

# 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-6142/22-23</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>30740 / 46494</b> Dispatched through Terms of Delivery	Dated <b>29-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>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
	<b>Total</b>			<b>₹ 2,950.00</b>

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

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

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

**Remarks:**  
 Miss. Juhi Jayant Sequeira & Mrs. Helen J. Sequeir -  
 Residential Flat No. 2906, 29th Floor, Wing A, Building  
 No. 7G, "MIST", Highland Haven, Saket Road, Village -  
 Balkum, Thane (West), Thane - 400608, State -  
 Maharashtra, Country - India  
 Company's PAN : **AADCV4303R**

**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

**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**  
  
 Authorised Signatory

This is a Computer Generated Invoice

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Miss. Juhi Jayant Sequeira & Mrs. Helen J. Sequeira**

Residential Flat No. 2906, 29<sup>th</sup> Floor, Wing A, Building No. 7G, "MIST", Highland Haven, Saket Road,  
Village – Balkum, Thane (West), Thane – 400608, State - Maharashtra, Country – India.

Longitude Latitude: 19°13'09.8"N 72°59'35.6"E

Think.Innovate.Create

### Valuation Done for:

**State Bank of India**

**RASMECCC Panvel Branch**

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



### Our Pan India Presence at :

- |           |            |           |        |
|-----------|------------|-----------|--------|
| Mumbai    | Aurangabad | Pune      | Rajkot |
| Thane     | Nanded     | Indore    | Roipur |
| 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 Report Prepared For: SBI / RASMECCC Panvel / Miss. Juhi Jayant Sequeira (30740/46494) Page 2 of 26

Vastu/Mumbai/03/2023/30740/46494  
29/13-683-SKVS  
Date: 29.03.2023

## VALUATION OPINION REPORT

This is to certify that the under-consideration property bearing Residential Flat No. 2906, 29<sup>th</sup> Floor, Wing A, Building No. 7G, "MIST", Highland Haven, Saket Road, Village – Balkum, Thane (West), Thane – 400608, State - Maharashtra, Country – India belongs to **Miss. Juhi Jayant Sequeira & Mrs. Helen J. Sequeira.**

Boundaries of the property.

North	:	Open Plot
South	:	Under Construction Building
East	:	Internal Road
West	:	Slum Area

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 **₹ 76,50,000.00 (Rupees Seventy Six Lakh Fifty Thousand Only)**. As per site inspection 89% of construction work is completed.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=ADMIN,  
2.5.4.20=9822b6c4f81359c1b6c739a3b65911490a3030a13  
3113279c17a18b5652, postalCode=400608, st=Maharashtra,  
serialNumber=+111656556abdc099463a3518b1c81e1e1131ed  
e994e2f2a29a327b625fbc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.03.29 12:47:06 +05'30'

Auth. Sign.



**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**  
**RASMECCC Panvel Branch**  
 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)**

Sl. No.	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Banking Purpose.
2.	a) Date of inspection	: 26.03.2023
	b) Date on which the valuation is made	: 29.03.2023
3.	<b>List of documents produced for perusal:</b>	
	1. Copy of Agreement for Sale dated 03.03.2023.	
	2. Copy of Cost Sheet.	
	3. Copy of RERA Registration Certificate No. P51700004403 dated 09.08.2017.	
	4. Copy of Commencement Certificate No. V. P. No. S05 / 0040 / 11 / TMC / TDD / 2074 / 17 dated 01.03.2017 issued by Thane Municipal Corporation.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p><b>Miss. Juhi Jayant Sequeira &amp; Mrs. Helen J. Sequeira</b></p> <p><b>Address:</b> Residential Flat No. 2906, 29<sup>th</sup> Floor, Wing A, Building No. 7G, "MIST", Highland Haven, Saket Road, Village – Balkum, Thane (West), Thane – 400608, State - Maharashtra, Country – India.</p> <p><b>Contact Person:</b>                      Mr. Nilesh Pathare (Sales Manager)                      Contact No. 8956782737</p> <p>Joint Ownership                      Details of ownership share is not available</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat No. 2906 in under construction building. The Flat is located on 29 <sup>th</sup> floor in the said under construction building. At the time of site inspection, internal inspection of the property was not allowed hence our report is based on external site visit and documents provided the bank only. As per site information, the composition of Flat is 1 Bedroom + Living Room + Kitchen + WC + Bath + Passage (i.e., <b>1BHK + WC + Bath</b> ). The property is at 4.4 Km.

		travelling distance from nearest railway station Thane. At the time of inspection building was under construction.
<b>If Under Construction, extent of completion as under:</b>		
Foundation	Completed	RCC Plinth
RCC Floors	Completed	Internal Brick Works
External Brick Work	Completed	Internal Plastering
External Plastering	Completed	Flooring, Tiling, Kitchen
Internal Painting	Completed	External Painting
Electrification, Plumbing, Sanitary	13 <sup>th</sup> Floors Completed	Doors and Windows
<b>Total</b>	<b>89% Work Completed</b>	<b>17<sup>th</sup> Floors Completed</b>
6.	Location of property	:
a)	Plot No. / Survey No.	:
b)	Door No.	:
c)	C.T.S. No. / Village	:
d)	Ward / Taluka	:
e)	Mandal / District	:
f)	Date of issue and validity of layout of approved map / plan	:
g)	Approved map / plan issuing authority	:
h)	Whether genuineness or authenticity of approved map/ plan is verified	:
i)	Any other comments by our empanelled valuers on authentic of approved plan	:
7.	Postal address of the property	:
8.	City / Town	:
	Residential area	:
	Commercial area	:
	Industrial area	:
9.	Classification of the area	:
	i) High / Middle / Poor	:
	ii) Urban / Semi Urban / Rural	:
10.	Coming under Corporation limit / Village Panchayat / Municipality	:
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:

12.	Boundaries of the property	As per Site	As per Documents
	North	: Open Plot	Details not available
	South	: Under Construction Building	Details not available
	East	: Internal Road	Details not available
	West	: Slum Area	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 Actuals
	North	: -	-
	South	: -	-
	East	: -	-
	West	: -	-
14.	Extent of the site	: <b>Carpet Area in Sq. Ft. = 450.00 (Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 495.00 (Carpet + 10%)	
14.1	Latitude, Longitude & Co-ordinates of Flat	: 19°13'09.8"N 72°59'35.6"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Carpet Area in Sq. Ft. = 450.00 (Area as per Agreement for Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Building is under construction	
<b>II FLAT BUILDING</b>			
1.	Nature of the Flat	: Residential	
2.	Location	:	
	C.T.S. No.	: Old Survey No. 73/17(P), New Survey No. 150/17/C and others of Village – Balkum	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village – Balkum Thane Municipal Corporation	
	Door No., Street or Road (Pin Code)	: Residential Flat No. 2906, 29 <sup>th</sup> Floor, Wing A, Building No. 7G, "MIST", Highland Haven, Saket Road, Village – Balkum, Thane (West), Thane – 400608, State - Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	: Residential	
4.	Year of Construction	: Building is under construction	
5.	Number of Floors	: Ground + 2 Podium + 30 <sup>th</sup> Upper Floors	
6.	Type of Structure	: R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	: 6 Flats on 29 <sup>th</sup> Floor	
8.	Quality of Construction	: Building is under construction	
9.	Appearance of the Building	: Building is under construction	

10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	:	
	Lift	:	Proposed 4 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Not Provided
	Is Compound wall existing?	:	Proposed Yes
	Is pavement laid around the building	:	Proposed Yes

<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	29 <sup>th</sup> Floor
2	Door No. of the Flat	:	Residential Flat No. 2906
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	External site visit only
	Doors	:	External site visit only
	Windows	:	External site visit only
	Fittings	:	External site visit only
	Finishing	:	External site visit only
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?	:	External site visit only
7	Sale Deed executed in the name of	:	<b>Miss. Juhi Jayant Sequeira &amp; Mrs. Helen J. Sequeira</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. = 495.00 (Carpet + 10%)
10	What is the floor space index (app.)	:	As per TMC norms
11	What is the Carpet Area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 450.00</b> <b>(Area as per Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 19,000.00 Expected rental income from the property per month after building completion
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	

1	After analyzing the comparable sale instances, 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)	:	₹ 15,500.00 to ₹ 17,500.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 17,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 14,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 1,19,140.00 per Sq. M. i.e., ₹ 11,068.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.		It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty/Rgstn. Fees. Thus the rates differs from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differs.
<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	:	Building is under construction
	Life of the building estimated	:	60 years completion Subject to proper, preventive periodic maintenance & structural repairs
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as building is under construction
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 14,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 17,000.00 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	450.00 Sq. Ft.	17,000.00	<b>76,50,000.00</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 / Realizable value of the property</b>		<b>76,50,000.00</b>
	<b>Insurable value of the property (495.00 X 2,500.00)</b>		<b>12,37,500.00</b>
	<b>Guideline Value of the Property (As per Index II)</b>		<b>52,40,633.00</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.

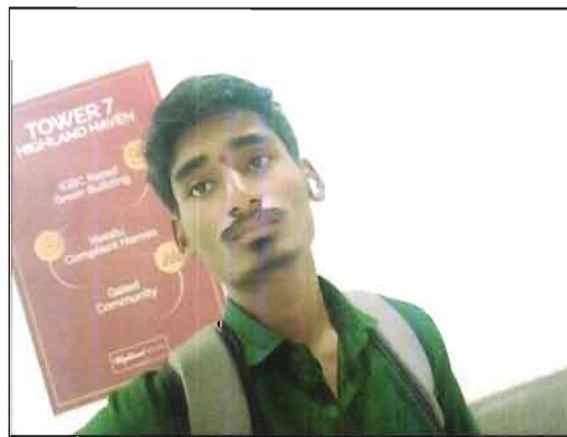
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

### Method of Valuation / Approach

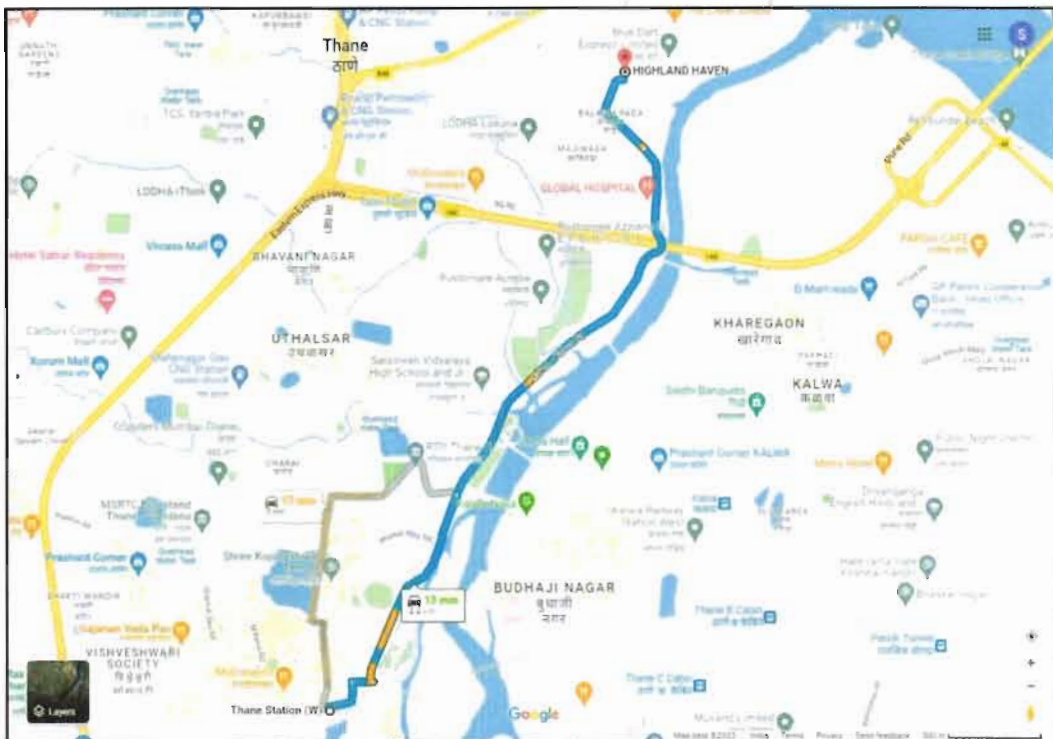
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 15,500.00 to ₹ 17,500.00 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 ₹ 17,000.00 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)	Salability	Good
ii)	Likely rental values in future in	₹ 19,000.00 Expected rental income from the property per month after building completion
iii)	Any likely income it may generate	Rental Income

## Actual Site Photographs



## Route Map of the property (site,url)



**Longitude Latitude: 19°13'09.8"N 72°59'35.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Panvel – 2.2 Km.)

## Ready Reckoner Rate

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	1,03,600.00			
Increase by 15% as flat located on 29 <sup>th</sup> floor.	15,540.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,19,140.00</b>	<b>Sq. Mtr.</b>	<b>11,068.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

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

**Table – D: Depreciation Percentage Table**

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

## Price Indicators

The screenshot shows a real estate listing on the Square Yards website. The main heading is "Siddhi Hightand Haven" with a price range of ₹ 78.05 Lac to 1.09 Cr. The listing includes an aerial view of the apartment complex, a "Ready to Move" status, and a "Why Invest through Square Yards?" section. Below this, there are filters for various property attributes like location, size, and amenities. A "Contact our Real Estate Experts" button is visible at the bottom right of the listing.

The screenshot shows a real estate listing on the Magicbricks website. The main heading is "Balkum Village Thane" with a price of ₹ 72.0 Lac. The listing includes a photo of an indoor swimming pool, a "Ready to Move" status, and a "More Details" section. Below this, there are filters for various property attributes like location, size, and amenities. A "Contact Agent" button is visible at the bottom right of the listing.

## Sale Instance

139/4335 28/03/2023 Note - Generated Through eSearch Module. For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक - सह दु.नि.ठाणे 5 दस्त क्रमांक . 4394-2023 नोदणी . Regn 63m
<b>गावाचे नाव : बाळकूम</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	6877000	
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे।	5240632.936	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन .. इतर माहिती: सदनिका नं.- 2305.23 वा मजला.ए - विंग.बिल्डींग नं. 7जी.मिस्ट बिल्डिंग.हायलॅण्ड हेवन.साकेत रोड.बाळकूम पाडा नं. 3.बाळकूम.मौजे - बाळकूम.ठाणे पश्चिम सदनिकेचे क्षेत्रफळ - 450 चौ. फुट कारपेट जुना सर्वे नं - 75:5.सर्वे नं -150 17ए.150/17बी.150/17सी.150/17डी.152/5ए.152/6.152/7.152/8.157/1 जुना सर्वे नं- 82.नवीन सर्वे नं- 159.जुना सर्वे नं -81 3.83/1-1.83/1(पार्ट).83/1/3(पार्ट).83 2.83/3(पार्ट).नवीन सर्वे नं- 158 3.160/1बी.160/1सी.160/1डी.160/2.160/3बी.160/3सी( ( Survey Number : Old Survey No- 75/5.Survey No-150/17A. 150/17B. 150/17C. 150/17D. 152/5A. 152/6. 152/7. 152/8. 157/1 Old Survey No- 82, New Survey No- 159, Old Survey No-81 3. 83/1 1. 83/1.2. 83/1.3(Part). 83/1.3(Part). 83-2. 83-3(Pt). New Survey No- 158 3. 160/1B. 160/1C. 160/1D. 160/2. 160/3B. 160/3 : ) )	
(5) क्षेत्रफळ	450 चौ.फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव.-मेसर्स सिद्धी किश डेव्हलपर्स तर्फे भागीदार श्री.हेमल जे. गाला यांच्या तर्फे कबुलीजबाबा करिता कु.मु.महपून निलेश राजपूत वय -35 पत्ता -प्लॉट नं. -. माळा नं. - 1 था मजला. इमारतीचे नाव. लेक सिटी मॉल . ब्लॉक नं. -. रोड नं. कापूरबावडी जंक्शन . ठाणे पश्चिम, महाराष्ट्र, ठाणे पिन कोड-400607 पॅन नं.- AACAS38950	
(8) दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव.-महेश विजय दळवी - वय -35; पत्ता -प्लॉट नं. -. माळा नं. रूम नं - 1224 . 2 रा मजला . इमारतीचे नाव गणेश कृपा को-ऑप हौसो बिल्डिंग नं 18 . ब्लॉक नं. -. रोड नं जी डी अंबेकर मार्ग , अभुदया स्कुल जवळ . कालाचौकी . मुंबई . महाराष्ट्र मुम्बई पिन कोड -400033 पॅन नं.-ANBPD0869F 2) नाव.-प्राजक्ता महेश दळवी - वय -35; पत्ता -प्लॉट नं. -. माळा नं. रूम नं - 1221 . 2 रा मजला. इमारतीचे नाव. गणेश कृपा को-ऑप हौसो . बिल्डिंग नं .18 . ब्लॉक नं. -. रोड नं जी डी अंबेकर मार्ग . अभुदया स्कुल जवळ . कालाचौकी . मुंबई महाराष्ट्र मुम्बई पिन कोड -400033 पॅन नं.-BA31PP985887	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/03/2023	
(10) दस्त नोदणी केल्याचा दिनांक	21/03/2023	
(11) अनुक्रमांक.खंड व पृष्ठ	4394/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	481400	
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14) शैरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील.-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sale Instance

1493335 28/03/2023 Note:-Generated Through eSearch Module For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम निबंधक . सह दु.नि.ठाणे 5 दस्त क्रमांक - 4493/2023 नोदणी : Regn:63m
<b>गावाचे नाव : बाळकूम</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	7109000	
(3) बाजारभाव; भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5182410.772	
(4) भू. मापन. पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा इतर वर्णन : इतर माहिती: सदनिका नं. 2401,24 वा मजला.ए - विंग.बिल्डींग नं. 7जी मिस्ट बिल्डिंग.हायलॅण्ड हेवन.साकेत रोड.बाळकूम पाडा नं. 3.बाळकूम.मोजे - बाळकूम.ठाणे पश्चिम सदनिकेचे क्षेत्रफळ - 445 चौ. फुट कारपेट जुना सर्वे नं - 75/5.सर्वे नं -150 /17ए.150/17बी.150/17सी.150/17डी.152/5ए.152/6.152/7.152/8.157/1 जुना सर्वे नं- 82.नवीन सर्वे नं- 159.जुना सर्वे नं -81/3.83/1/1.83/1/3(पार्ट).83/2.83.3(पार्ट).नवीन सर्वे नं- 158/3.160/1बी.160/1सी.160/1डी.160/2.160/3बी.160/3सी( ( Survey Number : Old Survey No- 75/5.Survey No-150/17A. 150/17B. 150/17C. 150/17D. 152/5A. 152/6. 152/7. 152/8. 157/1 Old Survey No- 82. New Survey No- 159. Old Survey No-81/3. 83/1/1. 83/1/2. 83/1/3(Part). 83/1/3(Part). 83/2. 83/3(Pt). New Survey No- 158/3. 160/1B. 160/1C. 160/1D. 160/2. 160/3B. 160/3 .) )	
(5) क्षेत्रफळ	445 चौ फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1) नाव -मेसर्स सिद्धी क्रिश डेव्हलपर्स तर्फे भागीदार श्री हेमल जे. माला यांच्या तर्फे कबुलीजबाबा करिता कु.मु म्हणून निलेश राजपूत वय-35 पत्ता -प्लॉट नं. -, माळा नं. 4 था मजला . इमारतीचे नाव. लेक सिटी मॉल . ब्लॉक नं. -. रोड नं- कापूरबावडी जंक्शन . ठाणे पश्चिम. महाराष्ट्र. ठाणे पिन कोड--400600 पॅन नं.- AACAS3895G	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1) नाव -अक्षय अनिल गायकवाड - वय -29. पत्ता -प्लॉट नं. -, माळा नं. ए/5 . इमारतीचे नाव. सत्यम सोसायटी . ब्लॉक नं. -. रोड नं नागडोप्री . चेदरे . अलिबाग . रायगढ़ . महाराष्ट्र. शईगार ( ) . पिन कोड -402201 पॅन नं -BMBNPG16600 2) नाव -अर्पणा अनिल गायकवाड - वय -53. पत्ता -प्लॉट नं. -, माळा नं. ए/5 . इमारतीचे नाव. सत्यम सोसायटी . ब्लॉक नं. -. रोड नं नागडोप्री . चेदरे . अलिबाग . रायगढ़ . महाराष्ट्र. शईगार ( ) . पिन कोड -402201 पॅन नं -AHTBPG5149A	
(9) दस्तऐवज करून दिल्याचा दिनांक	23/03/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	23/03/2023	
(11) अनुक्रमांक खंड व पृष्ठ	4493/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	497700	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील .-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Cost Sheet

HIGHLAND HAVEN PHASE -2 PRICE SHEET JANUARY-2022		
(For original use only)		
Elements	Details	
Residence Details	Wing	Mid A
	Floor	29
	Unit	B
	Typology	1 BHK Prime II
	Plot No.	Mid A - 2908
	Usable Carpet Area in sqft	497
	sqft of Carpet Area in sqft	450
Agreement Value	Subtotal I: Agreement Value	67,39,699
Other Charges (Payable at the time of possession)	Share Money & Entrance Fee	557
	Clubhouse Annual Maintenance Charges	18,600
	Society Maintenance Charges	43,200
	Subtotal II: Other Charges	62,357
	GST on Agreement Value @ 9%	6,065.72
	GST on Other Charges	5,516
GST	Subtotal III: Total GST	11,581.72
	<b>Total All Inclusive Price (H+M+R)</b>	<b>73,92,887</b>

**Terms and Conditions:**

Stamp Duty & Registration charges will be paid by Developer on customer behalf

Development charges, Legal charges, MSED meter, Cable charges are included in agreement value

TDS amount will be paid by customer directly to the income tax department. The amount is 1% of agreement value (or as per current govt. norms). This amount is already a part of agreement value and nothing is charged over and above the price mentioned above.

All amounts are stated in Indian Rupees (INR). \* Subject to actuals. All statutory charges and government taxes/levies will be borne by customer as per the rates applicable from time to time.

**Other Charges Details:**

Share Money, Clubhouse annual maintenance charges & Society Maintenance charges

Maintenance charges are levied at the rate of Rs. 8/- per sqft for 12 months. Society Charges of Share Money, Entrance Fee, Society Registration, GST will be charged @18% as applicable. Maintenance and its GST charges will be payable at the time of possession.

Maintenance is payable separately in maintenance account, please contact sales team for details

Registration processing fees (approx Rs. 8,000/-) will be additionally payable at the time of Registration.

Payments can be made by Cheque/DD/RTGS/NEFT

Cheque/DD: Drawn in favour of 'M/s Siddhi kish developers master rent escrow building no. 7'

**NEFT/RTGS Details:**

Account Name - M/s Siddhi kish developers master rent escrow building no. 7

Bank Name - HDFC bank

Account No. - 5750000047162

IFSC Code - HDFC0001440

Branch - Thane West

**Disclaimer:** All prices are only indicative in nature. Any prices, unit numbers or availability indicated does not constitute an offer for sale made by the company. Prices are subject to change at the sole discretion of the company and the company may refuse to sell any unit without assigning reason for the same. Government taxes and other statutory charges are indicative and are subject to change as per guidelines issued by Government/Local bodies/tax authorities.

\* Price offered is subjected to strict adherence to below mentioned payment schedule

Payment Plan - Flat No: Mid A - 2908 - Customer Name: Juhi Jayant Sequeira (Helen Jayant Sequeira - Date of Booking: 18.01.2022)					
Particulars	Amount Due	Total Due	Amount	50%	Date
Booking Amount (on booking date)	55,000	Booking Amount	55,000	4,000	08/01/22
Own Contribution I (within 30 days from booking date)	7,33,000	Own Contribution I	7,33,000	58,850	18/01/22
Within 30 days from booking date	Own Contribution II	55,000	23,17,710	2,91,565	01/02/22
Tax Deductible at source (within 20 days of Registration)	7% of Agreement Value	TDS	67,396	-	within 25 days of Registration
Other Charges (at the time of Possession)	Other Charges	62,357	11,274	-	At the time of Possession
Balance Payment (1% Per Contribution)	55,000	50%	11,99,600	2,14,951	At the time of Possession
<b>Total</b>			<b>65,92,881</b>	<b>8,22,115</b>	
<b>Grand Total:</b>				<b>73,92,887</b>	

Navin Shilke



## Cost Sheet

3.

Juhi Jayant Sequeira | Helen Jayanta Sequeira  
 2/A/11, Chh. Padiya Krishna Sda, "Vishwesh Society", Thane(W) - 400051  
 Mumbai, 20 January 2023

RE: Acknowledgement of Cheque towards booking amount for Highland Haven

Dear Juhi Jayant Sequeira | Helen Jayanta Sequeira

Thank you for showing interest in Highland Haven. I, Nilesh Pathare, hereby acknowledge the Cheque towards booking amount. Details of the transaction are as follows

Customer Name: Juhi Jayant Sequeira | Helen Jayanta Sequeira  
 Contact No: 9833407188 Email ID: juhi.sequeira@gmail.com

Date of Booking: 08-Jan-2023  
 Name of Project: Highland Haven  
 Type: 1 BHK Flat  
 Parking: Nil

Wing: Mat A Floor: 29 Flat No: Mat A: 2906 Carpet Area: 450

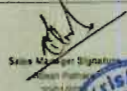
Booking source: Channel Partner

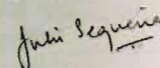
Booking Amount: 10000 +  
 Type: Cheque  
 Cheque No: 424288 Bank Name: Union Bank Drawn on: 08-01-2023 Branch Name: Vindavva


We kindly note that, this letter is only acknowledgement of Cheque towards booking amount. This does not constitute an allotment of the mentioned unit. Allotment of the said unit is subject to settlement of amount, following process of registration of Agreement to sell, and adherence to payment plan as mentioned below

**\* Price offered is subjected to strict adherence to below mentioned payment schedule**

Payment Plan - Flat No: Mat A - 2906 - Customer Name: Juhi Jayant Sequeira   Helen Jayanta Sequeira - Date of Booking: 08-01-2023					
Particulars	Amount Due	Total Due	Amount	GST	Date
Booking Amount (on booking date)	10,000	Booking Amount	50,000	4,500	06/01/23
Own Contribution I (within 10 days from booking date)	7,35,000	Own Contribution I	7,35,000	58,800	18/01/23
Own Contribution II (within 30 days from booking date)	Own Contribution II	68,000	29,17,110	2,31,369	07/02/23
Tax Deductible at Source (within 20 days of registration)	1% of Agreement Value	TDS	87,398	-	within 25 days of Registration
Other Charges (As per site of Plot)	Other Charges		91,801	11,318	As per site of Plot
Balance Payment (As per Contribution)	50.00%	50%	33,88,200	2,74,951	As per Contribution
<b>Total</b>			<b>88,40,551</b>	<b>3,60,174</b>	
<b>Grand Total</b>				<b>75,80,987</b>	

  
 Sales Manager Signature  
 Nilesh Pathare  
 20/01/2023

  
 Customer Signature  
 Juhi Jayant Sequeira | Helen Jayanta Sequeira  
 30/01/2023



As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specification ₹ 76,50,000.00 (Rupees Seventy Six Lakh Fifty Thousand Only). As per site inspection 89% of construction work is completed.

Place: Mumbai

Date: 29.03.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=ADMBL,  
2.5.4.20=6832b5c4fad35dc03a0d93e26865913490cf3d3d41371  
115279017a18b9652, postalCode=400069, st=Maharashtra,  
serialNumber=4135656babdc099f02205a8f0c3c2b31f31bc4e3  
94e28f2e2ba3276a238fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.03.29 12:47:26 +05'30'

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date:

Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached

(Annexure – I)

### DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 29.03.2023 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 26.03.2023. 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 was purchased by Miss. Juhi Jayant Sequeira & Mrs. Helen J. Sequeira.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECCC Panvel, to assess 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 Suraj Zore – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – 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 – 26.03.2023 Valuation Date – 29.03.2023 Date of Report – 29.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 26.03.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **29<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 Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 450.00** in the name of Owner **Miss. Juhi Jayant Sequeira & Mrs. Helen J. Sequeira**. 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 inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is owned by **Miss. Juhi Jayant Sequeira & Mrs. Helen J. Sequeira**. 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 Sales Executive representative, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 450.00**.

### 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 Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the Flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the

subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 450.00.**

### **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.



## 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.



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

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=AGMGR,  
2.5.4.20=98278664fae155d33e0179e26860913496c4e36611,  
3.1.1.12796.17a18b5662, postalCode=400003, email=manoj.chalikwar@vastukala.com,  
serialNumber=1.2.56a5566abce8998b2a55a1f9d45eb3f0c1bd,  
2c394e28f2e29a327ba255a, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.09.29 12:47:33 +05'30'



Auth. Sign.

Think.Innovate.Create