

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UID: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) JAIDEVI SANTOSH PANDEY Residential Flat No. 202, 2nd Floor, C Wing, "Victoria Co-op. Hsg. Soc. Ltd.", Casa Rio, Palava City, Kalyan – Shil Road, Dombivali (East), Thane State Name : Maharashtra, Code : 27	Invoice No. PG-807/23-24	Dated 26-May-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31609 31610/2300809,2300810	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	8,475.00
	CGST			762.75
	SGST			762.75
	Less : ROUNDED OFF			(-)0.50
Total				₹ 10,000.00

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

Indian Rupee Ten Thousand Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	8,475.00	9%	762.75	9%	762.75	1,525.50
Total	8,475.00		762.75		762.75	1,525.50

Tax Amount (in words) : **Indian Rupee One Thousand Five Hundred Twenty Five and Fifty paise Only**

Remarks:
 Mrs. Jaidevi Santosh Pandey & Mr. Santosh S. Pandey
 - Residential Flat No. 202, 2nd Floor, C Wing, "Victoria
 Co-op. Hsg. Soc. Ltd.", Casa Rio, Palava City, Kalyan –
 Shil Road, Dombivali (East), Mr. Santosh S. Pandey &
 Mrs. Jaidevi Santosh Pandey - Residential Flat No. 201,
 2nd Floor, "Sai Raj Co-op. Hsg. Soc. Ltd.", Plot No. 22,
 Sector – 6, Airoli, Navi Mumbai
 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. : **123105000319**
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : **vastukala@icici**
for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Santosh S. Pandey & Mrs. Jaidevi Santosh Pandey**

Residential Flat No. 201, 2nd Floor, "Sai Raj Co-op. Hsg. Soc. Ltd.", Plot No. 22, Sector – 6, Airoli,
Navi Mumbai – 400708, State – Maharashtra, Country – India.

Think.Innovate.Create

Latitude Longitude: 19°08'45.2"N 72°59'55.3"E

Valuation Prepared for:

Private Valuation



Our Pan India Presence at :

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

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



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2nd Floor, "Sai Raj Co-op. Hsg. Soc. Ltd.", Plot No. 22, Sector – 6, Airoli, Navi Mumbai – 400708, State – Maharashtra, Country – India belongs to **Mr. Santosh S. Pandey & Mrs. Jaidevi Santosh Pandey.**

Boundaries of the property.

North : Internal Road
South : Swanand CHSL
East : Open Plot
West : Nalanda Vihar 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 and Fair Market Value for **Visa Purpose at ₹ 1,17,54,000.00 (Rupees One Crore Seventeen Lakh Fifty Four Thousand 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.

Hence certified

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

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, c=IN
Date: 2023.05.26 19:48:18 +0530

Manoj B. Chalikwar

Auth. Sign.



www.vastukala.org

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nashik 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
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Vastukala Consultants (I) Pvt. Ltd.

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

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Visa Purpose .
2.	a) Date of inspection	:	25.05.2023
	b) Date on which the valuation is made	:	26.05.2023
3.	List of documents produced for perusal:		
	1. Copy of Agreement for Sale dated 04.01.2016 between Mr. Sanjay Thomas Kurian (the Seller) AND Mr. Santosh S. Pandey & Mrs. Jaidevi Santosh Pandey (the Purchasers).		
	2. Copy of Electricity Bill Consumer No. 000097229732 dated 06.05.2023 in the name of Mr. Santosh Shivprasad Pandey issued by MSEDCL.		
	3. Copy of Maintenance Bill No. 76 dated 01.05.2023 in the name of Mr. Santosh S. Pandey & Mrs. Jaidevi Santosh Pandey issued by Sai Raj Co-op. Hsg. Soc. Ltd.		
	4. Copy of Share Certificate No. 01 dated 29.09.2018 in the name of Mr. Santosh S. Pandey & Mrs. Jaidevi Santosh Pandey issued by Sai Raj Co-op. Hsg. Soc. Ltd.		
	5. Copy of Property Tax Assessment No. AI0002408332 dated 01.04.2023 in the name of Mr. Santosh S. Pandey & Mrs. Jaidevi Santosh Pandey issued by Navi Mumbai Municipal Corporation.		
	6. Copy of Occupancy Certificate No. NRV / OC / P.K. No. 4623 / 759 / 2007 dated 07.11.2007 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)	:	Mr. Santosh S. Pandey & Mrs. Jaidevi Santosh Pandey Address: Residential Flat No. 201, 2 nd Floor, "Sai Raj Co-op. Hsg. Soc. Ltd.", Plot No. 22, Sector – 6, Airoli, Navi Mumbai – 400708, State – Maharashtra, Country – India. Contact Person: Mr. Santosh S. Pandey (Owner) Mobile No.: 9820423907 Joint ownership Details of share of each owner not available.
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential flat is located on 2 nd Floor. The composition of flat is 2 Bedrooms + Living + Dining + Kitchen + 2 Toilets + (i.e., 2BHK + 2 Toilets). The property is at 1.6 km. Travelling distance from nearest Railway Station Airoli.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 22, Sector – 6, Airoli
	b) Door No.	:	Residential Flat No. 201
	c) C.T.S. No. / Village	:	Village – Airoli
	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 available, we assumed that the construction is as per approved plan.
	g) Approved map / plan issuing authority	:	

	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Residential Flat No. 201, 2 nd Floor, "Sai Raj Co-op. Hsg. Soc. Ltd.", Plot No. 22, Sector – 6, Airoli, Navi Mumbai – 400708, State – Maharashtra, Country – India.
8.		City / Town	:	Airoli, Navi Mumbai
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Airoli 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 of the property		As per Site As per documents
		North	:	Internal Road Details not available
		South	:	Swanand CHSL Details not available
		East	:	Open Plot Details not available
		West	:	Nalanda Vihar Road Details not available
13.		Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.
				A B As per the Deed Actuals
		North	:	- -
		South	:	- -
		East	:	- -
		West	:	- -
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 732.00 Terrace Area in Sq. Ft. = 25.00 Total Carpet Area in Sq. Ft. = 757.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 653.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 784.00 (Agreement CA + 20%) Super Built Up Area in Sq. Ft. = 1,130.00 (Area as per Index II)

	Flooring	:	Vitrified tiles flooring
	Doors	:	Teakwood flush doors
	Windows	:	Powder Coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Santosh S. Pandey & Mrs. Jaidevi Santosh Pandey
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. = 784.00 (Agreement CA + 20%) Super Built Up Area in Sq. Ft. = 1,130.00 (Area as per Index II)
10	What is the floor space index (app.)	:	As per NMMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 548.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 653.00 (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?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 24,500.00 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 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)	:	₹ 17,000.00 to ₹ 19,000.00 per Sq. Ft. on Carpet Area
2	What is the adopted basic composite rate of the Flat under valuation after comparing with	:	₹ 18,000.00 per Sq. Ft. on Carpet Area

	the specifications and other factors with the Flat under comparison (give details).	
3	Break – up for the rate	:
	I. Building + Services	: ₹ 2,500.00 per Sq. Ft.
	II. Land + others	: ₹ 15,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 1,18,900.00 per Sq. M. i.e. ₹ 11,046.00 per Sq. Ft.
	Guideline rate (after depreciation)	: ₹ 1,08,148.00 per Sq. M. i.e. ₹ 10,047.00 per Sq. Ft.
5	Age of the building	: 16 years
6	Life of the building estimated	: 44 years Subject to proper, preventive periodic maintenance & structural repairs.
	Remarks: -	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present value of the property	653.00 Sq. Ft.	18,000.00	1,17,54,000.00
	Total value of the property			1,17,54,000.00
	Insurable value of the property (784.00 Sq. Ft. X ₹ 2,500.00)			19,60,000.00
	Guideline value of the property (784.00 Sq. Ft. X ₹ 10,047.00)			78,76,848.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 17,000.00 to ₹ 19,000.00 per Sq. Ft. on Carpet area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 18,000.00 per Sq. Ft. on Carpet area for valuation.

Actual site photographs

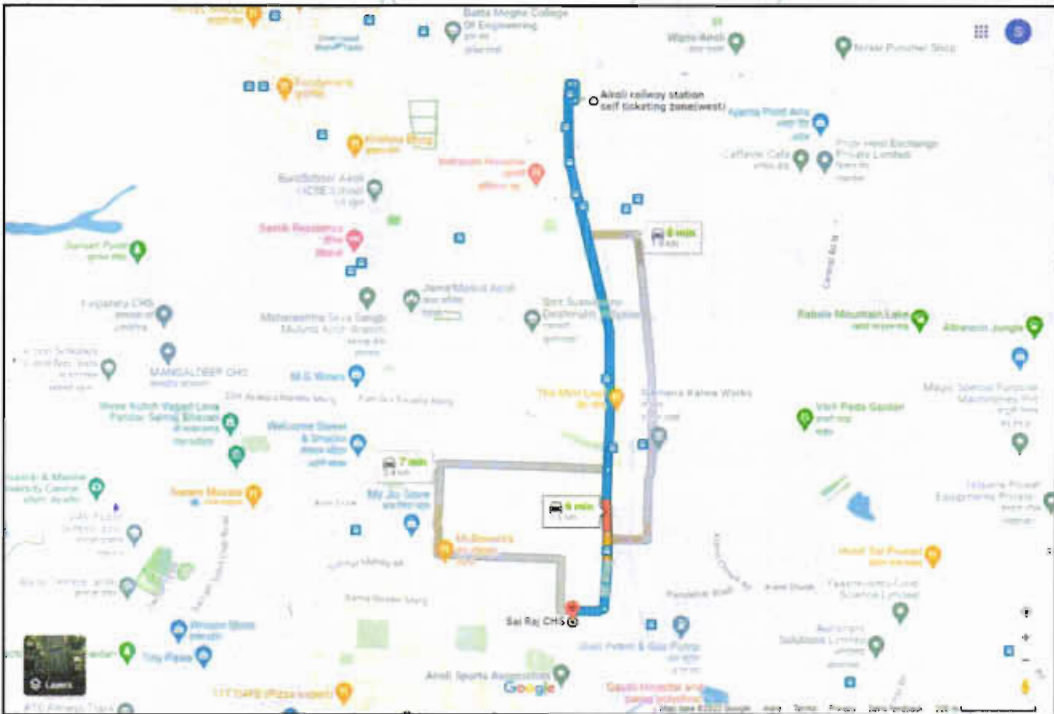
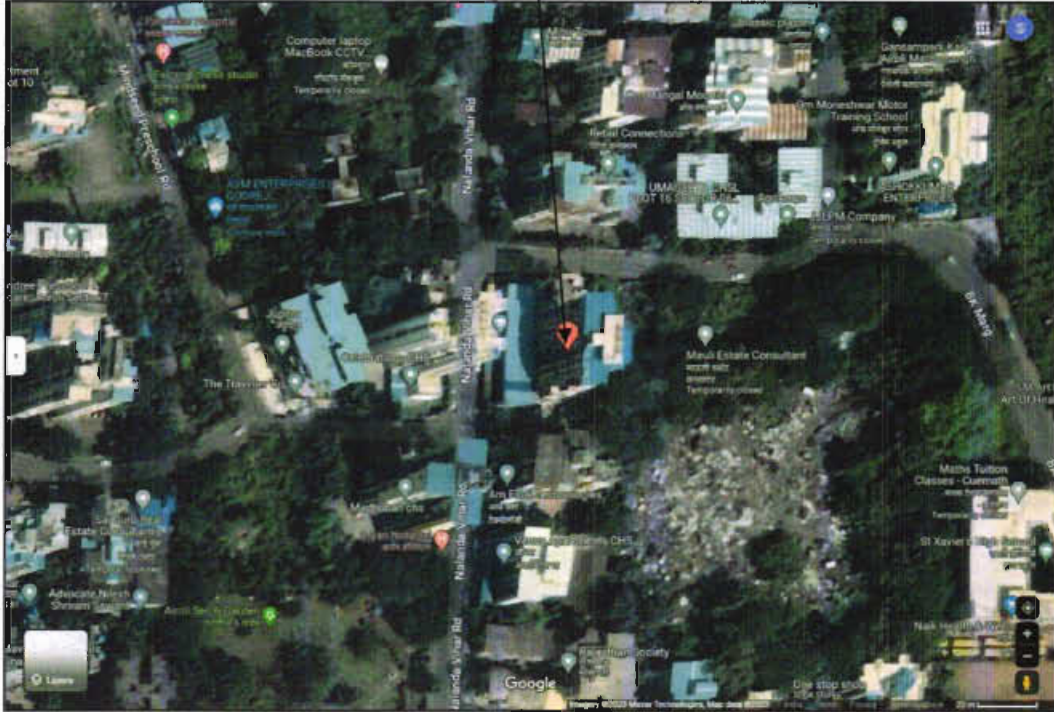


SECTOR-06, AIRCEL, NAVI PUNE	
2 nd FLOOR	
201 MR. SANTOSH S. PANDEY MRS. SAIDEVI S. PANDEY	501 MR.
202 MR. PRANOD S. GAWAS MRS. PAVITA P. GAWAS	502 MR.
203 MR. DURGESH KUMAR RAI	503
3 rd FLOOR	
301 MR. SHIBI H. DORGE MRS. PARYI SHIBI	601
302 MR. AMRANATH SUSHI KUNDLIKAR	602
303 MR. MAHESH	603
4 th FLOOR	
401 MR. RAJESHKUMAR GARG MRS. RAJESHKUMAR GARG	701



Route Map of the property

Site,ulr



Latitude Longitude: 19°08'45.2"N 72°59'55.3"E

Note: The Blue line shows the route to site from nearest railway station (Airoli – 1.6 km.)

Ready Reckoner Rate

DIVISION / VILLAGE : AIROLI Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban Area	Local Body Type	Class "C" Corporation			
Local Body Name	Navi Mumbai Municipal Corporation					
Land Mark	Land : Airoli Node Sector No. 6					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
1	1/40	51700	118900	134500	148500	134500
Plot No. 6/8/1, 6/8/2, 6/8/3, 6/8/4, 6/8/5, 6/8/6, 6/8/7, 6/8/8, 6/9, 6/10, 6/11, 6/13, 6/14, 6/15, 6/16, 6/17, 6/18, 6/19, 6/20, 6/21, 6/22, 6/23, 6/24, 6/25, 6/26, 6/27, 6/28, 6/29A, 6/29B, 6/29, 6/30, 6/31, 6/32, 6/33, 6/34, 6/35, 6/36						
Compare With Previous Year						

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,18,900.00			
No Increase by Flat Located on 2 nd Floor	-			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,18,900.00	Sq. Mtr.	11,046.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	51,700.00			
The difference between land rate and building rate (A - B = C)	67,200.00			
Depreciation Percentage as per table (D) [100% - 16%] (Age of the Building - 16 Years)	84%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,08,148.00	Sq. Mtr.	10,047.00	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 Indicator

99acres Buy - Enter locality / Project / Society / Landmark

₹1.5 Cr 2BHK 2Baths

1000 sq.ft. Super Built up area

1000 sq.ft. Carpet area

5th of 7 Floors

Chimney CHS, Sector 6 Airoli, Navi Mumbai

19+ Year Old

Places nearby: Jai Bhawani Dattandini Bazaar, Visheshwar Mandir, Jama Masjid, ICICI ATM, Parulekar Hospital, KRYPTON He

magicbricks Buy - Rent - Sell - Home Loans - Login - Post Property

₹1.25 Cr Get ₹37,500 cashback on home loan

2 BHK 1000 Sq.ft Flat For Sale Sector 6 Airoli, Navi Mumbai

2 Beds, 2 Baths, 2 Balconies, Unfurnished

Carpet Area: 700 sq.ft. | ₹1785/sq.ft.

Floor: 4 (Out of 7 Floors)

Facing: West

Developer: Goodwill Developers | Project: Goodwill Residency

Transaction Type: Resale | Status: Ready to Move

Furnished Status: Unfurnished

Near D mart And Shopping Center

Contact Agent: Nishant +91 9800000000

Price Breakup: ₹1.25 Cr | ₹6,25,000 Approx. Registration Charges | ₹2,500 Monthly

Booking Amount: ₹1.0 Lac

Address: Goodwill Residency, Plot no-81, Sector-6, Airoli, Navi Mumbai-400708., Sector 6 Airoli, Navi Mumbai - Central Navi Mumbai, Maharashtra


Landmarks: Near D mart And Shopping Center

Price Indicator

magicbricks
Buy Rent Sell Home Loans
Login Post Property

₹1.25 Cr (Get ₹37,500 cashback on Home Loan)

2 BHK 960 Sq.ft Flat For Sale in



2 Beds

2 Baths

1 Covered Parking

Semi-Furnished

Carpet Area
650 sqft
₹19.23/sqft

Floor
6 (Out of 12 Floors)

Status
Ready to Move

Furnished Status
Semi-Furnished

Transaction Type
Resale

Facing
East

Car Parking
1 Covered

Type Of Ownership
Freehold

East Facing Property

Contact Agent
Get Phone No.

Last contact made 11 days ago

Contact Agent

Madhu Javkar 9130050004

Your Name

Name field can't be left blank. Please enter your name.

Email

Email field can't be left blank. Please enter.

Mobile Number

IND +91

Agree to Magicbricks Terms of Use

Get Contact Details

More Details

Price Breakup: ₹1.25 Cr | ₹6,25,000 Approx. Registration Charges | ₹3,000 Monthly

Booking Amount: ₹1.0 Lac


RERA ID: A51700019204

Address: Sector 6 Airoli, Sector 6 Airoli, Navi Mumbai - Central Navi Mumbai, Maharashtra

square yards
Buy Rent Sell Projects Apartments More Services
Intelligence

₹1.14 Cr

2 Bedroom 750 Sq.Ft. Apartment in Airoli Sector 6 Navi Mumbai



2 Beds

Semi-Furnished

2 Bathrooms

750 Sq Ft. (Built-up Area)

South East Facing

Map View

7 Buyers interested in this Property

Get Project Home Loan
Request for Call

Contact our Real Estate Experts

Preferred Partner

Abhijeet Shinde 9130050004

Name

Mobile No.

Phone Number

I would like to explore this property through WhatsApp

Key Highlights

Prime Location | Groundbreak Price | Required Builder | Family

Peaceful Vicinity

Looking for a spacious home in a good neighbourhood? We have a perfect match for you!

- At a price of ₹1.14 Cr this apartment has been designed and built for a family of 2.
- With a Semi-Furnished condition this apartment has 2 bedrooms, 2 bathrooms and 1 parking facility.
- This apartment is facing towards the south east and is located at the 4th floor in a 7 story building.
- It is an 8-10 years old property, and is located in a posh locality of airoli sector 6, navi mumbai.
- There are multiple amenities in the vicinity like parks, restaurants, power back-ups and more.
- The apartment is just 750 square feet in size and has a balcony facing towards the west.

Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Santosh S. Pandey & Mrs. Jaidevi Santosh Pandey from Mr. Sanjay Thomas Kurian vide Agreement for Sale dated 04.01.2016.
2.	Purpose of valuation and appointing authority	As per the request Privet Valuation, to assess value of the property for Visa 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 Shyam Kajvilkar – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 25.05.2023 Valuation Date – 26.05.2023 Date of Report – 26.05.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 25.05.2023
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 **26th 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 Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 653.00** in the name of **Mr. Santosh S. Pandey & Mrs. Jaidevi Santosh Pandey**. 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 **Mr. Santosh S. Pandey & Mrs. Jaidevi Santosh Pandey**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 653.00.**

Condition & Repair

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

Valuation Methodology

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

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

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the

subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 653.00.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

