

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-435/23-24	Dated 5-May-23
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	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31226 / 2300442	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)

Indian Rupee Two Thousand Nine Hundred Fifty Only

E. & O.E

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. Vipul Kantilal Upadhyay & Mr. Kantilal Purushottamdas Upadhyay. Name of Proposed Purchaser is Pratibha Brajesh Pandey & Brajesh Murlidhar Pandey - Residential Flat No. 1107, 11th Floor, Wing - D, "Dheeraj Dreams Building No. 1 Co-Op. Hsg. Soc. Ltd.", Dreams Complex, Station Road, L.B.S. Marg, 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

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

Pragame
 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: **Mr. Vipul Kantilal Upadhyay & Mr. Kantilal Purushottamdas Upadhyay**

Name of Proposed Purchaser: **Pratibha Brajesh Pandey & Brajesh Murlidhar Pandey**

Residential Flat No. 1107, 11th Floor, Wing – D, “**Dheeraj Dreams Building No. 1 Co-Op. Hsg. Soc. Ltd.**”,
Dreams Complex, Station Road, L.B.S. Marg, Bhandup (West), Mumbai – 400 078
State - Maharashtra, Country – India.

Latitude Longitude: 19°08'44.6"N 72°56'16.5"E

Valuation Prepared for:

State Bank of India




RACPC Ghatkopar (West)

Retail Assets Centralised 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, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

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

To,
The Assistant General Manager,
State Bank of India
RACPC Ghatkopar (West)
 Retail Assets Centralised Processing Centre,
 1st Floor, Ashok Silk Mills Compound, LBS Marg,
 Ghatkopar (West), Mumbai - 400 086,
 State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

I	General								
1.	<table border="0"> <tr> <td>Purpose for which the valuation is made</td> <td>:</td> <td>As per the request from State Bank of India, RACPC Ghatkopar (West) Branch to assess fair market value of the property for Bank loan purpose.</td> </tr> </table>	Purpose for which the valuation is made	:	As per the request from State Bank of India, RACPC Ghatkopar (West) Branch to assess fair market value of the property for Bank loan purpose.					
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2.	<table border="0"> <tr> <td>a)</td> <td>Date of inspection</td> <td>:</td> <td>03.05.2023</td> </tr> <tr> <td>b)</td> <td>Date on which the valuation is made</td> <td>:</td> <td>05.05.2023</td> </tr> </table>	a)	Date of inspection	:	03.05.2023	b)	Date on which the valuation is made	:	05.05.2023
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b)	Date on which the valuation is made	:	05.05.2023						
3.	<p>List of documents produced for perusal:</p> <ol style="list-style-type: none"> Copy of Draft Agreement for Sale in the year 2023 between Mr. Vipul Kantilal Upadhyay & Mr. Kantilal Purushottamdas Upadhyay (the Owners) And Pratibha Brajesh Pandey & Brajesh Murlidhar Pandey (the Purchaser). Copy of Agreement for Sale dated 24.11.2011 between Mr. Nayan M. Ayare & Mrs. Neelam Nayan Ayare (the Transferors) And Mr. Vipul Kantilal Upadhyay & Mr. Kantilal Purushottamdas Upadhyay (the Transferees). Copy of Occupancy Certificate No. CE / 951 / BPES / AS dated 05.09.2009 issued by Municipal Corporation of Greater Mumbai. Copy of Society Maintenance Bill No. 551 / 23 – 24 dated 01.04.2023 in the name of Mr. Vipul Kantilal Upadhyay & Mr. Kantilal Purushottamdas Upadhyay issued by Dheeraj Dreams Building No. 1 Co-Op. Hsg. Soc. Ltd. Copy of Electricity Bill Consumer No. 000074139779 dated 07.04.2023 in the name of Mr. Vipul Kantilal Upadhyay issued by MSEDCL. Copy of Share Certificate No. 05 dated 13.09.2018 in the name of Mr. Vipul Kantilal Upadhyay & Mr. Kantilal Purushottamdas Upadhyay issued by Revati Apartment Co-Op. Hsg. Soc. Ltd. 								
4.	<table border="0"> <tr> <td>Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)</td> <td>:</td> <td> <p>Name of Owner: Mr. Vipul Kantilal Upadhyay & Mr. Kantilal Purushottamdas Upadhyay</p> <p>Name of Proposed Purchaser: Pratibha Brajesh Pandey & Brajesh Murlidhar Pandey</p> <p>Address: Residential Flat No. 1107, 11th Floor, Wing – D, “Dheeraj Dreams Building No. 1 Co-Op. Hsg. Soc. Ltd.”, Dreams Complex, Station Road, L.B.S. Marg, Bhandup (West), Mumbai – 400 078, State - Maharashtra, Country – India.</p> </td> </tr> </table>	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<p>Name of Owner: Mr. Vipul Kantilal Upadhyay & Mr. Kantilal Purushottamdas Upadhyay</p> <p>Name of Proposed Purchaser: Pratibha Brajesh Pandey & Brajesh Murlidhar Pandey</p> <p>Address: Residential Flat No. 1107, 11th Floor, Wing – D, “Dheeraj Dreams Building No. 1 Co-Op. Hsg. Soc. Ltd.”, Dreams Complex, Station Road, L.B.S. Marg, Bhandup (West), Mumbai – 400 078, State - Maharashtra, Country – India.</p>					
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			Contact Person: Brajesh Murlidhar Pandey (Proposed Purchaser) Mobile No. 9004413049 Joint Ownership Details of ownership shares is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat No. 1107 located on 11 th floor. The composition of flat is 1 Bedroom + Living Room + Dinning Area + Kitchen + 2 Toilets + Passage + Dry Balcony Area (i.e. 1BHK + 2 Toilets). The property is at 2 Km. travelling distance from nearest railway station Bhandup.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	City Survey No. 642, 642/1 to 642/29 & 654 A / to C
	b) Door No.	:	Residential Flat No. 1107
	c) C.T.S. No. / Village	:	C.T.S. No. 426 of Village Bhandup
	d) Ward / Taluka	:	Taluka – Kurla
	e) Mandal / District	:	District – Mumbai Suburban
	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. 1107, 11 th Floor, Wing – D, “Dheeraj Dreams Building No. 1 Co-Op. Hsg. Soc. Ltd.”, Dreams Complex, Station Road, L.B.S. Marg, Bhandup (West), Mumbai – 400 078, State - Maharashtra, Country – India.
8.	City / Town	:	Bhandup (West), 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 – Bhandup 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 document

6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	6 Flats on 11 th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	3 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Covered 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	:	11 th Floor
2	Door No. of the flat	:	Residential Flat No. 1107
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood door frame with safety door
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	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?	:	Good
7	Sale Deed executed in the name of	:	Name of Owner: Mr. Vipul Kantilal Upadhyay & Mr. Kantilal Purushottamdas Upadhyay Name of Proposed Purchaser: Pratibha Brajesh Pandey & Brajesh Murlidhar Pandey
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. = 521.00 (Carpet Area + 20%)
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. = 474.00 Dry Balcony Area in Sq. Ft. = 54.00 Total Carpet Area in Sq. Ft. = 528.00

		(Area as per actual site measurement) Carpet Area in Sq. Ft. = 434.00 (Area as per Draft Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
13	Is it being used for Residential or Commercial purpose?	: Residential purpose
14	Is it Owner-occupied or let out?	: Owner Occupied
15	If rented, what is the monthly rent?	: ₹ 24,000.00 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)	: ₹ 25,000.00 to ₹ 26,000.00 per Sq. Ft. on Measurement 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).	: ₹ 27,500.00 per Sq. Ft. on Agreement Carpet Area ₹ 26,870 per Sq. Ft. (After Depreciation)
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 24,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	: ₹ 1,56,453.00 Per Sq. M. i.e. ₹ 14,535.00 Per Sq. Ft.
	Guideline rate (after depreciation)	: ₹ 1,42,677.00 Per Sq. M. i.e. ₹ 13,255.00 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 / Rgstrn. 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	: 14 Years
	Life of the building estimated	: 46 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 21.00%

	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,370.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 24,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 26,870.00 per Sq. Ft.
Remark: As per Site Inspection, Actual Total Carpet area 528.00 Sq. Ft. (Including Dry Balcony area) is more than Carpet area 434.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 27,500/- per Sq. Ft. on Carpet is considered.			

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	434.00 Sq. Ft.	26,870.00	1,16,61,580.00
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			
Fair Market value of the property				1,16,61,580.00
Insurable value of the property (521.00 X 3,000.00)				15,63,000.00
Guideline value of the property (521.00 X 13,255.00)				69,05,855.00

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 ₹ 26,500.00 to ₹ 28,500.00 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 ₹ 26,870.00 per Sq. Ft. on Carpet Area for valuation after depreciation.


Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 24,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual site photographs




Ready Reckoner Rate



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

**नोंदणी व म्हांक
विभाग**
महाराष्ट्र शासन



*** welcome to valuation of properties in Maharashtra ***

Location Details

Select Type: Development Agreement Tenant Occupied Other

Division Name: [Help on Division](#)

District Name: Zone Name:

Attribute: SubZone Name:

Open Land	Residence	Office	Shop	Industry	Unit
58050	142230	163560	177790	142230	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,42,230.00			
10% Increase by Flat Located on 11 th Floor	14,223.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,56,453.00	Sq. Mtr.	14,535.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	58,050.00			
The difference between land rate and building rate (A – B = C)	98,403.00			
Depreciation Percentage as per table (D) [100% - 14%] (Age of the Building – 14 Years)	86%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,42,677.00	Sq. Mtr.	13,255.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: 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

magicbricks Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Bhandup West > 1 BHK Flats for Sale in Bhandup West > 1 BHK Flat

₹1.08 Cr Get ₹32-400 cashback on instant loan

1 BHK 435 Sq-Ft Flat For Sale: LBS road, Mumbai

1 Bed, 2 Baths, 1 Balcony, 1 Covered Parking

Developer: **HDIL** Project: **HDIL Cheeraaj Dreams**

Carpet Area: 435 sqft (12.27sqft) Floor: 3 (Out of 20 Floors) Transaction Type: Resale Status: Ready to Move

Facing: North - East Lifts: 3 Furnished Status: Unfurnished

Contact Agent: **Santosh Kocharekar** +91-9820000792

Book Name: Name field can't be left blank. Please enter your name. E-mail: Mobile Number: +91-91-XXXX-XXXX-XXXX

Price Breakup: ₹1.08 Cr (₹ 5,40,000 Approx. Registration Charges)

Booking Amount: ₹ 2.0 Lac

Address: **dreams, off LBS Marg, Near Bhandup Station bhandup west 78, Bhandup West, Mumbai - Central Mumbai, Maharashtra**

Landmarks: **behind Dreams mall bhandup**

NOBROKER Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Bhandup West > 1 BHK Flat

1 BHK Flat in Cheeraaj Dreams Building 1 For Sale in Bhandup West

₹ 1.12 Crores (₹ 44,192/Month) 432 Sqft

3 Bedroom, 2 Bathroom, 1 Balcony

Price trends by NEEstimate

Report what we've not covered in this property

Activity On This Property

Overview

- Age of Building: 5-10 Years
- Ownership Type: Self Owned
- Nomininal Charges: ₹20.8 Per Sq.Ft
- Flooring: 10
- Building Age: 400 Sqft
- Furnishing Status: Fully Furnished
- Facing: North
- Lift: 120

Price Indicators

₹1.10 Cr Get ₹33,000 cashback on Home Loan

1 BHK 1BHK 1 Flat For Sale in Bhandup West, Mumbai

1 Bed, 2 Baths, 2 Balconies, 1 Covered Parking

Carpet Area: 440 sqft • ₹25,000/sqft

Developer: Housing Development & Infrastructure Ltd. | Project: Dreams Complex

Floor: 7 (Out of 20 Floors) | Transaction Type: Resale | Status: Ready to Move

Additional Rooms: 1 Store Room | Facing: North | Lifts: 1

Contact Agent
Atul Tripathy -9198XXXXX83

Price Breakup: ₹1.1 Cr | ₹5,50,000 Approx. Registration Charges | ₹4,000 Monthly

Booking Amount: ₹10.0 Lac

RERA ID: NA

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

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As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specification ₹ 1,16,61,580.00 (Rupees One Crore Sixteen Lakh Sixty One Thousand Five Hundred Eighty Only).

Place: Mumbai

Date: 05.05.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
c=IN, email=manoj.chalikwar@vastukala.com, 2.5.4.25=99320464613560940793428859134904533041333,
1.1.1.761.7a18b0512, postalCode=400006, st=Maharashtra,
serialNumber=15151555464613560940793428859134904533041333, uid=2.5.4.1
9418F243276A256A, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.05 16:50:32 +0530'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

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

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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, Manoj 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 05.05.2023 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 03.05.2023. 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 AERPC9086P.
- 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 Director 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 is being purchased by Pratibha Brajesh Pandey & Brajesh Murlidhar Pandey from Mr. Vipul Kantilal Upadhyay & Mr. Kantilal Purushottamdas Upadhyay vide draft Agreement for Sale in the year 2023.
2.	Purpose of valuation and appointing authority	As per the request from RACPC Ghatkopar (West) to assess Fair Market value of the property for Bank Loan Purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Govt. Regd. Valuer Suraj Zore – Valuation Engineer Shobha Kuperkar – Technical Officer Pradnya Rasam – Technical Manager
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 - 03.05.2023 Valuation Date - 05.05.2023 Date of Report - 05.05.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 03.05.2023
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 **Mr. Vipul Kantilal Upadhyay & Mr. Kantilal Purushottamdas Upadhyay**. Name of Proposed Purchaser is **Pratibha Brajesh Pandey & Brajesh Murlidhar Pandey**. 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 **Carpet Area in Sq. Ft. = 434.00**.

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 / Exiting 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.

(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.

MANOJ BABURAO
CHALIKWAR

Digitally signed by Manoj Baburao Chalikwar
DN: cn=Manoj Baburao Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala
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2.7.96.1.7a18b5652, postalCode=400008, st=Maharashtra
serialNumber=1a76a566ab0c8f9202a35a80c1d0c31f315d2a2f4
e280ca7a3279a20bc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.05.05 16:53:22 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

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