

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA RACPC SION BRANCH B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirod Road, Off L.B.S. Marg, Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-6124/22-23	Dated 28-Mar-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 30683 / 46476	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
	Total			₹ 2,950.00

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
Total	2,500.00		225.00		225.00	450.00

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

Company's Bank Details

Bank Name : **State Bank of India**

A/c No. : **32632562114**

Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

Remarks:

"Mr. Nagesh Ram Mahindakar & Mrs. Sangeeta Nagesh Mahindrakar - Residential Flat No. 508, 5th Floor, Wing - C, "Alta Vista", Lal Dongar, Sion - Trombay Road, Near Surana Sethia Hospital, Chembur (East), Mumbai - 400 071, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt Ltd

Rathwell
Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owners: **Mr. Nagesh Ram Mahindakar & Mrs. Sangeeta Nagesh Mahindrakar**

Residential Flat No. 508, 5th Floor, Wing – C, "Alta Vista", Lal Dongar, Sion – Trombay Road,
Near Surana Sethia Hospital, Chembur (East), Mumbai – 400 071, State - Maharashtra, Country – India.

Longitude Latitude: 19°03'06.8"N 72°53'10.9"E

Valuation Prepared for:

State Bank of India




RACPC Sion

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirol Road, Off L.B.S. Marg, Kurla (West),
Mumbai, PIN Code – 400 070, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

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

Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093

To,

The Branch Manager,**State Bank of India****RACPC Sion**

B-603 & 604, Kohinoor City,

Commercial-1 6th Floor, Kirol Road,

Off L.B.S. Marg, Kurla (West),

Mumbai, PIN Code – 400 070,

State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Banking Purpose.
2.	a)	Date of inspection : 28.03.2023
	b)	Date on which the valuation is Made : 28.03.2023
3.	List of documents produced for perusal: i) Copy of Agreement for Sale dated 20.03.2023 between Mr. Harshal Narendra Chaudhari & Mrs. Maya Narendra Chaudhari (the Vendors) and Mr. Nagesh Ram Mahindakar & Mrs. Sangeeta Nagesh Mahindrakar (the Transferees). ii) Copy of Part Occupancy Certificate No. SRA / ENG / 3104 / MW / STGL / AP dated 11.12.2020 issued by Slum Rehabilitation Authority.	
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)	: Mr. Nagesh Ram Mahindakar & Mrs. Sangeeta Nagesh Mahindrakar Address: Residential Flat No. 508, 5 th Floor, Wing – C, "Alta Vista", Lal Dongar, Sion – Trombay Road, Near Surana Sethia Hospital, Chembur (East), Mumbai – 400 071, State - Maharashtra, Country – India. Contact Person: Mr. Nagesh Ram Mahindakar (Owner) Contact No.: 98198 92750 Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat located on 5 th Floor. The composition of Residential flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage (i.e. 1 BHK + 2 Toilets). The property is at 2.6 Km. travelling distance from nearest railway station Chembur.
6.	Location of property	:
	a)	Plot No. / Survey No. : -
	b)	Door No. : Residential Flat No. 508
	c)	C.T.S. No. / Village : C.T.S. No. 343(P) of Village – Chembur
	d)	Ward / Taluka : M/W Ward, Taluka – Kurla

	e)	Mandal / District	:	District – Mumbai Suburban
	f)	Date of issue and validity of layout of approved map / plan	:	As part occupancy certificate is available it may be assumed that the construction is as per sanctioned 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	:	N.A.
7.		Postal address of the property	:	Residential Flat No. 508, 5 th Floor, Wing – C, "Alta Vista", Lal Dongar, Sion – Trombay Road, Near Surana Sethia Hospital, Chembur (East), Mumbai – 400 071, State - Maharashtra, Country – India.
8.		City / Town	:	Chembur (East), Mumbai
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	Hgh / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban Area
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Chembur SRA / Municipal Corporation of Greater Mumbai
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property	:	
				As per Site
				As per Document
		North	:	Under Construction Building
		South	:	The Ornata
		East	:	Slum Area
		West	:	Lal Dongar Road
				36.60 Mtr.
				Hill
				36.60 Mtr.
13.		Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.
				A
				B
				As per the Deed
				Actuals
		North	:	-
		South	:	-
		East	:	-
		West	:	-
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 380.00 (Area as per actual site measurement)

		<p>Carpet Area in Sq. Ft. = 403.00 (Area as per Agreement for Sale)</p> <p>Built up Area in Sq. Ft. = 504.00 (Area as per Agreement for Sale)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>
14.1	Latitude, Longitude & Co-ordinates of Flat	: 19°03'06.8"N 72°53'10.9"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft. = 403.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
II	APARTMENT BUILDING	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: C.T.S. No. 343(P) of Village – Chembur
	Block No.	: -
	Ward No.	: M/W Ward
	Village / Municipality / Corporation	: Village – Chembur SRA / Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	: Residential Flat No. 508, 5 th Floor, Wing – C, " Alta Vista ", Lal Dongar, Sion – Trombay Road, Near Surana Sethia Hospital, Chembur (East), Mumbai – 400 071, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2020 (As per Occupancy Certificate)
5.	Number of Floors	: 4 Basements + Stilt + 23 Upper Floors
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling units in the building	: 8 Flats on 5 th Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 4 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal sewer
	Car parking - Open / Covered	: Along with one car parking space

	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	Residential Flat		
1	The floor in which the Flat is situated	:	5 th Floor
2	Door No. of the Flat	:	Residential Flat No. 508
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood door frame, Flush doors shutters
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Nagesh Ram Mahindakar & Mrs. Sangeeta Nagesh Mahindrakar
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. = 504.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per SRA norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 380.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 403.00 (Area as per Agreement for Sale)
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?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 19,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developing area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
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 /	:	₹ 22,000.00 to ₹ 23,000.00 per Sq. Ft. on Carpet Area

	reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	: ₹ 22,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 19,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office for new property (an evidence thereof to be enclosed)	: ₹ 1,78,395.00 per Sq. M. i.e. ₹ 16,573.00 per Sq. Ft.
	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 the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstin. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact as even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	:
	Replacement cost of Flat with Services (v(3)i)	: ₹ 3,000.00 per Sq. Ft.
	Age of the building	: 03 Years (as per Occupancy certificate)
	Life of the building estimated	: 57 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A., as the property age is below 5 years
	Depreciated Ratio of the building	: -
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	: ₹ 19,500.00 per Sq. Ft.
	Total Composite Rate	: ₹ 22,500.00 per Sq. Ft. (incl. car parking)
	Remarks	: -

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (incl. car parking)	403.00 Sq. Ft.	22,500.00	90,67,500.00
2	Wardrobes			
3	Showcases			
4	Kitchen arrangements			

5	Superfine finish		
6	Interior Decorations		
7	Electricity deposits / electrical fittings, etc.		
8	Extra collapsible gates / grill works etc.		
9	Potential value, if any		
10	Others		
	Total / Realizable value of the property		90,67,500.00
	Insurable value of the property (504.00 Sq. Ft. X 3,000.00)		15,12,000.00
	Guideline value of the property (As per Index No. II)		87,06,434.00

Justification for price /rate

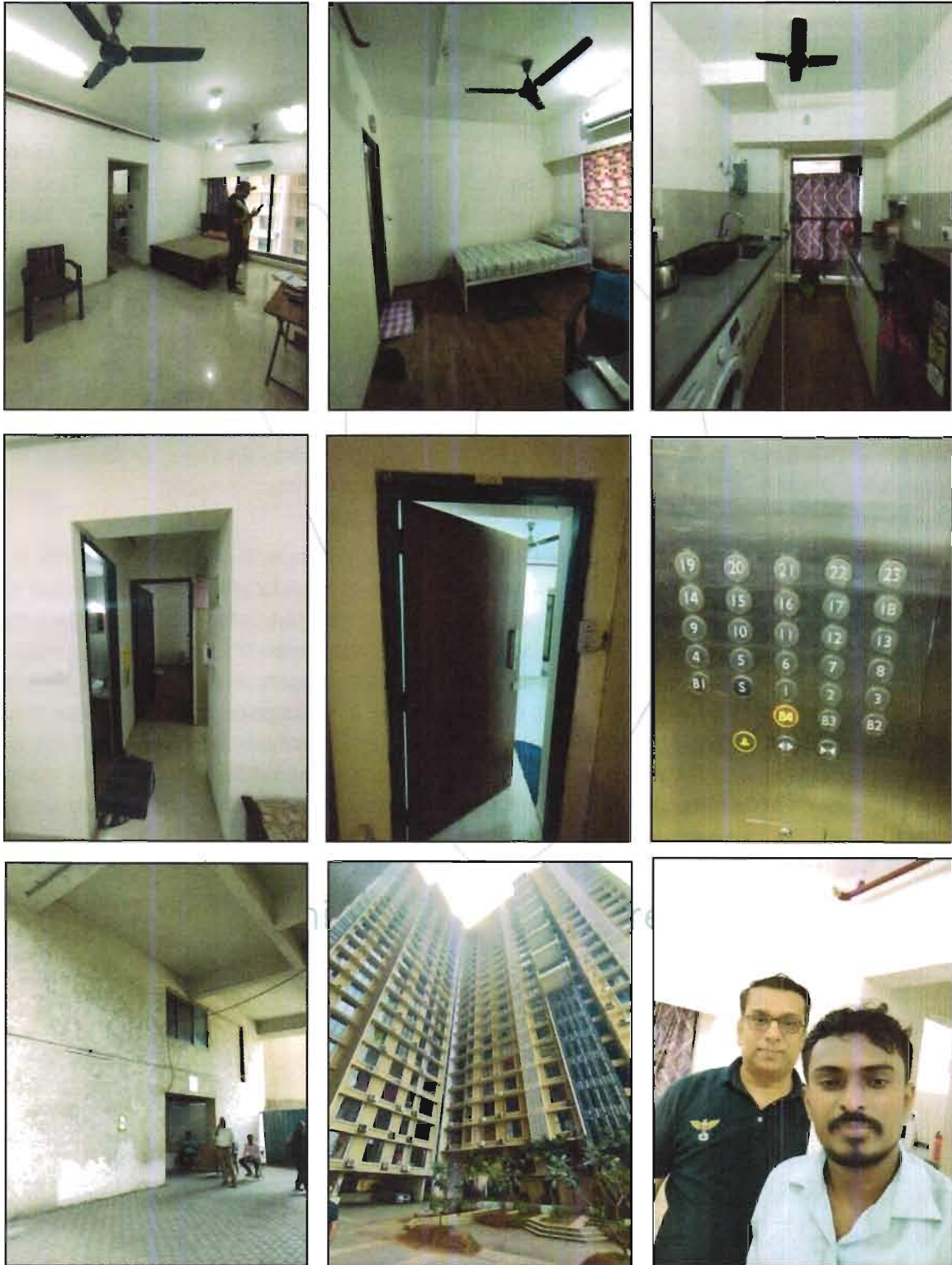
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property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

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 22,000.00 to ₹ 23,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development in the locality etc. We estimate ₹ 22,500.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 19,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



Route Map of The Property

Siteu/r



Longitude Latitude: 19°03'06.8"N 72°53'10.9"E

Note: The Blue line shows the route to site from nearest railway station (Chembur – 2.6 Km)

Ready Reckoner Rate

DIVISION / VILLAGE : CHEMBUR Commence From 1st April 2022 To 31st March 2023						
Type of Area	Urban		Local Body Type	Corporation 'A' Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: V. N. Purav Marg to the North, Ramkrishna Chemburkar Marg to the East, and Village Boundary to the South, Goods Railway Line to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
98	98/443	81760	169900	195380	212370	169900
223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 335, 336, 338, 339, 339/1, 339/2, 339/3, 339/4, 339/5, 340, 341, 342, 343, 344, 350, 390, 391, 392, 393, 394, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 410, 411, 414, 435, 436, 437, 440, 441, 442, 443, 444, 445, 446						
Compare With Previous Year ↓						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,69,900.00			
Increase by 5% on Flat Located on 5 th Floor	8,495.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,78,395.00	Sq. Mtr.	16,573.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	0.00			
The difference between land rate and building rate (A – B = C)	0.00			
Depreciation Percentage as per table (D) [100% - 3%] (Age of the Building – 3 Years)	0%			
Rate to be adopted after considering depreciation [B + (C x D)]	0.00	Sq. Mtr.	0.00	Sq. Ft.

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)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
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

HOUSING.com Buy in Mumbai

Chembur 4 BHK

1 BHK Apartment

₹95.0 L (EMI starts at ₹4766)

By OPENHIA CONSTRUCTION

Santa Mira Vista Lal Dunga Chembur Mumbai

Free registration Email Now

628 sq.ft. Built Up Area

15.15 K/sq.ft. Avg. Price

3 Year Old Age of property

Ready to move Possession status

Higher of 23 floors

North facing Facing

Unfurnished Furnishing

99acres Buy • Rent • Lease • Project • Loans • Landmark

1 Cr (₹23,148 per sq.ft.)

Estimated EMI ₹18,976

1 BHK 1 Bath

₹23,148 per sq.ft.

₹23,148 per sq.ft. (Regular) See Price

1 Cr + Govt Charges & Tax

1 Cr + Govt Charges & Tax

₹23,148 per sq.ft. (Regular) See Price

10 of 23 Floors

0 to 1 Year Old

Property (10) Society (47)

Super Built up area: 712 sq.ft. (100%)

Built up area: 700 sq.ft. (98%)

Carpet area: 432 sq.ft. (62%)

1 Bedroom, 1 Bathroom, 1c balcony

Chembur East, Mumbai Harbour

Sales Instance

गावाचे नाव : चेंबूर	
(1) विलेखाचा प्रकार	अॅग्रीमेंट टू सेल
(2) मूल्यदत्त	8721000
(3) बाजाराचा/भाडेपट्टा/याच्या बाबत/पट्टाकार आकारणी देतो की पट्टेदार ते समुद्र करावे)	8829264.4
(4) भू-स्वाम्य, पोटहिसरा व पराक्रमिक (असल्यास)	1) पालिकेचे नाव Mumbai Municipal Corporation, इतर वर्गीत : सदानिका नं: प्लॉट नं: 1801, माला नं: 18 वा.बी विंग, इमारतीचे नाव: अन्टाविस्टा, लाल झेंगर, लायन - टुम्बे रोड, ब्लॉक नं: सुराणा सेटिव्ह हॉस्पिटल जवळ, चेंबूर ईस्ट, रोड : मुंबई-400071, इतर माहिती: सोबत एक काग पाकिंग (C.T.S. Number : 343(PT) :)
(5) क्षेत्रफळ	44.61 चौ मीटर
(6) आकारणी किंवा जुनी देण्यात असलेला नोंद	
(7) दस्तऐवज करण देणा-या/पारितोष देणया-या पक्षांकराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतियादिचे नाव व पत्ता	1) नाव -लक्ष्मण लक्ष्मण देवाट वय -4 पत्ता -प्लॉट नं फ्लॉट नं 1801, माला नं 18 वा.बी विंग, इमारतीचे नाव अन्टाविस्टा, लाल झेंगर, लायन टुम्बे रोड, ब्लॉक नं सुराणा सेटिव्ह हॉस्पिटल जवळ, चेंबूर ईस्ट, रोड नं मुंबई, महाराष्ट्र, MUMBAI. पिन कोड -400071 पिन नं - AQQP074287 2) नाव -नाथना लक्ष्मण देवाट वय -4 पत्ता -प्लॉट नं फ्लॉट नं 1801, माला नं 18 वा.बी विंग, इमारतीचे नाव अन्टाविस्टा, लाल झेंगर, लायन टुम्बे रोड, ब्लॉक नं सुराणा सेटिव्ह हॉस्पिटल जवळ, चेंबूर ईस्ट, रोड नं मुंबई, महाराष्ट्र, मुंबई. पिन कोड -400071 पिन नं -AJPP02501A
(8) दस्तऐवज करण देणा-या पक्षांकराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतियादिचे नाव व पत्ता	1) नाव -जयलक्ष्मण शशी वय -25, पत्ता -प्लॉट नं कम नं 431, माला नं, इमारतीचे नाव विलिंग नं 9, जे के बलीन मार्ग, पंजाबी कॅम्प, ब्लॉक नं हुरि मॉडर जवळ, लायन कोर्टोवॉल अँटिप हिल, रोड नं मुंबई, महाराष्ट्र, MUMBAI. पिन कोड -400017 पिन नं -CEQP83898M 2) नाव -कृष्ण हरिजीम शशी वय -30, पत्ता -प्लॉट नं कम नं 431, माला नं, इमारतीचे नाव विलिंग नं 9, जे के बलीन मार्ग, पंजाबी कॅम्प, ब्लॉक नं हुरि मॉडर जवळ, लायन कोर्टोवॉल अँटिप हिल, रोड नं मुंबई, महाराष्ट्र, MUMBAI. पिन कोड -400017 पिन नं -8DHP66126R
(9) दस्तऐवज करण दिव्याचा दिनांक	05/01/2023
(10) दस्त नोंदणी केव्याचा दिनांक	05/01/2023
(11) अनुक्रमिक क्रम व पृष्ठ	315/2023
(12) बाजाराकराच्या मूद्राक शुल्क	535800
(13) बाजाराकराच्या नोंदणी शुल्क	30680
(14) शीट	

https://www.echigiservice.maharashtra.gov.in/portal/HTML/Report/uch/Kamank2_RegLive.aspx

As a result of my appraisal and analysis, it is my considered opinion that the above property in the prevailing condition with aforesaid specifications is ₹ 90,67,500.00 (Rupees Ninety Lakh Sixty Seven Thousand Five Hundred Only).

Place: Mumbai

Date: 28.03.2023

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, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.20=9822b6c4ad33dc346c39e268a5913490c3d334013
53115279b7fa1805652, postalCode=400066, st=Maharashtra,
serialNumber=12050565ad33dc346c39e268a5913490c3d334013
2494609039a279a2506, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.03.29 10:12:21 +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)

Think.Innovate.Create

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 28.03.2023 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 28.03.2023. 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 Chairman & Managing 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 was purchased by Mr. Nagesh Ram Mahindakar & Mrs. Sangeeta Nagesh Mahindrakar from Mr. Harshal Narendra Chaudhari & Mrs. Maya Narendra Chaudhari vide Agreement for Sale dated 20.03.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Sion to assess 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 Chandan Singh – Valuation Engineer Vinita Surve – Technical Manager Girish Agre – 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 – 28.03.2023 Valuation Date – 28.03.2023 Date of Report – 28.03.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 28.03.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **28th March 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **403.00 Sq. Ft. Carpet Area** in the name of **Mr. Nagesh Ram Mahindakar & Mrs. Sangeeta Nagesh Mahindrakar**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

(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).

