

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA - RACPC CHINCHPOKALI RACPC, Voltas House, 1st Floor, Dr. Ambedkar Marg, Chinchpokali (East), Mumbai - 400 033 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-5874/22-23 Dated 21-Mar-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 30401 /46223 Delivery Note Date Dispatched through Destination Terms of Delivery
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Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	5,000.00
	CGST			450.00
	SGST			450.00
Total				₹ 5,900.00


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


HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
Total	5,000.00		450.00		450.00	900.00

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

Remarks:
 Name of Owner: Mrs. Varsha Timothy Shetty & Mr. John Kamlakar Timothy. Name of Client / Proposed Buyer: Renuka Kiranraj Jain, Kiranraj Keshrimal Jain, Raksha Nipun Jain & Nipun K. Jain. Residential Flat No. A3 - 1001, 10th Floor, Wing - A 3, "Indiabulls Sky Forest", Senapati Bapat Marg, Elphinstone Road (West), Mumbai, PIN Code - 400 013, 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

 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Varsha Timothy Shetty & Mr. John Kamlakar Timothy**

Name of Client / Proposed Buyer: **Renuka Kiranraj Jain, Kiranraj Keshrimal Jain,
Raksha Nipun Jain & Nipun K. Jain**

Residential Flat No. A3 - 1001, 10th Floor, Wing – A 3, “**Indiabulls Sky Forest**”, Senapati Bapat Marg,
Elphinstone Road (West), Mumbai, PIN Code – 400 013,
State – Maharashtra, Country – India

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Latitude Longitude: 19°00'26.5"N 72°49'57.1"E

Valuation Done for: **State Bank of India**




RACPC - Chinchpokli (East)

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



Our Pan India Presence at :

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

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

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,

**The Branch Manager,
State Bank of India****RACPC - Chinchpokli (East)**

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 value of the property for Housing Loan Purpose.
2.	a) Date of inspection	: 20.03.2023
	b) Date on which the valuation is made	: 21.03.2023
3.	List of documents produced for perusal	: <ul style="list-style-type: none"> i) Copy of Seller's Agreement of sale dated 09.03.2023. ii) Copy of RERA Certificate No. P5190000616 dated 09.09.2021 iii) Copy of Commencement Certificate No. EEBPC / 1258 / GS / A dated 01.09.2006 issued by Municipal Corporation of Greater Mumbai. iv) Copy of Occupancy Certificate No. EB / 1258 / GS / A / OCC / 2 / New dated 28.04.2022 issued by Municipal Corporation of Greater Mumbai.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <p>Name of Owner: Mrs. Varsha Timothy Shetty & Mr. John Kamlakar Timothy.</p> <p>Name of Client / Proposed Buyer: Renuka Kiranraj Jain, Kiranraj Keshrimal Jain, Raksha Nipun Jain & Nipun K. Jain</p> <p>Address: Residential Flat No. A3 - 1001, 10th Floor, Wing – A 3, "Indiabulls Sky Forest", Senapati Bapat Marg, Elphinstone Road (West), Mumbai, PIN Code – 400 013, State – Maharashtra, Country – India</p> <p>Contact Person: Mr. Antony (Manager) Contact No.: 9890683604</p> <p>Joint Ownership (Proposed) (Details of ownership share not available)</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. A3 - 1001 is located on 10 th Floor. The flat is sold as bare shell unit. Interior work has to be done by the individual flat owner

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

An ISO 9001:2015 Certified Company

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			at his own cost and requirement. The composition of flat will be 4 Bedrooms + Living Room + Dinning Area + Kitchen + 4 Toilets + Terrace Area. The property is at 600 M. walking distance from nearest railway station Prabhadevi.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Residential Flat No. A3 - 1001
	c) C. T.S. No. / Village	:	CTS No. 841 of Lower Parel Division
	d) Ward / Taluka	:	G – South Ward
	e) Mandal / District	:	Mumbai District
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate No. EB / 1258 / GS / A / OCC / 2 / New dated 28.04.2022 issued by Municipal Corporation of Greater Mumbai.
	g) Approved map / plan issuing authority	:	Corporation of Greater Mumbai.
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property	:	Residential Flat No. A3 - 1001, 10 th Floor, Wing – A 3, "Indiabulls Sky Forest", Senapati Bapat Marg, Elphinstone Road (West), Mumbai, PIN Code – 400 013, State – Maharashtra, Country – India
8.	City / Town	:	Elphinstone Road, Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Higher Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Lower Parel Division Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		As per actual site As per document
	North	:	Fitwala Road Fitwala Road
	South	:	One Indiabulls Centre Balasheth Murudkar Marg
	East	:	One India Bull Centre CTS No. 1/844 & CTS No. 843
	West	:	Senapati Bapat Marg Senapati Bapat Marg
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. = 1137.00 Terrace Area in Sq. Ft. = 299.00 (Area as per Actual Site Measurement) RERA Carpet Area in Sq. Ft. = 1091.25 Additional Area in Sq. Ft. = 306.34 Total Carpet Area in Sq. Ft.= 1398.00 (Area as per Seller's Agreement for Sale) Built up Area in Sq. Ft. = 1538.00 (Area as per Seller's Agreement for Sale)	
14.	Latitude, Longitude & Co-ordinates of flat	19°00'26.5"N 72°49'57.1"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	RERA Carpet Area in Sq. Ft. = 1091.25 Additional Area in Sq. Ft. = 306.34 Total Carpet Area in Sq. Ft.= 1398.00 (Area as per Seller's Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Vacant	
II APARTMENT BUILDING			
1.	Nature of the Apartment	Residential	
2.	Location		
	C.T.S. No.	CTS No. 841 of Lower Parel Division	
	Block No.		
	Ward No.	G – South Ward	
	Village / Municipality / Corporation	Lower Parel Division Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	Residential Flat No. A3 - 1001, 10 th Floor, Wing – A 3, "Indiabulls Sky Forest", Senapati Bapat Marg, Elphinstone Road (West), Mumbai, PIN Code – 400 013, State – Maharashtra, Country – India	
3.	Description of the locality Residential / Commercial / Mixed	Residential	
4.	Year of Construction	2022 (As per Occupancy Certificate)	
5.	Number of Floors	2 Basements + Still + 8 th Level Podiums + 9 th Floor Amenity + 10 th to 50 th upper floors	
6.	Type of Structure	R.C.C. Framed Structure	

7.	Number of Dwelling units in the building	:	4 Flats on 10 th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	14 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with Two (2) Covered 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	:	10 th Floor
2	Door No. of the flat	:	Residential Flat No. A3 - 1001
3	Specifications of the flat	:	
	Roof	:	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 Plumbing with C.P. fittings. Electrical wiring with concealed
	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?	:	The flat is sold as bare shell unit.
7	Sale Deed executed in the name of	:	Name of Owner: Mrs. Varsha Timothy Shetty & Mr. John Kamlakar Timothy. Name of Client / Proposed Buyer: Renuka Kiranraj Jain, Kiranraj Keshrimal Jain, Raksha Nipun Jain & Nipun K. Jain.
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. = 1538.00 (Area as per Seller's Agreement for Sale)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 1137.00 Terrace Area in Sq. Ft. = 299.00 (Area as per Actual Site Measurement) RERA Carpet Area in Sq. Ft. = 1091.25 Additional Area in Sq. Ft. = 306.34 Total Carpet Area in Sq. Ft.= 1398.00 (Area as per Seller's Agreement for Sale)

Remark: The flat is sold as bare shell unit. Interior work has to be done by the individual flat owner at his own cost and requirement.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking)	1398.00 Sq. Ft.	43,000.00	6,01,14,000.00
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			6,01,14,000.00
	Insurable value of the property			46,14,000.00
	Guideline value of the property			3,62,49,122.00

Justification for price / rate

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

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

Method of Valuation / Approach

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

analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 40,000.00 to ₹ 45,000.00 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 ₹ 43,000.00 per Sq. Ft. on Carpet area for valuation.

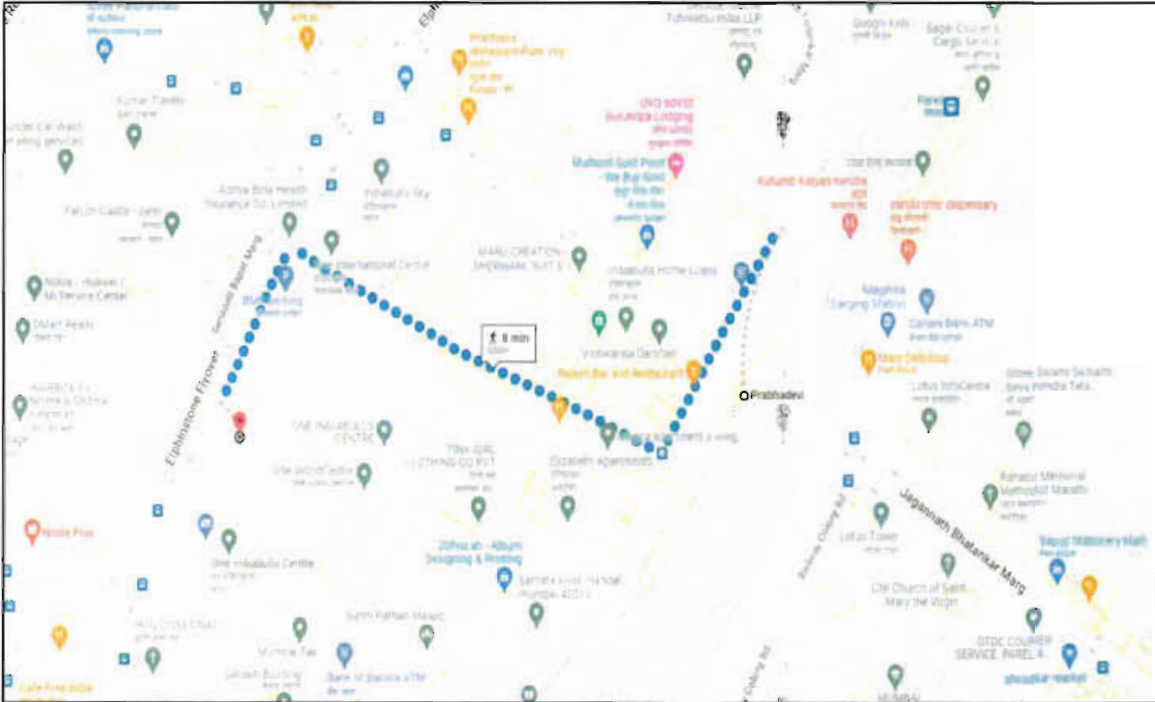
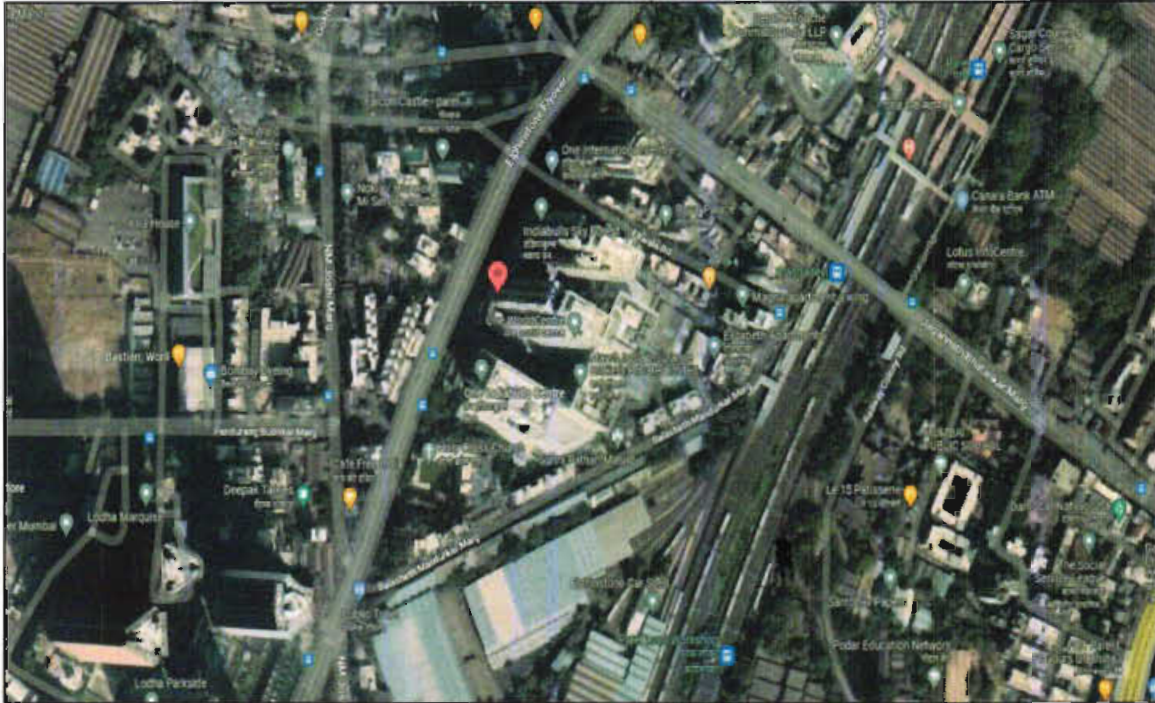
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 1,25,000.00 Expected rental income per month after completion
iii) Any likely income it may generate	Rental Income

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Actual Site Photographs




Route Map of the property: Site u/r



Latitude Longitude: 19°00'26.5"N 72°49'57.1"E


Note: The Blue line shows the route to site from nearest railway station (Prabhadevi – 600 M.)

Ready Reckoner



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 **Language**

2022/2023 English

Annual Statement of Rates

Selected District मुंबई(मेन) ▼

Select Village लोखर परेज डिव्हिजन ▼

Search By Survey No Location

Enter Survey No 841

उपविभाग	सुली बचीत	मिवाती वरमिक्ता	बौकीत दुफले	बौचोपिक एकक (Rs./)	Attribute
12/93 -मुभाग : उत्तरेस राव साहेब घोले मार्ग व चावळे मार्ग पुर्वेस पश्चिम रेल्वे लाईन,दक्षिणेस सयानी रोड व भाजनकर मार्ग यामधील त्रिकोनी मुभाग.	110080	241620	277860	310210	241620
				चौरस मीटर	सि.टी.एस. नंबर

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Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property

₹7.50 Cr Get ₹2.25,000 cashback on Home Loan PREMIUM LOCALITY

4 BHK 2476 Sq-Ft Flat For Sale Lower Parel, Mumbai

Posted on Mar 16, 21 Property ID: 69330087

Contact Agent
 ✓ NRAA REGISTERED
Dolly Parekh -91-96XXXXXX56

YOUR NAME: _____
 Email: _____
 IND +91 Mobile Number: _____
 I Agree to Magicbricks [Terms of Use](#)

Get Contact Details

4 Beds 4 Baths 3 Balconies 3 Covered Parking Water Proof Skyline View

Carpet Area: 1760 sqft * ₹4.26/sqft	Developer: India Bulls Real Estate Ltd.	Project: India Bulls Sky Forest	Floor: 40 (Out of 50 Floors)
Transaction Type: Resale	Status: Ready to Move	Additional Rooms: 1 Study Room	Facing: West

✓ Near Prabhadevi train station.

magicbricks Buy Rent Sell Home Loans Login Post Property

₹9.0 Cr Get ₹2.70,000 cashback on Home Loan PREMIUM LOCALITY

3 BHK 1720 Sq-Ft Flat For Sale Lower Parel, Mumbai

Posted on Mar 16, 21 Property ID: 69269041

Contact Agent
 ✓ NRAA REGISTERED
Faraz Shaikh -91-98XXXXXX95

YOUR NAME: _____
 Email: _____
 IND +91 Mobile Number: _____
 I Agree to Magicbricks [Terms of Use](#)

Get Contact Details

3 Beds 4 Baths 1 Balcony Unfurnished ServiceGoo Visitor Parking

Carpet Area: 2100 sqft * ₹4.287/sqft	Developer: India Bulls Real Estate Ltd.	Project: India Bulls Sky Forest	Floor: 28 (Out of 49 Floors)
Transaction Type: Resale	Status: Ready to Move	Additional Rooms: 1 Servant Room	Facing: West

Contact Agent **Get Phone No.** Last contact made 1 day ago



Price Indicators

99acres Buy - Enter Locality / Project / Society / Landmark

₹9 Cr @ 28,902 per sq ft
 Estimated EM ₹3,15,834

3BHK 3Baths
 Flat/Apartment for Sale

REGISTRATION NO. RTI/2022/00007 Website: <http://www.indiabulls.com>

Overview Society Owner Details Price Trends Registry Record Recommendations

Property (7) Society (22)

Price: ₹ 9 Crore @ 28,902 per sq. ft. (approximate)

Location: Indiabulls Sky Forest Lower Parel, South Mumbai

Floor number: 34 of 55 Floors

Facing: West

Dec 2022

magicbricks Buy Rent Sell Home Loans

₹8.0 Cr Get ₹2,40,000 cashback on Home Loan

4 BHK 4042 Sq-ft Flat For Sale Lower Parel, Mumbai

4 Beds 4 Baths 3 Covered Parking Semi-Furnished

Service 100 Visitor Parking

Carpet Area: 1725 sqft • ₹4,63,771/sqft

Developer: **India Bulls Real Estate Ltd.** Project: **India Bulls Sky Forest** Floor: 34 (Out of 55 Floors)

Transaction Type: **Resale** Status: **Ready to Move** Additional Rooms: **1 Servant Room** Facing: **West**

Contact Agent: **Vijay Singh** - 97281XXXXX

Get Contact Details

Contact Agent Get Phone No. Last contact made 48 days ago

Price Indicators

₹7.25 Cr Get ₹27,590 cashback on Home Loan **PREMIUM LISTING** ONLY ON MAGICBRICKS

3 BHK Flat For Sale in India Bulls Sky Forest, Lower Parel, Mumbai

3 Beds **3 Baths** **2 Balconies** **Unfurnished** **Health club** **Meditation A.**

Carpet Area 1600 sqft * 1-573 sqft	Developer India Bulls Real Estate Ltd.	Project India Bulls Sky Forest	Floor 23 (Out of 31 Floors)
Transaction Type Resale	Status Ready to Move	Additional Rooms 1 Servant Room	Furnished Status Unfurnished

Contact Owner
MihirDoshi 91980000096

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

Get Contact Details

Last contact made 4 days ago

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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 at ₹ 6,01,14,000.00 (Rupees Six Crore One Lakh Fourteen Thousand Only).

Place: Mumbai

Date: 21.03.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manojbaburaochalikwar@vastukala.com, c=IN, postalCode=400004, st=Maharashtra, serialNumber=41, cn=MANOJ BABURAO CHALIKWAR, email=manojbaburaochalikwar@vastukala.com, o=VASTUKALA CONSULTANTS (I) PVT. LTD., cn=MANOJ BABURAO CHALIKWAR
Date: 2023.03.21 12:46:36 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

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

Date

Signature

(Name & Designation of the Inspecting Official/s)

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Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
	Model code of conduct for valuer - (Annexure V)	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 21.03.2023 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 20.03.2023. 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 under consideration is being purchased by Renuka Kiranraj Jain, Kiranraj Keshrimal Jain, Raksha Nipun Jain & Nipun K. Jain from Mrs. Varsha Timothy Shetty & Mr. John Kamlakar Timothy.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC - Chinchpokli (East) Branch to assess realizable value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Dashrath Jasiwar – Valuation Engineer Nitesh Khedekar – Technical Manager 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 – 20.03.2023 Valuation Date – 21.03.2023 Date of Report – 21.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 20.03.2023
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 **21th 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 and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **1398.00 Sq. ft. Carpet Area** in the Name of Owner: **Mrs. Varsha Timothy Shetty & Mr. John Kamlakar Timothy**. Name of Client / Proposed Buyer: **Renuka Kiranraj Jain, Kiranraj Keshrimal Jain, Raksha Nipun Jain & Nipun K. Jain**. 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 Name of Owner: **Mrs. Varsha Timothy Shetty & Mr. John Kamlakar Timothy**. Name of Client / Proposed Buyer: **Renuka Kiranraj Jain, Kiranraj Keshrimal Jain, Raksha Nipun Jain & Nipun K. Jain** 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 **1398.00 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 **1398.00 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.

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.

