

# PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> 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.	Dated
	<b>PG-1529/23-24</b>	<b>13-Jul-23</b>
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
<b>2399 / 2301528</b>		
Dispatched through	Destination	
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>3,000.00</b>
	<b>CGST</b>			<b>270.00</b>
	<b>SGST</b>			<b>270.00</b>
<b>Total</b>				<b>₹ 3,540.00</b>

Amount Chargeable (in words) **Indian Rupee Three Thousand Five Hundred Forty Only** E. & O.E

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
<b>Total</b>	<b>3,000.00</b>		<b>270.00</b>		<b>270.00</b>	<b>540.00</b>

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

**Remarks:**  
 Mr. Akhilesh Janbahadur Pandey & Mrs. Nitu Akhilesh Pandey - Residential Flat No. 301, 3rd Floor, Wing - A, "Dhanlaxmi Co-Op. Hsg. Soc. Ltd.", Andheri Ghatkopar Link Road, Village - Mohili, Saki Naka, Andheri (East), Mumbai - 400 072, 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 : **PUNJAB NATIONAL BANK**  
 A/c No. : **1756002100016739**  
 Branch & IFS Code : **Goregaon (E.) & PUNB0175600**



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. Akhilesh Janbahadur Pandey & Mrs. Nitu Akhilesh Pandey**

Residential Flat No. 301, 3<sup>rd</sup> Floor, Wing - A, "Dhanlaxmi Co-Op. Hsg. Soc. Ltd.", Andheri Ghatkopar Link Road, Village - Mohili, Saki Naka, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India.

Latitude Longitude: 19°05'55.1"N 72°53'35.1"E

### Valuation Prepared for:

#### **Punjab National Bank Ghatkopar (West) Branch**

Shop No. 3, Excel Arcade, L B S Marg, Opp. Mahanagar Telephone Exchange,  
Ghatkopar West, Mumbai – 400086, 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. 301, 3<sup>rd</sup> Floor, Wing - A, "Dhanlaxmi Co-Op. Hsg. Soc. Ltd.", Andheri Ghatkopar Link Road, Village - Mohili, Saki Naka, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India belongs to **Mr. Akhilesh Janbahadur Pandey & Mrs. Nitu Akhilesh Pandey**.

Boundaries of the property.

North : Wing C  
South : Kamala Aahar  
East : Dhanlaxmi Apartment & Pipe Line Road  
West : Andheri Ghatkopar Road

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 this particular purpose at **₹ 1,22,16,200.00 (Rupees One Crore Twenty Two Lakh Sixteen Thousand Two Hundred 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

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
PNB Empanelment No. ZO:SAMD:1138  
Encl: Valuation report.

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: 2023.07.13 17:07:40 +05'30'

Auth. Sign.



www.vastukala.org

### 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 Report of Immovable Property**

I		General	
1.	Name and Address of the Valuer	:	<b>Sharadkumar B. Chalikwar</b> <b>Vastukala Consultants (I) Pvt. Ltd.</b> B1-001, U/B Floor, <b>Boomerang</b> , Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072
2.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for Bank Loan Purpose.
3.	a)	Date of inspection	: 09.07.2023
	b)	Date of valuation	: 13.07.2023
	C)	Title Deed Number & Date	: 9047 / 2018 dated 29.06.2018
4.	List of documents produced for perusal: 1. Copy of Agreement for Sale dated 29.06.2018 between Mr. Ramchandra Nankulal Chaurasiya, Mr. Rajesh Ramchandra Chaurasiya & Anuj Harishchandra Chaurasiya (The Vendor's) And Mr. Akhilesh Janbahadur Pandey & Mrs. Nitu Akhilesh Pandey (The Purchaser's) 2. Copy of Occupancy Certificate No. CE / 3313 / BPES / AL / dated 10.05.2000 issued by Municipal Corporation of Greater Mumbai.		
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>Mr. Akhilesh Janbahadur Pandey &amp; Mrs. Nitu Akhilesh Pandey</b>  <b>Address:</b> Residential Flat No. 301, 3 <sup>rd</sup> Floor, Wing - A, "Dhanlaxmi Co-Op. Hsg. Soc. Ltd.", Andheri Ghatkopar Link Road, Village - Mohili, Saki Naka, Andheri (East), Mumbai – 400 072, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Akhilesh Janbahadur Pandey Contact No: 9821123414  Joint Ownership Details of ownership shares is not available
6.	Brief description of the property	:	The property is a Residential Flat is located on 3 <sup>rd</sup> Floor. The composition of flat is having 2 Bedrooms + Living Room + Kitchen + 2 Toilets (i.e. <b>2 BHK + 2 Toilets</b> ). The property is at 800 Mtr. walking distance from nearest railway station Saki Naka.
7.	Location of property	:	
	a)	Plot No. / Survey No.	: -
	b)	Door No.	: Residential Flat No. 301
	c)	C.T.S. No. / Village	: C.T.S. No. 194 of Village Mohili
	d)	Ward / Taluka	: Taluka – Kurla
	e)	Mandal / District	: District – Mumbai Suburban
	f)	Date of issue and validity of layout of approved map / plan	: As Occupancy Certificate is available, we assumed that the construction is as per approved plan.
	g)	Approved map / plan issuing authority	:



15.1	Latitude, Longitude & Co-ordinates of Residential Flat	:	19°05'55.1"N 72°53'35.1"E
16.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft. = 680.00 (Area as per Agreement for Sale)</b>
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>		
1.	Name of the Apartment	:	"Dhanlaxmi Co-Op. Hsg. Soc. Ltd."
2.	Description of the locality Residential / Commercial / Mixed	:	Residential
3	Year of Construction	:	2000 (As per Occupancy Certificate)
4	Number of Floors	:	Part Stilt & Part Ground + 7 <sup>th</sup> Upper Floors
5	Type of Structure	:	R.C.C. framed structure
6	Number of Dwelling units in the building	:	4 Flats on 3 <sup>rd</sup> Floor
7	Quality of Construction	:	Normal
8	Appearance of the Building	:	Normal
9	Maintenance of the Building	:	Normal
10	Facilities Available	:	
	Lift	:	1 Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt & Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>Residential Flat</b>		
1	The floor in which the Flat is situated	:	3 <sup>rd</sup> Floor
2	Door No. of the Flat	:	Residential Flat No. 301
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Wooden door frame with solid flush shutters
	Windows	:	Powder coated Aluminum Sliding Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed.
	Finishing	:	Cement Plastering with POP finished
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



	Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	respective State Government for computing Stamp Duty / Rgstr. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.	
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of residential flat	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	23 Years
	Life of the building estimated	:	37 Years (Subject to proper, preventive periodic maintenance & structural repairs.)
	Depreciation percentage assuming the salvage value as 10%	:	34.50%
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,965.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 16,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 17,965.00 per Sq. Ft.</b>
	<b>Remark:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Residential Flat	680.00 Sq. Ft.	17,965.00	<b>1,22,16,200.00</b>

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 i.e. ₹ 17,500.00 to ₹ 19,500.00 on Carpet Area. Considering the rate with attached report, 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 residential and commercial application in the locality etc. We estimate ₹ 17,965.00 per Sq. Ft. on Carpet Area (after deprecation) for valuation.



7	Sale Deed executed in the name of	: Mr. Akhilesh Janbahadur Pandey & Mrs. Nitu Akhilesh Pandey
8	What is the undivided area of land as per Sale Deed?	: Not applicable
9	What is the plinth area of the Flat?	: <b>Built Up Area in Sq. Ft. = 680.00</b> (Area as per Agreement for Sale)
10	What is the floor space index (app.)	: As per MCGM norms
11	What is the Carpet Area of the Flat?	: Carpet Area in Sq. Ft. = 530.00 (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 purpose
14	Is it Owner-occupied or let out?	: Owner Occupied
15	If rented, what is the monthly rent?	: ₹ 25,500.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:
1	How is the marketability?	: Good
2	What are the factors favouring for an extra Potential Value?	: Located in developed area
3	Any negative factors are observed which affect the market value in general?	: No
<b>V</b>	<b>Rate</b>	:
1	After analyzing the comparable sale instances, what is the composite rate for a similar Residential 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)	: ₹ 17,500.00 to ₹ 19,500.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the residential flat under valuation after comparing with the specifications and other factors with the residential flat under comparison (give details).	: ₹ 19,000.00 per Sq. Ft. on Built Up Area ₹ 17,965.00 per Sq. Ft. (After Depreciation)
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 16,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	: ₹ 95,750.00 Per Sq. M. i.e. ₹ 8,895.00 Per Sq. Ft.
	Guideline rate (after depreciated)	: ₹ 81,934.00 Per Sq. M. i.e. ₹ 7,612.00 Per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the	: It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by

As a result of my appraisal and analysis, it is my considered opinion that Value the of the above property in the prevailing condition with aforesaid specifications ₹ 1,22,16,200.00 (Rupees One Crore Twenty Two Lakh Sixteen Thousand Two Hundred Only).

I	Date of Purchase of Immovable Property	:	29.06.2018
II	Purchase Price of immovable property	:	₹ 90,00,000.00
III	Book value of immovable property:	:	₹ 94,80,000.00
IV	Fair Market Value of immovable property:	:	₹ 1,22,16,200.00
V	Realizable Value of immovable property:	:	₹ 1,09,94,580.00
VI	Distress Sale Value of immovable property:	:	₹ 97,72,960.00
VII	Guideline Value (680.00 Sq. Ft. X 7,612.00)	:	₹ 51,76,160.00
VIII	Insurable value of the property (680.00 Sq. Ft. X 3,000.00)	:	₹ 20,40,000.00
IX	Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic bricks, 99 Acres, Housing NHB Residex etc.	:	Please Refer Page No. 12 & 13

Enclosures	
1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner with the property in the background
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg. Google earth) etc.
5.	Any other relevant documents/extracts

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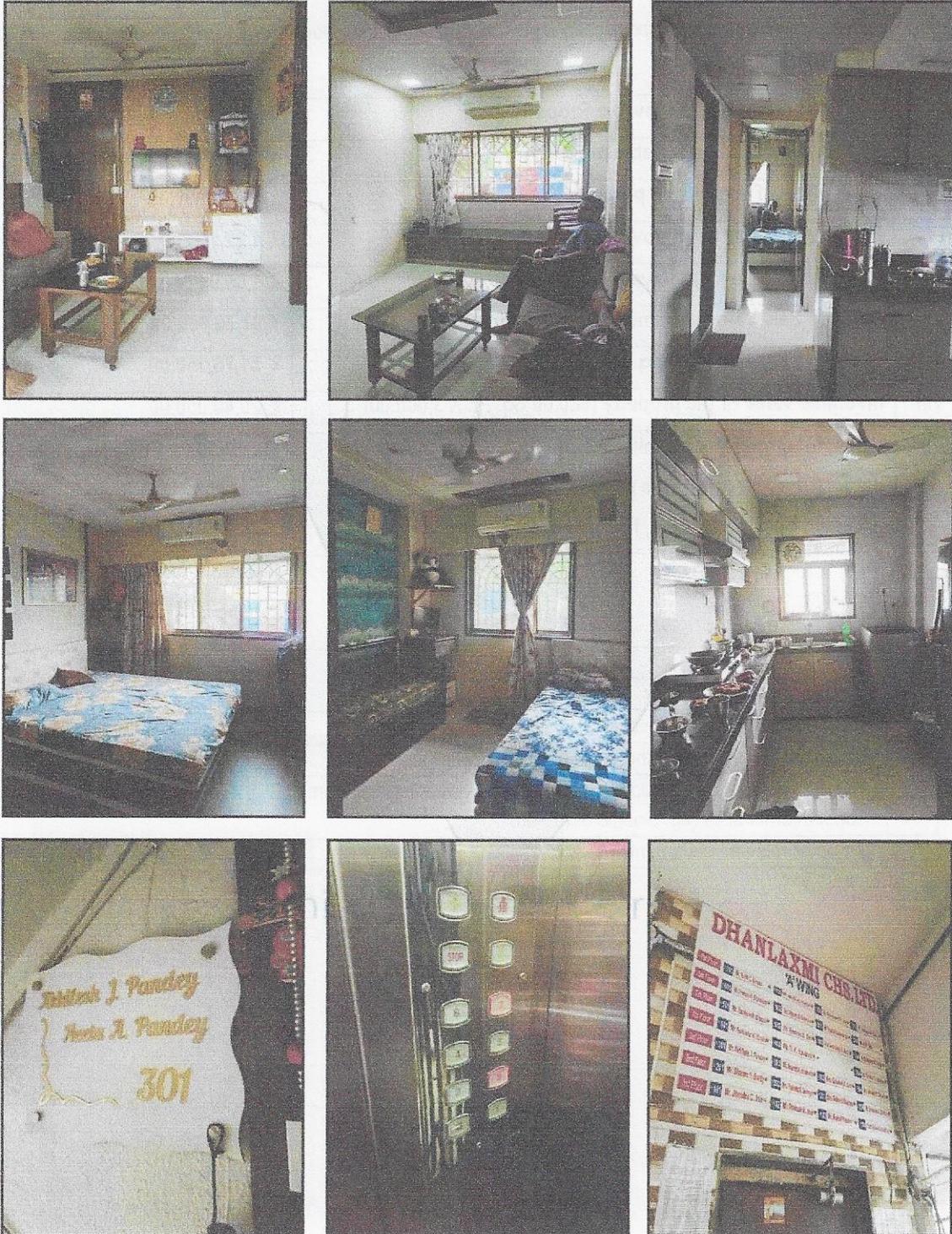
Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

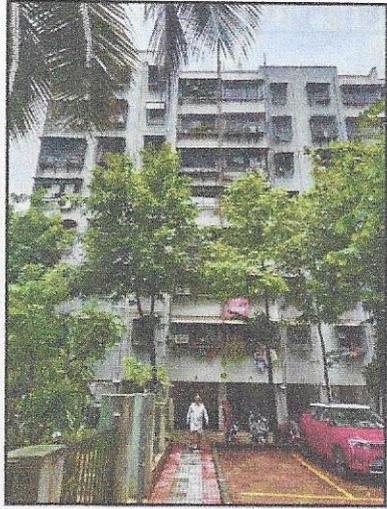
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## Actual Site Photographs



## Actual Site Photographs

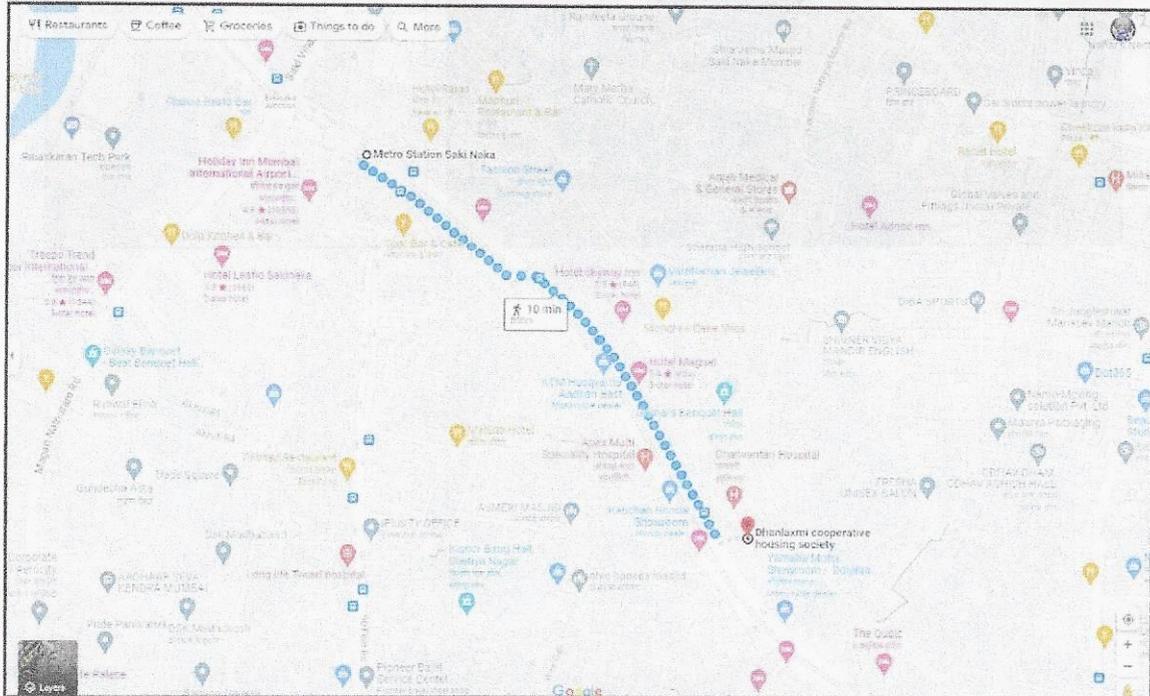
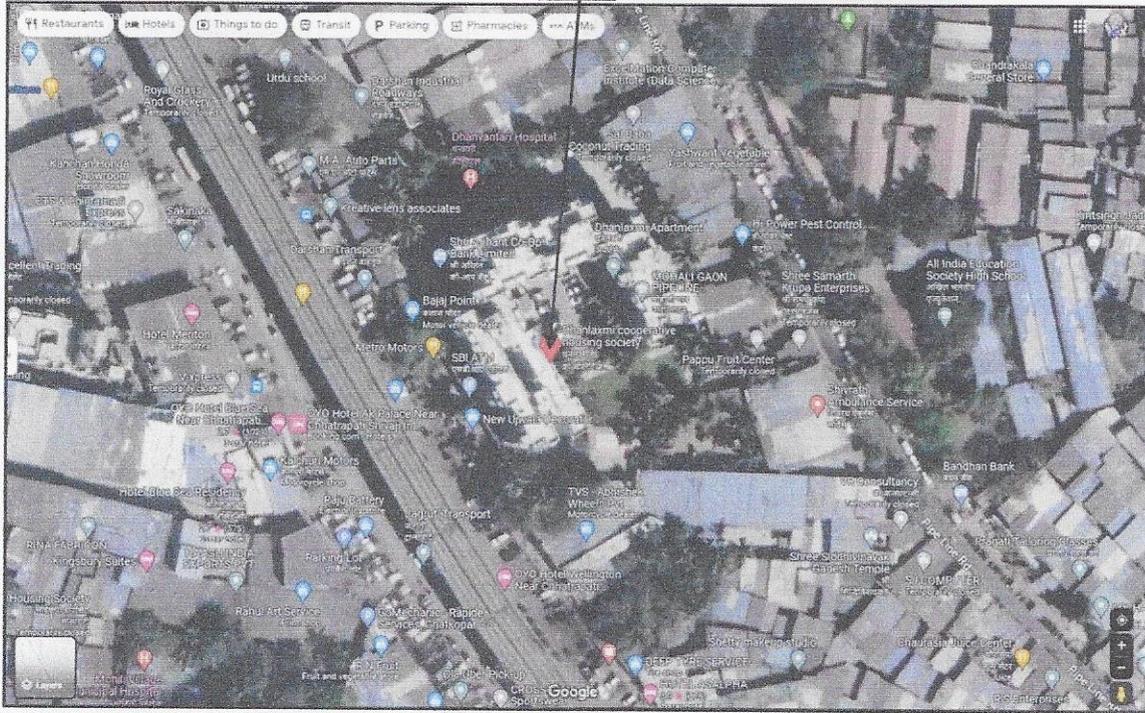


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## Route Map of the property

Site u/r



**Longitude Latitude - 19°05'55.1"N 72°53'35.1"E**

**Note:** The Blue line shows the route to site from nearest railway station (Saki Naka – 800 Mtr.)

## Ready Reckoner Rate



**Department of  
Registration & Stamps**  
Government Of Maharashtra

**नोंदणी व मूद्रांक  
विभाग**  
महाराष्ट्र शासन



Valuation
Home
Rule Book
LOGOUT



### Valuation For Urban Area

**Location Details**

Select Type  Development Agreement  Tenant Occupied  Other

Division Name Mumbai [Help on Division](#)

District Name मुंबई(उपनगर) Zone Name 109-मोहिनी - कुर्ली

Attribute सि.टी.एस. नंबर 104 SubZone Name भुभाग: उत्तरस पूर्वस व दक्ष

Open Land	Residence	Office	Shop	Industry	Unit
35680	95750	132400	165300	98900	Square Meter

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## Price Indicator

**99acres** Buy | Rent | Sell | Property | Home Loans | Real Estate

₹99 Lac | 1BHK 1Bath | Sakinaka, Mumbai

1 Bedroom, 1 Bathroom, No Balcony with Study Room, Store Room, Pooja Room

Built up area: 225 sq. ft. | ₹99 Lac | ₹1887 per sq. ft. (approx)

of 7 Floors | Club-Mark Road | 18+ Year Old

Places nearby: Sakinaka, Mumbai Andheri (Andheri, Mumbai) | Asafpala metro station | Sakinaka metro station | GANPATI MANDIR | SAI BADA MANDIR PEBERAWADI | Shri Gundler

Why should you consider this property?

Close to Metro | Close to Market | Close to Schools | Close to Hospitals | Close to Parks | Close to Amenities

**NOBROKER** My Bookings | My Profile | Add New Property | Sign Up | Login

1 BHK Flat in Akurdi Orchid Park For Sale in Sakinaka | ₹ 1.2 Crores | ₹ 65,777/Month | 615 sq.ft. | Mar 29, 2023

1 Bedroom | 1 Bathroom | NA | Akurdi Orchid Park

Get Owner Details | Price trends by NEEstimate | Be on what was not correct in this property

Overview: 1 BHK in Building | 432 Sq.ft. | Concrete Type | Self Owned | ₹1.1 Per Sq.ft. | Flooring: NA

Activity On This Property: 150 Views | 0 Bookings | 14-1 Requests

## Price Indicators

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 4BHK apartment in Saki Naka, Mumbai, priced at ₹75.0 Lac. The property features 490 sqft of carpet area, 716 sqft of total area, and is located on the 4th floor of a 5-story building. It is semi-furnished and ready to move. The listing includes a 'Contact Owner' button and a 'Get Phone No.' button. The 'More Details' section provides the price breakup (₹75 Lac), address (Saki Naka, Mumbai - Central Mumbai, Maharashtra), and furnishing status (Semi-Furnished).

**magicbricks** Buy Rent Sell Home Loans

Save Time & Money with MB Prime Find the right property by calling upto 35 Owners directly **MB Prime @ 50% Off**

₹75.0 Lac **4BHK Flat for Sale in Saki Naka, Mumbai**

140 Sqft (1216) Total for Sale in Saki Naka, Mumbai

1 BHK 1 BHK 2 BHK 3 BHK 4 BHK 5 BHK 6 BHK 7 BHK 8 BHK 9 BHK 10 BHK

Super Built-up Area: 490 sqft • 716 sqft

Floor: 4 (Out of 5 Floors)

Transaction Type: Resale

Status: Ready to Move

Furnishing Status: Semi-Furnished

Contact Owner Get Phone No. **Get More No.**

**More Details**

Price Breakup: ₹75 Lac

Address: Saki Naka, Mumbai - Central Mumbai, Maharashtra

Furnishing: Semi-Furnished

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## 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.

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Appendix – VII

**Format of undertaking to be submitted by the Valuer for Empanelment**

**UNDERTAKING**

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

- a. I am a citizen of India.
- b. I have not been removed / dismissed from service / employment earlier.
- c. I have not been convicted of any offence and sentenced to a term of imprisonment.
- d. I have not been found guilty of misconduct in my professional capacity.
- e. I am not an undischarged insolvent.
- f. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and.
- g. My PAN Card number as applicable is AEAPC0117Q
- h. 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
- i. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- j. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- k. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or overvalued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers etc. about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services.

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=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.07.13 12:07:59 +05'30'



Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
PNB Empanelment No. ZO:SAMD:1138  
Date: 13.07.2023



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(Annexure-IV)

**DECLARATION FROM VALUERS**

I, Sharadkumar B. Chalikwar son of Shri. Baburao Chalikwar do hereby declare that:

- a. The information furnished in my valuation report dated 13.06.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. There is no direct/ indirect interest in the property valued.
- c. I/ my authorized representative have personally inspected the property on 07.06.2023. 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, 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.
- g. 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.
- h. 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)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- k. 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. Akhilesh Janbahadur Pandey & Mrs. Nitu Akhilesh Pandey from Mr. Ramchandra Nankulal Chaurasiya, Mr. Rajesh Ramchandra Chaurasiya & Anuj Harishchandra Chaurasiya Vide Agreement for Sale dated 29.06.2018
2.	Purpose of valuation and appointing authority	As per the request from Punjab National Bank, Ghatkopar (West) Branch, Mumbai to assess Fair Market value of the property for Bank Loan Purpose

3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Pratik Jain– Valuation Engineer Vaishali Sarmalkar – Technical Manager Pradnya Rasam – 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 – 09.07.2023 Valuation Date – 13.07.2023 Date of Report – 13.07.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 09.07.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential flat size, location, upswing in real estate prices, sustained demand for Commercial Godown, 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

Date: 13.07.2023

Place: Mumbai

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

PNB Empanelment No. ZO:SAMD:1138

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: 2023.07.13 17:08:08 +05'30'

Auth. Sign.

Vastukala Consultants (I) Pvt. Ltd.

Think. Innovate. Create

An ISO 9001:2015 Certified Company

www.vastukala.org



(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).

### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **13<sup>th</sup> July 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 knowledgeable 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 for this particular purpose at **₹ 1,22,16,200.00 (Rupees One Crore Twenty Two Lakh Sixteen Thousand Two Hundred Only)**.

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

**Sharadkumar  
B. Chalikwar**  
Director

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: 2023.07.13 17:08:16 +05'30'

  
Auth. Sign.

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09  
PNB Empanelment No. ZO:SAMD:1138

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

#### **Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

#### **Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

#### **Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

#### **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.