

PROFORMA INVOICE

(ORIGINAL FOR RECIPIENT)

Vastukala Consultants (I) Pvt Ltd
Ackruti Star, 1st Floor, 121,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093
GSTIN/UIN: 27AADCV4303R1ZX
State Name : Maharashtra. Code : 27
E-Mail : accounts@vastukala.org
Buyer (Bill to)

CENTRAL BANK OF INDIA
ARB FORT BRANCH, 3RD FLOOR, CENTRAL BANK,
ZONAL OFFICE BUILDING, BESIDES SIDDHARTH
COLLEGE, D.N. ROAD, FORT, STATE-
MAHARASHTRA, COUNTRY- INDIA
GSTIN/UIN : 27AAACC2498P1Z3
State Name : Maharashtra, Code : 27
E-Mail : arwmmzo@centralbank.co.in

Invoice No.
PG-1320/21-22
Delivery Note

Dispatch Doc No.
36596/21275
Dispatched through

Dated
29-Sep-21
Mode/Terms of Payment

Delivery Note Date

Destination

Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	7,500.00
			CGST	675.00
			SGST	675.00

Total ₹ 8,850.00
E. & O.E

Amount Chargeable (in words)

Indian Rupee Eight Thousand Eight Hundred Fifty Only

HSN/SAC	Taxable Value	Central Tax Rate	Central Tax Amount	State Tax Rate	State Tax Amount	Total Tax Amount
997224	7,500.00	9%	675.00	9%	675.00	1,350.00
Total	7,500.00		675.00		675.00	1,350.00

Tax Amount (in words) : **Indian Rupee One Thousand Three Hundred Fifty Only**

Remarks:

Mr. Vivek Ramchandra Kawde - Commercial Unit No. 11,
Ground Floor, Wing - B, "Sita Estate", Mahul Road, Village
Maravali, Chembur, Mumbai, PIN Code - 400074, State -
Maharashtra, Country - India.

Company's Service Tax No. : **AADCV4303RSD001**
Company's PAN : **AADCV4303R**

Declaration
NOTE - AS PER MSME RULES INVOICE NEED TO BE
CLEARED WITHIN 45 DAYS OR INTEREST CHARGES
APPLICABLE AS PER THE RULE.
MSME Registration No. - 27222201137

Customer's Seal and Signature

Company's Bank Details

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



Singh
Authorised Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Vivek Ramchandra Kawde**

Commercial Unit No. 11, Ground Floor, Wing - B, "**Sita Estate**", Mahul Road, Village - Maravali, Chembur, Mumbai, PIN Code - 400074, State - Maharashtra, Country – India.

Longitude Latitude: 19°02'06.8"N 72°53'48.0"E

Valuation Done for: **Central Bank of India** **ARB Fort Branch**

Asset Recovery Branch, Mumbai, South Mumbai Regional Office, 346, Standard Building, Dr. D. N. Road, Fort, Mumbai - 400 023, State - Maharashtra, Country - India.

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Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Delhi NCR • Aurangabad • Nanded

**VALUATION OPINION REPORT**

This is to certify that the property bearing Commercial Unit No. 11, Ground Floor, Wing - B, "**Sita Estate**", Mahul Road, Village - Maravali, Chembur, Mumbai, PIN Code - 400074, State - Maharashtra, Country – India belongs to **Mr. Vivek Ramchandra Kawde**.

Boundaries of the property.

North	:	Open space
South	:	Allied Group of Companies
East	:	Slum Area
West	:	Sai Baba Hospital

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 and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 1,24,08,240.00 (Rupees One Crore Twenty Four Lakh Eight Thousand Two Hundred Forty 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: 2021.09.29 11:56:20 +05'30'

Director

C.M.D.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl: Valuation report.

Mumbai

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AWHO Society, Sohna Road,
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Haryana - 122018, INDIA

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+91 9819670183
delhincr@vastukala.org

Nanded

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

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Aurangabad

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Aurangabad - 431 005,
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aurangabad@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,
The Branch Manager,
Central Bank of India
 ARB Fort Branch
 Asset Recovery Branch, Mumbai, South Mumbai
 Regional Office, 346, Standard Building, Dr. D. N.
 Road, Fort, Mumbai - 400 023, State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF UNIT)

I	General		
1.	Purpose for which the valuation is made		: SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002
2.	a)	Date of inspection	: 27.09.2021
	b)	Date on which the valuation is made	: 29.09.2021
3.	List of documents produced for perusal: 1. Copy of Index - II dated 17.10.2013 2. Copy of Agreement for sale dated 03.09.2007 3. Copy of Copy of Part Occupancy Certificate dated 29.09.1995 Document Number. CE / 3140 / BPES / AM issued by Municipal Corporation of Greater Mumbai.		
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)		: Mr. Vivek Ramchandra Kawde. Address: Commercial Unit No. 11, Ground Floor, Wing - B, "Sita Estate", Mahul Road, Village - Maravali, Chembur, Mumbai, PIN Code - 400074, State - Maharashtra, Country - India. Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)		: The Unit is Located on Ground floor. At the time of visit, the property was locked hence internal site inspection and photographs could not be taken. The property is at 3.6 Km. distance from nearest railway station Chembur.
6.	Location of property		
	a)	Plot No. / Survey No.	: -
	b)	Door No.	: Commercial Unit No. 11
	c)	C.T.S. No. / Village	: CTS No. 133, 134 & 135 of Revenue Village - Maravali
	d)	Ward / Taluka	: M - ward, Kurla, Taluka - Kurla
	e)	Mandal / District	: Mumbai Suburban District
	f)	Date of issue and validity of layout of approved map / plan	: N.A. Copy of approved Building Plan were not provided & not Verified.
	g)	Approved map / plan issuing authority	:
	h)	Whether genuineness or authenticity of approved map/ plan is verified	: N.A.



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Commercial Unit No. 11, Ground Floor, Wing - B, " Sita Estate ", Mahul Road, Village - Maravali, Chembur, Mumbai, PIN Code - 400074, State - Maharashtra, Country - India.
8.		City / Town	:	Chembur
		Residential area	:	No
		Commercial area	:	Yes
		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	:	Revenue Village - Maravali Municipal Corporation of Greater Mumbai
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		As per Site
		North	:	Open space
		South	:	Allied Group of Companies
		East	:	Slum Area
		West	:	Sai Baba Hospital
13		Dimensions of the site		N. A. as property under consideration is a unit in building.
				A As per the Deed
				B Actuals
		North	:	-
		South	:	-
		East	:	-
		West	:	-
14.		Extent of the site	:	Carpet Area = 683.00 (Area as per Previous Valuation Report) Carpet Area in Sq. Ft. = 650.00 (Area as per Agreement for sale) Built up Area in Sq. Ft. = 780.00 (Area as per Agreement for sale)
14.1		Latitude, Longitude & Co-ordinates of Unit	:	19°02'06.8"N 72°53'48.0"E
15.		Extent of the site considered for Valuation (least of 13A & 13B)	:	Built up Area in Sq. Ft. = 780.00 (Area as per Agreement for sale)
16		Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent	:	Internal Visit not allowed



	received per month.		
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Commercial
2.	Location	:	
	C.T.S. No.	:	CTS No. 133, 134 & 135 of Revenue Village – Maravali
	Block No.	:	-
	Ward No.	:	M - ward, Kurla
	Village / Municipality / Corporation	:	Revenue Village – Maravali Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Commercial Unit No. 11, Ground Floor, Wing - B, " Sita Estate ", Mahul Road, Village - Maravali, Chembur, Mumbai, PIN Code - 400074, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Commercial
4.	Year of Construction	:	1995 (Occupancy Certificate)
5.	Number of Floors	:	Ground + 2 (Part) upper floors.
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	11 Units on Ground Floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

III	UNIT		
1	The floor in which the unit is situated	:	Ground floor
2	Door No. of the unit	:	Commercial Unit No. 11
3	Specifications of the unit	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Internal Visit not allowed
	Doors	:	Internal Visit not allowed
	Windows	:	Internal Visit not allowed
	Fittings	:	Internal Visit not allowed
	Finishing	:	Internal Visit not allowed
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 unit?	:	Internal Visit not allowed
7	Sale Deed executed in the name of	:	Mr. Vivek Ramchandra Kawde
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the unit?	:	Built up Area in Sq. Ft. = 780.00 (Area as per Agreement for sale)
10	What is the floor space index (app.)	:	As per M.C.G.M. norms
11	What is the Carpet Area of the unit?	:	Carpet Area = 683.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 650.00 (Area as per Agreement for sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Internal Visit not allowed
15	If rented, what is the monthly rent?	:	₹ 40,000.00 Expected rental income from the property per month.
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar unit 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)	:	₹ 16,000.00 to ₹ 18,000.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the unit under valuation after comparing with the specifications and other factors with the unit under comparison (give details).	:	₹ 17,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 14,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,75,260.00 per Sq. M. i.e. ₹ 16,282.00 per Sq. Ft.

	Guideline rate obtained from the Registrar's office (after Deprecation)	: ₹ 1,46,424.00 per Sq. M. i.e. ₹ 13,603.00 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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty/Rgstn. Fees. Thus the rates differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. differs.
6	Details of last two transactions in the locality/area to be provided, if available.	-
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	: -
	Replacement cost of unit with Services (v(3)i)	: ₹ 2,800.00 per Sq. Ft.
	Age of the building	: 26 Years
	Life of the building estimated	: 34 years after completed (Subject to proper, preventive periodic maintenance & structural repairs).
	Depreciation percentage assuming the salvage value as 10%	: 39.00
	Depreciated Ratio of the building	:
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,708.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 14,200.00 per Sq. Ft.
	Total Composite Rate	: ₹ 15,908.00 per Sq. Ft.
	Remark:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the unit	780.00 Sq. Ft.	15,908.00	1,24,08,240.00
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 Value of the property			1,24,08,240.00
	The realizable Value of property			1,05,47,004.00

The Distress value of property		86,85,768.00
Insurable value of the property		21,84,000.00
Guideline Value of the Property (780.00 X 13,603.00)		1,06,10,340.00

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 Commercial Unit, where there are typically many comparables available to analyze. As the property is a Commercial Unit, 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 ₹ 18,000.00 per Sq. Ft. on Built up Area. Considering the rate with attached report, current market conditions, demand and supply position, Unit size, location, upswing in real estate prices, sustained demand for Commercial Unit, all round development of commercial and residential application in the locality etc. We estimate ₹ 15,908.00 per Sq. Ft. on Built up 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	
i) Salability	Good
ii) Likely rental values in future	₹ 40,000/- Expected rental income from the property per month after completion
iii) Any likely income it may generate	Rental Income

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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=CMO, email=cmbd@vastukala.org, c=IN
Date: 2021.09.29 11:56:31 +05'30'

C.M.D.

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Place: Mumbai

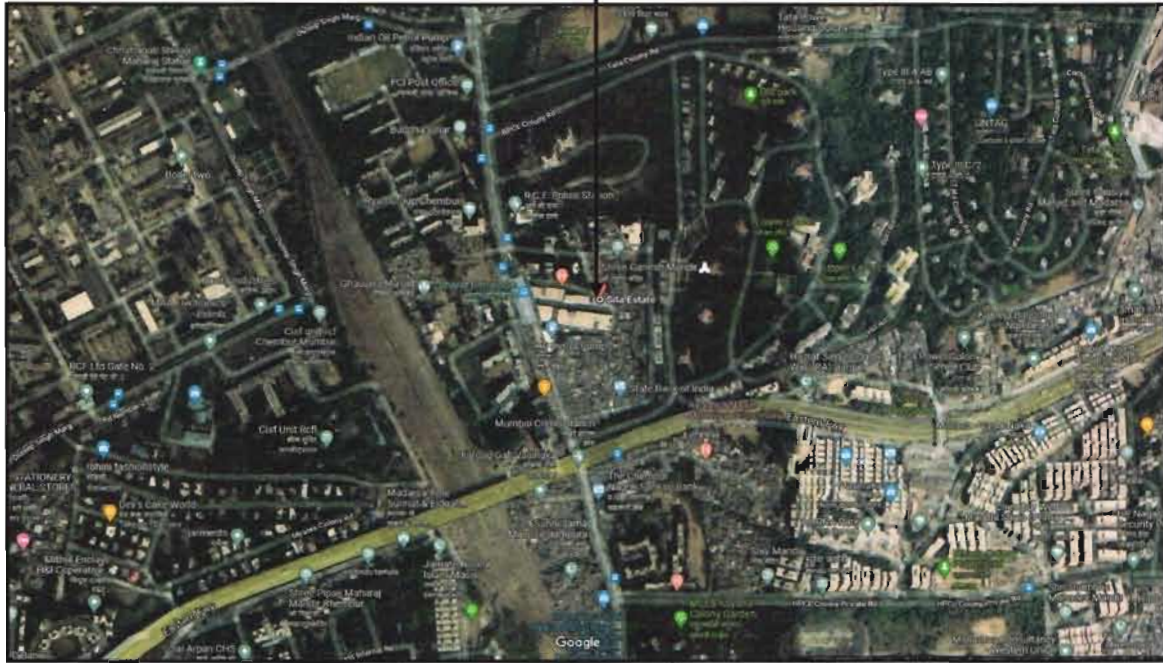
Date: 29.09.2021



Actual Site Photographs



Route Map of the property



Longitude Latitude: 19°02'06.8"N 72°53'48.0"E

Note: The Blue line shows the route to site from nearest railway station (Chembur – 3.6 Km.)



Ready Reckoner Rate

DIVISION / VILLAGE : CHEMBUR
Commence From 1st April 2021 To 31st March 2022

Type of Area	Urban	Local Body Type	Corporation Class A
Local Body Name	Municipal Corporation of Greater Mumbai		
Land Mark	Terrain: V. N. Purav Marg to the North, Ramkrishna Chemburkar Marg to the East, and Village Boundary to the South, Goods Railway Line to the West.		

Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
98	98/443	79140	159350	175260	195600	159350

C. T. S. No. 118, 127, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 146, 147, 148, 149, 150, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 173, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329

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₹ 60.0 Lac **Commercial Shop** Agent  **Dhanraj Haryani** [Contact Now](#)

[See Other Charges](#) for sale in Chembur East, Mumbai

PROPERTY DETAILS



5 photos

LOCALITY DETAILS

PRICE TRENDS

Floor	Units on Floor
Ground (Out of 1 Floors)	2

Super area	Carpet area	Loading	Ptcc area
320 sqft - ₹ 18.75/sqft	200 sqft - ₹ 30.00/sqft	37%	450 sqft


Overlooking: Main Road


AGENT DETAILS

Construction Status	Furnished Status	Car parking	LEED Certification
Ready to Move	Unfurnished	1 Open	Not Applicable

LRP Main Road Facing

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 **Dhanraj Haryani**
 +91-9800000032
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₹ 85.0 Lac **460 Sq-ft Commercial Office Space fo...** Agent  **Dhanraj Haryani** [Contact Now](#)

[See Other Charges](#) for sale in Chembur East, Mumbai

PROPERTY DETAILS



4 photos

LOCALITY DETAILS

PRICE TRENDS

Floor	Units on Floor	Overlooking
5 (Out of 12 Floors)	2	Main Road

Super area	Carpet area	Loading	Ptcc area
460 sqft - ₹ 18.47/sqft	375 sqft - ₹ 22.687/sqft	10%	520 sqft

Furnished status: Furnished


Car parking: None


AGENT DETAILS

Cabins	Seats	Partly	Ideal For
1	6	No Personal Pantry	Call Center/BPO, Coaching Center, Private Consulting, IT/ITES and Related Private Office

LRP Zone Free Zone

[Contact Agent](#) [Save for Later](#)

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 **Dhanraj Haryani**
 +91-9800000032
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Sales Instances

गावाचे नाव : 1) मारवली	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	11200000
(3) खाजरीभाऊभांडेपट्ट्याच्या बाबतितपट्टाकार अकारणी देतो की पट्टेदार ते नगद करावे	7157211
(4) भू-मान्य पोटहिस्सा व धरक्रमणक (असल्यास)	1) पालिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: युनित नं.5 बी, माळा नं: तळ मजला, इमारतीचे नाव: ए विंग, सीता ईस्टेट, सीता प्रमायसेस लिमिटेड, ब्लॉक नं: घाटकोपर माहूल रोड, चेंबूर, रोड नं: मुंबई 400074, इतर माहिती: मोजे मारवली, क्षेत्रफळ 61.33 चौ. मी. बिल्ट अप((C.T.S. Number : 133, 134, 135 ;))
(5) क्षेत्रफळ	1) 61.33 चौ.मीटर
(6) अकारणी किंवा जुटी देण्यात असेल तेव्हा	
(7) दस्तऐवज करून देणा-या विलेख ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता	1): नाव- लेखिंदरसिंह मोठींदरसिंह बल वग-48, पत्ता- पॉस्ट नं. बंगला 101 ए, माळा नं. , दुमरातीचे नाव- कलेक्टर कॉलनी, ब्लॉक नं. चेंबूर, रोड नं. अर. सी. मार्ग, महाराष्ट्र, मुंबई, पिन कोड-400074 पिन नं.-ACEPB0945K
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता	1): नाव- हरिकृष्ण अर. पत्नी वय-46, पत्ता- पॉस्ट नं.1, , विंग जी, विंगल बाग सी एच एच लिमिटेड, चेंबूर हायट्रॅज्ज्या समोर, सिवी सोसायटी, चेंबूर, , चेंबूर, MAHARASHTRA, MUMBAI Non-Government. पिन कोड-400071 पिन नं.-ACWPP0971H
(9) दस्तऐवज करून दिल्याचा दिनांक	22/09/2017
(10) दस्त नोंदणी केलेल्याचा दिनांक	22/09/2017
(11) अनुक्रमलेख खंड व पुस्त	9346/2017
(12) खाजरीभाऊभांडेपट्ट्याचे मुद्रांक शुल्क	560000
(13) खाजरीभाऊभांडेपट्ट्याचे नोंदणी शुल्क	30000
(14) शीरा	
मुल्यांकनसाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क अकाररतात निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

<https://easesearchservice.maharashtra.gov.in/servlet/HTMLReport?SushiKamank2.aspx>



As a result of my appraisal and analysis, it is my considered opinion that the above property in the prevailing condition with aforesaid specifications is ₹ 1,24,08,240.00 (Rupees One Crore Twenty Four Lakh Eight Thousand Two Hundred Forty Only). The Realizable Value of the above property is ₹ 1,05,47,004.00 (Rupees One Crore Five Lakh Forty Seven Thousand Four Only). and The Distress Value of the above property is ₹ 86,85,768.00 (Rupees Eighty Six Lakh Eighty Five Thousand Seven Hundred Sixty Eight Only).

Place: Mumbai

Date: 29.09.2021

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. ChalikwarDigitally 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: 2021.09.29 11:56:40 +05'30'

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

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- I)	Attached



(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

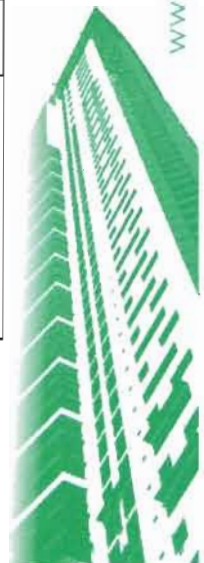
- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 29.09.2021 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 have personally inspected the property on 27.09.2021 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 AEAPC0117Q
- 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration is purchased by Mr. Vivek Ramchandra Kawde from Mrs. Charu Harshvadan Mehta & Mr. Harshvadan Navnital Mehta vide agreement for sale dated 17.10.2013.
2.	purpose of valuation and appointing authority	As per request from Central Bank of India, ARB Fort 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;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Hitesh Sahoo – Valuation Engineer Nitesh Khedekar – Processing Officer Shobha Kuperkar – Processing 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 - 27.09.2021 Valuation Date –29.09.2021 Date of Report - 29.09.2021
6.	inspections and/or investigations undertaken;	Physical Inspection done on 27.09.2021
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.



10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Commercial Unit size, location, upswing in real estate prices, sustained demand for Commercial Unit, 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

Date: 29.09.2021

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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Director

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Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **29th September 2021** 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 site visit conducted, we understand that the subject property is Commercial Unit, admeasuring **780.00 Sq. Ft. Built up Area** in the name of **Mr. Vivek Ramchandra Kawde**. 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 inputs received from site visit conducted, we understand that the subject property is owned by **Mr. Vivek Ramchandra Kawde**. 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 inputs received from site visit conducted, we understand that the Commercial Unit, admeasuring **780.00 Sq. Ft. Built up Area**.

Condition & Repair

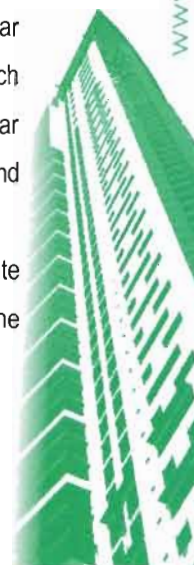
In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Exiting use premise is considered for this assignment.

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

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the



subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from site visit conducted, we understand that the subject property is Commercial Unit, admeasuring **780.00 Sq. Ft. Built up Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference for **SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** purpose as on dated **29th September 2021**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and **Fair Market Value** for this particular purpose at **₹ 1,24,08,240.00 (Rupees One Crore Twenty Four Lakh Eight Thousand Two Hundred Forty Only)**.

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

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B.
Chalikwar
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ou=CMO, email=c.m.d@vastukala.org, c=IN
Date: 2021.09.29 11:57:51 +05:30

C.M.D.

Director



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

