#### 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 GHATKOPAR

RACPC GHATKOPAR BRANCH, OPP. DAMODAR PARK, ASHOK SILK MILLS COMPOUND, L.B.S. MARG,

GHATKOPAR (W), MUMBAI-400086 GSTIN/UIN State Name

: 27AAACS8577K2ZO

: Maharashtra, Code : 27

Invoice No.	Dated
PG-5809//22-23	18-Mar-23
Delivery Note	Mode/Terms of Payment
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No.	Delivery Note Date
30340 / 46158	
Dispatched through	Destination

Terms of Delivery

SI No.	Particulars	1	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	CGST SGST		18 %	2,500.00 225.00 225.00
			1		
		Total			₹ 2,950.00

Amount Chargeable (in words)

Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable	Central Tax		State Tax		Total
	Value	Rate	Amount	Rate	Amount	Tax 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

Authorized Signatory

E. & O.E

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company



CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





## 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. 14<sup>th</sup> 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

Think, Innovate. Create Valuation Done for:

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 :

Mumboi
Thane
Nanded

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

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: SBI / RACPC Ghatkopar (West) / Mr. Anil R. Mishra (30340/46158)

Page 2 of 25

Vastu/Mumbai/03/2023/30340/46158 18/16-352-NIPA

Date: 18.03.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing 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 belongs to Mr. Anil R. Mishra, Rohit A. Mishra & Mr. Rahul A. Mishra.

## Boundaries of the property.

North Internal Road

South Internal Road & Ziva- Atmosphere

East Central Railway Line

West Internal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Value for this particular purpose at ₹ 2,03,31,000.00 (Rupees Two Crore Three Lakh Thirty One Thousand Only). As per site inspection 38% of construction work is completed.

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

Hence certified

## For VASTUKALA CONSULTANTS (1) PVT. LFD. at a

MANOJ BABURAO **CHALIKWAR** 





## Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

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



Our Pan India Presence at : Mumbai 9 Aurangabad Pune Rajkot ♥ Nanded P Thane Indore Raipur R P Delhi NCR P 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

## Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andhen (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)**

	Con	eral		
1.		pose for which the valuation is made	Τ.	To assess fair market value of the property for Bank
	Fuit	bose for which the valuation is made		Loan Purpose.
2.	a)	Date of inspection	:	15.03.2023
	(d	Date on which the valuation is Made	:	18.03.2023
3.	List	of documents produced for perusal:		- 111 <del></del>
	1.	Copy of Agreement for Sale dated 09.	.03.2	2023
	2.	. Copy of RERA Registration Certificate	No.	. P51800019950 dated 15.03.2019.
	3.	Copy of Amended Commencement (	Certi	ficate No. CHE / ES / 1321 / T / 337 (NEW) / FCC / 4 /
		Amend dated 08.10.2018 issued by M		
	4.			No. CHE / ES / 1321 / T / 337 (NEW) dated 30.12.2021
		issued by Municipal Corporation of Gr		, ,
4.	Nam	ne of the owner(s) and his / their address	: T	Mr. Anil R. Mishra, Rohit A. Mishra & Mr. Rahul A.
7.		with Phone no. (details of share of each		Mishra.
		er in case of joint ownership)		Wilstiia.
		(Sc.		Address: Residential Flat No. 1401, 14th Floor, Tower -
			1	F, "Azure Tower", Atmosphere O2, Near Fortis
				Hospital, Hira Nagar, Mulund Goregaon Link Road,
				Mulund (West), Mumbai - 400 080, State -
				Maharashtra, Country – India.
	i i			manachina, country maia.
				Contact Person:
		Think.Inno	V	Rohan (Sales Manager)
				Contact No. 8928339031
		4	1.	Joint Ownership
5.	Dried	f description of the property (Including	1	Details of ownership share is not available
٥.		f description of the property (Including sehold / freehold etc.)	1	The property is a residential Flat No. 1401 in under
	Leas	seriola / freeffold etc.)	ļ	construction building. The flat is located on 14th floor in
	l.			the said under construction building. The composition of
			ĹΙ	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.
	Stag	ge of Construction		



	If under construction, e	xtent of completion					
	Foundation	Completed			RCC Plinth		Completed
	Basement	Completed		Щ	Ground		Completed
	Podiums	Completed			Amenity Floors		Completed
	RCC work for Floors	Completed upto	23	3rd	Internal Brick Wor	k	Completed upto 23 <sup>rd</sup> Floor
	External Brick Work	Completed upto	23	3rd	External Plastering	g	Completed upto 23 <sup>rd</sup> Floor
	Total	38% Work Compl	etec	d			
6.	Location of property						
	a) Plot No. / Survey N	Jo.		-			
	b) Door No.		Ė	Re	esidential Flat No. 1	401	
	c) C.T.S. No. / Village	2	Ė	_			786, 787, 788, 790, 791,
	0) 0.1.0.140.7 Village	•	'	1	2/A, 793 & 848 of \		
	d) Ward / Taluka		<u> </u>		& T -Ward, Taluka -		rvaligi
	e) Mandal / District		:	_	umbai Suburban Di		
	<del>                                     </del>	validity of layout of	Ė	_			Plan Letter No. CHE / ES /
	approved map / pl		'	i	, ,	•	ed 30.12.2021 issued by
		an issuing authority			unicipal Corporation		
		ness or authenticity	Q.	1411	amorpai corporation	. 01 0100	ALOT THATTINGS
	of approved map/	plan is verified					
	1 / 1 /	mments by our		Bu	uilding Under Const	ruction	
	empanelled value approved plan	rs on authentic of					
7.	Postal address of the pro	perty V		To Na	<b>ower"</b> , Atmosphere agar, Mulund Gore	e O2, N egaon Li	Pr Floor, Tower - F, "Azure lear Fortis Hospital, Hira nk Road, Mulund (West),
		1	5	Inc	dia.		- Maharashtra, Country -
8.	City / Town	1			<u>llage – Nahur, Mulu</u>	ind (Wes	st)
	Residential area	/	22	Υe			
	Commercial area		:	No			
	Industrial area		:	No	)		
9.	Classification of the area						
	i) High / Middle / Poor —	The second secon	1	_	ddle Class	-	
	ii) Urban / Semi Urban / F		CV.	_	ban		
10.	Coming under Corpora	tion limit / Village	:		llage - Nahur		
	Panchayat / Municipality			_	unicipal Corporation	n of Grea	ater Mumbai
11.	Whether covered under		:	No	)		
	Govt. enactments (e.g.,						
	Act) or notified under age	ncy area/ scheduled					
10	area / cantonment area		<u> </u>	_			
12.	Boundaries of the proper	iy	<u> </u>	<b>.</b>	As per Site		As per Documents
	North		:	_	ternal Road	7,	Panchkamal CHS Ltd.
	South		<u>:</u>	1	ternal Road & mosphere	Ziva-	Natraj CHS Ltd.
	East		:	_	entral Railway Line		Central Railway Line
	West		:		ternal Road		Mulund Goregaon Link Road
13	Dimensions of the site			1	A. as property un at in a building.	der con	sideration is a Residential





			A	В
			As per the Deed	Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	•
	West	:	-	-
14.	Extent of the site	:	RERA Carpet Area in Sq. Ft. (Area as per Agreement for Built Up Area in Sq. Ft. = 829. (Area as per Index - II)	Sale)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°09'35.4"N 72°56'54.0"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)		RERA Carpet Area in Sq. Ft. (Area as per Agreement for	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building under construction	
ll .	APARTMENT BUILDING	L.	\	
1	Nature of the Apartment	:	Residential	
2.	Location	1		
	C.T.S. No.	;	CTS No. 784, 784/1, 785, 7 792/A, 793 & 848 of Village –	
	Block No.	:	- /	
	Ward No.	:	S & T - Ward	
	Village / Municipality / Corporation	:	Village – Nahur Municipal Corporation of Grea	ater Mumbai
	Door No., Street or Road (Pin Code)		Residential Flat No. 1401, 14 <sup>th</sup> Tower", Atmosphere O2, N Nagar, Mulund Goregaon Lir Mumbai – 400 080, State – India	iear Fortis Hospital, Hira nk Road, Mulund (West),
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4	Year of Construction	:	Building under construction	
5.	Number of Floors	V	Proposed 2 Basement + Grou Podiums Floor + 4 <sup>th</sup> Floor Ame Floors (As per site information	enity + 5th to 47th Upper
6.	Type of Structure		Proposed R.C.C. Framed Stru	icture
7.	Number of Dwelling units in the building	:	Proposed 8 Flats on 14th Floor	r
8.	Quality of Construction	:	Building under construction	
9.	Appearance of the Building	:	Building under construction	
10.	Maintenance of the Building	:	Building under construction	
11.	Facilities Available	:		
	Lift	:	Proposed 7 Lifts	
	Protected Water Supply	:	Proposed Municipal Water sur	oply
	Underground Sewerage	:	Proposed Connected to Munic	cipal sewer
	Car parking - Open / Covered	:	Proposed One Car Parking Sk	ot
	Is Compound wall existing?	:	Building under construction	
	Is pavement laid around the building	] :	Building under construction	





III	Residential Flat		
1	The floor in which the Flat is situated	:	14 <sup>th</sup> 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		6
	Assessment No.	i.	Details not available
	Tax paid in the name of:	17	Details not available
	Tax amount:	Ŋ.	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	100	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?	4	Residential purpose
14	Is it Owner-occupied or let out?	:	Building under construction
15	If rented, what is the monthly rent?	1	₹ 42,000.00 Expected rental income per month after completion
IV	MARKETABILITY	<u>:</u>	
1	How is the marketability?	V	Good Create
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
٧	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	Ŀ	₹ 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	1	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 / Rgstn. 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		
а	Depreciated building rate	;	
	Replacement cost of Flat with Services (v(3)i)	45	₹ 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	:	1
b	Total composite rate arrived for Valuation	:	7 7
	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.
			Inspection, Measurement & Photographs of the property.
	Details about the work progress status has 8928339031)	be	en provided by Sales Manager - Rohan (Contact No.

## **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 It 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.

widenir applica	ding threat of acquisition by government for roading / publics service purposes, sub merging & bility of CRZ provisions (Distance from sea-cost / well 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**

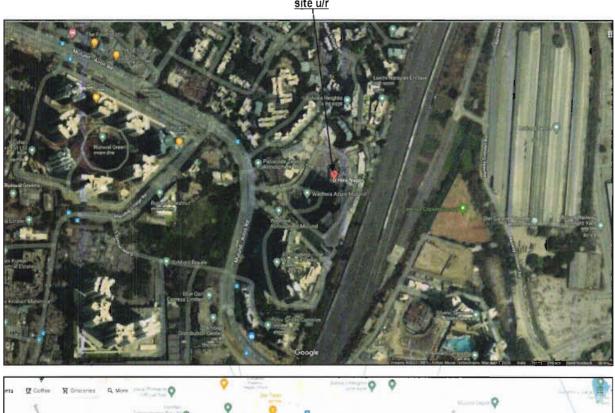








## Route Map of the property



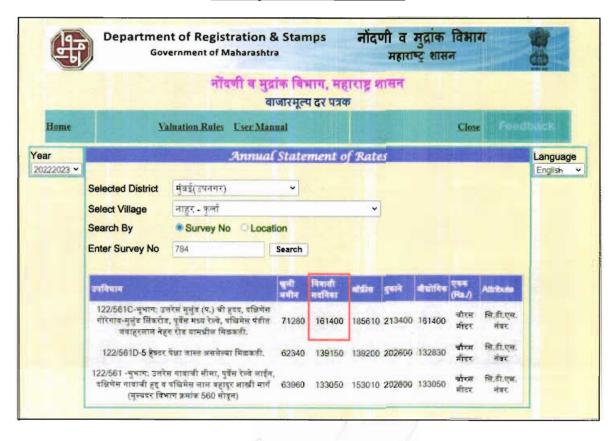


Longitude Latitude: 19°09'35.4"N 72°56'54.0"E

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



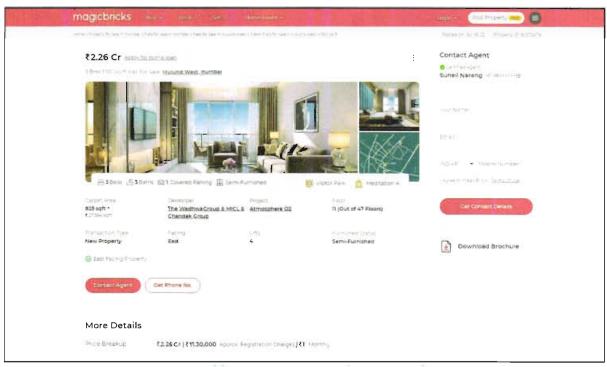
## Ready Reckoner Rate

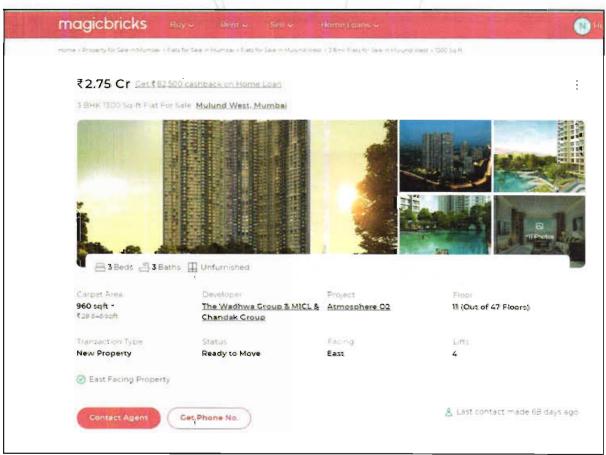


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## **Price Indicators**

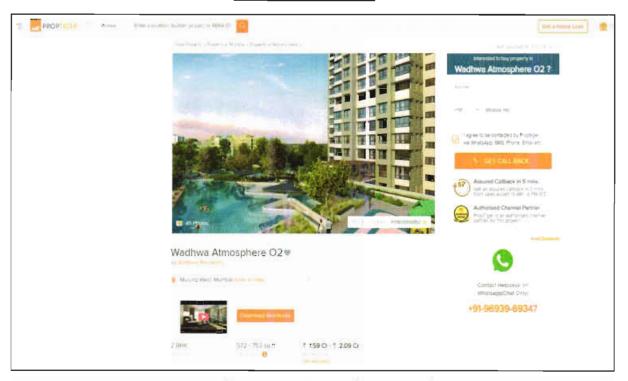


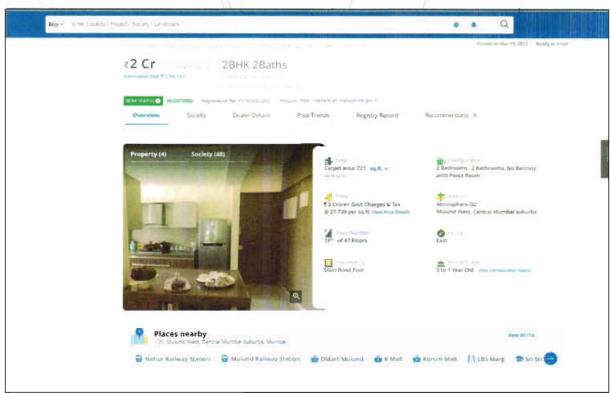






## **Price Indicators**







# **Sale Instances**

Index 2	सूची क्र	.2 यूक्स निष्ठांक शह दुनि कुलां ४ यान कवाक 8122222				
ote -Generated Through eSearch Module For original re lease contact concern SRO office	port	मोहाती Regn 63m				
	गावाचे नाव	नाहर				
(1)वितेकाचा प्रकार	क्रमारमध्य					
(2)मीबदल	14840000					
<ul> <li>वाजरभवःभावेपरस्याच्या बाविन्यरहाकार आकारणी देले जी पहरेदार ने समुद्र करावे</li> </ul>	12985467,65					
थ भू मापन जेटहिस्स व प्रावमांक अस्ताप	1) पालिकोचे नाव मुख्ये समाज्ञाहर कार्यन सामिका म 3305 सामा म 32 का स्थाना इस्तरमोचे मात्र शीवर विभाग और मिलिया में), कार्यान म कोर्निस इसियाहरूमा प्रवास पुत्र प्रमाणत किया पोछ, मोह मुद्र प्रमाणत किया पोछ, मोह मुद्र प्रमाणत किया पोछ, मोह मुद्र प्रमाणत किया पाछ, मोहिनी कीर्य महार केल्याचा 58,32 की. मी. रेन कार्याच 1 कार्या पाछ किया पाछ प्रमाणत कर केल्या मान्य प्रमाणत कर कार्या मान्य प्रमाणत कर कार्या प्रमाणत कर कार्य प्रमाणत कर कार्य प्रमाणत कर कार्य प्रमाणत कर कार्य प्रमाणत कार्य प्रमाणत कर कार्य प्रमाणत कर कार्य प्रमाणत कर कार्य प्रमाणत कार्य प्रमाणत कर कार्य प्रमाणत कार्य प्रमाणत कर कार्य प्रमाणत कर कार्य प्रमाणत कर कार्य प्रमाणत कर कार्य प्रमाणत कार्य प्रमाणत कार्य प्रमाणत कर कार्य प्रमाणत कार्य प्रमाणत कार्य प्रमाणत कार्य प्रमाणत कार्य प्रमाणत कार्य कार्य प्रमाणत कार्य प्रमाणत कार्य प्रमाणत कार्य कार्य प्रमाणत कार्य का					
(५) क्षेत्रकथ	84.15 भी मीता					
6 आकारणी किया पुढ़ी देव्यात असेल लेखा.						
(1) दसरोवतः क्रमन देणाः सामित्रम देवणाः या प्रध्यमण्ये माव जिला दिवाणी न्यामालायामा हुद्धस्मासा जिला आदेश असल्यस प्रतिवादिने नाव व पत्ताः	इमारतीचे नाव. कृपत जम्मीर्थभत जम्मार्थक्त का क.AADCB1183B 2 नाव. औरमॉस्टियर रिमार्टी क्र तिथिरेड से स	स्थानक मर्जुबर छाडिया तर्जे मुख्यमार विनेद्र गायकावाद वयः 29 यता जादि व ऑफिस 808, माहा व तंत्र य योग्यु स्टॉनका वर गेड न फी एम रीड वेड्र पश्चिम महत्त्वर MAMEA: वित्र कोड 400089 पीन बध्यक मुक्ति पुर योद्य कोड मुख्यमार विनेद्र गायकाब्द्र वयः 29 यताः वर्गीद ने अधिम 808 अळा न तिक व योग्यु स्टीनका वर नोड में की एम गोड सेड्र पश्चिम महत्त्वर MAMEA: विम शोड 300089 पीन				
8 प्रसारेवन करन पंता-या प्रश्नकार्य व किंवा विद्यार्थ स्थायनच्या हुनुस्तरमा किंवा अदेश अस्त्यास प्रतिकादेवे यात व यात	<ol> <li>नड-अमेच श्रीनेटासावारी कहाल तमें मुद तिमेटेड स्त्रीत २ क्वीट 61 पेक्टर 14 वंड 2) नाड-अमर्ग श्रीनेटासावारी कहाता डच-6 रोड ने डमी. नडी मुंबई महाराष्ट्र ठाउँ पिन क्वे</li> </ol>	इत्यत कंडलत अध्यम श्रीनेकस्थानी वय-63 प्रचा-स्वीट म ए-2 मध्या में - इम्पराधि के जीतम सीप्रधान- म बासी, मधी पूर्वर्ष महाराष्ट्र वर्गी सिन कोड-400103 प्रीम में 241,PG5045. 3 प्रमार-सीट में र.2 प्रधान में - इम्पराधीन कह मीतम सीप्रधान त्रिमिटेड कालि में आहि - 81 मेंक्सर -14. इट-400703 प्रीम में -AFFPK-8346F				
(९) दसर्प्रका करून दिस्पन्न दिस्त	1401/2022					
) Diदस्त मीदर्गी केम्बाबा दिनाक	19/01/2022					
11) अनुक्रमांक संद व पृष्ठ	812/1022					
() () ब्राजनभवाज्याचे मुद्रांज शुल्य	742000					
33 कामार भारतप्रमाणे मोदानी सूच्या	30000					
्रक्षेप						

Index 2		
19391	सची क्र.2	दुय्यम निष्ठभक्त । सह इ.जि. इत्ती ४
3-01-2022	(Z41 Nr.2	दस क्यांक (339/2022)
ote -Generated Through eSearch Module For original re-	oot	नंदन
ease contact concern SRD office		Regn-63m
	गाःवाद्यं नाव नाहर	
1 वितेदान्त प्रकार	क्तरमञ्	
2.मीकदला	13521000	
(३) बाजरभाव आडेजटरयाच्या बाबतिसप्टराकान आकारणी देखे जो पहरेदार हे नमुद्र कराचे	10936560.17	
४, प्रायम पेर्ट्सिस्स व एक्टपोक् असम्बन्ध	व्यक्तिप्रताच्या अवक मृत्यु गॉरंगाच तिल शेष्ट्र, रोड : मृत्यु पश्चिम, मृ	मावा ने 15 वा मनता इमारतिबीभाव दीवर अञ्चल भेरमासिकार और झारेव मा जोर्टिस इर्ड 40000, इतर महितो मीचे नाइर क्षेत्रपळ 53 16 की मी रेन वानांट एक कार पार्कि 88.790.791.792 A (PART) AND 848.792A (Pr. AND 795-1)
S: क्षेत्रजळ	58 47 के रोहर	
6-आक्रपणी क्रिक पूजी देखान अपेल तेव्हा		
ाः इस्तिवज्ञ जनम् देराः गालिहुन देवनाः या पक्षकानाचे नाव किया विवाजी-मापालयमा हुतुम्मनामा किया अर्थेस असल्यस प्रतिवादिसे साव व प्रसा	इमार्गतिचे नाव कुछत कमिष्टिंग कमिलेक्स स्तांक न प्रांपर्व स्ती म-AADC81:838 2: नाव औरप्रसिक्तम रिवाली या विभिन्नेड कर्के संसातक मुकेश प्	छाड़िया तर्जे मुख्यमार दिनीई गायकवाड वस 27 प्रता -वर्गाट न अधितम 808 मध्या न प्रधा वर नीव न जी एम रीड भेडूर राहिम महाराष्ट्र MUMEA. पित्र जीव: 400080 पीत एम सेठ तर्जे मुख्यमार विजेड गायकवाड वय-27 प्रता-वर्गीट ने अधितम 808 माध्या न प्रधा वर नीव न जी एम रीड सेड्स पहिंच सहाराष्ट्र MUMEA! पित्र वर्गीट -400080 पीन
8:दस्तियन जन्म योगा-म प्रश्वनामधे व विका दिवानी न्यायातचाना हुकुमनमा विका अदेश असन्याम प्रतिकादिये नव व वन	ਸ਼ਾਬਤੀ ਹਿਸ ਭੀਡ 400080 ਵੀਜ਼ ਜ਼ BWCP548630	हेग, माळा नं - इसनलेचे सब किया अंटामिकार, बर्गाक न - रोड न सुबुड पश्चिम महारा राज्यान - इसनलेचे मार्च हिंदा अंटामिकास बर्गाक नं - रोड न सुबुड पश्चिम सहनाह
<ul><li>इस्तएंग्रज जन्म दिल्याचा दिमान</li></ul>	07/01/2022	
10(दस्त नेंदगी केल्याचा दिनका	10/01/2022	
11:अनुक्रमांक खंड व पृष्ट	339/2022	
12,बाजरभवप्रमाने पुर, ह गुन्ह	676100	
13(बाजरभावप्रमारी गोंदानी बुल्ल	30000	
ijų <del>d</del> e		





## **Sale Instances**

≣ Index 2			
3780391	सुची क्र.2	द्याम निकारण सत्र द निकार्ता ।	
7/01/2022	×	वस्त क्रमाकः 23780/2021	
lote -Generated Through eSearch Module For original r	Pod Tropie	नेदर्ग	
lease contact concern \$RO office.		Regn.63m	
	गावाचे नावः नाहूर		
1)वितेखाना प्रकार	<b>इंग्स्म</b>		
(2)मेक्ट्रस	18700000		
<ul> <li>वाजारभाव भावेपटरयाच्या बाबनितपटराकार भाकारणी देशी की पटटेबार ते नमूद करावे;</li> </ul>	15618349.59		
(४) भू-माधन, पोटर्जिस्सा व घरळमाळा (असल्यास)	1) पारिकेचे नाव-मुंबई ननपाइतर वर्धन-सदिनका २.4701, माळा २.47 का माळता इस्मार्श्तचे नाव ट्रांबर सिमान-श्रेटमिकियर ओ.2. क्लॉक २ फोर्टिस इस्मिटलच्या खंडळ मुनुद्व स्थिनांच विकारिक रोड रोड: मुनुद्व पिक्न मुंबई 400,80 इतर पार्विको नीचे नाइर क्षेत्रचळ 71.59 की. भी. रेश कारपेट 1 क्ला पार्विका महिता (CTS, Number 784784/1785786787788790791792 A (PAPT) AND 848, 792A (P. AND 793) 11		
(५) केवरूब	78.74 से मीटर		
<ul><li>अकारणी किंवा जुड़ी देण्यात असेत तेव्हा</li></ul>			
(१) द्रम्मरोकाङ करून देवा-चारिक्ट्रम टेडपा. या प्रक्षणाओं नाव जिला दिवाजी माजारपामा हुकुमनामा किया आदेश असत्यास प्रतिवादिने नाव व पता.	1) माठ-अंटमीनिययर रिफली प्राणिनिर्देड माँग संभावक ममोहर छाडिया तर्ते मुख्यपर कितंत्र गायकणड वर- 27 पत्ता-क्लॉट नं आफिस 808. माळा नं इस्पताने माठ कृतन कमानिश्रण वर्णमध्येष्ट, सतीत न मोणई स्टीण्या वर, रोड न जी एम. रोड सेव्हर पश्चिम महत्त्रह, MUMBAI फिन झोड-400089 टैन 		
(ह) इसमीवात करन वेका-या प्रश्नामान ने विकेत दिवाली -प्रधानधाना हुनुस्मास किंदा आदेश असत्यास प्रतिवादिये नाव व पत्ता	1: नाय-विध्याल प्रकास हैगड़े वय-36. प्रता-कार्ट ने 901. साक्षा न - इस्मरतीये नाय प्रतिज्ञातक सीयकार बिकिंग ने 153. ब्राइक स सायबु कॉलनी यत साथ ते व प्राप्तकीयर पूर्व सामगढ़ है में कीड - 400075 प्रीन ने - ABZPH3730. 2: मात-अर्थावा थेड्री वय-32. प्रता-कार्ट से 901. माक्षा न - इस्मरतीये नाव प्रतिकारक सीयकारक सिक्यास विविद्य ने 153. ब्राइक ने नायबु कॉलनी, प्रत साथ ती व प्राप्त कार्ट में प्रतान कार्ट में 154 साथ कार्ट में 154 साथ कार्ट में 154 साथ कार्ट की प्रतान कार्ट में 154 साथ प्रतान कार्ट में 155. ब्राइक ने मायबु कॉलनी, प्रत साथ ती विव्या प्रतान विविद्य में 153. ब्राइक ने मायबु कॉलनी, प्रत साथ ती विव्या प्रतान विविद्य में 153. ब्राइक ने मायबु कॉलनी, प्रत साथ ती विव्या प्रतान विविद्य में 153. ब्राइक न मायबु कॉलनी, प्रत साथ ती विव्या प्रतान विविद्य में मायबु कॉलनी, प्रत साथ ती विव्या प्रतान विव्या में मायबु कॉलनी, प्रत साथ ती व्या में मायबु कॉलनी प्रत साथ कि मायबु कॉलनी प्रत साथ ने मायबु कॉलनी प्रत साथ ने मायबु कॉलनी प्रत साथ कि मायबु कॉलनी प्रत साथ ने मायबु कॉलनी मायबु कि मा		
🗇 दस्तर्वेक करून दिल्याचा दिनांक	29/12/2021		
(10)दम्त नेंदणी केन्यामा दिनांक	31/12/2021		
(11)अपुष्टमानः सन्न व पृष्ट	22780/2021		
(12)कालस्थवयमाने मुद्राक सूच्या	935000		
(1 अवाजरभवापमध्ये नीदणी शुल्ला	30000		
(1490)			

≣ Index 2		
5277191 7-01-2022 Jote-Generated Through &Search Module For original re lease portlact concern SRO office	सूची क.2	ਤੂਵਾਸ ਸਿੰਗਪਰ: ਦਰ ਤੂੰ ਜੋ ਗਈ 2 ਤਵਾਂ ਗਜ਼ਪੋਰ: 252773021 ਸੰਤਰੀ Regn 63m
	गावाचे नाव नाहर	· ·
्रवितेवाच प्रकार	जनसमा	
2.मींबदता	17700000	
ः बाजरभावः भावेपस्याच्या बाबतितपस्याकाः भाकानपी देशे जी पद्रेद्वार ते ममुद्र करते।	15826116.23	
अ. भू. मध्ये जैद्दिसा व एरक्सक असम्बन्ध	े। पाणिकंथे नाव मुख्यं मनम्बद्धनः वर्णनः सद्योतवा नः जी-3202 माळानं 32 का मजता इसलानिशं माधः टोवन सिमानः अटसस्थियारः ओ2 कार्वक न जीर्टिस् विस्तिद्धन्त्रमा तबका मृत्युः गोरमाव सिका तोवः (सुद्ध व्यवस्था मुख्यं 400060 क्षात्र माहिती मीचे नवृत्य संगयका 7.62 को भी पत्र कार्यक्ष माहिता स्रोतेल (CTS Number 7847841) 785 786 787 788 790 791 791 A (PART) AND 848 792 A (PLAND 793 -1)	
1 fare	7878 भी मीहर	
🗈 अक्तमणी किंवा जुडी देखान असेत नेजा		
ে হুমাণ্ডিত জৰন ইফা. ফ. কিছুন উহুলা, ফ এ৬জানাৰ নাছ কিছা উহ্যালী ন্যায়ালয়ানা চুকুমনামা কিছা প্ৰাইন প্ৰদান্যান, মনিচাহিৰ নাছ হু দেশ	1) सठ अंदर्शिकाम रिपाली वा लिपिटेड नर्ने सचातक मर्गुडर छाड़िया तर्णे मुख्यार जिमेड गायकवाड वर 32 पता त्यांट न अधिक 808 माळा न इमारतीचे सव कृषण कमीबीआ कॉम्पेन सर्वाच न स्थापन स्टीटका इर रोड न जी एम रोड सेंड्र पड़िया माराष्ट्र MUMBAI पिन कोड -40088 पेन म AADC81888 । या विकास करें के स्टीटका कि अंदर्शिकायर रिपाली वा लिपिटेड वे वर्जुम ऐसिडेट (लायममा) अनिक्ड संशोठ वर -49 पता प्रार्ट म अधिक 808 माळा न . इमारतिचे नाव कृषण क्यापित का लायक स्टीटका करें न अपित स्टीटका करें में AADC81888	
<ul> <li>इन्होंबड करने ग्रेग-मा प्रश्लास के द किया दिवागी नाम तथा के हुए मनामा किया आदेश अस्तराम प्रतिवादिये नाव द पत्ता</li> </ul>	21 नाव निर्मित नवसुमान मिटका वर्ष 33 जल नार्वाट म टीउबी-3208 माळा २ - इम्मारमीचे नाव माणकल करियट क्लीक २ एस बी एक मार्ग गेड रीड ने अधूब पश्चिम मालाव्य मुख्यई - विम कोड-400078 विम मार्ग माळा १८८८ माळा २ - इम्मारमीचे माठ माण्यकल करियट क्लीक २ एस बी एक मार्ग गेड रीड ने पाइंड में माइंड माणा १८८८ - विम कीड-400078 विमान ALERTSOLZO	
<ol> <li>इसर्वेश्व क्रम दिन्यामा दिनाक</li> </ol>	12/12/201	
(10) दस्त मीदमी केल्पाचा दिमाक	29(12/2021	
(11) अनुजनातः स्टेड व पृष्ठ	23277/1021	
(12)बाजरभावधनार्थे मुझक मृत्याः	885000	
11 अक्षेत्रारभावप्रमाने नीवागी मृतक	30000	
1) असेना		





As a result of my appraisal and analysis, it is my considered opinion that the Value of the above property in the prevailing condition with aforesaid specifications is ₹ 2,03,31,000.00 (Rupees Two Crore Three Lakh Thirty One Thousand Only). As per site inspection 38% of construction work is completed.

Place: Mumbai Date: 18.03.2023

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

MANOJ BABURAO CHALIKWAR

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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	
Bato	Signature (Name & Designation of the Inspecting Official/s)

Countersigned (BRANCH MANAGER)

Enclosures				
Declaration-cum-undertaking from the valuer (Annexure – I)	Attached			
Model code of conduct for valuer (Annexure – II)	Attached			





(Annexure - I)

#### DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- 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.
- I have not been convicted of any offence and sentenced to a term of imprisonment

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- 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;
- I. 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
- 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.
- 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)
- My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Anil R. Mishra, Rohit A. Mishra & Mr. Rahul A. Mishra from Atmosphere Realty Private Limited Vide agreement for Sale dated 09.03.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Ghatkopar (West) 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 Suraj Zore – Valuation Engineer Nitesh Khedekar – Technical officer Prajakta Patil – Technical Manager
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 – 15.03.2023  Valuation Date – 18.03.2023  Date of Report – 18.03.2023
7.	inspections and/or investigations undertaken; nature and sources of the information used or relied upon;	Physical Inspection done on 15.03.2023  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 Comparative 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 Commercial 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 18th 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 advice 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's representative & documents, we understand that the subject property is Residential Flat, admeasuring 753.00 Sq. Ft. RERA Carpet Area in the name of Mr. Anil R. Mishra, Rohit A.





Valuation Report Prepared For: SBI / RACPC Ghatkopar (West) / Mr. Anil R. Mishra (30340/46158)

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**Mishra & Mr. Rahul A. Mishra.** 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 Mr. Anil R. Mishra, Rohit A. Mishra & Mr. Rahul A. Mishra. 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's representative & documents, we understand that the Residential Flat, admeasuring **753.00 Sq. Ft. RERA Carpet Area**.

## Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

## Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.





Valuation Report Prepared For: SBI / RACPC Ghatkopar (West) / Mr. Anil R. Mishra (30340/46158)

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In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

## Not a Structural Survey

We state that this is a valuation report and not a structural survey

#### Other

All measurements, areas and ages quoted in our report are approximate

### Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

## Property specific assumptions

Based on inputs received from the Client's representative & documents, we understand that the subject property is Residential Flat, admeasuring **753.00 Sq. Ft. RERA 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.
- 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.
- 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

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Auth. Sign.

Manoj B. Chalikwar

Director

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

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



