

# 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-92/23-24</b>	Dated <b>14-Apr-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA - RACPC GHATKOPAR</b> RACPC GHATKOPAR BRANCH, OPP. DAMODAR PARK, ASHOK SILK MILLS COMPOUND, L.B.S. MARG, GHATKOPAR (W), MUMBAI-400086 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>30892 / 2300094</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 %	<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**

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. Rohit Anant Samant & Mrs. Vidisha Rohit Samant (nee Vidisha Vivek Parulekar) - Residential Flat No. A -502, 5th Floor, A Wing, "Datta Krupa", G. V. Scheme Road No. 1, Mulund (East), Mumbai - 400081, 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

*Rathee*  
 Authorised Signatory

This is a Computer Generated Invoice



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

Think Innovate Create

An ISO 9001:2015 Certified Company

www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Rohit Anant Samant & Mrs. Vidisha Rohit Samant (nee Vidisha Vivek Parulekar)**

Residential Flat No. A-502, 5<sup>th</sup> Floor, A Wing, "Datta Krupa", G. V. Scheme Road No. 1, Mulund (East),  
Mumbai – 400081, State - Maharashtra, Country - India.

Think.Innovate.Create

Latitude Longitude: 19°10'14.7"N 72°57'37.7"E

### Valuation Done for:

**State Bank of India  
RACPC Ghatkopar**

Retail Assets Centralized Processing Centre, 1st Floor, Ashok Silk Mills Compound, LBS Marg,  
Ghatkopar (West), Mumbai – 400 086, 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 property bearing Residential Flat No. A-502, 5<sup>th</sup> Floor, A Wing, "Datta Krupa", G. V. Scheme Road No. 1, Mulund (East), Mumbai – 400081, State - Maharashtra, Country - India belongs to **Mr. Rohit Anant Samant & Mrs. Vidisha Rohit Samant (nee Vidisha Vivek Parulekar).**

Boundaries of the property.

North : B Wing  
South : G. V. Scheme Road  
East : Maya Apartment  
West : Prashant Building

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 ₹ **1,47,34,500.00 (Rupees One Crore Forty Seven Lakh Thirty Four Thousand Five Hundred Only).**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=330, email=cmd@vastukala.org,  
c=IN  
Date: 2023.04.14 16:52:50 +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  
BOB Empanelment No.: ZO:MZ:ADV:46:941  
Encl: Valuation report.



### Our Pan India Presence at :

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

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

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

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

To,

**The Assistant General Manager,****State Bank of India****RACPC Ghatkopar**

Retail Assets Centralized Processing Centre,

1<sup>st</sup> Floor, Ashok Silk Mills Compound, LBS Marg,

Ghatkopar (West), Mumbai – 400 086,

State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	To assess realizable value of the property for Bank Loan Purpose.
2.	a) Date of inspection	:	12.04.2023
	b) Date on which the valuation is made	:	14.04.2023
3.	List of documents produced for perusal:		
	1. Copy of Agreement for Sale dated 24.12.2019.		
	2. Copy of RERA Registration Certificate No. P51800004548 dated 18.05.2020.		
	3. Copy of Building Completion Certificate No. CHE / ES / 1533 / T / 337 (NEW) / OCC / 1 / NEW dated 01.01.2021 issued by Municipal Corporation of Greater Mumbai.		
	4. Copy of Amended Commencement Certificate No. CHE / ES / 1533 / T / 337 (NEW) / FCC / 2 / Amend dated 29.11.2016 issued by Municipal Corporation of Greater Mumbai.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p><b>Mr. Rohit Anant Samant &amp; Mrs. Vidisha Rohit Samant (nee Vidisha Vivek Parulekar)</b></p> <p><b>Address:</b> Residential Flat No. A-502, 5<sup>th</sup> Floor, A Wing, "Datta Krupa", G. V. Scheme Road No. 1, Mulund (East), Mumbai – 400081, State - Maharashtra, Country - India.</p> <p><b>Contact Person:</b> Mr. Rohit Anant Samant (Owner) Contact No.: 9930283026</p> <p>Joint Ownership Details of ownership share is not available</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat located on 5 <sup>th</sup> floor. The composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (i.e., 2BHK + 2 Toilets). The property is at 450 M. walkable distance from nearest railway station Mulund.
6.	Location of property	:	

a)	Plot No. / Survey No.	:	-
b)	Door No.	:	Residential Flat No. A-502
c)	C.T.S. No. / Village	:	C.T.S. No. 507/16/3 & 539A of Village – Mulund (East)
d)	Ward / Taluka	:	Taluka – Kurla
e)	Mandal / District	:	District – Mumbai Suburban
f)	Date of issue and validity of layout of approved map / plan	:	As Building Completion Certificate is available, we assumed that the construction is as per approved 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. A-502, 5 <sup>th</sup> Floor, A Wing, “ <b>Datta Krupa</b> ”, G. V. Scheme Road No. 1, Mulund (East), Mumbai – 400081, State - Maharashtra, Country – India.
8.	City / Town	:	Mulund (East), 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 – Mulund (East) 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		<b>As per actual Site</b>   <b>As per Agreement</b>
	North	:	B Wing   Trupti CHSL
	South	:	G. V. Scheme Road   G. V. Scheme Road No. 1
	East	:	Maya Apartment   Maya Apartment & Partly by Recreation Ground of Chanchani Layout
	West	:	Prashant Building   Prashant Building
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
			A   B
			As per the Deed   Actual
	North	:	-   -
	South	:	-   -
	East	:	-   -

	West	:	-
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 598.00 (Area as per actual site measurement)</p> <p><b>RERA Carpet Area in Sq. Ft. = 627.00</b> <b>(Area as per Agreement for Sale)</b></p> <p>Built Up Area in Sq. Ft. = 690.00 (Area as per Agreement for Sale)</p> <p><b>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</b></p>
14.	Latitude, Longitude & Co-ordinates of flat	:	19°10'14.7"N 72°57'37.7"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>RERA Carpet Area in Sq. Ft. = 627.00</b> <b>(Area as per Agreement for Sale)</b>
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	C.T.S. No. 507/16/3 & 539A of Village – Mulund (East)
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Mulund (East) Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. A-502, 5 <sup>th</sup> Floor, A Wing, “ <b>Datta Krupa</b> ”, G. V. Scheme Road No. 1, Mulund (East), Mumbai – 400081, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2021 (As per Occupancy Certificate)
5.	Number of Floors	:	Basement + Ground + 7 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	2 Flats on 5 <sup>th</sup> Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	1 Lift
	Protected Water Supply	:	Municipal Water supply



3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 22,000.00 to ₹ 25,000.00 per Sq. Ft. on RERA Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 23,500.00 per Sq. Ft. on RERA Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 20,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,39,997.00 per Sq. M. i.e. ₹ 13,006.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than 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 than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,700.00 per Sq. Ft.
	Age of the building	:	2 Years
	Life of the building estimated	:	58 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as building age is below 5 years
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 20,800.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 23,500.00 per Sq. Ft.</b>
	<b>Remarks:</b>		



**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	627.00 Sq. Ft.	23,500.00	1,47,34,500.00
2	Open Terrace			
3	Wardrobes			
4	Showcases			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			
9	Extra collapsible gates / grill works etc.			
10	Potential value, if any			
11	Others			
	<b>Total / Realizable value of the property</b>			<b>1,47,34,500.00</b>
	<b>Insurable value of the property (690.00 X 2,700.00)</b>			<b>18,63,000.00</b>
	<b>Guideline value of the property (690.00 X 13,006.00)</b>			<b>89,74,140.00</b>

**Justification for price / rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

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

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale

Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 22,000.00 to ₹ 25,000.00 per Sq. Ft. on RERA Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 23,500.00 per Sq. Ft. on RERA 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	₹ 31,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

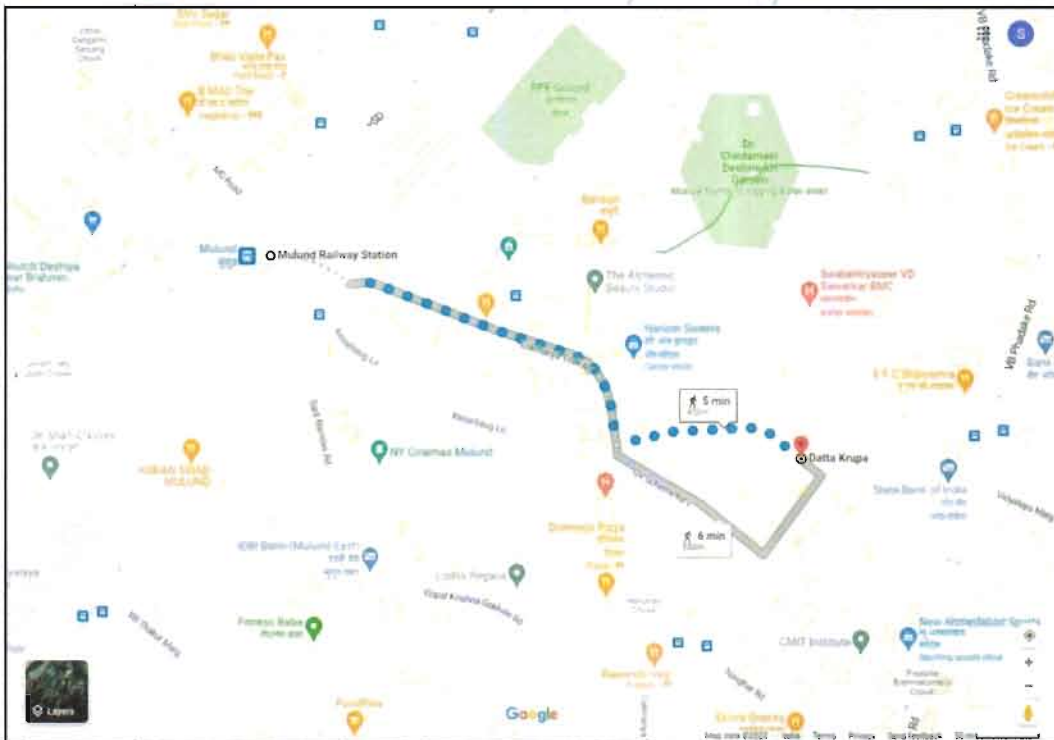
Think.Innovate.Create

### Actual site photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°10'14.7"N 72°57'37.7"E**

**Note:** The Blue line shows the route to site from nearest railway station (Mulund – 450 M.)

## Ready Reckoner Rate

DIVISION / VILLAGE : MULUND EAST 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					
Local Mark	Terrain: All the Property between the Railway Line and the East bounded to the Express Highway.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
124	124/570	67520	133330	153220	224800	139250
410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 520, 523, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629,						
<input type="checkbox"/> Compare With Previous Year <span style="float: right;"></span>						



Think. Innovate. Create

## Price Indicators

**NOBROKER**

**2 BHK Flat In Jai Pralga Khand Society For Sale In Mulund East**

₹ 74,308 Months | 427 sq. ft.

**Overview**

- Age of Building: 1-2 Years
- Carpet Area: 100 sq. ft.
- Construction Type: Ready To Move
- Bed Rooms: 2
- Bathrooms: 2
- Other Amenities: Lift, Power Backup, Security, etc.

**Activity On This Property**

43 views

**Similar Properties**

**NOBROKER**

**2 BHK Flat In Gauri Jyoti For Sale In Mulund East**

₹ 84,388 Months | 370 sq. ft.

**Overview**

- Age of Building: 1-2 Years
- Carpet Area: 100 sq. ft.
- Construction Type: Ready To Move
- Bed Rooms: 2
- Bathrooms: 2
- Other Amenities: Lift, Power Backup, Security, etc.

**Activity On This Property**

208 views

**Similar Properties**

## Sale Instance

9074391 13-04-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ता 4 दस्त क्रमांक : 9074/2022 नोंदणी Regn:63m
<b>गावाचे नाव : मुलुंड</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	8500000	
(3) बाजारभाव भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	5910185.575	
(4) भू-मापन पोतहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं. ए03. माळा नं: तळ मजला. इमारतीचे नाव: दत्त कृपा, ए - विंग, ब्लॉक नं: जी व्ही स्कीम रोड नं. 1, रोड : मुलुंड पूर्व मुंबई 400081. इतर माहिती: एकुण क्षेत्रफळ 400 चौ फूट रेरा कारपेट(37.16 चौ मी रेरा कारपेट)आणि 1 कार पार्किंग सहित.सी टी एस नं 507/16.3 आणि 539ए.व्हिलेज - मुलुंड पूर्व ( ( C. T.S. Number : 507/16/3 and 539.A . ) )	
(5) क्षेत्रफळ	400 चौ. फूट	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करुन देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव -श्री हेरंभ वास्तू निर्माण एल एल पी. पूर्वीचे नाव अमेय हौसिंग डेव्हलपमेंट कॉर्पोरेशन) तर्फे भागिदार विश्वास रामलाल फुलझाडे वय:-56 पत्ता:-प्लॉट नं ऑफिस . माळा नं: . इमारतीचे नाव. विधाता अपार्टमेंट. ब्लॉक नं: 90 फ्रीट रोड. नवघर , रोड नं मुलुंड पूर्व, मुंबई , महाराष्ट्र, MUMBAI पिन कोड. -400081 पॅन नं:-ADIFS7864F	
(8) दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव.-प्रमोद धोंडु शिरगांवकर वय -58. पत्ता.-प्लॉट नं फ्लॉट नं. सी.जी.आर.4. माळा नं . इमारतीचे नाव दिपलक्ष्मी को ऑप ही सोसा . ब्लॉक नं: मिठागर रोड एल.आयसी कॉलनी जवळ . रोड नं. मुलुंड पूर्व. मुंबई महाराष्ट्र. मुंबई पिन कोड -400081 पॅन नं:-AAKPS9688Q 2) नाव -रुचा प्रमोद शिरगांवकर वय -63. पत्ता.-प्लॉट नं फ्लॉट नं सी.जी.आर.4. माळा नं . इमारतीचे नाव दिपलक्ष्मी को ऑप ही सोसा . ब्लॉक नं: मिठागर रोड. एल.आयसी कॉलनी जवळ . रोड नं. मुलुंड पूर्व. मुंबई महाराष्ट्र. मुंबई पिन कोड -400081 पॅन नं:-ANRPS2781G	
(9) दस्तऐवज करुन दिल्याचा दिनांक	26/04/2022	
(10) दस्त नोंदणी केल्याचा दिनांक	26/04/2022	
(11) अनुक्रमांक. खंड व पृष्ठ	9074/2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	510000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील.-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Sale Instance

6232370 13-04-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुय्यम निबंधक सह दु.नि. कुर्ला 2 दस्त क्रमांक 6232/2023 नोदणी: Regn:63m
<b>गावाचे नाव : मुलुंड</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	19103200	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	12360321.685	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 701. माळा नं: 7 वा मजला, इमारतीचे नाव: विस्टा.नव पौर्णिमा वैभव को-ऑप.हौ. सोसा.लि. ब्लॉक नं: महात्मा फुले रोड, रोड : मुलुंड पुर्व मुंबई 400081, इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 788 चौ.फुट रेरा कार्पेट,बालकनीचे क्षेत्रफळ 64 चौ.फुट एक मॅकनिकल कार पार्किंग सहित स्पेस नं 3 क्षेत्रफळ 13.75 चौ.मी(( C.T.S. Number 507/2: ))	
(5) क्षेत्रफळ	80.55 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव -मेसर्स सर्वशुभ इंटरप्रायसेस चे पार्टनर शुभम अजित करंदीकर तर्फे मुखत्यार महेंद पांडुरंग मोहिते वय -44 पत्ता:-प्लॉट नं: 103/104, माळा नं: -, इमारतीचे नाव: साई विलास को-ऑप हौ सोसा लि. ब्लॉक नं: साई कॉम्प्लेक्स,नवघर रोड, रोड नं मुलुंड पुर्व मुंबई, महाराष्ट्र, मुम्बई पिन कोड -400081 पॅन नं:- ABPFS8490B 2): नाव -मेसर्स सर्वशुभ इंटरप्रायसेस चे पार्टनर सर्वेश सतिश थते तर्फे मुखत्यार महेंद पांडुरंग मोहिते वय -44 पत्ता -प्लॉट नं: 103/104, माळा नं: -, इमारतीचे नाव साई विलास को-ऑप हौ सोसा लि. ब्लॉक नं साई कॉम्प्लेक्स,नवघर रोड, रोड नं मुलुंड पुर्व मुंबई, महाराष्ट्र, मुम्बई पिन कोड -400081 पॅन नं:- ABPFS8490B	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव -प्रकाश काशिनाथ गंगाधरे वय -69; पत्ता -प्लॉट नं ए-3, माळा नं -, इमारतीचे नाव सुर्य दर्शन, ब्लॉक नं: अरुणोदय नगर, रोड नं मुलुंड पुर्व मुंबई महाराष्ट्र, मुम्बई पिन कोड -400081 पॅन नं:- AGTPO0428J 2): नाव -आशा प्रकाश गंगाधरे वय-59; पत्ता -प्लॉट नं ए-3, माळा नं -, इमारतीचे नाव सुर्य दर्शन, ब्लॉक नं अरुणोदय नगर, रोड नं, मुलुंड पुर्व मुंबई, महाराष्ट्र, मुम्बई पिन कोड -400081 पॅन नं:-ACDPG5520G	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	05/04/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	6232/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1146200	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्याकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-	(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 ₹ 1,47,34,500.00 (Rupees One Crore Forty Seven Lakh Thirty Four Thousand Five Hundred Only).

Place: Mumbai

Date: 14.04.2023

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.,  
o=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.04.14 16:53:21 +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

BOB Empanelment No.: ZO:MZ:ADV:46:941

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

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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

(Annexure – I)

**DECLARATION-CUM-UNDERTAKING**

I, Sharad 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 14.04.2023 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 12.04.2023. 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 AEAPC0117Q
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Rohit Anant Samant & Mrs. Vidisha Rohit Samant (nee Vidisha Vivek Parulekar) from M/s. Shree Heraambh Nirmal LLP vide Agreement for Sale dated 24.12.2019.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Ghatkopar, Mumbai to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Shard B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 12.04.2023 Valuation Date - 14.04.2023 Date of Report - 14.04.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 12.04.2023
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 **14<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 **Carpet Area in Sq. Ft. = 627.00** in the name **Mr. Rohit Anant Samant & Mrs. Vidisha Rohit Samant (nee Vidisha Vivek Parulekar)**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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 **Carpet Area in Sq. Ft. = 627.00.**

### **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.

**(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.

Sharadkumar  
B. Chalikwar

Digital Signature of Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.04.14.16:53:09 +05'30'

C.M.D.

Auth. Sign

**Sharadkumar B. Chalikwar**

Think.Innovate.Create

Govt. Reg. Valuer

Chartered Engineer (India)

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

BOB Empanelment No.: ZO:MZ:ADV:46:941