

# 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-5461/22-23</b> Dated <b>1-Mar-23</b> Delivery Note Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. <b>30014 / 45809</b> Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
<b>Total</b>				<b>₹ 2,950.00</b>


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

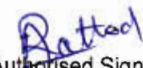
HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>			<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

*Remarks:*  
 Name of Owner: M/s. Mayfair Housing, Name of Proposed Purchaser: Chandrakant Mafatial Chhunchha & Beena Chandrakant Chhunchha - Residential Flat No. 1804, 18th Floor, Building No. 40, "Mayfair Virar Gardens Cluster - VI", Village - Bolinj, Virar (West), Palghar - 401 303, 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 Proposed Purchaser: **Chandrakant Mafatlal Chhunchha & Beena Chandrakant Chhunchha**

Name of Owner: **M/s. Mayfair Housing**

Residential Flat No. 1806, 18<sup>th</sup> Floor, Building No. 40, "**Mayfair Virar Gardens Cluster – VI**", Village - Bolinj, Virar (West), Palghar – 401 303, State – Maharashtra, Country – India.

Latitude Longitude: 19°26'27.3"N 72°48'01.2"E

### Valuation Prepared 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) 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 value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 01.03.2023
	b)	Date on which the valuation is made	: 01.03.2023
3.	List of documents produced for perusal: 1. Copy of Cost Sheet 2. Copy of RERA Registration Certificate No. P99000046231 dated 20.06.2022. 3. Copy of Commencement Certificate No. VVCMC / TP / CC / VP-0278 / 215 / 2021-22 dated 03.09.2021 issued by Vasai Virar City Municipal Corporation. (Downloaded from RERA site) 4. Copy of Approved Plan Vide No. VVCMC / TP / Amend / VP-0278 / 814 / 2021-22 dated 05.01.2022 issued by Vasai Virar City Municipal Corporation. (Downloaded from RERA site) 5. Copy of Pan Card No. ABPPC6714P & ABPPC67115N in the name of Chandrakant Mafatlal Chhunchha & Beena Chandrakant Chhunchha.		
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>Name of Proposed Purchaser:</b> Chandrakant Mafatlal Chhunchha & Beena Chandrakant Chhunchha.  <b>Name of Owner:</b> M/s. Mayfair Housing  <b>Address:</b> Residential Flat No. 1806, 18 <sup>th</sup> Floor, Building No. 40, "Mayfair Virar Gardens Cluster – VI", Village - Bolinj, Virar (West), Palghar – 401 303, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Rajesh Pawar – (Sales Person) Contact No. 9969643500  Joint Ownership (Proposed) Details of ownership share 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 18 <sup>th</sup> floor in the said



			under construction building. The composition of Flat will be 1 Bedroom + Living Room + Kitchen + 2 Toilets. (i.e. <b>1 BHK with 2 Toilets</b> ). The property is at 2.3 Km. travelling distance from nearest railway station Virar.  <b>As per site inspection, piling work is in progress.</b>
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 195, Hissa No. 1 & 2, S. No. 211, H. No. 11/1/3, 14/1, S. No. 212, H. No. 1, 3, 4, 8/1 & 8/2 & Other
	b) Door No.	:	Residential Flat No. 1806
	c) T.S. No. / Village	:	Village – Bolinj
	d) Ward / Taluka	:	Taluka – Vasai
	e) Mandal / District	:	District – Palghar
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan Vide No. VVCMC / TP / Amend / VP-0278 / 814 / 2021-22 dated 05.01.2022 issued by
	g) Approved map / plan issuing authority	:	Vasai Virar City Municipal Corporation. (Downloaded from RERA site)
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	Building Under Construction
7.	Postal address of the property	:	Residential Flat No. 1806, 18 <sup>th</sup> Floor, Building No. 40, <b>"Mayfair Virar Gardens Cluster – VI"</b> , Village - Bolinj, Virar (West), Palghar – 401 303, State – Maharashtra, Country – India.
8.	City / Town	:	Virar (West), Palghar
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Bolinj Vasai Virar City Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		<b>As per actual Site</b> <b>As per Agreement</b>
	North	:	Under Construction Building                      Details not available
	South	:	Open Plot                                      Details not available
	East	:	Internal Road & Open Plot                      Details not available

	West	:	Internal Road	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	:	<b>Carpet Area in Sq. Ft. = 315.00</b> <b>A. P. Area in Sq. Ft. = 47.00</b> <b>Total Carpet Area in Sq. Ft. = 362.00</b> <b>(Area as per Cost Sheet)</b>  Built Up Area in Sq. Ft. = 398.00 (Total Carpet Area + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°26'27.3"N 72°48'01.2"E	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	<b>Carpet Area in Sq. Ft. = 315.00</b> <b>A. P. Area in Sq. Ft. = 47.00</b> <b>Total Carpet Area in Sq. Ft. = 362.00</b> <b>(Area as per Cost Sheet)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction.	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 195, Hissa No. 1 & 2, S. No. 211, H. No. 11/1/3, 14/1, S. No. 212, H. No. 1, 3, 4, 8/1 & 8/2 & Other	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Bolinj Vasai Virar City Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1806, 18 <sup>th</sup> Floor, Building No. 40, " <b>Mayfair Virar Gardens Cluster – VI</b> ", Village - Bolinj, Virar (West), Palghar – 401 303, 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 + 22 Upper Floors	
6.	Type of Structure	:	Proposed R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 08 Flats of 18 <sup>th</sup> 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 2 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Open / Covered Car Parking
	Is Compound wall existing?	:	Building Under Construction.
	Is pavement laid around the building	:	Building Under Construction.
III	<b>FLAT</b>		
1	The floor in which the flat is situated	:	18 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 1806
3	Specifications of the flat	:	
	Roof		Proposed Vitrified tiles flooring
	Flooring		Proposed Teak Wood door frame, Solid flush door
	Doors		Proposed Powder Coated Aluminum Sliding windows
	Windows		Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with concealed
	Fittings		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	:	<b><u>Name of Proposed Purchaser:</u></b> <b>Chandrakant Mafatlal Chhunchha &amp; Beena Chandrakant Chhunchha.</b>  <b><u>Name of Owner:</u></b> <b>M/s. Mayfair Housing</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. = 398.00 (Total Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per VVCMC norms
11	What is the Carpet Area of the flat?	:	<b>Carpet Area in Sq. Ft. = 315.00</b> <b>A. P. Area in Sq. Ft. = 47.00</b> <b>Total Carpet Area in Sq. Ft. = 362.00</b> <b>(Area as per Cost Sheet)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial	:	Proposed Residential purpose

	purpose?	:	
14	Is it Owner-occupied or let out?	:	Building Under Construction
15	If rented, what is the monthly rent?	:	₹ 7,000.00 Expected rental income per month after completion
<b>IV</b>	<b>MARKETABILITY</b>	:	
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
<b>V</b>	<b>Rate</b>	:	
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)	:	₹ 9,000.00 to ₹ 10,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 9,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 6,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 76,450.00 per Sq. M. i.e. ₹ 7,102.00 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.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:	
<b>a</b>	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,700.00 per Sq. Ft.
	Age of the building	:	Building 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%	:	Building Under Construction.
	Depreciated Ratio of the building	:	-
<b>b</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 ₹ 9,000.00 to ₹ 10,000.00 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 ₹ 9,500.00 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	₹ 7,000.00 Expected rental income per month after completion
iii) Any likely income it may generate	Rental Income

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## Actual site photographs



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## Route Map of the property

Site u/r



Latitude Longitude: 19°26'27.3"N 72°48'01.2"E

Note: The Blue line shows the route to site from nearest railway station (Virar – 2.3 Km.)



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## Ready Reckoner Rate


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

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

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

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Year  
2022/2023
Language  
English

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No  Location

Enter Survey No:

वर्णिकरण	सुरती बरीन	निवासी सदनिका	कोळीत	पुफने	शैबोपिक	एकक (Rs./)	Attribute
8-रहिबाज व इतर वास्तव अन्वयेत प्राथमारीत वनिनी	17200	69500	79200	86100	79200	ची. मीटर	घर्जे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	69,500.00			
Increase by 10% on Flat Located on 18 <sup>th</sup> Floor	6,950.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>76,450.00</b>	<b>Sq. Mtr.</b>	<b>7,102.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	00.00			
The difference between land rate and building rate (A - B = C)	00.00			
Depreciation Percentage as per table (D) [100% - 0%] (Age of the Building - 0 Years)	0%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>00.00</b>	<b>Sq. Mtr.</b>	<b>00.00</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

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mira Road > Flats for Sale in Mira Road > ₹39 Lac
Posted on Jan 22, 23
Property ID: 8528238

Get priority access & benefits with **MB Prime**
Unlock exclusively Reserved Owner Properties
Join Prime @ 50% OFF

**₹39.0 Lac** Get ₹1,700 back/bank on Home Loan

1 BHK Flat For Sale in Mayfair Virar Gardens, **Virar West, Mumbai**

1 Bed • 2 Baths • 1 Balconies • Furnished

Carpet Area: **420 sqft** • ₹926/sqft

Floor: **11 (Out of 22 Floors)**

Type Of Ownership: **Freehold**

Age Of Construction: **Under Construction**

Developer: **Mayfair Housing**

Transaction Type: **New Property**

Type Of Ownership: **Freehold**

Project: **Mayfair Virar Gardens**

Furnished Status: **Furnished**

Age Of Construction: **Under Construction**

Contact Owner
Get Phone No.
Last contact made 27 days ago

**More Details**

Price Breakup	₹39 Lac
Address	Virar West, Mumbai - Mira Road and Beyond, Maharashtra

**Contact Owner**

**Moazzam** HR 80XXXXXX

Your Name:

Email:

Mobile Number:

IND -91:

Agree to Magicbricks Terms of Use

Get Contact Details

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mira Road > Flats for Sale in Mira Road > ₹38.0 Lac
Posted on Jan 21, 23
Property ID: 8468827

**₹38.0 Lac** Get ₹1,400 back/bank on Home Loan

1 BHK 405 Sqft Flat For Sale, **Bolin, Mumbai**

1 Bed • 2 Baths • 1 Balcony • 1 Covered Parking

Carpet Area: **405 sqft** • ₹938/sqft

Floor: **17 (Out of 22 Floors)**

Lifts: **2**

Developer: **Mayfair Housing**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Mayfair Virar Gardens**

Facing: **East**

Covered Parking: **1 Covered**

Contact Agent
Get Phone No.
Last contact made 77 days ago

**More Details**

Price Breakup	₹38 Lac   ₹1,90,000 Approx. Registration Charges   ₹1,000 Monthly
Booking Amount	₹1.0 Lac
RERA ID	P99000028348

**Contact Agent**

**Vikesh Vishwa Karma** HR 86XXXXXX

Your Name:

Email:

Mobile Number:

IND -91:

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## Price Indicators

**magicbricks** Buy Sell Rent Home Loans

Home / Property for Sale in Mumbai / Flats for Sale in Mumbai / Flats for Sale in Agashi / 1 BHK Flats for Sale in Agashi / 780 sqft

Posted on Feb 25, 23 Property ID: 69805023

**₹ 40.0 Lac** Get ₹10977 cashback on Home Loan

1 BHK 780 sqft Flat For Sale Agashi, Mumbai

**Contact Agent**  
Joy +91 904 0000000

1 Bed 2 Baths 3 Balconies 1 Covered Parking

**Carpet Area**  
440 sqft  
₹ 908/sqft

**Developer**  
Mayfair Housing

**Project**  
Mayfair Virar Gardens

**Download Brochure**

**Floor**  
10 (Out of 22 Floors)

**Transaction Type**  
New Property

**Facing**  
East

**Lifts**  
2

**Furnished Status**  
Semi-Furnished

**Car Parking**  
1 Covered, 1 Open

**Contact Agent** **Get Phone No.**

**More Details**

**Price Breakup** ₹ 40 Lac | ₹1,500 Monthly

**Booking Amount** ₹ 50,000

**RERA ID** P99000028348 AS1700021052

**Address** Virar West, Mumbai, Agashi, Mumbai - North Mumbai, Maharashtra

Buy Enter Locality / Project / Floors / Lanes/Block

₹ 42.5 Lac ₹ 8,858 per sqft **1BHK 2Baths**

Estimated Price ₹ 55,540

Registration No: P99000046221 Website: mayfairhousing.com

Overview Society Dealer Details Price Trends Registry Record Recommendations

**Property (12)** **Society (26)**

**Carpet area** 440 sqft

**1 Bedroom, 2 Bathrooms, 2 Balconies**

**₹ 42.5 Lac**  
₹ 8,858 per sqft. No massive negotiation

**Mayfair Virar Garden**  
Virar West, Mira Road And Beyond

**Floor** 10th of 22 Floors

**Facing** East

**Overlooking** Main Road, Club, Park, Garden, Pool, Others

**Completion** Dec 2024

**Places nearby**  
Virar West, Mira Road And Beyond, Mumbai

Shree Shree Mallikarjuna Mandir Virar Virayajki Mandir State bank of India ATM Axis bank ATM Corporation bank







- 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 being purchased by Chandrakant Mafallal Chhunchha & Beena Chandrakant Chhunchha
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Chinchpokli (East) Branch 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 Anwar shaikh – Valuation Engineer Prajakta Palil – 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 - 01.03.2023 Date of Report - 01.03.2023
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"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
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 **01<sup>st</sup> 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 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 **362.00 Sq. Ft. Total Carpet Area** in the name **M/s. Mayfair Housing**. Name of **Proposed Purchaser** is **Chandrakant Mafatlal Chhunchha & Beena Chandrakant Chhunchha**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



**Property Title**

Based on our discussion with the Client, we understand that the subject property is being purchased by **Chandrakant Mafatlal Chhunchha & Beena Chandrakant Chhunchha**. 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 **362.00 Sq. Ft. Total 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.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

#### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

#### **Other**

All measurements, areas and ages quoted in our report are approximate

#### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **362.00 Sq. Ft. Total Carpet Area.**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(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

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
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Auth. Sign.

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