

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-1365/23-24	Dated 30-Jun-23
Buyer (Bill to) KASTURI PRADYUMNA PANDE Residential Flat No. 601, 6th Floor, "Madhuban Co-Op. Hsg. Soc. Ltd.", Plot No. 25, Sector - 6, Village - Airoli, Navi Mumbai, Taluka - Panvel, District - Raigad, State Name : Maharashtra, Code : 27	Delivery Note AGAINST REPORT	Other References
Buyer's Order No.	Dated	Reference No. & Date.
Dispatch Doc No. 002154 / 2301367	Delivery Note Date	Dispatched through
Destination	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	5,000.00
	CGST			450.00
	SGST			450.00
Total				₹ 5,900.00

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

Indian Rupee Five Thousand Nine Hundred Only

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
Total			450.00		450.00	900.00

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

Remarks:

"Mrs. Kasturi Pradyumna Pande & Mr. Pradyumna Upendra Pande - Residential Flat No. 601, 6th Floor, "Madhuban Co-Op. Hsg. Soc. Ltd.", Plot No. 25, Sector - 6, Village - Airoli, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code - 400 708, State - Maharashtra, Country - India"

Company's PAN : **AADCV4303R**

Declaration

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

Company's Bank Details

Bank Name : **ICICI BANK LTD**
 A/c No. : **123105000319**
 Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : **vastukala@icici**

for **Vastukala Consultants (I) Pvt Ltd**

Rattoh
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Kasturi Pradyumna Pande & Mr. Pradyumna Upendra Pande**

Residential Flat No. 601, 6th Floor, "**Madhuban Co-Op. Hsg. Soc. Ltd.**", Plot No. 25, Sector - 6,
Village - Airoli, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code - 400 708,
State - Maharashtra, Country - India.

Latitude Longitude: 19°08'43.5"N 72°59'53.9"E

Valuation Done for:

Private Valuation



Our Pan India Presence at :

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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 601, 6th Floor, "Madhuban Co-Op. Hsg. Soc. Ltd.", Plot No. 25, Sector - 6, Village - Airoli, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code - 400 708, State - Maharashtra, Country - India belongs to **Mrs. Kasturi Pradyumna Pande & Mr. Pradyumna Upendra Pande.**

Boundaries of the property.

North	:	Road & Celebrations Apartment
South	:	Garden
East	:	Road
West	:	Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,42,50,000.00 (Rupees One Crore Forty Two Lakh Fifty Thousand Only).**

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: c=IN, o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Vastukala Consultants (I) Pvt. Ltd.,
email=info@vastukala.org, cn=Sharadkumar B. Chalikwar,
date=2023.06.30 16:26:48 +05'30'

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report



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Our Pan India Presence at :

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.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Visa Purpose.
2.	a) Date of inspection	:	27.06.2023
	b) Date on which the valuation is made	:	30.06.2023
3.	List of documents produced for perusal:		
	i) Copy of Deed of Assignment (Sale Deed) dated 28.12.2020		
	ii) Copy of Commencement Certificate Document No. NMMC / Div. 2 / TPO / BP / 1640 dated 03.06.1995 issued by Navi Mumbai Municipal Corporation		
	iii) Copy of Occupancy Certificate dated 15.03.1999 Documents Number. NMMC / NRV / B.P. / Case No. 961 / 99 Issued by Navi Mumbai Municipal Corporation.		
	iv) Copy of Society Registration Certificate dated 30.11.1994		
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)	:	<p>Mrs. Kasturi Pradyumna Pande & Mr. Pradyumna Upendra Pande.</p> <p>Address: Residential Flat No. 601, 6th Floor, "Madhuban Co-Op. Hsg. Soc. Ltd.", Plot No. 25, Sector - 6, Village - Airoli, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code - 400 708, State - Maharashtra, Country - India.</p> <p>Contact Person: Mrs. Kasturi Pande (Self) Joint Ownership Details of ownership share is not available</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat No. 601 is located on 6 th floor. The composition of flat will be 2 Bedrooms + Living Room + Kitchen + 2 Toilets. (i.e. 2 BHK + 2 Toilets). The property is at 1.7 Km. distances from nearest railway station Rabale.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Plot No. 25, Sector - 6
	b) Door No.	:	Residential Flat No. 601
	c) C.T.S. No. / Village	:	Village - Airoli, Navi Mumbai
	d) Ward / Taluka	:	Taluka - Thane
	e) Mandal / District	:	District - Thane
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Occupancy Certificate dated 15.03.1999 Documents Number. NMMC / NRV / B.P. / Case No.
	g) Approved map / plan issuing authority	:	961 / 99 Issued by Navi Mumbai Municipal Corporation
	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. 601, 6 th Floor, " Madhuban Co-Op. Hsg. Soc. Ltd. ", Plot No. 25, Sector - 6, Village - Airoli, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code - 400 708, State - Maharashtra, Country - India.
8.		City / Town	:	Village - Airoli, Navi Mumbai
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Airoli Navi Mumbai Municipal Corporation
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		As per Actual Site As per Documents
		North	:	Road & Celebrations Apartment 7.00 Mtrs. Wide Road
		South	:	Garden Plot No. 29 Garden
		East	:	Road 11.00 Mtr. Wide Road
		West	:	Open Plot Garden
13		Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
				A B
				As per the Deed Actuals
		North	:	- -
		South	:	- -
		East	:	- -
		West	:	- -
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 573.00 Terrace Area in Sq. Ft. = 25.00 (Area as per Actual site measurement) Built up Area in Sq. Ft. = 950.00 (Area as per Sale Deed)
14.1		Latitude, Longitude & Co-ordinates of flat	:	19°08'43.5"N 72°59'53.9"E
15.		Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up Area in Sq. Ft. = 950.00 (Area as per Sale Deed)
16		Whether occupied by the owner / tenant? If	:	Owner Occupied

	occupied by tenant since how long? Rent received per month.		
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Plot No. 25, Sector – 6 .
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village - Airoli Navi Mumbai Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 601, 6 th Floor, " Madhuban Co-Op. Hsg. Soc. Ltd. ", Plot No. 25, Sector - 6, Village - Airoli, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code - 400 708, State - Maharashtra, Country - India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	1999 (As per Occupancy Certificate)
5.	Number of Floors	:	Stilt + 14 th upper floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	3 flats on 6 th floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Along with Stilt Car Parking space No.8
	Is Compound wall existing?	:	Yes
	Is pavement laid around the Building	:	Yes

III	FLAT		
1	The floor in which the flat is situated	:	6 th Floor
2	Door No. of the flat	:	Residential Flat No. 601
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Mosaic , Marble & Vitrified tiles flooring
	Doors	:	Teak Wood door frame with Flush doors
	Windows	:	Alluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available

	Tax paid in the name of :	:	Details not available
	Tax amount :	:	Details not available
5	Electricity Service connection No. :	:	Details not available
	Meter Card is in the name of :	:	Details not available
6	How is the maintenance of the flat?	:	Normal
7	Sale Deed executed in the name of	:	Mrs. Kasturi Pradyumna Pande & Mr. Pradyumna Upendra Pande.
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. = 950.00 (Area as per Sale Deed)
10	What is the floor space index (app.)	:	As per NMMC norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 573.00 Terrace Area in Sq. Ft. = 25.00 (Area as per Actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 30,000.00 expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar 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)	:	₹ 14,000.00 To ₹ 16,000.00 Per Sq. Ft. on Built up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 15,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 12,200.00 per Sq. Ft.

4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,24,845.00 Per Sq. M. i.e. ₹ 11,598.00 per Sq. Ft.
	Guideline rate (After depreciation)	:	₹ 1,07,290.00 Per Sq. M. i.e. ₹ 9,968.00 per Sq. Ft.
5	Age of the building	:	24 years
6	Life of the building estimated	:	36 years Subject to proper, preventive periodic maintenance & structural repairs.
Remarks: -			

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	950.00 Sq. Ft.	15,000.00	1,42,50,000.00
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			
Total / Realizable Value of the property				1,42,50,000.00
Insurable value of the property				26,60,000.00
Guideline value of the property				94,69,600.00

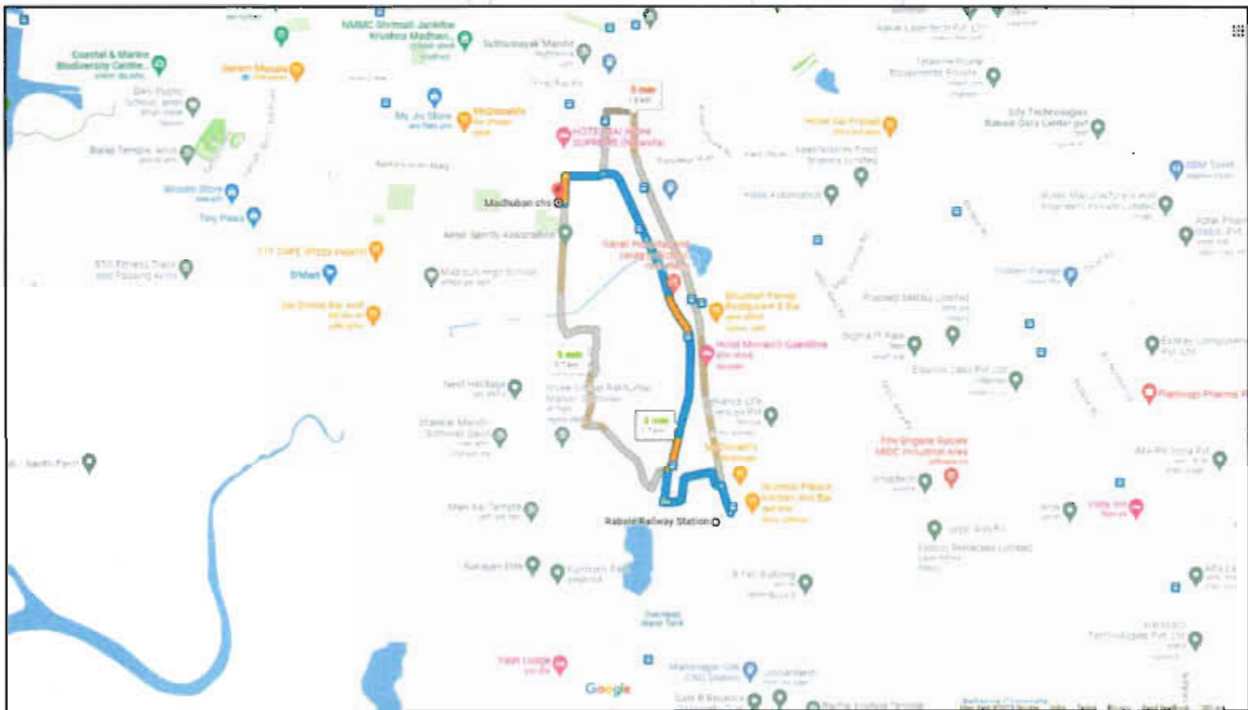
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 14,000.00 to ₹ 16,000.00 per sq. Ft. on Built up 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 residential application in the locality etc. We estimate ₹ 15,000.00.00 per Sq. Ft. on Built up for valuation.

Actual site photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°08'43.5"N 72°59'53.9"E

Note: The Blue line shows the route to site from nearest railway station (Rabale – 1.7 Mt.)

Ready Reckoner

DIVISION / VILLAGE : AIROLI
Commence From 1st April 2023 To 31st March 2024

Type of Area	Urban Area	Local Body Type	Class "C" Corporation			
Local Body Name	Navi Mumbai Municipal Corporation					
Land Mark	Land : Airoli Node Sector No. 6					

Rate of Land + Building in ₹ per sq. m. Built-Up

Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
1	1/40	51700	118900	134500	148500	134500

Plot No. 6/8/1, 6/8/2, 6/8/3, 6/8/4, 6/8/5, 6/8/6, 6/8/7, 6/8/8, 6/9, 6/10, 6/11, 6/13, 6/14, 6/15, 6/16, 6/17, 6/18, 6/19, 6/20, 6/21, 6/22, 6/23, 6/24, 6/25, 6/26, 6/27, 6/28, 6/29A, 6/29B, 6/29, 6/30, 6/31, 6/32, 6/33, 6/34, 6/35, 6/36

≡ Compare With Previous Year
↓

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Price Indicators

99acres Buy - 6 Year Locality | Project | Society | Landmark

₹46 Lac @ 22,000 per sq.ft. **1BHK 1Bath**
 Estimated FSI ₹36,730
 Independent unit for 1BHK for sale
 1 BHK in Sector 6, Airoli, Mumbai.

Overview Dealer Details Registry Record Explore Locality Recommendations

Property (6)
 Carpet area: 232 sq.ft.
 Price: ₹46 Lac @ 22,000 per sq.ft.
 Floor: Ground of 3 Floors
 Possession: Underflood

Configuration: 1 Bedroom, 1 Bathroom, No Balcony
 Address: Sector 6 Airoli, New Mumbai
 Locality: North-East

Property Ownership: Freehold | Furnishing: Unfurnished | Power Backup: None | Trading Cycle: 988017314

About Property
 Address: Sector 6 Airoli, Sector 6 Airoli, New Mumbai, Mumbai
 1 BHK multistorey apartment for resale in sector 6 airoli sector 6 airoli

Owner Details

99acres Buy - 6 Year Locality | Project | Society | Landmark

₹1.17 Cr @ 12,315 per sq.ft. **2BHK 2Baths**
 Estimated FSI ₹35,448
 Full Apartment for sale
 2 BHK in Sector 6, Airoli, Mumbai.

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm

Property (13)
 Super Built up area: 924 sq.ft.
 Built up area: 750 sq.ft.
 Carpet area: 600 sq.ft.
 Price: ₹1.17 Cr @ 12,315 per sq.ft. (Registered New Price)
 Floor: 4th of 6 Floors
 Location: Main Road
 Configuration: 2 Bedrooms, 2 Bathrooms, 1 Balcony with Study Room
 Address: ABHANI CHS, Sector 6 Airoli, New Mumbai
 Locality: East
 10+ Year Old

3 people viewed this property this week

Places nearby
 DDL Sector 6 Airoli, New Mumbai, Mumbai
 Jai Bhawani Damantini Bazaar | Vihleshwar Mandir | Jaina Masjid | ICICI ATM | Jasmine Hospital And Woc Clinic

Price Indicators

99acres Buy - Free Listing (Owner, Broker, Landlord)

₹95 Lac (₹21,111 per sq.ft) | **1BHK 1Bath**

Property (9)

- Area:** Built up area: 610 sq.ft, Carpet area: 450 sq.ft
- Price:** ₹ 95 Lac + Govt Charges & Tax @ 21,111 per sq.ft. (Registration Not Paid)
- Location:** Maladiba CHS, Sector 6 Airoli, Navi Mumbai
- Flooring:** 7th of 12 Floors
- Exit:** Exit
- Construction:** Park/Garden, Main Road Others
- Age:** 10+ Year Old

Places nearby: 103, Sector 6 Airoli, Navi Mumbai, Mumbai

- Jai Shikari Dainandini Bazaar
- Vishveswar Mandir
- Jama Masjid
- ICICI ATM
- Parulekar Hospital
- KRYPTON PH

magicbricks Buy - Rent - Sell - Master Loans

₹1.35 Cr (How much can you get?) | **2 BHK 1000 sq.ft Flat For Sale** | Sector 6 Airoli, Navi Mumbai

- Area:** 2 Beds, 2 Baths, 3 Balconies, Unfurnished
- Carpet Area:** 650 sqft (₹20.76/sqft)
- Floor:** Lower Basement (Out of 7 Floors)
- Facing:** East
- Developer:** Baker Group
- Project:** Yash Residency
- Transaction Type:** Resale
- Status:** Ready to Move
- Furnished Status:** Unfurnished

Contact Agent: Nagendra - 9-26xxxxxxx

Price Breakup: ₹1.35 Cr | ₹ 6,75,000 Approx. Registration Charges (₹2,500 Monthly)

Booking Amount: ₹20 Lac

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

Landmarks: Near HDFC Bank

Furnishing: Unfurnished

As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is ₹ 1,42,50,000.00 (Rupees One Crore Forty Two Lakh Fifty Thousand Only).

Place : Mumbai

Date : 30.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
c=IN
Date: 2023.06.30 16:27:01 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

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

Think.Innovate.Create (Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

Sr.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mrs. Kasturi Pradyumna Pande & Mr. Pradyumna Upendra Pande from Mr. Sunil Gopalkrishna Deshpande vide Deed of Assignment (Sale Deed) dated 28.12.2020
2.	Purpose of valuation and appointing authority	As per the request Private Valuation, to assess value of the property for Visa Purpose .
3.	Identity of the valuer and any other experts involved in the valuation;	Sharad B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Prajakta Patil – Technical Manager Nitesh Khedekar – 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 – 27.06.2023 Valuation Date – 30.06.2023 Date of Report – 30.06.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 27.06.2023
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	Attached

valuation report.	
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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **30th 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 950.00 Sq. Ft. Built up Area in the name of **Mrs. Kasturi Pradyumna Pande & Mr. Pradyumna Upendra Pande**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mrs. Kasturi Pradyumna Pande & Mr. Pradyumna Upendra Pande**. 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 950.00 Sq. Ft. Built up Area.

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

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 950.00 Sq. Ft. Built up Area.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property for under reference as on **30th June 2023**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market value for **Visa Purpose** at **₹ 1,42,50,000.00 (Rupees One Crore Forty Two Lakh Fifty Thousand Only)**.

Think.Innovate.Create

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

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
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c=IN
Date: 2023.06.30 16:27:10 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.



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