

# 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. <b>PG-1536/23-24</b>	Dated <b>13-Jul-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA</b> RACPC BORIVALI BRANCH MTNL BUILDING, DEVIDAS ROAD BORIVALI (W), MUMBAI GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>002483 / 2301536</b>	Delivery Note Date
	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 %	1,000.00
	<b>CGST</b>			90.00
	<b>SGST</b>			90.00
<b>Total</b>				<b>₹ 1,180.00</b>

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

**Indian Rupee One Thousand One Hundred Eighty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	1,000.00	9%	90.00	9%	90.00	180.00
<b>Total</b>	<b>1,000.00</b>		<b>90.00</b>		<b>90.00</b>	<b>180.00</b>

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

Company's Bank Details  
 Bank Name : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

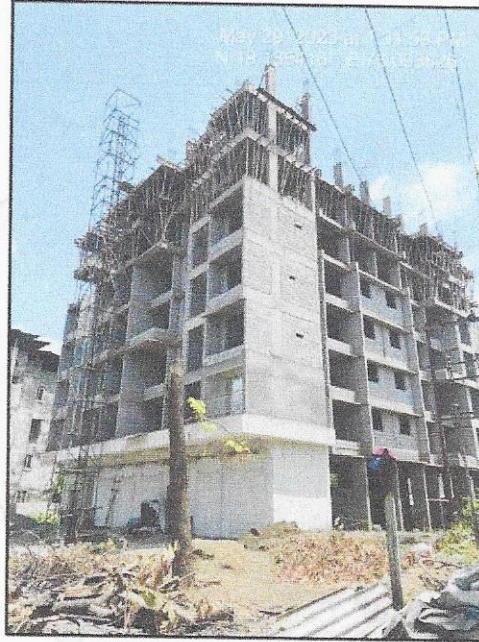
**Remarks:**  
 MRS. ASHWINI GOUDAR Residential Flat No. 109, 1st Floor, Wing – B, "Mauli Angan", Village - Mangaon, Dombivli (East), PIN – 421 203, Taluka – Kalyan, District – Thane, State - Maharashtra, Country – India  
 Company's PAN : **AADCV4303R**

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

for Vastukala Consultants (I) Pvt Ltd  
  
 Authorised Signatory

This is a Computer Generated Invoice

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owners: **Mr. Aswini Kumar Gouda**

Residential Flat No. 109, 1<sup>st</sup> Floor, Wing – B, “**Mauli Angan**”, Village - Mangaon, Dombivli (East),  
PIN – 421 203, Taluka – Kalyan, District – Thane, State - Maharashtra, Country – India.

Latitude Longitude: 19°11'06.5"N 73°05'38.0"E

### Valuation Prepared for:

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

MTNL Building, Devidas Road, Borivali (West), Mumbai, 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







**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,  
**The Branch Manager,**  
**State Bank of India**  
**RACPC Borivali (West)**  
 MTNL Building, Devidas Road,  
 Borivali (West), Mumbai,  
 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	: 29.05.2023
	b) Date on which the valuation is made	: 13.07.2023
3.	List of documents produced for perusal	<ol style="list-style-type: none"> <li>1. Copy of Agreement for Sale dated 18.05.2023 between Mr. Arvind Lalbahadur Yadav (Land Owner) And Mr. Aswini Kumar Gouda (The Purchaser) And M/s. Mauli Enterprises (The Confirming Party).</li> <li>2. Copy of RERA Certificate No. P51700033171 dated 09.02.2022.</li> <li>3. Copy of Commencement Certificate No. KDMC / NRV / BP / 27 Villages / 2020 – 21 / 11 dated 13.05.2021 issued by Kalyan Dombivli Municipal Corporation.</li> <li>4. Copy of Approved Plan No. KDMC / NRV / BP / 27 Villages / 2020 – 21 / 11 dated 13.01.2021 dated 22.05.2019 issued by Kalyan Dombivli Municipal Corporation. (As downloaded from RERA site)</li> <li>5. Copy of Search Report dated 03.12.2021 issued by Rupali D. Patil / Kapadi (Advocate in High Court).</li> <li>6. Copy of Title Certificate dated 03.10.2019 issued by Satish M. Supal. (Advocate in High Court).</li> </ol>
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p><b>Mr. Aswini Kumar Gouda</b></p> <p><b>Address:</b> Residential Flat No. 109, 1<sup>st</sup> Floor, Wing – B, “Mauli Angan”, Village - Mangaon, Dombivli (East), PIN – 421 203, Taluka – Kalyan, District – Thane, State - Maharashtra, Country – India.</p> <p><b>Contact Person:</b>            Mr. Avinash Jadhav (Sales Manager)            Contact No. 9708650436</p> <p>Sole Ownership</p>
5.	Brief description of the property (Including Leasehold / freehold etc.)	<p>The property is a residential Flat No. 109 in under construction building. The flat is located on 1<sup>st</sup> floor in the said under construction building. As per Approved plan, the composition of flat will be Living Room + Kitchen + WC + Bath (i.e. <b>1RK + WC + Bath</b>). The property is at 4.8 Km. travelling distance from nearest railway station Dombivli.</p> <p><b>At the time of inspection Building was under construction, extent of completion as under.</b></p>
	<b>Stage of Construction</b>	



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If under construction, extent of completion			
	Foundation	Completed	RCC Plinth
	Ground / Stilt	Completed	RCC Floors
	Internal Brickwork	Completed up to 1 <sup>st</sup> Floor	External Brickwork
	<b>Total</b>	<b>55% work completed</b>	<b>Completed up to 4<sup>th</sup> Floor</b>
6.	Location of property		
a)	Plot No. / Survey No.	:	Survey No. 67/1/A of Village Mangaon
b)	Door No.	:	Residential Flat No. 109
c)	C.T.S. No. / Village	:	Village – Mangaon
d)	Ward / Taluka	:	Taluka - Kalyan
e)	Mandal / District	:	District – Thane
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. KDMC / NRV / BP / 27 Villages / 2020 – 21 / 11 dated 13.01.2021 dated
g)	Approved map / plan issuing authority	:	22.05.2019 issued by Kalyan Dombivli Municipal Corporation. (As downloaded from RERA site)
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	Building is under construction
7.	Postal address of the property		
		:	Residential Flat No. 109, 1 <sup>st</sup> Floor, Wing – B, “Maui Angan”, Village - Mangaon, Dombivli (East), PIN – 421 203, Taluka – Kalyan, District – Thane, State - Maharashtra, Country – India.
8.	City / Town		
		:	Dombivli (East), Thane
	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 Area
10.	Coming under Corporation limit / Village Panchayat / Municipality		
		:	Village – Mangaon Kalyan Dombivli Municipal Corporation
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		
		:	No
12.	<b>Boundaries of the property</b>		
		<b>As per actual site</b>	<b>As per document</b>
	North	:	Kalyan Shill Road Manpada - Umbarni
	South	:	Open Plot Property of Namdeo Bhoir
	East	:	Anjani Darshan Building Property of Namdeo Bhoir
	West	:	Chawl Area Property of Hari Bhoir
13	Dimensions of the site		
		:	N. A. as property under consideration is a flat in an apartment building.
		A	B



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	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Still car parking space
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the building	:	Proposed, Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the flat is situated	:	1 <sup>st</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 109
3	Specifications of the flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak Wood door frame, Solid flush doors
	Windows	:	Proposed Powder Coated Aluminum Sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with concealed
	Finishing	:	Proposed 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?	:	Building is under construction
7	Sale Deed executed in the name of	:	<b>Mr. Aswini Kumar Gouda</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built Up Area in Sq. Ft. = 307.00 (Total Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per KDMC norms
11	What is the Carpet Area of the flat?	:	<b>Carpet Area in Sq. Ft. = 247.00</b> <b>Balcony Area in Sq. Ft. = 32.00</b> <b>Total Carpet Area in Sq. Ft. = 279.00</b> <b>(Area as per Agreement for Sale)</b>
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?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 7,000.00 Expected rental income per month after building completion
<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



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)	:	₹ 10,000.00 to ₹ 11,000.00 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).	:	₹ 10,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,700.00 per Sq. Ft.
	II. Land + others	:	₹ 7,800.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 34,300.00 per Sq. M. i.e 3,187.00 per Sq. Ft.
5	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstr. Fees. Thus, the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,700.00 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., as the building is under construction
	Depreciated Ratio of the building	:	-
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,700.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 7,800.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 10,500.00 per Sq. Ft.</b>
	<b>Remark:</b>		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat	279.00 Sq. Ft.	10,500.00	29,29,500.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			



5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	<b>Total / Realizable value of the property</b>			<b>29,29,500.00</b>
	<b>Insurable value of the property (307.00 Sq. Ft. X 2,700.00)</b>			<b>8,28,900.00</b>
	<b>Guideline value of the property (307.00 Sq. Ft. X 3,187.00)</b>			<b>9,78,409.00</b>

### Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

### Method of Valuation / Approach

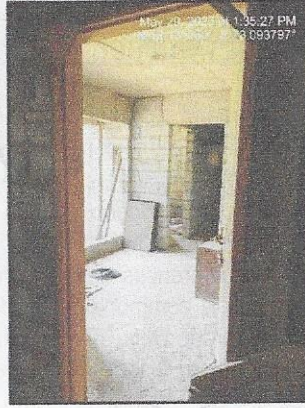
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 10,000.00 to ₹ 11,000.00 per Sq. Ft. on Total 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 ₹ 10,500.00 per Sq. Ft. on Total Capet Area for valuation.

Impending threat of acquisition by government for road widening / publics service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on		
i)	Salability	Good
ii)	Likely rental values in future in	₹ 7,000.00 Expected rental income per month after building completion
iii)	Any likely income it may generate	Rental Income





### Actual Site Photographs





## Route Map of the property



**Latitude Longitude: 19°11'06.5"N 73°05'38.0"E**

**Note:** The Blue line shows the route to site from nearest railway station (Dombivli – 4.8 Km.)







## Price Indicators

**Mauli Angan**  
**1 Bedroom 545 Sq.Ft. Builder Floor in Dombivli East Thane**  
 Listing ID: #5019061

**₹ 35.4 L**

1 Bedroom + Study Room  
 Unfurnished  
 2 Bathroom  
 845 Sq Ft. (Built-up Area)

**Key Highlights**  
 vastu compliant, Well Maintained, Safe & Secure Locality, Affordable, Family

With a well maintained 545 sqft space, this apartment is available at a price of ₹ 35.40000 in dombivli east. Thane.  
 • The home is located in a safe and secure locality with 24 x 7 security.  
 This is a Unfurnished apartment and has 1 Bedrooms, 2 bathrooms and 1 parking space.

**Property Information**

Listing Type	Plot/Type	Building Type
Sale	Residential	Builder Floor
Dist.	Locality	Area
Thane	Dombivli East	845 Sq.Ft. (Built-up Area)

**Contact our Real Estate Experts**  
 Shabnam Shaikh  
 +918400000000

**1 BHK Apartment**  
 By Humnal Group

**₹ 38.0 L** (EMI starts at ₹ 20,02 K)

570 sq.ft. Built-up Area, ₹ 6.67 K/sq.ft. Avg. Price, 1 Year's Old Age of property, Ready to move Possession status, Middle of 22 floors, East facing Facing, Unfurnished

**Overview**  
 Humnal Gardens Phase 3 Bldg No 29 30, Sonar Pada, Dombivli East, Thane

**Overview**  
 Project Name: Humnal Gardens Phase 3 Bldg No 29 30  
 Price: ₹ 38.0 L  
 Status: No Charge  
 Type: Residential

**Contact Seller**  
 Jayashree Pathak  
 +919202000000

**H. Vastukala Consultants**  
 14/1, Vastukala Consultants  
 14/1, Vastukala Consultants  
 +919202000000







**Sales Instance**

922871	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कल्याण 2
30-05-2023		दस्त क्रमांक : 9228/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : मानगाव</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) प्रमोबदला	3900000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3900000	
(4) भू.मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: मौजे मानगांव येथील सर्वे नं. 67 हिस्सा नं. 1/अ यावरील माऊली अंगण मधील बी-विंग दुसरा मजला सदनिका नं. 206 चे क्षेत्र 35.18 चौ.मी कारपेट + 6.00 चौ.मी बाल्कनी ( Survey Number : 67/1/अ ; )	
(5) क्षेत्रफळ	35.18 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. माऊली एंटरप्रायजेस तर्फे भागीदार दिलीप भागाजी वझे वय:- पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. माऊली एंटरप्रायजेस,भागाशेठ हाईट्स बिल्डिंग,मानपाडा पेट्रोल पंप जवळ,कल्याण शील रोड,डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-ABHFM8214E	
(8) दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-महेश ज्ञानदेव नाईक -- वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. डी - ३०२, तिसरा मजला, बिल्डिंग नं. ०५, बसवेश्वर रेसिडेन्सी, डेरावाली, रायगड, महाराष्ट्र, राईगार(ं). पिन कोड:-410221 पॅन नं:-AJTPN3453G 2): नाव:-प्रणाली महेश नाईक -- वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -, रोड नं. डी - ३०२, तिसरा मजला, बिल्डिंग नं. ०५, बसवेश्वर रेसिडेन्सी, डेरावाली, रायगड, महाराष्ट्र, राईगार(ं). पिन कोड:-410221 पॅन नं:-AURPN9880E	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/04/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	17/04/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	9228/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	273000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेंरा		
मुल्यांकनासाठी विचारात घेतलेला		



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(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 13.07.2023 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 site engineer Mr. Suraj Zore has personally inspected the property on 29.05.2023. 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



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- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mr. Aswini Kumar Gouda from Mr. Arvind Lalbahadur Yadav vide Agreement for Sale dated 18.05.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Borivali (West) to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Nikhil Sonawane – Valuation Engineer Shobha Kuperkar– 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 –29.05.2023 Valuation Date –13.07.2023 Date of Report – 13.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 29.05.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



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## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **13<sup>th</sup> July 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **279.00 Sq. Ft. Total Carpet Area** in the name of **Mr. Aswini Kumar Gouda**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



**Property Title**

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Aswini Kumar Gouda**. 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 **279.00 Sq. Ft. Total Carpet 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 **279.00 Sq. Ft. Total Carpet 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 authorized by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### **Gifts and hospitality:**

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

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



### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

### Miscellaneous

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

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

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD.,  
c=IN,  
2.5.4.21=4822464933507500175A0306A01349A54334430311  
327617A70205C; postalCode=400014, st=Maharashtra,  
serialNumber=471, stNumber=0819588, cn=MANOJ BABURAO CHALIKWAR,  
dnQualifier=MANOJ BABURAO CHALIKWAR,  
2.5.4.21=71131154E4455F



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

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