

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-5809//22-23	Dated 18-Mar-23
Buyer (Bill to) STATE BANK OF INDIA - RACPC GHATKOPAR 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
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 30340 / 46158	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	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**

Remarks:
 "Mr. Anil R. Mishra, Rohit A. Mishra & Mr. Rahul A. Mishra - Residential Flat No. 1401, 14th Floor, Tower - F, "Azure Tower", Atmosphere O2, Near Fortis Hospital, Hira Nagar, Mulund Goregaon Link Road, Mulund (West), Mumbai – 400 080, 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

Rattod
 Authorised Signatory

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Vastukala Consultants (I) Pvt. Ltd.
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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Anil R. Mishra, Rohit A. Mishra & Mr. Rahul A. Mishra**

Residential Flat No. 1401, 14th Floor, Tower - F, "Azure Tower", Atmosphere O2, Near Fortis Hospital,
Hira Nagar, Mulund Goregaon Link Road, Mulund (West), Mumbai – 400 080,
State – Maharashtra, Country – India.

Longitude Latitude: 19°09'35.4"N 72°56'54.0"E

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Valuation Done for:

State Bank of India

RACPC Ghatkopar (West)

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

VALUATION REPORT (IN RESPECT OF FLAT)

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 : 15.03.2023
	b) Date on which the valuation is Made : 18.03.2023
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 09.03.2023 2. Copy of RERA Registration Certificate No. P51800019950 dated 15.03.2019. 3. Copy of Amended Commencement Certificate No. CHE / ES / 1321 / T / 337 (NEW) / FCC / 4 / Amend dated 08.10.2018 issued by Municipal Corporation of Greater Mumbai. 4. Copy of Amended Approved Plan Letter No. CHE / ES / 1321 / T / 337 (NEW) dated 30.12.2021 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) : Mr. Anil R. Mishra, Rohit A. Mishra & Mr. Rahul A. Mishra. Address: Residential Flat No. 1401, 14 th Floor, Tower - F, "Azure Tower", Atmosphere O2, Near Fortis Hospital, Hira Nagar, Mulund Goregaon Link Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India. Contact Person: Rohan (Sales Manager) Contact No. 8928339031 Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.) : The property is a residential Flat No. 1401 in under construction building. The flat is located on 14 th floor in the said under construction building. The composition of flat is 2 Bedrooms + Living Room cum Dining + Kitchen + Study Room + 2 Toilets. (i.e. 2 BHK + Study Room + 2 Toilets). The property is at 800.00 Mts. distance from nearest railway station Nahur. At the time of inspection Building was under construction, extent of completion as under.
Stage of Construction	

If under construction, extent of completion					
	Foundation	Completed	RCC Plinth	Completed	
	Basement	Completed	Ground	Completed	
	Podiums	Completed	Amenity Floors	Completed	
	RCC work for Floors	Completed upto 23 rd Floor	Internal Brick Work	Completed upto 23 rd Floor	
	External Brick Work	Completed upto 23 rd Floor	External Plastering	Completed upto 23 rd Floor	
	Total	38% Work Completed			
6.	Location of property			:	
	a)	Plot No. / Survey No.	:	-	
	b)	Door No.	:	Residential Flat No. 1401	
	c)	C.T.S. No. / Village	:	CTS No. 784, 784/1, 785, 786, 787, 788, 790, 791, 792/A, 793 & 848 of Village – Nahur	
	d)	Ward / Taluka	:	S & T -Ward, Taluka – Kurla	
	e)	Mandal / District	:	Mumbai Suburban District	
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Amended Approved Plan Letter No. CHE / ES / 1321 / T / 337 (NEW) dated 30.12.2021 issued by	
	g)	Approved map / plan issuing authority	:	Municipal Corporation of Greater Mumbai.	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:		
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	Building Under Construction	
7.	Postal address of the property			:	Residential Flat No. 1401, 14 th Floor, Tower - F, "Azure Tower", Atmosphere O2, Near Fortis Hospital, Hira Nagar, Mulund Goregaon Link Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.
8.	City / Town			:	Village – Nahur, Mulund (West)
	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 – Nahur 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 Site As per Documents
	North			:	Internal Road Panchkamal CHS Ltd.
	South			:	Internal Road & Ziva- Natraj CHS Ltd. Atmosphere
	East			:	Central Railway Line Central Railway Line
	West			:	Internal Road Mulund Goregaon Link Road
13.	Dimensions of the site			:	N. A. as property under consideration is a Residential Flat in a building.

III	Residential Flat	
1	The floor in which the Flat is situated	: 14 th Floor
2	Door No. of the Flat	: Residential Flat No. 1401
3	Specifications of the Flat	:
	Roof	: Proposed R.C.C. Slab
	Flooring	: Proposed Vitrified tile flooring
	Doors	: Proposed Teak Wood door frame, Flush doors shutters
	Windows	: Proposed Powder Coated Aluminum Sliding windows
	Fittings	: Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with concealed
	Finishing	: Building under construction
4	House Tax	:
	Assessment No.	: Details not available
	Tax paid in the name of:	: Details not available
	Tax amount:	: Details not available
5	Electricity Service connection No.:	: Details not available
	Meter Card is in the name of:	: Details not available
6	How is the maintenance of the Flat?	: Building under construction
7	Sale Deed executed in the name of	: Mr. Anil R. Mishra, Rohit A. Mishra & Mr. Rahul A. Mishra.
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. = 829.00 (Area as per Index - II)
10	What is the floor space index (app.)	: As per MCGM norms
11	What is the Carpet Area of the Flat?	: RERA Carpet Area in Sq. Ft. = 753.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	: Medium
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Building under construction
15	If rented, what is the monthly rent?	: ₹ 42,000.00 Expected rental income per month after completion
IV	MARKETABILITY	:
1	How is the marketability?	: Good
2	What are the factors favoring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
V	Rate	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 26,000.00 to ₹ 28,000.00 per Sq. Ft. on Carpet Area



2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 27,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 24,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office for new property	:	₹ 1,77,540.00 per Sq. M. i.e. ₹ 16,494.00 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 / Rgstin. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 24,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 27,000.00 per Sq. Ft.
	Remarks: Builder has not allowed for Internal Site Inspection, Measurement & Photographs of the property. Details about the work progress status has been provided by Sales Manager - Rohan (Contact No. 8928339031)		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (incl. car parking, if provided)	753.00 Sq. Ft.	27,000.00	2,03,31,000.00
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			2,03,31,000.00
	Insurable value of the property			24,87,000.00
	Guideline value of the property			1,36,73,526.00

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 ₹ 26,000.00 to ₹ 28,000.00 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 ₹ 27,000.00 per Sq. Ft. on Carpet Area for valuation.

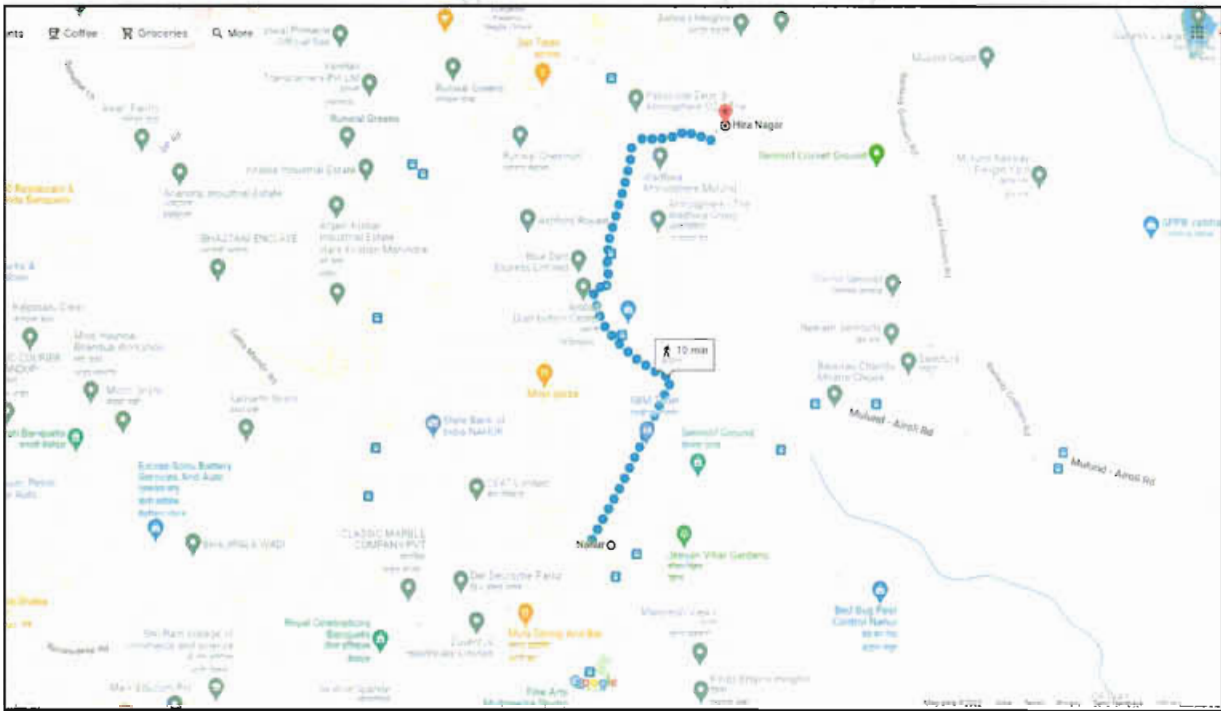
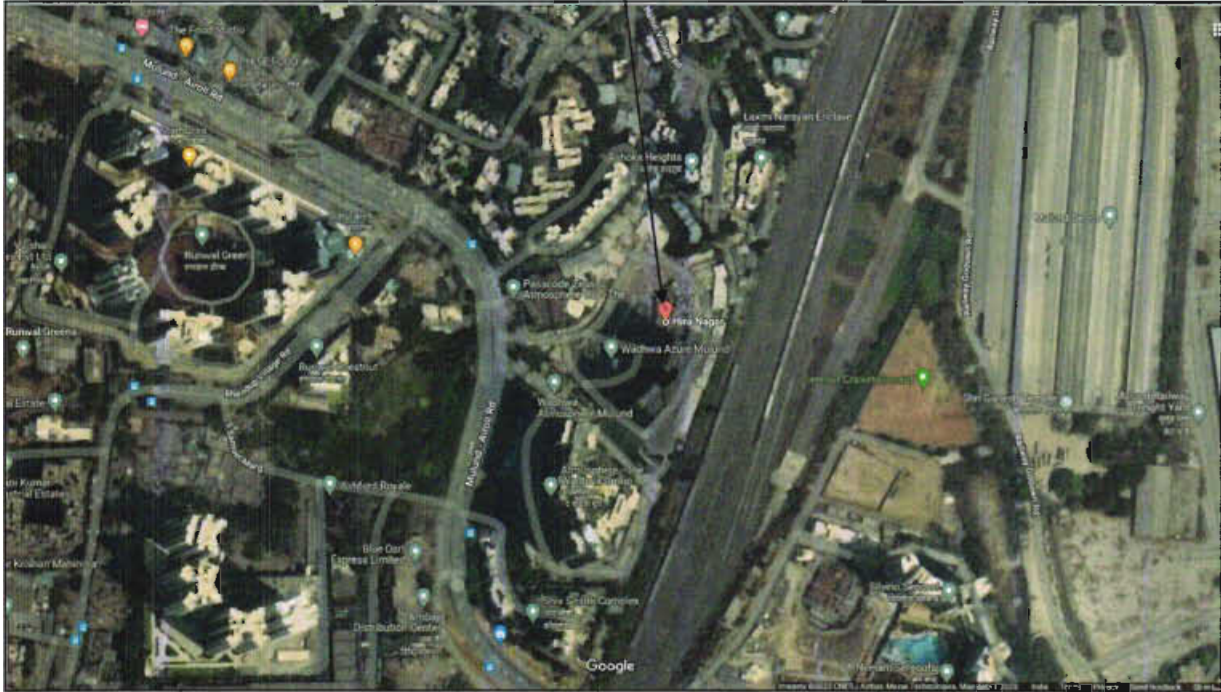
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 42,000.00 Expected rental income per month after completion
iii) Any likely income it may generate	Rental Income

Actual site photographs



Route Map of the property


site ulr



Longitude Latitude: 19°09'35.4"N 72°56'54.0"E

Note: The Blue line shows the route to site from nearest railway station (Nahur – 800 Mts.)

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

Home
Valuation Rules
User Manual
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Year **Language**

2022/2023 English

Annual Statement of Rates

Selected District मुंबई (उपनगर)

Select Village नाहूर - कुर्ली

Search By Survey No Location

Enter Survey No 784

उपविभाग	प्लॉट नंबर	निवाची सरदरिका	खंडीत	दुकाने	खैद्योपिक	एकक (Rs./)	Attribute
122/561C-अुभाग: उत्तरेस मुमुंज (र.) की हदद, दक्षिणेस गोरगाव-मुमुंज लिंकटोड, पुर्वेस मध्य रेलवे, पश्चिमेस पतीत जवाहरलाल नेहरू रोड सामधीस मिळकती.	71280	161400	185610	213400	161400	चौरस मीटर	सि.टी.एस. नंबर
122/561D-5 हेक्टर पेजा जाल अमतेल्वा मिळकती.	62340	139150	139200	202600	132830	चौरस मीटर	सि.टी.एस. नंबर
122/561 -अुभाग: उत्तरेस गावाची सीमा, पुर्वेस रेलवे जार्डन, पश्चिमेस गावाची हद व पश्चिमेस जाल अहादुर भाखी मार्ग (मुख्यदर विभाग क्रमांक 560 सोडून)	63960	133050	153010	202600	133050	चौरस मीटर	सि.टी.एस. नंबर

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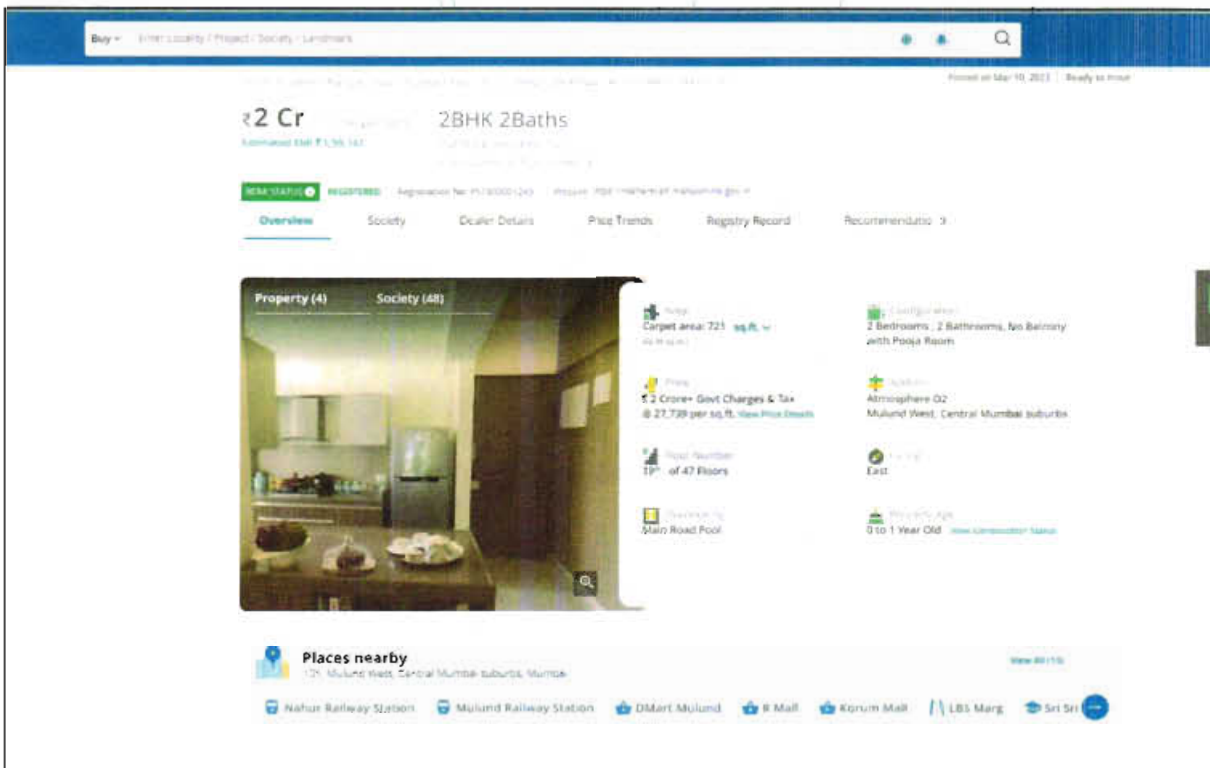
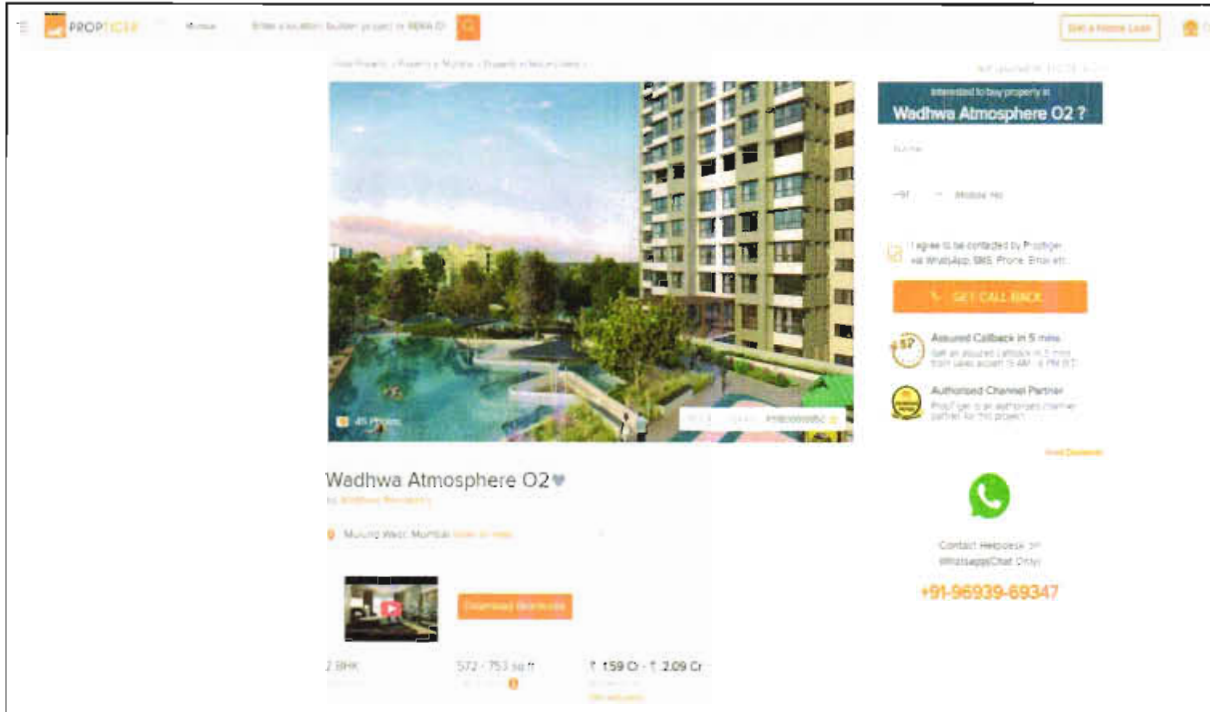
Vastukala Consultants (I) Pvt. Ltd.

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Price Indicators



Sale Instances

Index 2	
23780391 07/01/2022 Note -Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र.2 दुबळ निबंधक सहा दु नि कुर्ता 4 दल क्रमांक : 23780/2021 पेटवली Regn.63m
गावाचे नाव : नाहूर	
(1) विविधाका प्रकार	कारणनामा
(2) मीमांदा	18700000
(3) बाजारभावा भांडेपट्टावया बांधकामपट्टावया आकारणी देणे की पट्टेदार ते मसुदा करावे	15818345.59
(4) धू मापन पोटविसा व परकामना (अवयवाय)	1) पालिकेचे नाव मुंबई मनपावृत्त कार्म कार्यालय नं. 4701, माळा नं. 47 का परकाम. इमारतीचे नाव टॉवर विमान अंतरिक्षियर ओ२, ब्लॉक नं. पॉर्टिस इन्डियनला उदका मुंबई पॅरिगाड रिक रोड, रोड, मुंबई पॅरिग मुंबई 400080 इतर माहिती मीचे वाहुर क्षेत्राक 71.59 बी. मी. रेरा काराये 1) काय पालिका सल्लि (C.T.S Number : 784.784/L.785.786.787.788.790.791.792 A (PART) AND 848, 792A (PI) AND 793.1)
(5) क्षेत्राक	78.74 बी मीटर
(6) आकारणी रिक पुरी देण्यात असेल रिक	
(7) दस्तऐवज कारन देण. वा विकुन देणया. वा पक्षकाराचे नाव रिक दिवणी न्यायालयाक हुकुमनामा रिक अटेम अवयवाय प्रतिकरिचे नाव व पक्ष	1) नाव -अंतरिक्षियर विवाली वा लिमिटेड नके संवाकक मनीर कारिवा लकी मुंबयार रिकेद गावकवाक वय -27 पला -पॉरि नं. अरिग 808, माळा नं. इमारतीचे नाव कुकल कार्मिअल कार्मिअल, ब्लॉक नं. पॉरिज् देविया वर, रोड नं. जी. एम. रोड, वेदुर पॅरिग मुंबाय, MUMBAI, पिन कोड-400089 पिन नं -AADCB1183B 2) नाव -अंतरिक्षियर विवाली वा लिमिटेड चे कार्मिअल (कारणनामा) अरिगक वाधुने लकी मुंबयार रिकेद गावकवाक वय -27 पला -पॉरि नं. अरिग 808, माळा नं. इमारतीचे नाव कुकल कार्मिअल कार्मिअल, ब्लॉक नं. पॉरिज् देविया वर, रोड नं. जी. एम. रोड, वेदुर पॅरिग मुंबाय, MUMBAI, पिन कोड-400089 पिन नं -AADCB1183B
(8) दस्तऐवज कारन देण. वा पक्षकाराचे व रिक दिवणी न्यायालयाक हुकुमनामा रिक अटेम अवयवाय प्रतिकरिचे नाव व पक्ष	1) नाव -विवाय पक्षक रिकेद वय -36 पला -पॉरि नं. 901, माळा नं. इमारतीचे नाव पारिवाक सीएचएन, रिकिग नं. 153, ब्लॉक नं. नायडु कार्मिअल, वर नाय, रोड नं. घाटकोपर पूर्व, मुंबाय, मुंबई, पिन कोड-400075 पिन नं. -ABZPH3730L, 2) नाव -अरिग वेदुरी वय -32 पला -पॉरि नं. 901, माळा नं. इमारतीचे नाव पारिवाक सीएचएन, रिकिग नं. 153, ब्लॉक नं. नायडु कार्मिअल, वर नाय, रोड नं. घाटकोपर पूर्व, मुंबाय, मुंबई, पिन कोड-400075 पिन नं. -CVLPS3473E 3) नाव -वका पक्षक रिकेद वय -60 पला -पॉरि नं. 901, माळा नं. इमारतीचे नाव पारिवाक सीएचएन, रिकिग नं. 153, ब्लॉक नं. नायडु कार्मिअल, वर नाय, रोड नं. घाटकोपर पूर्व, मुंबाय, मुंबई, पिन कोड-400075 पिन नं. -AGAPH0937F
(9) दस्तऐवज कारन दिवयाक दिनांक	29/12/2021
(10) दल नोंदणी करवया दिनांक	31/12/2021
(11) अनुमानक खड व पुर	23780/2021
(12) बाजारभावावया मुद्राक मुल	935000
(13) बाजारभावावया नोंदणी मुल	30000
(14) बी	

Index 2	
23277391 07-01-2022 Note -Generated Through eSearch Module For original report please contact concern SRO office.	सूची क्र.2 दुबळ निबंधक सहा दु नि कुर्ता 4 दल क्रमांक : 23277/2021 पेटवली Regn.63m
गावाचे नाव : नाहूर	
(1) विविधाका प्रकार	कारणनामा
(2) मीमांदा	17700000
(3) बाजारभावा भांडेपट्टावया बांधकामपट्टावया आकारणी देणे की पट्टेदार ते मसुदा करावे	15826116.23
(4) धू मापन पोटविसा व परकामना (अवयवाय)	1) पालिकेचे नाव मुंबई मनपावृत्त कार्म कार्यालय नं. जी. 4101, माळा नं. 42 का परकाम. इमारतीचे नाव टॉवर विमान अंतरिक्षियर ओ२, ब्लॉक नं. पॉर्टिस इन्डियनला उदका मुंबई पॅरिगाड रिक रोड, रोड, मुंबई पॅरिग मुंबई 400080 इतर माहिती मीचे वाहुर क्षेत्राक 71.62 बी. मी. रेरा काराये 1) काय पालिका सल्लि (C.T.S Number : 784.784/L.785.786.787.788.790.791.792 A (PART) AND 848, 792A (PI) AND 793.1)
(5) क्षेत्राक	78.78 बी मीटर
(6) आकारणी रिक पुरी देण्यात असेल रिक	
(7) दस्तऐवज कारन देण. वा विकुन देणया. वा पक्षकाराचे नाव रिक दिवणी न्यायालयाक हुकुमनामा रिक अटेम अवयवाय प्रतिकरिचे नाव व पक्ष	1) नाव -अंतरिक्षियर विवाली वा लिमिटेड नके संवाकक मनीर कारिवा लकी मुंबयार रिकेद गावकवाक वय -27 पला -पॉरि नं. अरिग 808, माळा नं. इमारतीचे नाव कुकल कार्मिअल कार्मिअल, ब्लॉक नं. पॉरिज् देविया वर, रोड नं. जी. एम. रोड, वेदुर पॅरिग मुंबाय, MUMBAI, पिन कोड-400089 पिन नं -AADCB1183B 2) नाव -अंतरिक्षियर विवाली वा लिमिटेड चे कार्मिअल (कारणनामा) अरिगक वाधुने लकी मुंबयार रिकेद गावकवाक वय -49 पला -पॉरि नं. अरिग 806, माळा नं. इमारतीचे नाव कुकल कार्मिअल कार्मिअल, ब्लॉक नं. पॉरिज् देविया वर, रोड नं. जी. एम. रोड, वेदुर पॅरिग मुंबाय, MUMBAI, पिन कोड-400089 पिन नं -AADCB1183B
(8) दस्तऐवज कारन देण. वा पक्षकाराचे व रिक दिवणी न्यायालयाक हुकुमनामा रिक अटेम अवयवाय प्रतिकरिचे नाव व पक्ष	1) नाव, विवाय वाधुनाय रिकेद वय -35 पला -पॉरि नं. टी.डी. 31206, माळा नं. इमारतीचे नाव सवाकल जरीएर, ब्लॉक नं. एन बी.एम. मॉर्न रोड, रोड नं. अनुप पॅरिग मुंबाय, मुंबई, पिन कोड-400078 पिन नं. -AUSPH7899M 2) नाव, सपुली रिकिग रिकेद वय -31 पला -पॉरि नं. टी.डी. 31206, माळा नं. इमारतीचे नाव सवाकल जरीएर, ब्लॉक नं. एन बी.एम. मॉर्न रोड, रोड नं. अनुप पॅरिग मुंबाय, MUMBAI, पिन कोड-400078 पिन नं. -ALEPT5012C
(9) दस्तऐवज कारन दिवयाक दिनांक	22/12/2021
(10) दल नोंदणी करवया दिनांक	29/12/2021
(11) अनुमानक खड व पुर	23277/2021
(12) बाजारभावावया मुद्राक मुल	885000
(13) बाजारभावावया नोंदणी मुल	30000
(14) बी	



(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 18.03.2023 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 15.03.2023. 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 AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

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.

