

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 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-730/23-24	Dated 22-May-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31515 / 2300732	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	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 Rate	Central Tax Amount	State Tax Rate	State Tax Amount	Total Tax Amount
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

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

Company's Bank Details

Bank Name : **State Bank of India**

A/c No. : **32632562114**

Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

Remarks:

Mr. Zabihullah - Residential Flat No. 401, 4th Floor, "Hill Crest Apartment", Plot No. 22, Village - Mamdapur, Neral, Taluka - Karjat, District - Raigad, PIN - 410 101, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt Ltd

[Signature]
Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Zabihullah**

Residential Flat No. 401, 4th Floor, "**Hill Crest Apartment**", Plot No. 22, Village - Mamdapur, Neral,
Taluka – Karjat, District - Raigad, PIN - 410 101, State – Maharashtra, Country – India.

Latitude Longitude: 19°02'01.8"N 73°18'19.7"E

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

VALUATION OPINION REPORT

This is to certify that the under-construction property bearing Residential Flat No. 401, 4th Floor, "**Hill Crest Apartment**", Plot No. 22, Village - Mamdapur, Neral, Taluka – Karjat, District - Raigad, PIN - 410 101, State – Maharashtra, Country – India belongs to **Mr. Zabihullah**.

Boundaries of the property.

North	:	Internal Road
South	:	Noor Apartment
East	:	Open Plot
West	:	Hill Side Residency

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 20,51,500.00 (Rupees Twenty Lakh Fifty One Thousand Five Hundred Only)**. As per Site Inspection 89% Construction Work is Completed.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
B. Chalikwar**

C.M.D.

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.05.23 15:20:09 +05'30'

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2021-22/85/13
Encl: Valuation report.



Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Ackruti Star,
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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	As per E-mail workorder dated 20.05.2023 from State Bank of India, RASMECCC Panvel, our engineer visited the property to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2.	a) Date of inspection	22.05.2023
	b) Date on which the valuation is made	22.05.2023
3.	List of documents produced for perusal	
	1. Copy of Agreement for Sale dated 15.09.2022 Between M/s. Huma Builders & Developers (The Promoter) and Mr. Zabihullah (The Purchaser). 2. Copy of Commencement Certificate No. RJP / CC / NSVP / 676 / 2019 dated 27.11.2019 for Ground + 4 Upper Floors issued by Collector of Raigad District, Alibaug. 3. Copy of Approved Plan No. RJP / CC / NSVP / 676 / 2019 dated 27.11.2019 for Ground + 4 Upper Floors issued by Collector of Raigad District, Alibaug (As downloaded from RERA site). 4. Copy of RERA Certificate No. P52000024362 dated 08.09.2021. 5. Copy of Previous Valuation Report dated 22.09.2022 issued by Krishnkant A. Pandat.	
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. Zabihullah Address: Residential Flat No. 401, 4 th Floor, "Hill Crest Apartment", Plot No. 22, Village - Mamdapur, Neral, Taluka – Karjat, District - Raigad, PIN - 410 101, State – Maharashtra, Country – India. Person met at site: Mr. Mohammad Asif (Labour) Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	The property is a residential flat in under construction building. The flat is located on 4 th floor in the said under construction building. The composition of flat is 1 Bedroom + Living Room + Kitchen + 1 Toilet + Passage + Enclosed Balcony Area (i.e., 1BHK with 1 Toilet). The property is at 1.8 Km. travelling distance from

			nearest railway station Neral.	
			At the time of inspection, the property was under construction. Extent of completion are as under:	
	Foundation	Completed	RCC Plinth	Completed
	Ground & Stilt Floors	Completed	RCC Floors	Completed
	External & Internal Brick Work	Completed	External & Internal Plastering	Completed
	Flooring, Tiling, Kitchen	Completed	External & Internal Painting	Completed
	Doors and Windows	Completed	Total	89% work completed
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No. 22, Survey No. 175
	b)	Door No.	:	Residential Flat No. 401
	c)	C. T.S. No. / Village	:	Village – Mamdapur
	d)	Ward / Taluka	:	Taluka – Karjat
	e)	Mandal / District	:	District – Raigad
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. RJP / CC / NSVP / 676 / 2019 dated 27.11.2019 for Ground + 4 Upper Floors
	g)	Approved map / plan issuing authority	:	issued by Collector of Raigad District, Alibaug (As downloaded from RERA site).
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	As per Commencement Certificate & Approved plan, the building permission is of Part Ground & Part Stilt + 1st to 4th Upper floor only. But as per site inspection the building is constructed up to Part Ground & Part Stilt + 1st to 5th Upper floor. Permission from the concern authority for the 5th floor is not provided for verification, building work is in progress hence revised approved plan/ BCC for entire building is advisable.
7.	Postal address of the property		:	Residential Flat No. 401, 4 th Floor, "Hill Crest Apartment", Plot No. 22, Village - Mamdapur, Nera , Taluka – Karjat, District - Raigad, PIN - 410 101, State – Maharashtra, Country – India.
8.	City / Town		:	Mamdapur, Neral
	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 – Mamdapur Mamdapur Gram Panchayat
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling		:	No

	Act) or notified under agency area/ scheduled area / cantonment area		
12.	Boundaries of the property	As per actual site	As per documents
	North	: Internal Road	Details not available
	South	: Noor Apartment	Details not available
	East	: Open Plot	Details not available
	West	: Hill Side Residency	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	<p>Carpet Area in Sq. Ft. = 347.00 (Area as per actual site measurement)</p> <p>Carpet Area in Sq. Ft. = 373.00 (Area as per Agreement for Sale)</p> <p>Built Up Area in Sq. Ft. = 448.00 (Area as per Agreement for Sale)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>	
14.	Latitude, Longitude & Co-ordinates of flat	: 19°02'01.8"N 73°18'19.7"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: Carpet Area in Sq. Ft. = 373.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Building is under construction	
II	APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: Plot No. 22, Survey No. 175 of Village - Mamdapur	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village – Mamdapur Mamdapur Gram Panchayat	

	Door No., Street or Road (Pin Code)	:	Residential Flat No. 401, 4 th Floor, " Hill Crest Apartment ", Plot No. 22, Village - Mamdapur, Neral, Taluka - Karjat, District - Raigad, PIN - 410 101, 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	:	Part Ground & Part Stilt + 1 st to 5 th Upper Floor
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	6 Flats on 4 th Floor
8.	Quality of Construction	:	Building is under construction
9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	:	
	Lift	:	1 Lift (Not Installed)
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Stilt Car Parking Space
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the building	:	Proposed, Yes
III	FLAT		
1	The floor in which the flat is situated	:	4 th Floor
2	Door No. of the flat	:	Residential Flat No. 401
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door framed with flush doors
	Windows	:	Powder coated aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Cement Plastering with POP finished
4	House Tax		
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	Mr. Zabihullah
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. = 448.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per local norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 347.00

		(Area as per actual site measurement) Carpet Area in Sq. Ft. = 373.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	: Middle Class
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?	: ₹ 4,000.00 Expected rental income per month after building completion
IV	MARKETABILITY	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
V	Rate	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 5,000.00 to ₹ 6,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	: ₹ 5,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 3,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 42,700.00 per Sq. M. i.e., ₹ 3,967.00 per Sq. Ft.
	Guideline rate (after Depreciation)	: N.A. as building is under construction
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 are Fixed by respective State Government for computing Stamp Duty / Rgstr. Fees. Thus, it differs from place to place and Location, Amenities per se as evident from the fact that even RR Rates Decided by Government Differ.
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	:	Building is under construction
	Life of the building estimated	:	60 years after completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as building is under construction
	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	:	₹ 3,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 5,500.00 per Sq. Ft.
	Remarks: 1. As per Commencement Certificate & Approved plan, the building permission is of Part Ground & Part Stilt + 1 st to 4 th Upper floor only. But as per site inspection the building is constructed up to Part Ground & Part Stilt + 1 st to 5 th Upper floor. Permission from the concern authority for the 5 th floor is not provided for verification, building work is in progress hence revised approved plan/ BCC for entire building is advisable. 2. Legal opinion in this regarding are as advisable.		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	373.00 Sq. Ft.	5,500.00	20,51,500.00
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			20,51,500.00
	The Realizable value of the property			17,43,775.00
	Distress value of the property			14,36,050.00
	Insurable value of the property (448.00 Sq. Ft. X 2,500.00)			11,20,000.00
	Guideline value of the property (448.00 Sq. Ft. X 3,967.00)			17,77,216.00

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.

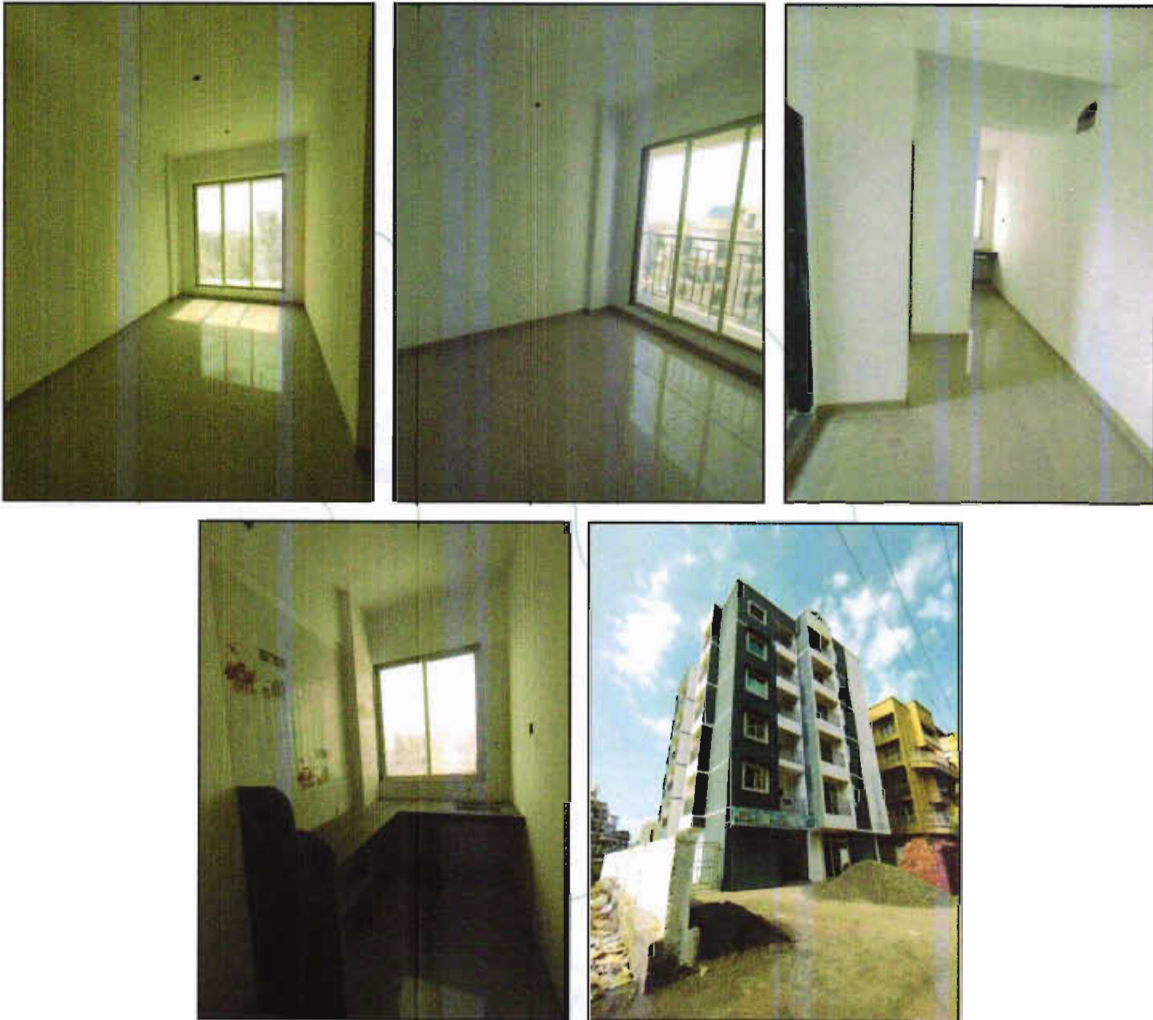
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

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 Commercial Office, where there are typically many comparables available to analyze. As the property is a Commercial Office, 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, Office size, location, upswing in real estate prices, sustained demand for Commercial Office, all round development of commercial and residential application in the locality etc. We estimate ₹ 5,500.00 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	₹ 4,000.00- Expected rental income per month after building completion
iii) Any likely income it may generate	Rental Income

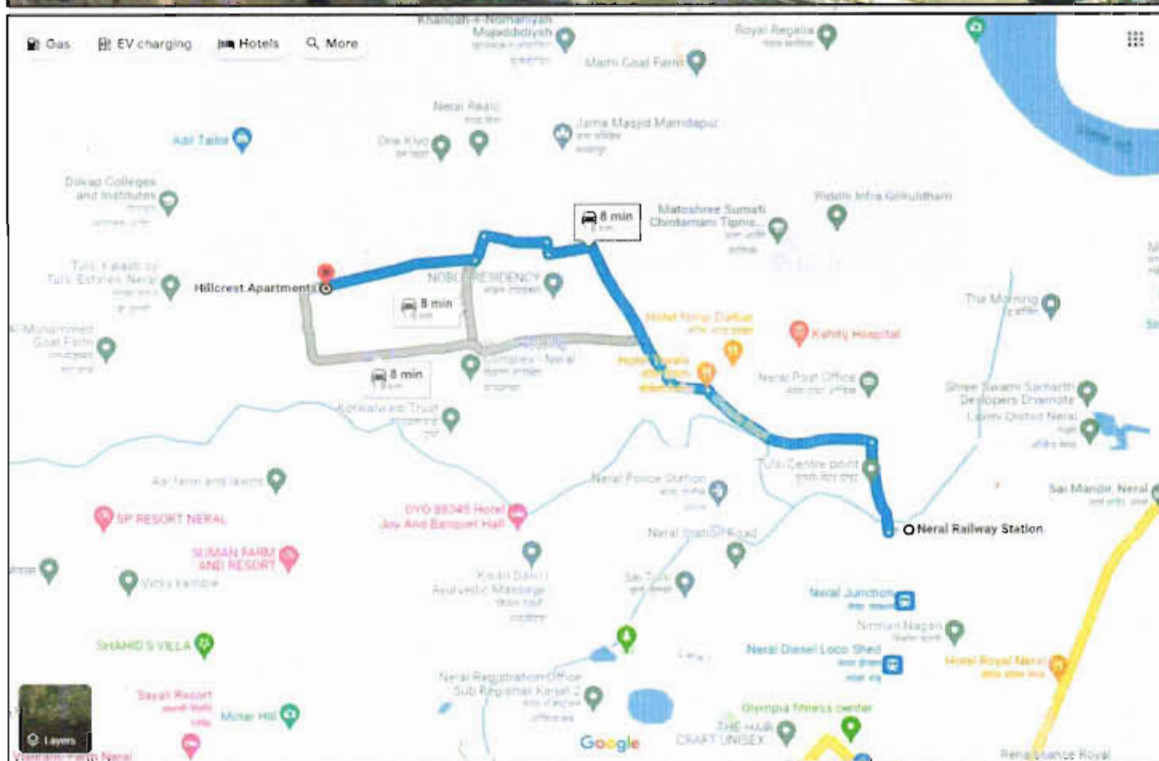
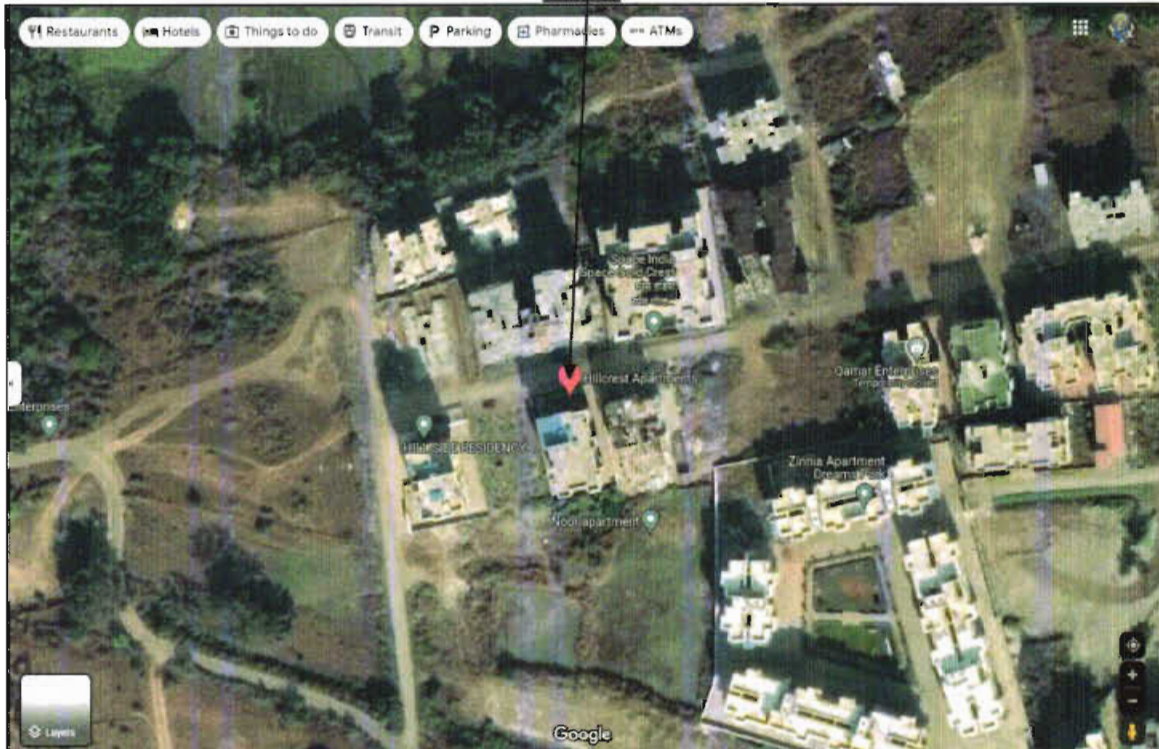
Actual Site Photographs



Think.Innovate.Create

Route Map of the property


Site u/r



Latitude Longitude: 19°02'01.8"N 73°18'19.7"E

Note: The Blue line shows the route to site from nearest railway station (Neral – 1.8 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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Year
 2023-24

Annual Statement of Rates

Language
 English

Selected District: रायगड
 Select Taluka: कर्जत
 Select Village: ममदापुर-आविर्वाती
 Vibhag Number: 7

Assessment Type	Assessment Range	Rate Rs/-
बिनाशेती वपीनी/भुखंड	0-0.00	4760
हायवेवरील जमिनी	0-0.00	4760
गावठापातील मिळकती	0-0.00	5050
आंबा-फळबाग	0-0.00	0
काजू-फळबाग	0-0.00	0
नारळ-फळबाग	0-0.00	0
केळी-फळबाग	0-0.00	0
सदनिका	0-0.00	42700

1 2 3 4

Stamp Duty Ready Reckoner Market Value Rate for Flat	42,700.00			
No Increase by Flat Located on 4 th Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	42,700.00	Sq. M.	3,967.00	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


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



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Home

1 BHK Flat In Spore Indira Spore Gold Crest For Sale In Nerali

Nerali, Nerali

₹ 28 Lacs



₹ 14,528 Month


840

View Photos (2)

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1 Bedroom

1000 sq.ft.

2 Bathroom

1000 sq.ft.

100

1000 sq.ft.

500 and Car

1000 sq.ft.

Apr 24, 2023

1000 sq.ft.

Immediate Entry

1000 sq.ft.



Spore Indira Spore Gold Crest


1000 sq.ft.


Nerali

1000 sq.ft.

Get Detailed Details

 Please contact by NOBROKER

 Report what was not correct in this property

[Listed by Broker](#) [Sold Out](#) [Wrong Info](#)

[illegible]

Price Indicators

NOBROKER

1 BHK Flat in Taloa, Dahanu For Sale in Nargol

₹27 Lacs
₹15,474/Month
350 sq ft

1 BHK Flat in Taloa, Dahanu For Sale in Nargol

Overview

Age of Building	2 Years	Ownership Type	Self-Owned
Waterment Charges	₹1,200/Sq.Ft/M	Flooring	NA
Buildup Area	350 Sq.Ft	Carpet Area	350 Sq.Ft
Furnishing Status	Unfurnished	Facing	East

Activity On This Property

Similar Properties

NOBROKER

1 BHK Flat in Amargesh Chs For Sale in Dahanu

₹14,901/Month
450 sq ft

1 BHK Flat in Amargesh Chs For Sale in Dahanu

Overview

Age of Building	3-4 Years	Ownership Type	Self-Owned
Waterment Charges	₹1,200/Sq.Ft/M	Flooring	NA
Buildup Area	450 Sq.Ft	Furnishing Status	NA

Activity On This Property

Similar Properties


Sales Instance

1199543 22-05-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र . २	दुय्यम निबंधक दु.नि. कर्जत 2 दस्तावेज क्रमांक.:1199/2023 नोंदणी: Regn:63m
गाव: ममदापूर		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	1400000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	1047000	
(4) भूमापन. पोटहिस्सा व घरक्रमांक (असल्यास)	. इतर माहिती: मौजे ममदापूर ता.कर्जत जि.रायगड येथील स.नं.175/42,43 अशा बिनशेती मिळतीवर बांधण्यात आलेली हिल साईड रेसिडेंसी बी विंग मधील तिस-या मजल्यावरील ब्लॉक नंबर 306 क्षेत्र 19.59 चौ.मी.कारपेट.बाल्कनी क्षेत्र 2.70 चौ.मी.कारपेट अशा मिळकतीचे विक्री करारनामाकर्जत	
(5)क्षेत्रफळ	19.59चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मेसर्स ब्रम्हा कन्स्ट्रक्शन लॉफे भागीदार कुमार आर.मलानी - 36 प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. शॉप नंबर 17 लोअर गाऊंड प्लॉअर जीवन छाया कॉम्प्लेक्स फर्नीचर बाजार उत्हासनगर , महाराष्ट्र, ठाणे. 421004 AARFB1655R	
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) साजिद अली अब्दुल गफार अन्सारी - 37 प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. पत्ता- रुम नं 402 ओम शिवम बिल्डींग , ब्रांद्रा सायन लिंक रोड, ओएनजीसी समोर धारावी मुंबई , महाराष्ट्र, मुम्बई. 400017 APBPA9456Q 3) तब्बसुम नाज - 25 प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. - , रोड नं. पत्ता- रुम नं 402 ओम शिवम बिल्डींग , ब्रांद्रा सायन लिंक रोड, ओएनजीसी समोर धारावी मुंबई , महाराष्ट्र, मुम्बई. 400017 CHEPN2232K	
(9)दस्तावेज करून दिल्याचा दिनांक	02/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	02/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1199/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	84000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारत घेतलेला तपशील :-		


Sales Instance

1804543	सूची क्र . २	दुय्यम निबंधक .दु.नि. कर्जत 2
22-05-2023		दस्तऐवज क्रमांक.:1804/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी: Regn.63m
गाव: ममदापूर		
(1)दस्तऐवज प्रकार	विक्री करारनामा	
(2)मोबदला	1225000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	1047600	
(4) भूमापन .पोटहिस्सा व घरक्रमांक (असल्यास)	, इतर माहिती: मोजे ममदापूर ता.कर्जत जि.रायगड येथील स.नं.175/42.43.स.नं.151/9 अशा बिनशेती मिळकतीवर बांधण्यात आलेली हिल साईड रेसिडेंसी बी विंग मधील सहावा मजल्यावरील ब्लॉक नंबर 601 क्षेत्र 21.24 चौ.मी.कारपेट अशा मिळकतीचे विक्री करारनामाकर्जत	
(5)क्षेत्रफळ	21.24चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / तिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मेसर्स ब्रम्हा कन्स्ट्रक्शन तर्फे भागीदार कुमार आर.मलानी - - 36 प्लॉट नं.: - माळा नं.: - इमारतीचे नाव: शॉप नंबर 17 लोअर तळ मजला जीवन छाया कॉम्प्लेक्स फर्नीचर बाजार उत्थासनगर ठाणे . ब्लॉक नं.: - , रोड नं.: - . महाराष्ट्र. THANE. 421004 AARFB1655R	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) शितल किशोर वाघमारे - - 35 प्लॉट नं.: - . माळा नं.: - . इमारतीचे नाव: रा प्रविण हॉटेल जवळ 251/9762 सी विंग कन्नमवर नगर नो 1 वी टी सी विक्रोली इस्ट पो टागोर नगर मुंबई, ब्लॉक नं.: - , रोड नं.: - , महाराष्ट्र. मुंबई. 400083 AVMPG8597R 1) किशोर हनुमंत वाघमारे - - 37 प्लॉट नं.: - . माळा नं.: - . इमारतीचे नाव: रा प्रविण हॉटेल जवळ 251/9762 सी विंग कन्नमवर नगर नो 1 वी टी सी विक्रोली इस्ट पो टागोर नगर मुंबई, ब्लॉक नं.: - , रोड नं.: - . महाराष्ट्र. मुंबई. 400083 ABXPW0177A	
(9)दस्तऐवज करून दिल्याचा दिनांक	03/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	03/04/2023	
(11)अनुक्रमांक.खंड व पृष्ठ	1804/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	73500	
(13)बाजारभावप्रमाणे नांदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

Email Work Order

	Shyam Kajvilkar <shyam@vastukala.org>
ALLOTMENT OF NPA CASES FOR VALUATION	
SBI RASMECCC_MUM <rasmeccc_mum@sbi.co.in> Sat, May 20, 2023 at 11:49 AM	
To: "mumbai@vastukala.org" <mumbai@vastukala.org>	
Cc: "shyam@vastukala.org" <shyam@vastukala.org>, "jagdish.bhatt@vastukala.org" <jagdish.bhatt@vastukala.org>, kanchan s ghuge <kanchan.ghuge@sbi.co.in>	
Dear Sir	
Kindly complete valuation for below mentioned accounts and submit report at the earliest.	
<ol style="list-style-type: none">1. Mr. Rakesh Hanumanth Patil FLAT 302, 3 RD FLOOR, SALISBURY, MOHAN SUBARBIA, KAHOOJ, KHUNTIVALI PHASE 2, AMBERNATH, THANE 4215052. Mr. Arunkumar Vishwasrao Jadhav , Mrs. Mrunalini Arunkumar Jadhav 301, A1, ARIHANT ALOKI, NEAR BUS DEPOT, BHISEGAON, KARJAT, RAIGAD 410 2013. Mr. SUNIL PRAKSHA BIRDANKAR AND Mrs. SAI SUNIL BIRDANKAR AT NO B-2-608, 6TH FLOOR, FLAT ARIHANT ANMOL PHASE II, S NO- 67, H NO-6 1,6 2,4 5 4&5 VILLAGE- JOUNVELI, TAL- AMBERNATH DIST- THANE, 4215034. Mr. MOHAMMAD SAIF SALAUDDIN SHAIKH FLAT NO 606, SIXTH FLOOR "SAMARTH COMPLEX", SAI APARTMENT, WING A CTS NO 106/107, NEAR HEEVAN SHRUSHTHI APARTMENT, MHATRE NAGAR, AYARE, DOMBIVLI EAST- 4212015. Mr. IMTIYAZ ANSARI FLAT NO 408, 4TH FLOOR, A WING BLISS RESIDENCY, SURVEY NO 31/1A, VILLAGE DHAMOTE, TALUKA KARJAT, DISTRICT RAIGAD 410101.6. Mr. ZABIHULLAH ZABIHULLAH FLAT NO 401, HILL CREST APT, VILLAGE MAMDAPUR, KARJAT, RAIGAD 410101 FLAT NO 405, HILL CREST APT, VILLAGE MAMDAPUR, KARJAT, RAIGAD 4101017. Mr. NIHAR RANJAN PANDA FLAT 2204, WING W20, LODHA KOLSHET, CLARIANT COMPOUND, KOLSHET ROAD, THANE WEST 400 607	
Thanks and Regards	
State Bank of India Retail Assets & Small Med. Enterprise City Credit Centre (RASMECCC) - Panvel Sharda Terrace, Plot No. 55, Sector 11, CBD Belapur, Navi Mumbai 400 614 India.	
Tel. : + 91 22 27572748 Fax : + 91 22 2757 6491	
The information in this mail is confidential and is intended solely for addressee. Access to this mail by anyone else is unauthorized. Copying or further distribution beyond the original recipient may be unlawful. Any opinion expressed in this mail is that of sender and does not necessarily reflect that of State Bank group.	

Email Work Order



Shyam Kajvilkar <shyam@vastukala.org>

ALLOTMENT OF NPA CASES FOR VALUATION

SBI RASMECCC_MUM <rasmeccc_mum@sbi.co.in> Sat, May 20, 2023 at 12:18 PM
To: "mumbai@vastukala.org" <mumbai@vastukala.org>
Cc: "shyam@vastukala.org" <shyam@vastukala.org>, "jagdish.bhatt@vastukala.org" <jagdish.bhatt@vastukala.org>, kanchan s ghuge <kanchan.ghuge@sbi.co.in>

Dear Sir

Kindly complete valuation for below mentioned accounts . In case borrower does not cooperate during inspection kindly complete external inspection in extreme cases and submit report at the earliest

[Quoted text hidden]

[Quoted text hidden]

From: SBI RASMECCC_MUM
Sent: Saturday, May 20, 2023 11:49 AM
To: mumbai@vastukala.org <mumbai@vastukala.org>
Cc: shyam@vastukala.org <shyam@vastukala.org>; jagdish.bhatt@vastukala.org <jagdish.bhatt@vastukala.org>; kanchan s ghuge <kanchan.ghuge@sbi.co.in>
Subject: ALLOTMENT OF NPA CASES FOR VALUATION

[Quoted text hidden]

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specification ₹ 20,51,500.00 (Rupees Twenty Lakh Fifty One Thousand Five Hundred Only). The Realizable value of the above property is ₹ 17,43,775.00 (Rupees Seventeen Lakh Forty Three Thousand Seven Hundred Seventy Five Only) and the Distress Value is ₹ 14,36,050.00 (Rupees Fourteen Lakh Thirty Six Thousand Fifty Only). As per Site Inspection 89% Construction Work is Completed.

Place: Mumbai

Date: 22.05.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD

Sharadkumar
B. Chalikwar

C.M.D.

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.05.23 15:20:29 +05'30'

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Think.Innovate.Create

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – IV)	Attached
	Model code of conduct for valuer (Annexure – V)	Attached

DECLARATION-CUM-UNDERTAKING

- 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 22.05.2023 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 engineer Mr. Chandan Singh has personally inspected the property on 22.05.2023. 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 Chairman & Managing 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 under consideration was purchased by Mr. Zabihullah from M/s. Huma Builders & Developers vide Agreement for Sale dated 15.09.2022.
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;	Sharadkumar B. Chalikwar – Regd. Valuer Chandan Singh – 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 – 22.05.2023 Valuation Date – 22.05.2023 Date of Report – 22.05.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 22.05.2023
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 **22nd 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 documents and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 373.00** in the name of **Mr. Zabihullah**. 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 the documents, we understand that the subject property is owned by **Mr. Zabihullah**. 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 inputs received from the documents and site visit conducted, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 373.00**.

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.

Not a Structural Survey

Other

Legal

Property specific assumptions

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

- 
- Think. Innovate. Create.



(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.

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference for **SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** purpose as on dated **22nd May 2023**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 20,51,500.00 (Rupees Twenty Lakh Fifty One Thousand Five Hundred Only)**. As per Site Inspection 89% Construction Work is Completed.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
B. Chalikwar**

C.M.D.

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.05.23 15:20:43 +05'30'

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13



Vastukala Consultants (I) Pvt. Ltd.
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