

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	Invoice No. PG-307/23-24	Dated 27-Apr-23
Buyer (Bill to) JANASEVA SAHAKARI BANK-BHAYANDER EAST BHAYANDER EAST Janki Awanue 1st Floor, Phatak Road, Bhaynder East Thane-401105 GSTIN/UIN : 27AAAAJ1528R2ZA State Name : Maharashtra, Code : 27	Delivery Note Mode/Terms of Payment AGAINST REPORT	Reference No. & Date. Other References
	Buyer's Order No. Dated	Dispatch Doc No. 31111 / 2300312
	Dispatched through Destination	Terms of Delivery

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**

Remarks:
 Mr. Habib Niyaz Ahmad Manihar - Residential Flat No. 101, 1st Floor, "Anwar Apartment Co-Op. Hsg. Soc. Ltd.", Opp. Reliance Infrastructure Office, Near Bhayander Phatak Road, Bhayander (East), Thane - 401 105, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

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



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Rathod
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Habib Niyaz Ahmad Manihar**

Residential Flat No. 101, 1st Floor, "**Anwar Apartment Co-Op. Hsg. Soc. Ltd.**", Opp. Reliance Infrastructure Office, Near Bhayander Phatak Road, Bhayander (East), Thane - 401 105, State - Maharashtra, Country - India.

Latitude Longitude: 19°17'55.2"N 72°51'20.9"E

Think.Innovate.Create

Valuation Prepared for:

Janseva Sahakari Bank

Bhayandar (East)

Janki Avaneue, 1st floor, Phatak Road, Bhayandar (East) Thane - 401105,
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. 101, 1st Floor, "Anwar Apartment Co-Op. Hsg. Soc. Ltd.", Opp. Reliance Infrastructure Office, Near Bhayander Phatak Road, Bhayander (East), Thane - 401 105, State - Maharashtra, Country - India belongs to **Mr. Habib Niyaz Ahmad Manihar**.

Boundaries of the property.

North	:	Industrial Building
South	:	Vailankani Auto Service Centre
East	:	Internal Road
West	:	Open Plot

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 and Fair Market Value for this particular purpose at **₹ 23,70,000.00 (Rupees Twenty Three Lakh Seventy Thousand 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**

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: 2023.04.27 12:26:36 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

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



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,
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mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

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

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 25.04.2023
	b) Date on which the valuation is Made	: 27.04.2023
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale 20.04.2023 between Mr. Abdul Mannan Manihar (the Transferor) And Mr. Habib Niyaz Ahmad Manihar (the Transferees). 2. Copy of Occupancy Certificate No. BP / NR / 2625 / 1715 / 98 - 99 dated 28.12.1998 issued by Mira Bhayander Municipal Corporation.	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: Mr. Habib Niyaz Ahmad Manihar. Address: Residential Flat No. 101, 1 st Floor, "Anwar Apartment Co-Op. Hsg. Soc. Ltd.", Opp. Reliance Infrastructure Office, Near Bhayander Phatak Road, Bhayander (East), Thane - 401 105, State - Maharashtra, Country - India. Contact Person: Mr. Habib Niyaz Ahmad Manihar (Owner) Mobile No. 9892750825 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat located on 1 st floor. As per site inspection 1 RK Flat converted into 1 BHK by converting Passage into Kitchen & Kitchen into Bed Room. The composition of Flat is 1 Bed Room + Living Room + Kitchen + WC + Bath. (i.e. 1BHK + WC + Bath). The property is at 1.4 Km. travelling distance from nearest railway station Bhayander.
6.	Location of property	:
	a) Plot No. / Survey No.	: Old Survey No. 51, New Survey No. 98, Hissa No. 9
	b) Door No.	: Residential Flat No. 101
	c) C.T.S. No. / Village	: Village – Goddev
	d) Ward / Taluka	: Taluka – Thane
	e) Mandal / District	: District – Thane
	f) Date of issue and validity of layout of approved map / plan	: As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan.
	g) Approved map / plan issuing authority	:
	h) Whether genuineness or authenticity	:

		of approved map/ plan is verified		
	i)	Any other comments by our empanelled valuers on authentic of approved plan		N.A.
7.		Postal address of the property	:	Residential Flat No. 101, 1 st Floor, "Anwar Apartment Co-Op. Hsg. Soc. Ltd.", Opp. Reliance Infrastructure Office, Near Bhayander Phatak Road, Bhayander (East), Thane - 401 105, State - Maharashtra, Country - India.
8.		City / Town	:	Bhayander (East), Thane
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Goddev Mira Bhayander Municipal Corporation
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		As per site As per documents
		North	:	Industrial Building Details not available
		South	:	Vailankani Auto Service Centre Details not available
		East	:	Internal Road Details not available
		West	:	Open Plot Details not available
13		Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
				A B
				As per the Deed Actuals
		North	:	- -
		South	:	- -
		East	:	- -
		West	:	- -
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 319.00 (Area as per actual site measurement) Built up Area in Sq. Ft. = 316.00 (Area as per Agreement for Sale)
14.1		Latitude, Longitude & Co-ordinates of flat	:	19°17'55.2"N 72°51'20.9"E
15.		Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up Area in Sq. Ft. = 316.00 (Area as per Agreement for Sale)



16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Seller Occupied
II APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Old Survey No. 51, New Survey No. 98, Hissa No. 9
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Goddev Mira Bhayander Municipal Corporation
	Door No., Street or Road (Pln Code)	:	Residential Flat No. 101, 1 st Floor, “ Anwar Apartment Co-Op. Hsg. Soc. Ltd. ”, Opp. Reliance Infrastructure Office, Near Bhayander Phatak Road, Bhayander (East), Thane - 401 105, State - Maharashtra, Country - India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1998 (As per Occupancy Certificate)
5.	Number of Floors	:	Ground + 4 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	6 Flats on 10 th Floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III FLAT			
1	The floor in which the flat is situated	:	1 st Floor
2	Door No. of the flat	:	Residential Flat No. 101
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Marble tiles flooring
	Doors	:	Teak Wood door frame with Flush doors
	Windows	:	Aluminum sliding windows
	Fittings	:	Open plumbing & Electrical wiring with Casing capping.
	Finishing	:	Cement Plastering with POP finished
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?	:	Normal
7	Sale Deed executed in the name of	:	Mr. Habib Niyaz Ahmad Manihar
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. = 316.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per MBMC norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 319.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Seller Occupied
15	If rented, what is the monthly rent?	:	₹ 6,000.00 Expected rental income per month
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)	:	₹ 7,000.00 to ₹ 8,000.00 per Sq. Ft. on Built up 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).	:	₹ 7,500.00 per Sq. Ft. on Built up Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 5,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 90,535.00 per Sq. M. i.e. ₹ 8,411.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (after depreciated)	:	₹ 76,226.00 per Sq. M. i.e. ₹ 7,082.00 per Sq. Ft.

5	Age of the building	:	25 years
6	Life of the building estimated	:	35 years Subject to proper, preventive periodic maintenance & structural repairs.
Remarks: <u>As per site inspection 1 RK Flat converted into 1 BHK by converting Passage into Kitchen & Kitchen into Bed Room.</u>			

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	316.00 Sq. Ft.	7,500.00	23,70,000.00
2	Total Fair Market Value of the Property			23,70,000.00
3	Realizable value of the property			21,33,000.00
4	Distress value of the property			18,96,000.00
5	Insurable value of the property			7,90,000.00
6	Guideline value / Ready Reckoner Value of the property			22,37,912.00

Justification for price /rate

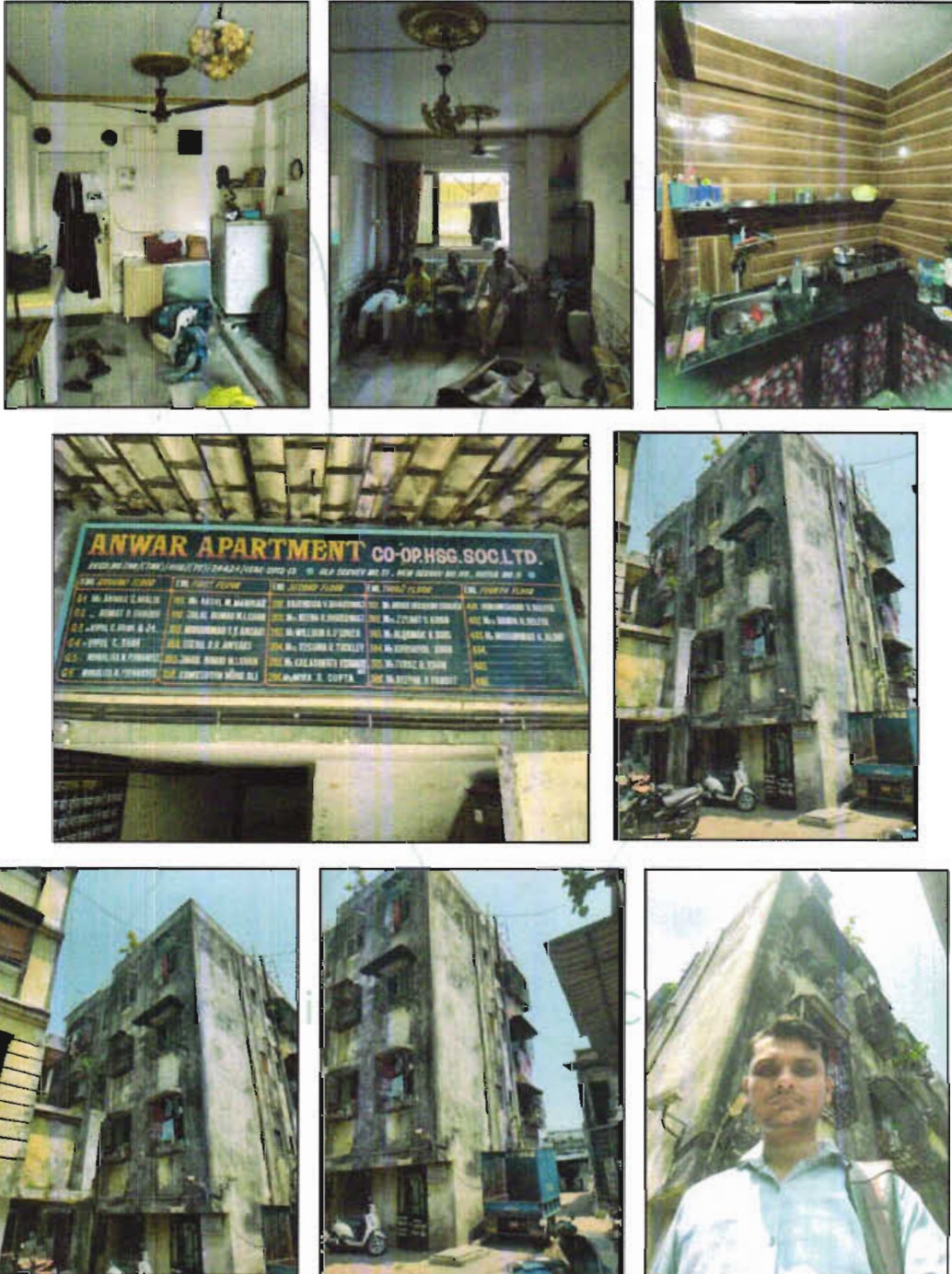
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property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

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

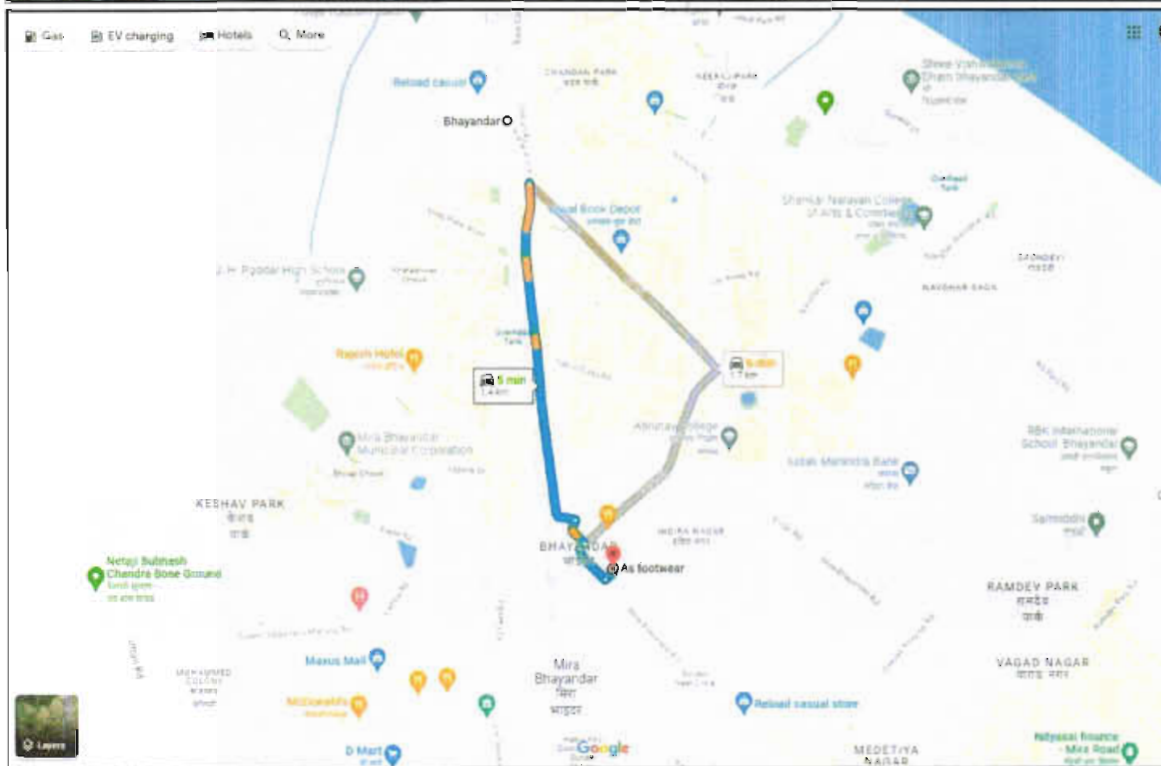
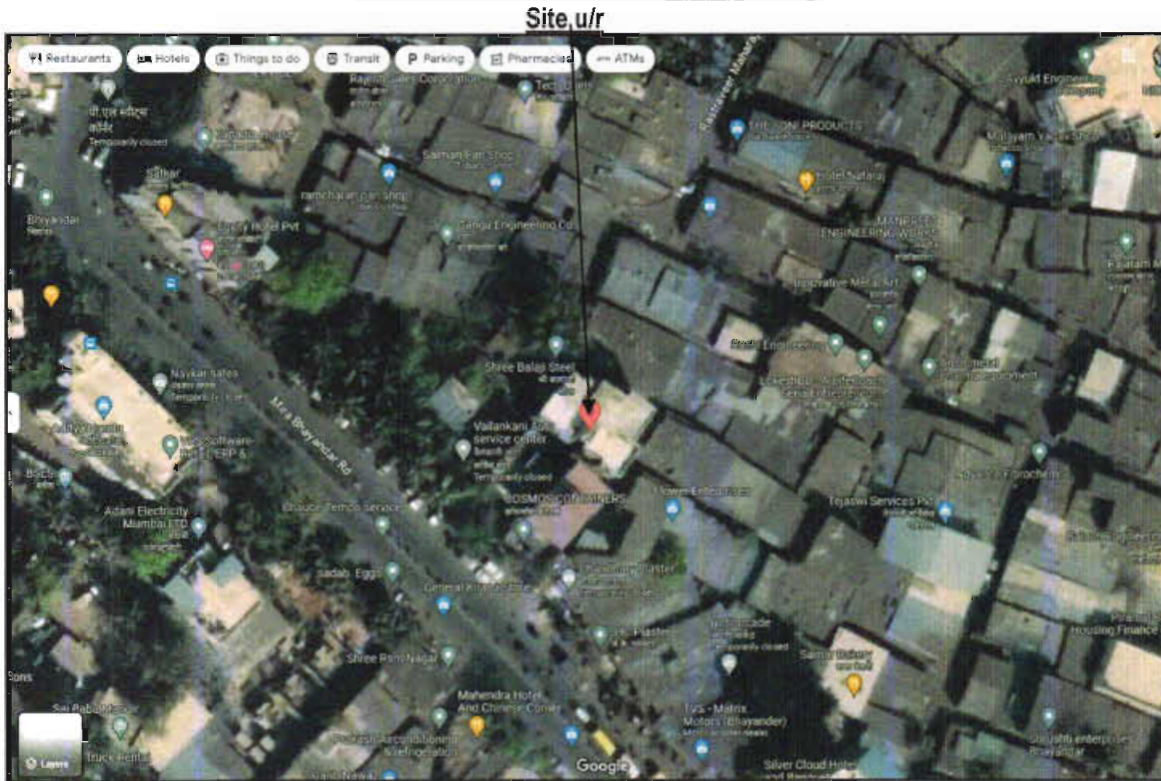
Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 7,000.00 to ₹ 8,000.00 per Sq. Ft. on Built up 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 ₹ 7,500.00 per Sq. Ft. for valuation.

Actual site photographs




Route Map of the property




Latitude Longitude: 19°17'55.2"N 72°51'20.9"E

Note: The Blue line shows the route to site from nearest railway station (Bhayander– 1.4 Km.)

Ready Reckoner


**Department of
Registration & Stamps**
Government Of Maharashtra

**नोंदणी व मूदांक
विभाग**
महाराष्ट्र शासन



Valuation For Influence Area

*** welcome to valuation of p

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: [Help on Division](#)

District Name: Taluka Name: Village/Zone Name: [Help on Division](#)

Attribute: SubZone Name:

Mahapalika Area:

Open Land	Residence	Office	Shop	Industry	Unit
33300	95300	109800	119100	109800	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat (A)	95,300.00			
Reduced by 5% on Flat Located on 1 st Floor	4,765.00			
Stamp Duty Ready Reckoner Market Value Rate (After Reduced)	90,535.00	Sq. Mt.	8,411.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	33,300.00			
The difference between land rate and building rate (A – B = C)	57,235.00			
Depreciation Percentage as per table (D) [100% - 25%] (Age of the Building – 25 Years)	75%			
Rate to be adopted after considering depreciation [B + (C x D)]	76,226.00	Sq. Mt.	7,082.00	Sq. Ft.

Multi-Storied building without Lift

The following Table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Location of Flat / Commercial Unit in the building	Rate to be adopted
a)	Ground Floor / Stilt Floor	100%
b)	First Floor	95%
c)	Second Floor	90%
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Price Indicators

NOBROKER

1 RK Flat in Narmada Nagar B For Sale in Bhayandar East

₹ 11.5 Lacs
₹ 18,054/Month
368 sq.ft.

1 Bedroom
1 Bathroom
1B
1BHK

Price trends by neighborhood
Report what you see, not connect to this property
Closed by Broker Sold Out Wrong Info

Overview			
Age of Building	199 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.8 Per Sq.ft/M	Flooring	Marble/Granite
Carpet Area	368 Sq.ft	Carpet Area	376 Sq.ft

Activity On This Property
A: 62

Similar Properties

NOBROKER

1 RK Flat in Bai Gopal Krishna Society For Sale in Talao Road, Bhayandar East

₹ 22 Lacs
₹ 12,036/Month
288 sq.ft.

1 Bedroom
1 Bathroom
1B
1BHK

Price trends by neighborhood
Report what you see, not connect to this property
Linked by Broker Sold Out Wrong Info

Overview			
Age of Building	110 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1.8 Per Sq.ft/M	Flooring	Marble Tile
Carpet Area	288 Sq.ft	Carpet Area	288 Sq.ft

Activity On This Property
A: 150

Similar Properties

Price Indicators

The screenshot displays a real estate listing on the NOBROKER platform. The main heading is "1 RK Flat In Tatal Apartment Cms Par Sale in Bhayandar East". The listing price is ₹ 25 Lacs, with a monthly rent of ₹ 14,328 and a size of 333 sq. ft. The listing includes several photographs of the property's interior, showing a kitchen area with a window and a living area. Below the photos, there is an "Overview" section with the following details:

Property Detail	Value
Age of Building	4-12 Years
Maintenance Charges	₹ 4 Per Sq.Ft.
Carpet Area	285 Sq.Ft.
Ownership Type	Self Owned
Flooring	Wooden Tiles
Chapati Area	285 Sq.Ft.

Additional features listed include 1 Bedroom, 1 Bathroom, and 1BHK. The listing also shows a "Verified Available" status and a "Contact" button. The "Activity On This Property" section shows 4 views and 20 likes. The "Similar Properties" section is partially visible at the bottom.

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As a result of my appraisal and analysis, it is my considered opinion that the Fair Market Value of the above property in the prevailing condition with aforesaid specifications is ₹ 23,70,000.00 (Rupees Twenty Three Lakh Seventy Thousand Only).

Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is purchased by Mr. Habib Niyaz Ahmad Manihar from Mr. Abdul Mannan Manihar vide Agreement for Sale dated 20.04.2023.
2.	Purpose of valuation and appointing authority	As per the request from Janseva Sahakari, Bhayander (East) Branch to assess Fair Market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Deepak Jain – Valuation Engineer Shobha Kuperkar - Technical Manager Pradnya Rasam – 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 – 25.04.2023 Valuation Date – 27.04.2023 Date of Report – 27.04.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 25.04.2023
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 **27th 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 **316.00 Sq. Ft. Built up Area** in the name of **Mr. Habib Niyaz Ahmad Manihar**. 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 **Mr. Habib Niyaz Ahmad Manihar** . 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 **316.00 Sq. Ft. Built up Area.**

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 **316.00 Sq. Ft. Built up Area.**

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.04.27 12:26:51 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2019/11744
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