



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Shivani Jamwal, Mr. Deepak A. Jamwal & Mrs. Pushpa Devi Jamwal**

Residential Flat No. 004, Ground Floor, "**Ameya Woods**", Village - Chulne, Taluka - Vasai, District - Palghar, Vasai (West), PIN - 401 202, State - Maharashtra, India.

Latitude Longitude : 19°22'7.9"N 72°48'50.3"E

Intended User:

Central Bank of India

Virar East Branch

Office no 107 Gokul Plaza, First Floor, Opp Railway Crossing, Gawadwadi Virar East



Our Pan India Presence at :

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

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 27

Vastu/Mumbai/08/2024/010680/2307837

24/3-315-JAVS

Date: 24.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 004, Ground Floor, "Ameya Woods", Village - Chulne, Taluka - Vasai, District - Palghar, Vasai (West), PIN - 401 202, State - Maharashtra, India belongs to **Mrs. Shivani Jamwal, Mr. Deepak A. Jamwal & Mrs. Pushpa Devi Jamwal.**

Boundaries	:	Building	Flat
North	:	Internal Road & Bungalow Sirvi	Lobby
South	:	Open Land	Marginal Space
East	:	Galaxy Building	Flat No. 003
West	:	Open Land	Staircase Area

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 **₹ 66,17,000.00 (Rupees Sixty Six Lakh Seventeen Thousand Only).**

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

Hence certified

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

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.24 14:42:53 +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 :

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

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powoi, Andheri East, **Mumbai**: 400072, (M.S), India

☎️ +91 2247495818

✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in

Vastukala Consultants India Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.

To,
The Branch Manager,
Central Bank of India
Virar East Branch
 Office no 107 Gokul Plaza, First Floor, Opp Railway
 Crossing, Gawadwadi Virar East

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
2	a) Date of inspection : 20.08.2024
	b) Date of which the valuation is made : 24.08.2024
3	List of documents produced for perusal: I) Copy of Agreement Dated 23.11.2021 between M/s. Ameya Squares(The Promoter) And Mrs. Shivani Jamwal, Mr. Deepak A. Jamwal & Mrs. Pushpa Devi Jamwal(The Allottee)Registration No. 12383-2021. II) Copy of Occupancy Certificate No. VVCMC/TP/OL/VP-5452/73/2020-21 Dated 01.01.2021 issued by Vasai Virar City Municipal Corporation. III) Copy of Revised Development Permission Document No. VVCMC/TP/RDP/VP-5452/111/2019-20 Dated 23.09.2019 issued by Vasai Virar City Municipal Corporation.
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) : Mrs. Shivani Jamwal, Mr. Deepak A. Jamwal & Mrs. Pushpa Devi Jamwal Residential Flat No. 004, Ground Floor, "Ameya Woods", Village - Chulne, Taluka - Vasai, District - Palghar, Vasai (West), PIN - 401 202, State - Maharashtra, India. <u>Contact Person :</u> Mr. Kishan (Employee of Owner) Mobile No. 9113043886 Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on Ground Floor. The composition of Residential Flat is 2 Bedroom + Living Room + Kitchen + 2 Toilet. (2 BHK) The property is at 2.7 km. distance from Vasai Railway Station.
6	Location of property
a)	Plot No. / Survey No. : New Survey No - 78/3
b)	Door No. : Residential Flat No. 004



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



c)	C.T.S. No. / Village	:	Village - Chulne	
d)	Ward / Taluka	:	Taluka - Vasai	
e)	Mandal / District	:	District - Palghar	
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	:	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. 004, Ground Floor, "Ameya Woods", Village - Chulne, Taluka - Vasai, District - Palghar, Vasai (West), PIN - 401 202, State - Maharashtra, India.	
8	City / Town	:	City - Vasai (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 / Rura	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Chulne Vasai Virar City Municipal Corporation	
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	:	Internal Road & Bungalow Sirvi	Information not available
	South	:	Open Land	Information not available
	East	:	Galaxy Building	Information not available
	West	:	Open Land	Information 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	:	Information not available	Lobby
	South	:	Information not available	Marginal Space

	East	:	Information not available	Flat No. 003
	West	:	Information not available	Staircase Area
14	Extent of the site	:	Carpet Area in Sq. Ft. = 502.26 (Area as per Site measurement) Carpet Area in Sq. Ft. = 509.00 (Area As Per Agreement) Built Up Area in Sq. Ft. = 559.90 (Carpet Area + 10%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°22'7.9"N 72°48'50.3"E	
15	Extent of the site considered for Valuation	:	Carpet Area in Sq. Ft. = 509.00 (Area As Per Agreement)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location			
	C.T.S. No.	:		
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation		Village - Chulne, Vasai Virar City Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 004, Ground Floor, " Ameya Woods ", Village - Chulne, Taluka - Vasai, District - Palghar, Vasai (West), PIN - 401 202, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2021 (As per occupancy certificate)	
5.	Number of Floors	:	Part Ground + Part Still + 4 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	Ground 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	:	1Lift	

	Protected Water Supply	:	Municipal Water Supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open / Covered Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	Ground Floor
2.	Door No. of the Flat	:	Residential Flat No. 004
3.	Specifications of the Flat		
	Roof	:	R.C.C. slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door frame with full height glazed glass door and MS collapsible shutter to main entrance
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering + POP Finish
4.	House Tax		
	Assessment No.	:	Information not available
	Tax paid in the name of	:	Information not available
	Tax amount	:	Information not available
5.	Electricity Service connection No.	:	Information not available
	Meter Card is in the name of	:	Information not available
6.	How is the maintenance of the Flat?	:	Good
7.	Sale Deed executed in the name of	:	Mrs. Shivani Jamwal, Mr. Deepak A. Jamwal & Mrs. Pushpa Devi Jamwal
8.	What is the undivided area of land as per Sale Deed?	:	Information not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 560.00 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per VVCMC norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 502.26 (As per Area actual site measurement) Carpet Area in Sq. Ft. = 509.00 (As Per Area Agreement)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



13.	Is it being used for Residential or Commercial purpose?	:	Commercial use
14.	Is it Owner-occupied or let out?	:	Owner Occupied
15.	If rented, what is the monthly rent?	:	₹ 13,800/- (Expected rental income 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)	:	₹ 11462/- to ₹ 14611/- per Sq. Ft. on Carpet Area ₹ 10420/- to ₹ 13283/- 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).	:	₹ 13,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,600/- per Sq. Ft.
	II. Land + others	:	₹ 10,400/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office	:	₹ 69,400/- per Sq. M. i.e. ₹ 6,447/- per Sq. Ft.
	Guideline rate(after depreciation)	:	N.A. Age of Property below 5 year
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,600/- per Sq. Ft.
	Age of the building	:	3 years
	Life of the building estimated	:	57 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Age of Property below 5 year
	Depreciation Ratio of the building		-
b	Total composite rate arrived for Valuation		

Depreciated building rate VI (a)	:	₹ 2,600/- per Sq. Ft.
Rate for Land & other V (3) ii	:	₹ 10,400/- per Sq. Ft.
Total Composite Rate	:	₹ 13,000/- per Sq. Ft.
Remarks	:	The residential Flat No. 004 on ground floor is used for commercial purpose, Cente for Facial Plastic Surgery & Cosmetology.

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	509.00 Sq. Ft.	13,000.00	66,17,000.00
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				66,17,000.00
Realizable value of the property				62,86,150.00
Distress value of the property				52,93,600.00
Insurable value of the property (559.90 X 2,600.00)				14,55,740.00
Guideline value of the property (559.90 X 6,216.00)				34,80,338.00

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

Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 ₹ 11462/- to ₹ 14611/- per Sq. Ft. on Carpet Area / ₹ 10420/- to ₹ 13283/- 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 ₹13,000.00 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	₹ 13,800/- (Expected rental income per month)
Any likely income it may generate	Rental Income



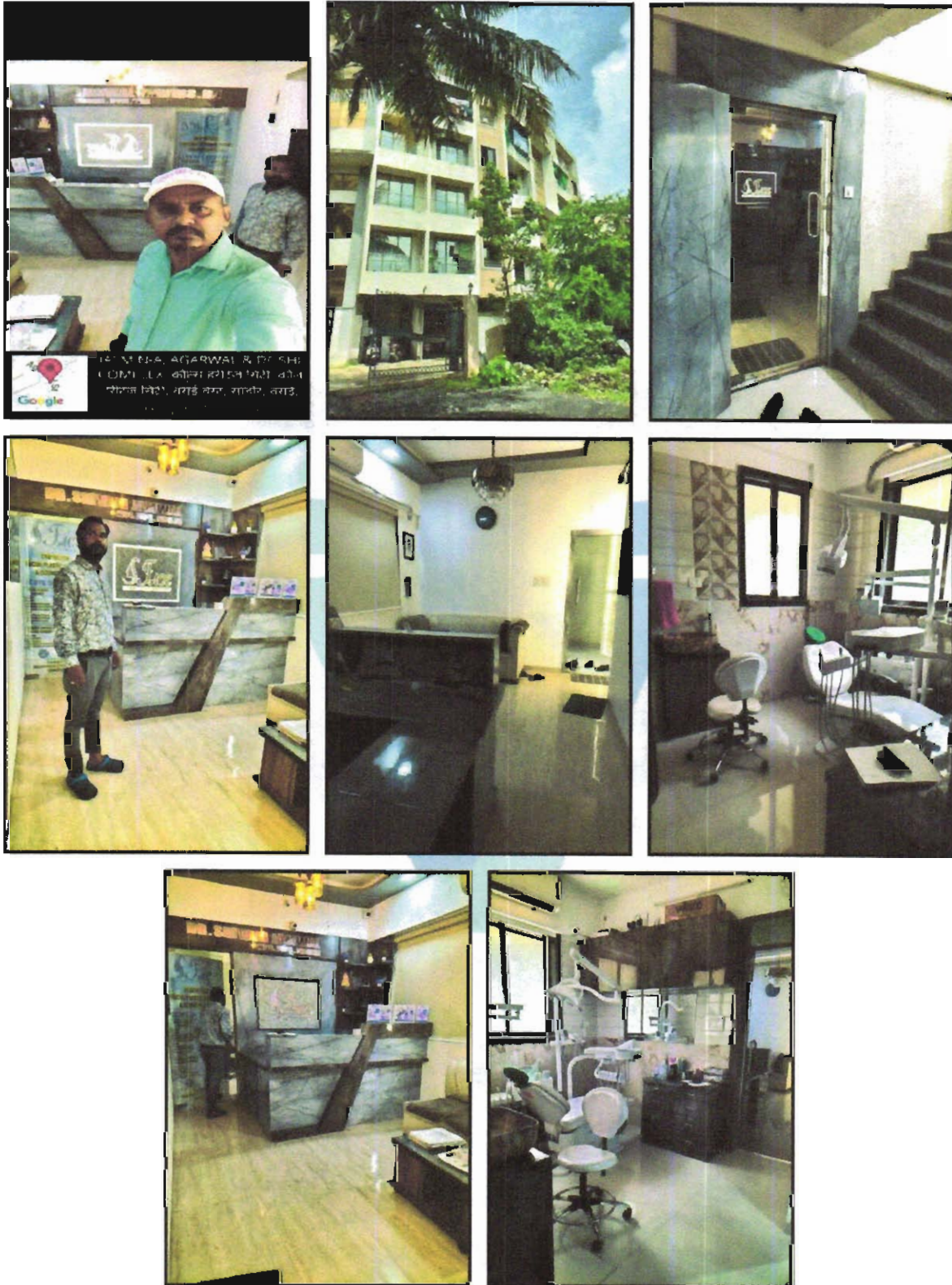
Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Actual Site Photographs



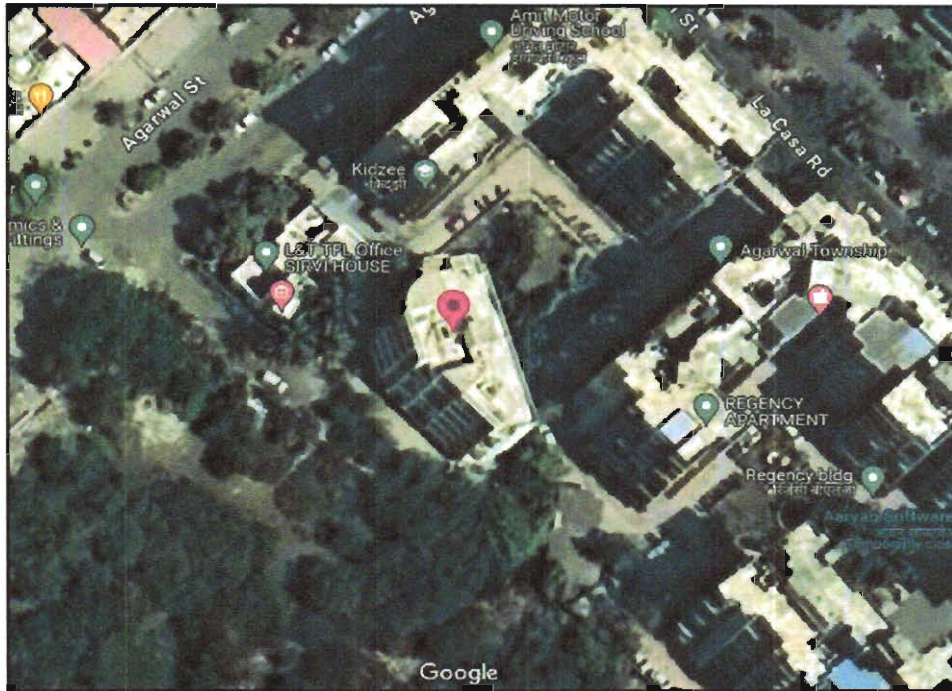
Since 1999

Vastukala Consultants (I) Pvt. Ltd.

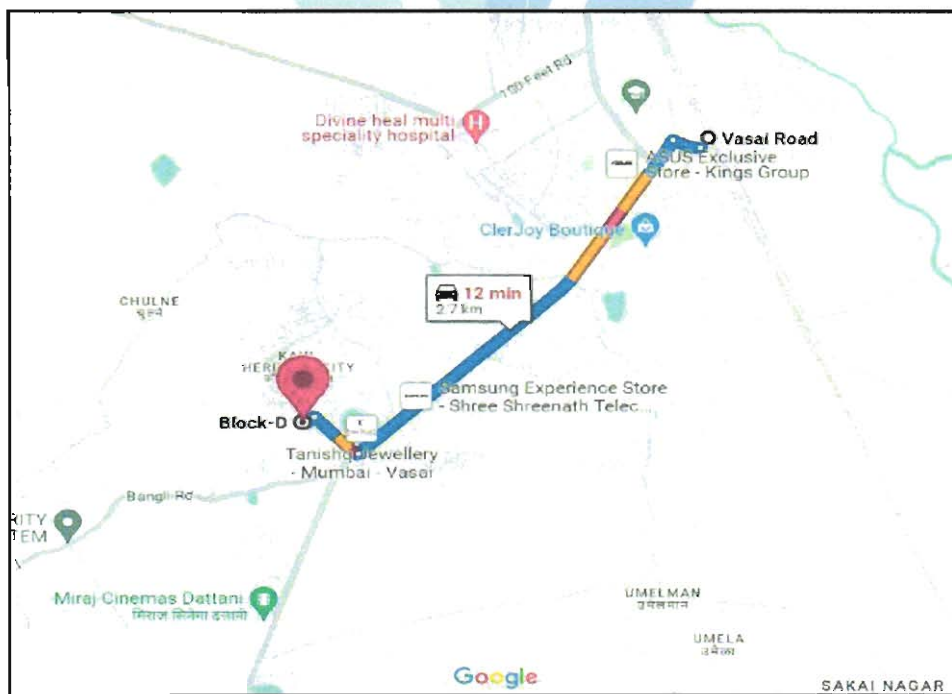
An ISO 9001 : 2015 Certified Company



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 19°22'7.9"N 72°48'50.3"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Vasai - 2.7 km.).



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Ready Reckoner Rate

DIVISION / VILLAGE : CHULNE Commence From 1st April 2024 To 31st March 2025						
Type of Area	Urban	Local Body Type	Corporation Class "C"			
Local Body Name	Vasai-Virar City Municipal Corporation					
Land Mark	Lands for residential and other similar permissible use					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
10	2	19600	69400	76700	85700	76700
Survey No: 59, 60, 64, 65, 67, 68, 69, 70, 71, 72, 73, 74						
<input type="button" value="Compare With Previous Year"/> ↓						

Stamp Duty Ready Reckoner Market Value Rate for Flat	69400			
Flat Located on Ground Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	69,400.00	Sq. Mtr.	6,447.00	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	19600			
The difference between land rate and building rate(A-B=C)	49,800.00			
Percentage after Depreciation as per table(D)	5%			
Rate to be adopted after considering depreciation [B + (C X D)]	66,910.00	Sq. Mtr.	6,216.00	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

Price Indicators

Property	Flat		
Source	https://www.99acres.com/		
Floor	-		
	Carpet	Built Up	Saleable
Area	635.00	698.50	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹12,283.00	₹11,167.00	-

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

Home > Property in Beyond Mra Road > Flats in Beyond Mra Road > Flats in Vasai > Flats in Vasai West > 2 BHK Flats in Vasai West

Posted on Jul 08, 2024 | Ready to move

₹78 Lac

@ 12,283 per sq.ft.

Estimated EMI ₹ 62,299

REERA STATUS: NOT AVAILABLE

Website: https://maharera.maharashtra.gov.in/

2BHK 2Baths

Flat/Apartment for Sale


Agarwal and Doshi Complex, Vasai West, Mumbai

Contact Owner FREE

Shortlist

Overview
Society
Owner Details
Price Trends
Registry Record
Society Reviews

Property (8) Society (13)



Photos (1/8)

Area:
Built Up area: 995 sq.ft. (92.44 sq.m.)
Carpet area: 635 sq.ft. (58.99 sq.m.)

Price:
₹ 78 Lac
@ 12,283 per sq.ft. (Negotiable)

Floor Number:
7th of 7 Floors

Property Age:
10+ Year Old

Configuration:
2 Bedrooms, 2 Bathrooms, 3 Balconies

Address:
Agarwal and Doshi Complex
Vasai West, Mumbai

Overlooking:
Others

Places nearby Vasai West, Mumbai View All (50)

Fatima Mata Church
Gurudwara
Shree Tulja Bhavani Temple
Navjeevan Hospital
Dr. Palaskar Hospital

Why should you consider this property?

Gated Society
Close to Market
Close to School
Close to Hospital
Top Floor
Full Power Backup
Visitor Parking Available

On-Call Maintenance Staff
Corner Property
Close to Railway Station
Natural Light
Airy Rooms
Spacious Interiors
Low density Society

Transaction Type: Resale

Gated Community: Yes

Power Backup: Full

Property Ownership: Freehold

Corner Property: Yes

Property Code: E76175529

Flooring: Ceramic

Parking: 1 Open

Furnishing: Semifurnished

Water Source: Municipal corporati..



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Property	Flat		
Source	Dwello.com		
Floor	-		
	Carpet	Built Up	Saleable
Area	539.00	592.90	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹14,610.00	₹13,282.00	-

AMEYA WOODS Vasai Mumbai By Ameya Squares

READY TO BE BUILT HOMES

- Location: Kaul Heritage City, Vasai
- Possession Date: January 2021
- Project Size: 21 Units
- Developer: Ameya Squares
- Products: 1, 2 BHK

CONFIGURATIONS FOR AMEYA WOODS

1 BHK 1 living room, kitchen, 1 bedrooms, 2 bathrooms	379 ft ²	₹52.50 L
1 BHK 1 living room, kitchen, 1 bedrooms, 2 bathrooms	408 ft ²	₹56.83 L
2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	494 ft ²	₹75.00 L
2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	539 ft ²	₹78.75 L



Since 1999

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



Sale Instances

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	602.00	662.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,462.00	₹10,420.00	-

8/22/24, 3:37 PM		freesearchgirservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx	
318379	सूची क्र.2		दुय्यम निबंधक : दु.नि. वसई 1
22-08-2024			दस्त क्रमांक : 3183/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.			नोंदणी : Regn:63m
गावाचे नाव : चुळणे			
(1)विलेखाचा प्रकार	करारनामा		
(2)मीबदला	6900000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4664000		
(4) भू-मापन,पोटहिसा व घरकामांक(असल्यास)	1) पालिकेचे नाव-वसई विरार महानगरपालिकाइतर वर्णन : इतर माहिती : इतर माहिती: गाव मौजे चुळणे,ता. वसई,जि. पालघर येथील स. नं. 77,हि. नं. 4(पै).स. नं. 78,हि. नं. 11(पै),स. नं. 79,हि. नं. 4(पै),5(पै),6(पै),स. नं. 81,हि. नं. 2,3,4,5,स. नं. 82,हि. नं. 1(पै),2,3,4 आणि स. नं. 91,हि. नं. 7(पै),8(पै)या जमीन मिळकती वरील सदनिका क्र. 104,पहिला मजला सी विंग बिल्डिंग नं. 8,जामिन(अगरवाल अँड दोशी कॉम्प्लेक्स)को. ऑप. ही. सोसा. लि. कौल हेरिटेज सिटी,भाबोळा,वसई पश्चिम,क्षेत्र 56 चौ. मीटर कारपेट म्हणजेच 67.20 चौ. मीटर बिल्ट अप(723 चौ. फुट बिल्ट अप)ही मिळकत((Survey Number : 77,78,79,81,82, 91 :))		
(5) क्षेत्रफळ	67.20 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणा-या विलेखन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव-बॉयलेट पार्शल आर्म्बेडा - - वय-53 पत्ता-प्लॉट नं. - ,माळा नं. - ,इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. सी 104, जामिन (अगरवाल अँड दोशी कॉम्प्लेक्स) को. ऑप. ही. सोसा. लि. कौल हेरिटेज सिटी, भाबोळा, वसई पश्चिम, ता. वसई, जि. पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AFXPRA47997		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-मुकुल विजय शर्मा - - वय-27, पत्ता-प्लॉट नं. - ,माळा नं. - ,इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. शर्मा हाऊस, रामचंद्र पावसकर रोड, फताय ओव्हर जवळ, गावठण, दहिसर पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड.-400068 पॅन नं.-GBAPS8441C 2): नाव-पुनी मुकुल शर्मा - - वय-28, पत्ता-प्लॉट नं. - ,माळा नं. - ,इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. शर्मा हाऊस, रामचंद्र पावसकर रोड, फताय ओव्हर जवळ, गावठण, दहिसर पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड.-400068 पॅन नं.-BURPR7802P		
(9) दस्तऐवज करून दिल्याचा दिनांक	11/03/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	11/03/2024		
(11)अनुक्रमीक खंड व पृष्ठ	3183/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	483000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)सेरा			
मुल्यीकनासाठी विचारात घेतलेला तपशील:-			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		
https://freesearchgirservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx		12	

Property	Flat		
Source	Index no.2		
Floor	-		
	Carpet	Built Up	Saleable
Area	602.00	662.20	-
Percentage	-	10%	-
Rate Per Sq. Ft.	₹11,879.00	₹10,799.00	-

8/22/24, 3:44 PM freesearchigiservice.maharashtra.gov.in/isantahHTMLReportSuchiKramank2_RegLive.aspx

1119779 सूची क्र.2 दृष्यम निबंधक : द्रु.नि. वसई 1
22-08-2024 दस्त क्रमांक : 11197/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office. नोंदणी :
Regn:63m

गावाचे नाव : चुळणे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	7151000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4664000
(4) भू-नामन,घोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती: गाव मौजे चुळणे,येथील सर्वे क्र.64,हिस्सा क्र.1,सर्वे. क्र.71,हिस्सा क्र.1,4,5,7,8,10 ते 15,सर्वे. क्र.72,हिस्सा क्र.1 ते 16,18,19,21,सर्वे. क्र.73,हिस्सा क्र.2,4 ते 11,सर्वे. क्र.75,हिस्सा क्र.3 ते 7,9 ते 14,सर्वे. क्र.76,हिस्सा क्र.1,2,4,6,8 ते 12,सर्वे. क्र.77,हिस्सा क्र.1 ते 8,सर्वे. क्र.78,हिस्सा क्र.1,4,5,6,8 ते 15,सर्वे. क्र.79,हिस्सा क्र.3 ते 6,सर्वे. क्र.81,हिस्सा क्र.2,3,4,5,सर्वे. क्र.82,हिस्सा क्र.1ए(पी),2,3,4बी,6,सर्वे. क्र.83,हिस्सा क्र.1 ते 11,सर्वे. क्र.84,हिस्सा क्र.1 ते 5,सर्वे. क्र.85,हिस्सा क्र.1,4,सर्वे. क्र.86,हिस्सा क्र.2(पी),3,7,8,सर्वे. क्र.90,हिस्सा क्र.4 ते 8,सर्वे. क्र.91,हिस्सा क्र.3 ते 8,वरील सदनिका क्र.403, चौथा मजला,ए विंग,बिल्डींग नं.9,लोटस(अगरवाल एंड दोषी कॉम्प्लेक्स)को-ओप.हा.सो.ली.कोल्स हेरीटेज सिटी,भाभोला नाका,वसई प 401202(क्षेत्र 56.00 चौ मी. कार्पेट)(Survey Number : 64, 71, 72, 73, 75, 76, 77, 78, 79, 81, 82, 83, 84, 85, 86, 90, 91 ;)
(5) क्षेत्रफळ	56.00 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा	
(7) दस्तावेज करून देण-या सिद्दून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-इन्व्हेणिस एल वाझ लफे कु. मु. तुईहा सिरील्ला वाझ - वय:-54 पत्ता:-प्लॉट नं. 403,ए विंग,बिल्डींग नं.9, माळा नं. चौथा मजला, इमारतीचे नाव: लोटस (अगरवाल एंड दोषी कॉम्प्लेक्स) को-ओप.हा.सो.ली. ब्लॉक नं. कोल्स हेरीटेज सिटी,भाभोला नाका, रोड नं. वसई प, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AIAPV8684M 2): नाव:-तुईहा सी वाझ - वय:-54 पत्ता:-प्लॉट नं. 403,ए विंग,बिल्डींग नं.9, माळा नं. चौथा मजला, इमारतीचे नाव: लोटस (अगरवाल एंड दोषी कॉम्प्लेक्स) को-ओप.हा.सो.ली. ब्लॉक नं. कोल्स हेरीटेज सिटी,भाभोला नाका, रोड नं. वसई प, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AENPV3794D
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विवेक सिंग - वय:-33, पत्ता:-प्लॉट नं. 303, माळा नं. - इमारतीचे नाव: संतन आर्केड, ब्लॉक नं. झल्लिम किराणा स्टोअर जवळ, नवापाडा, माणिकपूर, रोड नं. वसई रोड प, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-EIHPS9921K 2): नाव:-रेखा सिंग - वय:-32, पत्ता:-प्लॉट नं. 303, माळा नं. - इमारतीचे नाव: संतन आर्केड, ब्लॉक नं. झल्लिम किराणा स्टोअर जवळ, नवापाडा, माणिकपूर, रोड नं. वसई रोड प, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-DEEPK3876P
(9) दस्तावेज करून दिल्याचा दिनांक	07/08/2024
(10) दस्त नोंदणी केल्याचा दिनांक	07/08/2024
(11) अनुक्रमांक, खंड व पृष्ठ	11197/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500600

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 ₹66,17,000.00 (Rupees Sixty Six Lakh Seventeen Thousand Only) .The Realizable Value of the above property is ₹62,86,150.00 (Rupees Sixty Two Lakh Eighty Six Thousand One Hundred Fifty Only). The Distress Value is ₹52,93,600.00 (Rupees Fifty Two Lakh Ninety Three Thousand Six Hundred Only).

Place : Mumbai

Date : 24.08.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.24 14:44:23 +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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



(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 24.08.2024 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 Anwar Shaikh has personally inspected the property on 20.08.2024. 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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



- 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mrs. Shivani Jamwal, Mr. Deepak A. Jamwal & Mrs. Pushpa Devi Jamwal from M/s. Ameya Squares vide Agreement dated 23.11.2021.
2	purpose of valuation and appointing authority	As per the request from Central Bank of India, Virar East Branch to assess Fair Market Value value of the property for Housing Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Anwar Shaikh - Valuation Engineer Vaishali Sarmalkar - 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 - 20.08.2024 Valuation Date - 24.08.2024 Date of Report - 24.08.2024
6	inspections and/or investigations undertaken;	Physical Inspection done on - 20.08.2024
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 **24th August 2024** 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 **509.00 Sq. Ft. Carpet Area** in the name of **Mrs. Shivani Jamwal, Mr. Deepak A. Jamwal & Mrs. Pushpa Devi Jamwal**. 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 **Mrs. Shivani Jamwal**,



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 **509.00 Sq. Ft. Carpet Area**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified 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.



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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. 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.

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

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
(Date: 2024.08.24 14:45:02 +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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company

