

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-337/23-24	Dated 28-Apr-23
Buyer (Bill to) STATE BANK OF INDIA - RACPC CHINCHPOKALI RACPC, Voltas House, 1st Floor, Dr. Ambedkar Marg, Chinchpokali (East), Mumbai - 400 033 GSTIN/UIN : 27AAACS8577K2ZO 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. 31165 / 2300342	Delivery Note Date
	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**

Company's Bank Details

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



UPI Virtual ID : vastukala@icici

Remarks:

Rahul Vasant Repal, Rinki Saganlal Sonkusare & Sumati Vasant Repal - Residential Flat No. 2404, 24th Floor, Wing - A, "Ashford Regal Phase - 1", Mulund Goregaon Link Road, Nahur West Industrial Area, Bhandup (West), Mumbai - 400 078, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

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

for Vastukala Consultants (I) Pvt Ltd

Rattod
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Rahul Vasant Repal, Rinki Saganlal Sonkusare & Sumati Vasant Repal**

Residential Flat No. 2404, 24th Floor, Wing – A, "Ashford Regal Phase – 1", Mulund Goregaon Link Road,
Nahur West Industrial Area, Bhandup (West), Mumbai – 400 078,
State – Maharashtra, Country – India.

Latitude Longitude: 19°09'09.0"N 72°56'40.2"E

Think.Innovate.Create

Valuation Prepared for:

State Bank of India




RACPC – Chinchpokli (East) Branch

Retail Assets Centralised Processing Centre, Mumbai South Voltas House, 'A', 1st Floor,
Dr. Ambedkar Road, Chinchpokli (East), Mumbai – 400 033, 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, Ackruti 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. 2404, 24th Floor, Wing – A, "Ashford Regal Phase – 1", Mulund Goregaon Link Road, Nahur West Industrial Area, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India belongs to **Rahul Vasant Repal, Rinki Saganlal Sonkusare & Sumati Vasant Repal.**

Boundaries of the property.

North	:	Raycon IT Park Road
South	:	Bhandup Village Road
East	:	Railway Track
West	:	Subhash Nagar 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 **₹ 1,55,31,600.00 (Rupees One Crore Fifty Five Lakh Thirty One Thousand Six Hundred Only)**. As per site inspection 10% of 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=GAD,
email=cm@vastukala.org, c=IN
Date: 2023.04.29 10:57:57 +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
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

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

To,
The Assistant General Manager,
State Bank of India
RACPC Chinchpokli (East) Branch
 Retail Assets Centralised Processing Centre,
 Mumbai South Voltas House, 'A', 1st Floor,
 Dr. Ambedkar Road, Chinchpokli (East),
 Mumbai – 400 033, State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess realizable value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 27.04.2023
	b)	Date on which the valuation is made	: 28.04.2023
3.	List of documents produced for perusal: 1) Copy of Index II Registration No. 7689/2023 dated 19.04.2023 between M/s. WMI Real Estate Developer LLP (the Promoters 1) & M/s. Ground Holding Buildcon Pvt. Ltd. (the Promoter 2) And Rahul Vasant Repal, Rinki Saganlal Sonkusare & Sumati Vasant Repal (the Purchaser's). 2) Copy of Commencement Certificate No. P-9962 / 2022 / (358/11) / S Ward / Bhandup – W / CC / 1 / New dated 28.09.2022 issued by Municipal Corporation of Greater Mumbai. 3) Copy of RERA Registration Certificate No. P51800047421 dated 27.10.2022. 4) Copy of Approved Plan Vide No. P-9962 / 2022 / (358/11) / S Ward / Bhandup – W / 337 / 1 / New dated 16.03.2023 approved by Municipal Corporation of Greater Mumbai. (As downloaded from MCGM portal).		
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)	:	Rahul Vasant Repal, Rinki Saganlal Sonkusare & Sumati Vasant Repal Address: Residential Flat No. 2404, 24 th Floor, Wing – A, "Ashford Regal Phase – 1", Mulund Goregaon Link Road, Nahur West Industrial Area, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India. Contact Person: Tukaram (Customer Relationship Manager) Contact No. 8655938314 Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat in under construction building. The flat is located on 24 th Floor in the said under construction building. As per approved plan, the composition of flat will be 2 Bedrooms + Living Room +

		Kitchen + 2 Toilets + Passage (i.e., 2 BHK with 2 Toilets). The property is at 450 Mtr. walking distance from nearest railway station Nahur.	
Stage of Construction			
If under construction, extent of completion			
	Foundation	Completed	RCC Plinth
	Total	10% work completed	
6.	Location of property		:
	a)	Plot No. / Survey No.	:
	b)	Door No.	:
	c)	C.T.S. No. / Village	:
	d)	Ward / Taluka	:
	e)	Mandal / District	:
	f)	Date of issue and validity of layout of approved map / 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	:
7.	Postal address of the property		:
8.	City / Town		:
	Residential area		:
	Commercial area		:
	Industrial area		:
9.	Classification of the area		:
	i) High / Middle / Poor		:
	ii) Urban / Semi Urban / Rural		:
10.	Coming under Corporation limit / Village Panchayat / Municipality		:
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:
12.	Boundaries of the property		:
			As per actual Site
	North		:
	South		:
	East		:
	West		:
			As per documents
	North		:
	South		:
	East		:
	West		:

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	: RERA Carpet Area in Sq. Ft. = 602.00 (Area as per Index II) Built Up Area in Sq. Ft. = 662.00 (Area as per Index II)	
14.	Latitude, Longitude & Co-ordinates of flat	: 19°09'09.0"N 72°56'40.2"E	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	: RERA Carpet Area in Sq. Ft. = 602.00 (Area as per Index II)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Building is under Construction	
II APARTMENT BUILDING			
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: C.T.S. No. 358/11, 358/25 of Village Bhandup	
	Block No.	: -	
	Ward No.	: Ward – S	
	Village / Municipality / Corporation	: Village – Bhandup Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	: Residential Flat No. 2404, 24 th Floor, Wing – A, "Ashford Regal Phase – 1", Mulund Goregaon Link Road, Nahur West Industrial Area, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	: Residential	
4.	Year of Construction	: Building is under construction	
5.	Number of Floors	: Proposed Ground + 4 Podiums + 1 Amenity Floor + 6 th to 39 th Upper Floors	
6.	Type of Structure	: Proposed R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	: Proposed 8 Flats on 24 th Floor (as per approved plan)	
8.	Quality of Construction	: Building is under construction	
9.	Appearance of the Building	: Building is under construction	
10.	Maintenance of the Building	: Building is under construction	
11.	Facilities Available	:	
	Lift	: Proposed 5 Lifts (as per approved plan)	

	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with 1 Covered Car Parking Space
	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	:	24 th Floor
2	Door No. of the flat	:	Residential Flat No. 2404
3	Specifications of the flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door framed with flush doors
	Windows	:	Proposed Powder coated aluminum sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Proposed Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	Rahul Vasant Repal, Rinki Saganlal Sonkusare & Sumati Vasant Repal
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. = 662.00 (Area as per Index II)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	RERA Carpet Area in Sq. Ft. = 602.00 (Area as per Index II)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Proposed for residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 39,000.00 Expected rental income per month after completion of building
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	:	No

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (Including car parking)	602.00 Sq. Ft.	25,800.00	1,55,31,600.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total / Realizable value of the property			1,55,31,600.00
	Insurable value of the property (662.00 X 3,000.00)			19,86,000.00
	Guideline value of the property (As per Index No. II)			1,05,61,400.00

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 Apartment, where there are typically many comparables available to analyze. As the property is a residential apartment, 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 ₹ 24,000.00 to ₹ 26,000.00 per Sq. Ft. on RERA Carpet Area. Considering the rate with

Valuation Report Prepared For: SBI / RACPC – Chinchpokli (East) Branch / Rahul Vasant Repal (31165/2300342) Page 9 of 25
 attached report, current market conditions, demand and supply position, apartment size, location, upswing in real estate prices, sustained demand for Residential apartment, all round development of commercial and residential application in the locality etc. We estimate ₹ 25,800.00 per Sq. Ft. on RERA Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	₹ 39,000.00 Expected rental income per month after completion of building
iii) Any likely income it may generate	Rental Income

Think.Innovate.Create



Actual site photographs



Ready Reckoner Rate

DIVISION / VILLAGE: BHANDUP
Commence From 1st April 2023 To 31st March 2024

Tiered Area	Urban	Local Body Type	Corporation 'F' Class
Local Body Name	Municipal Corporation of Greater Mumbai		
Land Mark	Terrain: Village Boundary to the North, Railway to the East, Bhandup Village to the South and Lal Bahadur Shastri Marg (L. B.S. Marg) to the West.		

Rate of Land + Building in ₹ per sq. m. Built-Up

Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
121	121/555	58050	142230	163560	177790	142230

C.T.S. No. 30 306 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415
303A/CA 303A/3B 303C 303D 304 304A 304B 305 306 307 308 309 310 311 312 313 314 315 316 316A 316B 316C 316D 316E 316F 316G 316H 316I 316J 316K 316L 316M 316N 316O 316P 316Q 316R 316S 316T 316U 316V 316W 316X 316Y 316Z 317 317A 317B 317C 317D 317E 317F 317G 317H 317I 317J 317K 317L 317M 317N 317O 317P 317Q 317R 317S 317T 317U 317V 317W 317X 317Y 317Z 318 318A 318B 318C 318D 318E 318F 318G 318H 318I 318J 318K 318L 318M 318N 318O 318P 318Q 318R 318S 318T 318U 318V 318W 318X 318Y 318Z 319 319A 319B 319C 319D 319E 319F 319G 319H 319I 319J 319K 319L 319M 319N 319O 319P 319Q 319R 319S 319T 319U 319V 319W 319X 319Y 319Z 320 320A 320B 320C 320D 320E 320F 320G 320H 320I 320J 320K 320L 320M 320N 320O 320P 320Q 320R 320S 320T 320U 320V 320W 320X 320Y 320Z 321 321A 321B 321C 321D 321E 321F 321G 321H 321I 321J 321K 321L 321M 321N 321O 321P 321Q 321R 321S 321T 321U 321V 321W 321X 321Y 321Z 322 322A 322B 322C 322D 322E 322F 322G 322H 322I 322J 322K 322L 322M 322N 322O 322P 322Q 322R 322S 322T 322U 322V 322W 322X 322Y 322Z 323 323A 323B 323C 323D 323E 323F 323G 323H 323I 323J 323K 323L 323M 323N 323O 323P 323Q 323R 323S 323T 323U 323V 323W 323X 323Y 323Z 324 324A 324B 324C 324D 324E 324F 324G 324H 324I 324J 324K 324L 324M 324N 324O 324P 324Q 324R 324S 324T 324U 324V 324W 324X 324Y 324Z 325 325A 325B 325C 325D 325E 325F 325G 325H 325I 325J 325K 325L 325M 325N 325O 325P 325Q 325R 325S 325T 325U 325V 325W 325X 325Y 325Z 326 326A 326B 326C 326D 326E 326F 326G 326H 326I 326J 326K 326L 326M 326N 326O 326P 326Q 326R 326S 326T 326U 326V 326W 326X 326Y 326Z 327 327A 327B 327C 327D 327E 327F 327G 327H 327I 327J 327K 327L 327M 327N 327O 327P 327Q 327R 327S 327T 327U 327V 327W 327X 327Y 327Z 328 328A 328B 328C 328D 328E 328F 328G 328H 328I 328J 328K 328L 328M 328N 328O 328P 328Q 328R 328S 328T 328U 328V 328W 328X 328Y 328Z 329 329A 329B 329C 329D 329E 329F 329G 329H 329I 329J 329K 329L 329M 329N 329O 329P 329Q 329R 329S 329T 329U 329V 329W 329X 329Y 329Z 330 330A 330B 330C 330D 330E 330F 330G 330H 330I 330J 330K 330L 330M 330N 330O 330P 330Q 330R 330S 330T 330U 330V 330W 330X 330Y 330Z 331 331A 331B 331C 331D 331E 331F 331G 331H 331I 331J 331K 331L 331M 331N 331O 331P 331Q 331R 331S 331T 331U 331V 331W 331X 331Y 331Z 332 332A 332B 332C 332D 332E 332F 332G 332H 332I 332J 332K 332L 332M 332N 332O 332P 332Q 332R 332S 332T 332U 332V 332W 332X 332Y 332Z 333 333A 333B 333C 333D 333E 333F 333G 333H 333I 333J 333K 333L 333M 333N 333O 333P 333Q 333R 333S 333T 333U 333V 333W 333X 333Y 333Z 334 334A 334B 334C 334D 334E 334F 334G 334H 334I 334J 334K 334L 334M 334N 334O 334P 334Q 334R 334S 334T 334U 334V 334W 334X 334Y 334Z 335 335A 335B 335C 335D 335E 335F 335G 335H 335I 335J 335K 335L 335M 335N 335O 335P 335Q 335R 335S 335T 335U 335V 335W 335X 335Y 335Z 336 336A 336B 336C 336D 336E 336F 336G 336H 336I 336J 336K 336L 336M 336N 336O 336P 336Q 336R 336S 336T 336U 336V 336W 336X 336Y 336Z 337 337A 337B 337C 337D 337E 337F 337G 337H 337I 337J 337K 337L 337M 337N 337O 337P 337Q 337R 337S 337T 337U 337V 337W 337X 337Y 337Z 338 338A 338B 338C 338D 338E 338F 338G 338H 338I 338J 338K 338L 338M 338N 338O 338P 338Q 338R 338S 338T 338U 338V 338W 338X 338Y 338Z 339 339A 339B 339C 339D 339E 339F 339G 339H 339I 339J 339K 339L 339M 339N 339O 339P 339Q 339R 339S 339T 339U 339V 339W 339X 339Y 339Z 340 340A 340B 340C 340D 340E 340F 340G 340H 340I 340J 340K 340L 340M 340N 340O 340P 340Q 340R 340S 340T 340U 340V 340W 340X 340Y 340Z 341 341A 341B 341C 341D 341E 341F 341G 341H 341I 341J 341K 341L 341M 341N 341O 341P 341Q 341R 341S 341T 341U 341V 341W 341X 341Y 341Z 342 342A 342B 342C 342D 342E 342F 342G 342H 342I 342J 342K 342L 342M 342N 342O 342P 342Q 342R 342S 342T 342U 342V 342W 342X 342Y 342Z 343 343A 343B 343C 343D 343E 343F 343G 343H 343I 343J 343K 343L 343M 343N 343O 343P 343Q 343R 343S 343T 343U 343V 343W 343X 343Y 343Z 344 344A 344B 344C 344D 344E 344F 344G 344H 344I 344J 344K 344L 344M 344N 344O 344P 344Q 344R 344S 344T 344U 344V 344W 344X 344Y 344Z 345 345A 345B 345C 345D 345E 345F 345G 345H 345I 345J 345K 345L 345M 345N 345O 345P 345Q 345R 345S 345T 345U 345V 345W 345X 345Y 345Z 346 346A 346B 346C 346D 346E 346F 346G 346H 346I 346J 346K 346L 346M 346N 346O 346P 346Q 346R 346S 346T 346U 346V 346W 346X 346Y 346Z 347 347A 347B 347C 347D 347E 347F 347G 347H 347I 347J 347K 347L 347M 347N 347O 347P 347Q 347R 347S 347T 347U 347V 347W 347X 347Y 347Z 348 348A 348B 348C 348D 348E 348F 348G 348H 348I 348J 348K 348L 348M 348N 348O 348P 348Q 348R 348S 348T 348U 348V 348W 348X 348Y 348Z 349 349A 349B 349C 349D 349E 349F 349G 349H 349I 349J 349K 349L 349M 349N 349O 349P 349Q 349R 349S 349T 349U 349V 349W 349X 349Y 349Z 350 350A 350B 350C 350D 350E 350F 350G 350H 350I 350J 350K 350L 350M 350N 350O 350P 350Q 350R 350S 350T 350U 350V 350W 350X 350Y 350Z 351 351A 351B 351C 351D 351E 351F 351G 351H 351I 351J 351K 351L 351M 351N 351O 351P 351Q 351R 351S 351T 351U 351V 351W 351X 351Y 351Z 352 352A 352B 352C 352D 352E 352F 352G 352H 352I 352J 352K 352L 352M 352N 352O 352P 352Q 352R 352S 352T 352U 352V 352W 352X 352Y 352Z 353 353A 353B 353C 353D 353E 353F 353G 353H 353I 353J 353K 353L 353M 353N 353O 353P 353Q 353R 353S 353T 353U 353V 353W 353X 353Y 353Z 354 354A 354B 354C 354D 354E 354F 354G 354H 354I 354J 354K 354L 354M 354N 354O 354P 354Q 354R 354S 354T 354U 354V 354W 354X 354Y 354Z 355 355A 355B 355C 355D 355E 355F 355G 355H 355I 355J 355K 355L 355M 355N 355O 355P 355Q 355R 355S 355T 355U 355V 355W 355X 355Y 355Z 356 356A 356B 356C 356D 356E 356F 356G 356H 356I 356J 356K 356L 356M 356N 356O 356P 356Q 356R 356S 356T 356U 356V 356W 356X 356Y 356Z 357 357A 357B 357C 357D 357E 357F 357G 357H 357I 357J 357K 357L 357M 357N 357O 357P 357Q 357R 357S 357T 357U 357V 357W 357X 357Y 357Z 358 358A 358B 358C 358D 358E 358F 358G 358H 358I 358J 358K 358L 358M 358N 358O 358P 358Q 358R 358S 358T 358U 358V 358W 358X 358Y 358Z 359 359A 359B 359C 359D 359E 359F 359G 359H 359I 359J 359K 359L 359M 359N 359O 359P 359Q 359R 359S 359T 359U 359V 359W 359X 359Y 359Z 360 360A 360B 360C 360D 360E 360F 360G 360H 360I 360J 360K 360L 360M 360N 360O 360P 360Q 360R 360S 360T 360U 360V 360W 360X 360Y 360Z 361 361A 361B 361C 361D 361E 361F 361G 361H 361I 361J 361K 361L 361M 361N 361O 361P 361Q 361R 361S 361T 361U 361V 361W 361X 361Y 361Z 362 362A 362B 362C 362D 362E 362F 362G 362H 362I 362J 362K 362L 362M 362N 362O 362P 362Q 362R 362S 362T 362U 362V 362W 362X 362Y 362Z 363 363A 363B 363C 363D 363E 363F 363G 363H 363I 363J 363K 363L 363M 363N 363O 363P 363Q 363R 363S 363T 363U 363V 363W 363X 363Y 363Z 364 364A 364B 364C 364D 364E 364F 364G 364H 364I 364J 364K 364L 364M 364N 364O 364P 364Q 364R 364S 364T 364U 364V 364W 364X 364Y 364Z 365 365A 365B 365C 365D 365E 365F 365G 365H 365I 365J 365K 365L 365M 365N 365O 365P 365Q 365R 365S 365T 365U 365V 365W 365X 365Y 365Z 366 366A 366B 366C 366D 366E 366F 366G 366H 366I 366J 366K 366L 366M 366N 366O 366P 366Q 366R 366S 366T 366U 366V 366W 366X 366Y 366Z 367 367A 367B 367C 367D 367E 367F 367G 367H 367I 367J 367K 367L 367M 367N 367O 367P 367Q 367R 367S 367T 367U 367V 367W 367X 367Y 367Z 368 368A 368B 368C 368D 368E 368F 368G 368H 368I 368J 368K 368L 368M 368N 368O 368P 368Q 368R 368S 368T 368U 368V 368W 368X 368Y 368Z 369 369A 369B 369C 369D 369E 369F 369G 369H 369I 369J 369K 369L 369M 369N 369O 369P 369Q 369R 369S 369T 369U 369V 369W 369X 369Y 369Z 370 370A 370B 370C 370D 370E 370F 370G 370H 370I 370J 370K 370L 370M 370N 370O 370P 370Q 370R 370S 370T 370U 370V 370W 370X 370Y 370Z 371 371A 371B 371C 371D 371E 371F 371G 371H 371I 371J 371K 371L 371M 371N 371O 371P 371Q 371R 371S 371T 371U 371V 371W 371X 371Y 371Z 372 372A 372B 372C 372D 372E 372F 372G 372H 372I 372J 372K 372L 372M 372N 372O 372P 372Q 372R 372S 372T 372U 372V 372W 372X 372Y 372Z 373 373A 373B 373C 373D 373E 373F 373G 373H 373I 373J 373K 373L 373M 373N 373O 373P 373Q 373R 373S 373T 373U 373V 373W 373X 373Y 373Z 374 374A 374B 374C 374D 374E 374F 374G 374H 374I 374J 374K 374L 374M 374N 374O 374P 374Q 374R 374S 374T 374U 374V 374W 374X 374Y 374Z 375 375A 375B 375C 375D 375E 375F 375G 375H 375I 375J 375K 375L 375M 375N 375O 375P 375Q 375R 375S 375T 375U 375V 375W 375X 375Y 375Z 376 376A 376B 376C 376D 376E 376F 376G 376H 376I 376J 376K 376L 376M 376N 376O 376P 376Q 376R 376S 376T 376U 376V 376W 376X 376Y 376Z 377 377A 377B 377C 377D 377E 377F 377G 377H 377I 377J 377K 377L 377M 377N 377O 377P 377Q 377R 377S 377T 377U 377V 377W 377X 377Y 377Z 378 378A 378B 378C 378D 378E 378F 378G 378H 378I 378J 378K 378L 378M 378N 378O 378P 378Q 378R 378S 378T 378U 378V 378W 378X 378Y 378Z 379 379A 379B 379C 379D 379E 379F 379G 379H 379I 379J 379K 379L 379M 379N 379O 379P 379Q 379R 379S 379T 379U 379V 379W 379X 379Y 379Z 380 380A 380B 380C 380D 380E 380F 380G 380H 380I 380J 380K 380L 380M 380N 380O 380P 380Q 380R 380S 380T 380U 380V 380W 380X 380Y 380Z 381 381A 381B 381C 381D 381E 381F 381G 381H 381I 381J 381K 381L 381M 381N 381O 381P 381Q 381R 381S 381T 381U 381V 381W 381X 381Y 381Z 382 382A 382B 382C 382D 382E 382F 382G 382H 382I 382J 382K 382L 382M 382N 382O 382P 382Q 382R 382S 382T 382U 382V 382W 382X 382Y 382Z 383 383A 383B 383C 383D 383E 383F 383G 383H 383I 383J 383K 383L 383M 383N 383O 383P 383Q 383R 383S 383T 383U 383V 383W 383X 383Y 383Z 384 384A 384B 384C 384D 384E 384F 384G 384H 384I 384J 384K 384L 384M 384N 384O 384P 384Q 384R 384S 384T 384U 384V 384W 384X 384Y 384Z 385 385A 385B 385C 385D 385E 385F 385G 385H 385I 385J 385K 385L 385M 385N 385O 385P 385Q 385R 385S 385T 385U 385V 385W 385X 385Y 385Z 386 386A 386B 386C 386D 386E 386F 386G 386H 386I 386J 386K 386L 386M 386N 386O 386P 386Q 386R 386S 386T 386U 386V 386W 386X 386Y 386Z 387 387A 387B 387C 387D 387E 387F 387G 387H 387I 387J 387K 387L 387M 387N 387O 387P 387Q 387R 387S 387T 387U 387V 387W 387X 387Y 387Z 388 388A 388B 388C 388D 388E 388F 388G 388H 388I 388J 388K 388L 388M 388N 388O 388P 388Q 388R 388S 388T 388U 388V 388W 388X 388Y 388Z 389 389A 389B 389C 389D 389E 389F 389G 389H 389I 389J 389K 389L 389M 389N 389O 389P 389Q 389R 389S 389T 389U 389V 389W 389X 389Y 389Z 390 390A 390B 390C 390D 390E 390F 390G 390H 390I 390J 390K 390L 390M 390N 390O 390P 390Q 390R 390S 390T 390U 390V 390W 390X 390Y 390Z 391 391A 391B 391C 391D 391E 391F 391G 391H 391I 391J 391K 391L 391M 391N 391O 391P 391Q 391R 391S 391T 391U 391V 391W 391X 391Y 391Z 392 392A 392B 392C 392D 392E 392F 392G 392H 392I 392J 392K 392L 392M 392N 392O 392P 392Q 392R 392S 392T 392U 392V 392W 392X 392Y 392Z 393 393A 393B 393C 393D 393E 393F 393G 393H 393I 393J 393K 393L 393M 393N 393O 393P 393Q 393R 393S 393T 393U 393V 393W 393X 393Y 393Z 394 394A 394B 394C 394D 394E 394F 394G 394H 394I 394J 394K 394L 394M 394N 394O 394P 394Q 394R 394S 394T 394U 394V 394W 394X 394Y 394Z 395 395A 395B 395C 395D 395E 395F 395G 395H 395I 395J 395K 395L 395M 395N 395O 395P 395Q 395R 395S 395T 395U 395V 395W 395X 395Y 395Z 396 396A 396B 396C 396D 396E 396F 396G 396H 396I 396J 396K 396L 396M 396N 396O 396P 396Q 396R 396S 396T 396U 396V 396W 396X 396Y 396Z 397 397A 397B 397C 397D 397E 397F 397G 397H 397I 397J 397K 397L 397M 397N 397O 397P 397Q 397R 397S 397T 397U 397V 397W 397X 397Y 397Z 398 398A 398B 398C 398D 398E 398F 398G 398H 398I 398J 398K 398L 398M 398N 398O 398P 398Q 398R 398S 398T 398

Price Indicators

HOUSING.COM Buy In Mumbai

Home / 2 BHK / Bhandup West / Ashford Regal Phase I Wing A Project / Location Map / 1111

Ashford Regal Phase I Wing A Project

By Ashford Group Builders

₹99 L - 1.49 Cr | ₹24.75 K/sq.ft

EMI starts at ₹49.95 K

View Details

1-2 BHK Apartments Jun, 2027 ₹24.75 K/sq.ft. 400.00 sq.ft. - 600.00 sq.ft. (Carpet Area)

Contact Seller

Ashford Group Builders
Developer
+9198200...

Please share your contact

Ashford Regal Phase I Wing A Project Location Map

Click here to interact with map

I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc

I am interested in Home Loans

Get Contact Details

Locality Guide

MAGICBRICKS Buy Rent Sell Home Loans

Home / Property for Sale in Mumbai / Flat for sale in Mumbai / Flat for Sale in Nahur / 2 BHK Flats for Sale in Nahur / 950 Sq.ft

₹1.70 Cr (Get ₹51,000 cashback on Home Loan)

2 BHK 950 Sq. Ft. Flat For Sale Nahur, Mumbai

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area: 650 sqft - ₹26.16/sqft

Floor: 24 (Out of 45 Floors)

Lifts: 4

Developer: WMI Real Estate Developers LLP

Transaction Type: New Property

Furnished Status: Unfurnished

Project: Ashford Regal

Facing: East

Car Parking: 1 Covered

East Facing Property

Contact Agent Get Phone No.

Contact Agent

Certified Agent
Brajesh Verma +91724444400

Your Name
Name Field can't be left blank. Please enter your name

Email
Email ID Field can't be left blank. Please enter

Mobile Number
IND +91

I agree to MagicBricks Terms of Use

Get Contact Details

More Details

Price Breakup: ₹1.7 Cr | ₹ 8,50,000 Approx. Registration Charges | ₹ 6,500 Monthly

Booking Amount: ₹ 5.0 Lac

RERA ID: P51800047421

Address: Bhandup West, Mumbai, Nahur, Mumbai - Central Line, Maharashtra

Landmarks: Nahur

Sales Instance

7757391 28-04-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुयम निबंधक सह दु.नि. कुर्ला 4 दस्त क्रमांक 7757 2023 नोंदणी Regn 63m
गावाचे नाव : भांडुप		
(1) विलेखाचा प्रकार	करारनामा	
(2) भोबदला	12864880	
(3) बाजारभाव, भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	10561400.11	
(4) भू.मापन, पोटहिस्सा व घरक्रमांक असल्यास	1) पालिकेचे नाव, मुंबई मनपाइतर वर्णन, इतर माहिती: सदनिका नं 2704.27 वा मजला, अंशफोर्ड रिगल फेस 1 ए विंग, मुलुंड गोरगाव लिंक रोड, नाहूर पश्चिम इंडस्ट्रियल एरिया, भांडुप पश्चिम मुंबई, (सदनिकेचे क्षेत्र 602 चौ फूट रेरा कार्पेट), सोबत 1 कवर्ड कार पार्किंग सहित, (C.T.S. Number : 358.11.358'25 :)	
(5) क्षेत्रफळ	61.54 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव -डब्लू एम आय रियल इस्टेट डेव्हलपर्स एल एल पी चे अधोराइज सिग्रेटरी प्रविण गुरुनाथ नाबर, तर्फे मुखत्यार विवेक तांबे वय -39 पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव 10 अंशफोर्ड सेंटर शंकरराव नरम पथ पेनि-सुला कॉर्पोरेट पार्क समोर लोवर परेल मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुंबई पिन कोड -400013 पॅन नं. -AACFW2534P 2) नाव -ग्राउंड होल्डिंग बिल्डकॉन प्रा लि चे अधोराइज सिग्रेटरी हार्दिक बजारिया तर्फे मुखत्यार विवेक तांबे - वय -39 पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव 603 सी विंग वन बीकेसी सी-66 बांद्रा कुर्ली कॉम्प्लेक्स बांद्रा पूर्व मुंबई, ब्लॉक नं. , रोड नं. , महाराष्ट्र, मुंबई पिन कोड -400051 पॅन नं. -AAJCC0043M	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता	1) नाव -करण एम चौधरी - वय -29, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव सदनिका नं 207 त्रिशूल विल्डिंग शिवधाम कॉम्प्लेक्स शिव मंदिर रोड अंबरनाथ पूर्व ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, ठाणे पिन कोड:-421501 पॅन नं. -AVFPC0506P	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/04/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	21/04/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	7757 2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	771900	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) सौरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील -		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Sales Instance

1758391		सूची क्र.2	दुय्यम निबंधक सह दु.नि. कुर्ला 4
28-04-2023			दस्त क्रमांक : 7758/2023
Note:-Generated Through eSearch Module.For original report please contact concern SRO office			नोंदणी Regn 63m
गावाचे नाव : भांडुप			
(1) विलेखाचा प्रकार	करारनामा		
(2) मोबदला	14040000		
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	11156094.51		
(4) भू-मापन पोटहिस्सा व घरक्रमांक, असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन . इतर माहिती: सदनिका नं 3405.34 वा मजला, अंशफोर्ड रिगल फेस 1 ए विंग, मुलुंड गोरेगाव लिंक रोड, नाहूर पश्चिम इंडस्ट्रियल एरिया, भांडुप पश्चिम मुंबई, (सदनिकेचे क्षेत्र 611 चौ फूट रेरा कार्पेट). सोबत 1 कव्हर्ड कार पार्किंग सहित ((C.T.S. Number : 358-11,358:25 :))		
(5) क्षेत्रफळ	62.46 चौ.मीटर		
(6) आकारणी किंवा जुडी देण्यात असलेले तक्ते:			
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -डब्ल्यू एम आय रियल इस्टेट डेव्हलपर्स एल एल पी चे ऑंधोराइज सिग्रेटरी प्रविण गुरुनाथ नाबर . तर्फे मुखत्यार विवेक तांबे वय -39 पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव 10 अंशफोर्ड सेटर शंकरराव नरम पथ पेनिन्सुला कॉर्पोरेट पार्क समोर लोवर परेल मुंबई, ब्लॉक नं . रोड नं . महाराष्ट्र, मुंबई पिन कोड -400013 पॅन नं -AACFW2534P 2) नाव -ग्राउंड होल्डिंग बिल्डकॉन प्रा लि चे ऑंधोराइज सिग्रेटरी हार्दिक बजारिया तर्फे मुखत्यार विवेक तांबे . वय -39 पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव 603 सी विंग वन बीकेसी सी-66 बांद्रा कुर्ला कॉम्प्लेक्स बांद्रा पूर्व मुंबई, ब्लॉक नं ., रोड नं . महाराष्ट्र, मुंबई, पिन कोड -400051 पॅन नं -AAJCG0443M		
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव -आप्पाजी पी ओटी . वय -45 पत्ता -प्लॉट नं ., माळा नं ., इमारतीचे नाव विंग ए सदनिका नं 1501 जॉय होम्स एल बी एस मार्ग भांडुप पश्चिम मुंबई, ब्लॉक नं ., रोड नं . महाराष्ट्र, मुंबई पिन कोड -400078 पॅन नं -AGGPA389SD		
(9) दस्तऐवज करून दिल्याचा दिनांक	21/04/2023		
(10) दस्त नोंदणी केल्याचा दिनांक	21/04/2023		
(11) अनुक्रमांक, खंड व पृष्ठ	7758/2023		
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	842410		
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14) शेरा			
मुल्यांकनासाठी विचारात घेतलेला तपशील			
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.		



Think. Innovate. Create.

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications ₹ 1,55,31,600.00 (Rupees One Crore Fifty Five Lakh Thirty One Thousand Six Hundred Only). As per site inspection 10% of construction work is completed.

Place: Mumbai

Date: 28.04.2023

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: 2023.04.29 10:58:15 +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 28.04.2023 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 27.04.2023. 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Rahul Vasant Repal, Rinki Saganlal Sonkusare & Sumati Vasant Repal from M/s. WMI Real Estate Developer LLP & M/s. Ground Holding Buildcon Pvt. Ltd. vide Index II dated 19.04.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Chinchpokli (East) 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 Suraj Zore – Valuation Engineer Shyam Kajvilkar – Technical Manager Shamal Bodke – 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 – 27.04.2023 Valuation Date - 28.04.2023 Date of Report - 28.04.2023
6.	inspections and/or investigations undertaken;	Physical inspection done on 27.04.2023
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

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Rahul Vasant Repal, Rinki Saganlal Sonkusare & Sumati Vasant Repal** 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 **RERA Carpet Area in Sq. Ft. = 602.00.**

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

Valuation Report Prepared For: SBI / RACPC – Chinchpokli (East) Branch / Rahul Vasant Repal (31165/2300342) Page 22 of 25
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 **RERA Carpet Area in Sq. Ft. = 602.00.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar
Director

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmcl@vastukala.org, c=N
Date: 2023.04.29 10:58:26 +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