

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	Invoice No. PG-5448/22-23	Dated 28-Feb-23
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	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 30017 / 45796	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	5,000.00
	CGST			450.00
	SGST			450.00
	Total			₹ 5,900.00


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

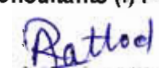
HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

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

Remarks:
 M/s. Swayam Realtors & Traders LLP. Name of Proposed Purchaser is Mr. Vinit Basant Kumar Jain - Residential Flat No. 5707, 57th Floor, Tower - A, "Monte South", Byculla Division, Khatau Mill Compound, Bapurao Jagtap Marg, Near Fire Brigade, Byculla (West), Mumbai- 400 008, 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@ici
 for **Vastukala Consultants (I) Pvt Ltd**

 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **M/s. Swayam Realtors & Traders LLP.**

Name of Proposed Purchaser: **Akshit Vinit Jain, Snigdha Sudhesh Shahi,
Vinit Basantkumar Jain & Daksha Vinit Jain**

Residential Flat No. 5707, 57th Floor, Tower - A, "**Monte South**", Byculla Division, Khatau Mill Compound,
Bapurao Jagtap Marg, Near Fire Brigade, Byculla (West), Mumbai- 400 008,
State – Maharashtra, Country – India.

Think.Innovate.Create

Latitude Longitude: 18°58'26.2"N 72°49'49.3"E

Valuation Prepared for:

State Bank of India

RACPC - Chinchpokli

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
Tel/Fax : +9122 28371325/24
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 – Chinchpokli
 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	: 28.02.2023
	b) Date on which the valuation is made	: 28.02.2023
3.	List of documents produced for perusal:	
	1. Copy of RERA Registration Certificate No. P51800001779 dated 09.09.2021. (As downloaded from RERA site).	
	2. Copy of Approved layout plan No. EB / 5709 / E / A dated 24.09.2016 issued by Municipal Corporation of Greater Mumbai. (As downloaded from RERA site).	
	3. Copy of Commencement Certificate No. EB / 5709 / E / A / FCC / 3 amend dated 07.02.2019 issued by Municipal Corporation of Greater Mumbai. (As downloaded from RERA site).(C.C. is further extended upto 58 th floor for A – Wing Valid upto dated 04.01.2023)	
	4. Copy of Flat Reservation application form issued by M/s. Swayam Realtors & Traders LLP.	
	5. Copy of Cost Sheet.	
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><u>Name of Owner:</u> M/s. Swayam Realtors & Traders LLP.</p> <p><u>Name of Proposed Purchaser:</u> Akshit Vinit Jain, Snigdha Sudhesh Shahi, Vinit Basantkumar Jain & Daksha Vinit Jain</p> <p><u>Address:</u> Residential Flat No. 5707, 57th Floor, Tower - A, "Monte South", Byculla Division, Khatau Mill Compound, Bapurao Jagtap Marg, Near Fire Brigade, Byculla (West), Mumbai- 400 008, State – Maharashtra, Country – India.</p> <p><u>Contact Person:</u> Mr. Sardul Alwin (Assistant Sales Manager) Contact No. 8104942587</p> <p>Sole Ownership</p>
5.	Brief description of the property (Including	: The property is a residential Flat No. 5707 in under

	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Byculla 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 Documents
	North	:	Tank Pakhadi Road Details not available
	South	:	Meghraj Sethi Marg Details not available
	East	:	Monte South Road Details not available
	West	:	3 rd Cross Lane Details not available
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
			A B As per the Deed Actual
	North	:	- -
	South	:	- -
	East	:	- -
	West	:	- -
14.	Extent of the site	:	RERA Carpet Area in Sq. Ft. = 1352.00 Deck Area in Sq. Ft. = 56.00 Total Carpet Area in Sq. Ft. = 1408.00 (Area as per Documents) Built Up Area in Sq. Ft. = 1487.00 (RERA Carpet Area + 10%)
14.	Latitude, Longitude & Co-ordinates of flat	:	18°58'26.2"N 72°49'49.3"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	RERA Carpet Area in Sq. Ft. = 1352.00 Deck Area in Sq. Ft. = 56.00 Total Carpet Area in Sq. Ft. = 1408.00 (Area as per Documents)
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.	:	C.T.S. No. 1798 (Part) & 1841 (Part) of Byculla Division
	Block No.	:	-
	Ward No.	:	Ward – E
	Village / Municipality / Corporation	:	Village - Byculla Division Municipal Corporation of Greater Mumbai



		Vinit Basantkumar Jain & Daksha Vinit Jain
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. = 1487.00 (RERA 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. = 1352.00 Other Area in Sq. Ft. = 56.00 Total Carpet Area in Sq. Ft. = 1408.00 (Area as per Documents)
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 is under construction
15	If rented, what is the monthly rent?	: ₹ 1,50,000.00 Expected rental income per month after building completion
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)	: ₹ 39,000.00 to ₹ 42,000.00 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).	: ₹ 40,000.00 per Sq. Ft. on RERA Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 37,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 1,78,128.00 per Sq. M. i.e. ₹ 16,548.00 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)	: ₹ 3,000.00 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. as building is under construction
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 37,000.00 per Sq. Ft.
	Total Composite Rate	: ₹ 40,000.00 per Sq. Ft. (Including Car parking)
	Remarks:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	1408.00 Sq. Ft.	40,000.00	5,63,20,000.00
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			
	Fair Market Value of the property			5,63,20,000.00
	Insurable value of the property (1487.00 X 3,000.00)			44,61,000.00
	Guideline value of the property (1487.00 X 16,548.00)			2,46,06,876.00

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.

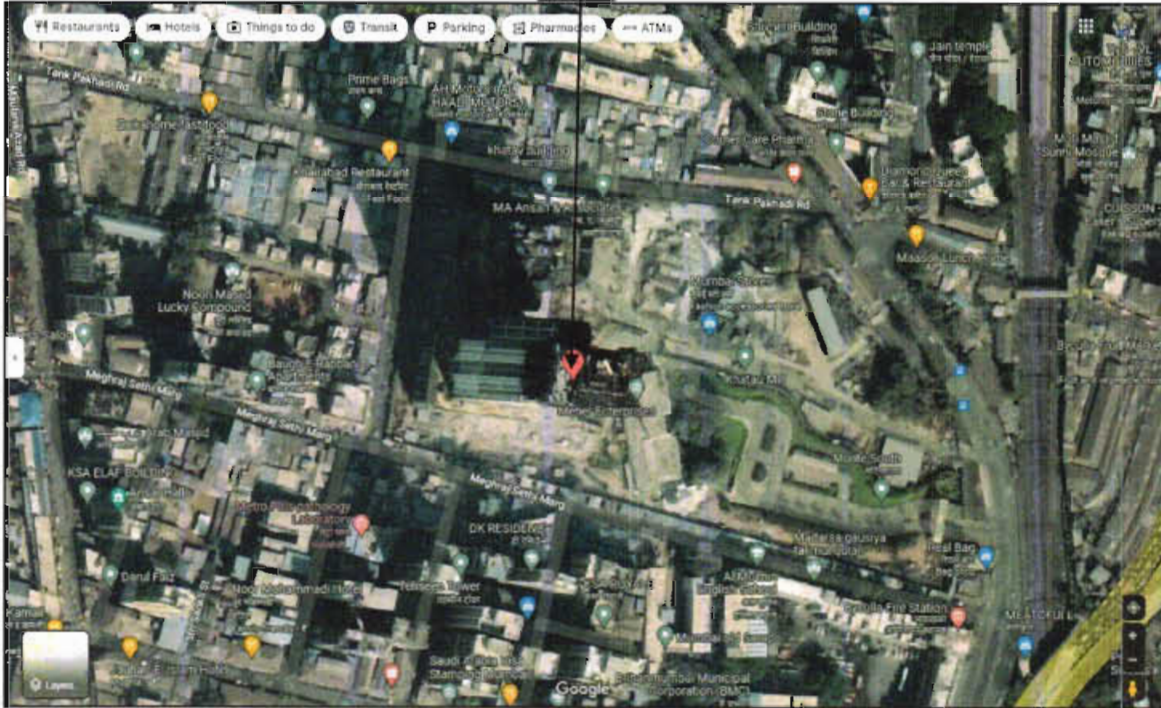


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 18°58'26.2"N 72°49'49.3"E

Note: The Blue line shows the route to site from nearest railway station (Byculla – 500 M.)

Ready Reckoner Rate

Department of Registration & Stamps
Government Of Maharashtra

नोंदणी व मूद्रांक विभाग
महाराष्ट्र शासन

Valuation For Urban Area

Location Details

Select Type: Development Agreement Tenant Occupied Other. Division Name: **Mumbai** [Help on Division](#)

District Name: **मुंबई(म)** Zone Name: **स.महाराष्ट्र चिंचपोकली**

Attribute: **शि.टी.एस. नगर** SubZone Name: **पुर्वम - पश्चिम सी. एरर**

Open Land	Residence	Office	Shop	Industry	Unit
63959	148440	210408	227304	148440	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,48,440.00			
20% Increase on Flat Located on 57 th Floor	29,688.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,78,128.00	Sq. Mtr.	16,548.00	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

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

₹7.88 Cr | Get EMI 2.36 Lakh | 20% Down Payment | 100% Home Loan

3 BHK 2264 Sq-Ft Flat For Sale | Byculla West, Mumbai

₹78 sqft | Full-furnished

3 Beds | 4 Baths | 1 Covered Parking | Unfurnished | Preparing en... | Outdoor Ter...

Carpet Area: 1678 sqft	Developer: Marathon Realty & Adani Group	Project: Monte South	Floor: 55 (Out of 64 Floors)
Transaction Type: New Property	Additional Rooms: 1 Store Room	Facing: North - East	Lifts: 9

Buttons: Contact Agent, Get Phone No.

More Details

Price Breakup: **₹7.88 Cr | ₹39,40,000** Approx. Registration Charges | **₹18** Per sq. Unit Monthly

Booking Amount: **₹1.0 Lac**

PERA ID: **p51800061779**

Address: **Monte South, Khatau Mills Compound Near Y Bridge, Next to Byculla Fire, Brigade.**

Right sidebar: Contact Agent **Manavir Sharma** (Certified Agent), Form fields for Name, Email, and Mobile Number, **Get Contact Details** button, **Download Brochure** link.

₹5.3 Cr | 3BHK 3Baths

Overview | Safety | Dealer Details | Price Trends | Registry Record | Recommendations: 7

Property (T) | Society (S)

3 Bed Room, 3 Bathrooms, 1 Balcony

Carpet area: 1354 sqft

₹5.3 Crms | ₹34183 per sqft

45 of 64 Floors

Obtain Main Road

Places nearby: 4003, Byculla, Mumbai Harbour, Mumbai

Byculla | Phoenix Palladium | Villa Theresa High School | Sagna Polytechnic College | Maharashtra College

Right sidebar: **Ayub Merchant** (Agent), **Contact Dealer** button, **₹5.3 Crms** price tag, **1 to 5 Star DM** rating.



Price Indicators

The screenshot shows a property listing on the 99acres website. The main heading is "₹5.15 Cr" with a sub-heading "3BHK 3Baths". Below this, it says "Estimated carpet area 1100 sq.ft.". The listing includes a "Property (8)" and "Society (63)" section with a photo of the interior. Key details include: Carpet area: 1100 sq.ft., Price: ₹ 5.15 Crone @ 39,615 per sq.ft. (incl. GST), Floor: 25th of 64 floors, and Possession: Jun 2025. A "Places nearby" section lists Byculla, Phoenix Palladium, Villa Theresa High School, Sophia Polytechnic College, and Maharashtra College.

Think.Innovate.Create

Sales Instance

18816508 21-02-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुबयम निबंधक : सह दु.नि.मुंबई शहर 4 कल क्रमांक : 18816/2022 नोदणी : Regn:63m
गावाचे नाव : भायखळा		
(1)विलेखाचा प्रकार	करारनामा	
(2)नोदणी	39307269	
(3) जागाभावा(भाडेपट्ट्याच्या बाबतिलेखटाकडून आकड्याची देणे की पट्टेदार ते नमुद करावे)	21584992.11	
(4) मू-भावन,पोटीलिया व पात्रक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्षाने :सवनिका नं: ए 1401, माळा नं: 14 वा मजला, इमारतीचे नाव: टिटलिस,मॉन्टे साउथ-टिटलिस,ए-विंग, ब्लॉक नं: खटाव मिल कंपाऊंड,फायर ब्रिगेडच्या जवळ, रोड : वासुगाव जगताप मार्ग,भायखळा-पश्चिम,मुंबई-400008, इतर माहिती: सवनिका क्षेत्र 111.58 चौ.मी.कारपेट(रु प्रमाणे),एक कार पार्कींग सहीत,नोटीफीकेशन क्रमांक- शासन आदेश क्र मुद्रांक-2021/अनी.सं.क.12 /प्र.क्र.107 /म-1 (घोरण)दि.31.3.2021 अन्ये महिलासाठी 1 टक्के सुट((C.T.S. Number : 1798-part,16/1840,1841-part ;))	
(5) क्षेत्रफळ	111.58 चौ.मीटर	
(6)आकड्याची किंवा जुटी देण्यात असलेले ठेका.		
(7) दस्तऐवज करून देणा-वा/लिहून देण्या-वा पक्षकाराचे नाव किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवर्तिते नाव व पत्ता.	1): नाव:-सत्यम रिपब्लिक आणि ट्रेडर्स एज्युकेशन सोसायटीने विनियम बंधित आणि अधिकृत व्यक्ती द्वाराद्वारा के. राव वा:-56 पत्ता:-पलीट नं: 801, माळा नं: 8 , इमारतीचे नाव: सिद्धर कोम्प्लेक्स,श्रीमंती सोसायटी, ब्लॉक नं: मिदलवली विन्स रोडच्या जवळ, रोड नं: कलंगपुरा,अहमदाबाद,गुजरात-380009, गुजरात, AHMEDABAD. फिन कोड:-380009 फोन नं:-ACEFS2816A 2): नाव:-सत्यम रिपब्लिक आणि ट्रेडर्स एज्युकेशन सोसायटीने विनियम बंधित आणि अधिकृत व्यक्ती असेल पणे वा:-41 पत्ता:-पलीट नं: 801, माळा नं: 8 वा मजला, इमारतीचे नाव: सिद्धर कोम्प्लेक्स,श्रीमंती सोसायटी, ब्लॉक नं: मिदलवली विन्स रोडच्या जवळ, रोड नं: कलंगपुरा,अहमदाबाद,गुजरात-380009, गुजरात, AHMEDABAD. फिन कोड:-380009 फोन नं:-ACEFS2816A	
(8)दस्तऐवज करून देणा-वा पक्षकाराचे व किंवा दिवानी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवर्तिते नाव व पत्ता	1): नाव:-साय अस्मान गडवाल सोसायटीने कुलमुजुलवार मल्लू धनसुख रविलाल काधानी वा:-69; पत्ता:-पलीट नं: 12/50, माळा नं: 3 वा मजला , इमारतीचे नाव: पदवी भेदान , ब्लॉक नं: टोपरी चान्दूल टोपरीच्या जवळ , रोड नं: कलंगपुरा हिल रोड नं.1,मुंबई-400009, मातलुट, मुंबई. फिन कोड:-400009 फोन नं:-BCKPG4283J	
(9) दस्तऐवज करून दिवण्याचा दिनांक	30/11/2022	
(10)दस्त नोदणी केवण्याचा दिनांक	05/12/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	18816/2022	
(12)जागाभावाप्रमाणे मुद्रांक शुल्क	1965400	
(13)जागाभावाप्रमाणे नोदणी शुल्क	30000	
(14)स्रोत		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		



Think Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Sales Instance

13733319	सूची क्र.2	दुसरा विभाग : सह दु.नि.मुंबई शहर 2
21-02-2023		दस्ता क्रमांक : 13733/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn.63m
गावाचे नाव : भायखळा		
(1) विलेखाचा प्रकार	करजनामा	
(2) मोबदला	33625651	
(3) बाजारभाव (बाहेरपट्ट्याचा बाबतीतपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	26193514.35	
(4) भू-मापन, पोटलिंगमा व परतक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्गाने :सदनिका नं: 1304, माझा नं: 13, इमारतीचे नाव: टिटलिस मॉन्टे साऊथ - टिटलिस ए विंग, ब्लॉक नं: खटाव मिल्स कंपाऊंड,बापूराव जगताप मार्ग, रोड : भायखळा पश्चिम मुंबई 400008, इतर माहिती: मूळ करारनामा दस्त क्र बबई-4/13517/2022, दिनांक 23/08/2022 रोजी निष्पादित असून मोबदला रु. 33625651/- व बाजारमूल्य रु.26193514.35/- यावर मुद्रांक शुल्क रु.2017600/- भरलेले आहे. सबब दस्तावर मु. मु. अधिनियम 1958 आर्टिकल 5 जी ए (2) नुसार रु.338000/- हि रक्कम नवीन दस्तावर समाविष्ट करण्यात आली आहे.((C.T.S. Number : 1798-part, 16/1840, 1841-part ;))	
(5) क्षेत्रफळ	136.01 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात येत आहे.		
(7) दस्तऐवज कानन देणा-या पसंकाराचे व किंवा दिवशी न्यायालयाचा हुकूमनामा किंवा अर्देस असल्यास,प्रतिबंधिते नाव व पत्ता.	1): नाव:-कैलाश अहमद मोहम्मद इब्राहिम रोख वय:-63 पत्ता:-प्लॉट नं: 1507, माळा नं: 15, इमारतीचे नाव: मांगर क्लॉसिक को ऑपेरेटिव्ह हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: 62 डी मिर्जा गालीब मार्ग, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400008 फोन नं:-AAYP50524K 2): नाव:-सबनूर फैयाज अहमद रोख वय:-59 पत्ता:-प्लॉट नं: 1506, माळा नं: 15, इमारतीचे नाव: मांगर क्लॉसिक को ऑपेरेटिव्ह हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: 62 डी मिर्जा गालीब मार्ग, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400008 फोन नं:-AJWPS0912J 3): नाव:-सुरींदर फाल्गुन मोहम्मद काशीम रोख वय:-58 पत्ता:-प्लॉट नं: 501-ए विंग, माळा नं: 5, इमारतीचे नाव: व्हिवा अपार्टमेंट, ब्लॉक नं: 264 कैलास रोड, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400008 फोन नं:-AJWPS0911M	
(8) दस्तऐवज कानन देणा-या पसंकाराचे व किंवा दिवशी न्यायालयाचा हुकूमनामा किंवा अर्देस असल्यास,प्रतिबंधिते नाव व पत्ता	1): नाव:-जयदेव रोक उन्हेटावाला वय:-40; पत्ता:-प्लॉट नं: 803, माळा नं: 8, इमारतीचे नाव: क्रेसेंट विला, ब्लॉक नं: डी ए आर नागर रोड, रोड नं: मुंबई सेंट्रल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400008 फोन नं:-AANPU6325R 2): नाव:-जालिंधा लखेश उन्हेटावाला वय:-33; पत्ता:-प्लॉट नं: 803, माळा नं: 8, इमारतीचे नाव: क्रेसेंट विला, ब्लॉक नं: डी ए आर नागर रोड, रोड नं: मुंबई सेंट्रल, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400008 फोन नं:-ADSPU9340A	
(9) दस्तऐवज कानन दिव्याचा दिनांक	13/09/2022	
(10) दस्त नोंदणी देण्याचा दिनांक	13/09/2022	
(11) अनुक्रमांक, खंड व पृष्ठ	13733/2022	
(12) बाजारभावाच्या मुद्रांक शुल्क	338000	
(13) बाजारभावाच्या नोंदणी शुल्क	30000	

Sales Instance

19608508 21-02-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्य निबंधक : सह दु.नि.मुंबई शहर 4 सन क्रमांक : 19608/2022 सेव्ही : Regn:63m
गावाचे नाव : भायखळा		
(1)मिळ्याचा प्रकार	करारनामा	
(2)संख्या	47581820	
(3) वाजाराभाव(भाडेपट्ट्याच्या बाबतिलवट्टाकर आकारणी देतो की पट्ट्यास ते नसूद करावे)	26061382.228	
(4) भू-मापन,पेटंटिमा व पत्राव्यांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: बी 3104, माळा नं: 31 वा मजला, इमारतीचे नाव: पिलाटस,मोन्डे साइथ-पिलाटस,बी-विंग, ब्लॉक नं: खटाव मिल्स कपाऊड,फायर ब्रिगेडच्या जवळ, रोड : बापुराव जगतप मार्ग,भायखळा-पश्चिम,मुंबई-400008, इतर माहिती: सदनिका क्षेत्र 119.66 चौ.मी. कारपेट(सा प्रमाणे)च डेक क्षेत्र 4.78 चौ.मी., दोन कार पाकींग सहीत.((C.T.S. Number : 1798-part,16/1840,1841-part ;))	
(5) क्षेत्रफळ	119.66 चौ.मीटर	
(6)आकारणी किंवा जुदी देण्यात आलेले क्षेत्र.		
(7) दस्तऐवज कसल देणा-वा/सिद्ध देवणा-या पत्राव्यांकाचे नाव किंवा दिवानी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिपादिते नाव व पत्ता.	1): नाव:-नवम रिवायटर्स आणि ट्रेडर्स एलएलपी बाब्याजीने विनियम रीजल आणि अधिकृत ज्युडी इन्फरमेशन के. राव वय:-56 पत्ता:-प्लॉट नं: 801, माळा नं: 8 , इमारतीचे नाव: मिडल कॉम्प्लेक्स,श्रीमती सोसायटी, ब्लॉक नं: मिडलवॉली विसा रोडरच्या जवळ, रोड नं: स्वर्गपुरा,अहमदाबाद,गुजरात-380009, गुजरात, AHMEDABAD. पिन कोड:-380009 फोन नं:-ACEFS2816A 2): नाव:-नवम रिवायटर्स आणि ट्रेडर्स एलएलपी बाब्याजीने विनियम रीजल आणि अधिकृत ज्युडी असेज एच. वय:-41 पत्ता:-प्लॉट नं: 801, माळा नं: 8 वा मजला, इमारतीचे नाव: मिडल कॉम्प्लेक्स,श्रीमती सोसायटी, ब्लॉक नं: मिडलवॉली विसा रोडरच्या जवळ, रोड नं: स्वर्गपुरा,अहमदाबाद,गुजरात-380009, गुजरात, AHMEDABAD. पिन कोड:-380009 फोन नं:-ACEFS2816A	
(8)दस्तऐवज कसल देणा-या पत्राव्यांकाचे व किंवा दिवानी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास,प्रतिपादिते नाव व पत्ता	1): नाव:-पद्मावती हॉटेक परमा वय:-34; पत्ता:-प्लॉट नं: 1301, माळा नं: 13 वा मजला , इमारतीचे नाव: शफीक टॉवर , ब्लॉक नं: सी टी सी , रोड नं: 52/54,साहिबा स्ट्रीट,मुंबई सी ओ,मुंबई सेक्टर,मुंबई-400008, वाराणसी, पृथ्वी. पिन कोड:-400008 फोन नं:-ATNPP7874R	
(9) दस्तऐवज कसल दिव्याचा दिनांक	16/12/2022	
(10)दस्त नोदणी केव्याचा दिनांक	21/12/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	19608/2022	
(12)वाजाराभावक्रयणेचे मुद्रांक मुल्य	2855000	
(13)वाजाराभावक्रयणेचे नोदणी मुल्य	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		



Think Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



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 ₹ **5,63,20,000.00 (Rupees Five Crore Sixty Three Lakh Twenty Thousand Only)**. As per Site Inspection, 80% work is completed.

Place: Mumbai

Date: 28.02.2023

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-IF-1763

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

Auth. Sign.

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

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

only).

Date

Think.Innovate.Create

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 28.02.2023 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 28.02.2023. 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 under consideration is being purchased by Akshit Vinit Jain, Snigdha Sudhesh Shahi, Vinit Basantkumar Jain & Daksha Vinit Jain from M/s. Swayam Realtors & Traders LLP.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC – Chinchpokli, 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 Chandan Singh – Valuation Engineer Shobha Kuperkar – 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 – 28.02.2023 Valuation Date - 28.02.2023 Date of Report - 28.02.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 28.02.2023
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



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 **Total Carpet Area in Sq. Ft. = 1408.00.**

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.

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
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.org, c=IN, postalCode=400001, serialNumber=1, emailAddress=manoj@vastukala.org, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.11 11:29:35 +05'30'

Auth. Sign.

Think.Innovate.Create