

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) <b>STATE BANK OF INDIA- RASMECCC Panvel</b> RASMECCC Panvel Sharda Terrace, Shop No 5, Ground Floor, Plot No 65, Sector-11, CBD Belapur GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. <b>PG-5879/22-23</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>30406 / 46228</b> Dispatched through Terms of Delivery	Dated <b>21-Mar-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>5,000.00</b>
	<b>CGST</b>			<b>450.00</b>
	<b>SGST</b>			<b>450.00</b>
	<b>Total</b>			<b>₹ 5,900.00</b>

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

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
<b>Total</b>	<b>5,000.00</b>		<b>450.00</b>		<b>450.00</b>	<b>900.00</b>

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

**Remarks:**

"Mr. Jayant Menon & Mrs. Priyanka Prabhakaran Kartha  
 - Amalgamated Residential Flat Nos. B/2503/A & B  
 /2503/B, 25th Floor, Wing - B, "Avalon Co-op. Hsg.  
 Soc. Ltd.", Hiranandani Gardens, Powai, Mumbai, PIN  
 Code - 400 076, 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

*Boothal*  
 Authorized Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Jayant Menon & Mrs. Priyanka Prabhakaran Kartha**

Amalgamated Residential Flat Nos. B/2503/A & B/2503/B, 25<sup>th</sup> Floor, Wing - B, "Avalon Co-op. Hsg. Soc. Ltd.", Hiranandani Gardens, Powai, Mumbai, PIN Code - 400 076,  
State - Maharashtra, Country - India

Longitude Latitude: 19°06'48.9"N 72°54'35.6"E

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### Valuation Done for:

**State Bank of India**

**RASMECCC Panvel**

Shop No 5, Ground Floor, Sharda Terrace, Plot No 65, Sector-11, CBD Belapur, Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India.



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#### Our Pan India Presence at :

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Thane    Nanded    Indore    Raipur  
Delhi-NCR    Nashik    Ahmedabad    Jaipur

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

## VALUATION OPINION REPORT

This is to certify that the property bearing Amalgamated Residential Flat Nos. B/2503/A & B/2503/B, 25<sup>th</sup> Floor, Wing - B, "Avalon Co-op. Hsg. Soc. Ltd.", Hiranandani Gardens, Powai, Mumbai, PIN Code - 400 076, State - Maharashtra, Country – India belongs to **Mr. Jayant Menon & Mrs. Priyanka Prabhakaran Kartha**.

### Boundaries of the property.

North	:	Internal Road & Heritage Garden
South	:	South Avenue Road
East	:	Torino Building
West	:	Verona CHSL

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose at **₹ 5,60,07,000.00 (Rupees Five Crore Sixty Lakh Seven Thousand 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

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA, email=manoj@vastukala.org, c=IN, postalCode=400076, st=Maharashtra, serialNumber=1, uri=urn:ietf:params:spki:uri=mailto:manoj@vastukala.org, givenName=Manoj, surname=Chalikwar, emailAddress=manoj@vastukala.org, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.03.21 16:16:45+0530

Auth. Sign.



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### 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

**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  
RASMECCC Panvel**Shop No 5, Ground Floor, Sharda Terrace, Plot No 65,  
Sector-11, CBD Belapur, Navi Mumbai, Taluka &  
District - Thane, 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 Housing Loan Purpose.
2.	a)	Date of inspection : 21.03.2023
	b)	Date on which the valuation is Made : 21.03.2023
3.	List of documents produced for perusal: i) Copy of Agreement for Sale (of Flat No. B/2503/A) dated 10.03.2023 (7 Pages from documents) ii) Copy of Agreement for Sale (of Flat No. B/2503/B) dated 10.03.2023(7 Pages from documents) iii) Copy of Commencement Certificate Document No. CE / 224 / BPES / AS dated 20.02.2001 issued by Municipal Corporation of Greater Mumbai. iv) Copy of Full Occupancy Certificate Document No. CE / 224 / BPES / AS dated 16.10.2003 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)	: <b>Mr. Jayant Menon &amp; Mrs. Priyanka Prabhakaran Kartha.</b>  Address: Amalgamated Residential Flat Nos. B/2503/A & B/2503/B, 25 <sup>th</sup> Floor, Wing - B, "Avalon Co-op. Hsg. Soc. Ltd.", Hiranandani Gardens, Powai, Mumbai, PIN Code - 400 076, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Jayant Menon (Owner) Contact No.: 9820476511  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 located on 25 <sup>th</sup> floor. As per Site Inspection, Flat Nos. B/2503/A & B/2503/B are internally amalgamated to form a single flat with single entrance. The composition of flat is 3 Bedrooms + Living Room + Kitchen + Dining + 3 Toilets. The property is at 4.3 Km. travelling distance from nearest railway station Kanjur Marg.
6.	Location of property	:
	a)	Plot No. / Survey No. : C.T.S. No. 22 (Part), 23 (Part), 26 (Part), 29 (Part) & New C.T.S. No. 22/4 to 22/7 of Village - Powai
	b)	Door No. : Residential Flat No. B/2503/A & B/2503/B
	c)	C.T.S. No. / Village : Village - Powai

	d)	Ward / Taluka	:	'S' Ward, Taluka – Kurla
	e)	Mandal / District	:	Mumbai Suburban District
	f)	Date of issue and validity of layout of approved map / plan	:	Full Occupancy Certificate Document No. CE / 224 / BPES / AS dated 16.10.2003 issued by Municipal Corporation of Greater Mumbai.
	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	:	Amalgamated Residential Flat Nos. B/2503/A & B/2503/B, 25 <sup>th</sup> Floor, Wing - B, "Avalon Co-op. Hsg. Soc. Ltd.", Hiranandani Gardens, Powai, Mumbai, PIN Code - 400 076, State - Maharashtra, Country – India.
8.		City / Town	:	Powai, Mumbai
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Higher Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Powai 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	:	
		North	:	Internal Road & Heritage Garden
		South	:	South Avenue Road
		East	:	Torino Building
		West	:	Verona CHSL
13.		Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.
				A As per the Deed
				B Actuals
		North	:	-
		South	:	-
		East	:	-
		West	:	-
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 1262.00 (Area as per actual site measurement of Amalgamated Residential Flat Nos. B/2503/A & B/2503/B)  <b>Built up Area in Sq. Ft.:</b> Flat No. B/2503/A = 930.00 Sq. Ft. Flat No. B/2503/B = 540.00 Sq. Ft. <b>Total Built up Area in Sq. Ft. = 1470.00</b> (Area as per Agreement for Sale)

14.1	Latitude, Longitude & Co-ordinates of flat	:	19°06'48.9"N 72°54'35.6"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built up Area in Sq. Ft.:</b> Flat No. B/2503/A = 930.00 Sq. Ft. Flat No. B/2503/B = 540.00 Sq. Ft. <b>Total Built up Area in Sq. Ft. = 1470.00</b> <b>(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.	:	C.T.S. No. 22 (pt), 23 (pt), 26 (pt), 29 (pt) & New C.T.S. No. 22/4 to 22/7
	Block No.	:	-
	Ward No.	:	"S" Ward
	Village / Municipality / Corporation	:	Village - Powai Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Amalgamated Residential Flat Nos. B/2503/A & B/2503/B, 25 <sup>th</sup> Floor, Wing - B, "Avalon Co-op. Hsg. Soc. Ltd.", Hiranandani Gardens, Powai, Mumbai, PIN Code - 400 076, State - Maharashtra, Country - India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2003 (As per Occupancy Certificate)
5.	Number of Floors	:	2 Basement + Lobby + 33 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 flats on 25 <sup>th</sup> floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	3 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with Car Parking Space No. 26A & 26B
	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	:	25 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. B/2503/A & B/2503/B
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified Tile Flooring
	Doors	:	Teak Wood door frame with Flush doors
	Windows	:	Powder coated Alluminum sliding windows with M. S. Grills
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed Electrical wiring.

	Finishing	:	Cement Plastering + POP finish
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>Mr. Jayant Menon &amp; Mrs. Priyanka Prabhakaran Kartha.</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?	:	<b>Built up Area in Sq. Ft.:</b> Flat No. B/2503/A = 930.00 Sq. Ft. Flat No. B/2503/B = 540.00 Sq. Ft. <b>Total Built up Area in Sq. Ft. = 1470.00</b> <b>(Area as per Agreement for Sale)</b>
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. = 1262.00 (Area as per actual site measurement of Amalgamated Residential Flat Nos. B/2503/A & B/2503/B)
12	Is it Posh / I Class / Medium / Ordinary?	:	Posh
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?	:	₹ 1,16,000.00 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 properties in the areas)	:	₹ 37,000.00 to ₹ 40,000.00 per Sq. Ft. on Built up 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).	:	₹ 39,000.00 per Sq. Ft.

3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 36,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 3,31,016.00 per Sq. M. i.e. ₹ 30,752.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (After Depreciation)	:	₹ 2,85,363.00 per Sq. M. i.e. ₹ 26,511.00 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)j)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	20 years
	Life of the building estimated	:	40 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	30.00%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,100.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 36,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 38,100.00 per Sq. Ft.</b>
	<b>Remarks:</b> As per Site Inspection, Flat Nos. B/2503/A & B/2503/B are internally amalgamated to form a single flat with single entrance. For the purpose of valuation, we have considered area as per Agreement for Sale only.		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	1470.00 Sq. Ft.	38,100.00	5,60,07,000.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	<b>Total Value of the property</b>			<b>5,60,07,000.00</b>
	<b>Insurable value of the property</b>			<b>44,10,000.00</b>
	<b>Guideline value of the property</b>			<b>3,89,71,170.00</b>





**Justification for price / rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 37,000.00 to ₹ 40,000.00 per Sq. Ft. on Built up 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 ₹ 38,100.00 per Sq. Ft. on Built up 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	Normal
ii) Likely rental values in future in	₹ 1,16,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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## Actual Site Photographs

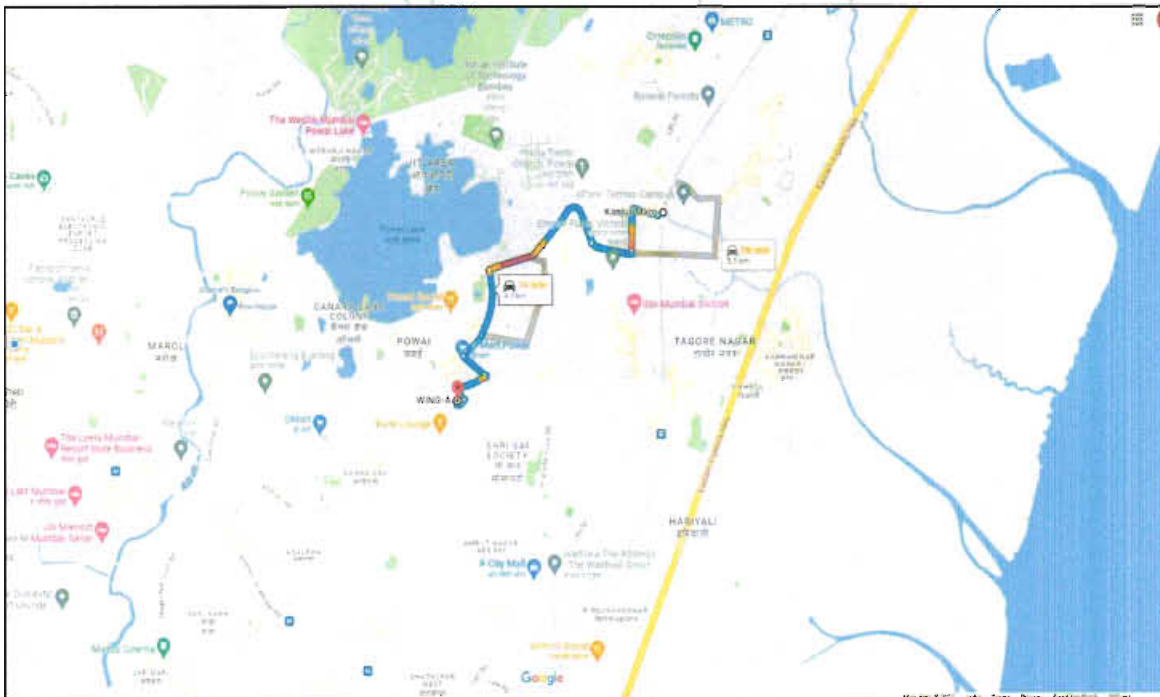


## Actual Site Photographs



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## Route Map of the property



**Longitude Latitude: 19°06'48.9"N 72°54'35.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Kanjur Marg – 4.1 Km.)

## Ready Reckoner Rate



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

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन

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

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Year  
20222023

**Annual Statement of Rates**

Language  
English

Selected District:

Select Village:

Search By:  Survey No    Location

Enter Survey No:

उपविभाग	सुवी जमीन	निकसी सदनिका	जॉर्णीस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
114/541B-भुभाग: आदिशंकराचार्य मार्गाच्या दक्षिणेकडील विकसित होत असलेल्या पहिल्या पट्ट्यातील मिळकती.	102750	287840	331020	359800	287840	चौरस मीटर	सि.टी.एस. नंबर
114/541C-भुभाग: पवई गावातील नाविकास विभागातील मिळकती.	80600	233820	259580	285890	233820	चौरस मीटर	सि.टी.एस. नंबर

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## Price Indicators

**HOUSING.COM** Buy or Rent Member

Property Location: **Hiranandani Avalon, Hiranandani Gardens, Powai, Mumbai**

**Overview**

Project Name	Hiranandani Avalon	Price	₹5.3 Lacs
Unit	1 BHK	Carpet Area	1100 sq.ft
Bedrooms	1	Bathrooms	1
Parking	2 Covered Parking	Balcony	No Balcony

More than 4 month ago

**About this property**

Best choice! Better priced property in this area

Contact Seller: Divyanshu  
+9199209...

Hi yashi  
Get Contact Details

Still deciding?  
Share Report

**HOUSING.COM** Buy or Rent Member

Property Location: **Hiranandani Avalon, Hiranandani Gardens, Powai, Mumbai**

**Overview**

Project Name	Hiranandani Avalon	Price	₹5.5 Lacs
Unit	1 BHK	Carpet Area	1150 sq.ft
Bedrooms	1	Bathrooms	1
Parking	1 Covered Parking	Balcony	No Balcony

14 days ago

**About this property**

Best choice! Better priced property in this area

Contact Seller: Divyanshu  
+9199209...

Hi yashi  
Get Contact Details

Still deciding?  
Share Report

## Price Indicators

This screenshot shows a property listing on the 99acres website. The price is ₹3.2 Cr. The property is a 2BHK with 2 bathrooms. The listing includes a gallery of photos showing the interior of the apartment. Key features listed include: Super Built-up area of 1700 sq.ft., Built-up area of 900 sq.ft., Carpet area of 700 sq.ft., Price of ₹1.2 L/ft², 24' x 24' FSI, and 24' x 24' FSI. The location is Hiranandani Garden Phase, Central Mumbai suburbs. The listing also shows nearby places like Laxmi Small Finance Bank ATM, Bharti In-App Bank ATM, Apsara Mahal Bank ATM, and Central Jail.

This screenshot shows another property listing on the 99acres website. The price is ₹3.25 Cr. The property is a 2BHK with 2 bathrooms. The listing includes a gallery of photos showing the exterior of the apartment building. Key features listed include: Super Built-up area of 1700 sq.ft., Carpet area of 900 sq.ft., Price of ₹1.25 Cr (incl. Charges & Tax) @ 24,286 per sq.ft. (incl. charges & taxes), 24' x 24' FSI, and 24' x 24' FSI. The location is Hiranandani Garden Phase, Central Mumbai suburbs. The listing also shows nearby places like Laxmi Small Finance Bank ATM, Bharti In-App Bank ATM, Apsara Mahal Bank ATM, and Central Jail.

# Sales Instances

Index 2	
7/20/2021 15-11-2021 Note -Generated Through eSearch Module For original report please contact concern SRO office	<p>सूची क्र.2</p> <p>ग्राम विभाग : नर दूध नि कुर्ली प्लॉट क्रमांक : 4624/2021 मेट्री Regn 63m</p>
<b>गावाचे नाव : पवई</b>	
1) विविधाचे प्रकार	संग्रह क्र.2
2) मीटरवाला	15494600
3) शासन/प्रा.अडेप्टर/वायवा.इंजिनियर/अंतराची देती ही परतदार ते मसुदा करावे	14376234 95
4) मू.मामल पोर्चिमेंट व धारणकर्ता असायना	1) पॉलिथिचे नर मुई मसुदाकरां हाचि मसुदिका न नरिद न की 2201 ही माला न 322 का मजला इमारतीचे नर अंजिरीन को अंर ही को कि अंजिरी न विरामदारी गाईम. रीड न पवई मुई 400076 इतर मरिती गुण देणकळ 435 की गुण डिप्ट अंर एरिवा डबल पोडिपम कांर पॉरिंग मीम न 13 ए अरिवा 15 की मरिवा इण्डरम वर 2003 पलारा वरला 20 टक्के डिप्टिड पवई नि टी एम न 22/पटी.23/पटी.22/4 अरिवा 22/7,ICT 5 Number 12 Pti 23Pti 22/4 and 22/7 11
5) क्षेत्रफल	40.41 चौ मीटर
6) अंतराची किंवा चुडी देणकळ असेल तेव्हा	
7) दस्तऐवज कायम देण. वा विविध देणकळ वा पत्रकाराचे नर किंवा विधानी न्यायालयका इकुममना किंवा अरिवा असायना पत्रिवादिचे नर व पत्र	1) नर. विरामदारी कायम देण. वा विविध देणकळ वा पत्रकाराचे नर किंवा विधानी न्यायालयका इकुममना किंवा अरिवा असायना पत्रिवादिचे नर व पत्र 2) नर. विरामदारी कायम देण. वा विविध देणकळ वा पत्रकाराचे नर किंवा विधानी न्यायालयका इकुममना किंवा अरिवा असायना पत्रिवादिचे नर व पत्र
8) दस्तऐवज कायम देणकळ देणकळ देणकळ	01/11/2021
9) दस्तऐवज कायम देणकळ देणकळ	01/11/2021
10) अनुमत्याक खंड व पत्र	169472021
11) शासन/प्रा.अडेप्टर/वायवा.इंजिनियर/अंतराची देती ही परतदार ते मसुदा करावे	774800
12) शासन/प्रा.अडेप्टर/वायवा.इंजिनियर/अंतराची देती ही परतदार ते मसुदा करावे	30000
13) शासन/प्रा.अडेप्टर/वायवा.इंजिनियर/अंतराची देती ही परतदार ते मसुदा करावे	
14) रीत	
मुद्रांकनसाठी विधानात देवलीला मरणीत .	
मुद्रांकन मुद्रांकन अंतराचे नरिवादीला अनुईद .	1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Index 2	
4/3/2021 13/03/2021 Note -Generated Through eSearch Module For original report please contact concern SRO office	<p>सूची क्र.2</p> <p>ग्राम विभाग : नर दूध नि कुर्ली प्लॉट क्रमांक : 4624/2021 मेट्री Regn 63m</p>
<b>गावाचे नाव : पवई</b>	
1) विविधाचे प्रकार	धारणकर्ता
2) मीटरवाला	30000000
3) शासन/प्रा.अडेप्टर/वायवा.इंजिनियर/अंतराची देती ही परतदार ते मसुदा करावे	26395500
4) मू.मामल पोर्चिमेंट व धारणकर्ता असायना	1) पॉलिथिचे नर मुई मसुदाकरां हाचि मसुदिका न नरिद न की 2201 ही माला न 322 का मजला इमारतीचे नर अंजिरीन को अंर ही को कि अंजिरी न विरामदारी गाईम. रीड न पवई मुई 400076 इतर मरिती गुण देणकळ 930 की गुण डिप्ट अंर एरिवा डबल पोडिपम कांर पॉरिंग मीम न 14 ए मरिवा 15 की मरिवा इण्डरम वर 2003 पलारा वरला 20 टक्के डिप्टिड पवई नि टी एम न 22/पटी.23/पटी.22/4 अरिवा 22/7,ICT 5 Number 12 Pti 23Pti 22/4 and 22/7 11
5) क्षेत्रफल	36.41 चौ मीटर
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7) दस्तऐवज कायम देण. वा विविध देणकळ वा पत्रकाराचे नर किंवा विधानी न्यायालयका इकुममना किंवा अरिवा असायना पत्रिवादिचे नर व पत्र	1) नर. विरामदारी कायम देण. वा विविध देणकळ वा पत्रकाराचे नर किंवा विधानी न्यायालयका इकुममना किंवा अरिवा असायना पत्रिवादिचे नर व पत्र 2) नर. विरामदारी कायम देण. वा विविध देणकळ वा पत्रकाराचे नर किंवा विधानी न्यायालयका इकुममना किंवा अरिवा असायना पत्रिवादिचे नर व पत्र
8) दस्तऐवज कायम देणकळ देणकळ देणकळ	01/11/2021
9) दस्तऐवज कायम देणकळ देणकळ	01/11/2021
10) अनुमत्याक खंड व पत्र	46672021
11) शासन/प्रा.अडेप्टर/वायवा.इंजिनियर/अंतराची देती ही परतदार ते मसुदा करावे	900000
12) शासन/प्रा.अडेप्टर/वायवा.इंजिनियर/अंतराची देती ही परतदार ते मसुदा करावे	30000
13) शासन/प्रा.अडेप्टर/वायवा.इंजिनियर/अंतराची देती ही परतदार ते मसुदा करावे	
14) रीत	
मुद्रांकनसाठी विधानात देवलीला मरणीत .	
मुद्रांकन मुद्रांकन अंतराचे नरिवादीला अनुईद .	1) within the limits of any Municipal Corporation or any Cantonment area annexed to it.







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.



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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mr. Jayant Menon & Mrs. Priyanka Prabhakaran Kartha from Mr. Bijai Jayarajan vide agreements for sale dated 10.03.2023 of Flat No. B/2503/A & B/2503/B.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECCC Panvel 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 Tushar Bhuvad– Valuation Engineer Nitesh Khedekar – Technical Officer Prajakta Patil - Technical Manager
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 21.03.2023 Valuation Date – 21.03.2023 Date of Report – 21.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 21.03.2023
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, 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 **21<sup>st</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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring 1470.00 Sq. Ft. Total Built up Area in the name of **Mr. Jayant Menon & Mrs. Priyanka Prabhakaran Kartha**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Jayant Menon & Mrs. Priyanka Prabhakaran Kartha**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

### Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **1470.00 Sq. Ft. Total Built up 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 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

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 **1470.00 Sq. Ft. Total Built up Area.**

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**(Annexure - V)**

**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=BA, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=ADMIN,  
c=IN, st=Maharashtra, postalCode=400005, serialNumber=1354556640009882555affa1e1e631819bd03  
94a28e29a127452f08, email=MANOJ.BABURAO.CHALIKWAR@  
Date: 2023.05.27 18:19:03 +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

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