

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA- RASMECCC Panvel RASMECCC Panvel Sharda Terrace,Shop No 5,Ground Floor, Plot No 65,Sector-11,CBD Belapur GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-1098/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 31269 / 2301100 Dispatched through Terms of Delivery	Dated 16-Jun-23 Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination
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Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
	Total			₹ 2,950.00

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

Indian Rupee Two Thousand Nine Hundred Fifty Only

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

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

Remarks:
 Mr. Hemant Anil Dixit & Mrs. Asmita Hemant Dixit - Residential Flat No. 114, LIG-5A, 1st Floor, "MHADA Colony", Village – Mahalunge (Ingale), Taluka – Khed, District – Pune, PIN – 410501, State - Maharashtra, Country - India
 Company's PAN : **AADCV4303R**

Company's Bank Details
 Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MiDC Andheri (E) & SBIN0007074**
for Vastukala Consultants (I) Pvt Ltd

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


 Authorized Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Hemant Anil Dixit & Mrs. Asmita Hemant Dixit**

Residential Flat No. 114, LIG-5A, 1st Floor, "**MHADA Colony**", Village – Mahalunge (Ingale), Taluka – Khed, District – Pune, PIN – 410501, State - Maharashtra, Country - India.

Latitude Longitude: 18°45'47.9"N 73°48'53.5"E

Valuation Done for:













State Bank of India

RASMECCC Panvel Branch

Shop No 5, Ground Floor, Sharda Terrace, Plot No. 65, Sector – 11, CBD Belapur, Navi Mumbai, Taluka & District – Thane, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

-  **Regd. Office:** B1-02, U/B Floor, Boomerang, Chandivai Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
-  Tele/Fax: +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
RASMECCC Panvel Branch
 Shop No 5, Ground Floor, Sharda Terrace,
 Plot No. 65, Sector-11, CBD Belapur,
 Navi Mumbai, Taluka & District – Thane,
 State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection	:	14.06.2023
	b) Date on which the valuation is made	:	16.06.2023
3.	List of documents produced for perusal:		
	1. Copy of Agreement for Sale dated 24.09.2021.		
	2. Copy of Allotment Letter Ref. No. MV / PM / Allotment / 5265 / 2021 dated 17.09.2021 issued by Pune Housing & Area Development Board, MHADA.		
	3. Copy of MHADA Intimation Letter Ref. No. MV / PM / Scheme – 2021 / Lottery No. 465 / 2021 dated 03.07.2021 issued by Pune Housing & Area Development Board.		
	4. Copy of RERA Registration Certificate No. P52100005293 dated 18.05.2020.		
	5. Copy of Occupancy Certificate No. DP / BKH / Mouje – Mahalunge / Gut No. 44 & Other / P. No. 449 / 16 – 17 dated 27.01.2021 issued by Pune Metropolitan Regional Development Authority, Pune.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Hemant Anil Dixit & Mrs. Asmita Hemant Dixit Address: Residential Flat No. 114, LIG-5A, 1 st Floor, "MHADA Colony", Village – Mahalunge (Ingale), Taluka – Khed, District – Pune, PIN – 410501, State - Maharashtra, Country – India. Contact Person: Mr. Hemant Anil Dixit (Owner) Contact No. 9284316074 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 No. 114 located on 1 st Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + WC + Bath + Passage + Enclosed Balcony (i.e., 1BHK with WC + Bath). The property is at 17.5 Km. travelling distance from nearest railway station Dehu Road.
6.	Location of property	:	

a)	Plot No. / Survey No.	:	Gut No. 44(Part) and other of Village – Mahalunge (Ingale)	
b)	Door No.	:	Residential Flat No. 114	
c)	C.T.S. No. / Village	:	Village – Mahalunge (Ingale)	
d)	Ward / Taluka	:	Taluka – Khed	
e)	Mandal / District	:	District – Pune	
f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is available, we assumed that the construction is as per approved 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. 114, LIG-5A, 1 st Floor, “ MHADA Colony ”, Village – Mahalunge (Ingale), Taluka – Khed, District – Pune, PIN – 410501, State - Maharashtra, Country – India.	
8.	City / Town	:	Mahalunge (Ingale)	
	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 – Mahalunge (Ingale) PMRDA / Pune Housing & Area Development Board, MHADA	
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
	North	:	Internal Road	Details not available
	South	:	Residential Building	Details not available
	East	:	Residential Building	Details not available
	West	:	Gulmohar Building	Details not available
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	:	Carpet Area in Sq. Ft. = 486.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 476.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 524.00 (Area as per Agreement for Sale)
14.	Latitude, Longitude & Co-ordinates of flat	:	18°45'47.9"N 73°48'53.5"E
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	Carpet Area in Sq. Ft. = 476.00 (Area as per Agreement for Sale)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Gut No. 44(Part) & Others of Village – Mahalunge (Ingale)
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Mahalunge (Ingale) PMRDA / Pune Housing & Area Development Board, MHADA
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 114, LIG-5A, 1 st Floor, “ MHADA Colony ”, Village – Mahalunge (Ingale), Taluka – Khed, District – Pune, PIN – 410501, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2021 (As per Occupancy Certificate)
5.	Number of Floors	:	Lower Ground + Still + 14 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	16 Flats on 1 st Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

	(Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	
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).	: ₹ 5,700.00 per Sq. Ft.
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 3,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 34,100.00 per Sq. M. i.e. ₹ 3,168.00 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)	: ₹ 2,500.00 per Sq. Ft.
	Age of the building	: 2 Years
	Life of the building estimated	: 58 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A. as building age is below 5 years
	Depreciated Ratio of the building	: -
b	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,500.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 3,200.00 per Sq. Ft.
	Total Composite Rate	: ₹ 5,700.00 per Sq. Ft.
	Remark:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	476.00 Sq. Ft.	5,700.00	27,13,200.00
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				27,13,200.00
Insurable value of the property				13,10,000.00
Guideline value of the property (As per Index II)				16,60,032.00

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 ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 5,700.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on		
i)	Saleability	Good
ii)	Likely rental values in future in	₹ 5,500.00 Expected rental income per month
iii)	Any likely income it may generate	Rental Income



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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Year 2023/2024 Language English

Annual Statement of Rates

Selected District पुणे
 Select Taluka खेड
 Select Village सीजे : महाळुंगे
 Search By Survey No Location
 Select Location इतर विकसनात्मिक विभाग

Select	विद्याप नं.	उपविभाग	दर	एकक (रि. /)
SurveyNo	27/27.2	सदनिका	28770	चौ. मीटर
SurveyNo	27/27.3	हायवेसंगुळ सदनिका	34190	चौ. मीटर
SurveyNo	27/27.5	व्यावसायिक सिटी सदनिका	41480	चौ. मीटर
SurveyNo	27/27.6	व्यावसायिक सिटी दुकाने	80910	चौ. मीटर
SurveyNo	27/0	-	0	NA



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Vastukala Consultants (I) Pvt. Ltd.

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Sale Instance

2337452 16-06-2023 Note :-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र . २	दुयम निबंधक सह दु.नि. खेड-२ दस्तावेज क्रमांक :2337/2023 नोंदणी Regn 63m
गाव: महाळुंगे		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	2377600	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	1747038	
(4) भूसापन, पोटहिस्सा व घरक्रमांक (असल्यास)	, इतर गाहिती: गाव मौजे महाळुंगे,ता. खेड,जि. पुणे येथील गट नं. 44(भाग),49(भाग),129(भाग),130/1/ए(भाग),130/1/बी,130/2,130/3(भाग),130/4 या मिळकतीवर पुणे गृहनिर्माण व अल्प उत्पन्न गट या योजनेतील बांधणेत आलेल्या इमारतीमधील सदनिका क्र. एल आय जी-5ए-1-104 यांसी चटई क्षेत्र 44.24 चौ. मी क्षेत्र अशी मिळकत आहे.पुणे	
(5)क्षेत्रफळ	44.24चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मिळकत व्यवस्थापक - पुणे गृहनिर्माण व क्षेत्रविकास मंडळ (मंडळा) प्लॉट नं ., माळा नं ., इमारतीचे नाव ., ब्लॉक नं ., रोड नं. आगरकर नगर, अलंकार टॉकीज जवळ,पुणे, महाराष्ट्र. पुणे 411001 AAJM0344H	
(8)दस्तावेज करून घेणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) प्रशांत बापूराव वाघमारे 38 प्लॉट नं ., माळा नं. ., इमारतीचे नाव: ., ब्लॉक नं. ., रोड नं. नवीन अबस्थापना इमारत 2/6 जे.जे. रुग्णालय आवार जे. जे. रोड भायखळ, महाराष्ट्र, मुंबई 400008 AAJYPW1782H	
(9)दस्तावेज करून दिल्याचा दिनांक	21/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	21/02/2023	
(11)अनुक्रमांक, खंड व पृष्ठ	2337/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	142700	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

Sale Instance

1580452 16-06-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र . २	दुय्यम निबंधक सह दु.नि. खेड-२ दस्तऐवज क्रमांक. 1580/2023 नोंदणी Regn:63m
गाव: महाळुंगे		
(1) दस्तऐवज प्रकार	करारनामा	
(2) मोबदला	3799760	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	1880695	
(4) भूमापन, पोटहिस्सा व घरक्रमांक (असल्यास)	, इतर माहिती: , इतर माहिती: गाव मौजे महाळुंगे,ता. खेड,जि. पुणे येथील गट नं. 44(भाग),49(भाग),129(भाग),130/1/ए(भाग),130/1/बी,130/2,130/3(भाग),130/4 या मिळकतीवर पुणे गृहनिर्माण व मध्यम उत्पन्न गटातील सदनिका क्र. एम.आय.जी. 12 ए -1- 101 यांसी चटई क्षेत्र 65.37 चौ. मी क्षेत्र अशी मिळकत आहे.पुणे	
(5) क्षेत्रफळ	65.37चौ. मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मिळकत व्यवस्थापक - पुणे गृहनिर्माण व क्षेत्रविकास मंडळ (म्हाडा) प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं आगरकर नगर, अलंकार टॉकीज जवळ,पुणे, महाराष्ट्र, पुणे. 411001 AAAJM0344H	
(8) दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) गौरव पुंडलिक कुकडे 42 प्लॉट नं. - , माळा नं. - , इमारतीचे नाव - , ब्लॉक नं. - , रोड नं. सदनिका नं. १०२, बिल्डींग नं 18,एवरेस्ट व्हल, धोकली, कोस्टल रोड, ठाणे , महाराष्ट्र, ठाणे. 400607 AOGPK3124B	
(9) दस्तऐवज करून दिल्याचा दिनांक	06/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	06/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	1580/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	228000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

Price Indicators

NOBROKER
1 BHK Flat in Mahalunge Khed Mhada For Sale in Mhada
 ₹ 30 Lac
 ₹ 17,134/Month
 520 sq.ft.

Overview

Age of Building	3-5 Years	Ownership Type	Self Owned
Maintenance Charges	₹ 1,400 to ₹ 1,500	Flooring	Marble Tiles
Bathrooms	2 Bath	Carpet Area	495 sq.ft.
Flooring Status	Carpeted	Facing	Don't Know

Activity On This Property

Similar Properties

99acres
 Buy - Enter Locality / Project / Locality / Landmark

₹ 28 Lac @ ₹ 5,490 per sq.ft.
 Estimated EMF ₹ 22,364

1 BHK 1 Bath
 Flat/Apartment For Sale

₹ 28 LAC @ ₹ 5,490 per sq.ft. (All Inclusive)

Carpet Area 510 sq.ft. (47.94 sq.m.)

Configuration 1 Bedroom, 1 Bathroom, 1 Balcony

Address Raigad building, Mhada colony, Pune 411001 Mahalunge Ingale, Pune

Floor location 2nd of 12 Floors

Property Age 5 to 10 Year Old

Why should you consider this property?

- Visitor Parking Available
- Parking Available
- High Ceiling Height

Transaction Type Retail
Water Supply Municipal corporation...

Property Condition Ready to Move
Power Backup None

Furnishing Unfurnished
Property Code K67441156
www.99acres.com/31241788



As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 27,13,200.00 (Rupees Twenty Seven Lakh Thirteen Thousand Two Hundred Only).

Place: Mumbai

Date: 16.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

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

- 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 valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property was owned by Mr. Hemant Anil Dixit & Mrs. Asmita Hemant Dixit.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECCC Panvel Branch to assess value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Ankush Darane – Valuation Engineer Vaishali Sarmalkar – Technical Manager 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 - 14.06.2023 Valuation Date - 16.06.2023 Date of Report - 16.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 14.06.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **16th June 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 476.00** in the name of **Mr. Hemant Anil Dixit & Mrs. Asmita Hemant Dixit**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

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. = 476.00.**

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.

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.

