

# 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-239/23-24</b> Delivery Note	Dated <b>24-Apr-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References
Buyer (Bill to) <b>STATE BANK OF INDIA - RBO SANPADA</b> Regional Business Office (II), E/202, 2nd Floor, Sanpada Rly. Station Complex, Navi Mumbai - 400 705 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Reference No. & Date.  Buyer's Order No.  Dispatch Doc No. <b>31045 / 2300242</b> Dispatched through  Terms of Delivery	Delivery Note Date  Destination

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

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

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

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

*Remarks:*  
 Mr. Nandan Jayaram Tambitkar, Mrs. Seema Nandan Tambitkar & Mr. Jayaram Gopal Tambitkar. Residential Flat No. 304, 3rd Floor, "Riddhi Siddhi Ashiana Co-op. Hsg. Soc. Ltd.", Plot No. 42 + 43, Sector – 35, Kamothe, Phase II, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code – 410 206, State - Maharashtra, Country – India

Company's PAN : **AADCV4303R**

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



UPI Virtual ID : vastukala@icici  
**for Vastukala Consultants (I) Pvt Ltd**

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

*Signature*  
 Authorised Signatory

This is a Computer Generated Invoice

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Nandan Jayaram Tambitkar, Mrs. Seema Nandan Tambitkar & Mr. Jayaram Gopal Tambitkar**

Residential Flat No. 304, 3<sup>rd</sup> Floor, "Riddhi Siddhi Ashiana Co-op. Hsg. Soc. Ltd.", Plot No. 42 + 43, Sector – 35, Kamothe, Phase II, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code – 410 206, State - Maharashtra, Country – India.

Latitude Longitude: 19°01'20.2"N 73°05'16.9"E

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### Valuation Done for: **State Bank of India RBO Sanpada Branch**

Regional Business Office (II), E/202, 2nd Floor, Sanpada Rly. Station Complex,  
Navi Mumbai – 400 705, 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](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 304, 3<sup>rd</sup> Floor, "Riddhi Siddhi Ashiana Co-op. Hsg. Soc. Ltd.", Plot No. 42 + 43, Sector – 35, Kamothe, Phase II, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code – 410 206, State - Maharashtra, Country – India belongs to **Mr. Nandan Jayaram Tambitkar, Mrs. Seema Nandan Tambitkar & Mr. Jayaram Gopal Tambitkar.**

### Boundaries of the property.

North	:	Sector 35 Seaface Road
South	:	Sai Aashish CHS
East	:	Sai Pooja Arcade
West	:	Taj Regency CHSL

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 **₹ 50,98,310.00 (Rupees Fifty Lakh Ninety Eight Thousand Three Hundred Ten 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD. [www.vastukala.org](http://www.vastukala.org)

Sharadkumar  
B. Chalikwar  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN,  
Date: 2023.04.24 13:14:55 +05'30'

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

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  
Tele/Fax : +91 22 28371325/24  
mumbai@vastukala.org

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

121, 1st Floor, Ackruli Star, Central Road, MIDC, Andheri (E), Mumbai – 400093.

To,

**The Branch Manager,  
State Bank of India  
RBO Sanpada Branch**Regional Business Office (II),  
E/202, 2nd Floor, Sanpada Rly. Station Complex,  
Navi Mumbai – 400 705,  
State – Maharashtra, Country – India.**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection	:	21.04.2023
	b) Date on which the valuation is made	:	24.04.2023
3.	List of documents produced for perusal	:	
	1. Copy of Agreement for Sale dated 27.03.2023 (12 Pages from Agreement). 2. Copy of Commencement Certificate No. CIDCO / ATPO / 1114 dated 04.08.2010 issued by CIDCO 3. Copy of Occupancy Certificate No. CIDCO / BP-7383 / ATPO (NM & K) / 2013 / 107 dated 23.06.2013 issued by CIDCO.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>Mr. Nandan Jayaram Tambitkar, Mrs. Seema Nandan Tambitkar &amp; Mr. Jayaram Gopal Tambitkar</b>  <b>Address:</b> Residential Flat No. 304, 3 <sup>rd</sup> Floor, “Riddhi Siddhi Ashiana Co-op. Hsg. Soc. Ltd.”, Plot No. 42 + 43, Sector – 35, Kamothe, Phase II, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code – 410 206, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Nandan Jayaram Tambitkar (Owner) Contact No.: 9967853702  Joint Ownership (Details of ownership share not available)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat located on 3 <sup>rd</sup> Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + Bath + W.C. + Flowerbed + Passage + Terrace Area ( <b>i.e. 1 BHK + Bath + W.C.</b> ). The property is at 1.5 Km. travelling distance from nearest railway station Mansarovar.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 42 + 43, Sector – 35
	b) Door No.	:	Residential Flat No. 304
	c) C. T.S. No. / Village	:	Village – Kamothe
	d) Ward / Taluka	:	Taluka – Panvel
	e) Mandal / District	:	District – Raigad

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	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate No. CIDCO / BP-7383 / ATPO (NM & K) / 2013 / 107 dated 23.06.2013 issued by CIDCO	
	g)	Approved map / plan issuing authority	:		
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:		
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.	
7.		Postal address of the property	:	Residential Flat No. 304, 3 <sup>rd</sup> Floor, "Riddhi Siddhi Ashiana Co-op. Hsg. Soc. Ltd.", Plot No. 42 + 43, Sector - 35, Kamothe, Phase II, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code - 410 206, State - Maharashtra, Country - India.	
8.		City / Town	:	Kamothe, Navi Mumbai	
		Residential area	:	Yes	
		Commercial area	:	No	
		Industrial area	:	No	
9.		Classification of the area	:		
		i) High / Middle / Poor	:	Middle Class	
		ii) Urban / Semi Urban / Rural	:	Urban	
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Kamothe CIDCO	
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.		<b>Boundaries of the property</b>		<b>As per actual site</b>	<b>As per document</b>
		North	:	Sector 35 Seaface Road	Plot No. 24
		South	:	Sai Aashish CHS	11.00 Mtrs. Wide Road
		East	:	Sai Pooja Arcade	Plot No. 44
		West	:	Taj Regency CHSL	3.00 Mtrs. wide Road
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	:	<p>Carpet Area in Sq. Ft. = 323.00 Terrace Area in Sq. Ft. = 36.00 Flowerbed Area in Sq. Ft. = 39.00 (Area as per actual site measurement)</p> <p><b>Carpet Area in Sq. Ft. = 336.00</b> <b>Terrace Area in Sq. Ft. = 23.00</b> <b>Flowerbed Area in Sq. Ft. = 62.00</b></p>	

			<b>Total Carpet Area in Sq. Ft. = 421.00 (Area as per Agreement for Sale)</b>
			Built Up Area in Sq. Ft. = 505.00 (Carpet Area as per Agreement + 20%)
14.	Latitude, Longitude & Co-ordinates of flat	:	19°01'20.2"N 73°05'16.9"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Carpet Area in Sq. Ft. = 336.00</b> <b>Terrace Area in Sq. Ft. = 23.00</b> <b>Flowerbed Area in Sq. Ft. = 62.00</b> <b>Total Carpet Area in Sq. Ft. = 421.00</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.	:	Vacant
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Plot No. 42 + 43, Sector – 35
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Kamothe CIDCO
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 304, 3 <sup>rd</sup> Floor, "Riddhi Siddhi Ashiana Co-op. Hsg. Soc. Ltd.", Plot No. 42 + 43, Sector – 35, Kamothe, Phase II, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code – 410 206, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2013 (As per Occupancy Certificate)
5.	Number of Floors	:	Part Ground + Part Stilt + 7 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	5 Flats on 3 <sup>rd</sup> Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	1 Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open / Covered Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III FLAT</b>			









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 ₹ 12,000.00 to ₹ 13,000.00 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 of commercial and residential application in the locality etc. We estimate ₹ 12,110.00 per Sq. Ft. on Carpet Area for valuation after depreciation.

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	₹ 11,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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## Actual Site Photographs



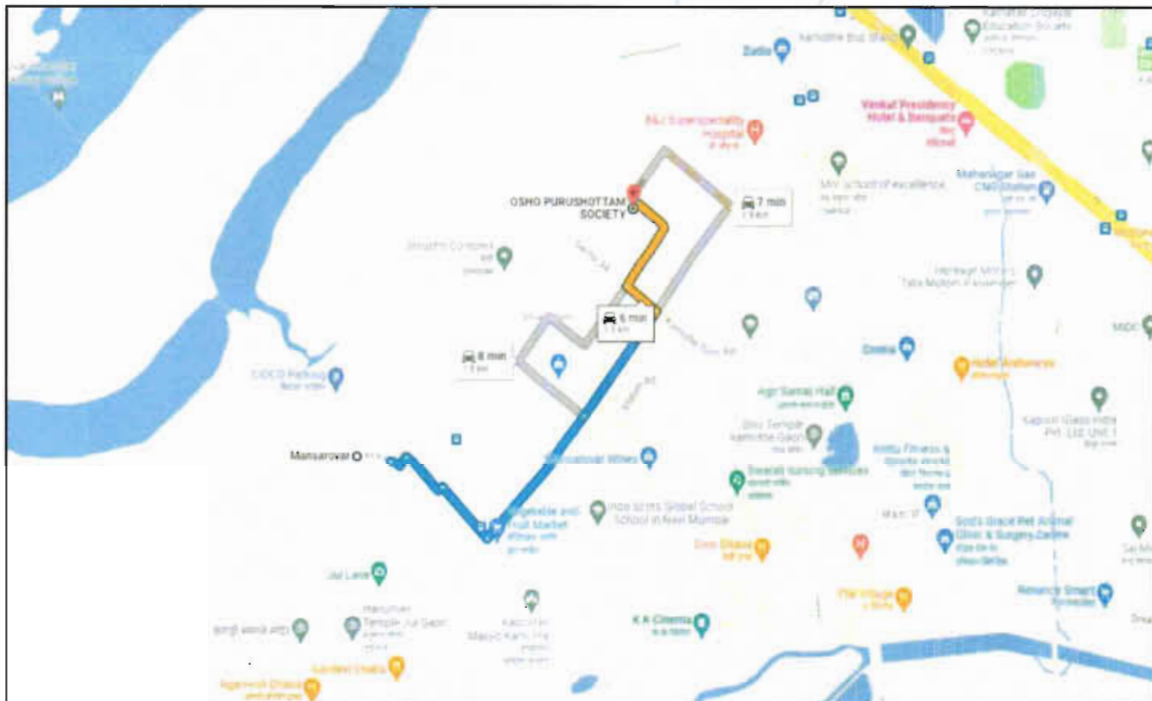
Public Society, Vastukala (Pvt.) Reg. No. 144

GROUND FLOOR		
<b>FIRST FLOOR</b>	141/10 Mr. Hemantkumar Patil	141/12 Mr. Sanjay Patil
142/10 Mr. Dhanraj Patil	142/12 Mr. Vinay Patil	<b>TWENTY FLOOR</b>
143/10 Mr. Suresh Patil	143/12 Mr. Anil Patil	142/10 Mr. Hemantkumar Patil
144/10 Mr. Rajesh Patil	144/12 Mr. Vinay Patil	142/11 Mr. Anil Patil
145/10 Mr. Dhanraj Patil	145/12 Mr. Sanjay Patil	142/12 Mr. Hemantkumar Patil
		142/13 Mr. Anil Patil
		142/14 Mr. Vinay Patil
		142/15 Mr. Sanjay Patil
		142/16 Mr. Hemantkumar Patil
		142/17 Mr. Anil Patil
		142/18 Mr. Vinay Patil
		142/19 Mr. Sanjay Patil
		142/20 Mr. Hemantkumar Patil
		142/21 Mr. Anil Patil
		142/22 Mr. Vinay Patil
		142/23 Mr. Sanjay Patil
		142/24 Mr. Hemantkumar Patil
		142/25 Mr. Anil Patil
		142/26 Mr. Vinay Patil
		142/27 Mr. Sanjay Patil
		142/28 Mr. Hemantkumar Patil
		142/29 Mr. Anil Patil
		142/30 Mr. Vinay Patil
		142/31 Mr. Sanjay Patil
		142/32 Mr. Hemantkumar Patil
		142/33 Mr. Anil Patil
		142/34 Mr. Vinay Patil
		142/35 Mr. Sanjay Patil
		142/36 Mr. Hemantkumar Patil
		142/37 Mr. Anil Patil
		142/38 Mr. Vinay Patil
		142/39 Mr. Sanjay Patil
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		142/94 Mr. Vinay Patil
		142/95 Mr. Sanjay Patil
		142/96 Mr. Hemantkumar Patil
		142/97 Mr. Anil Patil
		142/98 Mr. Vinay Patil
		142/99 Mr. Sanjay Patil
		142/100 Mr. Hemantkumar Patil



## Route Map of the property

Site:ulr

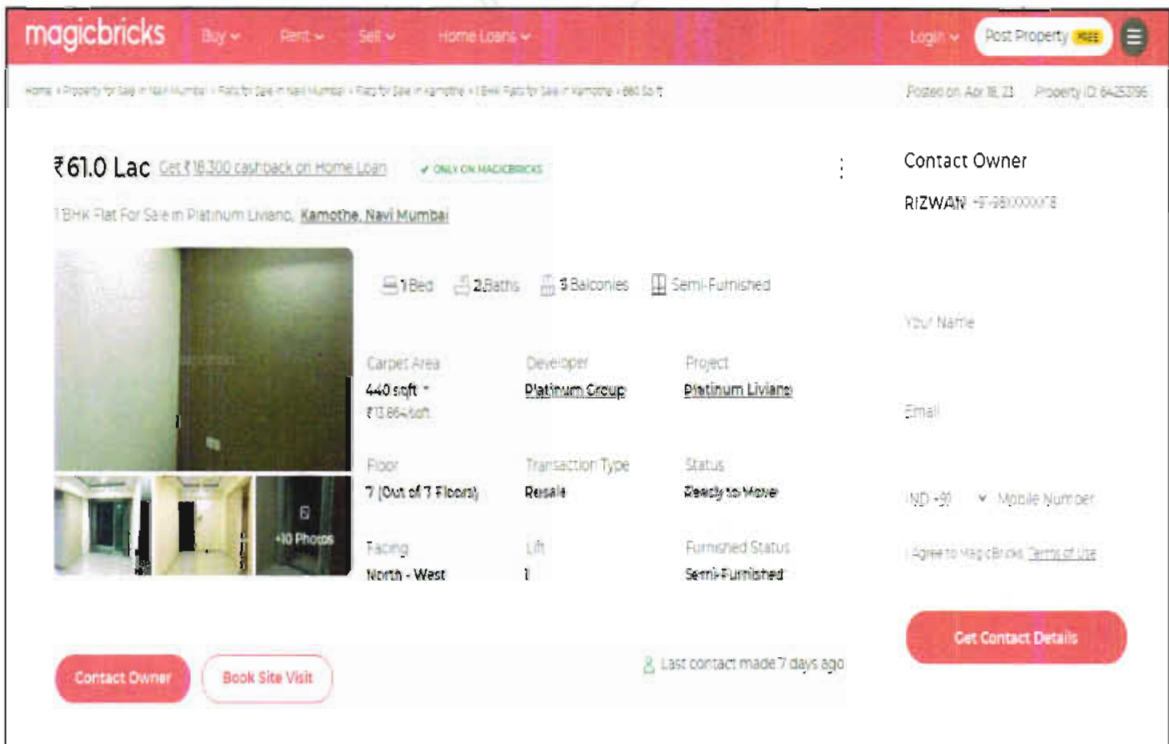
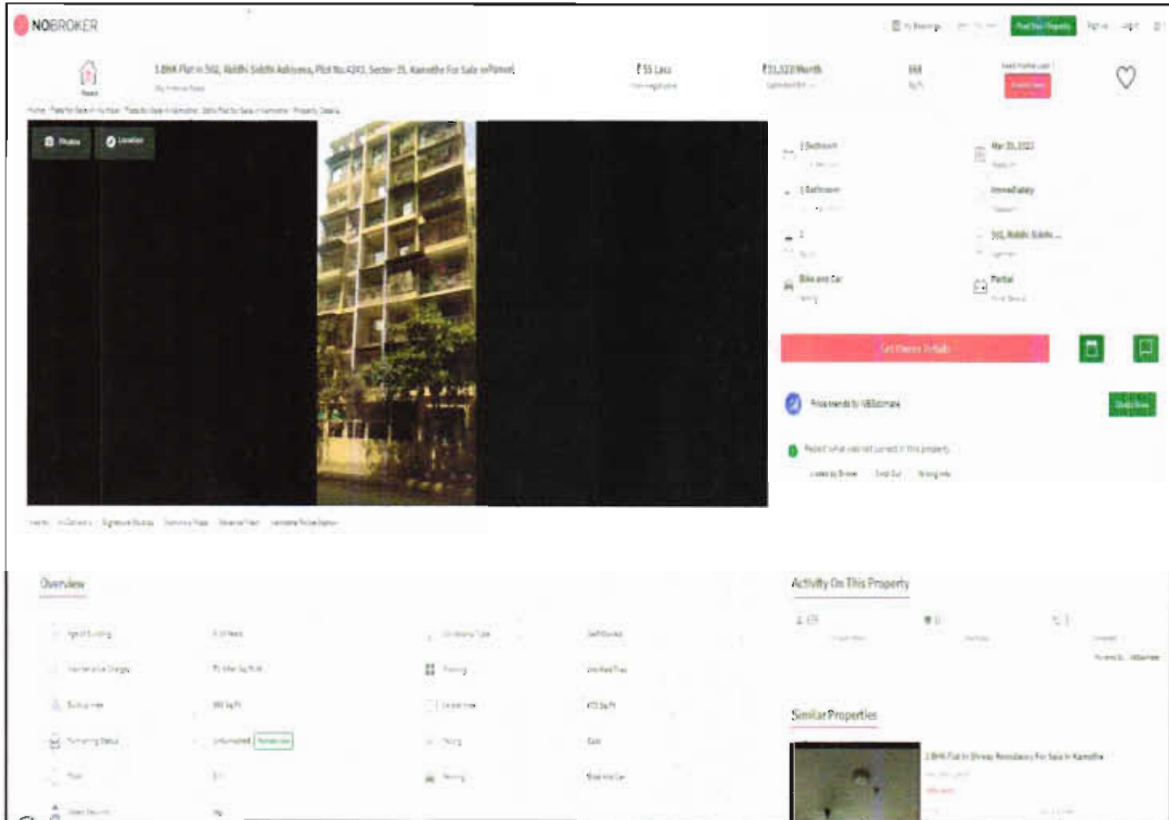


**Latitude Longitude: 19°01'20.2"N 73°05'16.9"E**

**Note:** The Blue line shows the route to site from nearest railway station (Mansarovar–1.5 Km.)



## Price Indicators



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## Price Indicators

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

₹55 Lac ₹13,414 per sq.ft. **1BHK 2Baths**  
 Estimated EM: ₹43,929  
 Status: **NOT AVAILABLE** Website: <https://www.99acres.com>

Overview Dealer Details Price Trends Explore Locality Recommendations Article

Property (9) Photos (11)

- Area: Carpet area: 410 sq.ft.
- Configuration: 1 Bedroom, 2 Bathrooms, 2 Balconies
- Price: ₹55 Lac @ ₹13,414 per sq.ft. (negotiable) [View Price Details](#)
- Address: Chamunda Residency Sector 35 Kamothe, Navi Mumbai
- Floor Number: 6<sup>th</sup> of 7 Floors
- Location: Main Road
- Price Type: 5 to 10 Year Old

Request Photos

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

₹60 Lac ₹13,333 per sq.ft. **1BHK 1Bath**  
 Estimated EM: ₹47,822  
 Status: **REGISTERED** Registration No: 15/200011420 Website: <https://www.99acres.com>

Overview Society Owner Details Price Trends Registry Record Society Reviews

Property (4) Photos (14)

- Area: Super Built up area: 660 sq.ft. Carpet area: 450 sq.ft.
- Configuration: 1 Bedroom, 1 Bathroom, 2 Balconies
- Price: ₹60 Lac + Govt Charges & Tax @ ₹13,333 per sq.ft. (negotiable)
- Address: Saisha Residency Sector 35 Kamothe, Navi Mumbai
- Floor Number: 2<sup>nd</sup> of 8 Floors
- Location: 1 to 5 Year Old [View Comparison](#)





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 is at ₹ 50,98,310.00 (Rupees Fifty Lakh Ninety Eight Thousand Three Hundred Ten Only).

Place: Mumbai

Date:24.04.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar  
B. Chalikwar**  
Director

Digitally signed by Sharadkumar B  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.04.24 13:15:08 +05'30'

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

(Annexure – I)

**DECLARATION-CUM-UNDERTAKING**

I, Sharadkumar 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 24.04.2023 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 21.04.2023. 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 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 under consideration was purchased by <b>Mr. Nandan Jayaram Tambitkar, Mrs. Seema Nandan Tambitkar &amp; Mr. Jayaram Gopal Tambitkar</b> from Mr. Nitesh Ashok Pawar & Mrs. Laxmi Ashok Pawar vide Agreement for Sale dated 27.03.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RBO Sanpada Branch to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Nitesh Khedekar – Technical Manager Prajakta Patil – 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 –21.04.2023 Valuation Date –24.04.2023 Date of Report –24.04.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 21.04.2023
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 **24<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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualizing 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. = 421.00** in the name of **Mr. Nandan Jayaram Tambitkar, Mrs. Seema Nandan Tambitkar & Mr. Jayaram Gopal Tambitkar**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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. = 421.00.**

**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 necessarily 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 authorized by the authority, the registered valuers organization 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 valuer's organization 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

Director

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

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou=CSRD,  
email=ecmd@vastukala.org, c=IN  
Date: 2023.04.24 15:15:14 +05'30'

Auth. Sign.



Vastukala Consultants (I) Pvt. Ltd.

Think Innovate Create

An ISO 9001:2015 Certified Company

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