 1304, बिल्डिंग नं 59/सी, माला नं. 12 वा मजला, इमारतीचे नाव -पंचरत्न सी टॉवर्स को ऑप ही सो लि., ब्लॉक नं. न्यू म्हाडा टॉवर्स, सी.एस.आर. कॉम्प्लेक्स जवळ, रोड नं. ऑप एकता नगर, कांदिवली पश्चिम मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400067 पॅन नं.-B7NPP0273P		
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-सुजित नामदेव हुने वय -35, पत्ता -प्लॉट नं. , माला नं. , इमारतीचे नाव. , ब्लॉक नं. माउली हॉस्पिटल जवळ, व्यंकटेश नगर, रोड नं. नांदेड, महाराष्ट्र, महाराष्ट्र, Nanded पिन कोड:-431601 पॅन नं.-A7NPP3444G		
(9) दस्तऐवज करून दिल्याचा दिनांक	04/09/2023		
(10) दस्त नोंदणी केल्याचा दिनांक	04/09/2023		
(11) अनुक्रमांक, खंड व पृष्ठ	13764/2023		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	294000		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) टीप			
मुल्यांक नासाठी विचारात घेतलेला तथ्यांक :-			
मुद्रांक शुल्क आकारताना निवडलेला अनुसूचद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		
https://freesearchigiservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx		1/2	

Property	Residential Flat
Source	Index_no.2
Area Type	Carpet
Area	306 Sq. Ft.
Percentage	20%
Rate / Sq. feet on BuiltUp area	₹ 13,480/-
Floor	-

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18-09-2023

Note -Generated Through eSearch Module. For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक सह दु.नि. बोरीवली I

दस्ता क्रमांक : 233/2023

नोंदणी

Regn 63m

गावाचे नाव : मालवणी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4950000
(3) बाजारभाव/भाडेपट्टयाच्या बाबितपट्टाकार आकारणी देतो की पट्टेदार तें नमुद करावे.	4224977.24
(4) भू. मापन, पोटहिसा व घरकर्मक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1203. माळा नं: 12 वा मजला बिल्डिंग नं 58 अ. इमारतीचे नाव: अष्टविनायक(अ)को ऑप ही सो लि. ब्लॉक नं: ऑप. एकता नगर, कांदिवली प मुंबई 67. रोड : न्यू म्हाडा टॉवर, अथर्व कॉलेज जवळ, इतर माहिती: सदनिकेचे क्षेत्रफळ 305.91 चौ फूट कार्पेट आहे. (C.I.S. Number : 6A P1 :)
(5) क्षेत्रफळ	34.12 चौ.मीटर
(6) आकारणी किंवा जुळी देण्यात असेल किंवा	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -मिनल कृष्णा शिरारें वय -33 पत्ता -प्लॉट नं: 12-93 , माळा नं. 12 वा मजला बिल्डिंग नं 58 अ. इमारतीचे नाव: अष्टविनायक (अ) को ऑप ही सो लि, ब्लॉक नं: कांदिवली प, रोड नं: न्यू म्हाडा टॉवर अथर्व कॉलेज जवळ ऑप एकता नगर, महाराष्ट्र, मुंबई. पिन कोड -400067 पॅन नं: -ATYPB9953D
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2) नाव -रुपेश कृष्ण बने वय -34, पत्ता -प्लॉट नं 21/ए62 , माळा नं. - इमारतीचे नाव एम एच बी कॉलनी, ब्लॉक नं: जोगेश्वरी पूर्व, रोड नं: सर्वोदय नगर हेमा इंटरियल इस्टेट जवळ, महाराष्ट्र, मुंबई पिन कोड -400069 पॅन नं: -BQKPB9953F 3) नाव सोमाली रुपेश बने वय -34, पत्ता -प्लॉट नं 21/ए62 , माळा नं. - इमारतीचे नाव एम एच बी कॉलनी, ब्लॉक नं: जोगेश्वरी पूर्व, रोड नं: सर्वोदय नगर हेमा इंटरियल इस्टेट जवळ, महाराष्ट्र, मुंबई पिन कोड -400069 पॅन नं: -ALFPD9716X4
(9) दस्तऐवज करून दिल्याचा दिनांक	05/01/2023
(10) दस्त नोंदणी केल्याचा दिनांक	05/01/2023
(11) अनुक्रमांक, खंड व पृष्ठ	233/2023
(12) बाजारभावाप्रमाणी मुद्रांक शुल्क	297000
(13) बाजारभावाप्रमाणी नोंदणी शुल्क	30000
(14) शीट	
मुल्यांकनासाठी विचारात घेतलेला तपशील -	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

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As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹50,64,300.00 (Rupees Fifty Lakh Sixty Four Thousand Three Hundred Only)**. The **Realizable Value** of the above property is **₹45,57,870.00 (Rupees Forty Five Lakh Fifty Seven Thousand Eight Hundred Seventy Only)**. The **Distress Value** is **₹40,51,440.00 (Rupees Forty Lakh Fifty One Thousand Four Hundred Forty Only)**.

Place : Mumbai

Date : 18.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO
CHALIKWAR**
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=india,
2.5.4.20=9E226c0f0a2354c0b-0c79e2465913490c3433d413331
115798171145562, postalCode=400060, st=Maharashtra,
serialNumber=1a5645468acc9946b2a55a88a3c6ab31e31bd2a3
94c28f2a29a2776c256c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.18 11:08:40 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Central Bank of India Empanelment No.: SMRO /CREDIT/2017-18/1311

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

Date _____

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

Enclosures

Declaration-cum-undertaking from the valuer (Annexure-IV)

Attached

Model code of conduct for valuer - (Annexure V)

Attached

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

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 18.09.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My engineer Deepak Jain has personally inspected the property on 15.09.2023. 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. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.



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No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mr. Ramakant Shantaram Kadam & Mrs. Ruchira Ramakant Kadam from Mr. Sameer Rafik Saiyad vide Agreement For Sale dated 08.09.2023.
2	purpose of valuation and appointing authority	As per the request from Central Bank of India, Malad West Branch to assess Fair Market Value value of the property for Bank Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Deepak Jain - 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 - 14.09.2023 Valuation Date - 18.09.2023 Date of Report - 18.09.2023
6	inspections and/or investigations undertaken;	Physical Inspection done on - 15.09.2023
7	nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **18th September 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

Assumptions are a necessary part of undertaking valuations. 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **306.00 Sq. Ft. Carpet Area** in the name of **Mr. Ramakant Shantaram Kadam & Mrs. Ruchira Ramakant Kadam**. 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. Ramakant**



Shantaram Kadam & Mrs. Ruchira Ramakant Kadam. 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's representative, we understand that the Residential Flat, admeasuring **306.00 Sq. Ft. 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 Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

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

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

(Annexure-V)

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.



