

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-745/23-24	Dated 23-May-23
Buyer (Bill to) SVC CO-OPERATIVE BANK LTD Koperkhairane Branch FAM CHSL Shop no 5A to 9A Ground Floor , Plot no 19 & 19 A Sector kperkhairane Navi Mumbai GSTIN/UIN : 27AAAAT0177C2ZS State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31530 / 2300747	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,000.00
	CGST			180.00
	SGST			180.00
	TRAVELLING & OUT OF POCKET EXP.			200.00
Total				₹ 2,560.00

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

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,000.00	9%	180.00	9%	180.00	360.00
Total	2,000.00		180.00		180.00	360.00


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

Remarks:
 Mrs. Bismillah Nasir Khan - Commercial Shop No. 15,
 Ground Floor, "Nivasti Imperium (formerly known as
 Full Stop Mall)", Plot No. 1, Sector - 19, Village -
 Sanpada, Navi Mumbai, Taluka & District – Thane, PIN
 Code - 400 705, 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 : **ICICI BANK LTD**
 A/c No. : **340505000531**
 Branch & IFS Code : **THANE CHARAI & ICIC0003405**


 UPI Virtual ID : **VASTUKALATHANE@icici**

for Vastukala Consultants (I) Pvt Ltd


 Authorized Signatory

This is a Computer Generated Invoice





Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Bismillah Nasir Khan**

Commercial Shop No. 15, Ground Floor, "**Nivasti Imperium (formerly known as Full Stop Mall)**", Plot No. 1,
Sector - 19, Village - Sanpada, Navi Mumbai, Taluka & District – Thane, PIN Code - 400 705,
State - Maharashtra, Country – India.

Latitude Longitude: 19°03'14.5"N 73°00'23.2"E

Valuation Done for: **SVC Co-Operative Bank Ltd.**

Koperkhairane Branch

FAM CHSL Shop No. 5A to 9A, Ground Floor, Plot No 19 & 19 A Sector,
Koperkhairane, Navi Mumbai.



www.vastukala.org

Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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 property bearing Commercial Shop No. 15, Ground Floor, "Nivasti Imperium (formerly known as Full Stop Mall)", Plot No. 1, Sector - 19, Village - Sanpada, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 705, State - Maharashtra, Country - India belongs to **Mrs. Bismillah Nasir Khan**.

Boundaries of the Property

North	: Internal Road
South	: Mahavir Amrut CHSL
East	: Bhumaraj Iraisia Building
West	: Palm Beach Service Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 70,00,166.00 (Rupees Seventy Lakh One Hundred Sixty Six Only).

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.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21
Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., c=INDIA
Reason: I am the Signer

Auth. Sign.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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
 Tele/Fax : +91 22 28371325/24
 mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

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

To,
The Branch Manager,
SVC Co-Operative Bank Ltd.
Koperkhairane Branch
 FAM CHSL Shop No. 5A to 9A, Ground Floor,
 Plot No 19 & 19 A, Sector Koperkhairane, Navi Mumbai.

VALUATION REPORT (IN RESPECT OF SHOP)

I	General	
1.	Purpose for which the valuation is made	: To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection	: 22.05.2023
	b) Date on which the valuation is made	: 23.05.2023
3.	List of documents produced for perusal: I. Copy of Agreement to Sell dated 18.05.2023 between Mr. Abuzar Kabir (the Seller) and Mrs. Bismillah Nasir Khan (The Purchaser). II. Copy of Occupancy Certificate Jav. Kr. NRV / BP / Case No. 5304 / 3047 / 2008 dated 20.09.2008 issued by Navi Mumbai Municipal Corporation.	
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. Bismillah Nasir Khan Address: Commercial Shop No. 15, Ground Floor, "Nivasti Imperium (formerly known as Full Stop Mall)", Plot No. 1, Sector - 19, Village - Sanpada, Navi Mumbai, Taluka & District – Thane, PIN Code - 400705, State - Maharashtra, Country - India. Contact Person: Mr. Nasir Khan - (Owner' Husband) Contact No. 9920242439 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Commercial Shop is located on Ground Floor. The composition of shop is having Single unit. The property is at 1.9 Km. travelling distance from nearest railway station Vashi.
6.	Location of property	:
	a) Plot No. / Survey No.	: Plot No. 1, Sector – 19
	b) Door No.	: Commercial Shop No. 15
	c) T.S. No. / Village	: Village – Sanpada
	d) Ward / Taluka	: Taluka – Thane
	e) Mandal / District	: District – Thane
	f) Date of issue and validity of layout of approved map / plan	: As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan
	g) Approved map / plan issuing authority	:

	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.		Postal address of the property	:	Commercial Shop No. 15, Ground Floor, " Nivasti Imperium (formerly known as Full Stop Mall) ", Plot No. 1, Sector - 19, Village - Sanpada, Navi Mumbai, Taluka & District – Thane, PIN Code - 400 705, State - Maharashtra, Country – India.
8.		City / Town	:	Sanpada, Navi Mumbai
		Residential area	:	No
		Commercial area	:	Yes
		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 – Sanpada Navi Mumbai Municipal Corporation
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		
		Building		As per actual site As per document
		North	:	Internal Road Shop No. 16
		South	:	Mahavir Amrut CHSL Shop No. 14
		East	:	Bhumiraj Iraisia Building Bhumiraj Iraisia Building
		West	:	Palm Beach Service Road Internal Passage
13.		Dimensions of the site	:	N.A., As the property is under consideration is Commercial Shop in an Apartment / Building
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 252.00 (Area as per Actual site measurement) Carpet Area in Sq. Ft. = 257.00 (Area as per Agreement to sell) Built up Area in Sq. Ft. = 308.00 (Area as per Agreement + 20%)
14.		Latitude, Longitude & Co-ordinates of Shop	:	19°04'25.7"N 72°59'58.9"E
15.		Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 257.00 (Area as per Agreement to sell)
II		APARTMENT BUILDING		
1.		Nature of the Apartment	:	Commercial
2.		Location	:	

C.T.S. No.	:	Village – Sanpada
Block No.	:	-
Ward No.	:	-
Village / Municipality / Corporation	:	Village – Sanpada Navi Mumbai Municipal Corporation
Door No., Street or Road	:	Commercial Shop No. 15, Ground Floor, " Nivasti Imperium (formerly known as Full Stop Mall) ", Plot No. 1, Sector - 19, Village - Sanpada, Navi Mumbai, Taluka & District – Thane, PIN Code - 400 705, State - Maharashtra, Country – India.
3. Description of the locality Residential / Commercial / Mixed	:	Mixed
4. Year of Construction	:	2008 (As per Occupancy Certificate)
5. Number of Floors	:	Basement + Ground + 3 rd Upper Floors
6. Type of Structure	:	R.C.C. Framed Structure
7. Number of Dwelling Shops in the building	:	23 Shop on Ground 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	:	Basement Parking
Is Compound wall existing?	:	Yes
Is pavement laid around the building	:	Yes
III Commercial Shop		
1 The floor in which the Shop is situated	:	Ground Floor
2 Door No. of the Shop	:	Commercial Shop No. 15
3 Specifications of the Shop	:	
Roof	:	R.C.C. Slab
Flooring	:	Vitrified tiles flooring
Doors	:	Glass door with M.S. Rolling Shutter
Windows	:	Not Provided
Fittings	:	Concealed Electrical wiring
Finishing	:	Cement Plastering with POP finishing
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 Shop?	:	Normal
7 Sale Deed executed in the name of	:	Mrs. Bismillah Nasir Khan
8 What is the undivided area of land as per Sale	:	Details not available

	Deed?		
9	What is the plinth area of the Shop?	:	Built up Area in Sq. Ft. = 308.00 (Area as per Agreement + 20%)
10	What is the floor space index (app.)	:	As per NVMC norms
11	What is the Carpet Area of the Shop?	:	Carpet Area in Sq. Ft. = 252.00 (Area as per Actual site measurement) Carpet Area in Sq. Ft. = 257.00 (Area as per Agreement to sell)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Commercial purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 23,000.00 expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar Shop 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)	:	₹ 27,000.00 to ₹ 28,000.00 per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Shop under valuation after comparing with the specifications and other factors with the Shop under comparison (give details).	:	₹ 27,800.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 25,300.00 per Sq. Ft.
4	Guideline rate obtained from the Government Portal (an evidence thereof to be enclosed)	:	₹ 1,76,400.00 per Sq. M. i.e. ₹ 16,388.00 per Sq. Ft.
4A	Guideline rate obtained from the Government Portal (After depreciation)	:	₹ 1,59,795.00 per Sq. M. i.e. ₹ 14,845.00 per Sq. Ft.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	

Replacement cost of Shop with Services (v(3)i)	:	₹ 2,500.00 per Sq. Ft.
Age of the building	:	15 Years
Life of the building estimated	:	45 Years Subject to proper, preventive periodic maintenance & structural repairs.
Depreciation percentage assuming the salvage value as 10%	:	22.50%
Depreciated Ratio of the building	:	-
b Total composite rate arrived for Valuation	:	
Depreciated building rate VI (a)	:	₹ 1,938.00 per Sq. Ft.
Rate for Land & other V (3) ii	:	₹ 25,300.00 per Sq. Ft.
Total Composite Rate	:	₹ 27,238.00 per Sq. Ft.
Remarks:		

Details of Valuation:

Sr. No.	Description	Area in Sq. Ft.	Rate per Shop (₹)	Estimated Value (₹)
1	Present value of the Shop (incl. car parking space provided)	257.00	27,238.00	70,00,166.00
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 Fair Market value of the property			70,00,166.00
	Realizable value of the property			63,00,149.00
	Distress Value of the property			56,00,133.00
	Insurable value of the property (257.00 X 2,500.00)			6,42,500.00
	Guideline value of the property (As per index II)			46,17,887.00

Approach adopted for valuation: Sales Comparison 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 Commercial Shop, where there are typically many comparable available to analyze.
- As the property is a Commercial Shop, 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 ₹ 27,000.00 to ₹ 28,000.00 per Sq. Ft. on Built up Area. Considering the rate with attached report, current market conditions, demand and supply position, Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, all round development of residential and commercial application in the locality etc. We estimate ₹ 27,238.00 per Sq. Ft. on Built up Area for valuation after depreciation.

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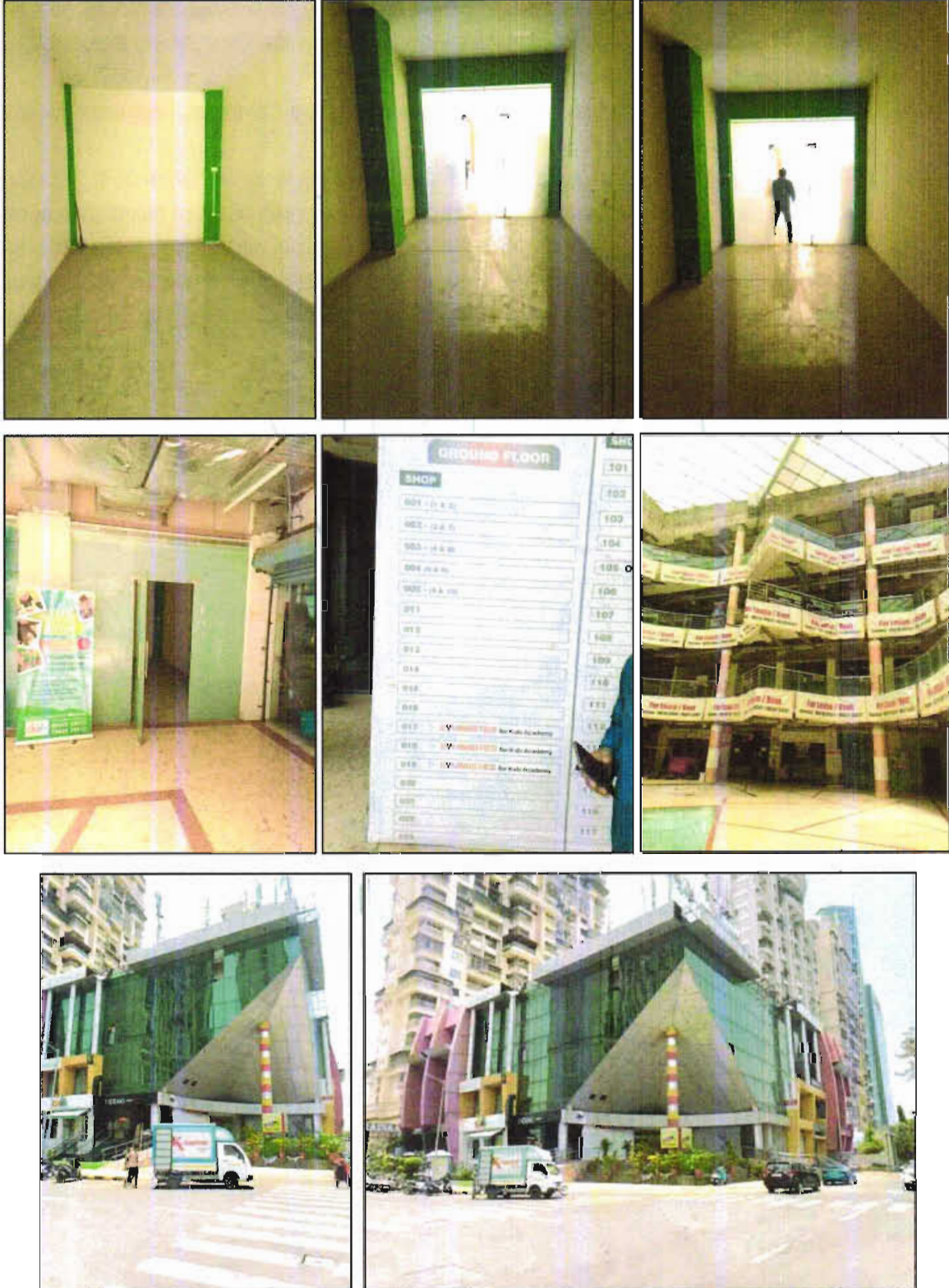
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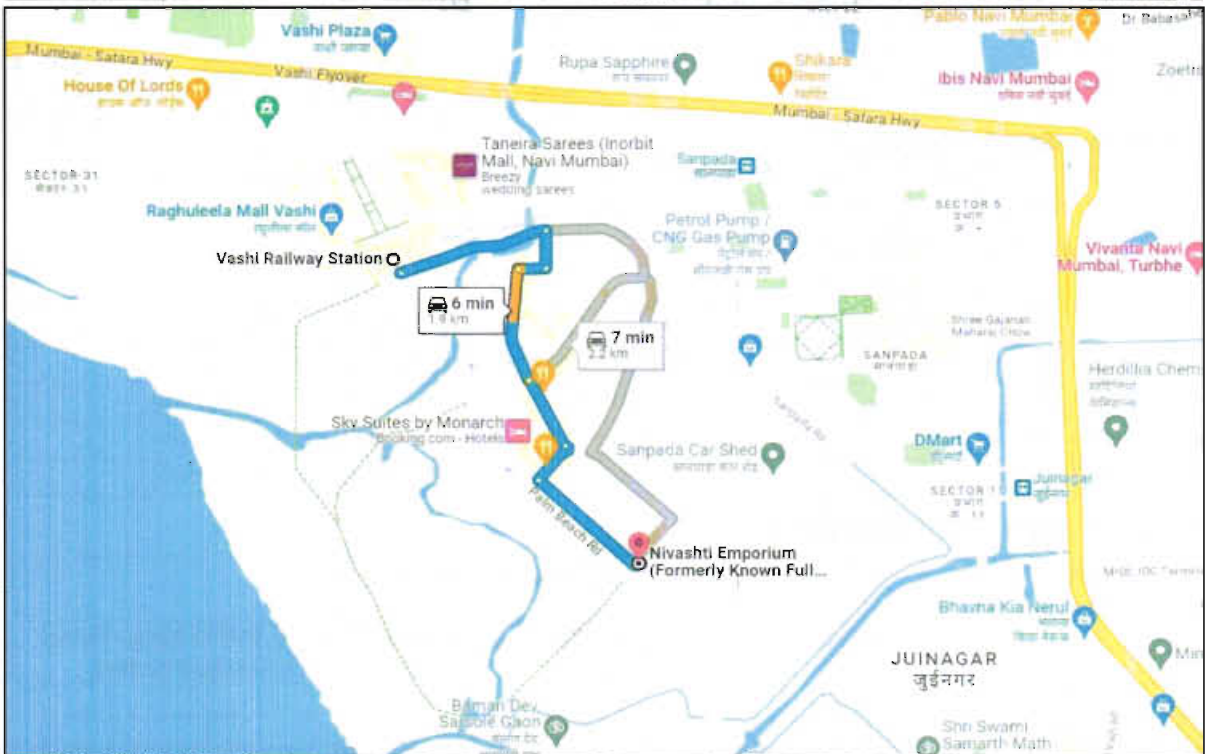
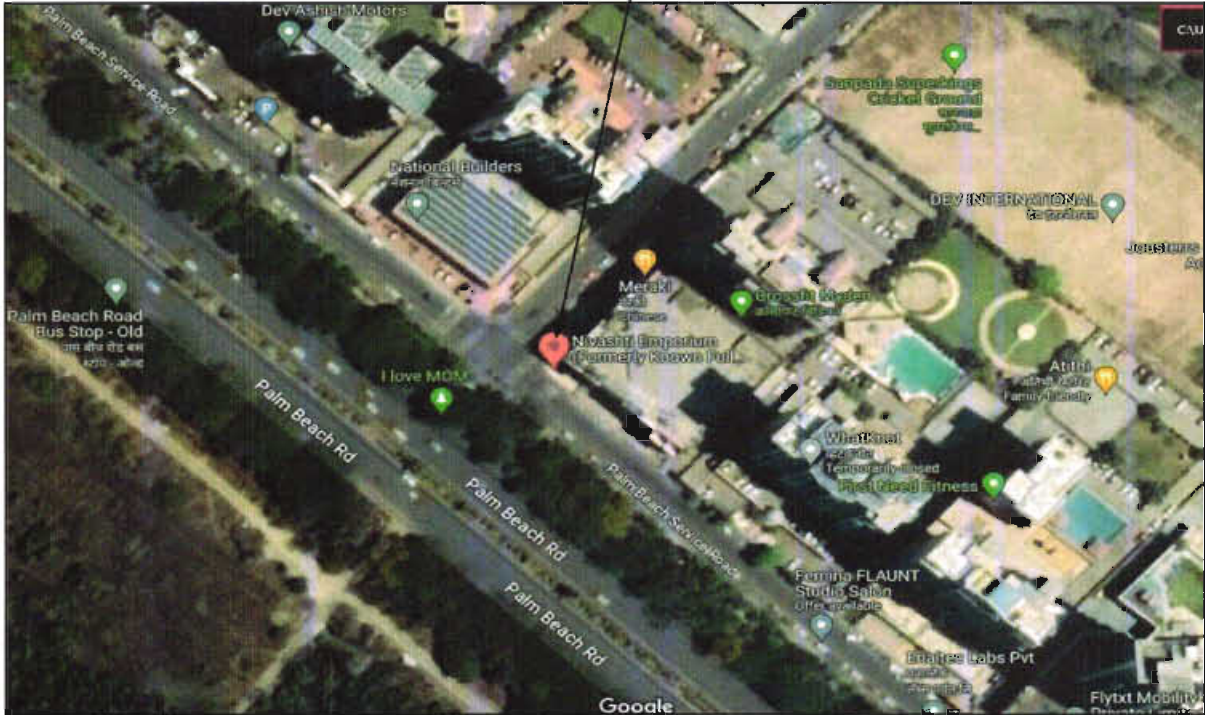


Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°03'14.5"N 73°00'23.2"E

Note: The Blue line shows the route to site from nearest railway station (Vashi – 1.9 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

Home Valuation Rates User Manual Class Feedback

Year: 2022-2023 Language: English

Selected District: ठाणे
Select Taluka: ठाणे
Select Village: माकामे माकामे, माकामे
Search By: Survey No. Location

Select	वर्णिका	पूजी मूल्य	विपरीत वर्णिका	मूल्य	पूजी	वैकल्पिक	दरक (Ru.)
SurveyNo	25 /250-जायजवाडा नीच सेक्टर क्र. 18	54900	133900	144100	167300	144100	श्री. मीटर
SurveyNo	25/251/1-जायजवाडा नीच सेक्टर क्र. 19	74400	176400	201200	220000	201200	श्री. मीटर
SurveyNo	25 /251-जायजवाडा नीच सेक्टर क्र. 19	65700	141100	160900	176400	160900	श्री. मीटर
SurveyNo	25 /252-जायजवाडा नीच सेक्टर क्र. 20	0	0	0	0	0	श्री. मीटर
SurveyNo	25 /253-जायजवाडा नीच सेक्टर क्र. 21	0	0	0	0	0	श्री. मीटर

1 2 3 4 5 6 7 8 9

Stamp Duty Ready Reckoner Market Value Rate for Shop	1,76,400.00			
No Increase, Shop Located on Ground Floor	00.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,76,400.00	Sq. Mtr.	16,388.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	65,700.00			
The difference between land rate and building rate (A – B = C)	1,10,700.00			
Depreciation Percentage as per table (D) [100% - 15%] (Age of the Building – 15 Years)	85%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,59,795.00	Sq. Mtr.	14,845.00	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

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

Post property **POST**

₹55 Lac
@ 26,190 per sq.ft.

Commercial Shops for Sale
In Sector 17, Koperkhairane, Mumbai

Get Rental income starting @ ₹ 15,000 / month

Overview Dealer Details Explore Locality Recommendations Articles

Property (9)

- Get 4 Rooms
- ₹ 55 Lac + Govt Charges & Tax
- @ 26,190 per sq.ft. [View Price Details](#)
- Carpet Area: 210 sq.ft.
- Build Up Area: 347 sq.ft.
- Floor Number: Ground
- Private Washrooms available
- Key Highlights: Main road facing, Corner property, Near Entrance
- Property Age: 10+ Year Old

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

Post property **POST**

₹1.6 Cr
@ 26,666 per sq.ft.

Commercial Shops for Sale
In Sector 17, Koperkhairane, Mumbai

Estimated EM: ₹ 1,27,793

Overview Dealer Details Explore Locality Recommendations Articles

Property (8)

- Get 4 Rooms
- ₹ 1.6 Cr + Govt Charges & Tax
- @ 26,666 per sq.ft. [View Price Details](#)
- Carpet Area: 600 sq.ft.
- Build Up Area: 1200 sq.ft.
- Floor Number: Ground
- Only public parking available
- Key Highlights: Main road facing, Near Elevator, Near Entrance, Near Stairs
- Property Age: 1 to 3 Year Old

Request Price

Price Indicators

The screenshot shows a property listing on the 99acres website. The listing is for a commercial building with a price of ₹85 Lac. The estimated EMI is ₹42,891. The property is currently 'NOT AVAILABLE'. The listing includes a photo of the property, a 'Property (4)' label, and a list of features: Total Area (7.45 Lac), Carpet Area (300 sq.ft.), Builtup Area (548 sq.ft.), Plot Area (12.18 Lac), Plot Number (Ground), Parking (Only private parking available), Washrooms (Private Washrooms available), Main road facing, and Property Age (1 to 5 Year Old). The listing is by a dealer named Prem Kumar, who is a 'Ready to Move Property' listed on April 16, 2022.



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s a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 70,00,166.00 (Rupees Seventy Lakh One Hundred Sixty Six Only).

Place: Thane

Date: 23.05.2023

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

**MANOJ BABURAO
CHALIKWAR**

Digitaly signed by MANOJ BABURAO CHALIKWAR
IPSE: e=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED
o=Vastukala
2.5.4.0=94229d4af4d554c11edf7e29801f1486c7d38413
3.3.1.1.7=9a12a38b5432_postalCode=400004, o=Manoj Baburao Chalikwar
serialNumber=413454645100x@94617453438.ecf45451071702
a194a35320a2279a258a1_csr=4488623bab19803CHALIKWAR
Date: 2023.05.23 17:20:58 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21

The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is ₹ _____ (Rupees _____ only).

Date _____

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(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 23.05.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative has personally inspected the property 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 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 the 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 Purchased by Mrs. Bismillah Nasir Khan from Mr. Abuzar Kabir vide Agreement to sell date 18.05.2023.
2.	purpose of valuation and appointing authority	As per the request from SVC Co-Operative Bank Ltd., Koperkhairane Branch to assess fair market value of the property for Bank Loan Purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vaishali Sarmalkar – Technical Manager Pratibha Shilvanta – 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 – 23.05.2023 Date of Report – 23.05.2023
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
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Comparative Sales Method / Market Approach
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, Commercial Shop size, location, upswing in real estate prices, sustained demand for Commercial Shop, 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 **23rd 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 Client and site visit conducted, we understand that the subject property is Commercial Shop, admeasuring **257.00 Sq. Ft. Carpet Area** in the name of **Mrs. Bismillah Nasir Khan**. At present, the property is occupied by tenant. 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 our discussion with the Client, we understand that the subject property is owned by **Mrs. Bismillah Nasir Khan**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title.

Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Area

Based on the information provided by the Client, we understand that subject property is Commercial Shop, admeasuring **257,00 Sq. Ft. Carpet Area.**

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

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 Commercial Shop, where there are typically many comparable available to analyze. As the property is a Commercial Shop, we have adopted Sale Comparison Approach Method for the purpose of valuation.

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Commercial Shop, Admeasuring **257.00 Sq. Ft. Carpet Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure – II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance **with** the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not **disclaim** liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made **without** the presence of any bias, conflict of interest, coercion, or undue influence of any party, **whether** directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess of the property under reference as on **23rd 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 herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 70,00,166.00 (Rupees Seventy Lakh One Hundred Sixty Six Only)**.

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

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SVC Emp. No. Ref.: CO/Tec/BUS/526/20-21

Digitally signed by Manoj Baburao Chalikwar
DN: cn=Manoj Baburao Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., email=manoj@vastukala.com, c=IN

Auth. Sign.