

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-1358/23-24	Dated 30-Jun-23
Buyer (Bill to) BANK OF INDIA - RBC BELAPUR BANK OF INDIA BUILDING GROUND FLOOR SECTOR-11 PLOT NO.11, CBD BELAPUR NAVI MUMBAI GSTIN/UIN : 27AAACB0472C4DF State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002175 / 2301363	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl 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. Geetinder Singh, Mrs. Simmerjeet Kaur & Mrs. Pritpal Kaur - Residential Flat No. 1403, 14th Floor, Wing - A, "Blissberg", Montana Phase - IV, L.B.S. Marg, Near Nirmal Lifestyle, Mulund (West), Mumbai, PIN Code - 400 080, 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

Rattwal
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Geetinder Singh, Mrs. Simmerjeet Kaur & Mrs. Pritpal Kaur**

Residential Flat No. 1403, 14th Floor, Wing – A, “Blissberg”, Montana Phase - IV, L.B.S. Marg,
Near Nirmal Lifestyle, Mulund (West), Mumbai, PIN Code – 400 080,
State – Maharashtra, Country – India.

Longitude Latitude: 19°10'17.1"N 72°56'12.6"E

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Valuation Done for:

Bank of India




Retail Business Centre Belapur Branch

Bank Of India, RBC, CBD Belapur, Bank of India Building, Ground Floor, Sector – 11, Plot No. 11,
CBD Belapur, Navi Mumbai – 400 614, 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 under-construction property bearing Residential Flat No. 1403, 14th Floor, Wing – A, “Blissberg”, Montana Phase - IV, L.B.S. Marg, Near Nirmal Lifestyle, Mulund (West), Mumbai, PIN Code – 400 080, State – Maharashtra, Country – India belongs to **Mr. Geetinder Singh, Mrs. Simmerjeet Kaur & Mrs. Pritpal Kaur.**

Boundaries of the property.

North	:	Slum Area
South	:	Marathone Ave
East	:	Under Construction Building
West	:	Pipe Line

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 and valued for this particular purpose at ₹ **2,20,99,000.00 (Rupees Two Crore Twenty Lakh Ninety Nine Thousand Only)**. As per site inspection 15% of construction work is completed.

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: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMO, email=cmo@vastukala.org, c=IN
Date: 2023.06.30 12:39:42 +05'30'

Auth. Sign.



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
BOI Empanelment No.: MNZ:C&I:VAL19-20
Encl: Valuation report.



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Our Pan India Presence at :

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

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

Vastukala Consultants (I) Pvt. Ltd.

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

To,
The Branch Manager,
Bank of India
Retail Business Centre Belapur Branch
 Bank Of India RBC Cbd Belapur,
 Bank Of India Building Ground Floor,
 Sector – 11, Plot No. 11, CBD Belapur,
 Navi Mumbai – 400 614,
 State – Maharashtra, Country – India.

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 Bank Loan 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:		
	1.	Copy of Agreement for Sale dated 31.03.2022.	
	2.	Copy of RERA Registration Certificate No. P51800026393 dated 17.09.2020.	
	3.	Copy of Amended Commencement Certificate No. CHE / ES / 2036 / T / 337 (NEW) / FCC / 2 / Amend dated 06.04.2023 issued by Municipal Corporation of Greater Mumbai (As downloaded from MCGM Portal).	
	4.	Copy of Approved Plan No. CHE / ES / 2036 / T / 337 (NEW) dated 17.03.2023 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)	:	Mr. Geetinder Singh, Mrs. Simmerjeet Kaur & Mrs. Pritpal Kaur . <u>Address:</u> Residential Flat No. 1403, 14 th Floor, Wing – A, “Blissberg”, Montana Phase - IV, L.B.S. Marg, Near Nirma Lifestyle, Mulund (West), Mumbai, PIN Code – 400 080, State – Maharashtra, Country – India. <u>Contact Person:</u> Mr. Tejal – (CRM) Contact No. 8291009693 Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat in under construction building. The flat is located on 14 th Floor in the said under construction building. As per agreement sale plan, the composition of flat is 3 Bedrooms + Living Room + Dining + Kitchen + 3 Toilets + Passage + Dry Balcony + Deck Area (i.e., 3BHK with 3 Toilets). The property is at 5.3 Km. Travelling distance from nearest

			railway station Thane.
			At the time of inspection, the property was under construction. Extent of completion are as under:
	Foundation	Completed	RCC Plinth
	Podium Slab	Completed	Total
			Completed
			15% work completed
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 89 (Pt.), 151A(Pt.), 158(Pt.), 159(Pt.), 168(Pt.)
	b) Door No.	:	Residential Flat No. 1403
	c) C. T.S. No. / Village	:	CTS. No. 514 (Pt.), 531(Pt.), 532 (Pt.), 533(Pt.), 534 of Village – Nahur
	d) Ward / Taluka	:	T - Ward, 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. CHE / ES / 2036 / T / 337 (NEW) dated 17.03.2023 issued by Municipal Corporation of Greater Mumbai (As downloaded from MCGM Portal).
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 1403, 14 th Floor, Wing – A, “Blissberg”, Montana Phase - IV, L.B.S. Marg, Near Nirmal Lifestyle, Mulund (West), Mumbai, PIN Code – 400 080, State – Maharashtra, Country – India.
8.	City / Town	:	Mulund (West), 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 – Nahur Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		As per Site As per Documents
	North	:	Slum Area Details not available
	South	:	Marathone Ave Details not available
	East	:	Under Construction Building Details not available
	West	:	Pipe Line Details not available
13	Dimensions of the site		N. A. as property under consideration is a Residential

		Flat in a building.	
		A As per the Deed	B Actuals
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.	Extent of the site	: RERA Carpet Area in Sq. Ft. = 855.00 Balcony Area in Sq. Ft. = 47.00 Total Carpet Area in Sq. Ft. = 902.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 992.00 (Area as per Index II)	
14.1	Latitude, Longitude & Co-ordinates of flat	: 19°10'17.1"N 72°56'12.6"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: RERA Carpet Area in Sq. Ft. = 855.00 Balcony Area in Sq. Ft. = 47.00 Total Carpet Area in Sq. Ft. = 902.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Building is under construction	
II APARTMENT BUILDING			
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C. T.S. No.	: Survey No. 89 (Pt.), 151A(Pt.), 158(Pt.), 159(Pt.), 168(Pt.), CTS. No. 514 (Pt.), 531(Pt.), 532 (Pt.), 533(Pt.), 534 of Village – Nahur	
	Block No.	: -	
	Ward No.	: -	
	Village / Municipality / Corporation	: Village – Nahur Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	: Residential Flat No. 1403, 14 th Floor, Wing – A, “Blissberg”, Montana Phase - IV, L.B.S. Marg, Near Nirmal Lifestyle, Mulund (West), Mumbai, PIN Code – 400 080, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	: Residential	
4.	Year of Construction	: Building is under construction	
5.	Number of Floors	: Proposed Stilt + 1 st to 5 th (Podium Parking) + Eco Deck Floor + 1 st to 43 rd Upper Floors (As per Agreement)	
6.	Type of Structure	: R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	: 5 Flats on 14 th Floor	
8.	Quality of Construction	: Good	
9.	Appearance of the Building	: Building is under construction	
10.	Maintenance of the Building	: Building is under construction	

11.	Facilities Available	:	
	Lift	:	Proposed 4 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking	:	Proposed Podium Car Parking
	Is Compound wall existing?	:	Building is under construction
	Is pavement laid around the building	:	Building is under construction
III	FLAT		
1	The floor in which the flat is situated	:	14 th Floor
2	Door No. of the flat	:	Residential Flat No. 1403
3	Specifications of the flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified Tile Flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder Coated Aluminum Sliding Windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Concealed wiring
	Finishing	:	Proposed Cement Plastering + POP finish
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	Mr. Geetinder Singh, Mrs. Simmerjeet Kaur & Mrs. Pritpal Kaur
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. = 992.00 (Area as per Index II)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	RERA Carpet Area in Sq. Ft. = 855.00 Balcony Area in Sq. Ft. = 47.00 Total Carpet Area in Sq. Ft. = 902.00 (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
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 55,500.00 Expected rental income per month after completion
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra	:	Located in developed area



	Potential Value?	
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)	₹ 24,000.00 to ₹ 25,000.00 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).	₹ 24,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	
	I. Building + Services	₹ 3,000.00 per Sq. Ft.
	II. Land + others	₹ 21,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	₹ 1,63,262.00 per Sq. M. i.e., ₹ 15,167.00 per Sq. Ft.
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / Regn. Fees. Thus the rates differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. 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	Building is under construction
	Life of the building estimated	60 years after completion, subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	N.A. the building is under construction
	Depreciated Ratio of the building	-
b	Total composite rate arrived for Valuation	
	Depreciated building rate VI (a)	₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	₹ 21,500.00 per Sq. Ft.
	Total Composite Rate	₹ 24,500.00 per Sq. Ft. (Including Car Parking)
	Remark: Internal inspection of the property was not allowed at site. The details about the work progress status has been provided by CRM Tejal (Contact No. 8291009693)	

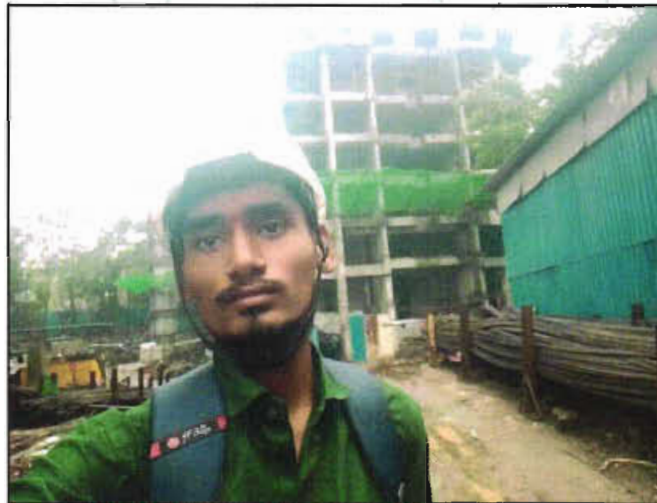
Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	902.00 Sq. Ft.	24,500.00	2,20,99,000.00
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			
	Present market value of the property			2,20,99,000.00
	The Realizable value of the property			1,98,89,100.00
	The Distress value of the property			1,76,79,200.00
	Insurable value of the property (992.00 X 3,000.00)			29,76,000.00
	Govt. Value of the property (992.00 X 15,167.00)			1,50,45,664.00

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 ₹ 24,000.00 to ₹ 25,000.00 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 ₹ 24,500.00 per Sq. Ft. on Carpet Area for valuation.

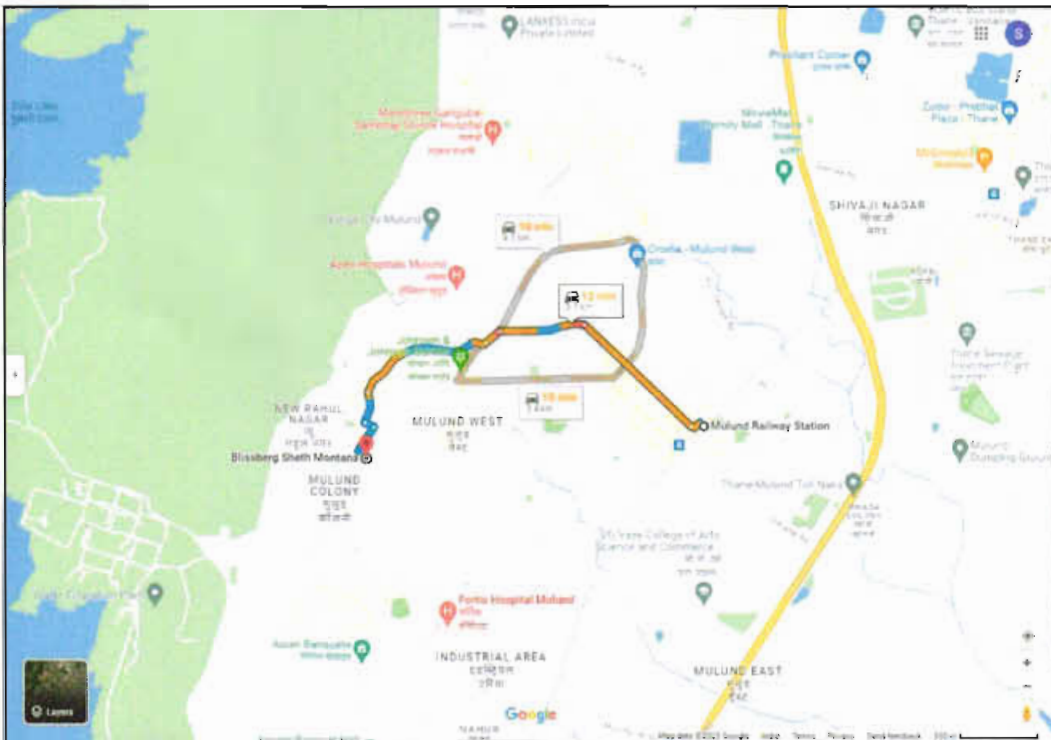
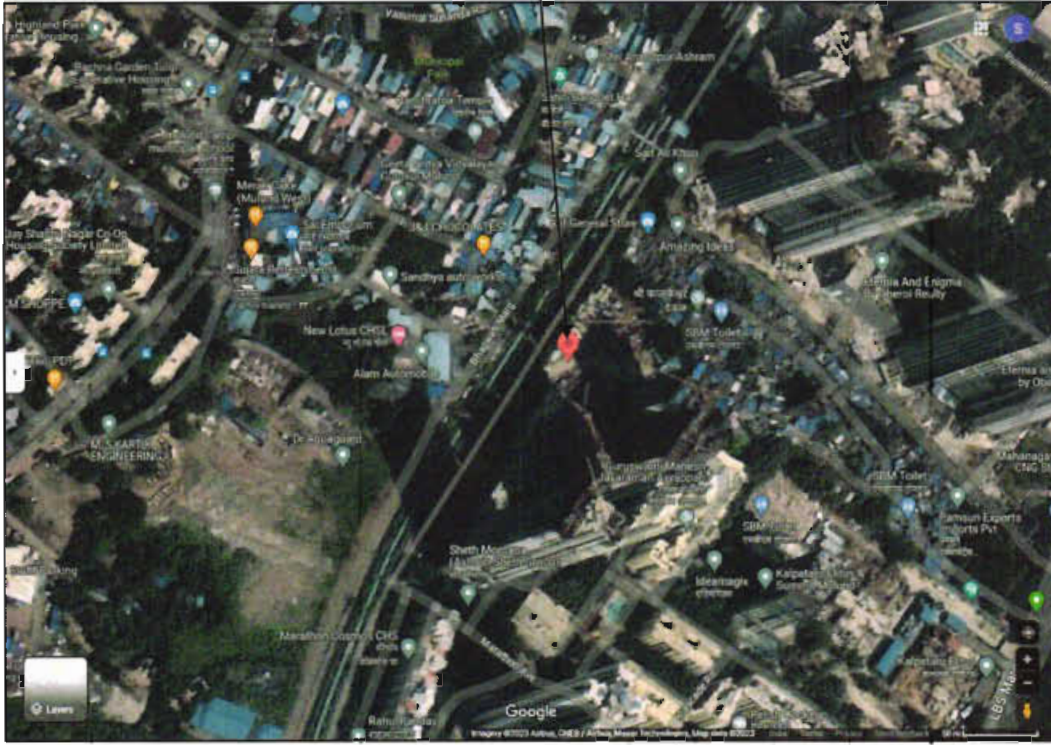
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 55,500.00 Expected rental income per month after completion
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



Route Map of the property

Site u/r



Longitude Latitude: 19°10'17.1"N 72°56'12.6"E

Note: The Blue line shows the route to site from nearest railway station (Mulund – 3.1 Km.)



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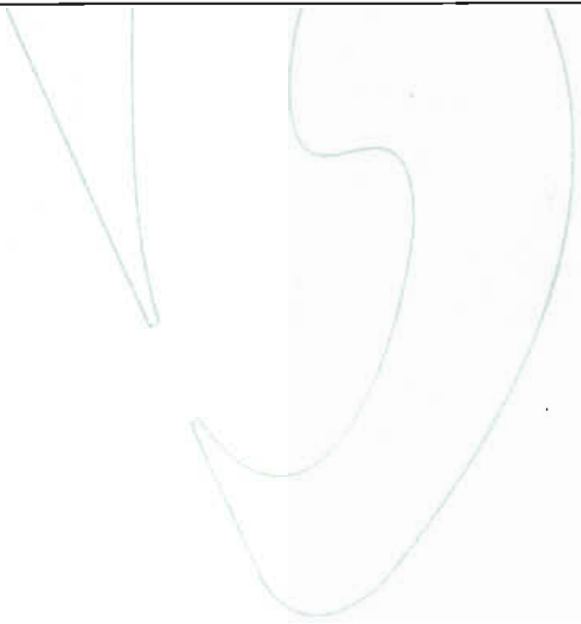
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Ready Reckoner Rate

DIVISION / VILLAGE : NAHUR 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: Lal Bahadur Shastri Marg (L. B. S. Marg). All the property to the west of the route.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
122	122/559	69140	146420	170690	207700	148490
<small>372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 465A, 465B/1, 466, 467, 468, 469, 469/1, 469/3, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 486, 487, 488, 490, 491, 491A/1, 491A/2, 491A/3, 491A/4, 491A/5, 491B, 492, 493, 494, 495, 496, 497, 498, 499, 500, 502, 503, 504, 505, 506, 512, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532B, 534, 535, 536, 537, 538, 539, 540, 545, 546, 736, 833, 837, 838, 839</small>						
Compare With Previous Year						



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Price Indicators

99acres Buy Enter Locality / Projects / Society / Landmark

₹2.52 Cr (₹27,937 per sq.ft.) 3BHK 2Baths
 Registered (RERA Reg. No. P5182012754) | Status: Under Construction

Overview Society Dealer Details Price Trends Registry Record Explore Locality

Property (0) Society (61)

Area: Carpet area: 902 sq.ft. (84.4 sq.yd.)

Price: ₹2.52 Cr+ Govt Charges & Tax @ 27,937 per sq.ft.

Configurations: 3 Bedrooms, 2 Bathrooms, No Balcony

Address: Sheth Montana, Mulund West, Central Mumbai suburbs

Project Features: 50% of 48 Floors

Completion: Dec 2025 (New Completion Status)

Places nearby: Mulund West, Central Mumbai suburbs, Mumbai

square yards Mumbai Buy Rent Projects Agents More Services Resources Intelligence

Sheth Montana Phase 4
 Mulund West, Mumbai

₹ 3.10 Cr to 6.07 Cr

Project Size: 1.19 Lacs 7 Acres

Configurations: 3 BHK Flats (158 Sq. Ft to 201 Sq. Ft) (Gated)

7 Properties for Sale in Sheth Montana Phase 4

1511 Views 7 Enquiries

Why invest through Square Yards?

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

Decision Drivers:

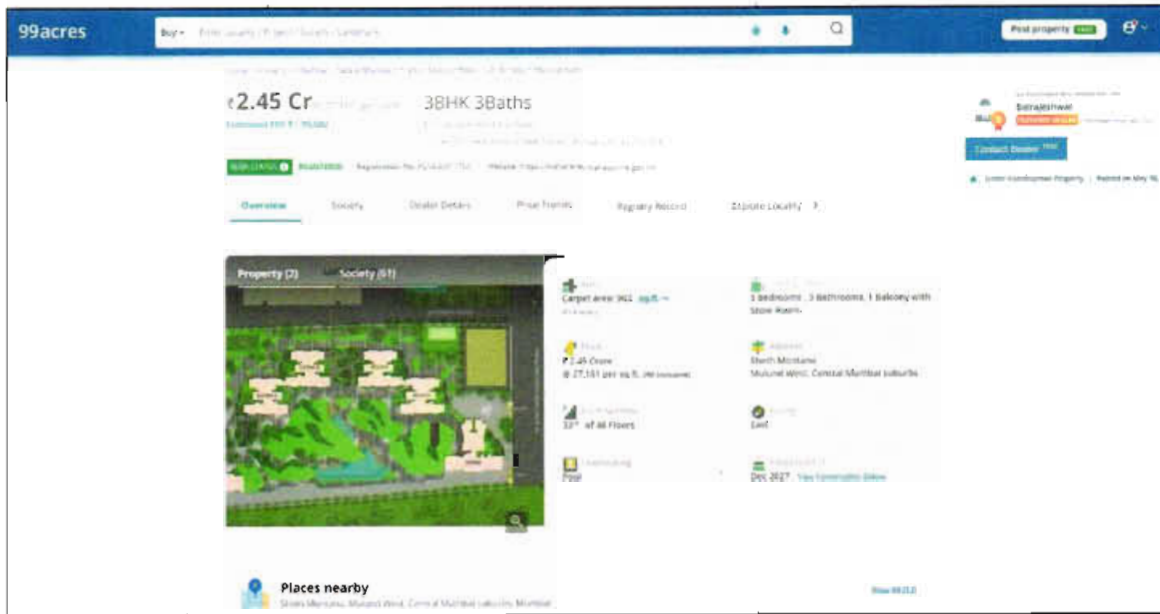
Connectivity	4.1	Livability	3.1
Lifestyle	3.4	Value for Money	3.8

Overview Price List Floor Plans Developer Listings Amenities Specifications Computed Tax Location & Landmarks About Builder FAQs

Square Yards RERA Reg. A5186000464 Project RERA Reg. P5182012754

Contact our Real Estate Experts

Price Indicators



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Sales Instances

8811390 29-06-2023 Note..Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र . २	दुय्यम निबंधक :सह दु.नि. कुर्ला 3 दस्तऐवज क्रमांक..8811/2023 नोंदणी: Regn 63m
गाव: नाहूर		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	26210250	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	22419870.91	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	, इतर माहिती: सदनिका क्र.ए 2604,ए विंग.26 वा मजला.सदनिकेचे क्षेत्रफळ 1063 चौ. फूट रेरा कारपेट,सोबत बाल्कनीचे क्षेत्र 45 चौ. फूट.ब्लिसबर्ग,मॉन्टाना फेज 4.एल बी एस मार्ग,निर्मल लाईफस्टाईलच्या जवळ,मुलुंड पश्चिम,मुंबई - 400080. इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे.मुंबई मनपा	
(5)क्षेत्रफळ	113.27चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / तिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) लोहितका प्रॉपर्टीज एल एल पी चे ऑथोराईज सिग्रेटरी अशोक आडेप तर्फे मुखत्यार अर्जुन आईर 35 प्लॉट नं. . माळा नं: तळ आणि तिसरा मजला . इमारतीचे नाव. प्रायस इन्फिनीटी . ब्लॉक नं परांजपे बी स्कीम. विले पार्ले पूर्व. मुंबई , रोड नं. सुभाष रोड . महाराष्ट्र. मुंबई. 400057 AAFFL1502R	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) अंकुर महेंद्र कुमार वर्मा 34 प्लॉट नं: सदनिका क्र.ए-403 . माळा नं: .. इमारतीचे नाव: अड्डीअनो.. ब्लॉक नं: रुस्तोमजी उरबानिया. माजिवडा, ठाणे वेस्ट . रोड नं: .. महाराष्ट्र. ठाणे. 400601 AJTPV1557F 3) मलका बनवारीलाल वर्मा 55 प्लॉट नं: सदनिका क्र.ए-403 . माळा नं: .. इमारतीचे नाव: अड्डीअनो.. ब्लॉक नं: रुस्तोमजी उरबानिया. माजिवडा, ठाणे वेस्ट . रोड नं: .. महाराष्ट्र. ठाणे. 400601 AEBPV1856J 4) महेंद्र कुमार जेशराज वर्मा 63 प्लॉट नं: सदनिका क्र.ए-403, माळा नं: .. इमारतीचे नाव: अड्डीअनो, ब्लॉक नं: स्तोमजी उरबानिया, माजिवडा. ठाणे वेस्ट . रोड नं: .. महाराष्ट्र. ठाणे. 400601 ACDPV0241P 1) खुशबू वारू . 30 प्लॉट नं. सदनिका क्र.ए-403 . माळा नं. .. इमारतीचे नाव अड्डीअनो.. ब्लॉक नं. रुस्तोमजी उरबानिया. माजिवडा, ठाणे वेस्ट . रोड नं. .. महाराष्ट्र. ठाणे. 400601 AXNPV1858R	
(9)दस्तऐवज करून दिल्याचा दिनांक	09/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	09/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	8811/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1572700	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील .		



Sales Instances

8852390 29-06-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र . २	दुयम निबंधक सह दु.नि. कुर्ला 3 दस्तऐवज क्रमांक.:8852/2023 नोंदणी: Regn:63m
गाव: नाहर		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	32725000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	25945251.08	
(4) भूमापन, पोटहिस्सा व घरक्रमांक (असल्यास)	. इतर माहिती: सदनिका क्र.ए 1902,ए विंग,19 वा मजला,सदनिकेचे क्षेत्रफळ 1283 चौ. फूट रेरा कारपेट,सोबत बाल्कनीचे क्षेत्र 55 चौ. फूट.ब्लिसबर्ग,मॉन्टाना फेज 4,एल बी एस मार्ग,निर्मल लाईफस्टाईलच्या जवळ,मुलुंड पश्चिम,मुंबई - 400080. इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे.मुंबई मनपा	
(5)क्षेत्रफळ	136.78चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) लोहितका प्रॉपर्टीज एल एल पी चे ऑथोराईज सिप्रेटरी अशोक आडेप तर्फे मुखत्यार महादेव गुरव 44 प्लॉट नं.: .. माळा नं.: तळ आणि तिसरा मजला . इमारतीचे नाव. प्रायस इन्फिनीटी . ब्लॉक नं. पराजपे बी स्कीम, विले पार्ले पूर्व, मुंबई . रोड नं. सुभाष रोड . महाराष्ट्र, मुम्बई. 400057. AAFPL4502R	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) लोमेश धीरज सेता 39 प्लॉट नं.: सदनिका क्र.डी-1002 , माळा नं.: .. इमारतीचे नाव: बिल्डींग नं.27, अनिरुद्ध.. ब्लॉक नं.: रिलायन्स एनर्जी ऑफिस जवळ, टिळक नगर, चेंबूर, मुंबई.. रोड नं.: .. महाराष्ट्र, MUMBAI. 400089 BDTPS1217E 1) रश्मी लोमेश सेता 39 प्लॉट नं.: सदनिका क्र.डी-1002, माळा नं.: .. इमारतीचे नाव. बिल्डींग नं.27, अनिरुद्ध.. ब्लॉक नं. रिलायन्स एनर्जी ऑफिस जवळ, टिळक नगर, चेंबूर, मुंबई.. रोड नं. महाराष्ट्र, MUMBAI. 400089 AYPPS044R	
(9)दस्तऐवज करून दिल्याचा दिनांक	10/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	10/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	8852/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1963500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

Sales Instances

3248370 29-06-2023 Note.-Generated Through eSearch Module.For original report please contact concern SRO office	सूची क्र . २	दुय्यम निबंधक :सह दु.नि. कुर्ला 2 दस्तावेज क्रमांक 3248/2023 नोंदणी: Regn.63m
गाव: नाहूर		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	14600000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	11332617.48	
(4) भूमापन ,घोटहिस्सा व परक्रमांक (असल्यास)	, इतर माहिती: सदनिका क्र.ए 1405.ए विंग,14 वा मजला,सदनिकेचे क्षेत्रफळ 597 चौ. फूट रेरा कारपेट,सोबत बाल्कनीचे क्षेत्र 14 चौ. फूट,ब्लिसबर्ग,मॉन्टाना फेज 4.एल वी एस मार्ग,निर्मल लाईफस्टाईलच्या जवळ,मुलुंड पश्चिम,मुंबई - 400080. इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे.मुंबई मनपा	
(5)क्षेत्रफळ	62.46चौ.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 पता	1) लोहितका प्रॉपर्टीज एल एल पी चे ऑथोराईज सिग्रेटरी अशोक आडेप तर्फे मुखत्यार महेश गुरव 33 प्लॉट नं. .. माळा नं: तळ आणि तिसरा मजला . इमारतीचे नाव: प्रायस इन्फिनीटी . ब्लॉक नं: परांजपे बी स्कीम, विले पार्ले पूर्व, मुंबई . रोड नं सुभाष रोड . महाराष्ट्र, मुंबई. 400057 AAFFL1502R	
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पता	2) ऑलविन जेरोम पाइस 69 प्लॉट नं: ए/24, माळा नं: .. इमारतीचे नाव: मुलुंड दर्शन. ब्लॉक नं: पवई चौक, मुलुंड पश्चिम, मुंबई, रोड नं: .. महाराष्ट्र, मुंबई. 400082 AIIEPP8969Q 3) डेन्झील ए. पाइस 38 प्लॉट नं: ए/24, माळा नं: .. इमारतीचे नाव: मुलुंड दर्शन, ब्लॉक नं: पवई चौक, मुलुंड पश्चिम, मुंबई, रोड नं: .. महाराष्ट्र, MUMB.AI. 400082 AOFPP9806C 4) मेलिता डेन्झील पाइस 33 प्लॉट नं: ए/24, माळा नं: .. इमारतीचे नाव: मुलुंड दर्शन. ब्लॉक नं: पवई चौक, मुलुंड पश्चिम, मुंबई, रोड नं: .. महाराष्ट्र, मुंबई. 400082 BBWPPD6594G 1. एमिलिया ऑलविन पाइस 65 प्लॉट नं: ए/24, माळा नं: .. इमारतीचे नाव: मुलुंड दर्शन. ब्लॉक नं: पवई चौक, मुलुंड पश्चिम, मुंबई, रोड नं: .. महाराष्ट्र, मुंबई. 400082 DEBPPF9876B	
(9)दस्तावेज करून दिल्याचा दिनांक	20/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	20/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3248/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	876000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)श्रीरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

Sales Instances

9533370 29-06-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र . २	दुय्यम निबंधक सह दु.नि. कुर्ला 2 दस्तऐवज क्रमांक.:9533/2023 नोंदणी: Regn:63m
गाव: नाहूर		
(1) दस्तऐवज प्रकार	करारनामा	
(2) मोबदला	15600000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	11489490.94	
(4) भूमापन, पोटहिस्सा व घरकमांक (असल्यास)	इतर माहिती: सदनिका क्र.ए 801,ए विंग.8 वा मजला,सदनिकेचे क्षेत्रफळ 632 चौ. फूट रेरा कारपेट,सोबत बाल्कनीचे क्षेत्र 17 चौ. फूट.ब्लिसबर्ग,मॉन्टाना फेज 4,एल बी एस मार्ग,निर्मल लाईफस्टाईलच्या जवळ.मुलुंड पश्चिम,मुंबई - 400080. इतर माहिती व मिळकतीचे वर्णन दस्तात नमूद केल्याप्रमाणे.मुंबई मनपा	
(5) क्षेत्रफळ	66.34चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणाऱ्या किंवा लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) लोहितका प्रॉपर्टीज एल एल पी चे ऑंधोराईज सिप्रेटरी अशोक आडेप तर्फे मुखत्यार महेश गुरव 33 प्लॉट नं. .. माळा नं: तळ आणि तिसरा मजला . इमारतीचे नाव. प्रायस इन्फिनीटी . ब्लॉक नं. परांजपे बी स्कीम. विले पार्ले पूर्व. मुंबई . रोड नं. सुभाष रोड . महाराष्ट्र. मुम्बई . 400057 AAFFL4502R	
(8) दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) तनया परेश वैद्य तर्फे मुखत्यार प्रियांका परेश वैद्य 58 प्लॉट नं. .. माळा नं. .. इमारतीचे नाव: ए2. शांती कॅम्पस . ब्लॉक नं. मुलुंड पश्चिम, मुंबई . रोड नं: एम एम मालविया रोड , महाराष्ट्र मुम्बई -400080 ALVPV5103D	
(9) दस्तऐवज करून दिल्याचा दिनांक	25/05/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	25/05/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	9533/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	936000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेर		
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 ₹ 2,20,99,000.00 (Rupees Two Crore Twenty Lakh Ninety Nine Thousand Only). The Realizable Value of the above property is ₹ 1,98,89,100.00 (Rupees One Crore Ninety Eight Lakh Eighty Nine Thousand One Hundred Only). The Distress Value is ₹ 1,76,79,200.00 (Rupees One Crore Seventy Six Lakh Seventy Nine Thousand Two Hundred Only).

Place: Mumbai

Date: 30.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

BOI Empanelment No.: MNZ:C&I;IC:VAL19-20

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.06.30 12:19:58 +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

Signature
(Name of the Branch Manager with office Seal)

DECLARATION FROM VALUERS

- a. The information furnished in my valuation report dated 30.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property. I have valued right property.
- b. I have no direct or indirect interest in the property valued;
- c. I/We have personally inspected the property on 27.06.2023 (Mr. Suraj Zore) the work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standard 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.
- g. I have read the Internal Valuation Standard (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in IVS in "General Standards" and "Asset Standards" as applicable.
- h. Past performance of Real Estate Market need not necessarily indicate the future trends. This valuation purely an estimate & has no legal or Contractual obligation on our part. Analysis & conclusions of the value of the property are based on assumptions & conditions prevailing at the time of date of valuation. The rates indicated are based on current market condition & these may vary with time.
- i. Encumbrances of Loan, Govt. or other dues, stamp duty, registration charges, transfer charges etc. if any, are not considered in the valuation. We have assumed that the assets are free of lien & encumbrances.
- j. Bank authorities are requested to contact valuers in case of any doubts or discrepancy. The opinion about valuation is true & fair to the best of our knowledge & belief. We have no direct or indirect interest in the assets valued.
- k. I abide by the Model Code of Conduct for empanelment of the valuer in the Bank.
- l. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- m. VCIPL, by reason of this report, are not required to give testimony or attendance in court or to any Government Agency with reference to the subject property unless prior arrangements and consent have been made.
- n. 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. Geetinder Singh, Mrs. Simmerjeet Kaur & Mrs. Pritpal Kaur from M/s. Iohitka Properties LLP vide Agreement for Sale dated 31.03.2022
2.	purpose of valuation and appointing authority	As per the request from Bank of India, RBC Belapur Branch to assess value of the property for Bank Loan purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Sharad B. Chalikwar – Govt. Regd. Valuer Suraj Zore – 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 – 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 Commercial 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 **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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 902.00** in the name of **Mr. Geetinder Singh, Mrs. Simmerjeet Kaur & Mrs. Pritpal Kaur**. 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's representative, we understand that the subject property is owned by **Mr. Geetinder Singh, Mrs. Simmerjeet Kaur & Mrs. Pritpal Kaur**. 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 902.00**.

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 / 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 land 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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 902.00.**

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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property 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.

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.

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 valued for this particular purpose at **₹ 2,20,99,000.00 (Rupees Two Crore Twenty Lakh Ninety Nine Thousand Only)**. As per site inspection 15% of construction work is completed.

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

**Sharadkumar
B. Chalikwar**

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

BOI Empanelment No.: MNZ:C&I;C:VAL19-20

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Date: 2023.06.30 12:40:06 +05'30

Auth. Sign.

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