

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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) <b>STATE BANK OF INDIA - RACPC CHINCHPOKALI</b> RACPC, Voltas House, 1st Floor, Dr. Ambedkar Marg, Chinchpokali (East), Mumbai - 400 033 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. <b>PG-5347/22-23</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>29911 / 45699</b> Dispatched through Terms of Delivery	Dated <b>25-Feb-23</b> Mode/Terms of Payment Other References Dated Delivery Note Date Destination
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	<b>CGST</b>			225.00
	<b>SGST</b>			225.00
	<b>Total</b>			<b>₹ 2,950.00</b>


Amount Chargeable (in words) E. & O.E  
**Indian Rupee Two Thousand Nine Hundred Fifty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>


Tax Amount (in words) : **Indian Rupee Four Hundred Fifty Only**

**Remarks:**  
 Mr. Atish Mahadeo Shelar & Mrs. Pallavi Atish Shelar -  
 Residential Flat No. 2004, 20th Floor, Tower - A,  
 "Venezia", Fiorenza Co-op. Hsg. Soc. Ltd., Off. Western  
 Express Highway, Next to Hub Mall, Goregaon (East),  
 Mumbai - 400 063, 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 : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

**for Vastukala Consultants (I) Pvt Ltd**  
  
 Authorised Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Atish Mahadeo Shelar & Mrs. Pallavi Atish Shelar**

Residential Flat No. 2004, 20<sup>th</sup> Floor, Tower – A, "**Venezia**", Fiorenza Co-op. Hsg. Soc. Ltd.,  
Off. Western Express Highway, Next to Hub Mall, Goregaon (East), Mumbai – 400 063,  
State – Maharashtra, Country – India.

Latitude Longitude: 19°09'12.9"N 72°51'20.5"E

### Valuation Prepared for:

**State Bank of India**

**RACPC – Chinchpokli (East) Branch**

Retail Assets Centralised Processing Centre, Mumbai South Voltas House, 'A', 1st Floor, Dr. Ambedkar Road,  
Chinchpokli (East), Mumbai – 400 033, State – Maharashtra, Country – India.



#### **Our Pan India Presence at :**

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

**Regd. Office :** 121, 1st Floor, Ackruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai - 400 093, (M.S.), INDIA**  
TeleFax: +91 22 28371325/24  
mumbai@vastukala.org



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

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

To,  
**The Assistant General Manager,**  
**State Bank of India**  
**RACPC – Chinchpokli (East) Branch**  
 Retail Assets Centralised Processing Centre,  
 Mumbai South Voltas House, 'A', 1st Floor,  
 Dr. Ambedkar Road, Chinchpokli (East),  
 Mumbai – 400 033, State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 24.02.2023
	b)	Date on which the valuation is made	: 25.02.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for sale dated 17.12.2019 Between Mr. Vikramadiya Ajit Bam (the Transferor) and Mr. Atish Mahadeo Shelar & Mrs. Pallavi Atish Shelar (the Transferees). 2) Copy of Part Occupancy Certificate No. CHE / 8846 / BPWS / AP dated 29.04.2016 issued by Municipal Corporation of Greater Mumbai.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>Mr. Atish Mahadeo Shelar &amp; Mrs. Pallavi Atish Shelar</b>  <b>Address:</b> Residential Flat No. 2004, 20 <sup>th</sup> Floor, Tower – A, "Venezia", Fiorenza Co-op. Hsg. Soc. Ltd., Off. Western Express Highway, Next to Hub Mall, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Aarush Shelar (Owner's son) Contact No. 9820154912  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 No. 2004 located on 20 <sup>th</sup> Floor. The composition of Flat is 2 Bedrooms + Living Room + Dining Room + Kitchen + 2 Toilets + Passage + Balcony + Dry Balcony area. (i.e. <b>2BHK with 2 Toilets</b> ). The property is at 550 Mtr. Walkable distance from nearest railway station Ram Mandir.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Survey No. 587(P) & 586(P) at Pahadi Village &







	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 781.00 Balcony Area in Sq. Ft. = 87.00 Total Carpet Area in Sq. Ft. = 868.00 (Area as per Actual site measurement)  <b>Carpet Area in Sq. Ft. = 887.00</b> <b>Built Up Area in Sq. Ft. = 1,065.00</b> <b>(Area as per Agreement for sale)</b> All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°09'12.9"N 72°51'20.5"E	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	<b>Carpet Area in Sq. Ft. = 887.00</b> <b>(Area as per Agreement for sale)</b>	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II APARTMENT BUILDING</b>				
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 587(P) & 586(P) at Pahadi Village & Survey No. 258(P) of Goregaon Village CTS No. 586/1 at Village Pahadi & CTS No. 257/G (P) at Village Goregaon	
	Block No.	:	-	
	Ward No.	:	Ward – 'P/South'	
	Village / Municipality / Corporation	:	Village – Pahadi Goregaon East Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	:	Residential Flat No 2004, 20 <sup>th</sup> Floor, Tower – A, "Venezia", Fiorenza Co-op. Hsg. Soc. Ltd., Off. Western Express Highway, Next to Hub Mall, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2016 (As per Part Occupancy Certificate)	
5.	Number of Floors	:	2 Basement + (Pt) Ground + (Pt) Stilt + 6 Podiums + 7 to 45 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4 Flats on 20 <sup>th</sup> Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	

10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	5 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with One Stilt Car Parking Space No. 202 at the P-4 Level
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	<b>FLAT</b>		
1	The floor in which the flat is situated	:	20 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 2004
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Italian Marble flooring
	Doors	:	Teak Wood door with glass frame
	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	:	<b>Mr. Atish Mahadeo Shelar &amp; Mrs. Pallavi Atish Shelar</b>
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. = 1,065.00 (Area as per Agreement for sale)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 781.00 Balcony Area in Sq. Ft. = 87.00 Total Carpet Area in Sq. Ft. = 868.00 (Area as per Actual site measurement)  <b>Carpet Area in Sq. Ft. = 887.00 (Area as per Agreement for sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose





Depreciated building rate VI (a)	:	₹ 2,685.00 per Sq. Ft.
Rate for Land & other V (3) ii	:	₹ 32,000.00 per Sq. Ft.
<b>Total Composite Rate</b>	:	<b>₹ 34,685.00 per Sq. Ft.</b>
<b>Remark:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	887.00 Sq. Ft.	34,685.00	3,07,65,595.00
2	One Still Car Parking Space No. 202 at the P-4 Level	1		10,00,000.00
3	Showcases / Wardrobes			
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			
<b>Total / Realizable value of the property</b>				<b>3,17,65,595.00</b>
<b>Insurable value of the property (1,065.00 X 3,000.00)</b>				<b>31,95,000.00</b>
<b>Guideline value of the property (1,065.00 X 13,980.00)</b>				<b>1,48,88,700.00</b>

**Justification for price / rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

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

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value

these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 33,500.00 to ₹ 35,500.00 per Sq. Ft. on Carpet 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 commercial and residential application in the locality etc. We estimate ₹ 34,685.00 per Sq. Ft. on Carpet Area (after depreciation) for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 77,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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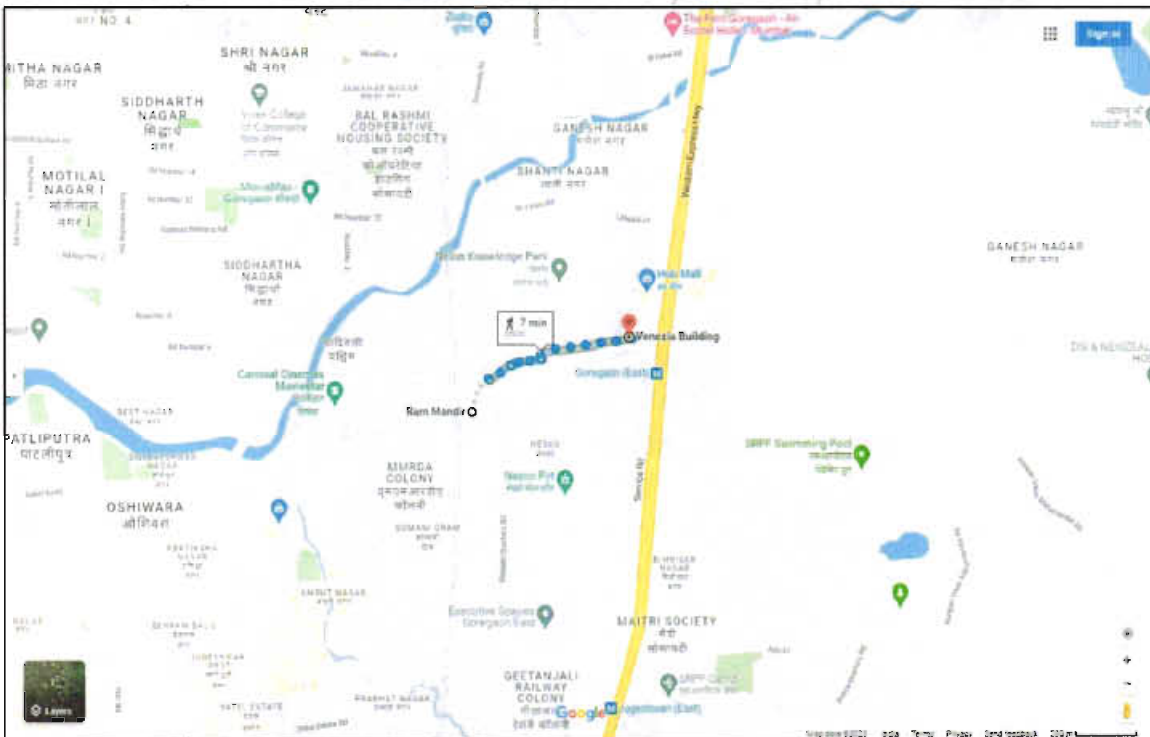
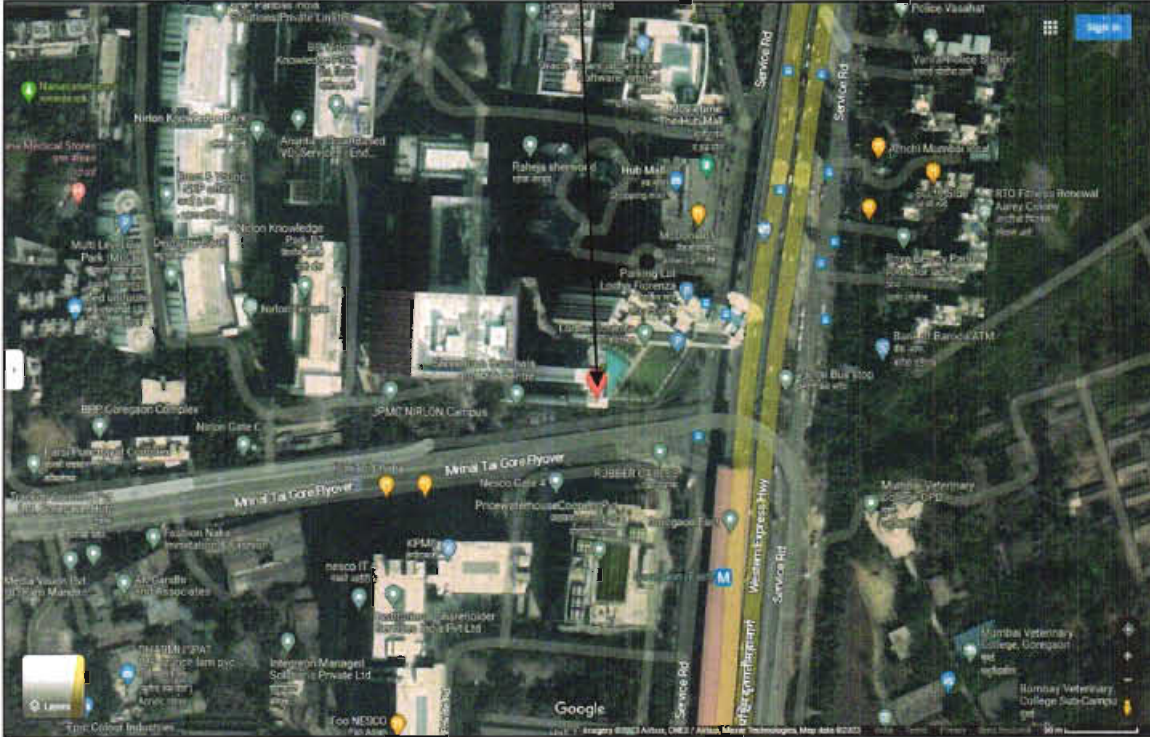
## Actual site photographs





## Route Map of the property

Site u/r



Latitude Longitude: 19°09'12.9"N 72°51'20.5"E

Note: The Blue line shows the route to site from nearest railway station (Ram Mandir – 550 Mt.)



Vastukala Consultants (I) Pvt. Ltd.

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## Ready Reckoner Rate

DIVISION / VILLAGE : PAHADI GOREGAON EAST  
Commence From 1st April 2022 To 31st March 2023

<b>Ward Area</b>	Urban	<b>Local Body Type</b>	Corporation 'A' Class
<b>Local Body Name</b>	Municipal Corporation of Greater Mumbai		
<b>Land Use</b>	Terrain: Goregaon Station to the North up to Express Highway Joining Road, Express Highway to the East Village Boundary to the South, Railway to the West.		
Rate of Land + Building in ₹ per sq. m. Built-Up			
<b>Zone</b>	<b>Sub-Zone</b>	<b>Land</b>	<b>Residential</b>
58	58271	63420	142760
			<b>Offices</b>
			164170
			<b>Shops</b>
			218200
			<b>Industrial</b>
			142760

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Compare With Previous Year

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,42,760.00			
Increase by 10% on Flat Located on 20 <sup>th</sup> Floor	14,276.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,57,036.00</b>	<b>Sq. Mtr.</b>	<b>14,589.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	63,420.00			
The difference between land rate and building rate (A – B = C)	93,616.00			
Depreciation Percentage as per table (D) [100% - 7%] (Age of the Building – 7 Years)	93%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,50,483.00</b>	<b>Sq. Mtr.</b>	<b>13,980.00</b>	<b>Sq. Ft.</b>

### 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

**Table – D: 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

**magicbricks** Buy Rent Sell Home Loans

Home / Property for sale in Mumbai / Flats for Sale in Mumbai / Flats for Sale in Coregaon East / 2 BHK Flats for Sale in Coregaon East / 1424 Sq-ft

Posted on: Feb 23, 2021 Property ID: 622954

**₹3.0 Cr** Get ₹90,000 cashback on Home Loan NEW HOME PROJECT

2 BHK 1404 Sq-ft Flat For Sale - Coregaon East, Mumbai

2 Beds 2 Baths 2 Balconies 1 Covered Parking Outdoor Terrace Laundry Service

Carpet Area 880 sqft ₹34,09/sqft	Developer <b>Lodha</b>	Project <b>Lodha Florenza</b>	Floor <b>33 [Out of 46 Floors]</b>
Transaction Type <b>New Property</b>	Status <b>Ready to Move</b>	Facing <b>West</b>	Lifts <b>4</b>

Newly Constructed Property

Contact Agent Get Phone No. Last contact made 10 days ago

**More Details**

Price Breakup ₹3 Cr | ₹15,00,000 Approx. Registration Charges | ₹12,000 Monthly

Booking Amount ₹11.0 Lac

Address Coregaon East, Coregaon East, Mumbai - Western Mumbai, Maharashtra

**HOUSING.com** Buy Rent Sell

3 BHK Apartment

₹3.75 Cr EMI starts at ₹1.86 Lacs

By Lodha Group

100% Home Loan Coverage upto ₹3.0 Cr (Maximum Loan Amount)

any building multiple photo available for sale/rented call for image... [View More](#)

1400 sq.ft. Built Up Area ₹25.37 K/sq.ft. Avg. Price 6 Year Old Age of property Ready to Move Possession status Lower of 46 Floors West facing facing Semi Furnished Kurling

OVERVIEW PROMOTIONS FURNISHINGS AMENITIES PROJECT RISK LOCALITY RATINGS AND REVIEWS DEVELOPER CALCULATOR

**Special Highlights**

- Over medical & educational facilities
- Amenity Street
- Children Play Area
- Auto Complements
- Swimming

Contact Seller  
Hi Vastukala! ask a question

Why 3 BHK Apartment in Hub Mall, Goregaon East, Goregaon East for sale - Mumbai | Housing.com?



## Price Indicators

**99acres** Buy - Goregaon East, Mumbai, Maharashtra

**₹2.91 Cr** 2BHK 2Baths

Carpet Area: 638 sq.ft

1.2B Core @ 34,725 per sq.ft

4 of 45 Floors

2 Bedrooms, 2 Bathrooms, 2 Balconies with Pooja Room

Looha Florence Goregaon East, Mumbai Andheri-Dahisar

South

1 to 5 Year Old

**Places nearby**  
Goregaon East, Mumbai Andheri-Dahisar, Mumbai

Ram Mandir Station, Goregaon Station, City Centre Mall, VIBGYOR High School, Goregaon, Kapadia Multiplex

**magicbricks** Buy - Goregaon East, Mumbai, Maharashtra

**₹2.85 Cr** Get ₹ 85,500 Cashback on Home Loan

2BHK 1300 sqft Flat For Sale Goregaon East, Mumbai

2 Beds, 2 Baths, 2 Balconies, 1 Covered Parking

Island Kitch, Wrap Around

Carpet Area: 840 sqft ₹33,820/sqft

Developer: Looha

Project: Looha Florence

Transaction Type: Resale

Status: Ready to Move

Facing: East

Floors: 4

Furnished Status: Semi-Furnished

East Facing Property

Contact Agent: NRI Singh

Price Breakup: ₹2.85 Cr / ₹14,25,000 Approx. Registration Charges | ₹12,000 Monthly

Booking Amount: ₹15.0 Lac

Address: near hub mall Goregaon East, Mumbai, Goregaon East, Mumbai - Western Mumbai, Maharashtra





## Sales Instance

4867324 25-02-2023 Note -Generated Through eSearch Module. For original report please contact concern SRO office.	सूची क्र.2	पुस्तक क्रमांक सह दु.नि. घोरगवली 1 दस्ता क्रमांक : 4867/2022 माली : Regn:63m
<b>गावाचे नाव : पी.एस.पहाडीगोरेगांव</b>		
(1) विविधताय प्रकार	सामाना	
(2) मालकनाम	32275000	
(3) सावाभवात/वाडेपटव्याच्या बाबतीत/पटव्याकर आकाराची वेगो वेगो वरदस्ता ते सुद्धा घ्यावे)	32274250.15	
(4) मू.वा.कर, वॉल्टेजिना व पाऊलगांवा(आवक्यास)	1) फातरिकेचे नाव: Mumbai Ma.na.pa. इतर वर्णन :सदरिका नं: सी- 2501, माळा नं: 25 वा मजला,शिष्टपना(टीवर - वी), इमारतीचे नाव: सोडा फ्लोरोन्डा को. अंध. ही सोसा. ली., ब्लॉक नं: गोरगाव पूर्व मुंबई - 400063, रोड : ऑफ वेस्टर्न एक्सप्रेस हायवे, इतर माहिती: सदररिकेचे एकूण क्षेत्रफळ 1081 चौ फूट वायपेट व भोवतल दोन कळई कार पार्किंग स्पेस नं. 20 आणि 21 लेव्हल पी 5 मध्ये( ( C.T.S. Number : 586/1 आणि 257/जी ; ) )	
(5) क्षेत्रफळ	120.55 चौ.मीटर	
(6) आवाक्याची किंमत पुढे देण्यात आलेले देवा.		
(7) फातरिकेवर करन देवा-वा.विस्तृत देवा-वा पहाकारणे नाव किंवा विवाही न्यायमत्याचा हस्तकम्या किंवा आदेश आकारास, प्रतिवाक्याचे नाव व पत्ता.	1) नाव-उदीप शिष्टपटव्यास घोरगो इव-63 वना -वॉल्टे नं: सी- 2501, माळा नं: 25, इमारतीचे नाव: सोडा फ्लोरोन्डा को. अंध ही सोसा ली. , ब्लॉक नं: गोरगाव पूर्व, रोड नं: निगर हव मॉल, वायपेट, मुंबई. पिन कोड-400063 वं नं:-AA/BPC1575D 2) नाव-भावाण प्रदीप घोरगो इव-58 वना-वॉल्टे नं: सी- 2501, माळा नं: 25, इमारतीचे नाव: सोडा फ्लोरोन्डा को. अंध ही सोसा ली. , ब्लॉक नं: गोरगाव पूर्व, रोड नं: निगर हव मॉल, वायपेट, मुंबई. पिन कोड-400063 वं नं:-AA/PC4376R 3) नाव-बशीरा शेखी इव -33 वना -वॉल्टे नं: सी- 2501, माळा नं: 25, इमारतीचे नाव: सोडा फ्लोरोन्डा को. अंध ही. सोसा ली, ब्लॉक नं: गोरगाव पूर्व, रोड नं: निगर हव मॉल, वायपेट, मुंबई. पिन कोड-400063 वं नं:-AU/PC4801G	
(8) फातरिकेवर करन देवा-वा पहाकारणे व किंवा विवाही न्यायमत्याचा हस्तकम्या किंवा आदेश आकारास, प्रतिवाक्याचे नाव व पत्ता	1) नाव-इंदिरा किश इव-40, वना -वॉल्टे नं इन्सु ग्रेड 62, माळा नं - , इमारतीचे नाव: मली नं 4, ब्लॉक न किंवाक नगर, निगर मुंबई वर वेटे . रोड नं. - , शिवाजी, वडिव शिवाजी. पिन कोड-110018 वं नं:-ACQP/9320G	
(9) फातरिकेवर करन किंमत्या किंमत	30/03/2022	
(10) फातरिकेची वेळापत्र किंमत	01/04/2022	
(11) अनुक्रमणक, कर व वृद्ध	4867/2022	
(12) आवाक्याच्यावयाचे मुलांक मुल्य	1614000	
(13) आवाक्याच्यावयाचे संपत्ती मुल्य	30000	
(14) इतर		
पुस्तकाच्यावारी विवाहात घेतलेला कळवीक :-		
पुस्तक मुल्य. साकारतल विवदालेन आणुपणे :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



(Annexure – I)

### DECLARATION-CUM-UNDERTAKING

I, Manoj 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 25.02.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have **personally** inspected the property on 24.02.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.





## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **25<sup>th</sup> February 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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **887.00 Sq. Ft. Carpet Area** in the name of **Mr. Atish Mahadeo Shelar & Mrs. Pallavi Atish Shelar**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.







(Annexure – II)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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

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.

Think.Innovate.Create

For VASTUKALA CONSULTANTS (I) PVT. LTD

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=INDIA,  
c=IN, email=manojchalikwar@vastukala.com, serial=1511,  
te=279174180562, postalCode=400064, st=Maharashtra,  
serialNumber=1, email=manojchalikwar@vastukala.com, cn=MANOJ BABURAO CHALIKWAR,  
ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
date=2023.02.23 14:07:58 +05'30'

*Manoj Baburao Chalikwar*  
Auth. Sign.

Director

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3

