

# 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</b> RACPC BORIVALI BRANCH MTNL BUILDING, DEVIDAS ROAD BORIVALI (W), MUMBAI GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. <b>PG-6136/22-23</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>30627 / 46488</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:**  
 Mr. Sachin Kashiram Khapare & Mrs. Nutan Sachin Khapare - Residential Row House No. 22, Ground + 1st Floor, "Dhanlaxmi Co-op. Hsg. Soc. Ltd.", Plot No. B -16, Sector - 12, Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code - 410 210, State - Maharashtra, Country - India  
 Company's PAN : **AADCV4303R**  
**Declaration**  
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

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

  
 UPI Virtual ID : vastukala@icici

**for Vastukala Consultants (I) Pvt Ltd**  
  
 Authorised Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Sachin Kashiram Khapare & Mrs. Nutan Sachin Khapare**

Residential Row House No. 22, Ground + 1st Floor, "Dhanlaxmi Co-op. Hsg. Soc. Ltd.",  
Plot No. B -16, Sector - 12, Kharghar, Navi Mumbai, Taluka - Panvel, District – Raigad,  
PIN Code – 410 210, State - Maharashtra, Country – India.

Longitude Latitude: 19°02'40.9"N 73°03'54.4"E

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### Valuation Done for:

**State Bank of India  
RACPC Borivali (West)**

MTNL Building, Devidas Road, Borivali (West), Mumbai, State - Maharashtra, Country - India.



#### Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Tirane	Nanded	Indore	Raipur
Delhi NCR	Nashik	Ahmedabad	Jaipur

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



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

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

To,

**The Branch Manager,****State Bank of India****RACPC Borivali (West)**

MTNL Building, Devidas Road, Borivali (West),

Mumbai, State - Maharashtra, Country - India.

**VALUATION REPORT (IN RESPECT OF ROW HOUSE)**

I	General									
1.	Purpose for which the valuation is made	: To assess value of the property for Housing Loan Purpose.								
2.	a) Date of inspection	: 27.03.2023								
	b) Date on which the valuation is Made	: 29.03.2023								
3.	List of documents produced for perusal	:								
	1. Copy of Deed of Assignment dated 20.02.2013. 2. Copy of Occupancy Certificate No. CIDCO / BP / ATPO / 1229 dated 23.11.2009 issued by CIDCO.									
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. Sachin Kashiram Khapare &amp; Mrs. Nutan Sachin Khapare</b>  <b>Address:</b> Residential Row House No. 22, Ground + 1st Floor, "Dhanlaxmi Co-op. Hsg. Soc. Ltd.", Plot No. B -16, Sector - 12, Kharghar, Navi Mumbai, Taluka - Panvel, District – Raigad, PIN Code – 410 210, State - Maharashtra, Country - India  <b>Contact Person:</b> Mr. Sachin Kashiram Khapare (Owner) Contact No. 9823992902  Joint Ownership Details of ownership share not available.								
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Row House of Ground + 1st upper floor. The composition of Row House is as under: <table border="1"> <thead> <tr> <th>Floor</th> <th>Composition</th> </tr> </thead> <tbody> <tr> <td>Ground Floor</td> <td>Living Room + Kitchen + Bath + W.C. + Internal Staircase</td> </tr> <tr> <td>1<sup>st</sup> Floor</td> <td>1 Bedroom + Living Room + Toilet + Internal Staircase</td> </tr> <tr> <td>Terrace</td> <td>Open Terrace + Internal Staircase</td> </tr> </tbody> </table> <p>The property is at 2.8 Km. distance from nearest railway station Kharghar.</p>	Floor	Composition	Ground Floor	Living Room + Kitchen + Bath + W.C. + Internal Staircase	1 <sup>st</sup> Floor	1 Bedroom + Living Room + Toilet + Internal Staircase	Terrace	Open Terrace + Internal Staircase
Floor	Composition									
Ground Floor	Living Room + Kitchen + Bath + W.C. + Internal Staircase									
1 <sup>st</sup> Floor	1 Bedroom + Living Room + Toilet + Internal Staircase									
Terrace	Open Terrace + Internal Staircase									
6.	Location of property	:								
	a) Plot No. / Survey No.	: Plot No. B -16, Sector - 12								
	b) Door No.	: Residential Row House No. 22								
	c) C.T.S. No. / Village	: Village - Kharghar								
	d) Ward / Taluka	: Taluka – Panvel								



	e)	Mandal / District	:	District – Raigad
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate No. CIDCO / BP / ATPO / 1229 dated 23.11.2009 issued by CIDCO.
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Residential Row House No. 22, Ground + 1st Floor, "Dhanlaxmi Co-op. Hsg. Soc. Ltd.", Plot No. B -16, Sector - 12, Kharghar, Navi Mumbai, Taluka - Panvel, District – Raigad, PIN Code – 410 210, State - Maharashtra, Country – India.
8.		City / Town	:	Kharghar, Navi Mumbai
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Kharghar Navi Mumbai Municipal Corporation
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		<b>As per Documents</b> <b>As per Site</b>
		North	:	Details not available                      Road
		South	:	Details not available                      Devghan Society
		East	:	Details not available                      Road & Akansha Society
		West	:	Details not available                      Internal Road & Valley View Apartment
13.		Dimensions of the site		N. A. as property under consideration is a Row House.
				<b>A</b> <b>B</b>
				As per the Deed                              Actuals
		North	:	-    -
		South	:	-    -
		East	:	-    -
		West	:	-    -
14.		Extent of the site	:	Ground Floor Area in Sq. Ft. = 207.00 1st Floor Area in Sq. Ft. = 198.00 Terrace Area in Sq. Ft. = 217.00 Total Carpe Area in Sq. Ft. = 622.00 (Area as per actual site measurement)  <b>Built Up Area in Sq. Ft. = 344.00</b>

		<b>(Area as per Deed of Assignment)</b>
14.1	Latitude, Longitude & Co-ordinates of Row House	: 19°02'40.9"N 73°03'54.4"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Built Up Area in Sq. Ft. = 344.00</b> <b>(Area as per Deed of Assignment)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
<b>II APARTMENT BUILDING</b>		
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Plot No. B -16, Sector - 12
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Village - Kharghar Navi Mumbai Municipal Corporation
	Door No., Street or Road (Pin Code)	: Residential Row House No. 22, Ground + 1st Floor, "Dhanlaxmi Co-op. Hsg. Soc. Ltd.", Plot No. B -16, Sector - 12, Kharghar, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code - 410 210, State - Maharashtra, Country - India
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2009 (As per Occupancy Certificate)
5.	Number of Floors	: Ground + 1st upper floor
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: Independent Row House
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: Not Provided
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal Sewerage System
	Car parking - Open / Covered	: Open Car Parking
	Is Compound wall existing?	: Not provided
	Is pavement laid around the building	: N.A.

<b>III</b>	<b>ROW HOUSE</b>	
1	The floor in which the Row House is situated	: Ground + 1st upper floor
2	Door No. of the Row House	: Row House No. 22
3	Specifications of the Row House	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified Tile Flooring
	Doors	: Teak wood door frame with flush doors
	Windows	: Powder Coated Aluminum Sliding Windows
	Fittings	: Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	: Cement Plastering

4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of :	:	Details not available
	Tax amount :	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Row House?	:	Good
7	Sale Deed executed in the name of	:	<b>Mr. Sachin Kashiram Khapare &amp; Mrs. Nutan Sachin Khapare</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Row House?	:	<b>Built Up Area in Sq. Ft. = 344.00 (Area as per Deed of Assignment)</b>
10	What is the floor space index (app.)	:	Details not provided
11	What is the Carpet Area of the Row House?	:	Ground Floor Area in Sq. Ft. = 207.00 1 <sup>st</sup> Floor Area in Sq. Ft. = 198.00 Terrace Area in Sq. Ft. = 217.00 Total Carpe Area in Sq. Ft. = 622.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 11,500.00 Expected rental income of the property
<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 Row House 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)	:	₹ 15,000.00 to ₹ 17,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Row House under valuation after comparing with the specifications and other factors with the Row House under comparison (give details).	:	₹ 16,500.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,000.00 per Sq. Ft.
	II. Land + others	:	₹ 14,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,17,600.00 per Sq. M. i.e. ₹ 10,925.00 per Sq. Ft.
	Guideline rate (After depreciation)	:	₹ 1,07,982.00 per Sq. M. i.e.

		₹ 10,032.00 per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	
<b>a</b>	Depreciated building rate	:
	Replacement cost of Row House with Services (v(3)i)	:
	Age of the building	: ₹ 2,000.00 per Sq. Ft.
	Life of the building estimated	: 14 Years
	Depreciation percentage assuming the salvage value as 10%	: 46 years Subject to proper, preventive periodic maintenance & structural repairs
	Depreciated Ratio of the building	: 21.00%
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 1,580.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 14,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	<b>: ₹ 16,080.00 per Sq. Ft.</b>
	<b>Remarks:</b>	
	<ol style="list-style-type: none"> <li>As per agreement, the Built up area is 344.00 Sq. Ft., but as per site inspection, total measured carpet area is 622.00 Sq. Ft. comprising of ground floor &amp; 1<sup>st</sup> &amp; terrace. As there is no documentary evidence for the ownership of this additional area, we are considering area as per agreement only for the purpose of valuation.</li> <li>As per Site Inspection, Top terrace area covered with A.C. Sheet roofing.</li> <li>Price indicators attached to the report are for entire residential apartment.</li> </ol>	

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Row House	344.00 Sq. Ft.	16,080.00	55,31,520.00
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>55,31,520.00</b>
	<b>Realizable value of the property</b>			<b>49,78,368.00</b>
	<b>Distress value of the property</b>			<b>44,25,216.00</b>
	<b>Insurable value of the property</b>			<b>6,88,000.00</b>
	<b>Guideline value of the property</b>			<b>34,51,008.00</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 Row House, where there are typically many comparables available to analyze. As the property is a Residential Row House, 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 ₹ 15,000.00 to ₹ 17,000.00 per Sq. Ft. on Built Up Area Considering the rate with attached report, current market conditions, demand and supply position, Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, all round development of commercial and residential application in the locality etc. We estimate ₹ 16,080.00 per Sq. Ft. (After depreciation) for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Salability	Good
ii) Likely rental values in future in	₹ 11,500.00 Expected rental income of the property
iii) Any likely income it may generate	Rental Income

## Actual Site Photographs



## Actual Site Photographs

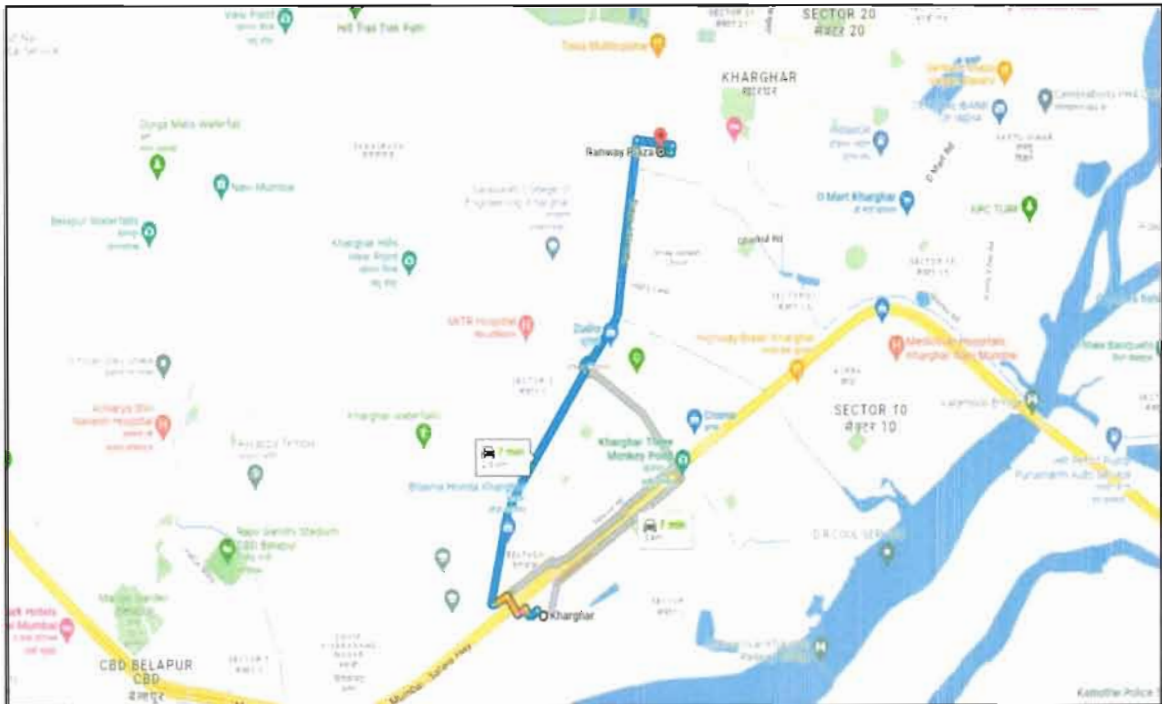


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### Route Map of the property

Site:ulr



**Longitude Latitude: 19°02'40.9"N 73°03'54.4"E**

**Note:** The Blue line shows the route to site from nearest railway station (Kharghar – 2.8 Km.)









## Price Indicators

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

Home / Projects in Mumbai / House for sale in Mumbai / House for sale in Sector 12 Kharghar / 4 BHK House for sale in Sector 12 Kharghar Posted on Jun 24, 2023 / Ready to move

**₹90 Lac** @ 2,14,285 per sq.ft. 4Bedrooms 3Baths  
 Estimated EMI ₹ 71,883 Independent House/Villa for Sale  
 in Swagnapur, Sector 12 Kharghar, Navi Mumbai, Mumbai

**RENT STATUS** NOT AVAILABLE Website: <https://www.mahatransaction.com>

[Overview](#) [Owner Details](#) [Explore Locality](#) [Articles](#)

**Property ID**

- Area**  
Built up area: 452.08 sq.ft. (42 sq.m.)
- Configuration**  
4 Bedrooms, 3 Bathrooms, No Balcony with Others
- Price**  
₹ 90 Lac+ Govt Charges & Tax @ 2,14,285 per sq.m. [View Price Details](#)
- Address**  
Swagnapur, Sector 12 Kharghar, Navi Mumbai
- Floors**  
4 Floors
- Facing**  
North-West
- Property Age**  
10+ Year Old

[Request Photos](#)

**Places nearby**  
No. 165/31, Behind Nimsha Hospital, Sec 12, Sector 12 Kharghar, Navi Mumbai, Mumbai [View All \(30\)](#)

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

Home / Projects in Mumbai / House for sale in Mumbai / House for sale in Sector 12 Kharghar / 2 BHK House for sale in Sector 12 Kharghar Posted on Mar 14, 2023 / Ready to move

**₹90 Lac** @ 1,87,500 per sq.ft. 2Bedrooms 3Baths  
 Estimated EMI ₹ 71,883 Independent House/Villa for Sale  
 in Swagnapur, Sector 12 Kharghar, Navi Mumbai, Mumbai

**RENT STATUS** NOT AVAILABLE Website: <https://www.mahatransaction.com>

[Overview](#) [Dealer Details](#) [Explore Locality](#) [Recommendations](#) [Articles](#)

**Property (12)**

- Area**  
Plot area: 516.67 sq.ft. (48 sq.m.)  
Carpet area: 3611.13 sq.ft. (335 sq.m.)
- Configuration**  
2 Bedrooms, 3 Bathrooms, 2 Balconies with Store Room
- Price**  
₹ 90 Lac+ Govt Charges & Tax @ 1,87,500 per sq.m. [View Price Details](#)
- Address**  
On request, Sector 12 Kharghar, Navi Mumbai
- Floors**  
2 Floors
- Facing**  
East
- Location**  
Main Road
- Property Age**  
10+ Year Old

**Places nearby**  
Sector 12 Kharghar, Navi Mumbai, Mumbai [View All \(30\)](#)

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans Login Post Property FREE

Home > Property in Navi Mumbai > House for Sale in Navi Mumbai > House for Sale in Sector 12 Kharghar > 1 BHK House For Sale in Sector 12 Kharghar > 520 sq.ft

Posted on Jan 19, 23 Property ID: 6034486

Get full support from Relationship Manager **MB Prime** Shortlists Properties Communicates with Owners Live Video Call **Join Prime 50% OFF**

**₹52.0 Lac** Get ₹15,600 cashback on Home Loan ONLY ON MAGICBRICKS

1 BHK Owner Residential House For Sale: **Sector 12 Kharghar, Navi Mumbai**

1 Bed 2 Baths Semi-Furnished

Super Built-Up Area: **520 sqft** ₹10,000/sqft Floor: **Ground (Out of 1 Floors)** Transaction Type: **Resale**

Status: **Ready to Move** Furnished Status: **Semi-Furnished**

Contact Owner Henry Lobo 9890000007

Your Name: Email: IHD+91: Mobile Number: I Agree to Magicbricks Terms of Use

**Get Contact Details**

Contact Owner Get Phone No. Last contact made 87 days ago

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2 BHK House For Sale in Kharghar ₹55 Lacs ₹21,322/Monthly 854 sq.ft. Need Home Loan? Apply Loan

Home > Real Estate Sale in Mumbai > House for Sale in Kharghar > 2BHK House for Sale in Kharghar > Property Details

Photos Location

2 Bedrooms 2 Bathrooms 1BHK Bike and Car

Mar 24, 2022 Immediately Independent House None

Contact **Trusted Agents**

Report what was not correct in this property: Listed by Broker Sold Out Wrong Info

Mark: Platinum The Range

**Overview**

Age of Building	188 Years	Ownership Type	Sell Owned
Flooring	NA	Buildup area	894 Sq.ft
Super area	888 Sq.ft	Plot area	244 Sq.ft

Activity On This Property: 2783 Views 55 Favourites 57 Comments

Powered by: 458888888

Similar Properties







(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 27.03.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mr. Sachin Kashiram Khapare & Mrs. Nutan Sachin Khapare from Mr. Ambadi Chembra Shivkumar vide Deed of Assignment dated 20.02.2013.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Borivali (West) to assess Realizable Value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Shyam Kajvilkar – 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 – 27.03.2023 Valuation Date – 29.03.2023 Date of Report – 29.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 27.03.2023
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 Row House size, location, upswing in real estate prices, sustained demand for Residential Row House, 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 Row House, admeasuring **344.00 Sq. Ft. Built up Area** in the name of **Mr. Sachin Kashiram Khapare & Mrs. Nutan Sachin Khapare**. 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**



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 Client's representative and site visit conducted, we understand that the subject property is Residential Row House, admeasuring **344.00 Sq. Ft. Built up Area**

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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

(Annexure - II)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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



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

### **Confidentiality**

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

### **Information Management**

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

### **Gifts and hospitality:**

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

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

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

advantage in the conduct of profession for himself / itself.

### 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: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
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2.5.4.20+9622becf4d35d03e0d9926865913490e4d33d813  
3311527961731863652, postalCode=400068, st=Maharashtra,  
serialNumber=41436366abdc3999b2a55ad7e3efeb315310d  
2d394d282e29a3278c278fc, cn=MANOJ BABURAO  
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Date: 2023.03.29 11:37:17 +05'30

Auth. Sign.

Think.Innovate.Create