

# PROFORMA INVOICE

|  |  |   |
|--|--|---|
| <b>Vastukala Consultants (I) Pvt Ltd</b><br>Ackruti Star, 1st Floor, 121,<br>Central Road, MIDC, Andheri (E),<br>Mumbai - 400 093<br>GSTIN/UIN: 27AADCV4303R1ZX<br>State Name : Maharashtra, Code : 27<br>E-Mail : accounts@vastukala.org<br>Buyer (Bill to)<br><b>STATE BANK OF INDIA</b><br>RACPC SION BRANCH<br>B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirol<br>Road, Off L. B. S. Marg, Kurla (West), Mumbai - 400070<br>State - Maharashtra, Country - India<br>GSTIN/UIN : 27AAACS8577K2ZO<br>State Name : Maharashtra, Code : 27 | Invoice No.<br><b>PG-434/23-24</b><br>Delivery Note<br>Reference No. & Date.<br>Buyer's Order No.<br>Dispatch Doc No.<br><b>31239 / 2300441</b><br>Dispatched through<br>Terms of Delivery | Dated<br><b>5-May-23</b><br>Mode/Terms of Payment<br>Other References<br>Dated<br>Delivery Note Date<br>Destination |
|--|--|---|

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

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

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

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

**Remarks:**  
 Mr. Rajkumar Munib Maurya & Mrs. Rita Rajkumar Maurya  
 - Residential Flat No. 2102, 21st Floor, Building No. C-1,  
 "Divine Heights", Sudama Greens, Diva Shill Road, Village  
 - Dawale, Diva (East), Thane - 400 612, 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**  
  
 Authorised Signatory

This is a Computer Generated Invoice



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Rajkumar Munib Maurya & Mrs. Rita Rajkumar Maurya**

Residential Flat No. 2102, 21<sup>st</sup> Floor, Building No. C-1, "Divine Heights", Sudama Greens,  
Diva Shill Road, Village – Dawale, Diva (East), Thane – 400 612, State – Maharashtra, Country – India.

Latitude Longitude: 19°10'08.7"N 73°02'49.7"E

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### Valuation Done for:

**State Bank of India**

**RACPC Sion Branch**

B-603 & 604, Kohinoor City, Commercial-1, 6<sup>th</sup> Floor, Kirod Road, Off L.B.S. Marg, Kurla (West),  
Mumbai, Pin Code – 400 070, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

|           |            |           |        |
|-----------|------------|-----------|--------|
| Mumbai    | Aurangabad | Pune      | Rajkot |
| Thane     | Nanded     | Indore    | Raipur |
| Delhi NCR | Nashik     | Ahmedabad | Jaipur |

**Regd. Office :** 121, 1st Floor, Akruti Star,  
Central Road, MIDC, Andheri (E),  
**Mumbai - 400 093, (M.S.), INDIA**  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org









|                              |  | apartment building.  |        |
|------------------------------|--|--|--------|
|                              |  | A  | B      |
|                              |  | As per the Deed  | Actual |
|                              | North  | -  | -      |
|                              | South  | -  | -      |
|                              | East   | -  | -      |
|                              | West   | -  | -      |
| 14.                          | Extent of the site   | : <b>Carpet Area in Sq. Ft. = 464.00</b><br><b>(Area as per Index II)</b><br><br>Built Up Area in Sq. Ft. = 510.00<br>(Carpet area + 10%)  |        |
| 14.                          | Latitude, Longitude & Co-ordinates of flat   | : 19°10'08.7"N 73°02'49.7"E  |        |
| 15.                          | Extent of the site considered for Valuation (least of 13A & 13B)                                       | : <b>Carpet Area in Sq. Ft. = 464.00</b><br><b>(Area as per Index II)</b>  |        |
| 16.                          | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : Building is under construction   |        |
| <b>II APARTMENT BUILDING</b> |  |  |        |
| 1.                           | Nature of the Apartment  | : Residential  |        |
| 2.                           | Location   | :  |        |
|                              | C.T.S. No.   | : Survey No. 167, Hissa No. 2A, Survey No. 167, Hissa No. 3  |        |
|                              | Block No.  | : -  |        |
|                              | Ward No.   | : -  |        |
|                              | Village / Municipality / Corporation   | : Village – Dawale<br>Thane Municipal Corporation  |        |
|                              | Door No., Street or Road (Pin Code)  | : Residential Flat No. 2102, 21 <sup>st</sup> Floor, Building No. C-1, "Divine Heights", Sudama Greens, Diva Shill Road, Village – Dawale, Diva (East), Thane – 400 612, 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 (Part) + Stilt (Part) + 24 Upper Floors  |        |
| 6.                           | Type of Structure  | : Proposed R.C.C. Framed Structure   |        |
| 7.                           | Number of Dwelling units in the building   | : Proposed 15 Flats on 21 <sup>st</sup> Floor  |        |
| 8.                           | Quality of Construction  | : Good   |        |
| 9.                           | Appearance of the Building   | : Building is under construction   |        |
| 10.                          | Maintenance of the Building  | : Building is under construction   |        |
| 11.                          | Facilities Available   | :  |        |
|                              | Lift   | : Proposed 3 Lifts   |        |
|                              | Protected Water Supply   | : Proposed Municipal Water supply  |        |
|                              | Underground Sewerage   | : Proposed Connected to Municipal Sewerage System  |        |

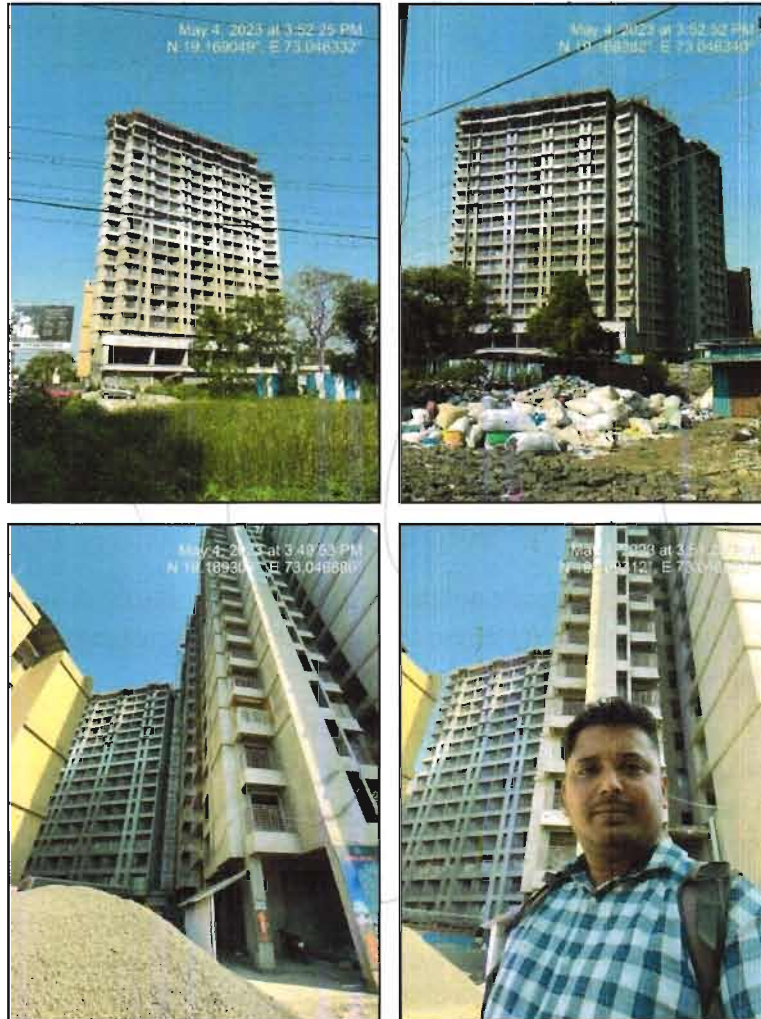
|            |   |   |  |
|------------|---|---|--|
|            | Car parking - Open / Covered  | : | Proposed Stilt + Open Car Parking                                      |
|            | Is Compound wall existing?  | : | Proposed, yes  |
|            | Is pavement laid around the building  | : | Proposed, yes  |
| <b>III</b> | <b>FLAT</b>   |   |  |
| 1          | The floor in which the flat is situated                                     | : | 21 <sup>st</sup> Floor   |
| 2          | Door No. of the flat  | : | Residential Flat No. 2102  |
| 3          | Specifications of the flat  | : |  |
|            | Roof  | : | 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.<br>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   | : | <b>Mr. Rajkumar Munib Maurya &amp;<br/>Mrs. Rita Rajkumar Maurya</b>   |
| 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. = 510.00<br>(Carpet area + 10%)               |
| 10         | What is the floor space index (app.)  | : | As per TMC norms   |
| 11         | What is the Carpet Area of the flat?  | : | <b>Carpet Area in Sq. Ft. = 464.00<br/>(Area as per Index II)</b>      |
| 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?  | : | ₹ 10,000.00 Expected rental income per month after building completion |
| <b>IV</b>  | <b>MARKETABILITY</b>  | : |  |
| 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   |
| <b>V</b>   | <b>Rate</b>   | : |  |
| 1          | After analyzing the comparable sale instances,                              | : | ₹ 8,500.00 to ₹ 9,500.00 per Sq. Ft. on Carpet Area                    |







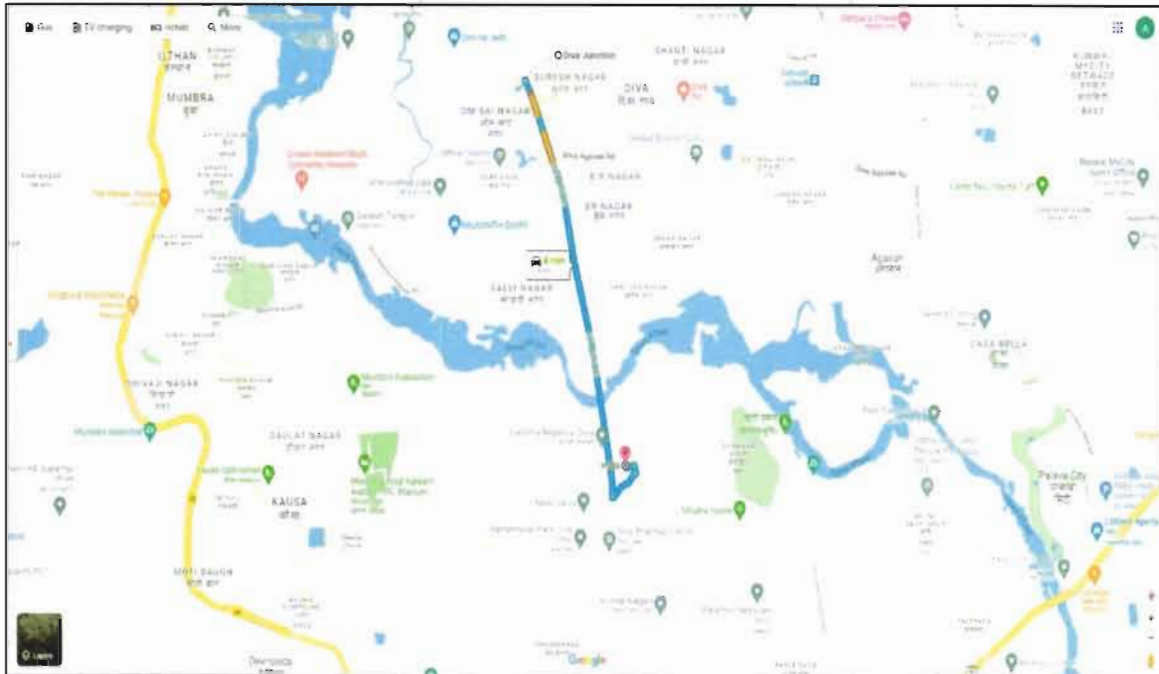
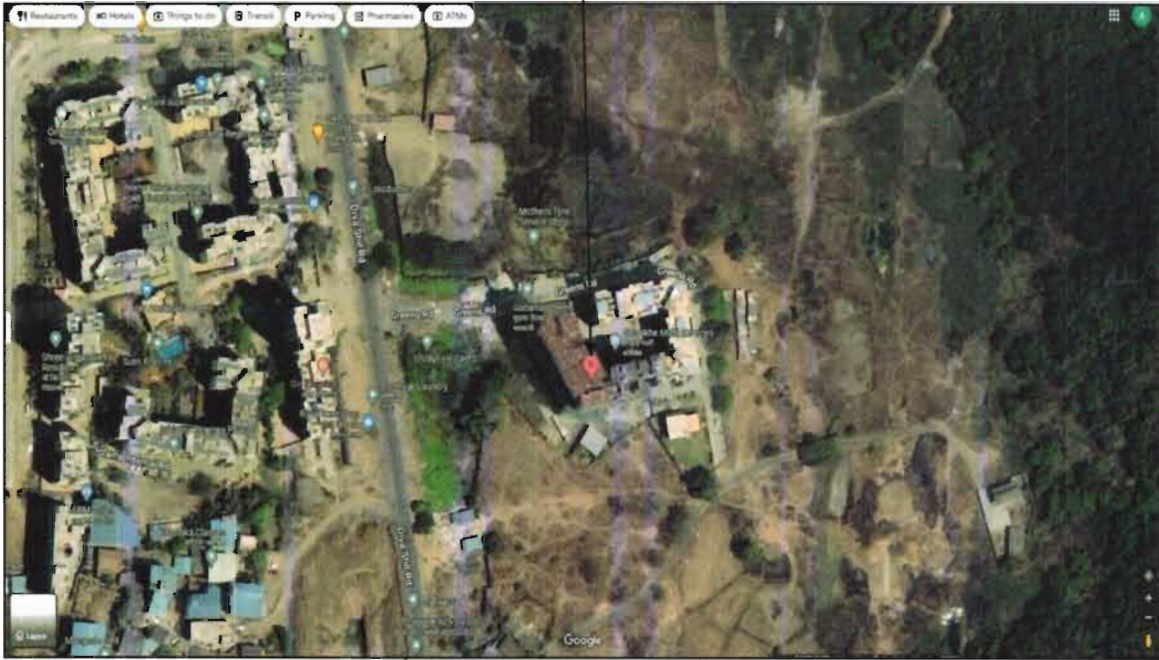
## Actual site photographs



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## Route Map of the property

Site u/r




Latitude Longitude: 19°10'08.7"N 73°02'49.7"E

Note: The Blue line shows the route to site from nearest railway station (Diva Junction– 2.6 Km.)



## Ready Reckoner Rate


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

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 बाजारमूल्य दर पत्रक

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Feedback

**Year** 2023/2024 **Language** English

**Annual Statement of Rates**

Selected District: डाणे

Select Taluka: डाणे

Select Village: गावाचे गाव : डावले

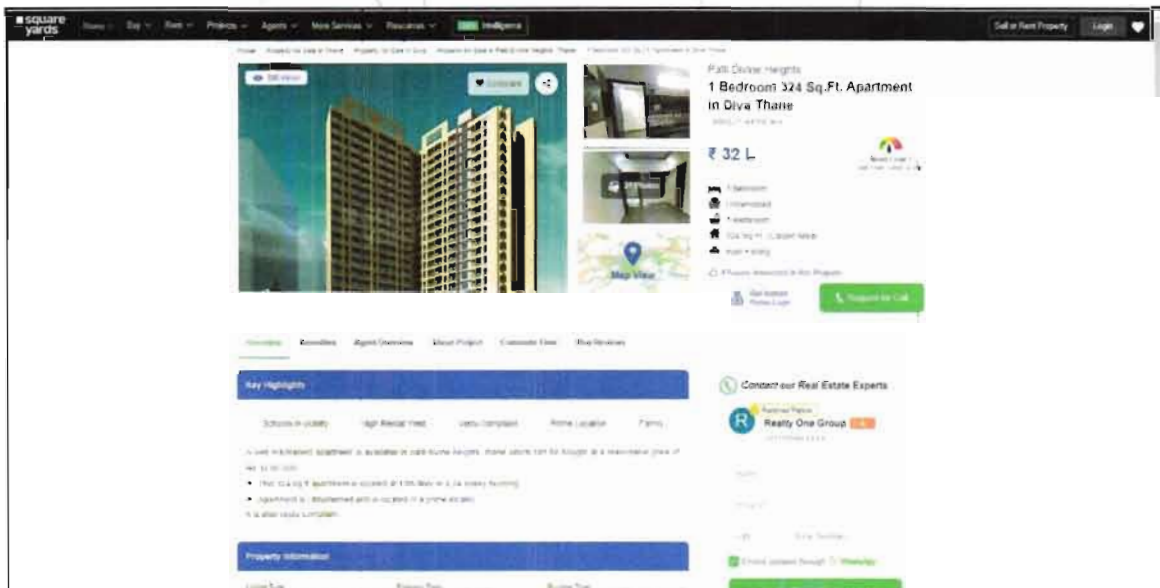
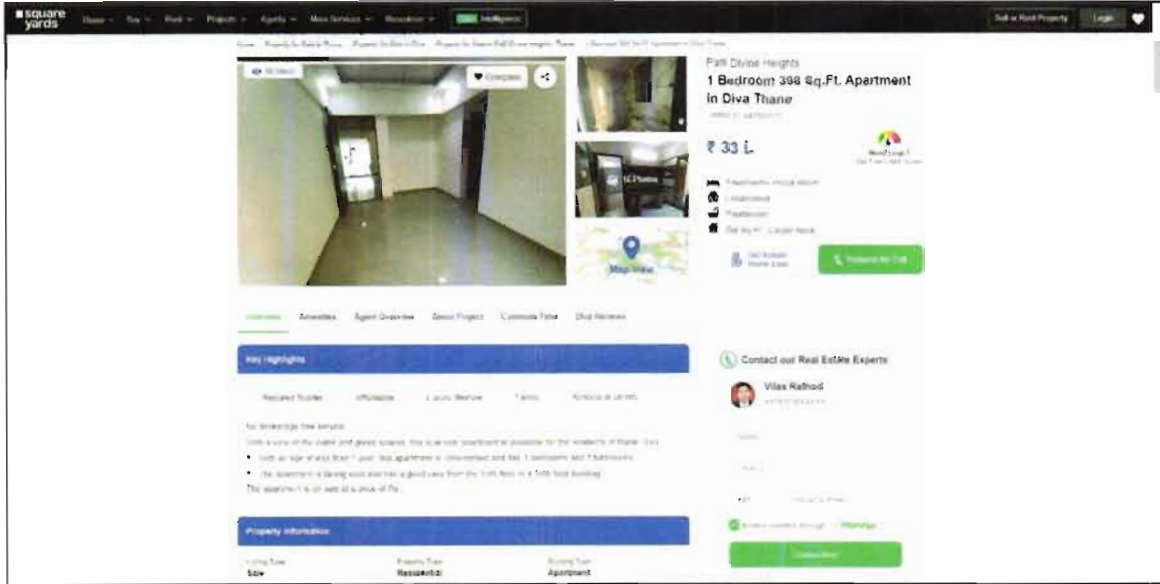
Search By:  Survey No  Location

| Select   | वपविभाग                                      | सुची क्रमांक | निवासी वपनिष्ठा | श्रीश्रीय | दुपाने | नौचौनिक | एकक (Sq.ft) |
|----------|--|--------------|-----------------|-----------|--------|---------|-------------|
| SurveyNo | 28/107-20अ) सर्वे नंबर                       | 10400        | 52300           | 53500     | 65400  | 53500   | चौ. मीटर    |
| SurveyNo | 28/108-20अ) सर्वे नंबर - अविष्कील प्र.चौ.मी. | 3500         | 0               | 0         | 0      | 0       | चौ. मीटर    |

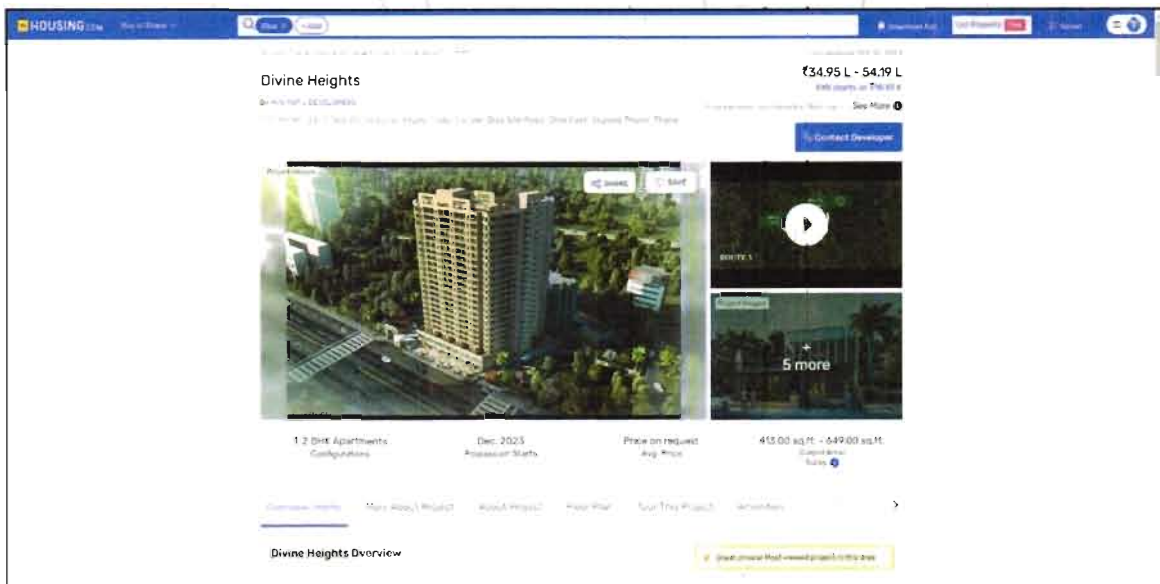
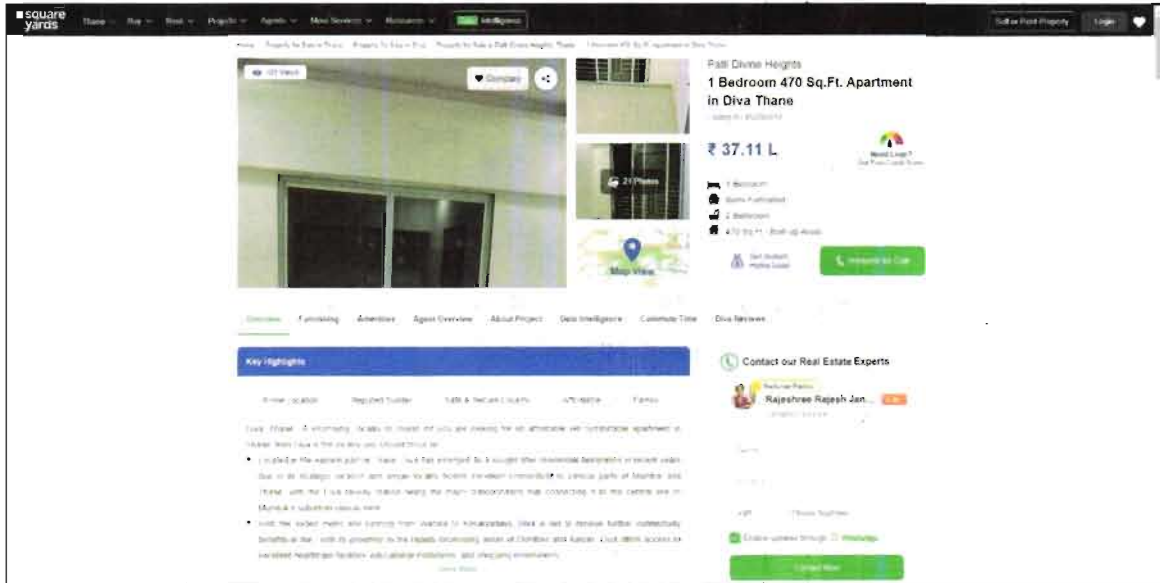
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## Price Indicators



## Price Indicators





## Sale Instance

|   |   |   |
|---|---|---|
| 1190536<br>05-05-2023<br>Note -Generated Through eSearch<br>Module.For original report please contact<br>concern SRO office           | <b>सूची क्र.2</b>   | दुय्यम निबंधक : दु.नि. ठाणे १<br>दस्त क्रमांक 1190/2023<br>नोंदणी<br>Regn.63m |
| <b>गावाचे नाव : डावले</b>   |   |   |
| (1) विलेखाचा प्रकार   | अॅग्रीमेंट टू सेल   |   |
| (2) मोबदला  | 2000000   |   |
| (3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे।  | 1786882   |   |
| (4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव:ठाणे म.न.पा.इतर वर्णन ... इतर माहिती: मौजे डावले ता. जि. ठाणे येथील सर्व्हे नंबर 167 हिस्सा नंबर 2अ मधील सुदामा ग्रीन्स मधील सदनिका क्र. 201.बी-1.दुसरा मजला.दिवा शिळ रोड.खाडीगाव.दिवा पूर्व क्षेत्रफळ 31.16 चौ. मी.(( Survey Number 167 : HISSA NUMBER . 2A ; ))   |   |
| (5) क्षेत्रफळ   | 34.166 चौ.मीटर  |   |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.  |   |   |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता. | 1): नाव-सोनु शिवा बुरुड वय-54 पत्ता-प्लॉट नं: खाडीगाव. माळा नं: दिवा शिळ रोड. इमारतीचे नाव स्वताचे घर. ब्लॉक नं: डावले, रोड नं: दिवा शिळ रोड. महाराष्ट्र, ठाणे पिन कोड-400042 पॅन नं: -AWGPPB6022R<br>2): नाव-मान्यता देणार- मे पाटील डेव्हलपर्स तर्फे मालक सचिन सुदाम पाटील च्या तर्फे कु.मु. म्हणून कबुलीजबाबा करिता भरत वसंत पाटील वय-30 पत्ता-प्लॉट नं: . माळा नं: . इमारतीचे नाव: . ब्लॉक नं. बदलापुर पार्सपलाईन रोड. ग्रामपंचायत ऑफिस समोर, हेदुठणे, निळजे कल्याण ठाणे रोड नं, महाराष्ट्र, THANE पिन कोड--401204 पॅन नं -AQFPP5331R |   |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता                   | 1): नाव-प्रमोद राजेश कुमार पांडे वय -32; पत्ता-प्लॉट नं: मिश्रा चाळ, माळा नं: जयहिंद नगर. इमारतीचे नाव. सोनापूर. ब्लॉक नं शिवजी नगर. रोड नं: मानसुर्द, महाराष्ट्र, मुंबई. पिन कोड-400043 पॅन नं -AWGPPB6022R<br>2): नाव-बिनु प्रमोद पांडे वय -30; पत्ता-प्लॉट नं. मिश्रा चाळ, माळा नं. जयहिंद नगर. इमारतीचे नाव. सोनापूर, ब्लॉक नं. मानसुर्द, रोड नं. शिवजी नगर. महाराष्ट्र, मुंबई पिन कोड - 400043 पॅन नं -DQXPP2282P  |   |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 23/01/2023  |   |
| (10) दस्त नोंदणी केल्याचा दिनांक  | 23/01/2023  |   |
| (11) अनुक्रमांक. खंड व पृष्ठ  | 1190/2023   |   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क  | 140000  |   |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क  | 20000   |   |
| (14) शेर  |   |   |
| मुल्यांकनासाठी विचारात घेतलेला तपशील.   |   |   |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद -   | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.  |   |





(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 04.05.2023. 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 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 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 was purchased by Mr. Rajkumar Munib Maurya & Mrs. Rita Rajkumar Maurya from M/s. Patil Developers vide Agreement for Sale dated 21.04.2023.  |
| 2.      | purpose of valuation and appointing authority   | As per the request from State Bank of India, RACPC Sion Branch to assess value of the property for Banking purpose  |
| 3.      | identity of the valuer and any other experts involved in the valuation;   | Manoj B. Chalikwar – Regd. Valuer<br>Nikhil Sonawane – Valuation Engineer<br>Vaishali Sarmalkar – Technical Manager<br>Shyam Kajvilkar – 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 – 04.05.2023<br>Valuation Date – 05.05.2023<br>Date of Report – 05.05.2023  |
| 6.      | inspections and/or investigations undertaken;   | Physical Inspection done on 04.05.2023  |
| 7.      | nature and sources of the information used or relied upon;  | <ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul> |
| 8.      | procedures adopted in carrying out the valuation and valuation standards followed;  | Sales Comparison Method   |
| 9.      | restrictions on use of the report, if any;  | This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.   |
| 10.     | major factors that were taken into account during the valuation;  | current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.  |
| 11.     | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Attached  |





**Property Title**

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Rajkumar Munib Maurya & Mrs. Rita Rajkumar Maurya**. 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. = 464.00**.

**Condition & Repair**

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

**Valuation Methodology**

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing use premise is considered for this assignment.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

#### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

#### **Other**

All measurements, areas and ages quoted in our report are approximate

#### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 464.00.**

#### **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.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Branch,  
2.5.4.20=98220c0c0f0c150c0b0c0f0c2080591399030c130d133d1  
13279017a1805452, postalCode=400049, st=Maharashtra,  
serialNumber=12045664b8c85962a5548fca3c6b31f31502d0  
946902e29a32706230f, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.05.05 18:46:39+05'30'

*Manoj*

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.