

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC SION BRANCH B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kiroli Road, Off L.B.S.Marg, Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. <b>PG-5794/22-23</b> Dated <b>18-Mar-23</b> Delivery Note Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. <b>30378 / 46143</b> Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
	<b>Total</b>			<b>₹ 2,950.00</b>

Amount Chargeable (in words) E. & O.E

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

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

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

**Remarks:**

Mrs. Shravni Satish Kalambate & Mr. Satish Prabhakar  
 Kalambate.Residential Flat No. 1406, 14th Floor,  
 Building No. 1, Wing – A, "Shripal One", Gokhivare  
 Road, Fatherwadi, Village - Gokhivare, Vasai (East),  
 Taluka - Vasai, District - Palghar, PIN Code – 401 208,  
 State – Maharashtra, Country – India

Company's PAN : **AADCV4303R**

**Declaration**

NOTE – AS PER MSME RULES INVOICE NEED TO  
 BE CLEARED WITHIN 45 DAYS OR INTEREST  
 CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

**Company's Bank Details**

Bank Name : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

**for Vastukala Consultants (I) Pvt Ltd**

*Ratool*  
 Authorised Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Shravni Satish Kalambate & Mr. Satish Prabhakar Kalambate**

Residential Flat No. 1406, 14<sup>th</sup> Floor, Building No. 1, Wing – A, "Shripal One", Gokhivare Road, Fatherwadi,  
Village - Gokhivare, Vasai (East), Taluka - Vasai, District - Palghar, PIN Code – 401 208,  
State – Maharashtra, Country – India.

Latitude Longitude: 19°24'14.6"N 72°50'49.7"E

### Valuation Prepared for:

**State Bank of India**

**RACPC Sion**

B-603 & 604, Kohinoor City, Commercial-1, 6<sup>th</sup> Floor, Kirol Road, Off L.B.S. Marg, Kurla (West),  
Mumbai, Pin Code – 400 070, 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

## VALUATION OPINION REPORT

This is to certify that for under construction property bearing Residential Flat No. 1406, 14<sup>th</sup> Floor, Building No. 1, Wing – A, "Shripal One", Gokhivare Road, Fatherwadi, Village - Gokhivare, Vasai (East), Taluka - Vasai, District - Palghar, PIN Code – 401 208, State – Maharashtra, Country – India belongs to **Mrs. Shravni Satish Kalambate & Mr. Satish Prabhakar Kalambate.**

### Boundaries of the property.

North	: Shebro Complex
South	: Gokhivare Road
East	: Rani Rose Nursery
West	: Fatherwadi-Franciscan Brothers 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 for this particular purpose at **₹ 30,45,000.00 (Rupees Thirty Lakh Forty Five Thousand Only)**. As per Site Inspection 49% 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 (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR  
Director

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
c=IN, email=ACM@VASTUKALA.COM, serial=1527961721886452, postalCode=400094,  
st=Maharashtra,  
serialNumber=41, a56a564ab8cc8a72a20f0c1f1596c3d33a81,  
14034e282979e32756250c, cn=MANOJ BABURAO  
CHALIKWAR,  
E-Mail: 2023.03.18.08:19:02,+05'00'

Auth. Sign.



### 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

**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 Sion**

B-603 &amp; 604, Kohinoor City, Commercial-1,

6<sup>th</sup> Floor, Kiroli Road, Off L.B.S. Marg, Kurla

(West), Mumbai, Pin Code – 400 070,

State – Maharashtra, Country – India.

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

I		General	
1.	Purpose for which the valuation is made	:	To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection	:	17.03.2023
	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 14.03.2023 Between Shripal Homes LLP (the Promoter) and Mrs. Shravni Satish Kalambate & Mr. Satish Prabhakar Kalambate (the Purchasers). (7 pages from documents)		
	2) Copy of RERA Registration Certificate No. P99000033204 dated 09.02.2022.		
	3) Copy of Commencement Certificate No. VVCMC / TP / CC / VP – 0632 / 398 / 2021-2022 Dated 16.12.2021 issued by Vasai Virar City Municipal Corporation.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p><b>Mrs. Shravni Satish Kalambate &amp; Mr. Satish Prabhakar Kalambate</b></p> <p><b>Address:</b> Residential Flat No. 1406, 14<sup>th</sup> Floor, Building No. 1, Wing – A, "Shripal One", Gokhivare Road, Fatherwadi, Village - Gokhivare, Vasai (East), Taluka - Vasai, District - Palghar, PIN Code – 401 208, State – Maharashtra, Country – India.</p> <p><b>Contact Person:</b> Sandeep Tiwari (Sales Manager) Contact No. 8795330725</p> <p>Joint Ownership Details of ownership share is not available</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat in under construction building. The flat is located on 14 <sup>th</sup> floor in the said under construction building. As per site information, the composition of flat will be 1 Bedroom + Living Room + Kitchen + 1 Toilet ( <b>i.e. 1 BHK with 1 Toilet</b> ). The property is at 4.1 Km. travelling distance from nearest railway station Vasai.



		At the time of inspection, the property was under construction. Extent of completion are as under:	
	Foundation	Completed	RCC Plinth
	Basement	Completed	Ground/Stilt Floors
	Podium	Completed	Floors
	Internal & External Brick Work	Completed upto 7 <sup>th</sup> Floor	Completed upto 13 <sup>th</sup> Floor
	<b>Total</b>	<b>49% Work Completed</b>	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 1, Survey No. 115/B
	b) Door No.	:	Residential Flat No. 1406
	c) T.S. No. / Village	:	Village – Gokhivare
	d) Ward / Taluka	:	Taluka – Vasai
	e) Mandal / District	:	District – Palghar
	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	:	N.A.
7.	Postal address of the property	:	Residential Flat No. 1406, 14 <sup>th</sup> Floor, Building No. 1, Wing – A, "Shripal One", Gokhivare Road, Fatherwadi, Village - Gokhivare, Vasai (East), Taluka - Vasai, District - Palghar, PIN Code - 401 208, State - Maharashtra, Country - India.
8.	City / Town	:	Vasai (East), Palghar
	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 – Gokhivare Vasai Virar City Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		<b>As per actual site</b> <b>As per Agreement</b>
	North	:	Shebro Complex      Survey No. 115/B Plot No. 3
	South	:	Gokhivare Road      40 Mtr. D. P. Road
	East	:	Rani Rose Nursery      Survey No. 115, Hissa No. 5

	West	:	Fatherwadi-Franciscan Brothers Road	Survey No. 115/B Plot No. 2
13	Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.	
			A As per the Deed	B Actual
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	<b>RERA Carpet Area in Sq. Ft. = 290.00 (Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 319.00 (Area as per Index II)	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°24'14.6"N 72°50'49.7"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>RERA Carpet Area in Sq. Ft. = 290.00 (Area as per Agreement for Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction	
<b>II APARTMENT BUILDING</b>				
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Plot No. 1, Survey No. 115/B	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Gokhivare Vasai Virar City Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1406, 14 <sup>th</sup> Floor, Building No. 1, Wing – A, "Shripal One", Gokhivare Road, Fatherwadi, Village - Gokhivare, Vasai (East), Taluka - Vasai, District - Palghar, PIN Code - 401 208, 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	:	Proposed Basement + (Part) Ground + (Part) Stilt + 15 Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 9 Flats on 14 <sup>th</sup> Floor	
8.	Quality of Construction	:	Building is under construction	
9.	Appearance of the Building	:	Building is under construction	
10.	Maintenance of the Building	:	Building is under construction	
11.	Facilities Available	:		
	Lift	:	Proposed 2 Lifts	

	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Open / Covered Car Parking
	Is Compound wall existing?	:	Building is under construction
	Is pavement laid around the building	:	Building is under construction
<b>III</b>	<b>FLAT</b>		
1	The floor in which the flat is situated	:	14 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 1406
3	Specifications of the flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder Coated Aluminum Sliding Windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Proposed Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	<b>Mrs. Shravni Satish Kalambate &amp; Mr. Satish Prabhakar Kalambate</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built Up Area in Sq. Ft. = 319.00 (Area as per Index - II)
10	What is the floor space index (app.)	:	As per VVCMC norms
11	What is the Carpet Area of the flat?	:	<b>RERA Carpet Area in Sq. Ft. = 290.00</b> <b>(Area as per Agreement for Sale)</b>
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 is under construction
15	If rented, what is the monthly rent?	:	₹ 7,500.00 Expected rental income per month after building completion
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances,	:	₹ 10,000.00 to ₹ 11,000.00 per Sq. Ft. on Carpet Area

	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)	
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).	: ₹ 10,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,700.00 per Sq. Ft.
	II. Land + others	: ₹ 7,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 63,800.00 per Sq. M. i.e. ₹ 5,927.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	: It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
a	Depreciated building rate	:
	Replacement cost of flat with Services (v(3)i)	: ₹ 2,700.00 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., Building is under construction
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 7,800.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 10,500.00 per Sq. Ft.</b>
	<b>Remark:</b> The details about the work progress status have been provided by Sales Manager- Sandeep Tiwari (Mob. No. 8795330725)	



**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	290.00 Sq. Ft.	10,500.00	30,45,000.00
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			
	<b>Total / Realizable value of the property</b>			<b>30,45,000.00</b>
	<b>Insurable value of the property (319.00 X 2,700.00)</b>			<b>8,61,300.00</b>
	<b>Guideline value of the property (As per Index II)</b>			<b>18,48,000.00</b>

**Justification for price / rate**

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

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

**Method of Valuation / Approach**

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

vicinity is in the range of ₹ 10,000.00 to ₹ 11,000.00 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 ₹ 10,500.00 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	₹ 7,500.00 Expected rental income per month after building completion.
iii) Any likely income it may generate	Rental Income

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## Actual site photographs



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## Route Map of the property

Site u/r




**Latitude Longitude: 19°24'14.6"N 72°50'49.7"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Vasai – 4.1 Km.)




## Ready Reckoner Rate



**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

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Year
*Annual Statement of Rates*
Language

Selected District: पालघर

Select Taluka: वसई

Select Village: गावाचे तांब - मोजे गोखीवरे

Search By:  Survey No  Location

Enter Survey No: 115

20222023

English

उपविभाग	बुली बनीय	निवासी घटक	बॉडीय	पुफाने	बीचोपिक	एकक (Rs./)	Attribute
2-रहिवास व इतर तत्सम अनुज्ञेय प्रापरातीस जमिनी	13400	58000	66200	73300	66200	चौ. मीटर	सर्व्हे नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	58,000.00			
Reduced by 10% on Flat Located on 14 <sup>th</sup> Floor	5,800.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Reduced) (A)</b>	<b>63,800.00</b>	Sq. Mtr.	<b>5,927.00</b>	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

### Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Price Indicators

**Shripal One**

₹24.3 L - 38.34 L | ₹17 K/sq ft

1.15 BHK Apartments  
Configurations

Nov 2024  
Possession Starts

₹17 K/sq ft  
Avg Price

265.00 sq ft - 420.00 sq ft  
 Carpet Area  
Sqm

Project Size	Plot	Project Size
2.05 Acres	265.00 sq ft - 420.00 sq ft	1 Building - 232 units
Jan 2022	₹17 K/sq ft	Nov 2024
1.15 BHK Apartments		₹24.30 L - 38.34 L

**Shripal One**

₹ 29.52 Lac to 42.75 Lac

Status: **New Launch**

Project Size: 232 units - 2.05 Acres

Configurations: 1.2 BHK, Flat from 230 Sq Ft to 420 Sq Ft (Carpet)

11 Properties for Sale in Shripal One

4219 Views | 14 Enquiries

**Why Invest through Square Yards?**

- Zero Brokerage - 100% Service - 8% Brokerage - We charge our customers nothing. Not today, not ever.
- Lowest Price Guaranteed - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- Full Service Support - Our sales personnel are accountable for every step - site visits, home tours & post-sales.

Connectivity	5.0	Locality	5.0
Affordability	5.0	Value for Money	5.0

## Sales Instance

गण: गोखिवरे	
324535	सूची क्र. २
30-01-2023	दुष्य निरुधक: सार दु.नि.वसई 6
Note -Generated Through eSearch Module,For original report please contact concern SRO office	कलरोडर क्रमांक :324/2023
	नेवली
	Regn 63m
(1) इमोशनल प्रजात	कलाभनामा
(2) सोवकाल	3470000
(3) काजराभाय (भादरदुवाराण कावडीतपदुवार आवाणी देणे कि चडुवार ते वपुव करणे )	2336500
(4) भुषावन (गोखिवरे व गारुकायक (अमालायक)	, इतर माहिली: विभाय क्रमांक 2 गारु गोखिवरे तातुका वसई जिल्हा पालघा येथील वलीन सरोे न. 115 हिस्सा न. वी प्लॉट नं. 2 बुना सरोे न. 115 हिस्सा न. 1 2ए 2बी 6पार्ट 7 8/1ए पार्ट 8/1 की 13/1 13/2पार्ट 13/3पार्ट 14,15 व 16 येथील वेनीनायक हिंनोनी हाईटस मधील सदनिका क्र.403 ए विंग चीका मजला,उवाधे क्षेत्र 36.62 चौ. मी. कास्पेट एगिवा इतके,वसई विंग महानगरपालिका
(5) क्षेत्रकड	36.62चौ.मीटर
(6) आवाणी किंवा बुडी देवघार असेल तेव्हा	
(7) इमोशनल कलाय देवाणव / विपुव देवजाणव घावकारणे नाय किंवा विवायी न्यायालयवाया हुकुमनामा किंवा आदेश अमालायक प्रतीवादीचे नाय व वता	1) ये वेनीनाय इमोशनल पालघाणी ये थलीवर वेनीनाय वी वेव तसे कु कु मंगल वग वनीका - - 57 प्लॉट नं. -, माळा नं. -, इमारतीचे नाय. 101 की विंग किल्लय वजल गारुजी इकाय कोमुल वाडी वातवादीचे पेट बुवई, ब्लॉक नं. -, गेड नं. -, महाराष्ट्र, बुवई 400002 AASFN3657N
(8) इमोशनल कलाय वेवजाणव घावकारणे नाय किंवा किंवाणी न्यायालयवाय हुकुमनामा किंवा आदेश अमालायक प्रतीवादीचे नाय व वता	2) विनॉट एस वीसवाय - - 39 प्लॉट नं. -, माळा नं. -, इमारतीचे नाय: गनी सती मार्ल पजाय देगी ववड वेवजाणव नाय विपरी पाडा मालाड पूर्व बुवई (सय अवेन), ब्लॉक नं. -, गेड नं. -, महाराष्ट्र, मुम्बई. 400097 AIIIPJ1912B 1) वववा विनॉट वेववाय - - 33 प्लॉट नं. -, माळा नं. -, इमारतीचे नाय: गनी सती मार्ल पजाय देगी ववड वेववाय नाय विपरी पाडा वातवड पूर्व बुवई (सय अवेन), ब्लॉक नं. -, गेड नं. -, महाराष्ट्र, बुवई 400097 AUIP7605A
(9) इमोशनल कलाय विवायाया विनांक	24/01/2023
(10) वलन वेववी कलायाया विनांक	24/01/2023
(11) अनुकलायक, घड व वुर	324/2023
(12) काजराभायउवाधे मुदक गुणक	242900
(13) काजराभायउवाधे वेववी गुणक	100
(14) जेग	
दुवणीकसमाडी किंवायल वेवजाणव ववडील -	

**Sales Instance**

गार: गोखिवरे	
(1) प्रस्तावित क्रमांक	करामनामा
(2) मालकनाम	3880800
(3) आवासाध्य (भाडेपत्रावध्या वाळीतपत्रावध्या आवासाधी दोस कि चव्हाट ते स्पष्ट करावे)	2677000
(4) भूभाग, पार्लेडिभा व पात्रावध्या (अभयवध्या)	सदनिका नं: 1303,ए विस, माळा नं: तेगवा मजला, इमारतीचे नाव: श्रीपाल धन, ब्लॉक नं: बिल्डिंग नं. 1, गेड : गोखिवरे, इतर माहिती: इतर माहिती: सदनिकेचे क्षेत्र 39.02 चौ.मी.कारपेट फ्लोअरचे सदनिकेचे एकूण क्षेत्र 42.92 चौ.मी.बिल्डअप.गाव मोजे गोखिवरे,विभाग क्र. 2पालघर
(5) क्षेत्रफळ	42.92चौ.मीटर
(6) आवासाधी किंवा कुठी देवघात अंशधन मंडळ	
(7) प्रस्तावित करन रचनाना / सिव्हर इमारतना पत्रावध्याचे नाव किंवा दिवाळी न्यायालयाचा हुकुमनामा किंवा आरोग अत्याचार प्रतिकावेचे नाव व पत्र	1) आवासा वकार - विरक गहा अशिय व, म्बनिक म्बेनेप लिचिटेड, असे कु पु व श्रीपाल होम सुवागरीचे अंजिर्इए सिव्हर प्रवेप बी. भेड असे कु पु गडुल मने 3-4 फ्लेट नं अशिय नं. 60, माळा नं -, इमारतीचे नाव इन्डियन मकेल पोअर (पोअर पोअर), ब्लॉक नं -, गेड व एम.ए. डेव्हली म्हीटे, फोर्टे, पुअर, पहागट, पुअर 400001 AAKFC9979J 2) प श्रीपाल होम सुवागरीचे अंजिर्इए सिव्हर प्रवेप बी. भेड असे कु पु गडुल मने 3-4 फ्लेट नं अशिय नं 60, माळा नं -, इमारतीचे नाव इन्डियन मकेल पोअर (पोअर पोअर), ब्लॉक नं -, गेड व एम.ए. डेव्हली म्हीटे, फोर्टे, पुअर, पहागट, पुअर 400001 AAKFC9979J
(8) प्रस्तावित करन रचनाना पत्रावध्याचे नाव किंवा दिवाळी न्यायालयाचा हुकुमनामा किंवा आरोग अत्याचार प्रतिकावेचे नाव व पत्र	2) गेशान सुमार आचार्या - 48 फ्लेट नं: बी-21/जी-ए-02, माळा नं: -, इमारतीचे नाव: वास्तु को-ओप.सी.सी. लि., ब्लॉक नं: -, गेड नं: अंबाडी गेड, लाम कॉम्प्लेक्स समीर, वसई गेड प. , महागट, डाण. 401202 AGTPA9831G 1) गेशान सुमार आचार्या - 39 फ्लेट नं: बी-21/जी-ए-02, माळा नं: -, इमारतीचे नाव: वास्तु को-ओप.सी.सी. लि., ब्लॉक नं: -, गेड नं: अंबाडी गेड, लाम कॉम्प्लेक्स समीर, वसई गेड प. , महागट, डाण 401202 ANZPA1107E
(9) प्रस्तावित करन दिवाळी दिनांक	27/01/2023
(10) प्रवेप नोंदणी केवळी दिनांक	27/01/2023
(11) अनुक्रमणिक, खड व पुत्र	2121/2023
(12) आवासावध्यावध्याचे मुल्य	271700
(13) आवासावध्यावध्याचे मोजेचे मुल्य	100
(14) अण	
सुवागरीवध्या किंवा गेडनेप अशील :-	



**Sales Instance**

Firefox		https://sarita.igmaharashtra.gov.in/MFI_ESEARCH/NEW/Research/index	
1311350	सूची क्र. २	दुसरा विक्रम - सहा दु.नि.वसई 3	
30-01-2023		दस्तावेज क्रमांक : 1311 2023	
Note :-Generated Through eSearch Module.For original report please contact concern SRO office		नोंदणी:	Regn:63m
<b>गाव: गोखिवरे</b>			
(1) दस्तावेज प्रकार	क्रमांकाचा		
(2) संदर्भसंख्या	2601638		
(3) जाबाभावाचा (भाडेपट्ट्याचा वाढीसपट्ट्याचा आकारणी देतो कि पट्ट्या दे नसू करतो )	1650000		
(4) पुरवण, वाहतूक व गजबोका (अपल्याप)	सदनिका नं: 515,ची खिं, माळा नं: पाचवा मजला, इमागतीचे गाव: खोपान घन, ब्लॉक नं: विन्डींग न. 1, गेट : गोखिवरे, इतर माहिती: इतर माहिती: सदनिकेचे क्षेत्र 24.62 चौ.मी.कारपेट म्हणजेच सदनिकेचे एकूण क्षेत्र 27.08 चौ.मी.विन्डीअप,गाव मोज गोखिवर,विभाग क्र. 2पालघर		
(5) क्षेत्रफळ	27.08चौ.मीटर		
(6) अपघारणी किंवा जुटी देण्यात आलेला तपडा			
(7) दस्तावेज करून देण्याचा / विपून देण्याचा पत्राचाराने गाव किंवा दिवशी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्याप प्रतिसादीचे गाव व पत्रा	1) मान्यता देणा - विक्रम तपडा अर्जा नं. स्वामिक म्येथेस विन्डिटेड, तपडे कु. पु. नं. श्रीपाल होम्य लवणवणी ये अंभोगीरुड विन्डली अर्जित वी. सोडा तपडे कु. पु. राहुल नमरे 34 प्लेट नं. अर्जित नं. 60, माळा नं. - इमागतीचे गाव. होमिन्स मॅकेल सौकर्य (सोडा सोडर्य) , ब्लॉक नं. - , गेट नं. एम. ए. इंडाली स्ट्रीट, फॉर्ट, पुणे, , महाराष्ट्र, पुणेई 400001 AAKFC9979J 2) नं. श्रीपाल होम्य लवणवणी ये अंभोगीरुड विन्डली अर्जित वी. सोडा तपडे कु. पु. राहुल नमरे 34 प्लेट नं. अर्जित नं. 60, माळा नं. - इमागतीचे गाव. होमिन्स मॅकेल सौकर्य (सोडा सोडर्य) , ब्लॉक नं. - , गेट नं. एम. ए. इंडाली स्ट्रीट, फॉर्ट, पुणे, , महाराष्ट्र, पुणेई 400001 AAKFC9979J		
(8) दस्तावेज करून देण्याचा पत्राचाराने गाव किंवा दिवशी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्याप प्रतिसादीचे गाव व पत्रा	1) खलीन खलीन गॅरिडर - 29 प्लेट नं. 21, माळा नं. - इमागतीचे गाव - , ब्लॉक नं. - , गेट नं. व्हिन्डींग कुकुलभरत, कारटी रम्य खवट, गावठी, वसई प., पालघर, महाराष्ट्र, ठाक. 401207 BCPPR02S1Q		
(9) दस्तावेज करून दिवशीचा दिनांक	18/01/2023		
(10) दस्त नोंदणी केण्याचा दिनांक	18/01/2023		
(11) अनुक्रमणक, रुड व पत्र	1311/2023		
(12) जाबाभावाप्रमाणचे मुदतक मुल्य	182200		
(13) जाबाभावाप्रमाणचे नोंदणी मुल्य	100		
(14) जेता			
मुल्याकनामाची किंवातत घेतलेला अर्थहील :-			

## Sales Instance

गाव: गोखिवरे	
523350	सूची क्र. २
30-01-2023	दुयम निवेदन. मह.टु.नि.वसई 3
Note -Generated Through eSearch Module,For original report please contact concern SRO office.	दस्तावेज क्रमांक 523 2023
	शेखी: Regn:63m
(1) अर्जाद्वारा प्रकार	करामामा
(2) भावदरता	2930000
(3) आकाराभ्यास (भाडेपट्ट्याच्या बाजूतीव्यवहार आकारणी क्षेत्र कि.एडद्वारे जे नष्ट करावे )	1793000
(4) भूखण्ड, वारंटीकरण व फाळणीचा (अमल्यास)	सदनिका नं: 514,की विंग, पाळा न: पाचखा मजला, इमारतीचे नाव: श्रीधाम वन, कर्नाक नं: विल्डींग नं. 1, गेट नं: गोखिवरे, इतर माहिती: सदनिकेचे क्षेत्र 26.76 चौ.मी.कारपेट मजानेच सदनिकेचे एकूण क्षेत्र 29.44 चौ.मी.,बिल्डअप,नाव मोजे गोखिवरे,विभागा क्र. 2 पालमर
(5) क्षेत्रफळ	29.44चौ.मीटर
(6) आकारणी किंवा नुठी देण्यात आलेला तेंप	
(7) अर्जाद्वारा करत देणान्या / निवृत्त देणान्या पाहताताने नाव किंवा दिवानी म्हासालाचा तुकड्याचा किंवा आदेश अमल्यास प्रविवादीचे नाव व पत्ता	1) भावदा देणार - विवेक शहा अश्वि मे, स्थानिक स्वसेव विविध: जेके जू. वु. मे सोलार होमव एज्युएटरी मे अर्जाद्वारा सदनेटी प्रदीप डी. चोप्रा जेके जू. वु. मजुन मार 3-4 एअर नं अर्जिन नं (6), पाळा नं. -, इमारतीचे नाव: इन्डियन फ्लोर फ्लोर (घाट्टा वेदनी), कर्नाक नं. -, गेट नं: मार. व. इंडोली स्ट्रीट, फोर्टे, मुंबई, महाराष्ट्र, मुंबई- 400001 AAKPC9979J 2) मे सोलार होमव एज्युएटरी अर्जाद्वारा सदनेटी प्रदीप डी. चोप्रा जेके जू. वु. मजुन मार 3-4 एअर नं अर्जिन नं (6), पाळा नं. -, इमारतीचे नाव: इन्डियन फ्लोर फ्लोर (घाट्टा वेदनी), कर्नाक नं. -, गेट नं: मार. व. इंडोली स्ट्रीट, फोर्टे, मुंबई, महाराष्ट्र, मुंबई- 400001 AAKPC9979J
(8) अर्जाद्वारा करत देणान्या पाहताताने नाव किंवा दिवानी म्हासालाचा तुकड्याचा किंवा आदेश अमल्यास प्रविवादीचे नाव व पत्ता	2) श्याली अजय शर्मा - 36 एअर नं: रुम नं: 10, पाळा नं: -, इमारतीचे नाव: शिव दर्शन चाळ, कर्नाक नं: -, गेट नं: गाव गोखिवरे, राज अफिस, वसई पूर्व, पालमर, महाराष्ट्र, ठाणे, 401208 EOLPS1401E 1) अजय नटलमलत शर्मा - 43 एअर नं: रुम नं: 10, पाळा नं: -, इमारतीचे नाव: शिव दर्शन चाळ, कर्नाक नं: -, गेट नं: गाव गोखिवरे, राज अफिस, वसई पूर्व, पालमर, महाराष्ट्र, ठाणे 401208 EIBPS2839D
(9) अर्जाद्वारा करत दिवानी किंवा	06-01-2023
(10) अर्जाद्वारा करत दिवानी किंवा	06-01-2023
(11) अनुक्रमण, आद व पुन	523-2023
(12) आकाराभ्यासप्राप्ते मुलक मुलक	205100
(13) आकाराभ्यासप्राप्ते वेदनी मुलक	100
(14) जण	
मूल्याकनामाठी विवादान वेदनेची अमलीत -	

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 ₹ 30,45,000.00 (Rupees Thirty Lakh Forty Five Thousand Only). As per Site Inspection 49% Construction Work is Completed.

Place: Mumbai

Date: 18.03.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=B, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
o=VASTUKALA,  
2.5.4.30=982786c4f4d454d075d61379e26805914996c3e33481  
133113279617e18b3652, postalCode=400009,  
st=Maharashtra,  
serialNumber=11a56a5646c204b2265aff0c3feb31f31d  
2e394e582929a327c4210fc, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.03.18 08:59:54 +05'30'

Auth. Sign.

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

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:

- 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 17.03.2023. 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.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mrs. Shravni Satish Kalambate & Mr. Satish Prabhakar Kalambate from Shripal Homes LLP Vide Agreement for Sale dated 14.03.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Sion 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 Sanket Karalkar – Valuation Engineer Nitesh Khedekar – Technical Manger Prajakta Patil – 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 – 17.03.2023 Valuation Date – 18.03.2023 Date of Report – 18.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 17.03.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **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 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 **290.00 Sq. Ft. RERA Carpet Area** in the name of **Mrs. Shravni Satish Kalambate & Mr. Satish Prabhakar Kalambate**. 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 **Mrs. Shravni Satish Kalambate & Mr. Satish Prabhakar Kalambate**. 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 **290.00 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.

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



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

**Not a Structural Survey**

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

**Other**

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

**Legal**

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

**Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **290.00 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.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

**(Annexure – II)****MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

#### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

#### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

