

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 CHINCHPOKALI RACPC, Voltas House, 1st Floor, Dr. Ambedkar Marg, Chinchpokali (East), Mumbai - 400 033 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-5475/22-23 Dated 2-Mar-23 Delivery Note Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 30007 / 45823 Delivery Note Date Dispatched through Destination Terms of Delivery
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Sl 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** .Create

Remarks:
 "Mr. Ajit Sopanrao Deshmukh, Mrs. Ashwini Ajit Deshmukh & Mrs. Hirabai Sopanrao Deshmukh - Residential Flat No. 4002, 40th Floor, Wing - A, ""Park Mist"", Off D. L. Vaidya Marg, North Road, Mahim Division, Dadar (West), Mumbai - 400 028, 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**

Rathod
 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. Ajit Sopanrao Deshmukh, Mrs. Ashwini Ajit Deshmukh & Mrs. Hirabai Sopanrao Deshmukh**

Residential Flat No. 4002, 40th Floor, Wing – A, "Park Mist", Off D. L. Vaidya Marg, North Road, Mahim Division, Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India.

Latitude Longitude: 19°01'20.5"N 72°50'23.2"E

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Valuation Done for:

**State Bank of India
RACPC - Chinchpokli (East)**

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)**

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 realizable value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 01.03.2023
	b)	Date on which the valuation is made	: 02.03.2023
3.	List of documents produced for perusal:		
	i)	Copy of Agreement for sale dated 30.01.2023	
	ii)	Copy of Commencement Certificate No. EB / 2506 / GN / A / FCC / 6 / Amend dated 01.07.2017 issued by Municipal Corporation of Greater Mumbai	
	iii)	Copy of RERA Certificate Document No. P51900012129 dated 09.09.2021	
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)	:	<p>Mr. Ajit Sopanrao Deshmukh, Mrs. Ashwini Ajit Deshmukh & Mrs. Hirabai Sopanrao Deshmukh.</p> <p>Address: Residential Flat No. 4002, 40th Floor, Wing – A, "Park Mist", Off D. L. Vaidya Marg, North Road, Mahim Division, Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India.</p> <p>Contact Person: Swapnil Bhosale (Sales Person) Mobile No. 9930808067</p> <p>Joint Ownership Details of ownership share is not available</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	<p>The property is a residential flat located on 40th floor. The composition of flat is 2 Bedrooms + Living Room + Kitchen + Study Room + 2 Toilets. (i.e. 2 BHK + Study Room + 2 Toilets).</p> <p>The property is at 850 Mts. travelling distance from nearest Dadar railway Station.</p> <p>At the time of inspection, the property was under construction. Extent of completion are as under:</p>
Stage of Construction			
If under construction, extent of completion			
	Foundation	Completed	RCC Plinth
			Completed



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	Ground	Completed	RCC Floor	Completed
	Internal Brick Work	Completed	External Brick Work	Completed
	Internal Plaster	Completed upto 41 st Floor	External Plaster	Completed upto 41 st Floor
	Flooring, Tiling, Kitchen	Completed upto 41 st Floor	Electrification, Plumbing, Sanitary	Completed upto 41 st Floor
	Doors and Windows	Completed upto 41 st Floor	Total	86% work completed
6.	Location of property		:	
	a)	Plot No. / Survey No.	: Plot No. 144 of TPS No. IV	
	b)	Door No.	: Residential Flat No. 4002	
	c)	T.S. No. / Village	: Mahim Division	
	d)	Ward / Taluka	: G / North Ward	
	e)	Mandal / District	: Mumbai	
	f)	Date of issue and validity of layout of approved map / plan	: N.A. Copy of Approved Building plan were not provided & not Verified.	
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	: N.A.	
7.	Postal address of the property		: Residential Flat No. 4002, 40 th Floor, Wing – A, "Park Mist", Off D. L. Vaidya Marg, North Road, Mahim Division, Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India.	
8.	City / Town		: Dadar (West), Mumbai	
	Residential area		: Yes	
	Commercial area		: No	
	Industrial area		: No	
9.	Classification of the area		:	
	i) High / Middle / Poor		: Middle Class	
	ii) Urban / Semi Urban / Rural		: Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality		: Mahim Division Municipal Corporation of Greater Mumbai.	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		: No	
12.	Boundaries of the property		As per actual Site	As per Agreement
	North		: Radha Govind Niwas	By Final Plot No. 141 to 143, 145, 146 & 147 of TPS IV of Mahim Division
	South		: Madhukala CHSL	By Final Plot No. 140 of

			TPS IV of Mahim Division
	East	:	Ram Maruti Marg By Final Plot No. 1341 of TPS IV of Mahim Division
	West	:	Samruddhi Building By Final Plot No. 135, 138 & 139 of TPS IV of Mahim Division
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. = 931.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 1024.00 (Carpet Area + 10%)
14.	Latitude, Longitude & Co-ordinates of flat	:	19°01'20.5"N 72°50'23.2"E
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	RERA Carpet Area in Sq. Ft. = 931.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Plot No. 144 of TPS No. IV
	Block No.	:	-
	Ward No.	:	G/North Ward
	Village / Municipality / Corporation	:	Mahim Division Municipal Corporation of Greater Mumbai.
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 4002, 40 th Floor, Wing – A, " Park Mist ", Off D. L. Vaidya Marg, North Road, Mahim Division, Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building Under Construction
5.	Number of Floors	:	Proposed Ground + 23 rd Level Podiums + 24 th Level Service Floor + 25 th to 46 th Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 2 Flat on 40 th Floor

8.	Quality of Construction	:	Building Under Construction
9.	Appearance of the Building	:	Building Under Construction
10.	Maintenance of the Building	:	Building Under Construction
11.	Facilities Available	:	
	Lift	:	Proposed 4 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with one Car Parking Space
	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	:	40 th Floor
2	Door No. of the flat	:	Residential Flat No. 4002
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Proposed Vitrified Tiles flooring
	Doors	:	Proposed Teak Wood door frame, Solid flush doors
	Windows	:	Proposed Aluminum Sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with concealed
	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 Under Construction
7	Sale Deed executed in the name of	:	Mr. Ajit Sopanrao Deshmukh, Mrs. Ashwini Ajit Deshmukh & Mrs. Hirabai Sopanrao Deshmukh.
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. = 1024.00 (Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	RERA Carpet Area in Sq. Ft. = 931.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Building Under Construction
15	If rented, what is the monthly rent?	:	₹ 90,000.00 Expected rental income per month after Completion
IV	MARKETABILITY	:	



Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	931.00 Sq. Ft.	45,000.00	4,18,95,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total / Realizable value of the property			4,18,95,000.00
	Insurable value of the property			30,72,000.00
	Guideline value of the property			3,74,22,080.00

Justification for price / rate

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

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

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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 ₹ 44,000.00 to ₹ 46,000.00 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 ₹ 45,000.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 90,000.00 Expected Rental income per month after Completion
iii) Any likely income it may generate	Rental Income

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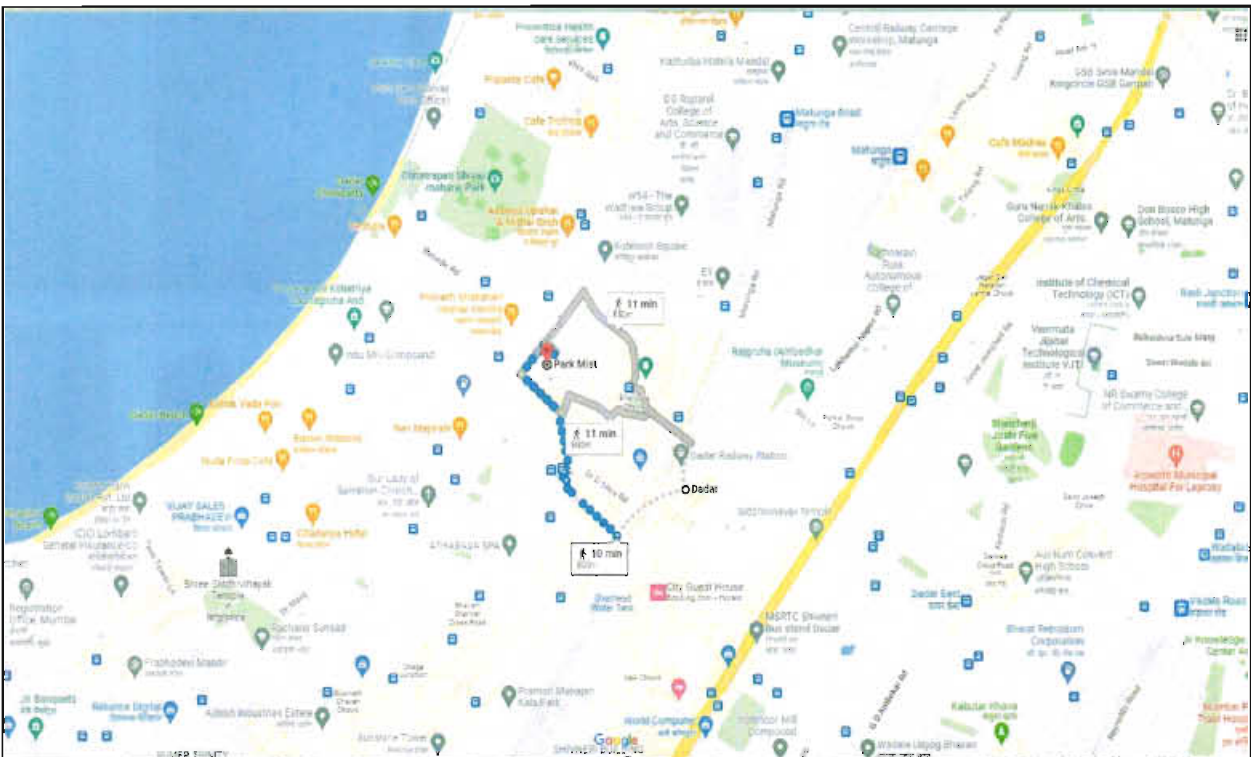


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°01'20.5"N 72°50'23.2"E

Note: The Blue line shows the route to site from nearest railway station (Dadar – 850 Mts.)

Ready Reckoner Rate

DIVISION / VILLAGE : MAHIM Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Road: Gokhale Road (North), Portuguese Church up to Gadkari Chowk.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
17	17/111	165670	327810	376980	409760	327810
TPS-V, Mahim, Final Plot No. 177, 178, 179, 189, 190, 191, 192, 193, 201, 208, 209, 218, 219, 214PT, 241/1, 241, 247, 248, 249, 251, 252, 253, 254, 255, 270, 271, 272, 273, 274, 275, 276, 277, 279, 301, 714, 715, 716, 717, 718, 752, 783, 784, 789, 792, 795, 796, 797, 806, 807, 810, 811, 812 C.S. No. 1/241, 1B/241, 1C/241, 1/323, 1/1549, 1/1642, 1/1401, 1A/1673, 2/241, 2/1571, 2/1671, 3A/241, 3/241, 4/232, 7/241, 1526PT, 1549, 1557, 1580, 1587, 1623, 1642, 1643, 1644, 1646, 1647, 1649, 1660, 1675, 1680, 1683, 1685, 1687, 1831						
<input type="button" value="Compare With Previous Year"/>						

Stamp Duty Ready Reckoner Market Value Rate for Flat	3,27,810.00			
Reduced by 20% on Flat Located on 40 th Floor	65,562.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)	3,93,372.00	Sq. Mtr.	36,545.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	-			
The difference between land rate and building rate (A - B = C)	-			
Depreciation Percentage as per table (D) [100% - 26%] (Age of the Building - 26 Years)	-			
Rate to be adopted after considering depreciation [B + (C x D)]	-	Sq. Mtr.	-	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

Save Time & Money with **MB Prime** Find the right Property by calling Upto 35 Owners directly **Join Prime @ 50% OFF**

Posted on Jan 21, 22 Property ID: 69265226

₹6.80 Cr Get ₹1,00,000 cashback on Home Loan **PREMIUM LOCALITY** ONLY ON MAGICBRICKS

3 BHK Flat For Sale in Park Mist, Dadar West, Mumbai

3 Beds 3 Baths 2 Balconies Unfurnished

Contact Owner
shaikh Anas +91760000043
 Your Name: nitesh
 Email: nitesh.khedekar@gmail.com
 Mobile Number: IND +91 8369040652
 I agree to Magicbricks Terms of Use
Get Contact Details
 Download Brochure

Carpet Area: 1413 sqft • 1413 sqft
Developer: B. R. International
Project: Park Mist
Floor: 30 (Out of 57 Floors)
Transaction Type: Resale
Furnished Status: Unfurnished
Age Of Construction: Under Construction

Contact Owner **Get Phone No.**

magicbricks Buy Sell Home Loans Post Property

Posted on Feb 26, 22 Property ID: 68238827

₹5.50 Cr Get ₹1,00,000 cashback on Home Loan **PREMIUM PROJECT**

3 BHK 1450 Sq-ft Flat For Sale in Dadar West, Mumbai

3 Beds 4 Baths 1 Balcony Semi-Furnished Bay/Lounge Service/Good

Contact Agent
Hemant Sarwan +918800000000
 Your Name: nitesh
 Email: nitesh.khedekar@gmail.com
 Mobile Number: IND +91 8369040652
 I agree to Magicbricks Terms of Use
Get Contact Details
 Download Brochure

Carpet Area: 1150 sqft • 1450 sqft
Developer: Chintamani Land & Housing LLP
Project: Chintamani Arystarat
Floor: 18 (Out of 36 Floors)
Transaction Type: New Property
Additional Rooms: 1 Servant Room
Facing: East
Furnished Status: Semi-Furnished

Contact Agent **Get Phone No.** Last contact made 63 days ago

More Details



Price Indicators

Park Mist
By Icon Builders in Colaba West

₹4.50 Cr onwards Request a Call Back

OVERVIEW LOCATION BUY (?) RENT

Gallery

2.5-3 BHK
Area: 968 - 1412 sq ft
Possession: Dec-2024 (ringing)
Price Range: ₹ 4.50 Cr - 6.56 Cr
Property Type: Apartment
Launched Date: Sep-2017
RERA ID: P516001270

Unit Configuration

Unit Types	Super Built-up Area	Carpet Area	Price	Floor Plans Live in 3D
2.5 BHK Apartment	NA	968 sq ft	₹ 4.50 Cr	NA
3 BHK Apartment	NA	1412 sq ft	₹ 6.56 Cr	NA

Richa Park Mist
By RR INTERNATIONAL

₹4.35 Cr | ₹2.00 K/sq ft
EMI starts at ₹2.76 Lacs

2.5 BHK Apartment Configuration
Jun, 2024 Possession Starts
₹42.08 K/sq ft Avg. Price
93100 sq.ft. (Carpet Area) SIZE

Overview/Home Highlights More About Project About Project Recommended Properties Floor Plan

Why Richa Park Mist? You have a fine taste. This property is great!

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications ₹ **4,18,95,000.00 (Rupees Four Crore Eighteen Lakh Ninety Five Thousand Only)**. As per site inspection 86% construction work is completed

Place: Mumbai

Date: 02.03.2023

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) PRIVATE
LIMITED, email=MANOJ@VASTUKALA.COM, c=IN,
2.5.4.21=98226c0ca338d83b6c59a20865f3490c3d33
d41333115279c17a803653.postalCode=400060,
tn=MANOJ@VASTUKALA.COM,
serialNumber=41250a5648b0c9965c2e15a3b0e3e1f
31d45a799ac8f9a279c29f0c, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.03.02 14:47:40 +05'30'

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____, We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____

_____ only).

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Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

(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 02.03.2023 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 01.03.2023. 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. Ajit Sopanrao Deshmukh, Mrs. Ashwini Ajit Deshmukh & Mrs. Hirabai Sopanrao Deshmukh from M/s. Richa Housing Projects Private Limited vide Agreement for Sale dated 30.01.2023
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC - Chinchpokli (East), Mumbai to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Chandan Singh – Valuation Engineer Prajakta Patil – Technical Manager Nitesh Khedekar - 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 – 01.03.2023 Valuation Date - 02.03.2023 Date of Report - 02.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 01.03.2023
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 **02nd March 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 **931.00 Sq. Ft. RERA Carpet Area** in the name of **Mr. Ajit Sopanrao Deshmukh, Mrs. Ashwini Ajit Deshmukh & Mrs. Hirabai Sopanrao Deshmukh**. 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 was purchased by **Mr. Ajit Sopanrao Deshmukh, Mrs. Ashwini Ajit Deshmukh & Mrs. Hirabai Sopanrao Deshmukh**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **931.00 Sq. Ft. RERA Carpet Area**.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

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

(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.

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) PRIVATE LIMITED, ou=ACMPN,
2.5.4.25=6B22705E4F4E7F3020C73A060691348D78E3
64F2E3115279A7A18E652, postalCode=400009,
sn=MANOJ BABURAO,
serialNumber=14364766040C090A2A5588A3C9E31F5
75C2A3A0285E2831786239FC, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.03.02 14:48:02 +05'30'

Auth. Sign.

Think.Innovate.Create

Manoj B. Chalikwar

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