

**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)

**State Bank of India**  
Balotra Industrial Area Branch, Balotra - 344022,  
State -  
Rajasthan.  
GSTIN/UIN : 08AAACS8577K1DY  
State Name : Rajasthan, Code : 08

Invoice No.  
**PG-1634/21-22**  
Delivery Note  
  
Dispatch Doc No.  
**36938/21583**  
Dispatched through

Dated  
**2-Nov-2021**  
Mode/Terms of Payment  
  
Delivery Note Date  
  
Destination

Terms of Delivery

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	15,000.00
				<b>IGST</b> 2,700.00

Total **₹ 17,700.00**  
E. & O.E

Amount Chargeable (in words)

**Indian Rupee Seventeen Thousand Seven Hundred Only**

HSN/SAC	Taxable Value	Integrated Tax Rate	Amount	Total Tax Amount
997224	15,000.00	18%	2,700.00	2,700.00
	<b>Total</b>		<b>2,700.00</b>	<b>2,700.00</b>

Tax Amount (in words) : **Indian Rupee Two Thousand Seven Hundred Only**

**Remarks:**

Mr. Anand P. Golecha & Mr. Pravin P. Golecha -  
Residential Bungalow on Plot No. 21, "Gold Valley" Co  
Op. Hsg. Soc., Sector No. C - 3, Survey No. 44/3, Village  
- Tungarli, Lotaavala, Sub - Registrar - Vadjaon Maval.

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 : **State Bank of India**  
A/c No. : **32632562114**  
Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**  
for Vastukala Consultants (I) Pvt Ltd



*[Signature]*  
Authorized Signatory

This is a Computer Generated Invoice

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

An ISO 9001:2015 Certified Company



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Anand P. Golecha & Mr. Pravin P. Golecha**

Residential Bungalow on Plot No. 21, "Gold Valley" Co. Op. Hsg. Soc., Sector No. C – 3, Survey No. 44/3,  
Village – Tungarli, Lonavala, Sub – Registrar – Vadgaon Maval, Taluka – Maval,  
District – Pune, State – Maharashtra, Country - India

Longitude Latitude: 18°46'39.8"N 73°24'01.8"E

### Valuation Done for:

**State Bank of India**  
Balotra Industrial Area Branch  
Balotra - 344022, State - Rajasthan, Country - India

**Vastukala Consultants (I) Pvt. Ltd.**  
Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune  
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik



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Valuation Report Prepared For: State Bank of India / Balotra Industrial Area Branch / Mr. Anand P. Golecha (021583/36938) Page 3 of 30

Vastu/Mumbai/03/2020/021583/36938

01/11-11-BCAU

Date: 01.11.2021

**1. VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Bungalow on Plot No. 21, "Gold Valley" Co. Op. Hsg. Soc., Sector No. C - 3, Survey No. 44/3, Village - Tungarli, Lonavala, Sub - Registrar - Vadgaon Maval, Taluka - Maval, District - Pune, State - Maharashtra, Country - India belongs to **Mr. Anand P. Golecha & Mr. Pravin P. Golecha.**

Boundaries of the property.

North : Internal Road & Gold Valley Sector No. - C - 1  
 South : Garden  
 East : Bungalow No. 20, Open Space & Small Jain Temple  
 West : Internal Road

Considering various parameters recorded herein above, 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 banking purpose at **₹ 2,78,00,380/- (Rupees Two Crore Seventy-Eight Lakh Three Hundred Eighty 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: 2021.11.02 09:33:50 +05'30'

**C.M.D.**

**Director**



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
 Chartered Engineer (India)  
 Reg. No. (N) CCIT/1-14/52/2008-09  
 SBI Empanelment No.: SME/TCC/2021-22/85/13  
 Encl: Valuation report.

**Mumbai**

121, 1<sup>st</sup> Floor, Ackruti Star,  
 Central Road, MIDC,  
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 mumbai@vastukala.org

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 AWHO Society, Sohna Road,  
 Sector - 49, Gurgaon,  
 Haryana - 122018, INDIA

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**Nanded**

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 Gokul Nagar,  
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 aurangabad@vastukala.org



**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,  
**The Branch Manager,**  
**State Bank of India**  
**Balotra Industrial Area Branch**  
 Balotra - 344022, State - Rajasthan,  
 Country - India

**2. VALUATION REPORT (IN RESPECT OF RESIDENTIAL BUNGALOW)**

I		General	
1.	Purpose for which the valuation is made	:	As per the request from State Bank of India, Balotra Industrial Area Branch to assess market value of the property for banking purpose.
2.	a)	Date of inspection	: 27.10.2021
	b)	Date on which the valuation is made	: 01.11.2021
<b>List of documents produced for perusal</b>			
	i) Copy of Conveyance Deed dated 17.01.2006 ii) Copy of N.A. Order from Zilla Parishad Pune dated 11.10.2005 iii) Copy of Commencement Certificate dated 02.05.2005 iv) Copy of 7/12 Extracts v) Copy of Previous valuation report dated 29.05.2018 issued by Mutha & Associates		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>Mr. Anand P. Golecha &amp; Mr. Pravin P. Golecha</b>  Address: Residential Bungalow on Plot No. 21, "Gold Valley" Co. Op. Hsg. Soc., Sector No. C – 3, Survey No. 44/3, Village – Tungarli, Lonavala, Sub – Registrar – Vadgaon Maval, Taluka – Maval, District – Pune, State – Maharashtra, Country - India  <u>Contact Person –</u> Mrs. Neetu Singh - Caretaker Contact No.: 9766724503  Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	
	The property is located in a developed Hill Station well connected by road and train. The property is a freehold land along with residential bungalow thereof. The property is located at 4 KM. distance from Lonavala Railway Station.  As per site inspection, Plot No. 20 and 21 are having common compound wall with single entrance and		



open area development. Two Residential Bungalow have been constructed on the plots known as Residential Bungalow No. 20 and 21. The property under consideration i.e., Plot No. 21 and the residential bungalow thereof is shown by Mrs. Neetu Singh - Caretaker. The physical area of plot no. 21 can't be measured as there is no physical boundary between plot no. 20 and 21. As per Conveyance Deed, the land area of Plot No. 21 is 3,100.00 Sq. Ft. which is considered for valuation.

The Residential Bungalow is of Ground + 1 upper floor. The composition of Bungalow is as below -  
Ground Floor - Hall + Dining + Kitchen + 1 Toilet + 1 Bedroom.  
First Floor - 2 Bedrooms + 2 Toilets + Balcony.

As per site measurement, the carpet area is as below -  
Ground Floor - 783.00 Sq. Ft. (Including staircase)  
First Floor - 664.00 Sq. Ft. (Including staircase)  
Balcony area - 591.00 Sq. Ft.

As per previous valuation report dated 29.05.2018 issued by Mutha & Associates, the structure area as per sale plan is as below and considered for valuation -

Particulars	Built up area in Sq. Ft.
Lower Level (Ground Floor)	1,184.00
Upper Level (First Floor)	1,390.00
<b>Total Area</b>	<b>2,574.00</b>

6.	Location of property	:	
	a)	Plot No. / Survey No.	: Plot No. 21, Sector No. C – 3, Survey No. 44/3
	b)	Door No.	: -
	c)	T.S. No. / Village	: Village – Tungarli
	d)	Ward / Taluka	: Taluka – Maval
	e)	Mandal / District	: District – Pune
7.	Postal address of the property	:	Residential Bungalow on Plot No. 21, “Gold Valley” Co. Op. Hsg. Soc., Sector No. C – 3, Survey No. 44/3, Village – Tungarli, Lonavala, Sub – Registrar – Vadgaon Maval, Taluka – Maval, District – Pune, State – Maharashtra, Country – India
8.	City / Town	:	Pune
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Higher Class
	ii) Urban / Semi Urban / Rural	:	Semi - Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Comes under Lonavala Municipal Council
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled	:	Comes under Lonavala Municipal Council

	area / cantonment area		
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property		<b>As per Documents</b> <b>As on Site</b>
	North	:	Information not available      Internal Road & Gold Valley Sector No. - C - 1
	South	:	Information not available      Garden
	East	:	Information not available      Bungalow No. 20, Open Space & Small Jain Temple
	West	:	Information not available      Internal Road
14.1	Dimensions of the site		N. A. as the plot of land is amalgamated with adjoining plot.
			<b>A</b> <b>B</b>
			As per the Deed      Actuals
	North	:	-      -
	South	:	-      -
	East	:	-      -
	West	:	-      -
14.2	Latitude, Longitude & Co-ordinates	:	18°46'39.8"N 73°24'01.8"E
14.3	Extent of the site	:	Total area of plot – 3,100.00 Sq. Ft.
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	<b>Total area of plot – 3,100.00 Sq. Ft. (As per Conveyance Deed)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant & in Owner's Possession. As per site information, it is used occasionally by the owner as a weekend home.
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>		
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Developed Hill Station
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available nearby
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	residential
9.	Is plot in town planning approved layout?	:	Copy of approved building plan is not provided for verification.
10.	Corner plot or intermittent plot?	:	Corner
11.	Road facilities	:	Yes
12.	Type of road available at present	:	W.B.M. Road
13.	Width of road – is it below 20 ft. or more than	:	09.00 M. wide road



	20 ft.		
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Available
16.	Underground sewerage system	:	Available
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed Hill Station
19.	<b>Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)</b>	:	No
<b>Part – A (Valuation of land)</b>			
1	Size of plot	:	<b>Total area of plot – 3,100 Sq. Ft. (As per Conveyance Deed)</b>
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	<b>Total area of plot – 3,100 Sq. Ft. (As per Conveyance Deed)</b>
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 6,000/- to ₹ 8,000/- per Sq. M. Details of online listings are attached with the report.
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 11,040/- per Sq. M. i.e., ₹ 1,026/- per Sq. Ft.
	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 / regn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation	:	₹ 7,000/- per Sq. Ft.
6	Estimated value of land	:	₹ 2,17,00,000/-
<b>Part – B (Valuation of Building)</b>			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C. Framed structure
	c) Year of construction	:	2007
	d) Number of floors and height of each floor including basement, if any	:	Ground + 1 Upper floor
	e) Plinth area floor-wise	:	As per Brief Description
	f) Condition of the building	:	

	i) Exterior – Excellent, Good, Normal, Poor	:	Good
	ii) Interior – Excellent, Good, Normal, Poor	:	Good
	g) Date of issue and validity of layout of approved map	:	Copy of approved building plan is not provided for verification.
	h) Approved map / plan issuing authority	:	
	i) Whether genuineness or authenticity of approved map / plan is verified	:	N.A.
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	:	
1.	Foundation	:	R.C.C. Footing
2.	Basement	:	No
3.	Superstructure	:	R.C.C. framed structure with 9" thick B. B. Masonry for external walls.
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	:	T.W. door frames with solid flush doors with safety door, Powder coated Aluminium sliding windows with grills, Concealed wiring, Aluminium framed doors, Wooden doors, MS rolling shutters
5.	RCC Works	:	Footing, Column, Beam, Slab
6.	Plastering	:	Cement plastering
7.	Flooring, Skirting, dado	:	All rooms are finished with Vitrified tiles flooring. Toilets are finished with ceramic tiles flooring & full height glazed tiles dado. Balconies are finished with ceramic tiles flooring. Staircase is floored with wooden flooring.
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Grills to windows.
9.	Roofing including weather proof course	:	R.C.C. Slab
10.	Drainage	:	Municipal Drainage

<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	R.C.C. columns with B. B. Masonry walls
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	
	Type of wiring	:	Concealed wiring
	Class of fittings (superior / ordinary / poor)	:	Ordinary
	Number of light points	:	Available as per requirement
	Fan points	:	Available as per requirement
	Spare plug points	:	Available as per requirement
	Any other item	:	-

4.	Plumbing installation		
a)	No. of water closets and their type	:	Available as per requirement
b)	No. of wash basins	:	Available as per requirement
c)	No. of urinals	:	Available as per requirement
d)	No. of bath tubs	:	Available as per requirement
e)	Water meters, taps etc.	:	Available as per requirement
f)	Any other fixtures	:	Available as per requirement

### Structure

S. No	Particulars of item	Built up area Area	Age of building	Estimated replacement rate of construction	Replacement Cost / Insurable Value	Depreciation	Net Value after depreciation
		(Sq. Ft.)		(₹)	(₹)	(₹)	(₹)
1.	Ground Floor	1,184.00	14	3,000.00	35,52,000.00	7,45,920.00	28,06,080.00
2.	First Floor	1,390.00	14	3,000.00	41,70,000.00	8,75,700.00	32,94,300.00
					<b>77,22,000.00</b>		<b>61,00,380.00</b>

Part – C (Extra Items)		Amount in ₹
1.	Portico	Included in the Cost of Construction
2.	Ornamental front door	
3.	Sit out / Verandah with steel grills	
4.	Overhead water tank	
5.	Extra steel / collapsible gates	
	Total	

Part – D (Amenities)		Amount in ₹
1.	Wardrobes	Included in the Cost of Construction
2.	Glazed tiles	
3.	Extra sinks and bath tub	
4.	Marble / ceramic tiles flooring	
5.	Interior decorations	
6.	Architectural elevation works	
7.	Paneling works	
8.	Aluminum works	
9.	Aluminum hand rails	
10.	False ceiling	
	Total	

Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	Included in the Cost of Construction
2.	Separate lumber room	
3.	Separate water tank / sump	

4. Trees, gardening	:	
Total		

Part – F (Services)		:	Amount in ₹
1. Water supply arrangements	:		Included in the Cost of Construction
2. Drainage arrangements	:		
3. Compound wall	:		
4. C.B. deposits, fittings etc.	:		
5. Pavement			
Total			

### 3. GOVERNMENT VALUE

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	3,100.00	1,026/-	31,80,600/-
Structure	As per valuation table		61,00,380/-
<b>Total</b>			<b>92,80,980/-</b>

### 4. TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part - A	Land	₹ 2,17,00,000/-
Part - B	Buildings	₹ 61,00,380/-
Part - C	Compound Wall	-
Part - D	Amenities	-
Part - E	Pavement	-
Part - F	Services	-
	<b>Fair Market Value</b>	<b>₹ 2,78,00,380/-</b>
	<b>Realizable Value</b>	<b>₹ 2,50,20,342/-</b>
	<b>Distress Sale Value</b>	<b>₹ 2,22,40,304/-</b>
	<b>Insurable Value</b>	<b>₹ 77,22,000/-</b>
<b>Remarks</b>	<p>1. <u>As per site inspection, Plot No. 20 and 21 are having common compound wall with single entrance and open area development. Two Residential Bungalow have been constructed on the plots known as Residential Bungalow No. 20 and 21. The property under consideration i.e. Plot No. 21 and the residential bungalow thereof is shown by Mrs. Neetu Singh - Caretaker. The physical area of plot no. 21 can't be measured as there is no physical boundary between plot no. 20 and 21. As per Conveyance Deed, the land area of Plot No. 21 is 3,100 Sq. Ft. which is considered for valuation.</u></p> <p>2. <u>As per previous valuation report dated 29.05.2018 issued by Mutha &amp; Associates, the structure area as per sale plan is considered for valuation.</u></p>	

- The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation.
- This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals,

government buildings and above type of property.

- Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.
- There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Industrial Building and properties mentioned above.
- As the property is a residential land with self-occupied bungalow thereof, we have adopted Cost approach Method / Land and Building for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 6,000.00 to ₹ 8,000.00 per Sq. Ft. as per the location, type and width of approach road, infrastructure facility available for land. Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, upswing in real estate prices, sustained demand, all round development of residential application in the locality etc. we estimate Rs.7,000.00 per Sq. Ft. for Land.

The saleability of the property is: Normal

Likely rental values in future in: N.A.

Any likely income it may generate: Rental Income

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: 2021.11.02 09:34:03 +05'30'

Director

C.M.D.



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

Place: Mumbai

Date: 01.11.2021

Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

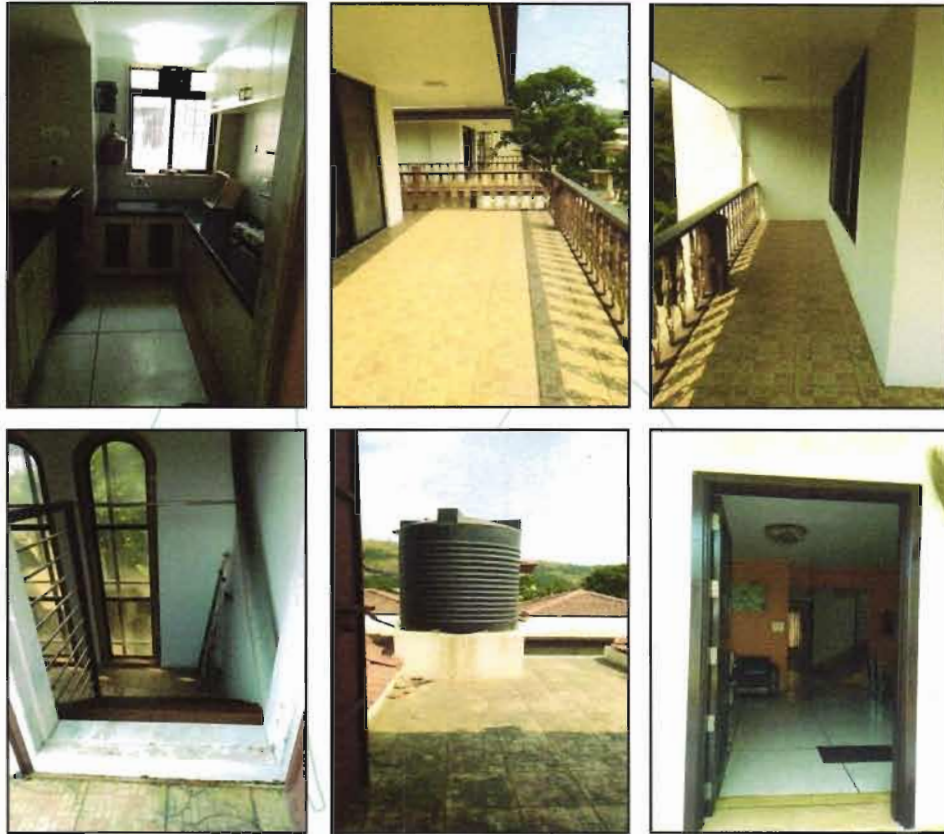
An ISO 9001:2015 Certified Company



### 5. ACTUAL SITE PHOTOGRAPHS

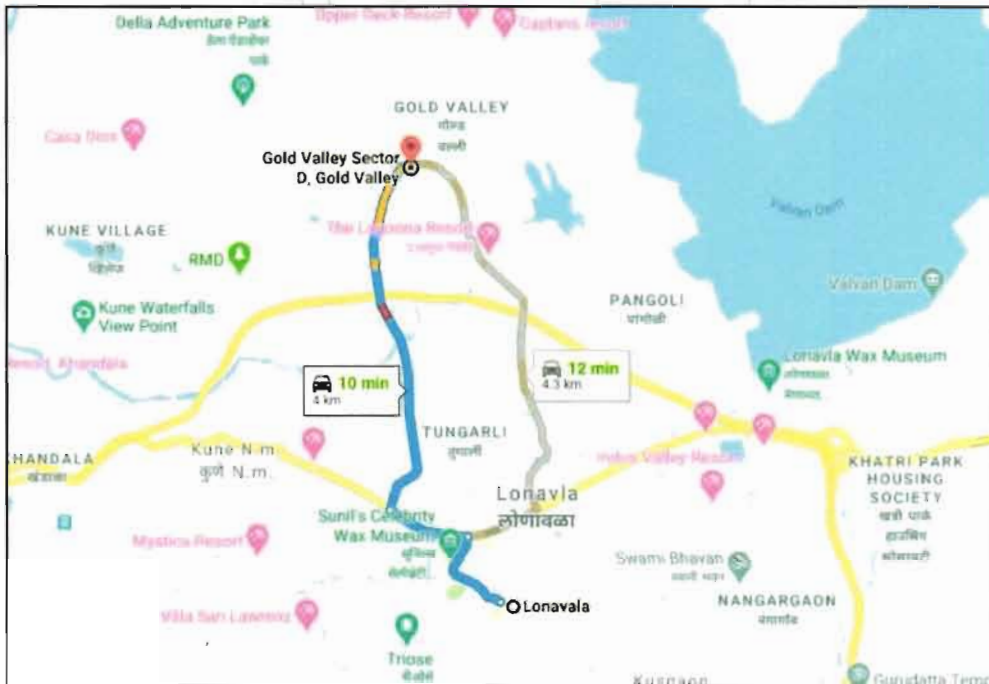


### ACTUAL SITE PHOTOGRAPHS



## 6. ROUTE MAP OF THE PROPERTY

Site u/r




**Longitude Latitude: 18°46'39.8"N 73°24'01.8"E**

**Note:** The Blue line shows the route to site from nearest railway station (Lonavala – 4 KM.)






## 7. READY RECKONER RATE



**Department of Registration & Stamps**  
Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

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Valuation Rules User Manual
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**Year** 20212022 **Language** English

**Annual Statement of Rates**

**Selected District** पुणे

**Select Taluka** मावळ

**Select Village** मीने : तुंगार्ली

**Search By**  Survey No  Location

**Enter Survey No** 44

उपविभाग	पुती अमीन	निवसती सदनिका	जॉर्डीस	दुकाने	जोबॉगिक	एकक (Rs./)	Attribute
17-तुंगार्ली - नगर रचना योजना 10 शार विभाग ( सी सेक्टर विभाग )	11040	47610	48750	54090	0	ची. मीटर	अंतीम प्लॉट नंबर
20-तुंगार्ली - गावठाण ( सी सेक्टर भाग )	7460	40560	42600	44210	0	ची. मीटर	सि.टी.एस. नंबर
20-तुंगार्ली - गावठाण ( सी सेक्टर भाग )	7460	40560	42600	44210	0	ची. मीटर	मिळकत नंबर



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## 8. PRICE INDICATORS

magicbricks
Buy · Rent · Sell · Tools & Advice · What's New · Property Services · Blog · Help
Sign In / My Activity
Post Property **FREE**




+16 Photos

**4 BHK Villa**  
for sale in Gold valley, Pune

**₹ 1.65 Cr**    1800 Sq-ft    4 BHK  
₹ 9167 / sqft    Carpet Area    4 Bathrooms

Amenities will be updated soon



Agent  
**Vikas**  
5000+ Buyers Served


Contact Agent

magicbricks
Buy · Rent · Sell · Tools & Advice · What's New · Home Loans · News · Help
Sign In / My Activity
Post Property **FREE**

**₹ 1.93 Cr**    **4 BHK Villa**  
for sale in Tunearli, Lonavala

Owner: **B S Parikh**

Contact Now

PROPERTY DETAILS	QUICK FACTS	LOCALITY DETAILS
 <p style="font-size: x-small; margin-top: 5px;">4 photos</p>	<p>Bedrooms: <b>4</b></p> <p>Bathrooms: <b>4</b></p> <p>Balconies: <b>3</b></p> <p>Super area: <b>3000 sqft</b> ✓ ₹ 3-88/sqft</p> <p>Carpet area: <b>1650 sqft</b> ✓ ₹ 11,897/sqft</p> <p>Status: <b>Ready to Move</b></p> <p>Transaction type: <b>New Property</b></p> <p>Car parking: <b>None</b></p> <p>Furnished status: <b>Unfurnished</b></p> <p>Type of Ownership: <b>Co-operative Society</b></p> <p>Overlooking: <b>Garden/Park, Pool, Main Road</b></p> <p style="background-color: #d4af37; color: white; padding: 2px; font-size: x-small; margin-top: 5px;">USP: Newly Constructed Property</p>	<p>Plot area: <b>3250 sqft</b> ✓</p> <p>Car parking: <b>None</b></p> <p>Furnished status: <b>Unfurnished</b></p>

Trusted on Jun 21, '21

Share Property Feedback



## 9. 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 as per property document 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 the property documents 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.

We Hope this will satisfy your requirements.



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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 ₹ 2,78,00,380/- (Rupees Two Crore Seventy Eight Lakh Three Hundred Eighty Only). The Realizable Value of the above property is ₹ 2,50,20,342/- (Rupees Two Crore Fifty Lakh Twenty Thousand Three Hundred Forty Two Only). The book value (Purchase Value) of the above property (only land) as of 17.01.2006 is ₹ 5,00,000.00 (Rupees Five Lakh Only) and the distress value ₹ 2,22,40,304/- (Rupees Two Crore Twenty Two Lakh Forty Thousand Three Hundred And Four only).

Place : Mumbai

Date : 01.11.2021

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: 2021.11.02 09:34:14 +05'30'

C.M.D.

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

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

Official/s)

Countersigned  
(BRANCH MANAGER)

Signature  
(Name & Designation of the Inspecting

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
	Model code of conduct for valuer - (Annexure V)	Attached



## (Annexure-IV)

**10. 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 01.11.2021 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 27.10.2021 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.



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Anand P. Golecha & Mr. Pravin P. Golecha from M/s. Goka Engineering Co. Pvt. Ltd. vide Conveyance Deed dated 17.01.2006
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, Balotra Industrial Area Branch, to assess fair market value of the property for Banking purpose
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Umang Patel - Regd. Valuer Nikhil Sonavane – Valuation Engineer Akhilesh Yadav – 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 – 27.10.2021 Valuation Date – 01.11.2021 Date of Report - 01.11.2021
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 27.10.2021
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;	Cost Approach (For building construction) Comparative Sales Method (For Land component)
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, size of plot, location, upswing in real estate prices, sustained demand for residential plot, 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: 01.11.2021

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. ChalikwarDigitally signed by Sharadkumar B.  
Chalikwar  
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C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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## 11. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on 1<sup>st</sup> November 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.

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### Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is freehold residential plot admeasuring 3,100 Sq. Ft. and bungalow thereof in the name of Mr. Anand P. Golecha & Mr. Pravin P. Golecha. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by Mr. Anand P. Golecha & Mr. Pravin P. Golecha. 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.

### Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

### Area

Based on the information provided by the Client's representative and documents, we understand that the subject property is a freehold residential plot admeasuring 3,100 Sq. Ft. and bungalow thereof

### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details



do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

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

1. Based on inputs received from the client and site visit conducted, we understand that the subject property is a freehold residential plot admeasuring 3,100 Sq. Ft. and bungalow thereof. At present the property is Vacant & in Owner's Possession. As per site information, it is used occasionally by the owner as a weekend home.
2. Further, the subject property is a residential plot parcel comes under " Lonavala Municipal Council ". The valuation provided by VCIPL is considering that the subject property is freehold. However, based on our market research, the availability of similar type of plots has been considered while valuing the said plot.
3. 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.
4. The property is valued as though under responsible ownership.
5. It is assumed that the property is free of liens and encumbrances.
6. 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.
7. There is no direct/ indirect interest in the property valued.
8. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



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(Annexure - V)

## 12. MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.



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

#### **Confidentiality**

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

#### **Information Management**

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



disposal of the case.

### **Gifts and hospitality:**

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

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

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

### **Remuneration and Costs.**

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

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

### **Occupation, employability and restrictions.**

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

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

### **Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time.

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### 13. DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on 1<sup>st</sup> November 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, 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 banking purpose at ₹ 2,78,00,380/- (Rupees Two Crore Seventy Eight Lakh Three Hundred Eighty Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

C.M.D.

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CAD, email=cmb@vastukala.org,  
c=IN  
Date: 2021.11.02.09:34:35 +05'30'

Director



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

