

# 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-5652/22-23</b> Dated <b>11-Mar-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA- RASMECCC Panvel</b> RASMECCC Panvel Sharda Terrace, Shop No 5, Ground Floor, Plot No 65, Sector-11, CBD Belapur 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. <b>000602 / 46000</b> Delivery Note Date Dispatched through Destination Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	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**

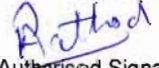
HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>	<b>2,500.00</b>		<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

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

*Remarks:*  
 "Mr. Mohd. Rahil Shaikh Mateen & Mr. Abdul Mateen Abdul Khalique Shaikh - Residential Flat No. 603, 6th Floor, "Lucky Tower Co-Op. Hsg. Soc. Ltd.", Plot No. 164, Sector - 02, Village - Taloja Panchnand, Navi Mumbai - 410 208, Taluka - Panvel, District - Raigad, 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 Owner: **Mr. Mohd. Rahil Shaikh Mateen & Mr. Abdul Mateen Abdul Khaliq Shaikh**

Residential Flat No. 603, 6<sup>th</sup> Floor, "**Lucky Tower Co-Op. Hsg. Soc. Ltd.**", Plot No. 164, Sector – 02,  
Village - Taloja Panchnand, Navi Mumbai – 410 208, Taluka – Panvel, District – Raigad,  
State – Maharashtra, Country – India.

Latitude Longitude: 19°04'46.8"N 73°05'30.2"E

### Valuation Done for:

**State Bank of India**

**RASMECC Panvel**

Shop No 5, Ground Floor, Sharda Terrace, Plot No 65, Sector-11, CBD Belapur, Navi Mumbai, Taluka & District -  
Thane, State - Maharashtra, Country - India.



#### Our Pan India Presence at :

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

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



**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**  
**RASMECCC Panvel**  
 Shop No 5, Ground Floor, Sharda Terrace, Plot No 65,  
 Sector-11, CBD Belapur, Navi Mumbai, Taluka &  
 District - Thane, 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	: 11.03.2023
	b) Date on which the valuation is made	: 11.03.2023
3.	List of documents produced for perusal: i) Copy of Agreement for Sale (10 pages from Documents) dated 20.02.2023	
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><b>Mr. Mohd. Rahil Shaikh Mateen &amp; Mr. Abdul Mateen Abdul Khaliq Shaikh.</b></p> <p><b>Address:</b> Residential Flat No. 603, 6<sup>th</sup> Floor, "Lucky Tower Co-Op. Hsg. Soc. Ltd.", Plot No. 164, Sector – 02, Village - Taloja Panchnand, Navi Mumbai – 410 208, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India.</p> <p><b>Contact Person:</b> Jafar Shaikh (Seller) Contact No. 89281 54605</p> <p>Joint Ownership Details of ownership share is not available</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	The property is a Residential Flat No. 603 is located on 6 <sup>th</sup> floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + W.C. + Bath. (i.e. <b>1BHK + W.C. + Bath</b> ). The property is at 500 Mts. travelling distance from nearest railway station Taloja Panchnand.
6.	Location of property	
	a) Plot No. / Survey No.	: Plot No. 164, Sector – 02
	b) Door No.	: Residential Flat No. 603
	c) C.T.S. No. / Village	: Village – Taloja Panchnand
	d) Ward / Taluka	: Taluka – Panvel
	e) Mandal / District	: District – Raigad
	f) Date of issue and validity of layout of approved map / plan	: Approved Building plans were not provided and not verified.
	g) Approved map / plan issuing authority	:
	h) Whether genuineness or authenticity	:







		Electrical wiring with Concealed
	Finishing	: 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?	: Normal
7	Sale Deed executed in the name of	: <b>Mr. Mohd. Rahil Shaikh Mateen &amp; Mr. Abdul Mateen Abdul Khaliq Shaikh</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. = 413.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	: As per CIDCO norms
11	What is the Carpet Area of the flat?	: Carpet Area in Sq. Ft. = 326.00 Flowerbed Area in Sq. Ft. = 47.00 Dry Balcony Area in Sq. Ft. = 24.00 (Area as per Actual site measurement)  <b>Carpet Area in Sq. Ft. = 344.00 (Area as per Agreement for sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Vacant
15	If rented, what is the monthly rent?	: ₹ 6,000.00 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)	: ₹ 8,000.00 to ₹ 9,000.00 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	: ₹ 9,000.00 per Sq. Ft.

	specifications and other factors with the flat under comparison (give details).	
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,600.00 per Sq. Ft.
	II. Land + others	: ₹ 6,400.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 54,495.00 per Sq. M. i.e. ₹ 5,063.00 per Sq. Ft.
	Guideline rate (After depreciation)	: ₹ 50,946.00 per Sq. M. i.e. ₹ 4,733.00 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)	: ₹ 2,600.00 per Sq. Ft.
	Age of the building	: 10 Years
	Life of the building estimated	: 50 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 15.00%
	Depreciated Ratio of the building	: -
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,210.00.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 6,400.00 per Sq. Ft.
	<b>Total Composite Rate</b>	<b>: ₹ 8,610.00 per Sq. Ft.</b>
	<b>Remark:</b>	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	344.00 Sq. Ft.	8,610.00	29,61,840.00
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>29,61,840.00</b>
	<b>Insurable value of the property</b>		<b>10,73,800.00</b>
	<b>Guideline value of the property</b>		<b>19,54,729.00</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 Apartment, where there are typically many comparables available to analyze. As the property is a residential apartment, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 8,000.00 to ₹ 9,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, apartment size, location, upswing in real estate prices, sustained demand for Residential apartment, all round development of commercial and residential application in the locality etc. We estimate ₹ 8,610.00 per Sq. Ft. on Carpet Area for valuation after depreciation.

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	₹ 6,000.00 Expected rental income per month
iii)	Any likely income it may generate	Rental Income


### Actual site photographs








## 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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Valuation Rules
User Manual
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Feedback

*Annual Statement of Rates*

Year: 2021/2022

Language: English

Selected District: रायगड

Select Taluka: पनवेल

Select Village: मौजे: तळोळा पाचनंद (पनवेल महानगरपालिका)

Search By:  Survey No  Location

Select	वपविभाग	बुकी बमीन	निवासी तपनिश्च	बॉडीस	दुकाने	औद्योगिक	एकर (Re./)
<a href="#">SurveyNo</a>	3.29-सिडको सेक्टर क्र.29	18100	51400	63500	75900	63500	चौ. मीटर
<a href="#">SurveyNo</a>	3.2-सिडको सेक्टर क्र.2	19000	51900	64100	76500	64100	चौ. मीटर
<a href="#">SurveyNo</a>	3.3-सिडको सेक्टर क्र.3	19000	51900	64100	76500	64100	चौ. मीटर
<a href="#">SurveyNo</a>	3.4-सिडको सेक्टर क्र.4	15100	55400	63500	74400	63500	चौ. मीटर
<a href="#">SurveyNo</a>	3.5-सिडको सेक्टर क्र.5	14700	55000	62900	73900	62900	चौ. मीटर
1 2 3 4 5 6							

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## Price Indicators

**magicbricks** Buy Sell Home Loans

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

Posted on Feb 29, 22. Property ID: 2807334

**₹32.0 Lac** Get ₹3,600 cashback on Home Loan. ONLY ON MAGICBRICKS

1 BHK Flat For Sale in Lucky Tower

1 Bed, 1 Bath, 2 Balconies, 1 Covered Parking

Carpet Area: 450 sqft - ₹133/sqft

Developer: Twincity Realtors

Project: Lucky Tower

Floor: 4 (Out of 7 Floors)

Transaction Type: Resale

Status: Ready to Move

Facing: North - East

Lift: 1

Furnished Status: Unfurnished

Opposite Ganga Building

Contact Owner: Get Phone No.

More Details

Price Breakup: ₹32 Lac | ₹1,000\* Monthly

Address: Talaja Panchanand Talaja, Navi Mumbai - Beyond Navi Mumbai, Maharashtra

**magicbricks** Buy Sell Home Loans

Get full support from Relationship Manager MB Prime. Shortlists Properties, Communicates with Owners. Live Video Call. Join Prime @ 50% OFF.

Posted on Oct 28, 22. Property ID: 4324334

**₹54.5 Lac** Get ₹5,150 cashback on Home Loan. ONLY ON MAGICBRICKS

2 BHK Flat For Sale in Siddhivinayak Riddhima, Talaja, Navi Mumbai

2 Beds, 2 Baths, 2 Balconies, Unfurnished

Carpet Area: 602 sqft - ₹100/sqft

Developer: Siddhivinayak Homes

Project: Siddhivinayak Riddhima

Floor: 4 (Out of 4 Floors)

Transaction Type: Resale

Status: Ready to Move

Facing: North - East

Furnished Status: Unfurnished

Age Of Construction: New Construction

Last contact made 29 days ago

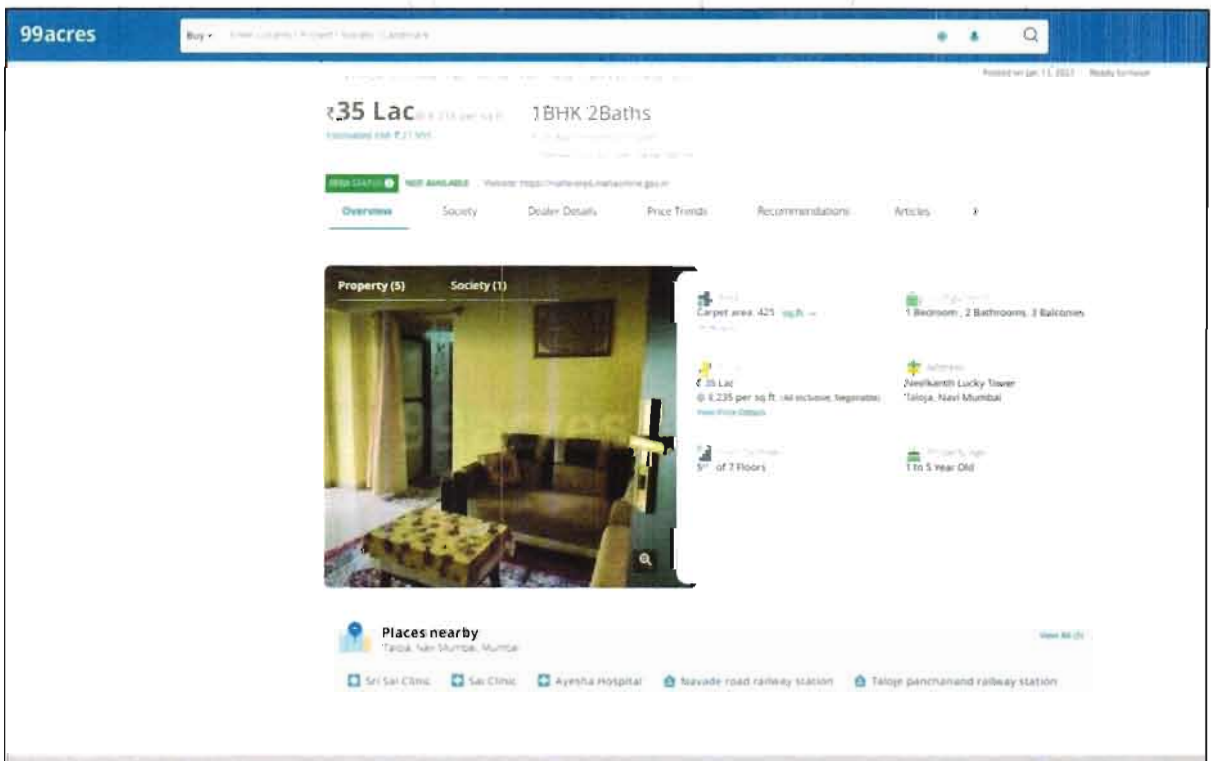
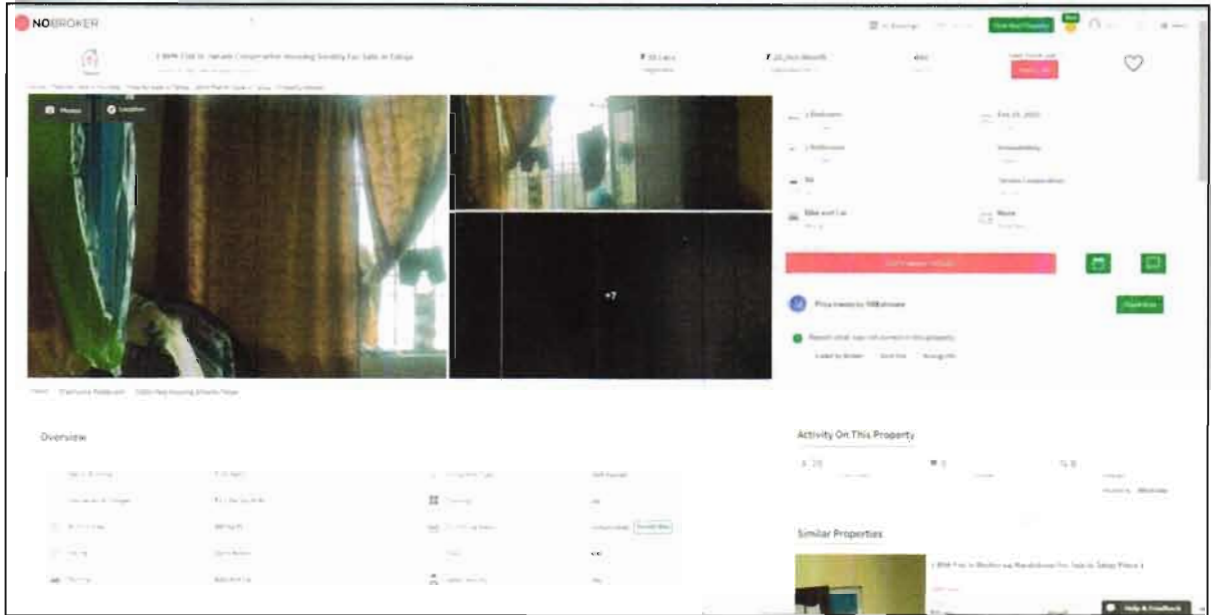
Contact Owner: Get Phone No.

More Details

Price Breakup: ₹54.5 Lac

Booking Amount: ₹50 Lac

## Price Indicators





## Sales Instance

Index 2		सूची क्र.2	दुयम निबंधक नम्र दू नि दमवेल 5 दस कम्मक -15051/2021 नोदणी Regn.63m
15051529 02/12/2021 Note -Generated Through eSearch Module For original report please contact concern SRO office			
<b>मावाचे नाव : तळोजा पाचनंद</b>			
(1) विलेखाचा प्रकार	अॅरिमेंट दू सेल अॅरिमेंट		
(2) मोजकदल	3000000		
(3) काळारभावा(भाडेपरतपाखा) काळारितपरतकार अकारणी देणे काँ परतदार ले नमुद करावे	1086342 75		
(4) मू. मापन पोटकिसा व परकामाक(असल्यास)	1) पारिकेचे नाव रायगडकर धर्मन . हुनर माहिती विभाग 3.2.दर 51900/- प्राँची चौ मी . सदनिहा न 506,पाखा मजला सारीक गीकिसी पॅरि न 181 सेक्टर 02 मीजे तळोजा पाचनंद मली मुडई ले. पमवेल वि. रायगड क्षेत्र 29.424 चौ मी. कारपेट एरिया आणि 4.082 चौ. मी. एकतोळ बालकनी एरिया व मिळकतिले ( Plot Number : 181 ; SECTOR NUMBER : 02 )		
(5) क्षेत्रफळ	29 424 चौ मीटर		
(6) आकारणी किंवा चुडी देण्यात असेल तेजा			
(7) दस्तऐवज करन देवा-पारिकेचे देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्दक असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव - हुमरलीचे नाव . बालिक न . रोड न लकीक कुंरिटेज, मळ मजला पॅरि न 39 सेक्टर 10 लळोजा ता पमवेल, वि. रायगड, महाराष्ट्र, राईपूर ( ) . पिन कोड - 410208 पिन न -AAPPK3390Q		
(8) दस्तऐवज करन देवा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्दक असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -अभिमिया अशुभल करीक ठाकुर . वय -52 पत्ता -पॅरि न . मजला न . हुमरलीचे नाव . बालिक न . रोड न सदनिहा न 402, ठाकुर अरका . पॅरि न 81 सेक्टर 2 लळोजा तेज 1 ता पमवेल, वि. रायगड, महाराष्ट्र, राईपूर ( ) . पिन कोड 410208 पिन न -EYYP14376G 2) नाव -परीन अनी ठाकुर . वय -43 पत्ता -पॅरि न . मजला न . हुमरलीचे नाव . बालिक न . रोड न सदनिहा न 402, ठाकुर अरका पॅरि न 81 सेक्टर 2 लळोजा तेज-1 ता पमवेल, वि. रायगड, महाराष्ट्र, राईपूर ( ) . पिन कोड -410208 पिन न -APBPT4344Q		
(9) दस्तऐवज करन दिल्याचा दिनांक	29/11/2021		
(10) दस नोदणी केलेल्या दिनांक	29/11/2021		
(11) अनुक्रमक काड व पृष्ठ	15051/2021		
(12) काळारभावाच्या मूद्रक शुल्क	180000		
(13) काळारभावाच्या नोदणी शुल्क	30000		
(14) शीत			
मुद्रकानुमाठी विचारात घेतलेला तपशील .			
मुद्रक शुल्क आकारताम मिळविलेला अनुषंगे .	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.		

Index 2		सूची क्र.2	दुयम निबंधक दू नि दमवेल 1 दस कम्मक -1896/2021 नोदणी Regn.63m
989686 16-01-2022 Note -Generated Through eSearch Module For original report please contact concern SRO office			
<b>मावाचे नाव : तळोजा पाचनंद</b>			
(1) विलेखाचा प्रकार	अॅरिमेंट दू सेल अॅरिमेंट		
(2) मोजकदल	2750000		
(3) काळारभावा(भाडेपरतपाखा) काळारितपरतकार अकारणी देणे काँ परतदार ले नमुद करावे	2060875 8		
(4) मू. मापन पोटकिसा व परकामाक(असल्यास)	1) पारिकेचे नाव रायगडकर धर्मन . हुनर माहिती विभाग कम्मक 3/2 दर 51,900/- प्राँची चौ मीटर सदनिहा कम्मक 405 चौता मजला समन्वीत अर्दरिमेंट पॅरि नंबर 53 सेक्टर 02 लळोजा पाचनंद, काकुळ पमवेल, वि. रायगड क्षेत्र 357 609 चौ फुट कार्पेट ( Plot Number : 53 ; SECTOR NUMBER : 02 . )		
(5) क्षेत्रफळ	357 609 चौ फुट		
(6) आकारणी किंवा चुडी देण्यात असेल तेजा			
(7) दस्तऐवज करन देवा-पारिकेचे देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्दक असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -अशुभल करीक अशुभल अनीम रोड . वय -44 पत्ता -पॅरि न . मजला न . हुमरलीचे नाव . बालिक न . रोड न पॅरि नंबर 06/बी/29, दुराँ सेला संघ किंवाड संदस जालिनी . रोडकी मुडई . महाराष्ट्र, मुडई . पिन कोड 400088 पिन न -EYYP52638G 2) नाव -परीन अशुभल करीक रोड . वय -34 पत्ता -पॅरि न . मजला न . हुमरलीचे नाव . बालिक न . रोड न पॅरि नंबर 06/ बी /29, दुराँ सेला संघ किंवाड संदस जालिनी . रोडकी मुडई . महाराष्ट्र, मुडई . पिन कोड 400088 पिन न -EVKPS2074B		
(8) दस्तऐवज करन देवा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अर्दक असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -सय्यद सईदुल्लिह मोहदुद . वय -31 पत्ता -पॅरि न . मजला न . हुमरलीचे नाव . बालिक न . रोड न 351 49 (कावा बीडी) काँप्लेक्स पारिके मोसल्लाह, निपर पारीक रोडन . उरन रायगड, महाराष्ट्र, राईपूर ( ) . पिन कोड -400702 पिन न -BZZPS9026D		
(9) दस्तऐवज करन दिल्याचा दिनांक	25/10/2021		
(10) दस नोदणी केलेल्या दिनांक	25/10/2021		
(11) अनुक्रमक काड व पृष्ठ	9896/2021		
(12) काळारभावाच्या मूद्रक शुल्क	165000		
(13) काळारभावाच्या नोदणी शुल्क	27500		
(14) शीत			
मुद्रकानुमाठी विचारात घेतलेला तपशील .			
मुद्रक शुल्क आकारताम मिळविलेला अनुषंगे .	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.		





(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 11.03.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 11.03.2023. 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







## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **11<sup>th</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 **344.00 Sq. Ft. Carpet Area** in the name of **Mr. Mohd. Rahil Shaikh Mateen & Mr. Abdul Mateen Abdul Khaliq Shaikh**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.





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 **344.00 Sq. Ft. 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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, c=India  
Date: 2022.02.11 11:58:12 +05'30'



Director

Auth. Sign.

Think. Innovate. Create

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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