

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-81/23-24</b>	Dated <b>13-Apr-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA- RACPC BELAPUR</b> Estate Department Corporate Center, 4th Floor, CIDCO Tower No. 4, Railway Station Building, C.B.D Belapur, Navi Mumbai- 400614 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>30851 / 2300083</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

Amount Chargeable (in words)

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

E. & O.E

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:

"Name of Proposed Purchaser: Mr. Deepak Dayaldas Sachdev &

Mrs. Kashish Deepak Sachdev

Name of Owner : M/s. Paradise Lifestyles Pvt. Ltd. -  
 Residential Flat No. 1001, 10th Floor, "Belista", Sai  
 World Legend, Shahad Phatak Road, Shahad (East),  
 Taluka – Ulhasnagar, District – Thane, PIN – 421001,  
 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**

*Rattul*  
 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 Proposed Purchaser: **Mr. Deepak Dayaldas Sachdev & Mrs. Kashish Deepak Sachdev**

Name of Owner: **M/s. Paradise Lifestyles Pvt. Ltd.**

Residential Flat No. 1001, 10<sup>th</sup> Floor, "**Belista**", Sai World Legend, Shahad Phatak Road, Shahad (East),  
Taluka – Ulhasnagar, District – Thane, PIN – 421001, State – Maharashtra, Country – India.

Latitude Longitude: 19°14'34.7"N 73°09'34.3"E

### Valuation Done for: **State Bank of India** **RACPC Belapur Branch**

Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4, Railway Station Building, C.B.D.  
Belapur, Navi Mumbai – 400 614, State – Maharashtra, Country – India.



#### **Our Pan India Presence at :**

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

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

## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1001, 10<sup>th</sup> Floor, "Belista", Sai World Legend, Shahad Phatak Road, Shahad (East), Taluka – Ulhasnagar, District – Thane, PIN – 421001, State – Maharashtra, Country – India belongs to **M/s. Paradise Lifestyles Pvt. Ltd.** Name of **Proposed Purchaser** is **Mr. Deepak Dayaldas Sachdev & Mrs. Kashish Deepak Sachdev.**

Boundaries of the property.

North	:	Shahad Phatak Road
South	:	Bhim Nagar
East	:	Open Plot
West	:	Rana Compound

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 **₹ 75,15,000.00 (Rupees Seventy Five Lakh Fifteen Thousand Only)**. As per site inspection 69% 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.**

Sharadkumar  
B. Chalikwar

C.M.D.

Auth. Sign

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.com,  
c=IN  
Date: 2023.04.13 17:18:04 +05'30'



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.



[www.vastukala.org](http://www.vastukala.org)

### Our Pan India Presence at :

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**Mumbai** - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org



		composition of residential flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + Balcony (i.e., <b>2BHK + 2 Toilets</b> ). The property is at 230 M. walkable distance from nearest railway station Shahad.	
		<b>At the time of inspection, the property was under construction. Extent of completion are as under:</b>	
	Foundation	Completed	RCC Plinth
	RCC Floors	Completed	Internal Brick Work
	External Brick Work	Completed	Internal Plastering
	External Plastering	25 <sup>th</sup> Floor Completed	Total
			25 <sup>th</sup> Floor Completed
			69% work completed
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 6 (Part), 7 & 8
	b) Door No.	:	Residential Flat No. 1001
	c) T.S. No. / Village	:	
	d) Ward / Taluka	:	Taluka – Ulhasnagar
	e) Mandal / District	:	District – Thane
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. UMC / NRV / BP / 40 / 16 / 99 dated 21.01.2021 issued by Ulhasnagar Municipal Corporation (As downloaded from RERA site).
	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. 1001, 10 <sup>th</sup> Floor, “ <b>Belista</b> ”, Sai World Legend, Shahad Phatak Road, Shahad (East), Taluka – Ulhasnagar, District – Thane, PIN – 421001, State – Maharashtra, Country – India.
8.	City / Town	:	Shahad (East), Thane
	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 – Ulhasnagar Camp No. 1 Ulhasnagar 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 actual Site</b> <b>As per Agreement</b>
	North	:	Shahad Phatak Road      Details not available

	South	:	Bhim Nagar	Details not available
	East	:	Open Plot	Details not available
	West	:	Rana Compound	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.	
			A As per the Deed	B Actual
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	<b>Carpet Area in Sq. Ft. = 691.00</b> <b>Balcony Area in Sq. Ft. = 78.00</b> <b>Service Area in Sq. Ft. = 66.00</b> <b>Total Carpet Area in Sq. Ft. = 835.00</b> <b>(Area as per Draft Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 919.00 (Total Carpet + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°14'34.7"N 73°09'34.3"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 691.00</b> <b>Balcony Area in Sq. Ft. = 78.00</b> <b>Service Area in Sq. Ft. = 66.00</b> <b>Total Carpet Area in Sq. Ft. = 835.00</b> <b>(Area as per Draft 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 APARTMENT BUILDING</b>				
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Plot No. 6 (Part), 7 & 8, C.T.S. No. 1618, 1619/A, 1625 & 1626/A of Village – Ulhasnagar Camp No. 1	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Ulhasnagar Camp No. 1 Ulhasnagar Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1001, 10 <sup>th</sup> Floor, “ <b>Belista</b> ”, Sai World Legend, Shahad Phatak Road, Shahad (East), Taluka – Ulhasnagar, District – Thane, PIN – 421001, 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	:	Proposed Still + 2 Podium + 3 <sup>rd</sup> to 36 <sup>th</sup> Floors	
6.	Type of Structure	:	Proposed R.C.C. Framed Structure	



7.	Number of Dwelling units in the building	:	Proposed 6 Flats on 10 <sup>th</sup> Floor
8.	Quality of Construction	:	Good
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 Podium + Open Car Parking
	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	:	10 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 1001
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door framed with flush doors
	Windows	:	Proposed Powder coated aluminum sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Proposed 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?	:	Building is under construction
7	Sale Deed executed in the name of	:	<b>Name of Proposed Purchaser:</b> Mr. Deepak Dayaldas Sachdev & Mrs. Kashish Deepak Sachdev  <b>Name of Owner</b> M/s. Paradise Lifestyles Pvt. Ltd.
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. = 919.00 (Total Carpet + 10%)
10	What is the floor space index (app.)	:	As per UMC norms
11	What is the Carpet Area of the flat?	:	<b>Carpet Area in Sq. Ft. = 691.00</b> <b>Balcony Area in Sq. Ft. = 78.00</b> <b>Service Area in Sq. Ft. = 66.00</b> <b>Total Carpet Area in Sq. Ft. = 835.00</b> <b>(Area as per Draft Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium









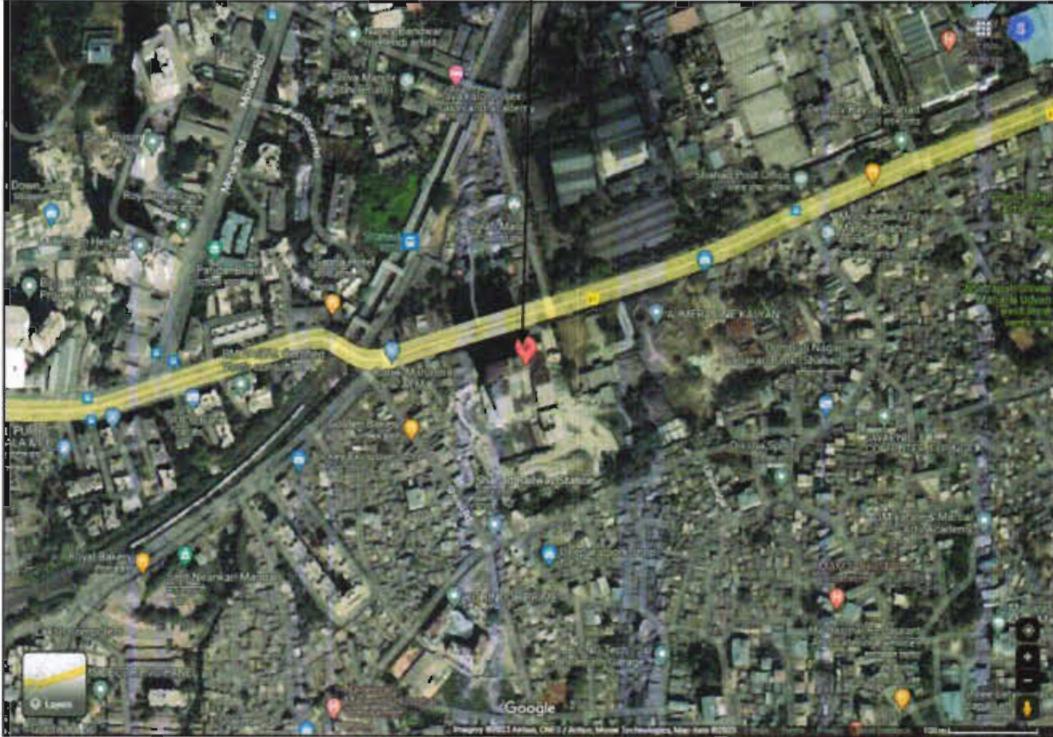
## Actual site photographs



Think.Innovate.Create

## Route Map of the property

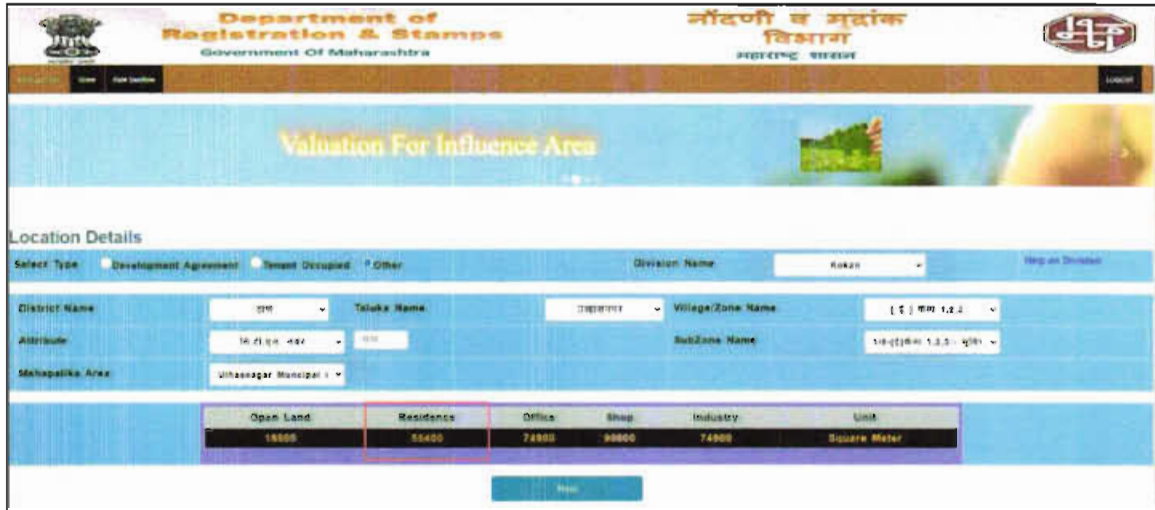
Site,u/r



**Latitude Longitude: 19°14'34.7"N 73°09'34.3"E**

**Note:** The Blue line shows the route to site from nearest railway station (Shahad – 230 M.)

## Ready Reckoner Rate



Department of Registration & Stamps  
Government Of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

### Valuation For Influence Area

Location Details

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name:

District Name:  Taluka Name:  Village/Zone Name:

Attribute:  SubZone Name:

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
18500	55000	74900	90000	74900	Square Meter

Rate

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## Price Indicators

The screenshot shows a property listing on the Magicbricks website. The main heading is "₹84.0 Lac" with a sub-heading "₹14.20,000 per sq.ft. (approx.)". The property is located in "Shahad, Upha Nagar, Mumbai - Around Mumbai, Maharashtra". Key details include:
 

- Price: ₹84.0 Lac
- Area: 585 sq.ft.
- Configuration: 2 BHK
- Completion: Nov '25
- Property Type: New Property
- Orientation: North
- Furnishing: Unfurnished

 The listing also includes a "More Details" section with the following information:
 

- Price Breakup: ₹84 Lac | ₹14,20,000 approx. (approximation) / Sq.ft. | ₹13,141 sq. feet (approx.)
- Resale/Project: ₹10 Lac
- RERA ID: P51700025002
- Address: Shahad, Upha Nagar, Mumbai - Around Mumbai, Maharashtra
- Location: Near Shahad Station, Kalyan Murud Road, Upha Nagar

The screenshot shows a property listing on the Housing.com website. The main heading is "2 BHK Apartment" with a price of "₹76.92 L". The property is located in "Shahad, Upha Nagar, Thane". Key details include:
 

- Price: ₹76.92 L
- Area: 585 sq.ft.
- Configuration: 2 BHK
- Completion: Nov '25
- Property Type: New Property
- Orientation: North
- Furnishing: Semi-Furnished

 The listing also includes a "More Details" section with the following information:
 

- Price Breakup: ₹76.92 L
- Resale/Project: ₹10 Lac
- RERA ID: P51700025002
- Address: Shahad, Upha Nagar, Thane
- Location: Near Shahad Station, Kalyan Murud Road, Upha Nagar



## Price Indicators

This screenshot shows a real estate listing for 'Paradise Sai World Legend' on a website. The main image shows two tall apartment buildings. The listing details include:

- Price:** ₹ 78.00 Lac to 2.62 Cr
- Status:** Mid Stage Construction
- Project Size:** 28.5 Lakh sq ft
- Configuration:** 1 BHK, 2 BHK, 3 BHK, 4 BHK
- 2 Properties for Sale** at a Price of ₹ 1000 Cr

Below the main image, there is a section titled 'Why Invest through Square Yards?' with three bullet points:

- Zero Brokerage - 100% Service - 0% Brokerage:** The charge for customer finding, maintenance, etc.
- Lowest Price Guarantee:** Highly verified, but if you find a cheaper price elsewhere, full refund will be made.
- Full Service Support:** The sales personnel are accountable for every step - from sales, home loan & possession.

At the bottom, there are contact details for 'Square Yards RERA Reg. No. AP180004014' and 'Project RERA Reg. No. MH2002012127' along with a 'Contact our Real Estate Experts' button.

This screenshot shows the same real estate listing for 'Paradise Sai World Legend' on a different website. It features a search bar at the top right with the text 'We will take care of your search'. Below the search bar, there is a 'Call Now' button and a 'WhatsApp' button. The listing details are:

- Project Name:** Paradise Sai World Legend
- Location:** Uttara, Mumbai
- Project Size:** 2.3 - 4 BHK
- Configuration:** 2B - 1000 sq ft
- Price Range:** ₹ 63.8 L - ₹ 1.07 Cr

At the bottom, there is a contact number: '+91-96039-69347'.



## Sale Instance

133977 13-04-2023 Note -Generated Through eSearch Module, For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुयम निबंधक: दु.नि. उल्हासनगर 1 दस्त क्रमांक: 1339/2022 नोंदणी: Regn:03m
<b>गावाचे नाव : उल्हासनगर कॅम्प क्र.1</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	7700000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5593356.12	
(4) भू-मापन पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:उल्हासनगर म.न.पाइतर वर्णन : इतर माहिती: विभाग ई 1:5 मोजे उल्हासनगर(शहाड),उल्हासनगर कॅम्प क्र. 1, येथील सि.टी.एस नं 1618, 1619 अ.1625,1626 अ.प्लॉट नं 6 पैकी,7 व 8.शीट नं. 92,93 व 94 वरील साई वर्ल्ड लेजंड प्रोजेक्ट, बिल्डिंग नं. 2,बेलेस्ता टॉवर,सदनिका नं. 2403,चौविसावा मजला,क्षेत्र 66.74 चौ.मी कार्पेट : 13.47 चौ.मी, बाल्कनी : 2.33 चौ.मी फ्लॉवर बेंड एरिया : 4.43 चौ.मी सर्व्हिस एरिया/रेस क्र. पी51700025002)( ( C.T.S. Number : 1618, 1619 अ. 1625, 1626 अ. प्लॉट नं 6 पैकी,7 व 8 : ) )	
(5) क्षेत्रफळ	66.74 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव-पॅराडाईज लाईफस्टाईल प्रा. लि. तर्फे डायरेक्टर अभिल मधु,भटीज चौ.यावतीने - कडली जबाब करिता कु.मु. मणून अजय जी. मखीजा - वय-42 पत्ता-प्लॉट नं 19, 20, माळा नं.-, इमारतीचे नाव सत्र प्लाझा, ब्लॉक नं. 1701, रोड नं सेक्टर 19 डी, वाशी नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड-400705 पॅन नं. -AAACDA9152F	
(8) दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव-दिशा नरेंद्र वलेचा - वय-48, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं बो के नं 363/12 ए, उधाराम निवास, सिरू चौक ठाकूर स्टुडीओ जवळ, उल्हासनगर 2, महाराष्ट्र, ठाणे. पिन कोड-421002 पॅन नं.-ACWPPV3103D 2) नाव-विभव नरेंद्र वलेचा - वय-36, पत्ता-प्लॉट नं. , माळा नं. , इमारतीचे नाव , ब्लॉक नं. , रोड नं बो के नं 363/12 ए, उधाराम निवास, सिरू चौक ठाकूर स्टुडीओ जवळ, उल्हासनगर 2, महाराष्ट्र, ठाणे. पिन कोड-421002 पॅन नं.-AUQPV6005L	
(9) दस्तावेज करून दिल्याचा दिनांक	30/03/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	30/03/2022	
(11) अनुक्रमांक खंड व पृष्ठ	1339/2022	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	462000	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) शीरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निघडलेलं अनुसूद्ध -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications ₹ 75,15,000.00 (Rupees Seventy Five Lakh Fifteen Thousand Only).

As per site inspection 69% construction work is completed.

Place: Mumbai

Date: 13.04.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
serial=2040, email=rcm@vastukala.org, c=IN  
(Date: 2023.04.13 17:10:09 +05'30')

C.M.D.

Auth. Sign

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

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





Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was owned by M/s. Paradise Lifestyles Pvt. Ltd. Flat will be purchased by Mr. Deepak Dayaldas Sachdev & Mrs. Kashish Deepak Sachdev
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Belapur Branch, to assess value of the property for Bank Loan Purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharad B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Prashant Kasar – 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 – 07.04.2023 Valuation Date – 13.04.2023 Date of Report – 13.04.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 07.04.2023
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 **13<sup>th</sup> April 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 and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 835.00** in the name **M/s. Paradise Lifestyles Pvt. Ltd.** Name of Proposed Purchaser is **Mr. Deepak Dayaldas Sachdev**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Paradise Lifestyles Pvt. Ltd.** Name of Proposed Purchaser is **Mr. Deepak Dayaldas Sachdev.** For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

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

### Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 835.00.**

### 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 the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 835.00**.

#### **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.





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.

Sharadkumar  
B. Chalikwar

C.M.D.

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
mail=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.04.13 17:15:54 +05'30'

Auth. Sign

Think.Innovate.Create

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13



Vastukala Consultants (I) Pvt. Ltd.

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