

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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. <b>PG-884/23-24</b>	Dated <b>31-May-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC SION BRANCH B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirod Road, Off L.B.S.Marg, Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>31664 / 2300885</b>	Delivery Note Date
Dispatched through		Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
<b>Total</b>				<b>₹ 2,950.00</b>

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

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

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

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. Jayesh Balakrishnan Nair & Ms. Sandya Sasidharan - Residential Flat No. 104, 1st Floor, Wing - D, "Lodha Panacea - I", Off. Dombivali Manpada Road, Village - Bhopar, Dombivali (East), Thane-421204, 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

*Rathee*  
 Authorised 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. Jayesh Balakrishnan Nair & Ms. Sandya Sasidharan**

Residential Flat No. 104, 1<sup>st</sup> Floor, Wing - D, "Lodha Panacea - I", Off. Dombivali Manpada Road,  
Village - Bhopar, Dombivali (East), Thane- 421204, State - Maharashtra, Country - India.

Latitude Longitude: 19°16'34.4"N 72°57'59.6"E

### Valuation Prepared for:

**State Bank of India**

**RACPC Sion**

B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kirol Road, Off L.B.S. Marg, Kurla (West),  
Mumbai, Pin Code - 400 070, 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, Akruti Star,  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org





**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup>Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400093.

To,  
**The Branch Manager,**  
**State Bank of India**  
**RACPC Sion**  
 B-603 & 604, Kohinoor City,  
 Commercial-1 6th Floor, Kirol Road,  
 Off L.B.S. Marg, Kurla (West),  
 Mumbai, Pin Code – 400 070,  
 State – Maharashtra, Country – India

**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	To assess value of the property for BankLoan Purpose.
2.	a) Date of inspection	:	30.05.2023
	b) Date on which the valuation is made	:	31.05.2023
3.	List of documents produced for perusal		1. Copy of Agreement for Sale dated 18.08.2021. 2. Copy of Commencement Certificate No. SROT / 27 Villages / 2401 / BP / Bhopar – 10 / Vol – XI / 384 / 2021 dated 12.04.2021 issued by MMRDA. 3. Copy of RERA Registration Certificate No. P51700017078 dated 15.07.2019.
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)	:	<b>Mr. Jayesh Balakrishnan Nair &amp; Ms. Sandya Sasidharan</b>  <b>Address:</b> Residential Flat No. 104, 1 <sup>st</sup> Floor, Wing - D, "Lodha Panacea - I", Off. Dombivali Manpada Road, Village - Bhopar, Dombivali (East), Thane– 421204, State - Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Rathore(Sales Manager) Contact No. 8108204814  Joint Ownership (Details of ownership share not available).
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential Flat No. 104 in under construction building.The flat is located on 1 <sup>st</sup> floor in the said under construction building. As per site information the composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage + EBVT Area ( <b>i.e. 2BHK + 2 Toilets</b> ). The property is at 4.7 Km. distance from nearest railway station Dombivali.  <b>At the time of inspection Building was under construction, extent of completion as under.</b>
<b>Stage of Construction</b>			
<b>If under construction, extent of completion</b>			
	Foundation	Completed	RCC Plinth
			Completed

	RCC Floors	Completed	Internal Brick Work	Completed
	External Brick Work	Completed	Internal Plastering	Completed
	External Plastering	Completed	Flooring, Tiling, Kitchen	Completed
	Internal Painting	Completed	External Painting	Completed
	<b>Total</b>	<b>84% work completed</b>		
6.	Location of property		:	
	a)	Plot No. / Survey No.	: Survey No. 53/1, 53/2, 54/1, 54/2, 54/3 & Others of Village - Bhopar	
	b)	Door No.	: Residential Flat No. 104	
	c)	C. T.S. No. / Village	: Village – Bhopar	
	d)	Ward / Taluka	: Taluka – Kalyan	
	e)	Mandal / District	: District –Thane	
	f)	Date of issue and validity of layout of approved map / plan	: Copy of building approved plans were not provided and not verified.	
	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. 104, 1 <sup>st</sup> Floor, Wing - D, "Lodha Panacea - I", Off. Dombivali Manpada Road, Village - Bhopar, Dombivali (East), Thane- 421204, State - Maharashtra, Country – India.	
8.	City / Town		: Dombivali (East), Thane	
	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 Area	
10.	Coming under Corporation limit / Village Panchayat / Municipality		: Village – Bhopar MMRDA / Kalyan Dombivali 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.	<b>Boundaries of the property</b>		<b>As per actual site</b>	<b>As per document</b>
	North		: Open Plot	Details not available
	South		: C Wing	Details not available
	East		: Internal Road	Details not available
	West		: Open Plot	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	Actual
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-



	Doors	:	Proposed Teak Wood door frame, Solid flush doors
	Windows	:	Proposed Powder Coated Aluminum Sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with concealed
	Finishing	:	Proposed 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	:	<b>Mr. Jayesh Balakrishnan Nair &amp; Ms. Sandya Sasidharan</b>
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. = 752.00 (Total Carpet + 10%)
10	What is the floor space index (app.)	:	As per MMRDA norms
11	What is the Carpet Area of the flat?	:	<b>Carpet Area in Sq. Ft. = 612.00 EBVT Area in Sq. Ft. = 72.00 Total Carpet Area in Sq. Ft. = 684.00 (Area as per Agreement for Sale)</b>
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?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹13,500.00 Expected rental income per month after building completion
<b>IV</b>	<b>MARKETABILITY</b>	:	
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
<b>V</b>	<b>Rate</b>	:	
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)	:	₹ 9,000.00 to ₹ 10,000.00 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).	:	₹ 9,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 7,000.00 per Sq. Ft.



4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 70,400.00 per Sq. M. i.e. ₹ 6,540.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	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 the building is under construction
	Depreciated Ratio of the building	:	-
<b>b</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	:	₹ 7,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 9,500.00 per Sq. Ft.</b>
	<b>Remark: Internal inspection of the property was not allowed at site. The detail about the work progress status has been provided by builder's sales person Mr. Rathore (Contact No. 8108204814).</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	684.00Sq. Ft.	9,500.00	64,98,000.00
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			
	<b>Total / Realizable value of the property</b>			<b>64,98,000.00</b>
	<b>Insurable value of the property (752.00 X 2,500.00)</b>			<b>18,80,000.00</b>
	<b>Guideline value of the property (752.00 X 6,540.00)</b>			<b>49,18,080.00</b>

**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







## Actual Site Photographs



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Vastukala Consultants (I) Pvt. Ltd.

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## Ready Reckoner Rate

DIVISION / VILLAGE : BHOPER Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation - Class "C"		
Local Body Name	Kalyan Dombivli Municipal Corporation					
Land Mark	Land Remaining Properties of Village Bhoper, Residential properties.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
45	45/143	25000	70400	81300	88400	81300
Survey No. 50, 51, 52, 53, 54, 55, 66, 67, 68, 69, 83, 84, 85, 86, 87, 88, 89, 90, 91, 96, 98, 100, 101, 102, 103, 104, 105, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 142, 143, 144, 145, 146, 147, 148, 160, 161, 162, 163, 164, 223, 224, 231, 232, 239, 240, 251, 260						
<a href="#" style="color: white; text-decoration: none;">Compare With Previous Year</a>						

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## Price Indicators

**99acres** Buy All Residential Type Location or Project/Society or Keyword SEARCH

**2BHK Flat/Apartment**  
**Lodha Panacea**  
Dombivli East, Mumbai Beyond Thane, Mumbai

₹51.19 - 63.78 Lac Onwards 548 - 684 sq. ft. Under Construction  
Possession September 2024  
Construction photos

**NO BROKERAGE** RERA STATUS REGISTERED Registration No: RS1700017044 Website: <https://maharera.maharashtra.gov.in>

Floor Plan Project Details Explore Locality Recommendations Dealer Details

FLOOR PLAN INCLUSIONS AREA DETAILS PRICE DETAILS

548.96 sq. ft.	₹51.19 Lacs
549.39 sq. ft.	₹55.0 Lacs
684.05 sq. ft.	₹63.78 Lacs

**NOBROKER** NO BROKER NO AGENT

**2 BHK Flat in Lodha Panacea | For Sale in Dombivli East**

₹ 68 Lacs ₹ 38,373/Month May 24, 2024

NO BROKER NO AGENT

2 BHK Flat in Lodha Panacea I | For Sale in Dombivli East | Project Details

2 Bedrooms 2 Bathrooms 1 Balcony 1 Terrace

₹ 51.19 Lacs

Under Construction Possession September 2024

Linked to Broker Sold Out Being Sold

Activity On This Property

Similar Properties

**Sale Instance**

5970338 31-05-2023 Note -Generated Through eSearch Module For original report please contact concern SRO office	<b>सूची क्र . २</b>	दुय्यम निबंधक सह दु.नि.कल्याण 4 दस्तऐवज क्रमांक 5970 2023 नोंदणी Regn 63m
<b>गाव: भो पर</b>		
(1) दस्तऐवज प्रकार	करारनामा	
(2) मोबदला	6209799	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे ,	5314000	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	. इतर माहिती: मौजे भोपर येथील स. नं. 53 1, 53 2, 54 1, 54 2, 54 3, 55, 56 4 अ. 56 4ब, 231 3, 231 4 अ, 231 4 ब, 231 4 क, 231 4 ड, 231 5, 232 1, 232 8, 240 5अ, 240 5ब, 240 6, 240 7, 240 8, 240 3अ 2, 240 3अ 4, 240 3अ 5, 240 3अ 6, 240 3अ 7, 240 3अ 9 व नवीन स. नं. 240 3अ 10 यावरील लोढा पॅनेशिया मधील सदनिका नं.103 पहिला मजला, आय - विंग क्षेत्र 612 चौ फूट कार्पेट (56.86 चौ. मी. कार्पेट)ईबीविटी 72 चौ फूट(6.69 चौ मी)सोबत एक ओपन कार पार्किंग स्टॅककल्याण- डोंबिवली	
(5) क्षेत्रफळ	684 चौ. मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणाऱ्या / तिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पता	1) मॅकोटेक डेव्हलपर्स लिमिटेड तर्फे अधिकृत स्वाक्षरीदार श्री दीपक एन लोढा यांचे तर्फे कु. मु. म्हणून लोकेश जोशी ... 32 प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. 412, फ्लोर 4 1 <sup>st</sup> जी, वर्धमान चेंबर कावसजी पटेल रोड, हॉर्निमन सरकल, फोर्ट, मुंबई रोड नं. - महाराष्ट्र, MUMBAI 400001 AAACL1490J	
(8) दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हक्कमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पता	2) हर्षद तुकाराम पाटील - - 39 प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. अॅट अडणे, पोस्ट भाताणे, वज्रेश्वरी रोड, पालघर, ठाणे, रोड नं. - महाराष्ट्र, ठाणे, 401303 ARAPP5350P 1) सेहा हर्षद पाटील - - 32 प्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं. अॅट अडणे, पोस्ट भाताणे, वज्रेश्वरी रोड, पालघर, ठाणे, रोड नं. - महाराष्ट्र, ठाणे 401303 PLAPP0373N	
(9) दस्तऐवज करून दिल्याचा दिनांक	25 04 2023	
(10) दस्त नोंदणी केल्याचा दिनांक	25 04 2023	
(11) अनुक्रमांक खंड व पृष्ठ	5970 2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	434700	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेरा		
मूल्यांकनसाठी विचारात घेतलेला तपशील -		

## Sale Instance

6410338 31-05-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office	<b>सूची क्र . २</b>	दुय्यम निबंधक सह दु.नि.कल्याण 4 दस्तऐवज क्रमांक 6410 2023 नोंदणी Regn 63m
<b>गाव: भों पर</b>		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	6418323	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	5701500	
(4) भूमापन .पेटहिस्सा व घरक्रमांक (असल्यास)	इतर माहिती: मौजे भोपर येथील स. न. 53 1.53 2.54 1. 54 2.54 3.55.56 4 अ. 56 4ब.231 3.231 4 अ . 231 4 ब.231 4 क. 231 4 ड.231 5.232.1. 232 8.240. 5अ. 240 5ब.240 6. 240 7.240 8.240 3अ 2. 240 3अ 4.240 3अ 5. 240 3अ 6.240. 3अ7. 240 3अ 9 व नवीन स. न. 240 3अ 10 यावरील लोढा पॅनेशिया मधील सदनिका नं.1603.16 वा मजला.आय - विंग.612 चौ फूट कार्पेट ईबीव्हीटी एरिया 72 चौ फूट कार्पेट एकूण क्षेत्र(कार्पेट एरिया + ईबीव्हीटी एरिया -684 चौ फूट कार्पेट)सोबत एक ओपन कार पार्किंग स्टॅक कल्याण.डोंबिवली	
(5)क्षेत्रफळ	684चौ मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या लिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मॅक्रोटॅक डेव्हलपर्स लिमिटेड तर्फे अधिकृत स्वाक्षरीदार श्री दीपक एन लोढा याचे तर्फे कु. मु. म्हणून लोकाेश जोशी - 31 फ्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं -412. फ्लोर -4. 17 जी. वर्धमान चेंबर, कावसजी पटेल रोड. हॉर्निमन सरकल. फोर्ट. मुंबई रोड नं. - महाराष्ट्र. मुम्बई 400001 AAACL1490J	
(8)दस्तऐवज करून घेणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) संदेश शिवराया नायक - 34 फ्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं: फ्लॉट न बी ७. नीलकंठ प्रभा . ऑल्लि आयरे रोड. एस के पाटील इंग्लिश स्कूल च्या जवळ. डोंबिवली ईस्ट. ठाणे . रोड नं. - महाराष्ट्र. THANE. 421201 ANSPN1403H 1) शिवराया शेशाप्पा नायक - 66 फ्लॉट नं. - माळा नं. - इमारतीचे नाव - ब्लॉक नं फ्लॉट न बी ७. नीलकंठ प्रभा . ऑल्लि आयरे रोड. एस के पाटील इंग्लिश स्कूल च्या जवळ. डोंबिवली ईस्ट. ठाणे . रोड नं. - महाराष्ट्र. THANE 421201 ACOOPN8943M	
(9)दस्तऐवज करून दिल्याचा दिनांक	11-05 2023	
(10)दस्त नोंदणी केल्याचा दिनांक	11 05 2023	
(11)अनुक्रमांक.खंड व पृष्ठ	6410 2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	449300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील -		







- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS /LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mr. Jayesh Balakrishnan Nair & Ms. Sandya Sasidharan from M/s. Macrotech Developers Ltd. vide Agreement for Sale dated 18.08.2021.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Sion to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Nikhil Sonawane – Valuation Engineer Vinita Surve – 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 –30.05.2023 Valuation Date –31.05.2023 Date of Report –31.05.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 30.05.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
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 **31<sup>st</sup> 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 advice 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 **684.00 Sq. Ft. Total Carpet Area** in the name of **Mr. Jayesh Balakrishnan Nair & Ms. Sandya Sasidharan**. 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. Jayesh Balakrishnan Nair & Ms. Sandya Sasidharan**. 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 **684.00 Sq. Ft. Total 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**

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Exiting 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 **684.00 Sq. Ft. Total 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 authorized by the authority, the registered valuersorganisation 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 valuersorganisation 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.

