

# 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-1828/23-24</b>	Dated <b>3-Aug-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA</b> SME GOREGOAN (EAST) BRANCH Block No 101 1st Floor, Kohinoor Industrial Estate, Western Express Highway, Goregaon (East), Mumbai-400063 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>002614 / 2301884</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 %	<b>5,000.00</b>
	<b>CGST</b>			<b>450.00</b>
	<b>SGST</b>			<b>450.00</b>
<b>Total</b>				<b>5,900.00</b>

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

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	5,000.00	9%	450.00	9%	450.00	900.00
<b>Total</b>			<b>450.00</b>		<b>450.00</b>	<b>900.00</b>

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

**Remarks:**  
 Mr. Balakishore Bijinepally & Mrs. Kalpana Bijinepally -  
 Residential Flat No. 705, 7th Floor, C Wing, "Vasant  
 Smruti Co-op. Hsg. Soc. Ltd.", Thakur Complex,  
 Kandivali (East), Mumbai - 400101, State -  
 Maharashtra, Country - India  
 Company's PAN : **AADCV4303R**  
 Declaration  
 NOTE - AS PER MSME RULES INVOICE NEED TO  
 BE CLEARED WITHIN 45 DAYS OR INTEREST  
 CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

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



UPI Virtual ID : vastukala@icici

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

*Rattod*  
 Authorised Signatory

This is a Computer Generated Invoice

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Balakishore Bijinepally & Mrs. Kalpana Bijinepally**

Residential Flat No. 705, 7<sup>th</sup> Floor, C Wing, "Vasant Smruti Co-op. Hsg. Soc. Ltd.", Thakur Complex, Kandivali (East), Mumbai – 400101, State - Maharashtra, Country – India.

Longitude Latitude: 19°12'48.5"N 72°51'46.9"E

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### Valuation Prepared for:

**State Bank of India**




**SME Goregaon (East) Branch**

Block No. 101, First Floor, Kohinoor Industrial Estate, Western Express Highway, Goregaon (East), Mumbai - 400063, 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](mailto:mumbai@vastukala.org)







	b)	Door No.	:	Residential Flat No. 705
	c)	C.T.S. No. / Village	:	C.T.S. No. 617, 630 & 631 of Village – Poisar
	d)	Ward / Taluka	:	Taluka – Borivali
	e)	Mandal / District	:	District - Mumbai Suburban
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of approved plan were not provided and not verified.
	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	:	N.A.
7.		Postal address of the property	:	Residential Flat No. 705, 7 <sup>th</sup> Floor, C Wing, “ <b>Vasant Smruti Co-op. Hsg. Soc. Ltd.</b> ”, Thakur Complex, Kandivali (East), Mumbai – 400101, State - Maharashtra, Country – India.
8.		City / Town	:	Kandivali (East), 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 – Poisar 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	:	
				<b>As per Site</b>
		North	:	Gayatri Avenue
		South	:	90 Feet Road
		East	:	Internal Road
		West	:	Sanskriti Building
				<b>As per Document</b>
		North	:	Details not available
		South	:	Details not available
		East	:	Details not available
		West	:	Details not available
13.		Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.
				<b>A</b>
				<b>As per the Deed</b>
		North	:	-
		South	:	-
		East	:	-
		West	:	-
				<b>B</b>
				<b>Actuals</b>
		North	:	-
		South	:	-
		East	:	-
		West	:	-



	Roof	:	R.C.C. Slab
	Flooring	:	Marble + Vitrified + Ceramics tiles flooring
	Doors	:	Teak Wood door frame with flush doors
	Windows	:	Powder coated aluminum sliding windows.
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed.
	Finishing	:	Cement Plastering + POP false ceiling
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5	Electricity Service connection No.	:	Details not available
	Meter Card is in the name of	:	Details not available
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	<b>Mr. Balakishore Bijinepally &amp; Mrs. Kalpana Bijinepally</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?	:	<b>Built Up Area in Sq. Ft. = 565.00 (Area as per Agreement for Sale)</b>
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. = 436.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
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?	:	Details not available
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favoring 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 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)	:	₹ 16,000.00 to ₹ 18,000.00 per Sq. Ft. on Built Up Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat	:	₹ 17,800.00 per Sq. Ft.





<b>Distress Value of the property</b>	<b>76,24,788.00</b>
<b>Insurable value of the property</b>	<b>15,25,500.00</b>
<b>Guideline value of the property</b>	<b>77,81,745.00</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 ₹ 16,000.00 to ₹ 18,000.00 per Sq. Ft. on Built up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development in the locality etc. We estimate ₹ 16,869.00 per Sq. Ft. on Built up Area (after depreciation) for valuation.

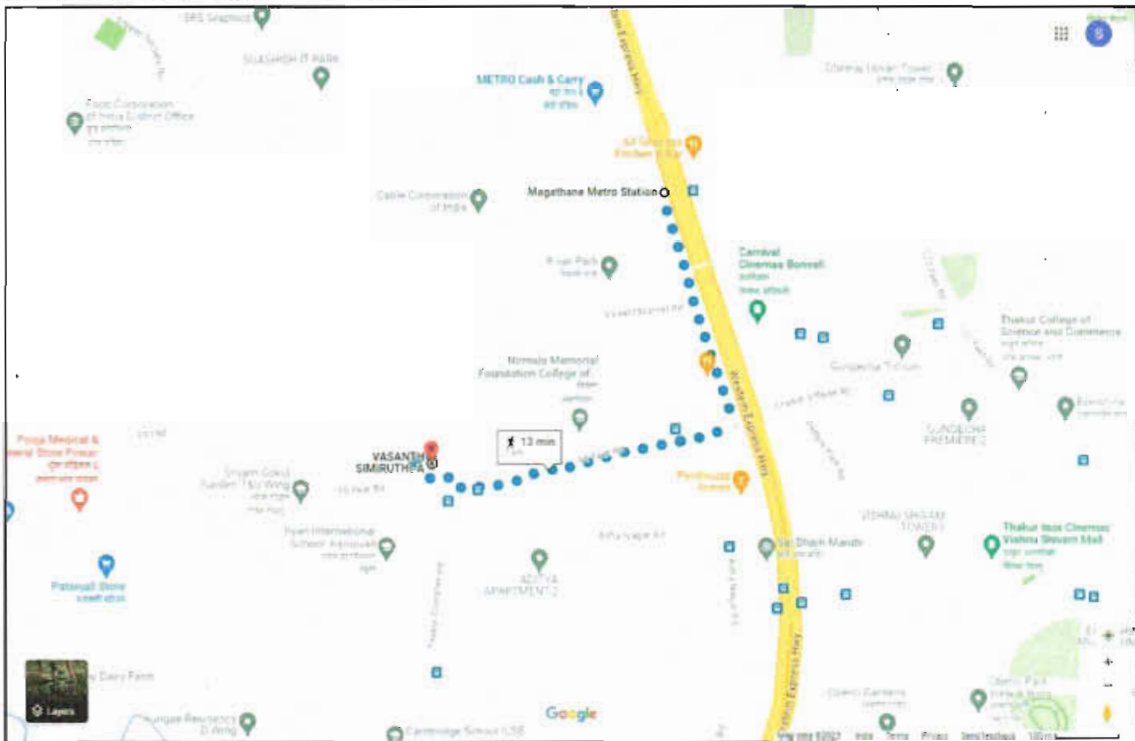
Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	Details not available
iii) Any likely income it may generate	Rental Income

### Actual Site Photographs






### Route Map of the property Site,u/r



**Longitude Latitude: 19°12'48.5"N 72°51'46.9"E**


**Note:** The Blue line shows the route to site from nearest metro station (Magathane – 1 Km)

## Ready Reckoner Rate



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

**नोंदणी व मुद्रांक विभाग**  
महाराष्ट्र शासन



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
बाजारमूल्य दर पत्रक

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*Annual Statement of Rates*

Year: 20232024

Selected District: मुंबई (उपनगर)

Select Village: पीईसर ( बोरीवली )

Search By:  Survey No  Location

Enter Survey No: 617

Language: English

उपविभाग	बुची जमीन	निवासी सदनिका	नोंदिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
78/348-भुभाग: उत्तरेस गावाची सीमा, पुर्वेस द्रुतगती महामार्ग, पश्चिमेस गावाची सीमा व पश्चिमेस रेल्वे.	76380	161640	185890	225500	161640	चौरस मीटर	सि.टी.एस. नंबर

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## Price Indicators

**magicbricks** Buy Rent Sell Home Loans
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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Asha Nagar - Kandivali East > 1 BHK Flats for Sale in Asha Nagar - Kandivali East - ₹95.0 Lac
Posted on: Jun 12, 22 Property ID: 64707899

**₹95.0 Lac** [How much loan can I get?](#)

1 BHK 635 Sq Ft. Flat For Sale in **Asha Nagar Kandivali, Mumbai**

1 Bed 2 Baths Unfurnished

Carpet Area: **450 sqft** ~ ₹ 2.11/sqft

Transaction Type: **Resale**

Furnished Status: **Unfurnished**

Project: **VASANT SMRUTI**

Status: **Ready to Move**

Type Of Ownership: **Freehold**

Floor: **4 (Out of 8 Floors)**

Facing: **East**

Age Of Construction: **10 to 15 years**

Contact Agent
Get Phone No.
Last contact made 18 days ago

**Contact Agent**

**Jayprakash** -91-77-6000000

Get Phone No.

**More Details**

Price Breakup: **₹95 Lac | ₹4,75,000** Approx. Registration Charges

Booking Amount: **₹10 Lac**

Address: **Kandivali East, Mumbai, Asha Nagar Kandivali, Mumbai - Western Mumbai, Maharashtra**

Landmarks: **opp St Lawrence school**

**magicbricks** Buy Rent Sell Home Loans
Login Post Property FREE

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Asha Nagar - Kandivali East > 1 BHK Flats for Sale in Asha Nagar - Kandivali East - ₹94.0 Lac
Posted on: Jun 16, 22 Property ID: 58897713

Get priority access & benefits with MIB Prime
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**₹94.0 Lac** [How much loan can I get?](#)

1 BHK Flat For Sale in **VASANT SMRUTI - Asha Nagar Kandivali, Mumbai**

1 Bed 2 Baths Semi-Furnished

Super Built-Up Area: **861 sqft** ~ ₹1.07/sqft

Transaction Type: **Resale**

Furnished Status: **Semi-Furnished**

Project: **VASANT SMRUTI**

Status: **Ready to Move**

Floor: **1 (Out of 7 Floors)**

Furnished Status: **Semi-Furnished**

Contact Owner
Get Phone No.

**Contact Owner**

**Dipti Yadav** -91-260000000

Get Phone No.

**More Details**

Price Breakup: **₹94 Lac**

Address: **Vasant Smruti, Asha nagar 90 Feet road thakur complex Kandivali east mumbai 400101, Asha Nagar Kandivali, Mumbai - Western Mumbai, Maharashtra**

Furnishing: **Semi-Furnished**



**Sale Instance**

2289367	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. बोरीवली 2
25-07-2023		दस्त क्रमांक 2289/2023
Note :-Generated Through eSearch Module. For original report please contact concern SRO office		नोंदणी : Regn.63m
<b>गावाचे नाव : पोयसर</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	8500000	
(3) बाजारभाव भाडेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे.	7496863.2	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: सी 101, माळा नं: 1, इमारतीचे नाव: गायत्री ऐवेन्यू सी एच एस ली, ब्लॉक नं: कादिवली ईस्ट, रोड : ठाकूर कॉम्प्लेक्स (( C.T.S. Number : 485/A TO 487,490,-A . 607 TO 612 A TO D 617 /A TO G,620,622,616/A TO D,647,652 & 653 : ))	
(5) क्षेत्रफळ	46.38 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 -रेश्मा सुबोध मेस्त्री वय-52 पत्ता -फ्लॉट नं 003, माळा नं - , इमारतीचे नाव गणेश छाया, ब्लॉक नं- कादिवली वेस्ट , रोड नं: बंदर पाखाडी गणेश चौक , महाराष्ट्र, MUMBAI. पिन कोड -400067 पॅन नं:- ANCPM2366B 2): नाव -राखी मनोज नाथर वय-50 पत्ता -फ्लॉट नं: ई 202, माळा नं: 2, इमारतीचे नाव. वसंत प्राईड , ब्लॉक नं: कादिवली ईस्ट, रोड नं: ठाकूर कॉम्प्लेक्स, महाराष्ट्र, MUMBAI पिन कोड -400101 पॅन नं - ADBPNS266H	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव -अमोल एस लाकाळ वय-48, पत्ता -फ्लॉट नं 21/602, माळा नं 6, इमारतीचे नाव संस्कृती , ब्लॉक नं कादिवली ईस्ट, रोड नं ठाकूर कॉम्प्लेक्स , महाराष्ट्र, MUMBAI पिन कोड -400101 पॅन नं:- ACCPL6451G 2): नाव -प्रणिता अमोल लाकाळ वय-48, पत्ता -फ्लॉट नं 21/602, माळा नं. 6, इमारतीचे नाव संस्कृती , ब्लॉक नं कादिवली ईस्ट, रोड नं: ठाकूर कॉम्प्लेक्स, महाराष्ट्र, MUMBAI पिन कोड-400101 पॅन नं - AGDPL2243B	
(9) दस्तऐवज करून दिल्याचा दिनांक	14/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	14/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	2289/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	510000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शीरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

**Sale Instance**

7405]7 25-07-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि.बोरीवली १ दस्त क्रमांक : 740/2023 नोंदणी : Regn 63m
<b>गावाचे नाव : पोयसर</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	9000000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8486100	
(4) मू.मापन,पोटहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: बी-401, माळा नं: 4, इमारतीचे नाव: वसंत स्मृती को ऑप हो सो लि. ब्लॉक नं: ठाकुर कॉम्प्लेक्स,कांदिवली पूर्व,मुंबई 400 101, रोड : 90 फिट रोड,सेंट लॉरेन्स हाय स्कूल समोर, इतर माहिती: सदनिकेचे क्षेत्रफळ 565 चौ फूट सुपर बिल्ट अप,( ( C.T.S. Number : Old C.T.S. Nos. 617, 619, 626 to 629, 632, 634 & 651 and New C.T.S. No.617-A, 617-B & 626 : ) )	
(5) क्षेत्रफळ	52.50 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव :-शशोक प्रोवर वय :-67 पत्ता :-प्लॉट नं. सी-204, माळा नं. 2, इमारतीचे नाव वसंत स्मृती को ऑप हो सो लि. ब्लॉक नं. 90 फिट रोड,सेंट लॉरेन्स हाय स्कूल समोर ठाकुर कॉम्प्लेक्स,कांदिवली पूर्व, रोड नं. - महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-ABLP0606581	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-मधुरीका तुषार ठक्कर वय :-49, पत्ता :-प्लॉट नं. आर-503-ए, माळा नं. - इमारतीचे नाव. श्याम गोकुळ गार्डन, ब्लॉक नं. ठाकुर कॉम्प्लेक्स, कांदिवली पूर्व, रोड नं. - महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-ACHPT2495B 2) नाव:-तुषार कान्हिलाल ठक्कर वय :-55, पत्ता :-प्लॉट नं. आर-503-ए, माळा नं. - इमारतीचे नाव. श्याम गोकुळ गार्डन, ब्लॉक नं. ठाकुर कॉम्प्लेक्स, कांदिवली पूर्व, रोड नं. - महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं:-ABSPT9898G	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/01/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	13/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	740/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	540000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		
मुल्यांकनासाठी विवरात घेतलेला तपशील:-		
मुद्रांक शुल्क आकरताला निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



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As a result of my appraisal and analysis, it is my considered opinion that the above property in the prevailing condition with aforesaid specifications is ₹ 95,30,985.00 (Rupees Ninety Five Lakh Thirty Thousand Nine Hundred Eighty Five Only).

Place: Mumbai

Date: 03.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
serial=1354, 2.5.4.20=95322e647a0356d03e0379e286691184901313304133  
E11279617A18B5A52, postal#000000, st=Maharashtra,  
serial#000000, cn=MANOJ BABURAO CHALIKWAR,  
c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
cn=MANOJ BABURAO CHALIKWAR,  
Date: 2023.08.03 14:43:01 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

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 & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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

(Annexure-IV)

**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 03.08.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 24.07.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. 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.





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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **03<sup>rd</sup> August 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 advice 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 **Built Up Area in Sq. Ft. = 565.00** in the name of **Mr. Balakishore Bijinepally & Mrs. Kalpana Bijinepally**. 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. Balakishore Bijinepally & Mrs. Kalpana Bijinepally**. 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's representative, we understand that the Residential Flat, measuring **Built Up Area in Sq. Ft. = 565.00**.

## 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 Highest and Best Use model is used for analysing development potential.

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

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the

subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built Up Area in Sq. Ft. = 565.00.**

## **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.







14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### Gifts and hospitality:

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

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



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

### 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) PRIVATE LIMITED  
serialNumber=1, email=manojbaburaochalikwar@vastukala.com, postalCode=400601, st=Maharashtra,  
c=IN, emailAddress=manojbaburaochalikwar@vastukala.com, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.08 14:41:48 +05'30'



Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

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