

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA - RACPC CHINCHPOKALI RACPC, Voltas House, 1st Floor, Dr. Ambedkar Marg, Chinchpokali (East), Mumbai - 400 033 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-5692/22-23 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 30253 / 46041 Dispatched through Terms of Delivery	Dated 14-Mar-23 Mode/Terms of Payment Other References Dated Delivery Note Date Destination
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Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
	Total			₹ 2,950.00

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

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

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

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

Remarks:

Mr. Arun Radheshyam Kedia & Mrs. Sabita Arun Kedia -
 Residential Flat No. 3004, 30th Habitable Floor, "Avyan
 (Wing - A)", Piramal Aranya Wing - A Project,
 Rambhau Bhogale Marg, Byculla (East), Mumbai - 400
 010, 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

for Vastukala Consultants (I) Pvt Ltd

Rattod
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

Think. Innovate. Create.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchaser: **Mr. Arun Radheshyam Kedia & Mrs. Sabita Arun Kedia**

Name of Owner: **Glider Buildcon Realtors Private Limited**

Residential Flat No. 3004, 30th Habitable Floor, "**Aryan (Wing – A)**", **Piramal Aranya Wing - A Project**,
Rambhau Bhogale Marg, Byculla (East), Mumbai – 400 010, State - Maharashtra, Country – India.

Latitude Longitude: 18°58'41.1"N 72°50'26.8"E

Think.Innovate.Create

Valuation Done for:

State Bank of India




RACPC - Chinchpokli (East) Branch

Retail Assets Centralised Processing Centre, Mumbai South Voltas House, 'A', 1st Floor, Dr. Ambedkar Road,
Chinchpokli (East), Mumbai - 400 033, State - Maharashtra, Country - India.



Our Pan India Presence at :

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

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

			will be 4 Bedrooms + Living Room & Dining + Kitchen + 4 Toilets + Dry Balcony. (i.e. 4 BHK with 4 Toilets). The property is at 1.3 KM. walkable distance from nearest railway station Byculla. At the time of inspection, the property was under construction. Extent of completion are as under:	
	Foundation	Completed	RCC Plinth	Completed
	Basement	Completed	Ground/Stilt Floors	Completed
	Podium	Completed	Amenity Floors	Completed
	Floors	Completed	Internal & External Brick Work	Completed
	Internal & External Plastering	Completed	Flooring, Tiling, Kitchen	Completed
	Internal & External Painting	Completed	Electrification, Plumbing, Sanitary	Completed
	Doors and Windows	Completed	Total work completed	94% work completed
6.	Location of property	:		
	a) Plot No. / Survey No.	:	-	
	b) Door No.	:	Residential Flat No. 3004	
	c) C.T.S. No. / Village	:	Cadastral Survey No. 593 of Mazgaon Division	
	d) Ward / Taluka	:	E – Ward, Mumbai City	
	e) Mandal / District	:	Mumbai City	
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Building plans were not provided and not verified.	
	g) Approved map / plan issuing authority	:		
	h) Whether genuineness or authenticity of approved map/ plan is verified	:		
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No	
7.	Postal address of the property	:	Residential Flat No. 3004, 30 th Habitable Floor, "Avyan (Wing – A)", Piramal Aranya Wing - A Project, Rambhau Bhogale Marg, Byculla (East), Mumbai – 400 010, State - Maharashtra, Country – India	
8.	City / Town	:	Byculla (East), Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Mazgaon Division MHADA / 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 Document
	North	:	ES Patanwala Marg E. S. Patanwalla Marg
	South	:	Mazgaon Apartment Sant Savta Marg
	East	:	Rambhau Bhogale Marg Rambhau Bhogale Marg
	West	:	Open Plot Jija Mata Udyan
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. = 1947.00 Balcony Area in Sq. Ft. = 85.00 Dry Balcony Area in Sq. Ft. = 48.00 Total Carpet Area in Sq. Ft. = 2080.00 (Area as per Agreement for Sale)
			Built Up Area in Sq. Ft. = 2142.00 (RERA Carpet Area + 10%)
14.	Latitude, Longitude & Co-ordinates of flat	:	18°58'41.1"N 72°50'26.8"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	RERA Carpet Area in Sq. Ft. = 1947.00 Balcony Area in Sq. Ft. = 85.00 Dry Balcony Area in Sq. Ft. = 48.00 Total Carpet Area in Sq. Ft. = 2080.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Cadastral Survey No. 593 of Mazgaon Division
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Mazgaon Division MHADA / Municipal Corporation of Greater Mumbai

	Door No., Street or Road (Pin Code)	:	Residential Flat No. 3004, 30 th Habitable Floor, " Avyan (Wing - A) ", Piramal Aranya Wing - A Project, Rambhau Bhogale Marg, Byculla (East), Mumbai - 400 010, State - Maharashtra, Country - India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	3 Basement + Ground + 9 Podium + 10 Amenity Floor + 11 th to 41 st Habitable Floors (As per Site visit). Basement (B1 + B3) + Stilt / Ground + P1 to P9 Podium Floors + P10(Podium Top) / 1 st Floor to 41 st Upper Floors (As per Agreement)
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	6 Flats on 30 th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	:	
	Lift	:	Proposed 8 Lifts & 1 Fire Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with 3 Covered Car Parking Space
	Is Compound wall existing?	:	Proposed, yes
	Is pavement laid around the building	:	Proposed, yes
III	FLAT		
1	The floor in which the flat is situated	:	30 th Floor
2	Door No. of the flat	:	Residential Flat No. 3004
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door framed with flush doors
	Windows	:	Powder coated aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Cement Plastering POP finishing
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	Name of Owner: Glider Buildcon Realtors Private Limited

	on variation has to be given	/ Rgtn. 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)	: ₹ 3,200.00 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)	: ₹ 3,200.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 46,800.00 per Sq. Ft.
	Total Composite Rate	: ₹ 50,000.00 per Sq. Ft. (Including Car Parking)
	Remarks: The details about the work progress status have been provided by Site manager (Mr. Bamash Ambathi) Contact No. 9869333042.	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, provided)	2080.00 Sq. Ft.	50,000.00	10,40,00,000.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total / Realizable value of the property			10,40,00,000.00
	Insurable value of the property (2142.00 X 3,200.00)			68,54,400.00
	Guideline value of the property (2142.00 X 16,397.00)			3,51,22,374.00

Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

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 ₹ 49,000.00 to ₹ 52,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 50,000.00 per Sq. Ft. on Capet Area for valuation.

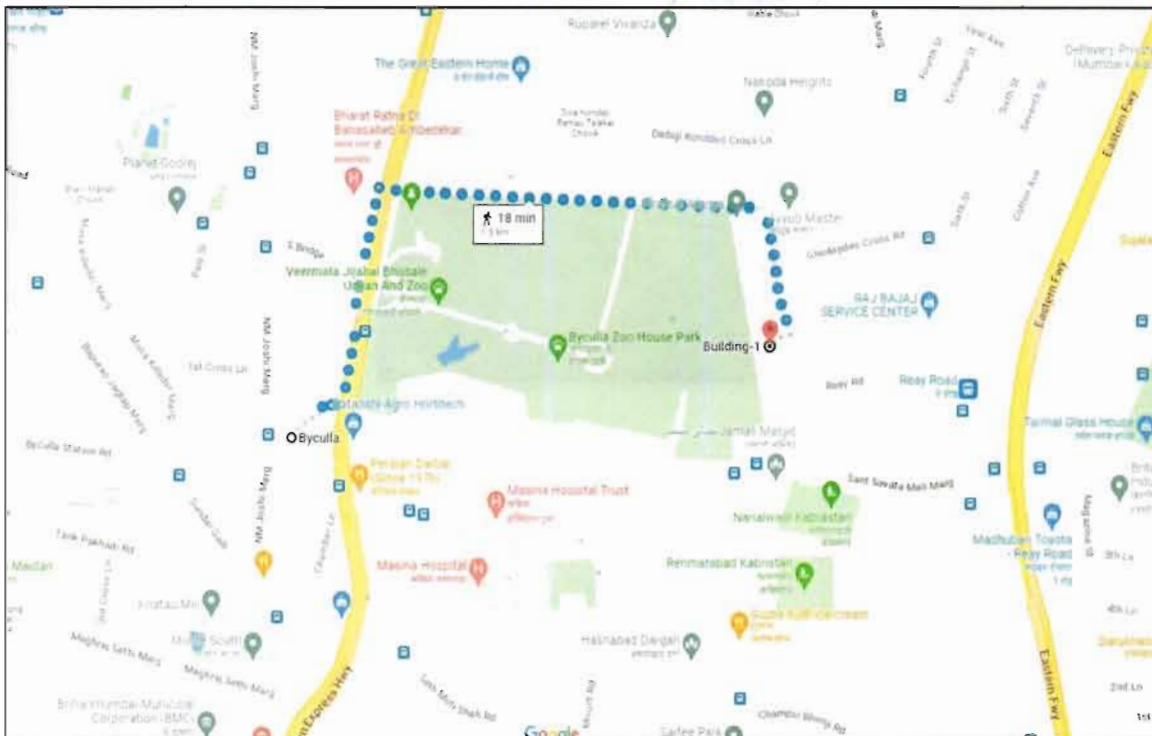
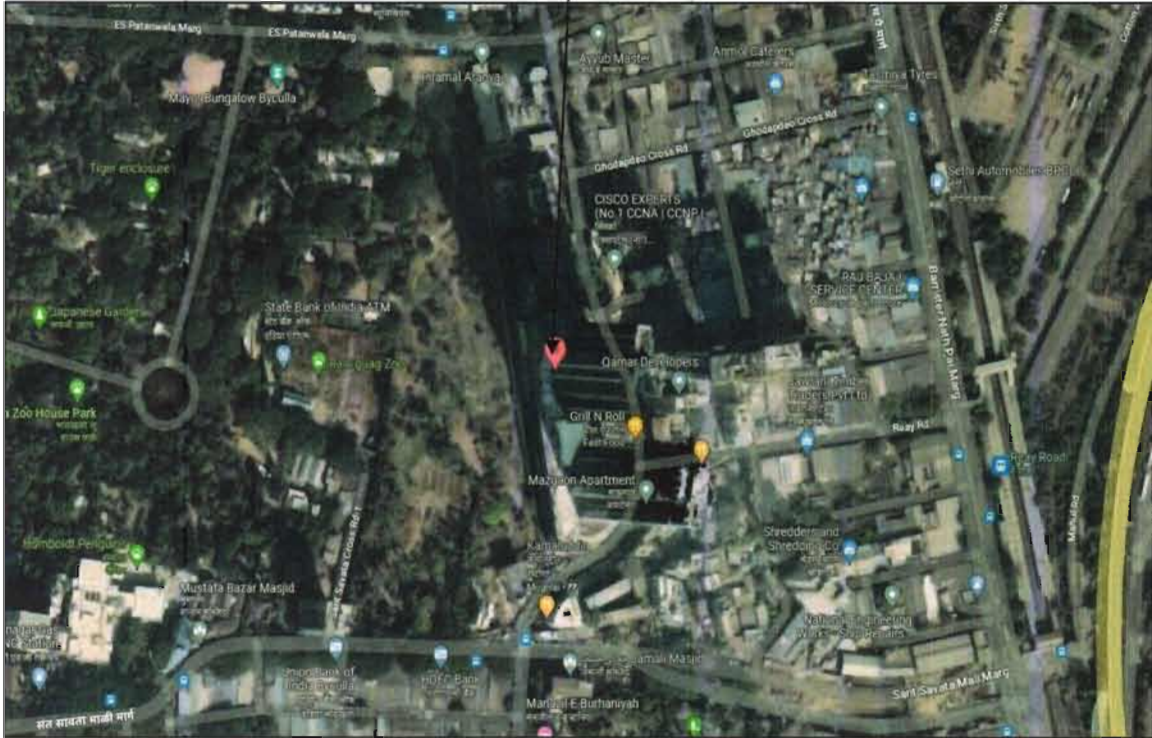
Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 2,77,000.00 Expected rental income per month after building completion
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 18°58'41.1"N 72°50'26.8"E

Note: The Blue line shows the route to site from nearest railway station (Byculla – 1.3 KM.)

Ready Reckoner Rate

Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

Home Valuation Rules User Manual Close Feedback

Year: 20222023 Language: English

Selected District: मुंबई(मेल)
Select Village: माहागाव डिव्हिजन
Search By: Survey No Location
Enter Survey No: 593 Search

उपविभाग	पूची नमीन	निवासी घटकित	कीटिय	दुफाने	नियोजिक	एकक (Sq.)	Attribute
10/79D-पुभाग: पिरामल अरुच वा प्रकल्पानानीन मिळकती	78790	214870	247100	268590	214870	चौरस मीटर	मि.टी.एम. नंबर
10/79-पुभाग: पूर्वेस विभाग इट्ट (हार्बर रेल्वे लाईन व सी.पी.ओ.वेकर मार्गाचा भाग),पश्चिमेस मध्य रेल्वे लाईन, विभाग इट्ट,उत्तरेस विभाग इट्ट इतराचय साह मार्ग, दक्षिणेस मंत्र सावनामाळी मार्ग.	65660	153480	76500	191850	153480	चौरस मीटर	मि.टी.एम. नंबर
10/80-पुभाग: पश्चिमेस सी. पी. टी. रेल्वे लाईन (इस्ट अक्लेड सी वे) पूर्वेस समुद्र,दक्षिणेस जिजाबाई मुळकी राठोड मार्ग व उत्तरेस सी.पी.टी. रेल्वे फास्ट ब्रेकनु रोड सामधील पुभाग	31350	79890	104300	120600	79560	चौरस मीटर	मि.टी.एम. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat (A)	1,53,480.00			
Increase by 15% on Flat Located on 30 th Floor	23,022.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase)	1,76,502.00	Sq. Mt.	16,397.00	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

Price Indicators

magicbricks Buy Rent Sell Home Loans

Home / Property / Mumbai / Flats for Sale in Mumbai / Flats for Sale in Byculla / 2080 sq ft

₹10.50 Cr Get ₹15,000 cashback on home loan **PREMIER PROJECT** **VERIFIED ON SITE**

2080 Sq Ft Flat For Sale **Byculla, Mumbai**

4 Beds 4 Baths 2 Covered Parking Semi-Furnished Bar/Lounge Jogging and

Carpet Area: 2080 sqft ₹50-60/sqft Developer: **Piramal Realty** Project: **Piramal Aranya** Floor: 20 (Out of 45 Floors)

Transaction Type: **New Property** Status: **Ready to Move** Facing: **East**

Newly Constructed Property

Contact Agent Get Phone No. Last contact made 57 days ago

Contact Agent
Amrik Singh +9198XXXXXX42

Your Name
Email
IND +91 Mobile Number
I agree to Magicbricks Terms of Use

Get Contact Details

Download Brochure

More Details

Price Breakup: ₹10.5 Cr | ₹20 Per sq. Unit Monthly
Booking Amount: ₹50.0 Lac
Address: byculla, Byculla, Mumbai - South Mumbai, Maharashtra

magicbricks Buy Rent Sell Home Loans

Home / Property / Mumbai / Flats for Sale in Mumbai / Flats for Sale in Byculla / 2076 sq ft

₹12.37 Cr Get ₹170,100 cashback on home loan **PREMIER PROJECT**

2076 Sq Ft Flat For Sale **Byculla, Mumbai**

4 Beds 2 Baths Unfurnished

Carpet Area: 2076 sqft ₹59.396/sqft Developer: **Piramal Realty** Project: **Piramal Aranya** Transaction Type: **New Property**

Status: **Under Construction** Lifts: 7 Furnished Status: **Unfurnished**

Contact Agent Get Phone No.

Contact Agent
Kawai +9176XXXXXX077

Your Name
Email
IND +91 Mobile Number
I agree to Magicbricks Terms of Use

Get Contact Details

Download Brochure

More Details

Price Breakup: ₹12.37 Cr
RERA ID: **P51900003324**
Address: **Byculla, Mumbai - South Mumbai, Maharashtra**
Furnishing: **Unfurnished**

Price Indicators

magicbricks BUY RENT SELL POST PROPERTY

₹10.75 Cr Get ₹ 2,22,500 Cashback on Home Loan [View Broker Profile](#)

4 BHK 2075 Sq. Ft. Flat For Sale **Bant Bant, Mumbai**

Contact Agent
Rajiv Jain +91-9888800022

Your Name: _____
 Email: _____
 IND +91 Mobile Number
 Agree to Magicbricks Terms of Use

[Get Contact Details](#)

[Download Brochure](#)

[Contact Agents](#) [Get Phone No.](#)

More Details

Price Breakup: ₹10.75 Cr | ₹53,75,000 Approx. Registration Charges | ₹21 Monthly

Booking Amount: ₹5.0 Lac

Address: **ES Datanwala Marg, Byculla East, Byculla, Mumbai, Maharashtra 400010, Byculla, Mumbai - South Mumbai, Maharashtra**

99acres BUY RENT SELL POST PROPERTY

₹10.7 Cr Get ₹ 2,22,500 Cashback on Home Loan [View Broker Profile](#)

4BHK 4Baths

Contact Agent
Sanket Salunke +91-9888800022

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[Overview](#) [Specs](#) [Clear Details](#) [Price Trends](#) [Registry Record](#) [Recommendations](#)

Property (18) **Society (27)**

Property Details:
 Carpet area 2075 sqft
 4 Bedrooms, 4 Bathrooms, No Balcony
 ₹ 10.7 Cr (incl. Govt Charges & Tax) @ 51,568 per sq. ft. (approx.)
 2075 of 72 Floors
 North
 Park/Garden, Main Road, Club, Pool, Others, Sea Facing
 0 to 1 Year Old

Places nearby
 Byculla East, Mumbai Harbour, Mumbai

[Chinchpokli Railway Station](#) [Mahalaxmi Metro Station](#) [Pulkeshi Mall](#) [Eastern Express Hwy](#) [Suffian English Sch.](#)



Sales Instance

1082450 13-03-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक - सह दु. नि. मुंबई शहर 3 दस्त क्रमांक 1082/2023 नोदणी Regn.63m
गावाचे नाव : माझगाव		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	81916834	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	59133923.15	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: सदनिका नं. 3204,32 वा हॉबिटेबल मजला,पिरामल अरण्या,अव्यान(विंग ए),593,रामभाऊ भोगले मार्ग,भायखळा पूर्व,मुंबई- 400010,सदनिकेचे रेराप्रमाणे क्षेत्र 1947.42 चौ. फूट कार्पेट,म्हणजेच 180.92 चौ मी कार्पेट,सोबत बाल्कनी एरिया 07.89 चौ मी.झाय बाल्कनी एरिया 04.47 चौ मी,सोबत 2 कार पार्किंग स्पेस सहित. इतर सर्व माहिती व मिळकतीचे संपूर्ण वर्णन दस्तात नमूद केल्याप्रमाणे((C.T.S. Number : 593 ;))	
(5) क्षेत्रफळ	1947.42 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-ग्लाडडर बिल्डकॉन रिअल्टर्स प्रायव्हेट लिमिटेड (पूर्वीचे नाव मेसर्स ग्लायडर्स बिल्डकॉन एलएलपी) चे ऑथोराइज सिग्रेटरी सचिन सोनवणे तर्फे कुलमुखत्यार प्रमोद पवार वय:-49 पत्ता:- प्लॉट नं. - , माळा नं. 8 वा मजला, इमारतीचे नाव: पिरामल टॉवर, ब्लॉक नं. लोअर परेल, मुंबई, रोड नं: गणपत राव कदम मार्ग, महाराष्ट्र, मुम्बई पिन कोड:-400013 पॅन नं:-AAGCG0288B	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अशोक शर्मा - - वय:-65; पत्ता:-प्लॉट नं: डी 1 - 12 ए 02, माळा नं - , इमारतीचे नाव: पार्श्वनाथ एक्झोटिका, ब्लॉक नं: सेक्टर 53, गुरुग्राम, हरियाणा, रोड नं: गोल्फ कोर्स रोड, हरियाणा, गुरगाव. पिन कोड:-122011 पॅन नं:-AAKPS2844Q	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/01/2023	
(10)दस्त नोदणी केल्याचा दिनांक	17/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1082/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4920000	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Brochure

**PROPOSED WING A TIER 2
4 BEDROOM PLAN**

UNIT 4 - Levels 23rd to 28th Floor

PIRAMAL ARANYA AVYAN

CARPET AREA: 1949 Sq.Ft./ 181.07 Sq.Mts.
BALCONY: 85 Sq.Ft./ 7.89 Sq.Mts.
DRY BALCONY: 48 Sq.Ft./ 4.47 Sq.Mts.

UNIT LOCATION



TOWER LOCATION



PIRAMAL ARANYA

Plan is subject to approval from concerned authorities. Furniture, fixtures and white goods shown in the plan shall be from part of the offer. For actual finishes, please refer to the specifications. Model No. 10300000104 Piramal Aranya - Wing A. <http://www.piramalaranya.com>. This project is funded by VFC Ltd. Tel: +91 22 98493378 | website: www.piramalaranya.com

Think.Innovate.Create

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 ₹ 10,40,00,000.00 (Rupees Ten Crore Forty Lakh Only). As per Site Inspection 94% Construction Work is Completed.

Place: Mumbai

Date: 14.03.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA,
2.5.4.20=9E2204046435465146137962685913496c5d330413
2311220d17a1805652, postalCode=400009, st=Maharashtra,
serialNumber=1476256ab2c08082255a1e1e14b21111bd
2e194618f2e29a32796250fc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.03.14 14:48:41 +05:30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

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

only).

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

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration is being purchased by Mr. Arun Radheshyam Kedia & Mrs. Sabita Arun Kedia from Glider Buildcon Realtors Private Limited vide Draft Agreement for Sale for the year 2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC - Chinchpokli (East) Branch, Mumbai 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 Pratibha Shilvanta – 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 – 13.03.2023 Valuation Date – 14.03.2023 Date of Report – 14.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 13.03.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **14th 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 **Total Carpet Area in Sq. Ft. = 2080.00** in the name **Glider Buildcon Realtors Private Limited**. Name of Proposed Purchaser is **Mr. Arun Radheshyam Kedia & Mrs. Sabita Arun Kedia**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Glider Buildcon Realtors Private Limited**. Name of Proposed Purchaser is **Mr. Arun Radheshyam Kedia & Mrs. Sabita Arun Kedia**. 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 **Total Carpet Area in Sq. Ft. = 2080.00**.

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

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.

