

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-578/23-24	Dated 13-May-23
Buyer (Bill to) STATE BANK OF INDIA-SME GORAKHPUR BRANCH MAIN BRANCH CAMPUS, BANK ROAD, GORAKHPUR UTTAR PRADESH 273001 GSTIN/UIN : 09AAACS8577KAZE State Name : Uttar Pradesh, Code : 09	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31373 / 2300580	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 %	5,000.00
	IGST			900.00
Total				₹ 5,900.00

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

HSN/SAC	Taxable Value	Integrated Tax		Total Tax Amount
		Rate	Amount	
997224	5,000.00	18%	900.00	900.00
Total			900.00	900.00

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

Remarks:
 Mrs. Shobha Devi Agrahari - Residential Flat No. C/108,
 1st Floor, Wing - C, "Sagar Avenue - I Co-Op. Hsg. Soc.
 Ltd.", Near Vakola Bridge, Dhobhi Ghat Road, Village -
 Kole Kalyan, Santacruz (East), Mumbai - 400 055, 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: **Mrs. Shobha Devi Agrahari**

Residential Flat No. C/108, 1st Floor, Wing - C, "**Sagar Avenue - I Co-Op. Hsg. Soc. Ltd.**", Near Vakola Bridge,
Dhobhi Ghat Road, Village – Kole Kalyan, Santacruz (East), Mumbai - 400 055
State - Maharashtra, Country – India.

Longitude Latitude: 19°04'56.5"N 72°50'56.2"E

Valuation Prepared for:

**State Bank of India
SME Gorakhpur Branch**

Main Branch Campus, Bank Road, Gorakhpur- 273 001



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

Vastukala Consultants (I) Pvt. Ltd.

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

To,
The Branch Manager,
State Bank of India
SME Gorakhpur Branch
 Main Branch Campus, Bank Road,
 Gorakhpur-273001

VALUATION REPORT (IN RESPECT OF FLAT)

I	General	
1.	Purpose for which the valuation is made	: To assess Fair Market value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 11.05.2023
	b) Date on which the valuation is Made	: 13.05.2023
3.	List of documents produced for perusal	:
	1. Copy of Agreement for Sale dated 11.02.2008 between M/s. Sagar Shopping Developers (The Developers) AND Mr. Alok Agrahari & Mrs. Shobha Devi Agrahari (The Purchaser/s). 2. Copy of Gift Deed dated 28.06.2014 between Mr. Alok Agrahari (The Donor) AND Mrs. Shobha Devi Agrahari (The Donne). 3. Copy of Approved Plan No. CB / 7611 / WS / AH dated 25.11.2003 issued by Municipal Corporation of Greater Mumbai. 4. Copy of Electricity Bill No. 101355527461 dated 10.05.2023 in the name of Mr. Alok Agrahari & Mrs. Shobha Devi Agrahari issued by MSEDCL. 5. Copy of Society Maintenance Bill No. 68 dated 01.04.2023 in the name of Mrs. Shobha Devi Agrahari issued by Sagar Avenue - I Co-Op. Hsg. Soc. Ltd. 6. Copy of Property Tax Receipt No. 2023ACR04276550 dated 12.05.2023 in the name of Mrs. Shobha Devi Agrahari issued by BMC.	
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)	Mrs. Shobha Devi Agrahari Address: Residential Flat No. C/108, 1 st Floor, Wing - C, "Sagar Avenue - I Co-Op. Hsg. Soc. Ltd.", Near Vakola Bridge, Dhobhi Ghat Road, Village – Kole Kalyan, Santacruz (East), Mumbai - 400 055, State - Maharashtra, Country – India. Contact Person: Mr. Alok Agrahari (Owner's Representative) Contact No.: 9930056124 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	The property is Residential Flat located on 1 st Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Terrace Area (i.e., 1BHK + 2 Toilets). The property is at 1.1 Km. walking distance from nearest railway station Santacruz.



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6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 446 (Part)
	b) Door No.	:	Residential Flat No. 108
	c) C.T.S. No. / Village	:	C.T.S. No. 2/11, 2/13 to 2/16 & 4/2 of Village Kole Kalyan
	d) Ward / Taluka	:	Taluka – Andheri
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. CB / 7611 / WS / AH dated 25.11.2003 issued by Municipal Corporation of Greater
	g) Approved map / plan issuing authority	:	Mumbai.
	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. C/108, 1 st Floor, Wing - C, " Sagar Avenue – I Co-Op. Hsg. Soc. Ltd. ", Near Vakola Bridge, Dhobhi Ghat Road, Village – Kole Kalyan, Santacruz (East), Mumbai - 400 055, State - Maharashtra, Country – India.
8.	City / Town	:	Santacruz (East), 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 – Kole Kalyan 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 Site As per Documents
	North	:	Dhobhi Ghat Road Details not available
	South	:	Nala Details not available
	East	:	Demello Compound Details not available
	West	:	Sagar Regency CHSL Details not available
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
			A B
			As per the Deed Actuals
	North	:	- -
	South	:	- -
	East	:	- -

	West	:	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 534.00 Terrace Area in Sq. Ft. = 298.00 Total Carpet Area in Sq. Ft. = 832.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 497.00 (Area as per Gift Deed) Built Up Area in Sq. Ft. = 596.00 (Area as per Index II)
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°04'56.5"N 72°50'56.2"E
15.	Extent of the site considered for Valuation (least of 13A & 13B)	:	Carpet Area in Sq. Ft. = 497.00 (Area as per Gift Deed)
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.	:	C.T.S. No. 2/11, 2/13 to 2/16 & 4/2 of Village Kole Kalyan
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Kole Kalyan Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. C/108, 1 st Floor, Wing - C, " Sagar Avenue – I Co-Op. Hsg. Soc. Ltd. ", Near Vakola Bridge, Dhobhi Ghat Road, Village – Kole Kalyan, Santacruz (East), Mumbai - 400 055, State - Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2004 (As per Site Information)
5.	Number of Floors	:	Part Ground & Part Stilt+ Podium + 10 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 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	:	Stilt Car Parking Space
	Is Compound wall existing?	:	Yes

	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the flat is situated	:	1 st Floor
2	Door No. of the flat	:	Flat No. 108
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified flooring
	Doors	:	Teak wood door frame with flush 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.	:	Receipt No. 2023ACR04276550
	Tax paid in the name of:	:	Mrs. Shobha Devi Agrahari
	Tax amount:	:	₹ 10,812.00
5	Electricity Service connection No.:	:	Electricity Bill No. 101355527461
	Meter Card is in the name of:	:	Mr. Alok Agrahari & Mrs. Shobha Devi Agrahari
6	How is the maintenance of the flat?	:	Normal
7	Sale Deed executed in the name of	:	Mrs. Shobha Devi Agrahari
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. = 596.00 (Area as per Index II)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 534.00 Terrace Area in Sq. Ft. = 298.00 Total Carpet Area in Sq. Ft. = 832.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 497.00 (Area as per Gift Deed)
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?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 30,500.00 Expected rental income from the property 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	:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	497.00 Sq. Ft.	29,231.00	1,45,27,807.00
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 Value of the property				1,45,27,807.00
The realizable value of the property				1,30,75,026.00
Distress value of the property				1,16,22,246.00
Insurable value of the property (596.00 X 2,700.00)				16,09,200.00
Guideline value of the property (596.00 X 12,794.00)				76,25,224.00

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 comparable, 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 ₹ 29,000.00 to ₹ 31,000.00 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 ₹ 29,231.00 per Sq. Ft. on Carpet Area (After Depreciation) 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) Salability	Good
ii) Likely rental values in future in	₹ 30,500.00 Expected rental income from the property per month
iii) Any likely income it may generate	Rental Income

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Actual Site Photographs



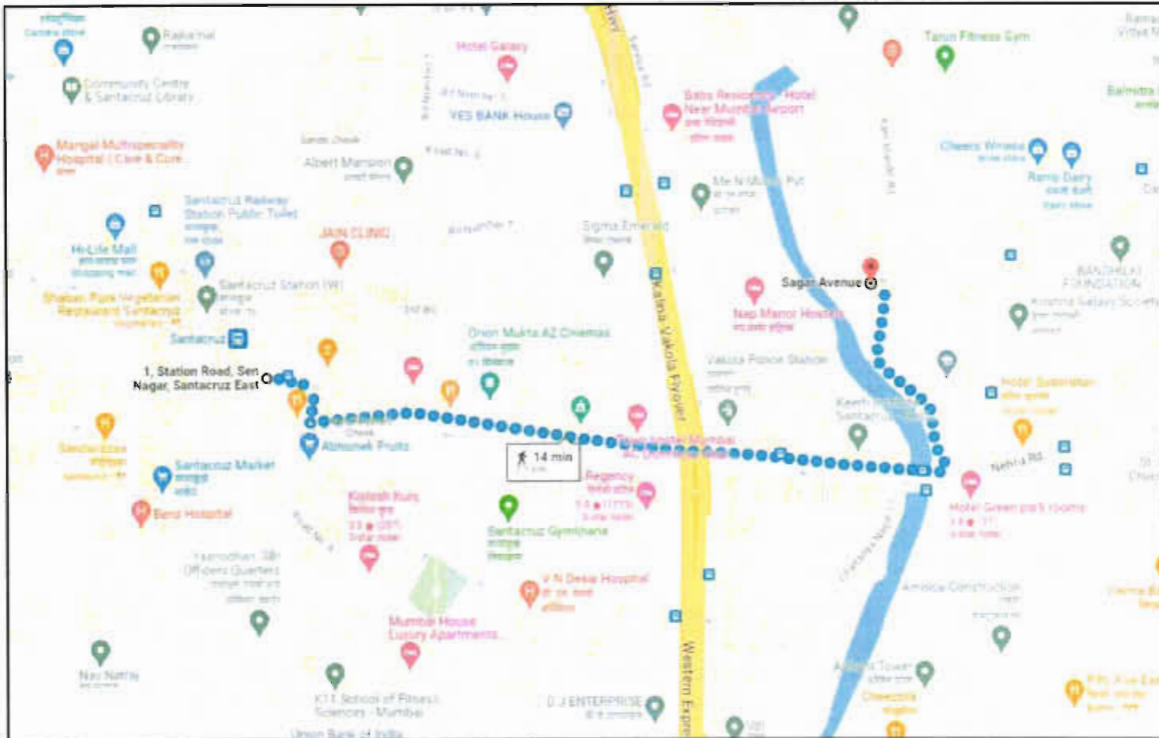
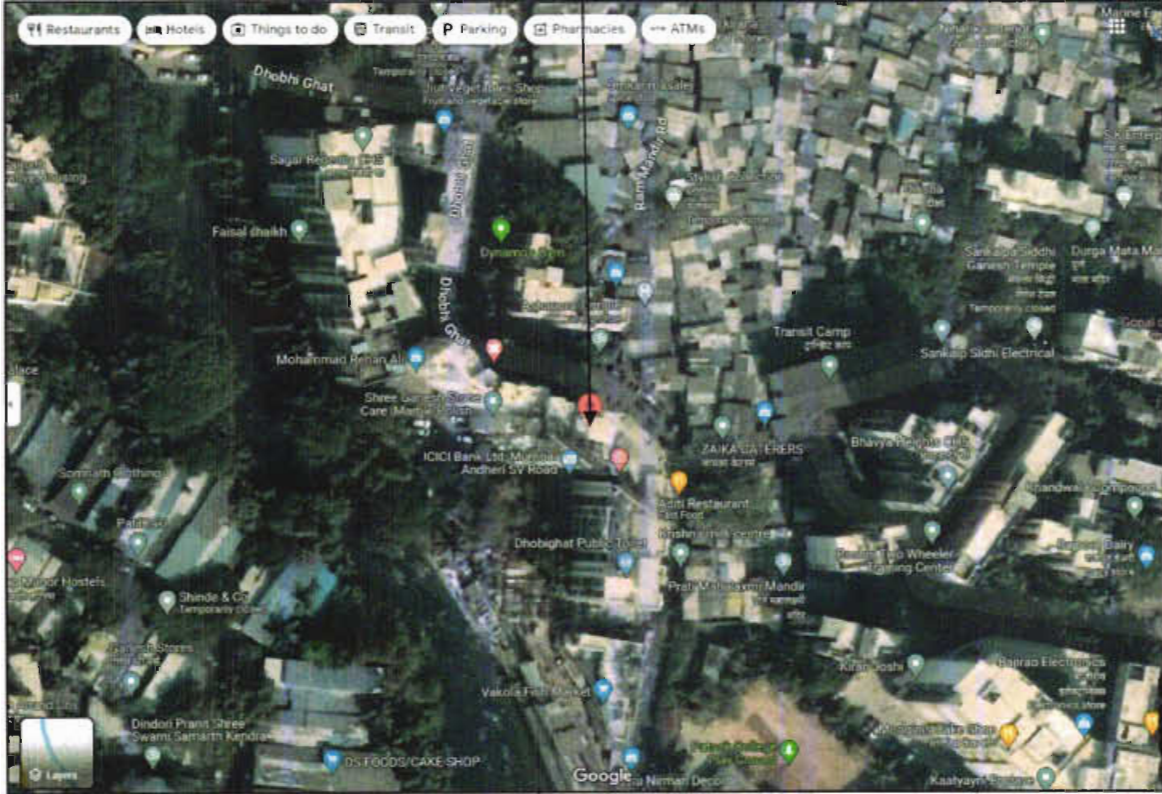
Actual Site Photographs



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Route Map of the property

Site,uri



Longitude Latitude: 19°04'56.5"N 72°50'56.2"E

Note: The Blue line shows the route to site from nearest railway station (Santacruz – 1.1 Km.)



Ready Reckoner Rate

Open Land	Residence	Office	Shop	Industry	Unit
79550	151360	182760	215990	182650	Square Meter

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,51,360.00			
No Increase by Flat Located on 1 st Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,51,360.00	Sq. Mtr.	14,062.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	79,550.00			
The difference between land rate and building rate (A – B = C)	71,810.00			
Depreciation Percentage as per table (D) [100% - 19%] (Age of the Building – 19 Years)	81%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,37,716.00	Sq. Mtr.	12,794.00	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

Sagar Avenue
1.5 Bedroom 640 Sq.Ft. Apartment
 In Santacruz East Mumbai
 Listing ID: 4492 0707

₹ 1.65 Cr.

1.5 Bedrooms + Extra Room
 Semi-Furnished
 2 Bathrooms
 640 Sq.Ft. Carpet Area
 Road View Facing

Key Highlights

- Prime Location
- Well-Equipped Kitchen
- Affordable
- Parking
- Stunning Views

At a prime location in the heart of Mumbai, this property is available at a very affordable price of ₹ 1.65 Cr. (10000000). This property is just a stone's throw away from a well-known school, making it a perfect choice for families.

- The property is Semi-Furnished and has 1.5 bedrooms and 2 bathrooms.
- The area of the apartment is 640 square feet and is located on the 12th floor.
- There are 1 parking space(s) available.
- The apartment has a road view and is located on the 12th floor in a 12 store building.

Property Information

Listing Type: Residential
 Property Type: Apartment
 Building Type: Apartment

Contact our Real Estate Experts
Ankit Mehta
 +91 9820033333

Sagar Avenue
1 Bedroom 457 Sq.Ft. Apartment
 In Santacruz East Mumbai
 Listing ID: 4492 0700

₹ 1.35 Cr.

1 Bedroom
 Semi-Furnished
 2 Bathrooms
 457 Sq.Ft. Carpet Area

Key Highlights

- Top Location and beautiful view
- Semi-Furnished
- Prime Location

Top location and beautiful view apartment at a price of ₹ 1.35 Cr. (10000000) at Sagar Avenue in Santacruz East Mumbai.

- You will get 1 bedroom, 2 bathrooms and 2 parking slots at the location.
- This property is located in a prime location at Sagar Avenue in Santacruz East and is 2-3 years old.
- The apartment is Semi-Furnished and 457 sq.ft.

Property Information

Listing Type: Residential
 Property Type: Apartment
 Building Type: Apartment

Contact our Real Estate Experts
Umesh Bhanushali
 +91 9820033333

Sales Transaction

3094514 13-05-2023 Note -Generated Through aSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि. अंधेरी 7 दस्त क्रमांक : 3094/2023 नोंदणी : Regn:63m
गावाचे नाव : कोलेकल्याण		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	20500000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	16492791.04	
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: सदनिका नं: 13सी, माळा नं: 13, इमारतीचे नाव: अमिती अपार्टमेंट, ब्लॉक नं: वाकोला,सांताक्रूझ पूर्व,मुंबई 400055, इतर माहिती: सोबत एक कार पार्किंग...सदनिकेचे क्षेत्रफळ 938 चौ फूट रेंरा कारपेट,((C.T.S. Number : 829(P) & 830(P) ;))	
(5) क्षेत्रफळ	95.89 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रभव प्रॉपर्टिज चे संचालक विनोद पहारिया तर्फे मुखत्यार सागर दवे वय:-36 पत्ता:-प्लॉट नं: जी-01, माळा नं: , इमारतीचे नाव: हिरालय , १९ वा अशोकनगर सोसायटी , ब्लॉक नं: दाहवा रोड,लक्ष्मीकांत चौक, जे व्ही पी डी, विलेपार्ले पश्चिम , रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400049 पॅन नं:-AADCP3588Q 2): नाव:-मेसर्स राज्यम रियल्टी एल एल पी चे भागिदार जयप्रकाश सिंग आणि कमलेश माखेचा तर्फे मुखत्यार विनोद पहारिया तर्फे मुखत्यार सागर दवे वय:-36 पत्ता:-प्लॉट नं: 19ए, माळा नं: 1, इमारतीचे नाव: कैलाश प्लाझा , ब्लॉक नं: 90 फिट रोड, वल्लभबाग लेन , घाटकोपर पूर्व , रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400077 पॅन नं:-AAMFR7740J	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आर्लेक्स केमी प्रा ली चे संचालक भावेश शाह वय:-47; पत्ता:-प्लॉट नं: बी-1302, माळा नं: 13, इमारतीचे नाव: सेलो टॅम्, ब्लॉक नं: आय बी पटेल रोड, गोरगांव पूर्व , रोड नं: , महाराष्ट्र, MUMBAI. पिन कोड:-400063 पॅन नं:-AARCS1682C	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	17/02/2023	
(11)अनुक्रमांक.खंड व शृंख	3094/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1230000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
सुल्यंकनासाठी विचारात घेतलेला तपशील:-		

(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 13.05.2023 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 site engineer Mrs. Bhavika Chavhan has personally inspected the property on 11.05.2023. 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 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 under consideration was owned by Mrs. Shobha Devi Agrahari.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, SME Gorakhpur Branch to assess Fair Market value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Shyam Kajvilkar – Technical Manager Pradnya Rasam – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 11.05.2023 Valuation Date – 13.05.2023 Date of Report – 13.05.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 11.05.2023
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **13th May 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 Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 497.00** in the name **Mrs. Shobha Devi Agrahari**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is owned by **Mrs. Shobha Devi Agrahari**. 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 Sales Executive representative, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 497.00**.

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 Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, **Carpet Area in Sq. Ft. = 497.00.**

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.

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

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
c=IN, email=manojbaburao@vastukala.org, postalCode=400009, st=Maharashtra, serialNumber=1, uri=mailto:manojbaburao@vastukala.org, cn=MANOJ BABURAO CHALIKWAR
Date: 2022.05.13 16:06:34 +05'30'

Auth. Sign.

Think.Innovate.Create