

PROFORMA INVOICE

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 - RACPC GHATKOPAR RACPC GHATKOPAR BRANCH, OPP. DAMODAR PARK, ASHOK SILK MILLS COMPOUND, L.B.S. MARG, GHATKOPAR (W), MUMBAI-400086 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-5355/22-23 Dated 25-Feb-23 Delivery Note Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 29915 / 45707 Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
Total				₹ 2,950.00

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
Total	2,500.00		225.00		225.00	450.00

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

Remarks:

Mr. Bal Mukund Nirala N. & Mrs. Lajwanti Balmukund Nirala - Residential Flat No. 603, 6th Floor, Tower No. 05, "Seasons Sahara", Behind 50-50 Dhaba, Opp. Essar Petrol Pump, Haji Malang Road, Pisavali, Kalyan (East), Thane - 421 306, 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

Ratheeel
 Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Bal Mukund Nirala N. & Mrs. Lajwanti Balmukund Nirala.**

Residential Flat No. 603, 6th Floor, Tower No. 05, "**Seasons Sahara**", Behind 50-50 Dhaba,
Opp. Essar Petrol Pump, Haji Malang Road, Pisavali, Kalyan (East),
Thane - 421 306, State – Maharashtra, Country - India.

Latitude Longitude: 19°12'46.6"N 73°07'49.2"E

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Valuation Prepared for:

**State Bank of India
RACPC Ghatkopar**

Retail Assets Centralized Processing Centre, 1st Floor, Ashok Silk Mills Compound, LBS Marg,
Ghatkopar (West), Mumbai – 400 086, 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, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 603, 6th Floor, Tower No. 05, "Seasons Sahara", Behind 50-50 Dhaba, Opp. Essar Petrol Pump, Haji Malang Road, Pisavali, Kalyan (East), Thane – 421 306, State – Maharashtra, Country – India belongs to **Mr. Bal Mukund Nirala N. & Mrs. Lajwanti Balmukund Nirala.**

Boundaries of the property.

North : Tower No. 02
South : Internal Road
East : Tower No. 06
West : Tower No. 04

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 52,83,000.00 (Rupees Fifty Two Lakh Eighty Three Thousand Only)**. As per site inspection 33% of construction work is completed.

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.

MANOJ BABURAO
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA, email=manoj@vastukala.com, c=IN, postalCode=400001, serialNumber=1.2.4.201.902.2023.04.25.10.11.13.14.09.20
c=IN, postalCode=400001, serialNumber=1.2.4.201.902.2023.04.25.10.11.13.14.09.20

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.



Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Akkruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA

Tele/Fax : +91 22 219371325/24

mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

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

To,

The Assistant General Manager,**State Bank of India****RACPC Ghatkopar**

Retail Assets Centralized Processing Centre,

1st Floor, Ashok Silk Mills Compound, LBS Marg,

Ghatkopar (West), Mumbai – 400 086,

State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess realizable 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:		
	i.	Copy of Agreement for sale dated 20.02.2023 between M/s. Samarth Sai Builders & Developers (The Developer) and Mr. Bal Mukund Nirala N. & Mrs. Lajwanti Balmukund Nirala (The Purchaser's).	
	ii.	Copy of Commencement Certificate No. KDMC / TPD / BP / 27 Village / 2018 – 19 / 22 / 286 dated 13.10.2022 issued by Kalyan Dombivli Municipal Corporation.	
	iii.	Copy of RERA Registration Certificate No. P51700031568 dated 31.10.2021.	
	iv.	Copy of Approved Plan No. KDMC / TPD / BP / 27 Village / 2018 – 19 / 22 / 300 dated 05.10.2021 issued by Kalyan Dombivli Municipal Corporation. (As Downloaded from RERA site).	
	v.	Copy of Allotment Letter dated 22.02.2023 in the name of Mr. Bal Mukund Niralan N. & Mrs. Lajwanti Balmukund Nirala issued by M/s. Samarth Sai Builders & Developers (The Developer).	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Bal Mukund Nirala N. & Mrs. Lajwanti Balmukund Nirala. Address: Residential Flat No. 603, 6 th Floor, Tower No. 05, "Seasons Sahara", Behind 50-50 Dhaba, Opp. Essar Petrol Pump, Haji Malang Road, Pisavali, Kalyan (East), Thane – 421 306, State – Maharashtra, Country – India. Contact Person: Miss. Ambika (Sales Person) Contact No. 9699151500 Joint Ownership Details of ownership shares is not available.
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat in under construction building. The flat is located on 6 th floor in the said under construction building. As per agreement sale plan, the composition of flat will be 2 Bedrooms + Living Room +



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	North	:	Tower No. 02	Details not available
	South	:	Internal Road	Details not available
	East	:	Tower No. 06	Details not available
	West	:	Tower No. 04	Details not available
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.	
			A As per the Deed	B Actual
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	RERA Carpet Area in Sq. Ft. = 427.00 Balcony Area in Sq. Ft. = 160.00 Total Carpet Area in Sq. Ft. = 587.00 (Area as Agreement for sale) Built Up Area in Sq. Ft. = 646.00 (Total Carpet Area + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°12'46.6"N 73°07'49.2"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	RERA Carpet Area in Sq. Ft. = 427.00 Balcony Area in Sq. Ft. = 160.00 Total Carpet Area in Sq. Ft. = 587.00 (Area as Agreement for sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 24/1, 2, 3, 33/11, 34/9, 10, 11, 12, 34/14, 15 of Village Pisavali	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Pisavali Kalyan Dombivli Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 603, 6 th Floor, Tower No. 05, "Seasons Sahara", Behind 50-50 Dhaba, Opp. Essar Petrol Pump, Haji Malang Road, Pisavali, Kalyan (East), Thane – 421 306, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	Building is under construction	



5.	Number of Floors	:	Proposed Stilt + Podium + 2 nd To 21 st Upper Floors
6.	Type of Structure	:	Proposed R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 11 Flats on 6 th Floor
8.	Quality of Construction	:	Building is under construction
9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	:	
	Lift	:	Proposed 3 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Stilt Car Parking
	Is Compound wall existing?	:	Proposed, yes
	Is pavement laid around the building	:	Proposed, yes
III	FLAT		
1	The floor in which the flat is situated	:	6 th Floor
2	Door No. of the flat	:	Residential Flat No. 603
3	Specifications of the flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door framed with flush doors
	Windows	:	Proposed Powder coated aluminum sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Proposed Cement plastering
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?	:	Building is under construction
7	Sale Deed executed in the name of	:	Mr. Bal Mukund Nirala N. & Mrs. Lajwanti Balmukund Nirala
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. = 646.00 (Total Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per KDMC norms
11	What is the Carpet Area of the flat?	:	RERA Carpet Area in Sq. Ft. = 427.00 Balcony Area in Sq. Ft. = 160.00 Total Carpet Area in Sq. Ft. = 587.00 (Area as Agreement for sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial	:	Proposed for residential purpose

	purpose?		
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 11,000.00 Expected rental income per month after completion of building
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)	:	₹ 8,500.00 to ₹ 9,500.00 per Sq. Ft. on RERA 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).	:	₹ 9,000.00 per Sq. Ft. on RERA Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 6,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 37,485.00 per Sq. M. i.e. ₹ 3,482.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years after completion (Subject to proper, preventive periodic maintenance & structural repairs).
	Depreciation percentage assuming the salvage value as 10%	:	N.A. the Building is under construction
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	



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 ₹ 8,500.00 to ₹ 9,500.00 per Sq. Ft. on RERA 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 ₹ 9,000.00 per Sq. Ft. on RERA Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	₹ 11,000.00 Expected rental income per month after completion of building
iii) Any likely income it may generate	Rental Income

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Actual site photographs



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Ready Reckoner Rate

Department of Registration & Stamps
Government Of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: Kokan

District Name: ठाणे Taluka Name: कल्याण Village/Zone Name: गावथ नाव :पिंपरी (कन -

Attribute: सके प्लॉट SubZone Name: 40/114-बीए विचवली गावा -

Mahapalika Area: Kalyan/Dombivali Munc -

Open Land	Residence	Office	Shop	Industry	Unit
8800	35700	42400	51600	42400	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	35,700.00			
Increase by 5% on Flat Located on 6 th Floor	1,785.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	37,485.00	Sq. Mtr.	3,482.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

magicbricks
Buy Sell Home Loans
Post Property

₹58.0 Lac Get ₹12,400 cashback on Home Loan

2 BHK 870 Sq. Ft Flat For Sale **Kalyan East, Thane**

2 Beds
2 Baths
3 Balconies
Semi-Furnished

Carpet Area: 570 sqft 4107 sqft	Developer: Samarth Sai Builders & Developers	Project: Seasons Sahara
Floor: 10 (Out of 15 Floors)	Transaction Type: New Property	Additional Rooms: 1 Store Room
Facing: East	Lifts: 1	Furnished Status: Semi-Furnished

East Facing Property

Contact Agent
Get Phone No.

Last contact made 7 days ago

Contact Agent

Certified Agent
L D Sahoo - 91-8820000000

Your Name: **Shyam Kajurkar**

Email: **shyam@vastukala.org**

Phone Number: **IND +91 8765074720**

I Agree to Magicbricks Terms of Use

Get Contact Details

Download Brochure

More Details

Price Breakup:	₹58 Lac ₹3 Per sq. Unit Monthly
Booking Amount:	₹10 Lac
Address:	kalyan east, Kalyan East, Thane - Beyond Thane, Maharashtra
Landmarks:	kalyan east chakki naka

magicbricks
Buy Sell Home Loans
Post Property

₹54.5 Lac Get ₹10,500 cashback on Home Loan

2 BHK 600 Sq. Ft Flat For Sale **Kalyan East, Thane**

2 Beds
2 Baths
1 Balcony
Unfurnished

Carpet Area: 580 sqft 4937 sqft	Developer: Samarth Sai Builders & Developers	Project: Seasons Sahara
Floor: 4 (Out of 20 Floors)	Transaction Type: New Property	Taxing: East
Lifts: 3	Furnished Status: Unfurnished	Car Parking: 1 Open

East Facing Property

Contact Agent
Get Phone No.

Contact Agent

Certified Agent
L D Sahoo - 91-8820000000

Your Name: **Shyam Kajurkar**

Email: **shyam@vastukala.org**

Phone Number: **IND +91 8765074720**

I Agree to Magicbricks Terms of Use

Get Contact Details

Download Brochure

More Details

Price Breakup:	₹54.5 Lac ₹2,500 Monthly
Booking Amount:	₹54,000
RERA ID:	PS1700017453
Address:	Kalyan east near chakki naka, Kalyan East, Thane - Beyond Thane, Maharashtra



Price Indicators

99acres Buy - Enter Locality / Project / Society / Landmark

₹63 Lac @ 7,078 per sq.ft. 2BHK 2Baths
 Estimated EMR ₹50,318

Registration No. 95170022644 Website: <https://www.seasonsahana.com/>

Overview Society Owner Details Price Trends Registry Record Recommendations

Property (11) Society (26)

₹63 Lac
@ 7,078 per sq.ft.

2nd of 15 Floors

Built Up area: 890 sq.ft.

2 Bedrooms, 2 Bathrooms, 1+ Balconies

Seasons Sahana
Kalyan East, Mumbai Beyond Thane

By 2023 New Construction Status

99acres Buy - Enter Locality / Project / Society / Landmark

₹65 Lac @ 9,558 per sq.ft. 2BHK 2Baths
 Estimated EMR ₹ 51,976

Registration No. 95170022644 Website: <https://www.seasonsahana.com/>

Overview Society Dealer Details Price Trends Registry Record Recommendations

Property (7) Society (29)

₹65 Lac + Govt Charges & Tax
@ 9,558 per sq.ft. (Registries) view Price Details

2nd of 15 Floors

Club

Carpet area: 680 sq.ft.

2 Bedrooms, 2 Bathrooms, 1 Balcony

Seasons Sahana
Kalyan East, Mumbai Beyond Thane

Exit

Within 6 months New Construction Status



(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.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Bal Mukund Niralan N. & Mrs. Lajwanti Balmukund Niralan from M/s. Samarth Sai Builders & Developers vide Agreement for sale dated 20.02.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Ghatkopar, Mumbai to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Nikhil Sonawane – Valuation Engineer Shyam Kajvilkar – Technical Manager Pradnya Rasam – 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 – 24.02.2023 Valuation Date - 25.02.2023 Date of Report - 25.02.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 24.02.2023
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 **25th 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 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 and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 587.00** in the name **Mr. Bal Mukund Nirala N. & Mrs. Lajwanti Balmukund Nirala**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

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.

