

# 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	Invoice No. <b>PG-5824/22-23</b>	Dated <b>20-Mar-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA - RACPC CHINCHPOKALI</b> RACPC, Voltas House, 1st Floor, Dr. Ambedkar Marg, Chinchpokali (East), Mumbai - 400 033 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>30400 / 46173</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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**

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:

"Rajesh Dhirajlal Savla & Dhirajlal Rayshi Savla - Residential Flat No. 304, 3rd Floor, ""Sandy Flama"", (Dosti Flamingos) Co-Op. Hsg. Soc. Ltd, China Mill Compound, Tokersi Jivraj Road, Parel, Sewree, Mumbai - 400 015, 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.**

Think. Innovate. Create

An ISO 9001:2015 Certified Company

www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Rajesh Dhirajlal Savla & Dhirajlal Rayshi Savla**

Residential Flat No. 304, 3<sup>rd</sup> Floor, "**Sandy Flama**", (Dosti Flamingos) Co-Op. Hsg. Soc. Ltd, China Mill Compound, Tokersi Jivraj Road, Parel, Sewree, Mumbai – 400 015, State – Maharashtra, Country – India.

Latitude Longitude: 18°59'50.3"N 72°50'57.6"E

Think.Innovate.Create

### Valuation Done for:

**State Bank of India**  
**RACPC - Chinchpokli**

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 28371325/24  
mumbai@vastukala.org



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 304, 3<sup>rd</sup> Floor, "Sandy Flama", (Dosti Flamingos) Co-Op. Hsg. Soc. Ltd, China Mill Compound, Tokersi Jivraj Road, Parel, Sewree, Mumbai – 400 015, State – Maharashtra, Country – India belongs to **Rajesh Dhirajlal Savla & Dhirajlal Rayshi Savla**.

### Boundaries of the property.

North	: Open Plot
South	: Sriram Tekdi Road
East	: Tokersi Jivraj Road
West	: Swan Building

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 **₹ 3,26,22,050.00 (Rupees Three Crore Twenty Six Lakh Twenty Two Thousand Fifty Only)**.

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA,  
2.5.4.20199228664ad15dc3ba0cf9a268697149019431097211  
115279b17a1805452, postalCode=400019, st=Maharashtra,  
serialNumber=1115495946bc054642a15ab31c463110112d3f  
394a20f9c29a3275a2561c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.03.20 11:57:04 +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  
Encl: Valuation report.



### 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	: 18.03.2023
	b)	Date on which the valuation is Made	: 20.03.2023
3.	List of documents produced for perusal	:	
	i)	Copy of Agreement for Sale dated 14.03.2023	
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)	:	<b>Rajesh Dhirajlal Savla &amp; Dhirajlal Rayshi Savla.</b>  Address: Residential Flat No. 304, 3 <sup>rd</sup> Floor, " <b>Sandy Flama</b> ", (Dosti Flamingos) Co-Op. Hsg. Soc. Ltd, China Mill Compound, Tokersi Jivraj Road, Parel, Sewree, Mumbai – 400 015, State – Maharashtra, Country – India.  <b>Contact Person:</b> Rajesh Savla (Owner)  Joint Ownership Details of share of ownership is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat No. 304 is located on 3 <sup>rd</sup> Floor. The composition of flat is 3 Bedrooms + Living Room + Dinning Area + Kitchen + 3 Toilets. ( <b>i.e. 3 BHK + 3 Toilets</b> ). The property is at 700 Mts. walking distance from nearest railway station Mumbai Sewri.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: -
	b)	Door No.	: Residential Flat No. 304
	c)	C. T.S. No. / Village	: Cadastral Survey No. 5/209 (P) & 210 (P) of Parel Sewree Division
	d)	Ward / Taluka	: Ward – 'F/South'
	e)	Mandal / District	: Mumbai City
	f)	Date of issue and validity of layout of	: Copy of Approved Building plans were not provided and

	approved map / plan		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. 304, 3 <sup>rd</sup> Floor, "Sandy Flama", (Dosti Flamingos) Co-Op. Hsg. Soc. Ltd, China Mill Compound, Tokersi Jivraj Road, Parel, Sewree, Mumbai – 400 015, State – Maharashtra, Country – India.	
8.	City / Town	:	Sewree, Mumbai	
	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	:	Parel Sewree 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		<b>As per Site</b>	<b>As per Documents</b>
	North	:	Open Plot	Details not available
	South	:	Sriram Tekdi Road	Details not available
	East	:	Tokersi Jivraj Road	Details not available
	West	:	Swan Building	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. = 856.00 Duck Area in Sq. Ft. = 36.00 Flowerbed Area in Sq. Ft. = 25.00 (Area as per Actual Site Measurement)	

		<b>Carpet Area in Sq. Ft. = 874.00 (Area as per Agreement for Sale)</b>  Built up Area in Sq. Ft. = 1049.00 (Carpet Area + 20%)
14.1	Latitude, Longitude & Co-ordinates of flat	: 18°59'50.3"N 72°50'57.6"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Carpet Area in Sq. Ft. = 874.00 (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.	: Vacant
<b>II</b>	<b>APARTMENT BUILDING</b>	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Cadastral Survey No. 5/209 (P) & 210 (P)
	Block No.	: -
	Ward No.	: Ward – 'F/South'
	Village / Municipality / Corporation	: Parel Sewree Division Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	: Residential Flat No. 304, 3 <sup>rd</sup> Floor, " <b>Sandy Flama</b> ", (Dosti Flamingos) Co-Op. Hsg. Soc. Ltd, China Mill Compound, Tokersi Jivraj Road, Parel, Sewree, Mumbai – 400 015, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2008 (Approx.)
5.	Number of Floors	: Stilt + 1 Level Podium + 9 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 4 Flats on 3rd Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 2 lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Along with 1 Car parking space No. 131 under the Podium & 1 Stilt Parking Space No. 11 in Open Space over the podium
	Is Compound wall existing?	: Yes
	Is pavement laid around the Building	: Yes
<b>III</b>	<b>FLAT</b>	
1	The floor in which the flat is situated	: 3 <sup>rd</sup> Floor

2	Door No. of the flat	:	Residential Flat No. 304
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood door frame with flush door
	Windows	:	Powder coated aluminium sliding windows
	Fittings	:	Concealed plumbing and concealed wiring
	Finishing	:	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?	:	Good
7	Sale Deed executed in the name of	:	<b>Rajesh Dhirajlal Savla &amp; Dhirajlal Rayshi Savla.</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. = 1049.00 (Carpet Area + 20%)
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. = 856.00 Duck Area in Sq. Ft. = 36.00 Flowerbed Area in Sq. Ft. = 25.00 (Area as per Actual Site Measurement)  <b>Carpet Area in Sq. Ft. = 874.00</b> <b>(Area as per Agreement for Sale)</b>
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?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 70,000.00 Expected rental income per month
<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, 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	:	₹ 36,000.00 to ₹ 39,000.00 per Sq. Ft. on Carpet area

	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).	:	₹ 38,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 35,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 2,17,540.00 per Sq. M. i.e., ₹ 20,210.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office	:	₹ 1,98,253.00 per Sq. M. i.e., ₹ 18,418.00 per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	15 Years
	Life of the building estimated	:	45 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	22.50%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,325.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 35,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 37,325.00 per Sq. Ft.</b>
	<b>Remark</b>	:	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	874.00 Sq. Ft.	37,325.00	<b>3,26,22,050.00</b>
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 value / Realizable Value of the property</b>			<b>3,26,22,050.00</b>
	<b>Insurable value of the property</b>			<b>31,47,000.00</b>
	<b>Guideline value of the property</b>			<b>1,93,20,482.00</b>



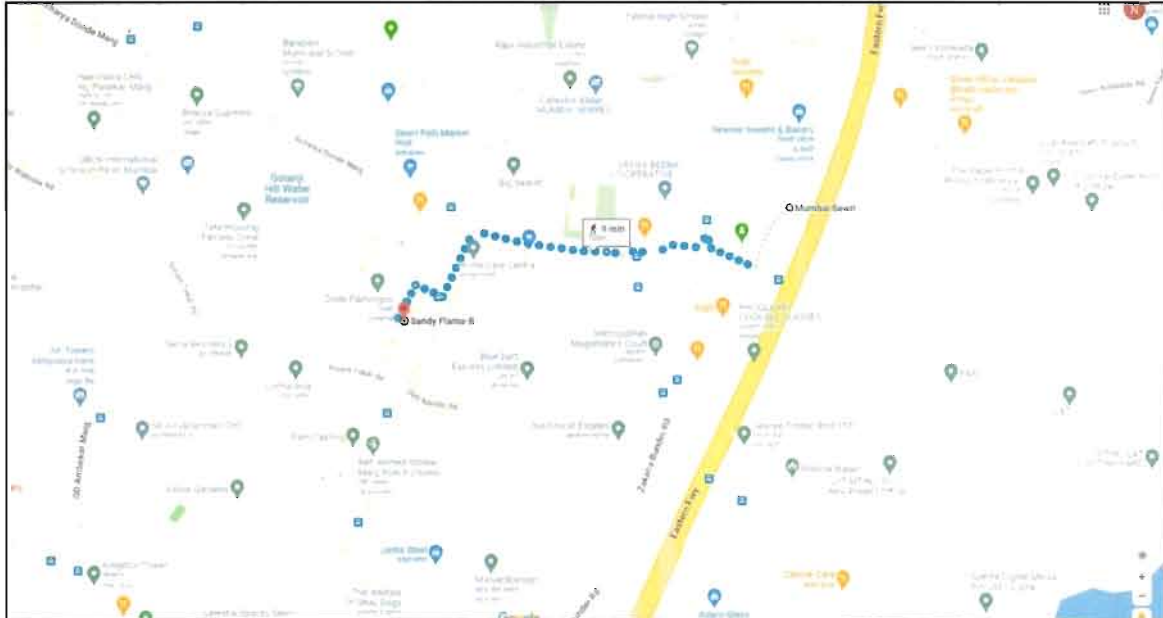


### Actual site photographs



## Route Map of the property


Site u/r



**Latitude Longitude: 18°59'50.3"N 72°50'57.6"E**


**Note:** The Blue line shows the route to site from nearest railway station (Mumbai Sewri - 700 Mts.)

## Ready Reckoner Rate



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

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

वाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close

Year
Annual Statement of Rates
Language

Selected District:

Select Village:

Search By:  Survey No  Location

Enter Survey No:

20222023

English

परिचय	क्षेत्रीय मूल्य	निवासी मूल्य	अंकीय	दुपणे	सोपोमिच	एकक (Rs.)	Attribute
11/84 -पुभाग: पूर्वम ईरीस्टर नाथ पे मारु, टि. विठ्ठलराव मारु, रफी अहमद किशवर्धु मारु,पश्चिमेम जी.डी.अधिकार मारु,उत्तरेम वेरवाई बाडीया मारु वामशील पुभाग.	88980	217540	250170	271920	217540	चौरस मीटर	सि.टी.एम. नंबर
11/85C-पुभाग : मुळ मुन्वदर विभाग क्र. 11/85A (पुभाग) वा मधील मुंबई पोर्ट ट्रस्ट वाऱ्या मालकीच्या निष्कळी.	45080	112240	142100	154500	112240	चौरस मीटर	सि.टी.एम. नंबर

Think.Innovate.Create

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Sewri > 3 BHK Flats for Sale in Sewri > 1283 Sq Ft.

**₹3.70 Cr** Get ₹13,000 cashback on Home Loan **PREMIUM PROJECT**

3 BHK 1283 Sq Ft Flat For Sale - **Snow Flama, Mumbai**

3 Beds 3 Baths 2 Covered Parking Semi-Furnished Skyline View Smart Home

Carpet Area <b>967 sqft</b> ₹38,263/sqft	Developer <b>DOSTI REALTY</b>	Project <b>Dosti Flamingo</b>	Floor <b>11 (Out of 14 Floors)</b>
Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>West</b>

✓ Near Ashok Gardens, Sewri

Contact Agent Get Phone No. Last contact made 38 days ago

**magicbricks** Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Sewri > 2 BHK Flats for Sale in Sewri > 967 Sq Ft.

**₹2.59 Cr** Get ₹77,700 cashback on Home Loan **PREMIUM PROJECT**

2 BHK 967 Sq Ft Flat For Sale - **Sewri, Mumbai**

2 Beds 2 Baths 1 Covered Parking Semi-Furnished Visitor Parking

Carpet Area <b>688 sqft</b> ₹37,645/sqft	Developer <b>DOSTI REALTY</b>	Project <b>Dosti Flamingo</b>	Floor <b>3 (Out of 25 Floors)</b>
Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	Facing <b>East</b>	Lifts <b>3</b>

✓ East Facing Property

Contact Agent Get Phone No. Last contact made 2 days ago

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Sewri > 2 BHK Flats for Sale in Sewri > 967 Sq Ft

**₹2.50 Cr** Get ₹75,000 cashback on Home Loan PREMIUM PROJECT

2 BHK 967 Sq Ft Flat For Sale - **Sewri, Mumbai**

2 Beds 2 Baths 2 Balconies 1 Covered Parking Indoor Squash

Carpet Area 650 sqft - ₹38-42/sqft	Developer <b>DOSTI REALTY</b>	Project <b>Dosti Flamingo</b>	Floor 2 (Out of 2 Floors)
Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	Facing <b>East</b>	Lifts 5

East Facing Property

Contact Agent Get Phone No. Last contact made 2 days ago

**magicbricks** Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Sewri > 3 BHK Flats for Sale in Sewri > 1283 Sq Ft

Save Time & Money with **MB Prime** Find the right Property by calling Upto 35 Owners directly Join Prime @ 50% OFF

**₹3.20 Cr** Get ₹25,000 cashback on Home Loan PREMIUM PROJECT VERIFIED ON SITE ONLY ON MAGICBRICKS

3 BHK Flat For Sale in Dosti Flamingo - **Sewri, Mumbai**

3 Beds 3 Baths 2 Covered Parking Semi-Furnished Visitor Parking

Carpet Area 1953 sqft - ₹3733/sqft	Developer <b>DOSTI REALTY</b>	Project <b>Dosti Flamingo</b>	Floor 4 (Out of 9 Floors)
Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	Additional Rooms 1 Store Room	Facing <b>East</b>

East Facing Property

Contact Owner Get Phone No. Last contact made 17 days ago

### Sales Instances

सूची क्र.2		दुपचा विक्रम : सश पु नि मुंबई महर 4
20-03-2023		दल क्रमांक : 1527/2023
Note: Generated Through eSearch Module For original report please contact concern SRO office		पेज नं. 5
		Page Size
<b>गावाचे नाव : परेत-शिवडी</b>		
(1) विविधता प्रकार	करारनामा	
(2) मूल्यदरा	28250000	
(3) काढावट/पॉलीग्राफ/कॉपीराइट/काय अडवणी देणे की परदेशा ने मनुष्य करणे	10951246.02	
(4) मूल्यात पोलीसिंग व घडामोडी (अवयव):	1) पोलिकेचे नाव मुंबई मनपाद्वारे ठरवित . इतर माहिती: प्लॉट क्रमांक 2403.24 वा माळा,सवाय फलाम, दोली परेमिगोज,टीजे रोड,परत शिवडी मुंबई 400015 क्षेत्रजाल 688 चौरस फूट क्षेत्रफळ. सीडी एक कार पॉलिग संख्या क्र. पी 184 रजि. ( C.T.S. Number 5 209 And 210-1 )	
(5) क्षेत्रफळ	76.72 चौ मीटर	
(6) अडवणी किंम सुटी देण्या अंशक देणे:		
(7) दुपचाकर करण देण 10 विमुद देणा 10 घडामोडी वर किंम दिवणी न्यायनामा कुपुननाम किंम अंशक अडवणी प्रविष्टिचे वर व देण	1) वर अंशक देणकर करण देण 44 परत करि न 2.100. सवाय न. दुपचाकरि वर दुपचाकरि सीडीकरणा, करि न. देण न सी डी रोड, इतर 10, मुंबई, महाराष्ट्र, मुंबई. वि नं. 402784/133 2) वर अंशक देणकर करण देण 44 परत करि न 2.100. सवाय न. दुपचाकरि वर दुपचाकरि सीडीकरणा, करि न. देण न सी डी रोड, इतर 10, मुंबई, महाराष्ट्र, मुंबई. वि नं. 402784/133	
(8) दुपचाकर करण देण 10 घडामोडी व किंम दिवणी न्यायनामा कुपुननाम किंम अंशक अडवणी प्रविष्टिचे वर व देण	1) वर अंशक देणकर करण देण 44 परत करि न 2.100. सवाय न. दुपचाकरि वर अंशक अडवणी, करि न. देण न सी डी रोड, इतर 10, मुंबई, महाराष्ट्र, मुंबई. वि नं. 402784/133 2) वर अंशक देणकर करण देण 44 परत करि न 2.100. सवाय न. दुपचाकरि वर अंशक अडवणी, करि न. देण न सी डी रोड, इतर 10, मुंबई, महाराष्ट्र, मुंबई. वि नं. 402784/133	
(9) दुपचाकर करण दिवणा दिवण	03/02/2023	
(10) वर सीडी किंम दिवण दिवण	03/02/2023	
(11) अडवणी कर देण	1527/2023	
(12) काढावट/पॉलीग/कॉपीराइट मुद्रक मुद्रक	1695000	
(13) काढावट/पॉलीग/कॉपीराइट मुद्रक मुद्रक	30000	
(14) टीए		
दुपचाकरादी किंम देणकर अंशक देणे		
दुपचाकर अडवणी प्रविष्टिचे अंशक देणे	(i) within the limits of any Municipal Corporation or any Cantonment area situated to it.	

सूची क्र.2		दुपचा विक्रम : सश पु नि मुंबई महर 1
20-03-2023		दल क्रमांक : 1410/2023
Note: Generated Through eSearch Module For original report please contact concern SRO office		पेज नं. 5
		Page Size
<b>गावाचे नाव : परेत-शिवडी</b>		
(1) विविधता प्रकार	अंशिक देण देण	
(2) मूल्यदरा	21500000	
(3) काढावट/पॉलीग्राफ/कॉपीराइट/काय अडवणी देणे की परदेशा ने मनुष्य करणे	23780056.79	
(4) मूल्यात पोलीसिंग व घडामोडी (अवयव):	1) पोलिकेचे नाव मुंबई मनपाद्वारे ठरवित . इतर माहिती: वि नं. 1184. 44, भाग. पूर्व सीडीकर नाव पी मार्ग वि. विवराज मार्ग रवी अंशक देणकर करण देण 10 अंशक देणकर करण देण 10 घडामोडी वर किंम दिवणी न्यायनामा कुपुननाम किंम अंशक अडवणी प्रविष्टिचे वर व देण. सीडी एक कार पॉलिग संख्या क्र. पी 184 रजि. ( C.T.S. Number 5 209 And 210-1 )	
(5) क्षेत्रफळ	97.47 चौ मीटर	
(6) अडवणी किंम सुटी देण्या अंशक देणे:		
(7) दुपचाकर करण देण 10 विमुद देणा 10 घडामोडी वर किंम दिवणी न्यायनामा कुपुननाम किंम अंशक अडवणी प्रविष्टिचे वर व देण	1) वर अंशक देणकर करण देण 44 परत करि न 2.100. सवाय न. दुपचाकरि वर अंशक अडवणी, करि न. देण न सी डी रोड, इतर 10, मुंबई, महाराष्ट्र, मुंबई. वि नं. 402784/133 2) वर अंशक देणकर करण देण 44 परत करि न 2.100. सवाय न. दुपचाकरि वर अंशक अडवणी, करि न. देण न सी डी रोड, इतर 10, मुंबई, महाराष्ट्र, मुंबई. वि नं. 402784/133	
(8) दुपचाकर करण देण 10 घडामोडी व किंम दिवणी न्यायनामा कुपुननाम किंम अंशक अडवणी प्रविष्टिचे वर व देण	1) वर अंशक देणकर करण देण 44 परत करि न 2.100. सवाय न. दुपचाकरि वर अंशक अडवणी, करि न. देण न सी डी रोड, इतर 10, मुंबई, महाराष्ट्र, मुंबई. वि नं. 402784/133 2) वर अंशक देणकर करण देण 44 परत करि न 2.100. सवाय न. दुपचाकरि वर अंशक अडवणी, करि न. देण न सी डी रोड, इतर 10, मुंबई, महाराष्ट्र, मुंबई. वि नं. 402784/133	
(9) दुपचाकर करण दिवणा दिवण	20/01/2023	
(10) वर सीडी किंम दिवण दिवण	23/01/2023	
(11) अडवणी कर देण	1410/2023	
(12) काढावट/पॉलीग/कॉपीराइट मुद्रक मुद्रक	1800000	
(13) काढावट/पॉलीग/कॉपीराइट मुद्रक मुद्रक	30000	
(14) टीए		
दुपचाकरादी किंम देणकर अंशक देणे		
दुपचाकर अडवणी प्रविष्टिचे अंशक देणे	(i) within the limits of any Municipal Corporation or any Cantonment area situated to it.	







(Annexure-IV)

**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 20.03.2023 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am the Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Rajesh Dhirajlal Savla & Dhirajlal Rayshi Savla from Mihir Nanavati & Kanan Nanavati 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 - Chinchpokli (East) to assess fair market 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 Deepak Jain – Valuation Engineer Prajakta Patil – Technical Manager Nitesh Khedekar – 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 – 20.03.2023 Date of Report – 20.03.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 18.03.2023
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, allround 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 **20<sup>th</sup> 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 **Carpet Area in Sq. Ft. = 874.00** in the name of **Rajesh Dhirajlal Savla & Dhirajlal Rayshi Savla**. 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 **Rajesh Dhirajlal Savla & Dhirajlal Rayshi Savla**. 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 **Carpet Area in Sq. Ft. = 874.00**

### 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 Highest and Best Use model is used for analysing development potential.

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



## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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

and interests, while providing unbiased services.

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

### **Confidentiality**

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

### **Information Management**

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

### **Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.



**Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

**Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=B, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=INDIA,  
2.5.4.20=88226664ad31d403e0d59e2685913480c3d330413  
3115278017A1885A52, postalCode=400069, st=Maharashtra,  
serialNumber=4546666abbc0906c25a38fc3cb621131b62  
e394e3f2e292276d204c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.02.20 11:57:33 +0530'

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

Think.Innovate.Create