

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 Buyer (Bill to) STATE BANK OF INDIA - RACPC GHATKOPAR RACPC GHATKOPAR BRANCH, OPP. DAMODAR PARK, ASHOK SILK MILLS COMPOUND, L.B.S. MARG, GHATKOPAR (W), MUMBAI-400086 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-1342/23-24 Dated 28-Jun-23 Delivery Note Mode/Terms of Payment AGAINST REPORT Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 002157 / 2301344 Delivery Note Date Dispatched through Destination Terms of Delivery
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SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	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**

Remarks:
 Mr. Ishwar Chandwani & Mrs. Meera Chandwani. Name of Proposed Purchaser: Meera Mohanlal Pillai - Residential Flat No. D/503/A & D/503/B, 5th Floor, Wing - D, "Golden Oak Co-Op. Hsg. Soc. Ltd.", Near D'Mart, Hiranandani Gardens Enclave, Powai, Mumbai - 400 076, 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 : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ishwar Chandwani & Mrs. Meera Chandwani**

Name of Proposed Purchaser: **Meera Mohanlal Pillai**

Residential Flat No. D/503/A & D/503/B, 5th Floor, Wing – D, “**Golden Oak Co-Op. Hsg. Soc. Ltd.**”,
Near D’Mart, Hiranandani Gardens Enclave, Powai, Mumbai – 400 076,
State - Maharashtra, Country – India

Latitude Longitude: 19°07'04.8"N 72°54'36.7"E

Valuation Done for:

**State Bank of India
RACPC Ghatkopar (West)**

Retail Assets Centralized Processing Centre, 1st Floor, Ashok Silk Mills Compound, LBS Marg, Ghatkopar
(West), Mumbai - 400 086, State - Maharashtra, Country - India.



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. D/503/A & D/503/B, 5th Floor, Wing – D, “**Golden Oak Co-Op. Hsg. Soc. Ltd.**”, Near D'Mart, Hiranandani Gardens Enclave, Powai, Mumbai – 400 076, State - Maharashtra, Country – India belongs to **Mr. Ishwar Chandwani & Mrs. Meera Chandwani**. Name of Proposed Purchaser: **Meera Mohanlal Pillai**.

Boundaries of the property.

North	:	Roof Top Garden
South	:	Internal Road & Somerset Apartment 1
East	:	Central Avenue
West	:	Wing - C

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 **₹ 2,74,93,650.00 (Rupees Two Crore Seventy Four Lakh Ninety Three Thousand Six Hundred Fifty 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA,
c=IN,
email=MANOJ.BABURAO.CHALIKWAR@VASTUKALA.COM,
serialNumber=1.2.840.113548.4.1.1, uri=urn:ietf:params:spki:uri=mailto:MANOJ.BABURAO.CHALIKWAR@VASTUKALA.COM,
Date: 2023.06.28 10:00:33 +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
Encl: Valuation report.



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.

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

To,
The Branch Manager,
State Bank of India
RACPC Ghatkopar (West)
 Retail Assets Centralized Processing Centre, 1st Floor,
 Ashok Silk Mills Compound, LBS Marg, Ghatkopar (West),
 Mumbai - 400 086, 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	: 27.06.2023
	b)	Date on which the valuation is made	: 28.06.2023
3.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 30.08.1993 2. Copy of Occupancy Certificate No. CE / 365 / BPES / AS dated 19.08.1994 issued by Municipal Corporation of Greater Mumbai.		
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)	:	Name of Owner: Mr. Ishwar Chandwani & Mrs. Meera Chandwani. Name of Proposed Purchaser: Meera Mohanlal Pillai. Address: Residential Flat No. D/503/A & D/503/B, 5 th Floor, Wing – D, “ Golden Oak Co-Op. Hsg. Soc. Ltd. ”, Near D’Mart, Hiranandani Gardens Enclave, Powai, Mumbai – 400 076, State - Maharashtra, Country – India. Contact Person: Mr. Ishwar Chandwani (Seller) Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat is located on 5 th floor. The composition of flat is 2 Bedrooms + Living + Kitchen + Dining + 2 Toilets (i.e. 2 BHK + 2 Toilets). The property is at 3.8 Km. travelling distance from nearest railway station Kanjur Marg.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: -
	b)	Door No.	: Residential Flat Nos. D/503/A & D/503/B
	c)	C.T.S. No. / Village	: CTS. No. 4,5,8,9,10,11 & Others of Village – Powai
	d)	Ward / Taluka	: Taluka – Kurla
	e)	Mandal / District	: Mumbai Suburban District
	f)	Date of issue and validity of layout of approved map / plan	: As Occupancy Certificate is received it may be assumed that the construction is as per sanctioned plan.
	g)	Approved map / plan issuing authority	:
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:



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	i)	Any other comments by our empanelled valuers on authentic of approved plan	N.A.	
7.		Postal address of the property	: Residential Flat No. D/503/A & D/503/B, 5 th Floor, Wing – D, “ Golden Oak Co-Op. Hsg. Soc. Ltd. ”, Near D'Mart, Hiranandani Gardens Enclave, Powai, Mumbai – 400 076, State - Maharashtra, Country – India.	
8.		City / Town	: Powai, 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 – Powai 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 actual site	As per document
		North	: Roof Top Garden	Details not available
		South	: Internal Road & Somerset Apartment 1	Details not available
		East	: Central Avenue	Details not available
		West	: Wing - C	Details not available
13.		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	: -	-
14.		Extent of the site	: Carpet Area in Sq. Ft. = 839.00 (Area as per Measurement)	
			Built up Area in Sq. Ft.	
				Built up Area
			Flat No. D/503/A	535.00
			Flat No. D/503/B	535.00
			Total Built up Area	1,070.00
			(Area as per Seller Agreement for Sale of Flat No. D/503/A & D/503/B)	
14.		Latitude, Longitude & Co-ordinates of flat	: 19°07'04.8"N 72°54'36.7"E	

15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built up Area in Sq. Ft. <table border="1"> <thead> <tr> <th></th> <th>Built up Area</th> </tr> </thead> <tbody> <tr> <td>Flat No. D/503/A</td> <td>535.00</td> </tr> <tr> <td>Flat No. D/503/B</td> <td>535.00</td> </tr> <tr> <td>Total Built up Area</td> <td>1,070.00</td> </tr> </tbody> </table> (Area as per Seller Agreement for Sale of Flat No. D/503/A & D/503/B)		Built up Area	Flat No. D/503/A	535.00	Flat No. D/503/B	535.00	Total Built up Area	1,070.00
	Built up Area										
Flat No. D/503/A	535.00										
Flat No. D/503/B	535.00										
Total Built up Area	1,070.00										
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Seller Occupied - Mr. Ishwar Chandwani								
II APARTMENT BUILDING											
1.	Nature of the Apartment	:	Residential								
2.	Location	:									
	C.T.S. No.	:	CTS No. 4,5,8,9,10,11 & Others of Village – Powai								
	Block No.	:	-								
	Ward No.	:	-								
	Village / Municipality / Corporation	:	Village – Powai Municipal Corporation of Greater Mumbai								
	Door No., Street or Road (Pin Code)	:	Residential Flat No. D/503/A & D/503/B, 5 th Floor, Wing – D, “ Golden Oak Co-Op. Hsg. Soc. Ltd. ”, Near D’Mart, Hiranandani Gardens Enclave, Powai, Mumbai – 400 076, State - Maharashtra, Country – India.								
3.	Description of the locality Residential / Commercial / Mixed	:	Residential								
4.	Year of Construction	:	1994 (As per Occupancy Certificate)								
5.	Number of Floors	:	Stilt + 7 Upper Floors								
6.	Type of Structure	:	R.C.C. Framed Structure								
7.	Number of Dwelling units in the building	:	4 Flats on 5 th 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	:	Covered parking space								
	Is Compound wall existing?	:	Yes								
	Is pavement laid around the building	:	Yes								
III FLAT											
1	The floor in which the flat is situated	:	5 th Floor								
2	Door No. of the flat	:	Residential Flat Nos. D/503/A & D/503/B								
3	Specifications of the flat	:									
	Roof	:	R.C.C. Slab								
	Flooring	:	Marble tiles, flooring								
	Doors	:	Teak Wood door frame, Solid flush doors shutters								

	Windows	:	Powder Coated Aluminum Sliding windows								
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed								
	Finishing	:	Cement Plastering								
4	House Tax	:									
	Assessment No.	:	Details not available								
	Tax paid in the name of:	:	Details not available								
	Tax amount:	:	Details not available								
5	Electricity Service connection No.:	:	Details not available								
	Meter Card is in the name of:	:	Details not available								
6	How is the maintenance of the flat?	:	Good								
7	Sale Deed executed in the name of	:	Name of Owner: Mr. Ishwar Chandwani & Mrs. Meera Chandwani. Name of Proposed Purchaser: Meera Mohanlal Pillai.								
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. <table border="1"> <thead> <tr> <th></th> <th>Built up Area</th> </tr> </thead> <tbody> <tr> <td>Flat No. D/503/A</td> <td>535.00</td> </tr> <tr> <td>Flat No. D/503/B</td> <td>535.00</td> </tr> <tr> <td>Total Built up Area</td> <td>1,070.00</td> </tr> </tbody> </table> (Area as per Seller Agreement for Sale of Flat No. D/503/A & D/503/B)		Built up Area	Flat No. D/503/A	535.00	Flat No. D/503/B	535.00	Total Built up Area	1,070.00
	Built up Area										
Flat No. D/503/A	535.00										
Flat No. D/503/B	535.00										
Total Built up Area	1,070.00										
10	What is the floor space index (app.)	:	As per MCGM norms								
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 839.00 (Area as per Measurement)								
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?	:	Seller Occupied - Mr. Ishwar Chandwani								
15	If rented, what is the monthly rent?	:	₹ 60,000.00 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)	:	₹ 30,000.00 to ₹ 34,000.00 per Sq. Ft. on Carpet Area i.e. ₹ 25,000.00 to ₹ 28,000.00 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).	:	₹ 27,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 24,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 3,18,171.00 per Sq. M. i.e. ₹ 29,559.00 per Sq. Ft.
	Guideline rate obtained from the Registrar's office (after depreciation)	:	₹ 2,58,477.00 per Sq. M. i.e. ₹ 24,013.00 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 / Rgstin. 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.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	29 Years
	Life of the building estimated	:	31 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	43.50%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,695.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 24,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 25,695.00 per Sq. Ft.
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (incl. car parking, if provided)	1,070.00 Sq. Ft.	25,695.00	2,74,93,650.00
2	Terrace Value			
3	Wardrobes			
4	Showcases /			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			
9	Extra collapsible gates / grill works etc.			
10	Potential value, if any			
11	Others			
	Total / Realizable value of the property			2,74,93,650.00
	Insurable value of the property			32,10,000.00
	Guideline value of the property			2,56,93,910.00

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 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 ₹ 30,000.00 to ₹ 34,000.00 per Sq. Ft. on Carpet Area. i.e ₹ 25,000.00 to ₹ 28,000.00 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 commercial and residential application in the locality etc. We estimate ₹ 25,695.00 per Sq. Ft. on Built up 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) Saleability	Good
ii) Likely rental values in future in	₹ 60,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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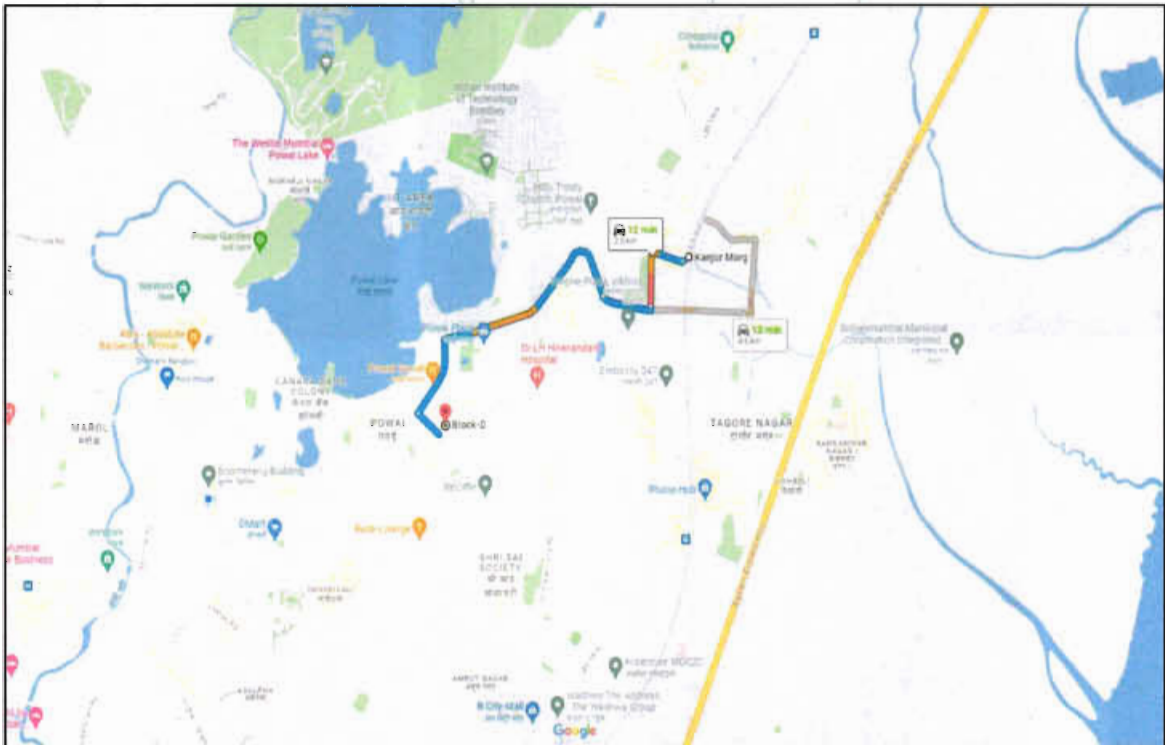
Actual site photographs



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Route Map of the property Site u/r



Latitude Longitude: 19°07'04.8"N 72°54'36.7"E

Note: The Blue line shows the route to site from nearest railway station (Kanjur Marg – 3.5 Km.)



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Ready Reckoner Rate

DIVISION / VILLAGE : POWAI
 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: Property Developed on the Adil Shankaracharya Marg.					

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

Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
114	114/541	112330	303020	348470	378770	303020

C. T. S. No. 2, 10, 12, 23A, 26A, 27, 28, 29, 30

Compare With Previous Year
↓

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Price Indicators

99acres Buy - Other Locality - Powai - Society - Landmark

₹2.65 Cr Estimated EM ₹2.11 Lakh

2BHK 2Baths

Supre Built up area 1050 sq.ft. Carpet area 750 sq.ft.

₹2.65 Cr @ 35,500 per sq.ft. (Registered Price)

2 Bedrooms, 2 Bathrooms, No Balcony with Others

Hiranandani Gardens Golden Oak, Powai, Central Mumbai suburbs

27 of 7 Floors

10+ Year Old

Places nearby
202 Hiranandani Gardens Powai, Central Mumbai suburbs, Mumbai

Pay and park, Caratlane ATM, janta small finance bank ATM, Dr. Ramesh Iyer's Clinic, Medic Aid Post, SRI De

99acres Buy - Other Locality - Powai - Society - Landmark

₹4.2 Cr Estimated EM ₹3.35 Lakh

3BHK 3Baths

Supre Carpet area 1200 sq.ft.

₹4.2 Cr @ 32,432 per sq.ft. (New Price Details)

3 Bedrooms, 3 Bathrooms, No Balcony

Hiranandani Gardens Golden Oak, Powai, Central Mumbai suburbs

27 of 7 Floors

1 to 5 Year Old

Places nearby
Hiranandani Gardens Powai, Central Mumbai suburbs, Mumbai

Pay and park, Idfc first bank ATM, Caratlane ATM, Wellness Forever, Mama's Medical Store, Hdfc bank



Price Indicators

The screenshot shows a property listing on the Magicbricks website. The main heading is "₹3.98 Cr" with a sub-heading "(Get ₹1.19-5.00 cashback on Home Loan)". The property is a "3 BHK 1800 Sq-ft Flat For Sale" located in "Powai, Mumbai". It features 3 beds, 3 baths, and is furnished. The carpet area is 1200 sqft. The developer is Hiranandani Group, and the project is Hiranandani Gardens Golden Oak. The floor is 6 out of 10. The transaction type is Resale, and the status is Ready to Move. The facing is South-East, and the furnished status is Furnished. The contact agent is Rajneet Singh. There are buttons for "Contact Agent", "Get Phone No.", and "Get Contract Details".

Carpet Area	Developer	Project	Floor
1200 sqft ₹33167/sqft	Hiranandani Group	Hiranandani Gardens Golden Oak	6 (Out of 10 Floors)
Transaction Type	Status	Facing	Furnished Status
Resale	Ready to Move	South - East	Furnished

The screenshot shows a property listing on the 99acres website. The main heading is "₹2.75 Cr" with a sub-heading "2BHK 2Baths". The property is a "2BHK 2Baths" located in "Hiranandani Gardens Golden Oak, Powai, Central Mumbai suburbs, Mumbai". It features 2 bedrooms, 2 bathrooms, and a balcony. The built-up area is 1150 sqft, and the carpet area is 820 sqft. The price is ₹2.75 Cr, which is ₹23,913 per sqft. The property is on the 4th floor of a 7-story building. The location is Powai, Garden, Pool, Main Road. The property is 10 years old. There are buttons for "Overview", "Society", "Dealer Details", "Price Trends", "Registry Record", and "Explore Locality". There are also buttons for "Pay and park", "HDFC first bank ATM", "Carallane ATM", "Wellness Forever", "Mama's Medical Store", and "HDFC bank".

Property (7)	Society (5)
Built up area: 1150 sq ft	2 Bedrooms, 2 Bathrooms, No Balcony with Store Room
Carpet area: 820 sq ft	Hiranandani Gardens Golden Oak, Hiranandani Gardens Powai, Central Mumbai suburbs
₹2.75 Cr @ 23,913 per sq ft. (Negative Deal Price)	4th of 7 Floors
4th of 7 Floors	East
Powai, Garden, Pool, Main Road	10+ Year Old

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 ₹ 2,74,93,650.00 (Rupees Two Crore Seventy Four Lakh Ninety Three Thousand Six Hundred Fifty Only).

Place: Mumbai

Date: 28.06.2023

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, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India,
2.5.4.20=982280-88475483e4c7942881214490-81434111
2.5.4.21=982280-88475483e4c7942881214490-81434111
email=manoj@vastukala.com, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.06.29 10:06:42 +05:30'

Auth. Sign.

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

Think.Innovate.Create

Signature

(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

(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 28.06.2023 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 27.06.2023. 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. My PAN Card number as applicable is AERPC9086P
- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q. 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.
- r. 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.
- s. 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)
- t. I am Chartered Valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- u. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- v. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- w. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Mr. Ishwar Chandwani & Mrs. Meera Chandwani from Mr. Ishwar Chandwani & Mrs. Meera Chandwani vide draft Agreement for Sale 2023.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Ghatkopar (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. Chaikwar – Regd. Valuer Barkat Hodekar – Valuation Engineer Nitesh Khedekar – Technical Officer Shobha Kuperkar – Technical Manager
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 – 28.06.2023 Date of Report – 28.06.2023
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 valuation report.	Attached

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by proposed **Meera Mohanlal Pillai**. 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 **1,070.00 Sq. Ft. Total 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 Current use / Exiting use premise is considered for this assignment.

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

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **1,070.00 Sq. Ft. Total 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.

(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.

