

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC SANTACRUZ BRANCH 1st Floor, Jeevan Seva Annex Bldg., LIC Complex, S. V. Road, Santacruz (West), Mumbai - 400 054, State - Maharashtra, Country - India. GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. <b>PG-1116/23-24</b> Dated <b>17-Jun-23</b> Delivery Note Mode/Terms of Payment <b>AGAINST REPORT</b> Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. <b>31877 / 2301118</b> Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>5,000.00</b>
	<b>CGST</b>			<b>450.00</b>
	<b>SGST</b>			<b>450.00</b>
	<b>Total</b>			<b>₹ 5,900.00</b>

Amount Chargeable (in words)

**Indian Rupee Five Thousand Nine Hundred Only**

E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
<b>Total</b>	<b>5,000.00</b>		<b>450.00</b>		<b>450.00</b>	<b>900.00</b>

Tax Amount (in words) : **Indian Rupee Nine Hundred 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:

Ms. Mrunal Ramakant Gudal & Mr. Nilesh Vijay Gokral -  
 Residential Flat No. 804, 8th Floor, C Wing, "Godrej  
 RKS", V. N. Purav Marg, Chembur (East), Mumbai -  
 400071, 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

*Rattay*  
 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: **Ms. Mrunal Ramakant Gudal & Mr. Nilesh Vijay Gokral**

Residential Flat No. 804, 8<sup>th</sup> Floor, C Wing, "Godrej RKS", V. N. Purav Marg, Chembur (East),  
Mumbai – 400071, State - Maharashtra, Country - India.

Latitude Longitude: 19°02'47.8"N 72°54'27.3"E

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### Valuation Done for:

**State Bank of India**

**RACPC - Santacruz (West)**

1<sup>st</sup> Floor, Jeevan Seva Annex Building, LIC Complex, S. V. Road, Santacruz (West),  
Mumbai - 400 054, State - Maharashtra, Country - India.



### Our Pan India Presence at :

- |   |  |   |  |
|---|--|---|--|
|  Mumbai    |  Aurangabad |  Pune      |  Rajkot |
|  Thane     |  Nanded     |  Indore    |  Roipur |
|  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](mailto:mumbai@vastukala.org)



Valuation Report Prepared For SBI/ RACPC – Santacruz (West) / Ms. Mrunal Ramakant Gudal (31877/2301118) Page 2 of 28

Vastu/Mumbai/06/2023/31877/2301118  
17/10-223-SKVS  
Date: 17.06.2023

## VALUATION OPINION REPORT

This is to certify that the under-construction property bearing Residential Flat No. 804, 8<sup>th</sup> Floor, C Wing, "Godrej RKS", V. N. Purav Marg, Chembur (East), Mumbai – 400071, State - Maharashtra, Country - India belongs to Ms. Mrunal Ramakant Gudal & Mr. Nilesh Vijay Gokral.

### Boundaries of the property.

North : V. N. Purav Marg  
South : Kolwada Borla Road  
East : Raikar Chamber  
West : Shrikant Chamber

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose ₹ 10,16,10,000.00 (Rupees Ten Crore Sixteen Lakh Ten 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.

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  
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, st=Maharashtra, serial=1763, version=1, uniqueid=...

Auth. Sign.



### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Wodead 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.**

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

To,  
**The Branch Manager,**  
**State Bank of India**  
**RACPC – Santacruz (West)**  
 1<sup>st</sup> Floor, Jeevan Seva Annex Building,  
 LIC Complex, S. V. Road, Santacruz (West),  
 Mumbai - 400 054, 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 : 15.06.2023
	b) Date on which the valuation is made : 17.06.2023
3.	Copy of documents produced for perusal: 1. Copy of Agreement for Sale dated 09.03.2022. 2. Copy of RERA Registration Certificate No. P51800023915 dated 14.01.2020. 3. Copy of Occupancy Certificate No. P – 2314 / 2019 / (673 & Other) / M / W Ward / Borla – M / W / OCC / 1 / New dated 21.03.2023 issued by Municipal Corporation of Greater Mumbai for Wing A, B & C comprising of 3 Level Basement + Ground + 1 <sup>st</sup> to 13 <sup>th</sup> Upper Floors (Except 14 <sup>th</sup> Floor) (As downloaded from RERA site) . 1. Copy of Commencement Certificate No. P – 2314 / 2019 / (673 And Other) / M / W Ward / Borla -M / W / FCC / 4 / Amend dated 02.03.2022 issued by Municipal Corporation of Greater Mumbai (As downloaded from RERA site). 2. Copy of Approved Plan No. P – 2314 / 2019 / (673 And Other) / M / W Ward / Borla -M / W / 337 / 3 / Amend dated 30.06.2021 issued by Municipal Corporation of Greater Mumbai (As downloaded from MCGM Portal).
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>Ms. Mrunal Ramakant Gudal &amp; Mr. Nilesh Vijay Gokral</b>  <b>Address:</b> Residential Flat No. 804, 8 <sup>th</sup> Floor, C Wing, “Godrej RKS”, V. N. Purav Marg, Chembur (East), Mumbai – 400071, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Nilesh (RM) Contact No. 9769866148  Joint Ownership Details of share of ownership not available.
5.	Brief description of the property (Including Leasehold / freehold etc.) : The property is a residential flat is located on 8 <sup>th</sup> floor. At the time of site inspection, we have not allowed to

		inspect the property hence our report is based on external site visit and documents provided by the bank. As per approved plan, the composition of flat is Foyer + Living Room + Dining + 4 Bedrooms + Kitchen + Deck Area + Utility + 4 Toilets + Passage (i.e. 4 BHK + 4 Toilets). The property is at 1.9 Km. travelling distance from nearest railway station Govandi.	
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Residential Flat No. 804
	c) C.T.S. No. / Village	:	C.T.S. No. 673, 673/1 to 20, 783 of Village Borla
	d) Ward / Taluka	:	Taluka – Kurla
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. P – 2314 / 2019 / (673 And Other) / M / W Ward / Borla -M / W / 337 / 3 /
	g) Approved map / plan issuing authority	:	Amend dated 30.06.2021 issued by Municipal Corporation of Greater Mumbai (As downloaded from MCGM Portal).
	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. 804, 8 <sup>th</sup> Floor, C Wing, “Godrej RKS”, V. N. Purav Marg, Chembur (East), Mumbai – 400071, State - Maharashtra, Country – India.
8.	City / Town	:	Chembur (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 - Borla 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	<b>Boundaries of the property</b>		<b>As per actual site</b> <b>As per document</b>
	North	:	V. N. Purav Marg      Details not available
	South	:	Kolwada Borla Road      Details not available
	East	:	Raikar Chamber      Details not available
	West	:	Shrikant Chamber      Details not available

	Dimensions of the site	N. A. as property under consideration is a flat in an apartment building.	
		A As per the Deed	B Actual
	North	-	-
	South	-	-
	East	-	-
	West	-	-
13.	Extent of the site	<b>Carpet Area in Sq. Ft. = 2,018.00</b> <b>Exclusives Area in Sq. Ft. = 240.00</b> <b>Total Carpet Area in Sq. Ft. = 2,258.00</b> <b>(Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 2,484.00 (Area as per Agreement for Sale)	
14.	Latitude, Longitude & Co-ordinates of flat	19°02'47.8"N 72°54'27.3"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	<b>Carpet Area in Sq. Ft. = 2,018.00</b> <b>Exclusives Area in Sq. Ft. = 240.00</b> <b>Total Carpet Area in Sq. Ft. = 2,258.00</b> <b>(Area as per Agreement for Sale)</b>	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	External site visit only	
<b>II APARTMENT BUILDING</b>			
1.	Nature of the Apartment	Residential	
2.	Location		
	C.T.S. No.	C.T.S. No. 673, 673/1 to 20, 783 of Village Borla	
	Block No.	-	
	Ward No.	-	
	Village / Municipality / Corporation	Village – Borla Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	Residential Flat No. 804, 8 <sup>th</sup> Floor, C Wing, “ <b>Godrej RKS</b> ”, V. N. Purav Marg, Chembur (East), Mumbai – 400071, State - Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	Residential	
4.	Year of Construction	2023 (As per Occupancy Certificate)	
5.	Number of Floors	3 Level Basement + Ground + 14 Upper Floors	
6.	Type of Structure	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	3 Flats on 8 <sup>th</sup> Floor	
8.	Quality of Construction	Good	
9.	Appearance of the Building	Good	
10.	Maintenance of the Building	Good	
11.	Facilities Available		

	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Alongwith 3 Car Parkings
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the flat is situated	:	8 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 804
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	External site visit only
	Doors	:	External site visit only
	Windows	:	External site visit only
	Fittings	:	External site visit only
	Finishing	:	External site visit only
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?	:	External site visit only
7	Sale Deed executed in the name of	:	<b>Ms. Mrunal Ramakant Gudal &amp; Mr. Nilesh Vijay Gokral</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. = 2,484.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	<b>Carpet Area in Sq. Ft. = 2,018.00</b> <b>Exclusives Area in Sq. Ft. = 240.00</b> <b>Total Carpet Area in Sq. Ft. = 2,258.00</b> (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?	:	External site visit only
15	If rented, what is the monthly rent?	:	₹ 2,54,000.00 Expected rental income per month
<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 developing 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)	:	₹ 44,000.00 to ₹ 46,000.00 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).	:	₹ 45,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 42,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,71,024.00 per Sq. M. i.e. ₹ 15,889.00 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 / Rgstr. 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)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	New Construction
	Life of the building estimated	:	60 years after completion subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. as building just completed
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 42,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 45,000.00 per Sq. Ft. (Including Car Parking)</b>
	<b>Remark:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	2,258.00 Sq. Ft.	45,000.00	10,16,10,000.00
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		
11	<b>Total / Realizable value of the property</b>		<b>10,16,10,000.00</b>
	<b>Insurable value of the property (2,484.00 X 3,000.00)</b>		<b>49,56,000.00</b>
	<b>Guideline value of the property (2,484.00 X 15,889.00)</b>		<b>3,94,68,276.00</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 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 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 ₹ 44,000.00 to ₹ 46,000.00 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 ₹ 45,000.00 per Sq. Ft. on Carpet Area (Including Car Parking) for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on		
i)	Saleability	Good
ii)	Likely rental values in future in	₹ 2,54,000.00 Expected rental income per month
iii)	Any likely income it may generate	Rental Income

## Occupancy Certificate



**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART  
OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034**

[P-2314/2019/(673 AND OTHER)/M/W WARD/BORLA-M/W/OCC/1/NEW of 21 March 2023]

To,  
M/s. Godrej Projects Development Ltd.  
Godrej One, 5th Floor, Phirojshanagar,  
Eastern Express Highway, Vikhroli ( East),  
Mumbai-400079.

Dear Applicant,

The Part 2 development work of Resi+comm building comprising of WING- A COMPRISING OF 3 LEVEL BASEMENT + GROUND FLOOR + 1ST TO 12TH UPPER FLOORS EXCEPT 13TH & 14TH FLOOR, WING- B COMPRISING OF 3 LEVEL BASEMENT + GROUND FLOOR + 1ST TO 14TH UPPER FLOORS AND WING- C COMPRISING OF 3 LEVEL BASEMENT + GROUND FLOOR + 1ST TO 13TH UPPER FLOORS EXCEPT 14TH FLOOR on plot bearing CTS No. 673/A,783/A/1, 783/A/3 & 673/C and Old CTS Nos. 673, 673/1 to 673/20 (PE) of village BORLA-M/W at V.N.Puray Marg is completed under the supervision of Shri. SHASHIKANT LAXMAN JADHAV , Licensed Surveyor , Lic. No. J/167/LS , Shri. Madhura P. Marjarekar , Structural Engineer, Lic. No. STR/M/99 and Shri. Rajendra V. Joshi , Site supervisor, Lic.No. J/131/SS-I and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer u/no. P-2314/2019/(673 And Other)/M/W Ward/BORLA-M/W-CFO/1/New. dated 08 February 2023 .The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The PART OC is approved subject to following conditions:

1. That the balance conditions as per this office IOD and amended plans under even no shall be complied with before requesting Full OC.
2. That the building for which Part OC is granted, as marked on accompanying plan shall be protected against any mishap and no FSI violations within the said portion shall be permitted by the Owner/Developer.
3. That the prospective occupants of building shall be made aware of the balance works & BMC shall be kept indemnified for any litigations, mishap, etc.
4. That the prospective occupiers of building shall be made aware of the ongoing construction activities/partially incomplete works & protective /safety measures to be adopted at their end & no FSI violation within the said portion shall be permitted by the Developer.
5. That the parking as per the approved plans for the portion for which part OCC is issued, shall be maintained.
6. That all temporary provisions in regards to building services shall be maintained till full OCC.
7. That all the balance tenantable finishing civil work shall be duly completed in all respects before giving possession to the prospective buyers of the building.
8. That internal works of raw/unfinished units shall be carried out as per approved plans, location of toilet shall not be modified at the time of internal finishing work and prospective buyers shall be informed accordingly.
9. That the min 50% of LOS shall be shown as Miyawaki on the full OC plan alongwith calculations.

Note :- 1. This part OCC is granted in continuation with earlier Part OCC granted for 1st Part Basement + Part Ground floor + Part 1st floor of Wing A for retail user.

2. This permission is issued without prejudice to actions under sections 305,353-A of Mumbai Municipal Corporation Act, 1888.

Copy To :

1. Asstt. Commissioner, M/W Ward
  2. A. A. & C. , M/W Ward
- P-2314/2019/(673 AND OTHER)/M/W WARD/BORLA-M/W/OCC/1/NEW

Page 1 of 2 On 21-Mar-2023

## Occupancy Certificate

3. EE (V), Eastern Suburb
  4. M.I., M/W Ward
  5. A.E.W.W., M/W Ward
  6. Licensed Surveyor, SHASHIKANT LAXMAN JADHAV, B-106, NATRAJ BLDG., MULLUND (W)
- For information please

Digitally signed by Rajesh L. Shu Post  
Date: 21-Mar-2023 10:21:27  
Organization: Brihanmumbai Municipal Corporation  
Digitally signed by Rajesh L. Shu Post

Yours faithfully  
Executive Engineer (Building Proposal)  
Brihanmumbai Municipal Corporation  
M/W Ward



P-2314/2019/(673) AND  
OTHER)/M/W  
WARD/E/C/LA-M/W/OCC1/NE#

Page 2 of 2 On 21-Mar-2023

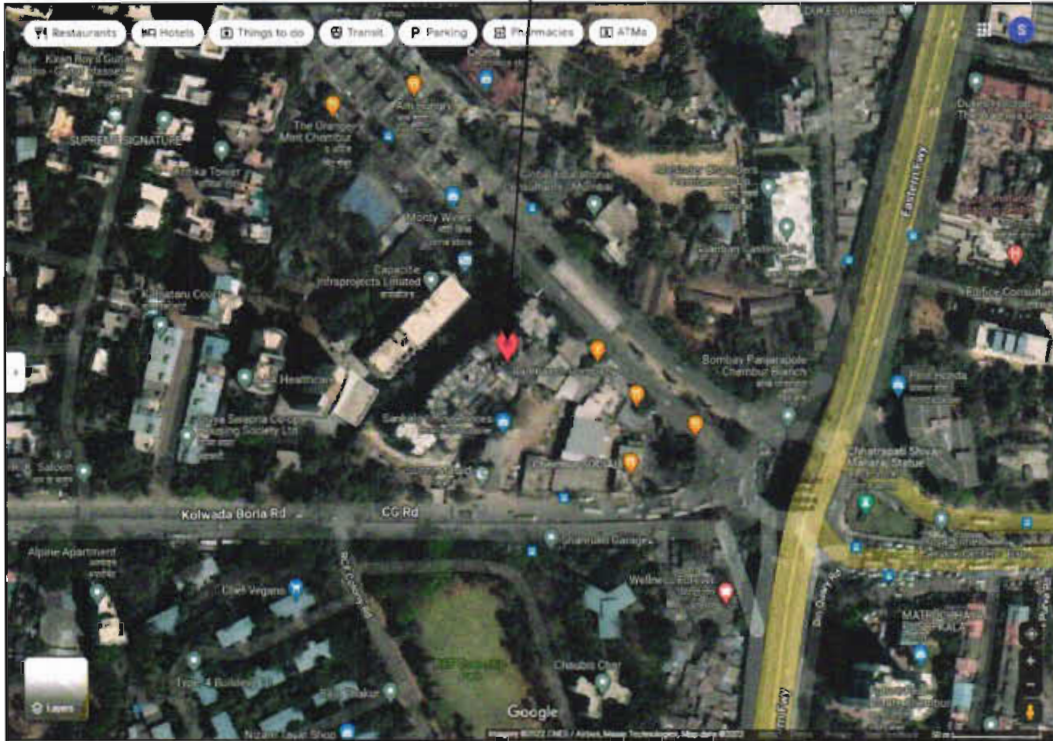
## Actual site photographs



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## Route Map of the property

Site, u/r



Latitude Longitude: 19°02'47.8"N 72°54'27.3"E

Note: The Blue line shows the route to site from nearest railway station (Govandi – 1.9 Km.)

## Ready Reckoner

DIVISION / VILLAGE : BORLA						
Commence From: 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation 'A' Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Railway Line to the North, Vaman Tukaram Patil Marg to the East, V.N. Purav Marg to the South, Village Boundary to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
99	99/459	83100	162880	187320	210300	162880
501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 619/13, 619/18, 619/19, 619/20, 619/21B, 619/23, 619/27A, 619/27B, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 661, 662, 663, 665, 666, 667, 667PT, 668, 669, 670, 671, 672, 673, 673/12, 674, 675, 676, 677, 683, 707, 708, 709, 710, 711, 778, 779, 780, 783						
<span style="background-color: #2c4e64; color: white; padding: 2px 5px;">Compare With Previous Year</span> <span style="float: right; background-color: #2c4e64; color: white; padding: 2px 5px;">↓</span>						

Think.Innovate.Create


## Price Indicators

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

Home > Property in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Best Trombay Road > 4 BHK
Posted on Jun 16, 23 Property ID: 67134223

**₹10.90 Cr** Get ₹3,27,000 cashback on Home Loan PREMIUM PROJECT ✓ VERIFIED ON SITE

4 BHK 3541 Sq-ft Flat For Sale **Sion, Trombay Road, Mumbai**



4 Beds 4 Baths 3 Balconies 3 Covered Parking
Health club Service/Coor..

Carpet Area <b>2258 sqft</b> ₹48,273/sqft	Developer <b>Codrej Properties</b>	Project <b>Codrej RKS</b>	Floor <b>10 (Out of 14 Floors)</b>
Transaction Type <b>New Property</b>	Status <b>Ready to Move</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>West</b>

✓ Newly Constructed Property

[Contact Agent](#)
[Get Phone No.](#)
✓ Last contact made 23 days ago

[Download Brochure](#)

**More Details**


Price Breakup **₹10.9 Cr | ₹54,50,050** Approx. Registration Charges | **₹18** Per sq. Unit Monthly

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

Home > Property in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Chembur > 4 BHK
Posted on Jun 16, 23 Property ID: 62254997

**₹10.42 Cr** Get ₹3,12,600 cashback on Home Loan GEMINI PROJECT

4 BHK 3725 Sq-ft Flat For Sale **Chembur, Mumbai**



4 Beds 4 Baths 2 Balconies 2 Covered Parking
Private Cars Service/Coor..

Carpet Area <b>2258 sqft</b> ₹46,170/sqft	Developer <b>Codrej Properties</b>	Project <b>Codrej RKS</b>	Floor <b>9 (Out of 14 Floors)</b>
Transaction Type <b>New Property</b>	Status <b>Ready to Move</b>	Facing <b>North - East</b>	Lifts <b>4</b>

[Contact Agent](#)
[Get Phone No.](#)

[Download Brochure](#)

**More Details**

Price Breakup **₹10.42 Cr | ₹52,10,000** Approx. Registration Charges | **₹22,000** Monthly

Booking Amount **₹25.0 Lac**

## Sale Instance

7234369 16-06-2023 Note -Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र . २</b>	दुष्यम निबंधक :सह दु.नि. कुर्ला 1 दस्तऐवज क्रमांक.:7234/2023 नोंदणी: Regn.63m
<b>गाव: बोरला</b>		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	91563890	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	40604192.32	
(4) भूमापन, पोटहिस्सा व घरक्रमांक (असल्यास)	सदनिका नं: फ्लॉट नं. 603, माळा नं: 6 वा मजला,ए विंग, इमारतीचे नाव: गोदरेज आर.के.एस., ब्लॉक नं: व्ही.एन. पुरव मार्ग,चेंबुर पूर्व,मुंबई- 400071, रोड : .. इतर माहिती: क्षेत्र-187.47 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-22.35 चौ. मीटर यांसी एकूण क्षेत्र-209.82 चौ. मीटर कारपेट. सोबत दोन कारपार्किंग स्पेससहित.(इतर माहिती दस्तात नमूद केल्याप्रमाणे.)Mumbai Ma.na.pa.	
(5)क्षेत्रफळ	209.82चौ. मीटर	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) गोदरेज प्रोजेक्टस डेव्हलपमेंट लिमिटेड चे ऑधोराइज सिग्रेटरी ऑरिना डिसोझा तर्फे मुख्यतार मनीष सापटे . 33 फ्लॉट नं: ऑफिस, माळा न पाचवा मजला, इमारतीचे नाव. गोदरेज वन, ब्लॉक नं: पिरोजेशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई 400079 AAEBG0366L.	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) पिकेश केवलरामानी . 29 फ्लॉट नं: फ्लॉट नं. 1000, माळा नं: 10 वा मजला, इमारतीचे नाव: सुप्रीम एपिटोम को.ऑप हौसिंग सोसायटी लि, ब्लॉक नं: चेंबुर, मुंबई, रोड नं ., महाराष्ट्र, मुंबई 400074 BWEPK5947H	
(9)दस्तऐवज करून दिल्याचा दिनांक	13/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	13/04/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	7234/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	5493900	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील .		



## Sale Instance

6457369 16-06-2023 Note :-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र . २</b>	दुय्यम निबंधक सह दु.नि. कुर्ला 1 दस्तावेज क्रमांक.:6457/2023 नोंदणी: Regn 63m
<b>गाव: बोरला</b>		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	98733690	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	41175591.648	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	सदनिका नं: फ्लॉट नं. 703, माळा नं: 7 वा मजला,ए विंग, इमारतीचे नाव: गोदरेज आर.के.एस., ब्लॉक नं: व्ही.एन. पुरव मार्ग,चेंबूर पुर्व.मुंबई- 400071, रोड : .. इतर माहिती: क्षेत्र-187.47 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-22.35 चौ. मीटर यांसी एकूण क्षेत्र-209.82 चौ. मीटर कारपेट. सोबत तीन कारपार्किंग स्पेससहित.(इतर माहिती दस्तात नमूद केल्याप्रमाणे.)Mumbai Ma.na.pa.	
(5)क्षेत्रफळ	209.82चौ.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) गोदरेज प्रोजेक्ट्स डेव्हलपमेंट लिमिटेड चे ऑथोरिज्ड सिग्नेटरी औरिना डिसोझा तर्फे मुख्यतार किरण नाईक . . 36 प्लॉट नं: ऑफिस, माळा नं पाचवा मजला, इमारतीचे नाव. गोदरेज वन. ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे महाराष्ट्र, मुंबई 400079. AARCG0366L.	
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) ट्रांसकेम कॉर्पोरेशन फार्मा प्राइव्हेट लिमिटेड चे डायरेक्टर शिवांग झवेरी . 28 प्लॉट नं- फ्लॉट नं 421/422. माळा नं चौथा मजला, इमारतीचे नाव- नीलकंठ बिझनेस पार्क, ब्लॉक नं: डी विंग, किरोळ क्लिजे, विद्या विहार पश्चिम, मुंबई. रोड नं: .. महाराष्ट्र, मुंबई 400086 AAJCT2561M	
(9)दस्तावेज करून दिल्याचा दिनांक	30/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	30/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	6457/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	5924200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील -		

## Sale Instance

6458369 16-06-2023 Note.-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र . २</b>	दुय्यम निबंधक सह दु.नि. कुर्ता 1 दस्तावेज क्रमांक.:6458/2023 नोंदणी Regn:63m
<b>गाव: बोरला</b>		
(1)दस्तावेज प्रकार	करारनामा	
(2)मीबदला	99158190	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे।	41743228.448	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	सदनिका नं: प्लॉट नं. 1003, माळा नं: 10 वा मजला,ए विंग, इमारतीचे नाव: गोदरेज आर.के.एस., ब्लॉक नं: व्ही.एन. पुरव मार्ग,चेंबुर पूर्व,मुंबई- 400071, रोड : .. इतर माहिती: क्षेत्र-187.47 चौ. मीटर कारपेट व इतर लगतचे क्षेत्र-22.35 चौ. मीटर यांसी एकूण क्षेत्र-209.82 चौ. मीटर कारपेट. सोबत चार कारपार्किंग स्पेससहित.(इतर माहिती दस्तात नमूद केल्याप्रमाणे.)Mumbai Ma.na.pa.	
(5)क्षेत्रफळ	209.82चौ.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) गोदरेज प्रोजेक्टस डेव्हलपमेंट लिमिटेड चे अर्थोराइज सिग्नेटरी ऑरिना डिसोजा तर्फे मुख्यतार किरण नाईक . . 36 प्लॉट नं: ऑफिस, माळा नं: पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं: पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई 400079 AAECG0366L	
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) विपीन अग्रवाल . . 40 प्लॉट नं: प्लॉट नं.ए/101, माळा नं: ., इमारतीचे नाव: स्वामी जयरामदास को-ऑप हौसिंग सोसायटी लि. , ब्लॉक नं: प्लॉट नं. 4, चेंबुर पोलीस स्टेशन समोर, चेंबुर, मुंबई, रोड नं: .. महाराष्ट्र, MUMBAI. 400074 ACYPA7179A 1) पूजा विपीन अग्रवाल 38 प्लॉट नं: प्लॉट नं.ए/101, माळा नं: ., इमारतीचे नाव: स्वामी जयरामदास को-ऑप हौसिंग सोसायटी लि , ब्लॉक नं: प्लॉट नं. 4, चेंबुर पोलीस स्टेशन समोर, चेंबुर, मुंबई, रोड नं: .. महाराष्ट्र, MUMBAI. 400074 AHWPG1821G	
(9)दस्तावेज करून दिल्याचा दिनांक	30/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	30/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	6458/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	5949500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

## Sale Instance

1446369 16-06-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र . २</b>	दुय्यम निबंधक सह दु.नि. कुर्ला 1 दस्तऐवज क्रमांक. 1446/2023 नोंदणी: Regn:63m
<b>गाव: बोरला</b>		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	102124501	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	43055243.136	
(4) भूमापन,घोटहिस्सा व घरक्रमांक (असल्यास)	सदनिका नं: फ्लॉट नं. 1504, माळा नं: 14 वा मजला,सी विंग, इमारतीचे नाव: गोदरेज आर.के.एस., ब्लॉक नं: व्ही.एन. पुरव मार्ग,चेंबुर पूर्व,मुंबई- 400071, रोड : .. इतर माहिती: क्षेत्र-187.47 चौ. मीटर कारपेट व इतर लागतचे क्षेत्र-22.35 चौ. मीटर यांसी एकूण क्षेत्र-209.82 चौ. मीटर कारपेट. सोबत तीन कारपार्किंग स्पेससहित.(इतर माहिती दस्तात नमूद केल्याप्रमाणे.)Mumbai Ma.na.pa.	
(5)क्षेत्रफळ	209.82चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) गोदरेज प्रोजेक्टस डेव्हलपमेंट लिमिटेड चे ऑथोरिज्ड सिप्रेटरी ऑफिसा डिसेक्षा . . 34 प्लॉट नं ऑफिस, माळा नं- पाचवा मजला, इमारतीचे नाव: गोदरेज वन, ब्लॉक नं- पिरोजशानगर विक्रोळी पूर्व मुंबई, रोड नं: इस्टर्न एक्सप्रेस हायवे, महाराष्ट्र, मुंबई 400079 AAECG0366A.	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) सुमीत महाबीर गुप्ता . . 35 प्लॉट नं: फ्लॉट नं, 7ए, माळा नं: .. इमारतीचे नाव: अक्षय आनंद, ब्लॉक नं: चेंबुर पूर्व, मुंबई, रोड नं: रोड नं. 7. महाराष्ट्र, मुंबई, 400071 AJEPC6822F 1) एकता सुमीत गुप्ता . . 34 प्लॉट नं: फ्लॉट नं, 7ए, माळा नं: .. इमारतीचे नाव: अक्षय आनंद, ब्लॉक नं चेंबुर पूर्व, मुंबई, रोड नं रोड नं 7. महाराष्ट्र, मुंबई 400071 ADSPC4963F	
(9)दस्तऐवज करून दिल्याचा दिनांक	20/01/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	20/01/2023	
(11)अनुक्रमांक, खंड व पृष्ठ	1446/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	6127500	
(13)बाजारभावप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 10,16,10,000.00 (Rupees Ten Crore Sixteen Lakh Ten Thousand Only).

Place: Mumbai

Date: 17.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj.chalikwar@vastukala.com, c=IN, st=Maharashtra, ou=Vastukala Consultants (I) Pvt. Ltd., postalCode=400002, serial=17711, date=2023.06.17 19:05:40+05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is ₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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

(Annexure – I)

### DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 17.06.2023 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 15.06.2023. 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 under consideration was purchased by Ms. Mrunal Ramakant Gudal & Mr. Nilesh Vijay Gokral from M/s. Godrej Projects Development Ltd. vide Agreement for Sale dated 09.03.2022.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC – Santacruz (West) to assess value of the property for Banking purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Hitesh Sahu – Valuation Engineer Vaishali Sarmalkar – Technical Manger 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 – 15.06.2023 Valuation Date – 17.06.2023 Date of Report – 17.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 15.06.2023
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 **17<sup>th</sup> 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 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 **Total Carpet Area in Sq. Ft. = 2,258.00** in the name of **Ms. Mrunal Ramakant Gudal & Mr. Nilesh Vijay Gokral**. 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 **Ms. Mrunal Ramakant Gudal & Mr. Nilesh Vijay Gokral**. 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 **Total Carpet Area in Sq. Ft. = 2,258.00.**

### 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 **Total Carpet Area in Sq. Ft. = 2,258.00.**

#### **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: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=India,  
2.5.4.25=60236ac0e5f1d033b0c736c066991e3495d53e134472,  
3113279017a18d5452, postalCode=400008, st=Maharashtra,  
serialNumber=4, uid=manojb@vastukala.com, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
emailAddress=manojb@vastukala.com, cn=Manoj B. Chalikwar  
Date: 2023.09.17 13:54:44 +05'30'

Auth. Sign.