

# 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	Invoice No. <b>PG-59/23-24</b>	Dated <b>12-Apr-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA - RACPC GHATKOPAR</b> RACPC GHATKOPAR BRANCH, OPP. DAMODAR PARK, ASHOK SILK MILLS COMPOUND, L.B.S. MARG, GHATKOPAR (W), MUMBAI-400086 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>30070 / 2300061</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b>	997224	18 %	<b>2,500.00</b>
2	<b>STRUCTURAL REPORT FEE</b>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>450.00</b>
	<b>SGST</b>			<b>450.00</b>
<b>Total</b>				<b>₹ 5,900.00</b>

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
<b>Total</b>	<b>5,000.00</b>		<b>450.00</b>		<b>450.00</b>	<b>900.00</b>


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

**Remarks:**  
 Mr. Kirit Narbheram Bagadia - Residential Flat No. 3 & 4, 2nd Floor, Sheriar Flats, Shreeji Co-op. Hsg. Soc. Ltd., 5th Road, Near Uday Talkies, Opp. Hindi High School, Ghatkopar (West), Mumbai - 400 086, 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**

*Ratool*  
 Authorised Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Kirit Narbheram Bagadia**  
(M/s. Magnetic Metal Industries)

Residential Flat No. 3 & 4, 2<sup>nd</sup> Floor, Sheriar Flats, **Shreeji Co-op. Hsg. Soc. Ltd.**, 5<sup>th</sup> Road,  
Near Uday Talkies, Opp. Hindi High School, Ghatkopar (West), Mumbai – 400 086,  
State – Maharashtra, Country – India.

Latitude Longitude: 19°05'16.1"N 72°54'34.2"E

### Valuation Prepared for:

**State Bank of India**

**RACPC Ghatkopar Branch**

Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills Compound, LBS Marg,  
Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India.



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

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

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

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 3 & 4, 2<sup>nd</sup> Floor, Sheriar Flats, **Shreeji Co-op. Hsg. Soc. Ltd.**, 5<sup>th</sup> Road, Near Uday Talkies, Opp. Hindi High School, Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India belongs to **Mr. Kirit Narbheram Bagadia**.

Boundaries of the property.

North	:	Shirin Vana Building
South	:	Road No. 5 & Hindi High School
East	:	Under Construction Building
West	:	Vijay Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 3,89,71,332.00 (Rupees Three Crore Eighty Nine Lakh Seventy One Thousand Three Hundred Thirty Two Only)**.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

C.M.D.

Auth. Sign

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
c=IN, email=cmid@vastukala.org, c=IN  
Date: 2023.04.12 12:22:59 +05'30'



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
SBI Empanelment No.: SME/TCC/2021-22/85/13  
Encl. Valuation Report



### Our Pan India Presence at :

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

**Regd. Office** : 121, 1st Floor, Akruti 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 Ghatkopar Branch**  
 Retail Assets Centralised Processing Centre,  
 1<sup>st</sup> Floor, Ashok Silk Mills Compound, LBS Marg,  
 Ghatkopar (West), Mumbai – 400 086,  
 State – Maharashtra, Country – India.

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

I	General	
1.	Purpose for which the valuation is made	: To assess Fair market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 02.03.2023
	b) Date on which the valuation is made	: 11.04.2023
3.	List of documents produced for perusal:	1) Copy of Previous valuation report dated 17.12.2020 2) Copy of Agreement for Sale Dated 28.04.1981 – Flat No. 3 & 4 3) Copy of Society Letter dated 18.03.2021 issued by Shreeji Co-op. Hsg. Soc. Ltd. 4) Copy of Building Completion Certificate No. CE / 4341 / BPES / A / N Dated 23.04.1985 issued by Municipal Corporation of Greater Mumbai
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<b>Mr. Kirit Narbheram Bagadia</b>  <b>Address:</b> Residential Flat No. 3 & 4, 2 <sup>nd</sup> Floor, Sheriar Flats, <b>Shreeji Co-op. Hsg. Soc. Ltd.</b> , 5 <sup>th</sup> Road, Near Uday Talkies, Opp. Hindi High School, Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Vikram Bagadia (Owner's son)  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	The property is a residential flat located on 2 <sup>nd</sup> floor. As per site inspection, Flat No. 3 & 4 are internally amalgamated to form a single flat having separate entrance door. The composition of amalgamated flat is 5 Bedrooms + Living Room + Dining + Kitchen + Pooja Room + 4 Toilets + Passage (i.e., <b>5BHK + 4 Toilets</b> ). The property is at 450 Mtr. Walkable distance from nearest railway station Ghatkopar.
6.	Location of property	:
	a) Plot No. / Survey No.	: Survey No. 179, TPS – III
	b) Door No.	: Residential Flat No. 3 & 4

	c)	T.S. No. / Village	:	C.T.S. No. 3851 of Village – Ghatkopar Kirol
	d)	Ward / Taluka	:	Taluka – Kurla
	e)	Mandal / District	:	District – Mumbai Suburban
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Building Completion Certificate No. CE / 4341 / BPES / A / N Dated 23.04.1985 issued by Municipal Corporation of Greater Mumbai
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	No
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Residential Flat No. 3 & 4, 2 <sup>nd</sup> Floor, Sheriar Flats, <b>Shreeji Co-op. Hsg. Soc. Ltd.</b> , 5 <sup>th</sup> Road, Near Uday Talkies, Opp. Hindi High School, Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India
8.		City / Town	:	Ghatkopar (West), Mumbai Suburban
		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 – Ghatkopar Kirol 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		<b>As per actual Site</b> <b>As per Agreement</b>
		North	:	Shirin Vana Building                      Details not available
		South	:	Road No. 5 & Hindi High School                      Details not available
		East	:	Under Construction Building                      Details not available
		West	:	Vijay Building                      Details not available
13.		Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
				<b>A</b> <b>B</b>
				<b>As per the Deed</b> <b>Actual</b>
		North	:	-                      -
		South	:	-                      -
		East	:	-                      -
		West	:	-                      -
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 1,197.00 Flowerbed Area in Sq. Ft. = 164.00

		Total Carpet Area in Sq. Ft. = 1,361.00 Terrace Area in Sq. Ft. = 104.00 (Area as per actual site measurement)  <b>Built Up Area in Sq. Ft. = 1,737.00</b> <b>(Carpet Area + 20%) + (Terrace Area)</b>
14.	Latitude, Longitude & Co-ordinates of flat	: 19°05'16.1"N 72°54'34.2"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Built Up Area in Sq. Ft. = 1,737.00</b> <b>(Carpet Area + 20%) + (Terrace Area)</b>
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Survey No. 179, TPS – III, C.T.S. No. 3851
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village – Ghatkopar Kiroi Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	: Residential Flat No. 3 & 4, 2 <sup>nd</sup> Floor, "Sheriar Flats", <b>Shreeji Co-op. Hsg. Soc. Ltd.</b> , 5 <sup>th</sup> Road, Near Uday Talkies, Opp. Hindi High School, Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 1981 (As per previous valuation report)
5.	Number of Floors	: Ground + 2 <sup>nd</sup> + 3 <sup>rd</sup> (Part) Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 4 Flats on 2 <sup>nd</sup> Floor
8.	Quality of Construction	: Poor
9.	Appearance of the Building	: Poor
10.	Maintenance of the Building	: Poor
11.	Facilities Available	:
	Lift	: No Lift
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car Parking
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: No
<b>III</b>	<b>FLAT</b>	
1	The floor in which the flat is situated	: 2 <sup>nd</sup> Floor
2	Door No. of the flat	: Residential Flat No. 3 & 4

3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified, Mosaic & wooden type flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering with POP finished
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?	:	Normal
7	Sale Deed executed in the name of	:	<b>Mr. Kirit Narbheram Bagadia</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?	:	<b>Built Up Area in Sq. Ft. = 1,737.00 (Carpet Area + 20%) + (Terrace Area)</b>
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 1,197.00 Flowerbed Area in Sq. Ft. = 164.00 Total Carpet Area in Sq. Ft. = 1,361.00 Terrace Area in Sq. Ft. = 104.00 (Area as per actual site measurement)
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?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 75,000.00 Expected rental income per month
<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)	:	₹ 21,000.00 to ₹ 25,000.00 per Sq. Ft. on Built Up Area







**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	1,737.00 Sq. Ft.	22,436.00	3,89,71,332.00
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			
<b>Total / Realizable value of the property</b>				<b>3,89,71,332.00</b>
<b>Insurable value of the property (1,737.00 X 2,800.00)</b>				<b>48,63,600.00</b>
<b>Guideline value of the property (1,737.00 X 8,386.00)</b>				<b>1,45,66,482.00</b>

**Justification for price / rate**

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

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

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 21,000.00 to ₹ 25,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached





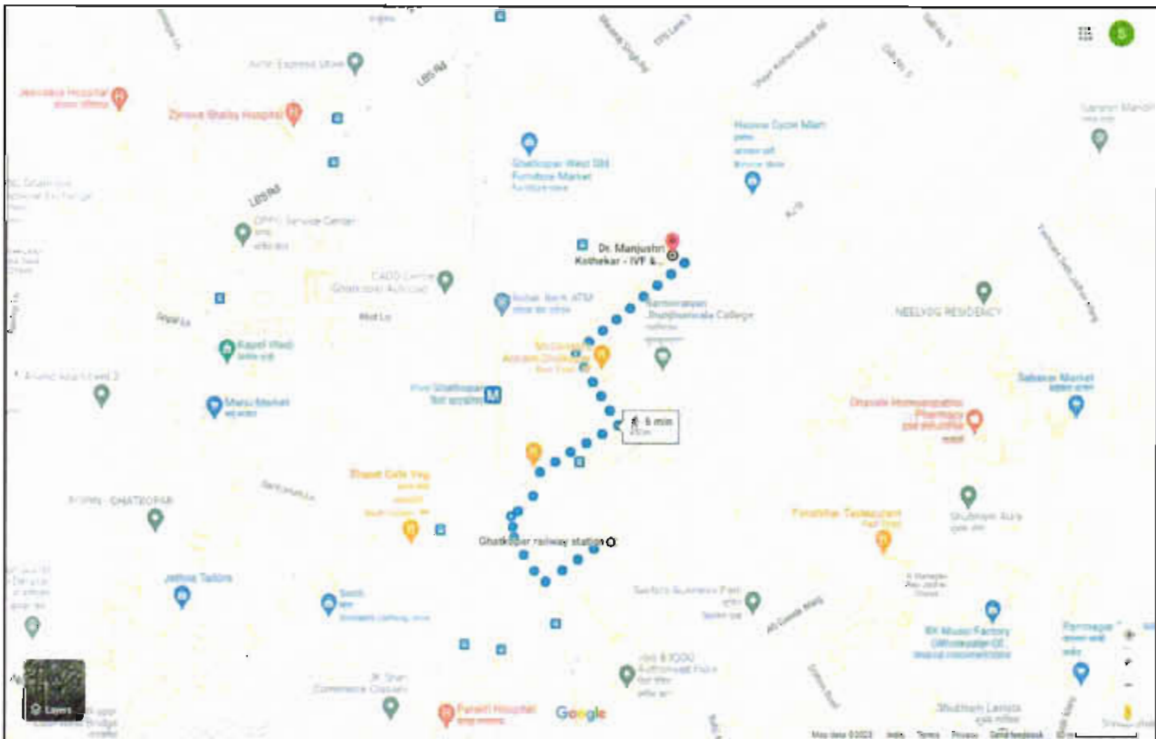
## Actual site photographs





## Route Map of the property

Site u/r



Latitude Longitude: 19°05'16.1"N 72°54'34.2"E

**Note:** The Blue line shows the route to site from nearest railway station (Ghatkopar – 450 Mt.)



## Ready Reckoner Rate

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,28,060.00			
Reduced by 10% on Flat Located on 2 <sup>nd</sup> Floor	12,806.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>1,15,254.00</b>	<b>Sq. Mt.</b>	<b>10,707.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	55,750.00			
The difference between land rate and building rate (A – B = C)	59,504.00			
Depreciation Percentage as per table (D) [100% - 42%] (Age of the Building – 42 Years)	58%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>90,262.00</b>	<b>Sq. Mt.</b>	<b>8,386.00</b>	<b>Sq. Ft.</b>

### Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

**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

**3 BHK Flat in Paras Society For Sale in Ghatkopar West**

₹ 2.9 Crores (₹ 1.66 Lacs/Month)

₹ 1,100 Sq Ft

Need Home Loan? Apply Now

Home / Flats for Sale in Mumbai / Flats for Sale in Ghatkopar West / 3BHK Flat for Sale in Ghatkopar West / Property Details

- 3 Bedrooms
- 3 Bathrooms
- 1 Car

Get Owner Details

Price trends by NREestimate

Report what was not correct in this property

Listed by Buyer
Sold Out
Wrong Info

Neighborhood: **Phase Supreme Business Park**, **Phoenix Meadows**, **PKC Complex**, **PKC Green Mall**, **Ghatkopar**

**Overview**

Age of Building	10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.5 Per Sq.Ft.	Flooring	Vitrified Tiles
Building Area	1,100 Sq.Ft	Carpet Area	945 Sq.Ft

**Activity On This Property**

1.48 View All 0 Bookmarks

**Similar Properties**

**4 BHK Flat in Shankheshwar Apartment For Sale in Ghatkopar West**

₹ 3.3 Crores (₹ 2.01 Lacs/Month)

₹ 1,600 Sq Ft

Need Home Loan? Apply Now

Home / Flats for Sale in Mumbai / Flats for Sale in Ghatkopar West / 4BHK Flat for Sale in Ghatkopar West / Property Details

- 4 Bedrooms
- 3 Bathrooms
- 1 Bike and Car

Get Owner Details

Price trends by NREestimate

Report what was not correct in this property

Listed by Seller
Sold Out
Wrong Info

Neighborhood: **Phase Supreme Business Park**, **Phoenix Meadows**, **PKC Mall**, **PKC City**, **Ghatkopar**

**Overview**

Age of Building	10 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.7 Per Sq.Ft.	Flooring	Vitrified Tiles
Building Area	1,600 Sq.Ft	Carpet Area	1,140 Sq.Ft

**Activity On This Property**

1.55 View All 0 Bookmarks

**Similar Properties**



## Price Indicators

The screenshot displays a real estate listing on the NOBROKER platform. The main heading is "2 BHK Flat in Jeevashree Sanshodhan Chai For Sale in Ghatkopar West". The price is listed as ₹ 2.5 Crores and ₹ 1.43 Lacs/Month. The listing includes several photographs of the property's interior, showing a bedroom with a bed and a living area. A prominent "NOBROKER" watermark is visible across the images. To the right of the photos, there is a "Get Owner Details" button and a section for "Price trends by MSB estimate". Below the photos, an "Overview" section provides key details: Age of Building: 10 Years, Maintenance Charge: ₹ 2.2 Per Sq.Ft, Carpet Area: 900 Sq.Ft, and Facing: East. The listing also shows "Activity On This Property" and "Similar Properties".

Think.Innovate.Create

As a result of my appraisal and analysis, it is my considered opinion that the present **realizable value** of the above property in the prevailing condition with aforesaid specifications **₹ 3,89,71,332.00 (Rupees Three Crore Eighty Nine Lakh Seventy One Thousand Three Hundred Thirty Two Only).**

Place: Mumbai

Date: 11.04.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: c=IN, o=Vastukala Consultants (I) Pvt Ltd,  
ou=CMO, email=sharad@vastukala.org, cn=Sharadkumar B. Chalikwar  
Date: 2023.04.11 12:22:22 +05'30'

C.M.D.

Auth. Sign

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

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, Sharadkumar 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 11.04.2023 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 02.03.2023. 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 AEAPC0117Q
- 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was owned by Mr. Kirit Narbheram Bagadia.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Ghatkopar to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Deepak Jain – Valuation Engineer Shobha Kuperkar – Technical Manager Shamal Bodke – 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 – 02.03.2023 Valuation Date - 11.04.2023 Date of Report - 11.04.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 02.03.2023
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





Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Kirit Narbheram Bagadia**. 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 **1,737.00 Sq. Ft. Built Up 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 **1,737.00 Sq. Ft. Built Up 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.

1. 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.
2. 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.

3. 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.
4. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

#### Miscellaneous

5. 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.
6. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CNO, email=cn@vastukala.org, c=IN  
Date: 2023.08.13 12:23:32 +05'30'



C.M.D.

Auth. Sign

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13