

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-2894/23-24	Dated 13-Oct-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) Union Bank of India Nandurbar Branch Ghee Bazar, Near Mangal Bhavan, Nandurbar, District – Nandurbar, PIN – 425 412 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 4260/2302983	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	20,000.00
	CGST			1,800.00
	SGST			1,800.00
	Total			₹ 23,600.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Twenty Three Thousand Six Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	20,000.00	9%	1,800.00	9%	1,800.00	3,600.00
Total	20,000.00		1,800.00		1,800.00	3,600.00

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

Remarks:

Mrs. Vandana Ravindra Chaudhari & Mr. Ravindra Hiralal Chaudhari - Residential Flat No. 201, 2nd Floor, "EL Castillo", Plot No. 23B & 23C, Sector - 6, Palm Beach Road, Village - Nerul, Navi Mumbai, Taluka & District - Thane, PIN – 400 706, State – Maharashtra, Country – India

Company's PAN : **AADCV4303R**

Declaration

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

MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **UNION BANK OF INDIA**
 A/c No. : **635301010050194**
 Branch & IFS Code: **Bandra East & UBIN0563536**



UPI Virtual ID : Vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Pooja Dagare

Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Vandana Ravindra Chaudhari & Mr. Ravindra Hiralal Chaudhari**

Residential Flat No. 201, 2nd Floor, "EL Castillo", Plot No. 23B & 23C, Sector - 6, Palm Beach Road, Village - Nerul, Navi Mumbai, Taluka & District - Thane, PIN – 400 706, State – Maharashtra, Country – India.

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Longitude Latitude: 19°02'34.3"N 73°00'32.9"E

Valuation Done for:

Union Bank of India

Nandurbar Branch

Ghee Bazar, Near Mangal Bhavan, Nandurbar, District – Nandurbar, PIN – 425 412
State – Maharashtra, Country – India.



Our Pan India Presence at :

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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2nd Floor, "EL Castillo", Plot No. 23B & 23C, Sector - 6, Palm Beach Road, Village - Nerul, Navi Mumbai, Taluka & District - Thane, PIN – 400 706, State – Maharashtra, Country – India belongs to **Mrs. Vandana Ravindra Chaudhari & Mr. Ravindra Hiralal Chaudhari.**

Boundaries of the property.

North	:	Vihang Residency
South	:	Internal Road
East	:	Sector – 6 Nerul Road
West	:	CNG Gas Station

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 **₹ 14,11,60,370.00 (Rupees Fourteen Crore Eleven Lakh Sixty Thousand Three Hundred Seventy 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**
Director

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: 2023.10.13 12:47:38 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22
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

Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,

The Branch Manager**Union Bank of India****Nandurbar Branch**

Ghee Bazar

Near Mangal Bhavan

Nandurbar, District – Nandurbar

PIN – 425 412

State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

Sl. No.	General	
1.	Purpose for which the valuation is made	: As per the request from Union Bank of India, SAMB Fort Branch to assess market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2.	a) Date of inspection	: 03.10.2023
	b) Date on which the valuation is made	: 13.09.2023
3.	List of documents produced for perusal	: 1. Copy of Agreement for Sale dated 31.05.2013 between M/s. Akshar Accommodations Pvt. Ltd. (the Promoters) AND Mrs. Vandana Ravindra Chaudhari & Mr. Ravindra Hiralal Chaudhari (the Purchasers) 2. Copy of Commencement Certificate No. NMMC / NRV / BP / Case No. A-1003 / 1479 / 09 dated 23.04.2001 issued by Navi Mumbai Municipal Corporation. 3. Copy of Occupancy Certificate No. NRV / BP / Case No. B-7316 / 194 / 2013 dated 11.01.2013 issued by Navi Mumbai 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. Vandana Ravindra Chaudhari & Mr. Ravindra Hiralal Chaudhari Address: Residential Flat No. 201, 2 nd Floor, "EL Castillo", Plot No. 23B & 23C, Sector - 6, Palm Beach Road, Village - Nerul, Navi Mumbai, Taluka & District - Thane, PIN – 400 706, State – Maharashtra, Country – India. Contact Person: Mr. Tushar Patil (Manager of Owner) Contact No.: 9920063335 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 2 nd Floor. The composition of flat is Living Room + 4 Bedrooms + Kitchen + 4 WC with Bath + Common WC + Servant

		Room with WC + Passage + Dry Balcony + Balconies/Terrace. (i.e. 4BHK with 4 WC with Bath + 2 WC). The property is at 4.9 km. travelling distance from nearest railway station Nerul.	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 23B & 23C
	b) Door No.	:	Residential Flat No. 201
	c) C.T.S. No. / Village	:	Village – Nerul
	d) Ward / Taluka	:	Taluka – Thane
	e) Mandal / District	:	District – Thane
	f) Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received 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	:	N. A.
7.	Postal address of the property	:	Residential Flat No. 201, 2 nd Floor, "EL Castillo", Plot No. 23B & 23C, Sector - 6, Palm Beach Road, Village - Nerul, Navi Mumbai, Taluka & District - Thane, PIN – 400 706, State – Maharashtra, Country – India.
8.	City / Town	:	Nerul, Navi Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Nerul Navi Mumbai 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 Documents
	North		Vihang Residency Plot No. 20
	South		Internal Road 15m Wide Road
	East		Sector – 6 Nerul Road 15m Wide Road
	West		CNG Gas Station Plot No. 24
13.	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.
			A B
			As per the Deed Actuals
	North	:	- -
	South	:	- -

	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 3,483.00 Dry Balcony Area in Sq. Ft. = 37.00 Balcony /Terrace Area in Sq. Ft. = 1,781.00 Total Area in Sq. Ft. = 5,301.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 3,315.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 3,978.00 (Carpet Area + 20%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°02'34.3"N 73°00'32.9"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 3,315.00 (Area as per Agreement for Sale) Balcony / Terrace Area in Sq. Ft. = 1,781.00 (Area as per actual site measurement)	
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 - Nerul Navi Mumbai Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 201, 2 nd Floor, "EL Castillo", Plot No. 23B & 23C, Sector - 6, Palm Beach Road, Village - Nerul, Navi Mumbai, Taluka & District - Thane, PIN - 400 706, State - Maharashtra, Country - India.	
3.	Description of the locality Residential / Industrial / Mixed	:	Residential	
4.	Year of Construction	:	2013 (As per Occupancy Certificate)	
5.	Number of Floors	:	Basement + Ground + 28 upper floors	
6.	Type of Structure	:	R.C.C. framed structure	
7.	Number of Dwelling Flats in the building	:	1 Flat on 2 nd Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	4 lifts	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Covered Car Parking Space	

Is Compound wall existing?	:	Yes
Is pavement laid around the building	:	Yes

III	FLAT	
1	The floor in which the Flat is situated	: 2 nd Floor
2	Door No. of the Flat	: Residential Flat No. 201
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Marble and Granite flooring
	Doors	: Teak wood door framed with flush shutters
	Windows	: Powder coated Aluminum sliding windows
	Fittings	: Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	: Cement Plastering with POP false ceiling
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of:	: Details not available
	Tax amount:	: Details not available
5	Electricity Service connection No.:	: Details not available
	Meter Card is in the name of:	: Details not available
6	How is the maintenance of the Flat?	: Good
7	Sale Deed executed in the name of	: Mrs. Vandana Ravindra Chaudhari & Mr. Ravindra Hiralal Chaudhari
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. = 3,978.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	: As per NMMC norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. = 3,483.00 Dry Balcony Area in Sq. Ft. = 37.00 Balcony Area in Sq. Ft. = 1,781.00 Total Area in Sq. Ft. = 5,301.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 3,315.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Industrial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Owner Occupied
15	If rented, what is the monthly rent?	: ₹ 2,90,000.00 Expected rental income 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 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)	:	₹ 34,000.00 to ₹ 36,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 35,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 32,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 1,29,800.00 per Sq. M. i.e. ₹ 12,059.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 1,22,490.00 per Sq. M. i.e., ₹ 11,380.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000.00 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%
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,550.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 32,500.00 per Sq. Ft.
	Total Composite Rate		Flat - ₹ 35,050.00 per Sq. Ft. Balcony / Terrace - ₹ 14,020.00 per Sq. Ft.
	Remarks:		

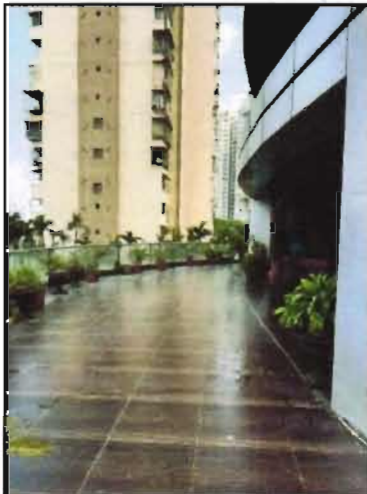
Details of Valuation:

Sr. No.	Description	Qty.	Rate per Flat (₹)	Estimated Value (₹)
1	Present total value of the Flat	3,315.00 Sq. Ft.	35,050.00	11,61,90,750.00
2	Balcony / Terrace Area (Area as per actual site measurement)	1,781.00 Sq. Ft.	14,020.00	2,49,69,620.00
3	Wardrobes			
4	Showcases			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			

Actual Site Photographs



Actual Site Photographs



Price Indicators

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Login ▾ Post Property NEW

Home > Property > Real Estate > Flat For Sale > Real Estate > Sector 6 New > BHK 4 6500 sqft
Posted on Oct 05 | Property ID: 6528833

₹16.50 Cr EMI - ₹7,444 | [Get an approved loan](#)

4 BHK 6500 Sq.ft Flat For Sale Sector 6 Nerul, Navi Mumbai

Contact Agent
Chandrakant - 91-97-XXXXXX

Get Phone No.

Request Photos

4 Beds

4 Baths

3 Balconies

1 Covered Parking

Water Front

Hilltop

Carpet Area
3000 sqft *
₹55000/sqft

Developer
[Akshar Developers](#)

Project
[Akshar EL Castillo](#)

Floor
4 (Out of 29 Floors)

Transaction Type
Resale

Status
Ready to Move

Additional Rooms
1 Store Room

Facing
North - East

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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾
Login ▾ Post Property NEW


Home > Property > Real Estate > Flat For Sale > Real Estate > Palm Beach Road, Navi Mumbai
Posted on Oct 07 | Property ID: 6429071

₹16.0 Cr EMI - ₹7,226 | [Get loan offers from 2+ banks](#) PREMIUM LOCALITY

5 BHK 7000 Sq.ft Flat For Sale Palm Beach Road, Navi Mumbai

Contact Agent
Ganesh - 91-92-XXXXXX

Get Phone No.



5 Beds

5 Baths

2 Balconies

5 Covered Parking

Service God

Visitor Parking

Carpet Area
4000 sqft *
₹40000/sqft

Developer
[Sunny Real Estate](#)

Project
[EL Castillo](#)

Floor
8 (Out of 27 Floors)

Transaction Type
Resale

Status
Ready to Move

Additional Rooms
1 Servant Room

Facing
North - East

Contact Agent

Get Phone No.

Last contact made 27 days ago



Price Indicators

The screenshot shows a property listing on Housing.com. The property is 'Akshar El Casita' located in 'El Casita, Higher Floor Near Palm Beach Road, More About'. It is a 4 BHK flat for sale, priced at ₹24.0 Cr. The property features 4 bedrooms, 4 bathrooms, and 4 covered parking spaces. The listing is from 'More than a month ago'. The 'About this property' section describes it as a tastefully designed 4 BHK unit. The listing includes a 'Contact Seller' section with the name 'Shivay Real Estate' and a phone number '+9191379...'. There are also options to 'Share' and 'Save' the listing.

Property Name	Overview
Akshar El Casita	724.0 Lacs Access Zero Brokerage Properties
Price	₹24.0 Cr
Bedrooms	4
Bathrooms	4
Parking	4 Covered Parking
Agent	More than a month ago

About this property

Available: 4BHK Flat For Sale in Akshar El Casita, Higher Floor Near Palm Beach Road, More About. This Property is 4 BHK Flat for sale in Navi Mumbai. This property is in Navi Mumbai, which is a covered investment location. This tastefully designed 4 BHK unit. [Read More](#)

Contact Seller

Shivay Real Estate
+9191379...
Please share your contact

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc
 I am interested in Home Loans

[Get Contact Details](#)

Still deciding?

[Share](#) [Save](#) [Share](#) [Report](#)

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Sales Instance

12908392 10-10-2023 Note:-Generated Through eDisplay v2.1 Module. For original report please contact concern SRO office.	सूची क्र. २	दुय्यम निबंधक सह दु.नि. टाणे 8 दस्तावेज क्रमांक: 12908/2022 नोदपी: Regn:63m
गाव : नेरुळ		
(1)दस्तावेज प्रकार	कगरनामा	
(2)प्रोबदला	122000000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार अकारपी देतो कि पट्टेदार ते नमूद करावे)	84225922	
(4)भूमिपत्र,पोटहिस्सा व परकमांक (असल्यास)	1) इतर माहिती : सदनिका नं.2201-2301,22 व 23 वा मजला,एल कॅस्टिलो बिल्डिंग,प्लॉट नं.23 बी आणि 23 सी,सेक्टर-6,नेरुळ नवी मुंबई टाणे क्षेत्र-2962.25 +2329.32 चौ.फूट(5291.57 चौ.फूट)491.59 चौ.मी.कारपेट एरिया नवी मुंबई मनपा	
(5)क्षेत्रफळ	1) 491.59 चौ.मीटर	
(6)अकारपी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / मिहून देवणाऱ्या पक्षकारांचे नाव किंवा दिवापी न्यायालयाचा हुक्मनामा किंवा अदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) संतोकरबेन बच्चुभाई आरेडिया 56 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : बी -2303 श्रीजी हाईट्स सीएचएस प्लॉट क्रमांक 1 ए १बी १सी सेक्टर ४६ए नेरुळ नवी मुंबई रोड नं : - महाराष्ट्र THANE. 400706 2) बच्चुभाई धरमशी आरेडिया 56 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : बी -2303 श्रीजी हाईट्स सीएचएस प्लॉट क्रमांक 1 ए १बी १सी सेक्टर ४६ए नेरुळ नवी मुंबई रोड नं : - महाराष्ट्र THANE. 400706	
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवापी न्यायालयाचा हुक्मनामा किंवा अदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मोना जगदीश मिस्री 65 प्लॉट नं : - माळा नं : - इमारतीचे नाव : - ब्लॉक नं : 337 चंदावरकर रोड माटुंगा मुंबई रोड नं : - महाराष्ट्र MUMBAI. 400019	
(9)दस्तावेज करून दिल्याचा दिनांक	19/07/2022	
(10)दस्त नोदपी केल्याचा दिनांक	19/07/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	12908/2022	
(12)बाजारभावाप्रमाणे मुद्राक शुल्क	7320000	
(13)बाजारभावाप्रमाणे नोदपी शुल्क	30000	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 14,11,60,370.00 (Rupees Fourteen Crore Eleven Lakh Sixty Thousand Three Hundred Seventy Only). The Realizable Value of the above property is ₹ 11,99,86,315 (Rupees Eleven Crore Ninety Nine Lakh Eighty Six Thousand Three Hundred Fifteen Only). The Distress Value is ₹ 9,88,12,259.00 (Rupees Nine Crore Eighty Eight Lakh Twelve Thousand Two Hundred Fifty Nine Only).

Place: Mumbai

Date: 13.10.2023

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: 2023.10.13 12:47:57 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22

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).

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Date

Signature

(Name of the Branch Manager with Flat Seal)

Enclosures	
Declaration From Valuers (Annexure – II)	Attached
Model code of conduct for valuer (Annexure – III)	Attached

Annexure – II

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 13.10.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 03.10.2023 The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- j. Further, I hereby provide the following information.

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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by Mrs. Vandana Ravindra Chaudhari & Mr. Ravindra Hiralal Chaudhari as per Agreement for Sale dated 31.05.2013.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Nandurbar Branch to assess market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Suraj Zore – 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 – 03.10.2023 Valuation Date – 13.10.2023 Date of Report – 13.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done 03.10.2023
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, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **13th October 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. 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 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 **3,315.00 in Sq. Ft. Carpet Area** in the name of **Mrs. Vandana Ravindra Chaudhari & Mr. Ravindra Hiralal Chaudhari**. 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. Vandana Ravindra Chaudhari & Mr. Ravindra Hiralal Chaudhari**. 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 **3,315.00 in 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 Current use / Existing 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 shop and properties that are typically traded on a Flat 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 the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **3,315.00 in 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.

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**

Director

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: 2023.10.13 12:48:09 +05'30'



Think Innovate Create Auth. Sign. Create

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22