

PROFORMA INVOICE

| | | |
|--|--|--|
| Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org | Invoice No. PG-5900/22-23 | Dated 22-Mar-23 |
| Buyer (Bill to) STATE BANK OF INDIA - RACPC CHINCHPOKALI RACPC, Voltas House, 1st Floor, Dr. Ambedkar Marg, Chinchpokali (East), Mumbai - 400 033 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 30391 / 46249 Dispatched through Terms of Delivery | Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination |

| Sl No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|--|---------|----------|-------------------|
| 1 | VALUATION FEE <i>(Technical Inspection and Certification Services)</i> | 997224 | 18 % | 2,500.00 |
| | CGST | | | 225.00 |
| | SGST | | | 225.00 |
| | Bill Details: New Ref PG-5900/22-23 2,950.00 Dr | | | |
| Total | | | | ₹ 2,950.00 |

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

Indian Rupee Two Thousand Nine Hundred Fifty Only

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

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

Company's Bank Details

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



UPI Virtual ID : vastukala@icici

Remarks:

Kajal Brijesh Mehta & Brijesh Dinesh Mehta -
 Residential Flat No. 2403, 24th Floor, Building No. 20,
 "Phillipa", Rodas Enclave, Hiranandani Estate, Plot No.
 A, Behind Municipal Commissioner Bungalow,
 Patilpada, Ghodbunder Road, Thane (West) – 400 607,
 State – Maharashtra, Country – India

Company's PAN : **AADCV4303R**

Declaration

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

for Vastukala Consultants (I) Pvt Ltd

Rathod
 Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Kajal Brijesh Mehta & Brijesh Dinesh Mehta**

Residential Flat No. 2403, 24th Floor, Building No. 20, "Phillipa", Rodas Enclave, Hiranandani Estate,
Plot No. A, Behind Municipal Commissioner Bungalow, Patilpada, Ghodbunder Road,
Thane (West) – 400 607, State – Maharashtra, Country – India.

Latitude Longitude: 19°15'37.8"N 72°59'09.9"E

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Valuation Prepared for:

State Bank of India

RACPC – Chinchpokli (East) Branch

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



Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371324
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 – Chinchpokli (East) Branch
 Retail Assets Centralised Processing Centre,
 Mumbai South Voltas House, 'A', 1st Floor,
 Dr. Ambedkar Road, Chinchpokli (East),
 Mumbai – 400 033, State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

| I | | General | |
|----|---|---------|--|
| 1. | Purpose for which the valuation is made | : | To assess Fair Market value of the property for Bank Loan Purpose. |
| 2. | a) Date of inspection | : | 18.03.2023 |
| | b) Date on which the valuation is made | : | 22.03.2023 |
| 3. | List of documents produced for perusal: | | |
| | 1) Copy of Agreement for sale dated 05.03.2020 Between Roma Builders Pvt. Ltd. (the Promoter) and Kajal Brijesh Mehta & Brijesh Dinesh Mehta (the Purchaser). | | |
| | 2) Copy of Commencement Certificate V. P. No. S06 / 0063 / 2010 / TMC / TDD / 388 dated 25.10.2010 issued by Thane Municipal Corporation. | | |
| | 3) Copy of Occupancy Certificate V. P. No. S06 / 0063 / 2010 / TMC / TDD / OCC / 0355 / 17 dated 05.05.2017 issued by Thane 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) | : | Kajal Brijesh Mehta & Brijesh Dinesh Mehta Address: Residential Flat No. 2403, 24 th Floor, Building No. 20, "Phillipa", Rodas Enclave, Hiranandani Estate, Plot No. A, Behind Municipal Commissioner Bungalow, Patilpada, Ghodbunder Road, Thane (West) – 400 607, State – Maharashtra, Country – India. Contact Person: Chaya Shinde (Owner's maid) Contact No. 9920947977 Joint Ownership Details of ownership share is not available |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : | The property is a Residential Flat No. 2403 located on 24 th Floor. The composition of Flat is 3 Bedrooms + Living Room + Kitchen + 3 Toilets + Passage + Balcony. (i.e. 3BHK with 3 Toilets). The property is at 10.7 Km. travelling distance from nearest railway station Thane. |
| 6. | Location of property | : | |



| | | | | |
|-----|---|---|--|------------------------|
| a) | Plot No. / Survey No. | : | Plot No. A, Survey No. 69/2, 69/3 & 319 | |
| b) | Door No. | : | Residential Flat No. 2403 | |
| c) | C.T.S. No. / Village | : | Village – Kavesar | |
| d) | Ward / Taluka | : | Taluka – Thane | |
| e) | Mandal / District | : | District – Thane | |
| f) | Date of issue and validity of layout of approved map / plan | : | As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan. | |
| 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. 2403, 24 th Floor, Building No. 20, "Phillipa", Rodas Enclave, Hiranandani Estate, Plot No. A, Behind Municipal Commissioner Bungalow, Patilpada, Ghodbunder Road, Thane (West) – 400 607, State – Maharashtra, Country – India. | |
| 8. | City / Town | : | Thane (West) | |
| | Residential area | : | Yes | |
| | Commercial area | : | No | |
| | Industrial area | : | No | |
| 9. | Classification of the area | : | | |
| | i) High / Middle / Poor | : | Middle Class | |
| | ii) Urban / Semi Urban / Rural | : | Urban | |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality | : | Village – Kavesar Thane 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 | | As per actual site | As per document |
| | North | : | Regent Street | Details not available |
| | South | : | Prakruti Pearl Building | Details not available |
| | East | : | Rodas Enclave Circular Road | Details not available |
| | West | : | Central Avenue Road | Details not available |
| 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 | : | Carpet Area in Sq. Ft. = 1,359.00 Cupboard Area in Sq. Ft. = 24.00 Balcony Area in Sq. Ft. = 156.00 Total Carpet Area in Sq. Ft. = 1,539.00 (Area as per Actual site measurement) Carpet Area in Sq. Ft. = 1,251.00 (Area as per Agreement for sale) Built Up Area in Sq. Ft. = 1,501.00 (Carpet Area + 20%) |
| 14. | Latitude, Longitude & Co-ordinates of flat | : | 19°15'37.8"N 72°59'09.9"E |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | : | Carpet Area in Sq. Ft. = 1,251.00 (Area as per Agreement for sale) |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Owner Occupied |
| II APARTMENT BUILDING | | | |
| 1. | Nature of the Apartment | : | Residential |
| 2. | Location | : | |
| | C.T.S. No. | : | Plot No. A, Survey No. 69/2, 69/3 & 319 |
| | Block No. | : | - |
| | Ward No. | : | - |
| | Village / Municipality / Corporation | : | Village – Kavesar Thane Municipal Corporation |
| | Door No., Street or Road (Pin Code) | : | Residential Flat No. 2403, 24 th Floor, Building No. 20, "Phillipa", Rodas Enclave, Hiranandani Estate, Plot No. A, Behind Municipal Commissioner Bungalow, Patilpada, Ghodbunder Road, Thane (West) – 400 607, State – Maharashtra, Country – India. |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential |
| 4. | Year of Construction | : | 2017 (As per Occupancy Certificate) |
| 5. | Number of Floors | : | Lower Stilt + 1 st to 32 nd Upper Floors |
| 6. | Type of Structure | : | R.C.C. Framed Structure |
| 7. | Number of Dwelling units in the building | : | 4 Flats on 24 th Floor |
| 8. | Quality of Construction | : | Good |
| 9. | Appearance of the Building | : | Good |
| 10. | Maintenance of the Building | : | Good |
| 11. | Facilities Available | : | |
| | Lift | : | 4 Lifts |
| | Protected Water Supply | : | Municipal Water supply |
| | Underground Sewerage | : | Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : | Along with Two Podium Car Parking Space |



| | | | |
|------------|--|---|--|
| | Is Compound wall existing? | : | Yes |
| | Is pavement laid around the building | : | Yes |
| III | FLAT | | |
| 1 | The floor in which the flat is situated | : | 24 th Floor |
| 2 | Door No. of the flat | : | Residential Flat No. 2403 |
| 3 | Specifications of the flat | : | |
| | Roof | : | R.C.C. Slab |
| | Flooring | : | Italian Marble flooring |
| | Doors | : | Teak Wood door with glass frame |
| | Windows | : | Powder Coated Aluminum Sliding windows |
| | Fittings | : | Concealed plumbing with C.P. fittings. Electrical wiring with Concealed |
| | Finishing | : | Cement Plastering with POP false ceiling |
| 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? | : | Good |
| 7 | Sale Deed executed in the name of | : | Kajal Brijesh Mehta & Brijesh Dinesh Mehta |
| 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. = 1,501.00 (Carpet Area + 20%) |
| 10 | What is the floor space index (app.) | : | As per TMC norms |
| 11 | What is the Carpet Area of the flat? | : | Carpet Area in Sq. Ft. = 1,359.00 Cupboard Area in Sq. Ft. = 24.00 Balcony Area in Sq. Ft. = 156.00 Total Carpet Area in Sq. Ft. = 1,539.00 (Area as per Actual site measurement) Carpet Area in Sq. Ft. = 1,251.00 (Area as per Agreement for sale) |
| 12 | Is it Posh / I Class / Medium / Ordinary? | : | Middle Class |
| 13 | Is it being used for Residential or Commercial purpose? | : | Residential purpose |
| 14 | Is it Owner-occupied or let out? | : | Owner Occupied |
| 15 | If rented, what is the monthly rent? | : | ₹ 77,000.00 Expected rental income per month |
| IV | MARKETABILITY | : | |
| 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 | : | No |

| | | |
|-----------|--|---|
| | the market value in general? | |
| V | Rate | : |
| 1 | After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas) | : ₹ 24,000.00 to ₹ 25,000.00 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). | : ₹ 25,000.00 per Sq. Ft. on Carpet Area ₹ 24,730.00 per Sq. Ft. (after depreciation) |
| 3 | Break – up for the rate | : |
| | I. Building + Services | : ₹ 3,000.00 per Sq. Ft. |
| | II. Land + others | : ₹ 22,000.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : ₹ 1,76,410.00 per Sq. M. i.e. ₹ 16,389.00 per Sq. Ft. |
| | Guideline rate (after depreciation) | : ₹ 1,68,687.00 per Sq. M. i.e. ₹ 15,671.00 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 | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | |
| a | Depreciated building rate | : |
| | Replacement cost of flat with Services (v(3)i) | : ₹ 3,000.00 per Sq. Ft. |
| | Age of the building | : 6 Years |
| | Life of the building estimated | : 54 years Subject to proper, preventive periodic maintenance & structural repairs. |
| | Depreciation percentage assuming the salvage value as 10% | : 9.00% |
| | Depreciated Ratio of the building | : - |
| b | Total composite rate arrived for Valuation | : |
| | Depreciated building rate VI (a) | : ₹ 2,730.00 per Sq. Ft. |
| | Rate for Land & other V (3) ii | : ₹ 22,000.00 per Sq. Ft. |
| | Total Composite Rate | : ₹ 24,730.00 per Sq. Ft. |
| | Remark: As per Site Inspection, Actual Total Carpet area 1,539.00 Sq. Ft. (Including Cupboard & Balcony Area) is more than Carpet area 1,251.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. | |

Details of Valuation:

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 ₹ 24,730.00 per Sq. Ft. on Carpet Area (after depreciation) 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 | ₹ 77,000.00 Expected rental income per month |
| iii) Any likely income it may generate | Rental Income |

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Actual site photographs

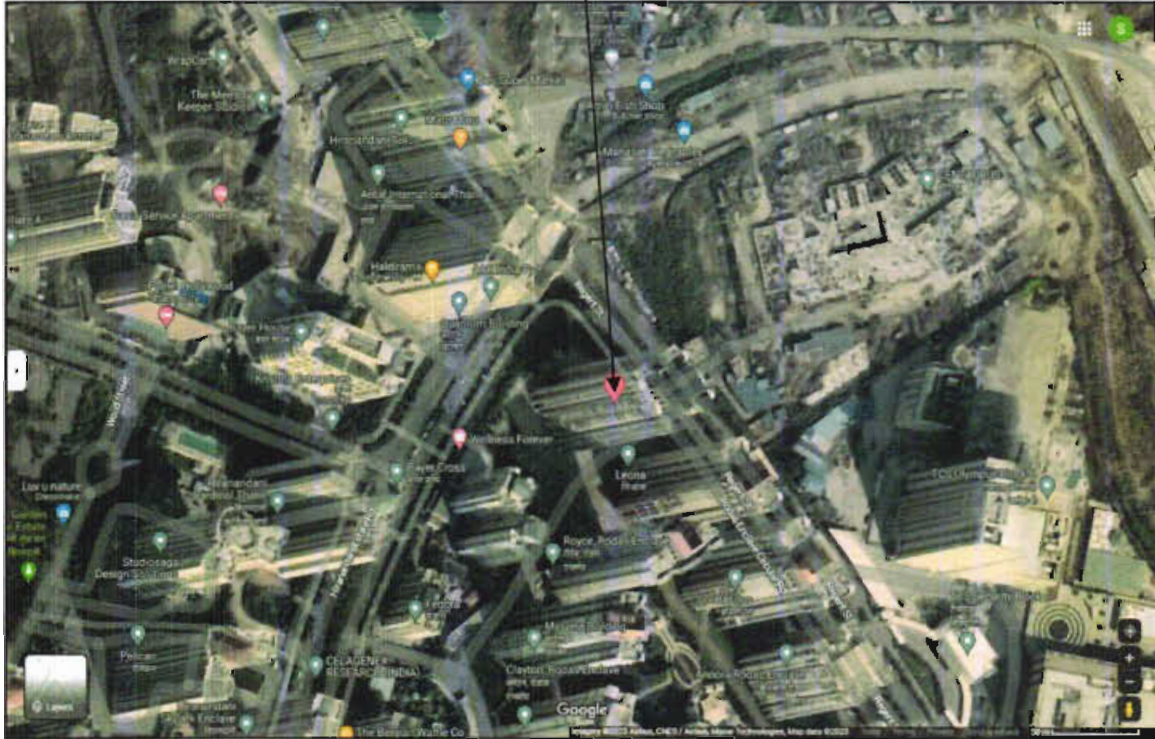


Actual site photographs



Route Map of the property

Site.u/r



Latitude Longitude: 19°15'37.8"N 72°59'09.9"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 10.7 Km.)

Ready Reckoner Rate

| | | | | |
|---|--------------------|-----------------|------------------|----------------|
| Stamp Duty Ready Reckoner Market Value Rate for Flat | 1,53,400.00 | | | |
| Increase by 15% on Flat Located on 24 th Floor | 23,010.00 | | | |
| Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A) | 1,76,410.00 | Sq. Mtr. | 16,389.00 | Sq. Ft. |
| Stamp Duty Ready Reckoner Market Value Rate for Land (B) | 47,700.00 | | | |
| The difference between land rate and building rate (A – B = C) | 1,28,710.00 | | | |
| Depreciation Percentage as per table (D) [100% - 7%] (Age of the Building – 7 Years) | | | 94% | |
| Rate to be adopted after considering depreciation [B + (C x D)] | 1,68,687.00 | Sq. Mtr. | 15,671.00 | Sq. Ft. |

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

| | Location of Flat / Commercial Unit in the building | Rate |
|----|--|--|
| a) | On Ground to 4 Floors | No increase for all floors from ground to 4 floors |
| b) | 5 Floors to 10 Floors | Increase by 5% on units located between 5 to 10 floors |
| c) | 11 Floors to 20 Floors | Increase by 10% on units located between 11 to 20 floors |
| d) | 21 Floors to 30 Floors | Increase by 15% on units located between 21 to 30 floors |
| e) | 31 Floors and above | Increase by 20% on units located on 31 and above floors |

Table – D: 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

₹3.20 Cr Get ₹66,200 cashback on home loan

3 BHK, 1200 Sq Ft Flat For Sale - Chodbunder Road, Thane

3 Beds | 3 Baths | 1 Balcony | 1 Covered Parking | Fingerprint | Jogging and

| | | | |
|---|--------------------------------|--------------------------------------|--------------------------------|
| Carpet Area 1200 sqft ₹26.67/sqft | Developer Hiranandani Group | Project Hiranandani Rodas Enclave | Floor 54 (Out of 36 Floors) |
| Transaction Type New Property | Status Ready to Move | Facing North - East | Lifts 4 |

Newly Constructed Property

Contact Agent: Shruti

Price Breakup: ₹3.2 Cr | ₹5,000 Monthly

Booking Amount: ₹1.0 Lac

Address: Hiranandani estate, Chodbunder Road, Thane - Central Thane, Maharashtra

₹3.45 Cr Get ₹1,07,500 cashback on home loan

3 BHK, 1700 Sq Ft Flat For Sale - Chodbunder Road, Thane

3 Beds | 3 Baths | 4 Balconies | 2 Covered Parking | Bed Lounge | Service/Coold.

| | | | |
|--------------------------------|--------------------------------------|-------------------------------|----------------------------------|
| Developer Hiranandani Group | Project Hiranandani Rodas Enclave | Floor 4 (Out of 30 Floors) | Transaction Type New Property |
| Status Ready to Move | Additional Rooms 1 Store Room | Facing West | Lifts 4 |

Newly Constructed Property

Contact Agent: Vidhi Agarwal

Price Breakup: ₹3.45 Cr | ₹12,000 Monthly

Booking Amount: ₹2.0 Lac

Address: Hiranandani Estate, Rodas Enclave, Rodas, Chodbunder Road, Thane - Central Thane, Maharashtra



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Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Flats for sale > Flats > East for sale > Flats > Flats for sale > Dongripada > 3BHK Flats for sale in Dongripada > 78 Sq.ft

₹3.50 Cr Get ₹105,000 Cashback on Home Loan

3 BHK, 1750 Sq.ft Flat For Sale - Dongripada, Thane

Contact Agent
Shambhu Pandey 91-9800000004

Your Name: _____
Email: _____
PIN+91: _____ Mobile Number: _____
 Agree to Help Desk Terms of Use

[Get Contact Details](#)

Property Details:
 Carpet Area: 1299 sq.ft. | 128.57sq.ft.
 Developer: Hiranandani Group | Project: Hiranandani Rodas Enclave | Floor: 27 (Out of 29 Floors)
 Transaction Type: Resale | Status: Ready to Move | Additional Rooms: 1 Store Room | Facing: East
 Features: 3 Beds, 3 Baths, 1 Balcony, 2 Covered Parking, Smart Home, Skydeck
 Orientation: East Facing Property

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

More Details

Price Breakup: ₹3.5 Cr | ₹9,500 Monthly
 Booking Amount: ₹5.0 Lac
 Address: Rodas Enclave, Dongripada, Thane, Maharashtra

99acres Buy Rent Sell

₹1.8 Cr Estimated 2011 ₹1,41,251

2BHK 2Baths
2BHK 2Baths Flat for Sale
Hiranandani Rodas Enclave, Dongripada, Thane, Maharashtra

Overview Society Dealer Details Price Trends Registry Record Society Reviews

Property (11) Society (34)

Property Details:
 Carpet area: 727 sq.ft. | 2 BHK, 2 Baths, No Balcony
 Price: ₹1.8 Crone @ 24,759 per sq.ft. (Hiranandani Rodas Enclave)
 Location: Hiranandani Rodas Enclave, Hiranandani Estate, Thane
 Floor: 7th of 28 Floors | Facing: North West
 Road: Main Road | Property Age: 1 to 5 Year Old

Places nearby
Woodstock, Hiranandani Estate, Thane, Mumbai

Surroundings: Ghodbunder Road, Eastern Express Highway, Western Express Highway, SBI ATM, Axis Bank ATM, Andhra

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 is ₹ 3,09,37,230.00 (Rupees Three Crore Nine Lakh Thirty Seven Thousand Two Hundred Thirty Only).

Place: Mumbai

Date: 22.03.2023

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=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, c=IN, postalCode=400001, st=Maharashtra, serialNumber=41, title=Director, emailAddress=manoj@vastukala.com, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.22 17:25:21 +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 22.03.2023 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 18.03.2023. 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 Kajal Brijesh Mehta & Brijesh Dinesh Mehta from Roma Builders Pvt. Ltd. vide Agreement for sale dated 05.03.2020. |
| 2. | Purpose of valuation and appointing authority | As per the request from State Bank of India, RACPC – Chinchpokli (East) Branch 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 Shobha Kuperkar – Technical Manager Shamal Bodke – 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 - 18.03.2023 Valuation Date - 22.03.2023 Date of Report - 22.03.2023 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done on 18.03.2023 |
| 7. | Nature and sources of the information used or relied upon; | <ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us |
| 8. | Procedures adopted in carrying out the valuation and valuation standards followed; | Sales Comparison Method |
| 9. | Restrictions on use of the report, if any; | This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property. |
| 10. | Major factors that were taken into account during the valuation; | Current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. |
| 11. | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Attached |

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **22nd 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 **1,251.00 Sq. Ft. Carpet Area** in the name of **Kajal Brijesh Mehta & Brijesh Dinesh Mehta**. 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 **Kajal Brijesh Mehta & Brijesh Dinesh Mehta**. 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 **1,251.00 Sq. Ft. 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 / Exiting 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 **1,251.00 Sq. Ft. Carpet Area**.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



