

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1166/23-24	Dated 20-Jun-23
Buyer (Bill to) State Bank of India - SPI PBB Branch SPI PBB FORT BRANCH Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai samachar marg Fort GSTIN/UIN : 27AAACS8577K2ZO 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. 31965 / 2301168	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

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

Indian Rupee Two Thousand Nine Hundred Fifty Only

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

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

Company's Bank Details

Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

Remarks:

"Mr. Faiyaz Ahmed Nabiraham Khan & Mr. Faizan Nabiraham Khan - Residential Flat No. 704A, 7th Floor, Wing - A, ""Aventus Heights"" , Plot No. 49 (A to F), Road No. 5 & 6, Shivaji Nagar, Govandi (East), Mumbai - 400 043, State - Maharashtra, Country - India."

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

for Vastukala Consultants (I) Pvt Ltd

Signature
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Faiyaz Ahmed Nabiraham Khan & Mr. Faizan Nabiraham Khan**

Residential Flat No. 704A, 7th Floor, Wing – A, "Aventus Heights", Plot No. 49 (A to F), Road No. 5 & 6, Shivaji Nagar, Govandi (East), Mumbai – 400 043, State – Maharashtra, Country – India.

Longitude Latitude: 19°03'43.7"N 72°55'22.8"E

Valuation Prepared for:

State Bank of India

SPL PBB Fort Branch

Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort, Mumbai – 400 001, State – Maharashtra, Country – India.



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

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,
The Branch Manager,
 State Bank of India
SPL PBB Fort Branch
 Mumbai Main Branch Building,
 Gate No. 1, Horniman Circle,
 Mumbai Samachar Marg, Fort, Mumbai – 400001,
 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 Bank Loan Purpose.
2.	a)	Date of inspection	: 19.06.2023
	b)	Date on which the valuation is made	: 20.06.2023
3.	List of documents produced for perusal:		
	1. Copy of Agreement for Sale dated 03.06.2023 Between M/s. Ratnaakar Shelters LLP (the Promoters) Mr. Faiyaz Ahmed Nabiraham Khan & Mr. Faizan Nabiraham Khan (the Allottee). 2. Copy of Amend Commencement Certificate No. SRA / ENG / 3833 / ME / MCGM / AP dated 03.11.2021 issued by Slum Rehabilitation Authority. 3. Copy of RERA Registration Certificate No. P51800000858 dated 09.09.2021.		
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. Faiyaz Ahmed Nabiraham Khan & Mr. Faizan Nabiraham Khan Address: Residential Flat No. 704A, 7 th Floor, Wing – A, "Aventus Heights", Plot No. 49 (A to F), Road No. 5 & 6, Shivaji Nagar, Govandi (East), Mumbai – 400 043, State – Maharashtra, Country – India. Contact Person: Mr. Niklesh Jain (Project Manager) Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat in under construction building. The flat is located on 7 th floor in the said under construction building. The composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage. (i.e., 2 BHK with 2 Toilets). The property is at 2.6 Km. travelling distance from nearest railway station Govandi.
Stage of Construction			
If under construction, extent of completion			
	Foundation	Completed	RCC Plinth Completed

	Ground/Stilt Floors	Completed	Floors	Completed
	Internal & External Brick Work	Completed	Internal & External Plastering	Completed
	Flooring, Tiling, Kitchen	Completed	Internal & External Painting	Completed
	Electrification, Plumbing, Sanitary	Completed	Doors and Windows	Completed
	Total	94% work completed		
6.	Location of property	:		
	a) Plot No. / Survey No.	:	Plot No. 49 (A to F), Survey No. 93 (Part)	
	b) Door No.	:	Residential Flat No. 704A	
	c) C.T.S. No. / Village	:	C.T.S. No. 1A (Part) of Village Deonar	
	d) Ward / Taluka	:	Ward – M/E, Taluka – Kurla	
	e) Mandal / District	:	District – Mumbai Suburban	
	f) Date of issue and validity of layout of approved map / plan	:	Copy of approved building 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	:	No	
7.	Postal address of the property	:	Residential Flat No. 704A, 7 th Floor, Wing – A, "Aventus Heights", Plot No. 49 (A to F), Road No. 5 & 6, Shivaji Nagar, Govandi (East), Mumbai – 400 043, State – Maharashtra, Country – India.	
8.	City / Town	:	Govandi (East), Mumbai Suburban	
	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 – Deonar SRA / Municipal Corporation of Greater Mumbai	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	Boundaries of the property		As per Site	As per Documents
	North	:	Internal Road	By Road No.7, Shivaji Nagar, Govandi
	South	:	Baji Prabhu Deshpande Road	By Baji Prabhu Deshpande Road
	East	:	Road No. 6	By Road No.7, Shivaji Nagar, Govandi
	West	:	Road No. 5	By Road No.5 & 6, Shivaji

			Nagar, Govandi
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
		A As per the Deed	B Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 539.00 (Area as per actual site measurement) RERA Carpet Area in Sq. Ft. = 552.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 607.00 (Area as per Index II)
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°03'43.7"N 72°55'22.8"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	RERA Carpet Area in Sq. Ft. = 552.00 (Area as per Agreement for Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction
II APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Plot No. 49 (A to F), Survey No. 93 (Part), C.T.S. No. 1A (Part)
	Block No.	:	-
	Ward No.	:	Ward – M/E
	Village / Municipality / Corporation	:	Village – Deonar SRA / Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 704A, 7 th Floor, Wing – A, "Aventus Heights" , Plot No. 49 (A to F), Road No. 5 & 6, Shivaji Nagar, Govandi (East), Mumbai – 400 043, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	Stilt + 23 Upper Floors.
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flats on 7 th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building is under construction

11.	Facilities Available	:	
	Lift	:	Proposed 2 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with One Car Parking Space
	Is Compound wall existing?	:	Building is under construction
	Is pavement laid around the building	:	Building is under construction

III	FLAT		
1	The floor in which the flat is situated	:	7 th Floor
2	Door No. of the flat	:	Residential Flat No. 704A
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door frame with flush doors
	Windows	:	Powder Coated Aluminum Sliding Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed wiring
	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?	:	Building is under construction
7	Sale Deed executed in the name of	:	Mr. Faiyaz Ahmed Nabiraham Khan & Mr. Faizan Nabiraham Khan
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. = 607.00 (Area as per Index II)
10	What is the floor space index (app.)	:	As per SRA norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 539.00 (Area as per actual site measurement) RERA Carpet Area in Sq. Ft. = 552.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
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?	:	₹ 14,000.00 Expected rental income per month after building completion.
IV	MARKETABILITY	:	

1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 9,500.00 to ₹ 10,500.00 per Sq. Ft. on RERA 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).	:	₹ 10,200.00 per Sq. Ft. on RERA Carpet Area
3	Break - up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 7,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	:	₹ 64,103.00 per Sq. M. i.e., ₹ 5,955.00 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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty/Rgstn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differs.
6	Details of last two transactions in the locality/area to be provided, if available.		Provided
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	-
	Replacement cost of flat with Services (v (3)i)	:	₹ 2,700.00 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. the building is under construction
	Depreciated Ratio of the building	:	
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 7,500.00 per Sq. Ft.

Total Composite Rate	: ₹ 10,200.00 per Sq. Ft. (Including Car Parking)
Remark:	

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	552.00 Sq. Ft.	10,200.00	56,30,400.00
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 / Realizable value of the property			56,30,400.00
	Insurable value of the property (607.00 X 2,700.00)			16,38,900.00
	Guideline Value of the Property (As per Index II)			38,28,753.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Apartment, where there are typically many comparables available to analyze. As the property is a residential apartment, 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 ₹ 9,500.00 to ₹ 10,500.00 per Sq. Ft. on RERA Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, apartment size, location, upswing in real estate prices, sustained demand for Residential apartment, all round development of commercial and residential application in the locality etc. We estimate ₹ 10,200.00 per Sq. Ft. on RERA Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Salability	Good
ii) Likely rental values in future in	₹ 14,000.00 Expected rental income per month after building completion.
iii) Any likely income it may generate	Rental Income

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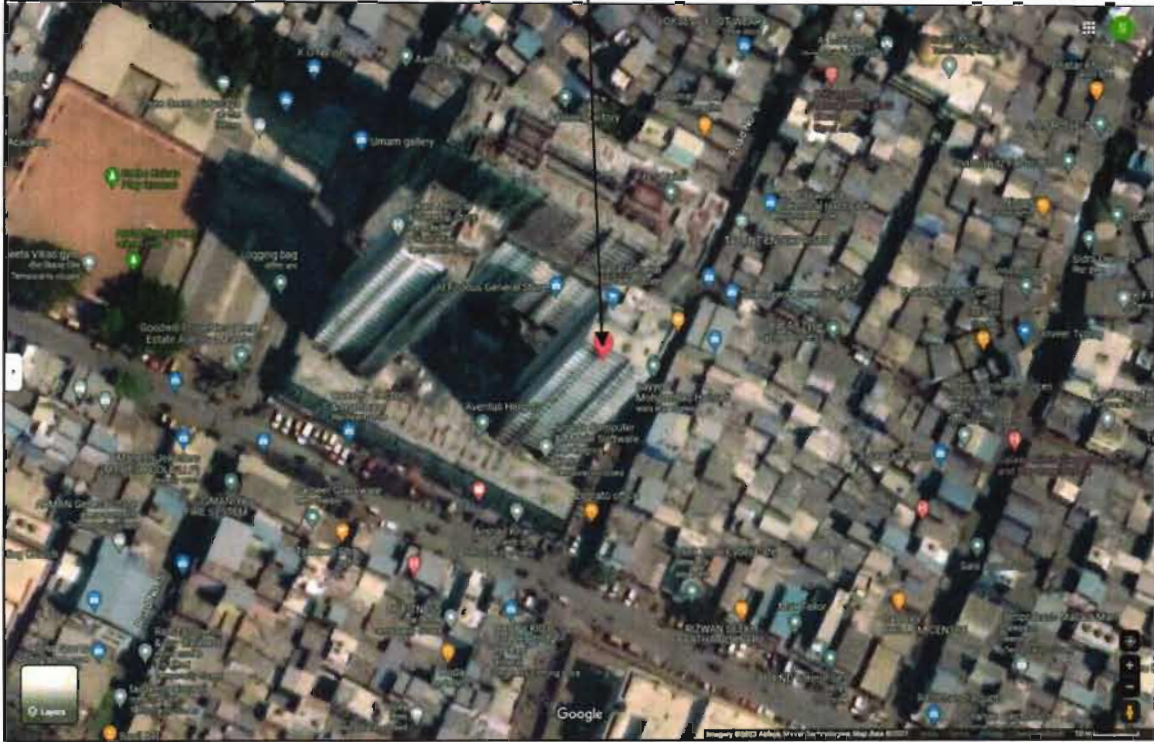


Actual Site Photographs



Route Map of the property

(Site url)



Longitude Latitude: 19°03'43.7"N 72°55'22.8"E

Note: The Blue line shows the route to site from nearest railway station (Govandi – 2.6 Km.)

Ready Reckoner Rate

Department of Registration & Stamps नॉदणी व मुद्रांक विभाग
Government of Maharashtra महाराष्ट्र शासन

नॉदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home Valuation Rates Last Manual Close Feedback

Year: 20232024 Language: English

Selected District: मुंबई (उपनगर)
Select Village: देवनार - कुरली
Search By: Survey No Location
Enter Survey No: 1 Search

वपविभाग	पूवी प्रयोग	निवाची वपविभाग	मीटिंग	पुनरु	मीटिंग	एकक (रु./)	Attribute
100468-मुभास. उपरोक्त बाजारमूल्य - नागवुई न्हिक रोड, पुर्वेक गावाची सीमा, वल्लिमेर २व्हे मार्ग व वल्लिमेर गावाची सीमा.	64340	128950	148300	184000	128950	चौरस मीटर	सि.टी.एस. मंथर
100472-मुभास. उपरोक्त वॉर्ड सीमा, पुर्वेक गावाची सीमा, वल्लिमेर बाजारमूल्य - नागवुई रस्ता व वल्लिमेर गावाची सीमा.	23270	61050	67100	73960	61050	चौरस मीटर	सि.टी.एस. मंथर

Stamp Duty Ready Reckoner Market Value Rate for Flat	61,050.00			
Increase by 5% on Flat Located on 7 th Floor	3,053.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	64,103.00	Sq. Mt.	5,955.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	00.00			
The difference between land rate and building rate (A – B = C)	00.00			
Depreciation Percentage as per table (D) [100% - 0%] (Age of the Building – 0 Years)	00%			
Rate to be adopted after considering depreciation [B + (C x D)]	00.00	Sq. Mt.	00.00	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

square yards Mumbai Buy Rent Projects Agents More Services Resources **Smart Intelligence**

Home New Projects in Mumbai Property in Mumbai Projects in Govandi Ratnaakar Aventus Heights



Ratnaakar Aventus Heights
Govandi, Mumbai

₹ 48.61 Lac to 89.95 Lac

Status: **Mid Stage Construction**

Project Size: 264 Units - 1 Acre

Configurations: 1,2 BHK Flat from 325 sq ft to 552 sq ft (Carpet)

5138 Views | 707 Enquiries

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Get Free Credit Score

Why Invest through Square Yards?

- Zero Brokerage - 100% Service, 0% Brokerage. We charge our customers nothing. Not today, not ever.
- Lowest Price Guaranteed - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- Full Service Support - Our sales personnel are accountable for every step - site visits, home loans & post-sales.

Overview | Price List | Floor Plans | Amenities | Specifications | Commute Time | Location & Landmarks | About Builder | FAQ's

Square Yards RERA Reg: AG180000465-6 | Project RERA Reg: P51000000658.P51800047901

Ratnaakar Aventus Heights - Project Info

Ratnaakar Aventus Heights is a luxury residential project located in Mumbai (North - Mumbai). The project offers luxurious residences spread over 175 Units spread over 1 Acre. The project offers 1BHK, 2BHK residences that come with 347 sqft to 551 sqft sizes. The residences come with elegantly designed boxes that are well connected to Eastern Freeway and give its residents an extraordinary lifestyle experience. The project is also well connected to Govandi Railway Station and close to

Contact our Real Estate Experts

Hi Shyam Kajikar, Would you like to connect with our Real Estate Expert for Ratnaakar Aventus Heights?

[Contact Now](#)

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Home Mumbai Property for Sale in Govandi Ratnaakar Aventus Heights 1 BHK+1T 380/sqft

₹ 52.67 Lacs
@ 13861 per sq.ft

1 BHK+1T 380/sqft Flat for Sale in Ratnaakar Aventus Heights, Deonar, Mumbai

Residential Apartment for Sale
Flat Number:49 Road Number 58&6, Jeejabai Bhosale Marg, Govandi East, Mumbai, Maharashtra 400043.

[CONTACT NOW](#)

PROPERTY DETAILS SOCIETY DETAILS

Configuration	1 BHK+1T	Unit area	380/sqft (Carpet)	Possession in	December 24
Developer	Ratnaakar Shelters	Project	Ratnaakar Aventus Heights	Construction	Under Construction
Floor		Project Area	1 Acre	Units	266
EMI Start at	₹ 39,503				

About Property

1 BHK+1T Apartments with Size 380/sqft-carpet sqft for sale at ₹ 52.67 Lacs in Ratnaakar Aventus Heights, Deonar, Mumbai. The unit is Under Construction and has (1 BHK+1T Bedrooms, 1 Washroom). The apartment is available for INR 13861/Per Sq.ft. Negotiable. Reserved Parking is Available for residents. Buy 1 BHK+1T (380/sqft-carpet sqft) Apartments in Ratnaakar Aventus Heights with Best Amenities & Affordable Budget.

Price Breakup ₹ 52.67 Lacs | 380/sqft-carpet sqft.

Address Flat Number:49 Road Number 58&6, Jeejabai Bhosale Marg, Govandi East, Mumbai, Maharashtra 400043.

RERA ID P5100000658

Sales Instance

7129369 19-06-2023 Note :-Generated Through eSearch Module,For original report please contact concern SRO office	सूची क्र . २	दुय्यम निबंधक :सह दु.नि. कुर्ला । दस्तऐवज क्रमांक: 7129/2023 नोंदणी. Regn.63m
गाव: देवनार		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	5000000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	3788213.55	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	सदनिका नं: 1802सी, माळा नं: 18 वा मजला,सी विंग, इमारतीचे नाव: एव्हेंटस हाईट्स, ब्लॉक नं: प्लॉट नं. 49,(ए टू एफ),रोड नं. 5/6, रोड : शिवाजी नगर,गोवंडी,मुंबई- 400043, इतर माहिती: सदनिकेचे क्षेत्रफळ 552 चौ फूट रेरा कारपेट..Mumbai Ma.na.pa.	
(5)क्षेत्रफळ	56.41 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मेसर्स रत्नाकर शेल्टर्स एलएलपी चे भागीदार देवेन पंकजकुमार मोदी तर्फे मुखत्यार सिध्दार्थ जाधव - 52 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव. वल्लभ सोसायटी, ब्लॉक नं: 90 फीट रोड, रोड नं: घाटकोपर पूर्व मुंबई, महाराष्ट्र, मुंबई 400077 AASF4332G 2) मेसर्स रत्नाकर शेल्टर्स एलएलपी चे भागीदार मेसर्स एव्हेंटस इन्फ्रास्ट्रक्चर एलएलपी चे भागीदार विनोद सुखराज मेहता तर्फे मुखत्यार सिध्दार्थ जाधव - 52 प्लॉट नं. -, माळा नं. -, इमारतीचे नाव वल्लभ सोसायटी, ब्लॉक नं: 90 फीट रोड, रोड नं घाटकोपर पूर्व मुंबई, महाराष्ट्र, मुंबई 400077 AASF4332G	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) शाहरुख अख्तर शोख - - 29 प्लॉट नं: रूम नं. 02, बॅरक नं. 38, माळा नं. -, इमारतीचे नाव -, ब्लॉक नं माहल रोड, साधू वासवानी स्कूल च्या मागे . रोड नं चेंबूर कॅम्प, मुंबई , महाराष्ट्र, मुंबई 400074 EDAPS3323H	
(9)दस्तऐवज करून दिल्याचा दिनांक	12/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	12/04/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	7129/2023	
(12)बाजारभावाप्रमाणे भुद्रांक शुल्क	300000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

Sales Instance

2226369 19-06-2023 Note: -Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र. २	दुयम निबंधक सह दु.नि. कुर्ला । दस्तावेज क्रमांक. 2226/2023 नोंदणी Regn 63m
गाव: देवनार		
(1) दस्तावेज प्रकार	करारनामा	
(2) मोबदला	5500000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	3956220.8	
(4) भूमापन, पोटहिस्सा व घरक्रमांक (असल्यास)	सदनिका नं: 2301 ए, माळा नं: 23 वा मजला, ए विंग, इमारतीचे नाव: एव्हेंटस हाईट्स, ब्लॉक नं: रोड नं 5 एन्ड 6, प्लॉट नं 49, शिवाजी नगर, रोड : गोवंडी, मुंबई- 400043. इतर माहिती: सदनिकेचे क्षेत्रफळ 552 चौ फूट रेशा कारपेट... Mumbai Ma.na.pa.	
(5) क्षेत्रफळ	56.35 चौ. मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मेसर्स रत्नाकर शेल्टर्स एलएलपी चे भागीदार देवेन पंकजकुमार मोदी तर्फे मुखत्यार सिध्दार्थ जाधव - 51 प्लॉट नं - , माळा नं - इमारतीचे नाव- वल्लभ सोसायटी, ब्लॉक नं: 90 फीट रोड, रोड नं घाटकोपर पूर्व मुंबई, महाराष्ट्र, मुंबई 400077 AASFR4332G 2) मेसर्स रत्नाकर शेल्टर्स एलएलपी चे भागीदार मेसर्स एव्हेंटस इन्फ्रास्ट्रक्चर एलएलपी चे भागीदार विनोद सुखराज मेहता तर्फे मुखत्यार सिध्दार्थ जाधव - 51 प्लॉट नं - , माळा नं - , इमारतीचे नाव, वल्लभ सोसायटी ब्लॉक नं: 90 फीट रोड, रोड नं: घाटकोपर पूर्व मुंबई, महाराष्ट्र, मुंबई 400077 AASFR4332G	
(8) दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) संजय राजेंद्र गुप्ता - 31 प्लॉट नं: - , माळा नं: - , इमारतीचे नाव: - , ब्लॉक नं: साई जेन्ट्स ब्युटी पार्लर जवळ, भारत नगर, एच.पी. कॉलनी, रोड नं: आर.सी.मार्ग, वाशी नाका, चेंबूर, मुंबई, महाराष्ट्र, मुंबई: 400074 ATAPG9100C 1) सोनल संजय गुप्ता - 25 प्लॉट नं - , माळा नं - , इमारतीचे नाव, - , ब्लॉक नं. साई जेन्ट्स ब्युटी पार्लर जवळ, भारत नगर, एच पी कॉलनी, रोड नं. आर.सी मार्ग, वाशी नाका, चेंबूर, मुंबई, महाराष्ट्र, मुंबई: 400074 DEJIPG31829P	
(9) दस्तावेज करून दिल्याचा दिनांक	31/01/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	31/01/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	2226/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	330000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेंरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील -		

Sales Instance

4622369 19-06-2023 Note -Generated Through eSearch Module. For original report please contact concern SRO office	सूची क्र. २	दुयम निबंधक सह दु.नि कुर्ला 1 दस्तावेज क्रमांक 4622/2023 नोंदणी Regn. Serial
गाव: देवनार		
(1) दस्तावेज प्रकार	करारनामा	
(2) मोबदला	5500000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे :	3828753.07	
(4) भूभाषण पोटहिस्सा व धरक्रमीक (असल्यास)	सदनिका नं: 504ए, माळा नं: 5 वा मजला, विंग ए, इमारतीचे नाव: एव्हेंटस हार्डटस, ब्लॉक नं: प्लॉट नं: 49(ए टू एफ) शिवाजी नगर, रोड नं: 5-6, रोड : बाजी प्रभू देशपांडे रोड, गोवडी, मुंबई 400043. इतर माहिती: सदनिकेचे क्षेत्रफळ 552 चौ फूट रेरा कारपेट... सोबत एक कार पार्किंग स्पेस, सदरचा दस्त महाराष्ट्र मुद्रांक 1958 च्या अनुच्छेद 5 b(ii)नुसार नोंदणी स्वीकारण्यात आला. सदरचा दस्त एवज करल-1-10646 2020 दिनांक -04.12.2020 अन्वये नोंदणी करण्यात आला. त्यावर भरलेले मुद्रांक शुल्क रु. 98000 पैकी रु. 97000/- सदर दस्तात समायोजित केलेले आहे. सदर मु.शु. वजा जाता सदर दस्तावर भरलेले मुद्रांक शुल्क रु. 178000/- आणि 1% मेट्रोसेस रु. 55000/- भरण्यात आलेले आहे. Mumbai Ma na pa.	
(5) क्षेत्रफळ	56.41 चौ मीटर	
(6) आकारणी किंवा जुळी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणाऱ्या तिष्ठान ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मान्यता देणार: मेसर्स रत्नाकर रोल्स एलएलपी चे भागीदार मेसर्स एव्हेंटस इन्फ्रास्ट्रक्चर एलएलपी चे भागीदार सुखराज सुधेरमल मेश्राला तर्फे मुखत्यार सिध्दाथ जाधव 52 प्लॉट नं. , माळा नं. , इमारतीचे नाव वल्गभ सोसायटी, ब्लॉक नं. 60 फीट रोड, रोड नं घाटकोपर पूर्व, मुंबई, महाराष्ट्र. मुम्बई 400077 AASFR43323 2) मान्यता देणार: मेसर्स रत्नाकर रोल्स एलएलपी चे भागीदार देवेन पंकजकुमार गोदी तर्फे मुखत्यार सिध्दाथ जाधव - 52 प्लॉट नं. , इमारतीचे नाव वल्गभ सोसायटी, ब्लॉक नं. 90 फीट रोड, रोड नं घाटकोपर पूर्व, मुंबई, महाराष्ट्र, मुम्बई 400077 AASFR4332G 3) मीना सुरेशकुमार गुडेचा - 52 प्लॉट नं. 24/आय 1, माळा नं. , इमारतीचे नाव. , ब्लॉक नं ओल्ड बस डेपो जवळ, बेगनवाडी, रोड नं गोवडी, मुंबई, महाराष्ट्र, मुम्बई 400043 ATOPK17039F 4) सुरेशकुमार मोहनलाल गुडेचा - 56 प्लॉट नं. 24/आय 1, माळा नं. , इमारतीचे नाव. , ब्लॉक नं ओल्ड बस डेपो जवळ, बेगनवाडी, रोड नं गोवडी, मुंबई, महाराष्ट्र, मुम्बई 400043 AACPK5044F	
(8) दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) सुर्षाद अन्वर क्रमरुद्दीन - 38 प्लॉट नं. 22, एल पी, रूप नं 62, माळा नं. , इमारतीचे नाव. , ब्लॉक नं शिवाजी नगर, गोवडी, रोड नं मुंबई, महाराष्ट्र, MUMBAI 400043 AASFR43534A.	
(9) दस्तावेज करून दिल्याचा दिनांक	06/03/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	06/03/2023	
(11) अनुक्रमीक, खंड व पृष्ठ	4622/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	233000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेर		
मूल्यांकनासाठी विचारात घेतलेल्या तपशील :-		



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5440369 19-06-2023 Note: -Generated Through eSearch Module, For original report please contact concern SRO office	सूची क्र . २	दुय्यम निबंधक सह दु.नि. कुर्ला 1 दस्तऐवज क्रमांक : 5440/2023 नोंदणी: Regn 63m
गाव: देवनार		
(1) दस्तऐवज प्रकार	करारनामा	
(2) मोबदला	5400000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	3615993.82	
(4) भूमापन, पोटहिस्सा व घरक्रमांक (असल्यास)	सदनिका नं.: 701ए, माळा नं.: 7 वा मजला, ए विंग, इमारतीचे नाव: एव्हेंटस हाईटस, ब्लॉक नं.: रोड नं 5 एन्ड 6, प्लॉट नं 49, शिवाजी नगर, रोड - गोवंडी, मुंबई- 400043. इतर माहिती: सदनिकेचे क्षेत्रफळ 552 चौ फूट रेरा कारपेट Mumbai Ma.na.pa.	
(5) क्षेत्रफळ	56.41 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मेसर्स रत्नाकर शेल्टर्स एलएलपी चे भागीदार देवेन पंकजकुमार मोदी तर्फे मुखत्यार सिध्दार्य जाधव - 52 प्लॉट नं. - , माळा नं. - , इमारतीचे नाव- वल्लभ सोसायटी, ब्लॉक नं 90 फीट रोड, रोड नं घाटकोपर पूर्व मुंबई, महाराष्ट्र, मुंबई 400077 AASFR4332G 2) मेसर्स रत्नाकर शेल्टर्स एलएलपी चे भागीदार मेसर्स एव्हेंटस इन्फ्रास्ट्रक्चर एलएलपी चे भागीदार विनोद सुखराज मेहता तर्फे मुखत्यार सिध्दार्य जाधव - 52 प्लॉट नं. - , माळा नं. - , इमारतीचे नाव- वल्लभ सोसायटी, ब्लॉक नं 90 फीट रोड, रोड नं घाटकोपर पूर्व मुंबई, महाराष्ट्र, मुंबई 400077 AASFR4332G	
(8) दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) मोहम्मद नासिर मलिक दीन - 53 प्लॉट नं: रूम नं. ई 285, माळा नं: - , इमारतीचे नाव: - , ब्लॉक नं: साईबाबा नगर, रोड नं. 06, शिवाजी नगर, रोड नं: गोवंडी, मुंबई , महाराष्ट्र, मुंबई. 400043 AEDPM4971K 1) नदीम अशरफ मोहम्मद नासिर - 31 प्लॉट नं: रूम नं ई 285, माळा नं. - , इमारतीचे नाव - , ब्लॉक नं: साईबाबा नगर, रोड नं. 06, शिवाजी नगर, रोड नं: गोवंडी, मुंबई, महाराष्ट्र, MUMBAI. 400043 AUKPA1143L	
(9) दस्तऐवज करून दिल्याचा दिनांक	21/03/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	21/03/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	5440/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	324000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेंरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 20.06.2023 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 have personally inspected the property on 19.06.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

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

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Mr. Faiyaz Ahmed Nabiraham Khan & Mr. Faizan Nabiraham Khan from M/s. Ratnaakar Shelters LLP vide Agreement for sale Dated 03.06.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, SPL PBB Fort Branch, 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 Barkat Hodekar – Valuation Engineer Shyam Kajvilkar – Technical Manager Shamal Bodke – 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 – 19.06.2023 Valuation Date – 20.06.2023 Date of Report – 20.06.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 19.06.2023
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 **20th June 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 Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **RERA Carpet Area in Sq. Ft. = 552.00** in the name of Owner **Mr. Faiyaz Ahmed Nabiraham Khan & Mr. Faizan Nabiraham Khan**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is owned by **Mr. Faiyaz Ahmed Nabiraham Khan & Mr. Faizan Nabiraham 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 Sales Executive representative, we understand that the Residential Flat, admeasuring **RERA Carpet Area in Sq. Ft. = 552.00**.

Condition & Repair

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

Valuation Methodology

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

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, measuring **RERA Carpet Area in Sq. Ft. = 552.00.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

- conduct the valuation independent of external influences.
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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=BA, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
serial=1
c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=MANOJ BABURAO CHALIKWAR, email=manoj@vastukala.com,
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Auth. Sign.