

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA - RACPC GHATKOPAR 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	Invoice No. PG-253/23-24 Dated 25-Apr-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 31051 / 2300256 Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
Total				₹ 2,950.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Two Thousand Nine Hundred Fifty Only

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

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

Company's Bank Details

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

Remarks:

Name of Owner: Kanakia Future Realty Private Limited,
 Name of Client / Proposed Buyer: Ms. Utshah Sharma -
 Residential Flat No. 2001, 20th Floor, "Kanakia - Silicon
 Valley F", Kanakia Future City, Behind Dr. L. H.
 Hospital, Powai, Mumbai – 400076, 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



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

(Signature)
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Kanakia Future Realty Private Limited**

Name of Client / Proposed Buyer: **Ms. Utshah Sharma**

Residential Flat No. 2001, 20th Floor, "**Kanakia - Silicon Valley F**", Kanakia Future City, Behind Dr. L. H. Hospital, Powai, Mumbai – 400076, State – Maharashtra, Country – India.

Latitude Longitude: 19°07'09.4"N 72°55'12.3"E

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Valuation Done for:




**State Bank of India
RACPC Ghatkopar Branch**

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 for under construction property bearing Residential Flat No. 2001, 20th Floor, “**Kanakia - Silicon Valley F**”, Kanakia Future City, Behind Dr. L. H. Hospital, Powai, Mumbai – 400076, State – Maharashtra, Country – India belongs to **Kanakia Future Realty Private Limited**. Name of Client / Proposed Buyer: **Ms. Utshah Sharma**.

Boundaries of the property.

North : Open Plot
South : Open Plot
East : Open Plot
West : Road

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 **₹ 3,50,07,500.00 (Rupees Three Crore Fifty Lakh Seven Thousand Five Hundred Only)**. As per Site Inspection 30% 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
Director

Digitally signed by Sharadkumar B. Chalikwar,
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMO, email=cmd@vastukala.org, c=IN
Date: 2023.04.25 10:58:37 +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, Akruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

		construction. Extent of completion are as under:	
	Foundation	Completed	RCC Plinth
	Basement	Completed	Podium
	RCC Floors	Completed Up to 7 th Floor	Internal & External Brick Work
	Total	30% Work Completed	Completed Up to 6th Floor
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Residential Flat No. 2001
	c) C.T.S. No. / Village	:	C.T.S. No. 101/1 to 8 of Village – Tirandaz
	d) Ward / Taluka	:	Taluka – Kurla
	e) Mandal / District	:	Mumbai Suburban District
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. CE / 1193 / BPES / AS dated 28.07.2022 issued by Municipal Corporation of Greater Mumbai (As downloaded from RERA site).
	g) Approved map / plan issuing authority	:	Greater Mumbai (As downloaded from RERA site).
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	Building under Construction
7.	Postal address of the property	:	Residential Flat No. 2001, 20 th Floor, “ Kanakia - Silicon Valley F ”, Kanakia Future City, Behind Dr. L. H. Hospital, Powai, Mumbai – 400076, State – Maharashtra, Country – India.
8.	City / Town	:	Powai, 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 – Tirandaz Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		As per actual site As per Agreement
	North	:	Open Plot Details not available
	South	:	Open Plot Details not available
	East	:	Open Plot Details not available
	West	:	Road Details not available

10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	:	
	Lift	:	Proposed 5 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed 2 Car Parking space in mechanical stack arrangement
	Is Compound wall existing?	:	Building is under construction
	Is pavement laid around the building	:	Building is under construction
III	FLAT		
1	The floor in which the flat is situated	:	20 th Floor
2	Door No. of the flat	:	Residential Flat No. 2001
3	Specifications of the flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder Coated Aluminum Sliding Windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed 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	:	Name of Owner: Kanakia Future Realty Private Limited. Name of Client / Proposed Buyer: Ms. Utshah Sharma.
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. = 1,150.00 (Total Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 1,004.00 Balcony Area in Sq. Ft. = 41.00 Total Carpet Area in Sq. Ft. = 1,045.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Proposed Residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction

15	If rented, what is the monthly rent?	:	₹ 75,000.00 Expected rental income per month after building completion
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 33,000.00 to ₹ 34,000.00 per Sq. Ft. on 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).	:	₹ 33,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 30,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,99,496.00 per Sq. M. i.e. ₹ 18,534.00 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.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years after completion (Subject to proper, preventive periodic maintenance & structural repairs).
	Depreciation percentage assuming the salvage value as 10%	:	N.A., Building is under construction
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 30,500.00 per Sq. Ft.

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 ₹ 33,000.00 to ₹ 34,000.00 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 ₹ 33,500.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 75,000.00 Expected rental income per month after building completion.
iii) Any likely income it may generate	Rental Income

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Route Map of the property

Site u/r



Latitude Longitude: 19°07'09.4"N 72°55'12.3"E

Note: The Blue line shows the walkable distance to site from nearest railway station (Kanjurmarg – 3.3 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Annual Statement of Rates

Year: 2022/2023

Selected District: मुंबई(उपनगर)

Select Village: तिरंदाज - कुर्ली

Search By: Survey No Location

Enter Survey No: 101

Language: English

उपविभाग	बुली खमीन	निवासी सदनिका	हॉटेस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
113/539B-5 हेक्टर पेक्षा जास्त क्षेत्रालेख्या मिळकती.	77300	181360	189840	220750	171010	चौत्स मीटर	सि.टी.एस. नंबर

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Price Indicators

This screenshot shows a property listing on the 99acres website. The main heading is '₹2.29 Cr' for a '2BHK 2Baths' property. The project name is 'CODENAME FUTURE'. The listing includes a video player, a map, and a list of nearby properties. The 'Places nearby' section lists: Karpur Mang, 181 Road, Poojab International School, Poojab English High School, and Gopal Sharma Blooming Buds.

This screenshot shows another property listing on the 99acres website for the same project, 'CODENAME FUTURE'. The price is listed as '₹2.34 Cr' for a '2BHK 2Baths' property. The listing includes a map, a list of nearby properties, and a 'Places nearby' section. The 'Places nearby' section lists: Anandam Garden, Poojab International School, Poojab English High School, and Gopal Sharma Blooming Buds.

Price Indicators

magicbricks Home | Property for Sale | Property for Rent | Property for Lease | Home Loans | Post Property

Home | Property for Sale | Property for Rent | Property for Lease | Home Loans | Post Property

₹2.98 Cr Get ₹18,500 per sq.ft. on Home Loan

3 BHK (547 sq.ft.) For Sale Powai lake, Mumbai

3 Beds | 3 Baths | 2 Covered Parking | Unfurnished | Bar/Lounge | Golf Course

Carpet Area 658 sq.ft. ₹34,733/sq.ft.	Developer Kanakia Spaces Realty Pvt. Ltd.	Project Kanakia Silicon Valley	Floor 2 (Out of 24 Floors)
Transaction Type New Property	Facing East	Units 4	Completed Status Unfurnished

Exit/Facing Property

Contact Agent | Get Phone No.

Contact Agent
 Verified Agent
Krishna | 91 91 11 11 88
 Your Name: KRISHNA
 Email: krishna.kanaka@gmail.com
 Mobile Number: +91 91 11 11 88
 Registered By: 2011 | [View Profile](#)

Get Contact Details | Download Brochure

More Details

magicbricks Home | Property for Sale | Property for Rent | Property for Lease | Home Loans | Post Property

Home | Property for Sale | Property for Rent | Property for Lease | Home Loans | Post Property

₹8.0 Cr Get ₹1,20,000 per sq.ft. on Home Loan

3 BHK (170 sq.ft.) For Sale Hiranandani Gardens, Mumbai

3 Beds | 3 Baths | 3 Balconies | 4 Covered Parking | Theme base | Private pool

Carpet Area 2351 sq.ft. ₹34,028/sq.ft.	Developer Kanakia Spaces Realty Pvt. Ltd.	Project Kanakia Silicon Valley	Floor 13 (Out of 24 Floors)
Transaction Type New Property	Status Ready to Move	Additional Rooms 1 Servant Room	Facing North

Heavily Constructed Property

Contact Agent | Get Phone No.

Contact Agent
 Verified Agent
Vinod Mamtani | 91 91 11 11 88
 Your Name: VINOD
 Email: vinod.kanaka@gmail.com
 Mobile Number: +91 91 11 11 88
 Registered By: 2011 | [View Profile](#)

Get Contact Details | Download Brochure

More Details

Sales Instances

12/5/22 11:05 AM	https://sarita.igmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/indexII/MjA4OTU%3D/Mzkw/MzAvMTEvMjAyMg%3D%3D	
20895390	सूची क्र . २	दुय्यम निबंधक सह दु.नि. कुर्ला ३
05-12-2022		दस्तऐवज क्रमांक .20895-2022
Note -Generated Through eSearch Module For original report please contact concern SRO office		नोंदणी Regn 63m
गाव: तिरदाज		
(1) दस्तऐवज प्रकार	करारनामा	
(2) मोबदला	34185038	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	24029492.62	
(4) भूमापन, पोटहिस्सा व धरक्रमांक (असल्यास)	. इतर माहिती: फ्लॉट नंबर.207 2रा मजला सी-विंग बिल्डिंग कनाकिया फ्युचर सिटी सी.प्रोजेक्ट कनाकिया सिलिकॉन व्हॅली डॉक्टर एल एच हॉस्पिटल च्या मागे पवई मुंबई 400076 सदनिका चे क्षेत्र 101.45 चौरस मीटर रेरा कार्पेट व बाल्कनी चे क्षेत्र 1.77 चौरस मीटर सदनिका व बाल्कनी चे क्षेत्रफळ 113.54 चौरस मीटर बिल्ट अप.सोबत 2 कार पार्किंग मेकॅनिकल स्टॅक स्पेस सहित मुंबई मनपा	
(5) क्षेत्रफळ	113.54 चौ.मीटर	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणाऱ्या लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) कनाकिया फ्युचर रियल्टी प्राईवेट लीमिटेड तर्फे प्राधिकृत व्यक्ती मनीषा वीस यांच्या तर्फे मुखत्यार राकेशकुमार एन सिंह 41 प्लॉट नं. . माळा नं. . इमारतीचे नाव कनाकिया फ्युचर सिटी बिल्डिंग नं 2, ब्लॉक नं सीटिएस नं 101 तिरदाज विल्हेज पवई मुंबई. रोड नं. . महाराष्ट्र. मुंबई 400076 AAHCK8280E	
(8) दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) सईद युसुफ मुलानी 38 प्लॉट नं: फ्लॉट नं. ६०४ . माळा नं: ६वा मजला . इमारतीचे नाव: रॉयल पॅलेस सीएचएस . ब्लॉक नं: शास्त्री नगर ऑफ लोखंडवाला रोड लोखंडवाला सर्कल अंधेरी पश्चिम मुंबई . रोड नं: . महाराष्ट्र. मुंबई. 400053 AMKPM3229R 3) हिबा सईद मुलानी 34 प्लॉट नं: फ्लॉट नं. ६०४ . माळा नं: ६वा मजला . इमारतीचे नाव: रॉयल पॅलेस सीएचएस . ब्लॉक नं: शास्त्री नगर ऑफ लोखंडवाला रोड लोखंडवाला सर्कल अंधेरी पश्चिम मुंबई . रोड नं: . महाराष्ट्र. मुंबई. 400053 CVLPS598113 1) वहिदाबेगम युसुफ मुलानी यांच्या तर्फे मुखत्यार सईद युसुफ मुलानी 70 प्लॉट नं फ्लॉट नं ३०८ . माळा नं . इमारतीचे नाव शिवम अपार्टमेंट, ब्लॉक नं. जे पी रोड ७ बंगलो अंधेरी पश्चिम मुंबई रोड नं . महाराष्ट्र. मुंबई .400053 AMQPM7471D	
(9) दस्तऐवज करून दिल्याचा दिनांक	30-11-2022	
(10) दस्त नोंदणी केल्याचा दिनांक	30-11-2022	
(11) अनुक्रमांक, खड व पृष्ठ	20895-2022	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2052000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील		
https://sarita.igmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/indexII/MjA4OTU%3D/Mzkw/MzAvMTEvMjAyMg%3D%3D		

Sales Instances

12/5/22 11:06 AM	https://sarita.igrmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/IndexII/MjA2MTO%3D/Mzkw/MjUvMTEvMjAyMg%3D%3D	
20614390	सूची क्र . २	दुय्यम निबंधक सह दु.नि. कुर्ला 3
05-12-2022		दस्तऐवज क्रमांक. 20614 2022
Note -Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी Regn.63m
गाव: तिरंदाज		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	33644497	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	23692501.83	
(4) भूमिपन .पोटहिस्सा व घरक्रमांक (असल्यास)	इतर माहिती: फ्लॅट नंबर. 1502 15वा मजला इ.विंग बिल्डिंग कनाकिया फ्युचर सिटी इ.प्रोजेक्ट कनाकिया सिलिकॉन व्हॅली डॉक्टर एल एच हॉस्पिटल च्या मागे पवई मुंबई 400076 सदनिका चे क्षेत्र 93.27 चौरस मीटर रेरा कार्पेट व बाल्कनी चे क्षेत्र 3.80 चौरस मीटर सदनिका व बाल्कनी चे क्षेत्रफळ 106.77 चौरस मीटर बिल्ट अप.सोबत 2 कार पार्किंग मेकॅनिकल स्टॅक स्पेस सहितमुंबई मनपा	
(5)क्षेत्रफळ	106.77चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या . लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पता	1) कनाकिया फ्युचर रियल्टी प्राईवेट लीमिटेड तर्फे प्राधिकृत व्यक्ती मनीषा वोरा यांच्या तर्फे मुखत्यार राकेशकुमार एन सिंह 41 प्लॉट नं . माळा नं . इमारतीचे नाव कनाकिया फ्युचर सिटी बिल्डिंग नं 2, ब्लॉक नं- सीटिएस नं 101 तिरंदाज विल्हेज पवई मुंबई. रोड नं. . महाराष्ट्र. मुंबई 400076 AAHCK8280E	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पता	2) रितेश रंजन सिंह 38 प्लॉट नं. फ्लॅट नं.११०२ . माळा नं: . इमारतीचे नाव: अगस्टा लोढा औरूम ग्रँडे, ब्लॉक नं: कांजूरमार्ग स्टेशन रोड नीटको टाईल्स कांजूरमार्ग पूर्व मुंबई . रोड नं: . महाराष्ट्र. मुंबई 400042 BTFPS3743F 1) मानिकेश्वरी शाहदेव 35 प्लॉट नं फ्लॅट नं.११०२ . माळा नं . इमारतीचे नाव अगस्टा लोढा औरूम ग्रँडे, ब्लॉक नं कांजूरमार्ग स्टेशन रोड नीटको टाईल्स . कांजूरमार्ग पूर्व मुंबई . रोड नं . महाराष्ट्र. MUMBAI 400042 DBXPS6734L	
(9)दस्तऐवज करून दिल्याचा दिनांक	25-11 2022	
(10)दस्त नोंदणी केल्याचा दिनांक	25 11 2022	
(11)अनुक्रमांक,खंड व पृष्ठ	20614 2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2018700	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		
https://sarita.igrmaharashtra.gov.in/MH_ESEARCHNEW/Esearch/IndexII/MjA2MTO%3D/Mzkw/MjUvMTEvMjAyMg%3D%3D		
		1/1

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 ₹ 3,50,07,500.00 (Rupees Three Crore Fifty Lakh Seven Thousand Five Hundred Only). As per Site Inspection 30% Construction Work is Completed.

Place: Mumbai

Date: 25.04.2023

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=CMD,
email=cmd@vastukala.org, c=IN
Date: 2023.04.25 10:38:53 +05'30'

Auth. Sign.

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

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 B. 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 25.04.2023 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 23.04.2023. 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

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property is being purchased by Ms. Utshah Sharma from Kanakia Future Realty Private Limited vide Draft Agreement for Sale dated 2023
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;	Sharadkumar B. Chalikwar – Regd. Valuer Hitesh Sahu – Valuation Engineer Prajakta Patil – Technical Manager Nitesh Khedekar – 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 – 23.04.2023 Valuation Date – 25.04.2023 Date of Report – 25.04.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 23.04.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **25th 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 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. = 1,045.00** in the name proposed **Ms. Utshah**

Sharma. 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 **Ms. Utshah Sharma.** 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. = 1,045.00.**

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. = 1,045.00.**

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

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=icmd@vastukala.org, c=IN
Date: 2023.04.25 10:59:00 +05'30'



Director

Think. Innovate. Create. 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