

## 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 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	Invoice No. <b>PG-1826/23-24</b> Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. <b>002615 / 2301882</b> Dispatched through Terms of Delivery	Dated <b>3-Aug-23</b> Mode/Terms of Payment <b>AGAINST REPORT</b> Other References Dated Delivery Note Date Destination
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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)

**Indian Rupee Five Thousand Nine Hundred Only**

E. & O.E

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>5,000.00</b>		<b>450.00</b>		<b>450.00</b>	<b>900.00</b>

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

Mr. Umaphathi K. B. & Mrs. Kanchana Kamam -  
 Residential Flat No. 703, 7th Floor, Wing - D, "Dheeraj  
 Hill View Tower Co-op. Hsg. Soc. Ltd.", Near Siddharth  
 Nagar, Off. Western Express Highway, Borivali (East),  
 Mumbai - 400 066, 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

*Rathod*  
 Authorised Signatory

This is a Computer Generated Invoice



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

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Umapathi K. B. & Mrs. Kanchana Karnam**

Residential Flat No. 703, 7<sup>th</sup> Floor, Wing – D, "Dheeraj Hill View Tower Co-op. Hsg. Soc. Ltd.", Near Siddarth Nagar, Off. Western Express Highway, Borivali (East), Mumbai – 400 066,  
State – Maharashtra, Country – India.

Latitude Longitude: 19°13'12.2"N 72°52'16.3"E

### 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)



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

To,  
**The Assistant General Manager,**  
**State Bank of India**  
**SME Goregaon (East) Branch**  
 Block No. 101, First Floor,  
 Kohinoor Industrial Estate,  
 Western Express Highway,  
 Goregaon (East), Mumbai – 400 063,  
 State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	To assess Fair Market value of the property for MSME Loan Purpose.
2.	a) Date of inspection	:	28.07.2023
	b) Date on which the valuation is made	:	02.08.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for sale dated 18.01.2010 Between Ms. Roshan Hasan Shaikh (the Transferor) and Mr. Umapathi K. B. & Mrs. Kanchana Karnam (the Transferees). 2) Copy of Society Share Certificate No. 220 transferred on 21.02.2010 in the name of Mr. Umapathi K. B. & Mrs. Kanchana Karnam.		
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)	:	<b>Mr. Umapathi K. B. &amp; Mrs. Kanchana Karnam</b>  <b>Address:</b> Residential Flat No. 703, 7 <sup>th</sup> Floor, Wing – D, "Dheeraj Hill View Tower Co-op. Hsg. Soc. Ltd.", Near Siddarth Nagar, Off. Western Express Highway, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Umapathi K. B. (Owner) Contact No.: 9594177577  Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat is located on 7 <sup>th</sup> Floor. The composition of flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage (i.e. <b>1BHK with 2 Toilets</b> ). The property is at 3.5 Km. travelling distance from nearest railway station Borivali.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Residential Flat No. 703
	c) C.T.S. No. / Village	:	CTS No. 176 of Village – Magathane



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d)	Ward / Taluka	:	Ward – 'R-South', Taluka – Borivali
e)	Mandal / District	:	District – Mumbai Suburban
f)	Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan not provided for our verification.
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. 703, 7 <sup>th</sup> Floor, Wing – D, "Dheeraj Hill View Tower Co-op. Hsg. Soc. Ltd.", Near Siddarth Nagar, Off. Western Express Highway, Borivali (East), Mumbai – 400 066, State – Maharashtra, Country – India.
8.	City / Town	:	Borivali (East), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Magathane 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.	<b>Boundaries of the property</b>		<b>As per actual site</b> <b>As per document</b>
	North	:	Trimurti High School                      Details not available
	South	:	Dheeraj Upvan CHSL                      Details not available
	East	:	Internal Road & Slum Area                      Details not available
	West	:	BMC Maternity Hospital                      Details not available
13.	Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.
			A                                      B
			As per the Deed                      Actual
	North	:	-                                      -
	South	:	-                                      -
	East	:	-                                      -
	West	:	-                                      -
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 412.00 (Area as per actual site measurement)



	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
<b>III</b>	<b>FLAT</b>		
1	The floor in which the flat is situated	:	7 <sup>th</sup> Floor
2	Door No. of the flat	:	Residential Flat No. 703
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified flooring
	Doors	:	Teak Wood door frame, Solid flush doors shutters
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering 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
7	Sale Deed executed in the name of	:	<b>Mr. Umaphathi K. B. &amp; Mrs. Kanchana Karnam</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. = 514.00 (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. = 412.00 (Area as per actual site measurement)  <b>Carpet Area in Sq. Ft. = 428.00 (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?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 28,000.00 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,	:	₹ 25,000.00 to ₹ 28,000.00 per Sq. Ft. on Carpet Area

	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)	
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	: ₹ 27,500.00 per Sq. Ft. on Carpet Area ₹ 26,690.00 per Sq. Ft. (after depreciation)
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 24,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	: ₹ 1,64,210.00 per Sq. M. i.e. ₹ 15,255.00 per Sq. Ft.
	Guideline rate (after depreciation)	: ₹ 1,47,248.00 per Sq. M. i.e. ₹ 13,680.00 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 / Rgstn. 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)	: ₹ 3,000.00 per Sq. Ft.
	Age of the building	: 18 Years
	Life of the building estimated	: 42 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: 27.00%
	Depreciated Ratio of the building	: -
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 24,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 26,690.00 per Sq. Ft.</b>
	<b>Remark:</b>	





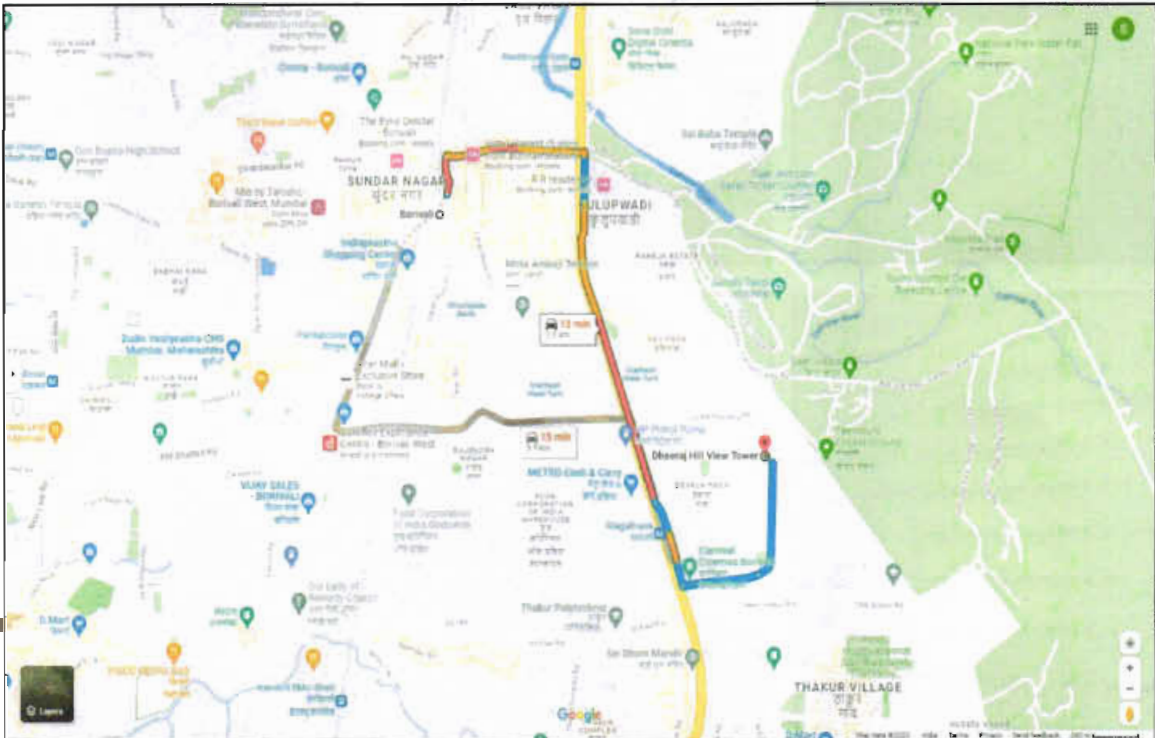






## Route Map of the property

Site u/r



**Latitude Longitude: 19°13'12.2"N 72°52'16.3"E**

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

## Ready Reckoner Rate

DIVISION/VILLAGE: MAGAATHANE Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation 'W' Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village Boundary to the North, National Park to the East, 36A in D. P. Road to the South-North, Village Boundary to the South, Express Highway to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub-Zone	Land	Residential	Office	Shop	Industrial
86	86/391	69980	156390	179850	213800	154390
C.T.S.No. 168/1, 168/2, 168/3, 169, 170, 171, 172, 173, 174, 175, 176, 176A, 177, 177/1, 177/2, 178, 179, 180, 181, 182, 182A, 182B, 183, 183A, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 212A, 212B, 213, 214, 215, 216, 217, 217/1, 217/2, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 266, 271, 272, 273B, 273C, 274, 274A/1, 274A/2, 274B/1, 282, 283, 284						
<a href="#" style="color: #00bcd4; text-decoration: none;">← Compare With Previous Year</a>						

Stamp Duty Ready Reckoner Market Value Rate for <b>Flat</b>	1,56,390.00			
No increase on Flat Located on Ground Floor	7,820.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,64,210.00</b>	<b>Sq. Mtr.</b>	<b>15,255.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for <b>Land (B)</b>	69,980.00			
The difference between land rate and building rate (A – B = C)	94,230.00			
Depreciation Percentage as per table (D) [100% - 13%] (Age of the Building – 13 Years)	82%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>1,47,248.00</b>	<b>Sq. Mtr.</b>	<b>13,680.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

**Table – D: Depreciation Percentage Table**

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Price Indicators

**Square yards** Mumbai Buy Rent Projects Agents Services Resources Intelligence

Home Property for Sale in Mumbai Property for Sale in Borivli East Property for Sale in Dheeraj Hill View Tower, Mumbai 1 Bedroom 1 Bk Flat Apartment in Borivli East Mumbai

5 Views Compare

**Dheeraj Hill View Tower**  
**2 Bedroom 610 Sq.Ft. Apartment in Borivli East Mumbai**  
 Listing ID: 48159876

**₹ 1.65 Cr.**

Need Loan? Get Free Credit Score

2 Bedrooms  
 Unfurnished  
 2 Bathroom  
 610 Sq Ft (Carpet Area)

Get Instant Home Loan Request for Call

Map View

Overview Amenities Agent Overview About Project Concrete Time Borivli East Reviews

**Key Highlights**

Prime Location Repeat Buyer Well Maintained Affordable

Safe & Secure Locality

If you're looking to make a property investment in Mumbai, Borivli East is a location you don't want to miss out on

- of the highly sought-after localities in Mumbai, Borivli East presents a great opportunity for home buyers and investors alike
- Dheeraj Hill View Tower is a stunning residential tower that offers a great living experience in one of the most vibrant suburbs of Mumbai
- Located in Borivli East, the tower boasts a prime location and offers an array of amenities that are sure to make your life comfortable and hassle-free

Contact our Real Estate Experts

**Santosh Singh**  
 +918810000000

Name: \_\_\_\_\_  
 Email ID: \_\_\_\_\_  
 +91 Phone Number: \_\_\_\_\_

Enable updates through WhatsApp

Contact Now

**magicbricks** Buy Rent Sell Home Loans

Home Property for Sale in Mumbai Property for Sale in Mumbai Property for Sale in Kandivli East 1 BHK Property for Sale in Kandivli East 300 sq-ft

Get full support from Relationship Manager MB Prime Shortlists Properties Live Video Call Join Prime 50% OFF Communicates with Owners

**₹1.10 Cr** How much loan can I get?

1 BHK Flat For Sale in Dheeraj Hill View Tower, **Kandivli East, Mumbai**

1 Bed 2 Baths Semi-Furnished

Super Built-Up Area  
 595 sqft ~ ₹18,487/sqft

Developer: **Sheth Creators Pvt. Ltd.** Project: **Dheeraj Hill View Tower**

Floor: **10 (Out of 14 Floors)** Transaction Type: **Resale** Status: **Ready to Move**

Furnished Status: **Semi-Furnished**

Contact Owner Get Phone No. Last contact made 26 days ago

**More Details**

Price Breakup: **₹1.1 Cr**

Booking Amount: **₹100000 Secure Now**

Address: **Kandivli East, Mumbai - Western Mumbai, Maharashtra**

## Price Indicators

**99acres** Buy | Enter location | Project/Society | Landmarks | Post prop

₹1.12 Cr | 1BHK 1Bath

Carpet Area 405 sq.ft. | 1 Bedroom | 1 Bathroom, No Balcony

₹ 27.654 per sq.ft. (Registration)

7 of 14 Floors | East Facing

5 to 10 Year Old

**Property (11)** | **Society (11)**

**Places nearby**  
Siddharth Nagar, Mumbai Andheri-Dahisar, Mumbai

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

₹1.25 Cr | How much loan can I get?

1 BHK 425 sq.ft. Flat For Sale | Magadhane, Mumbai

1 Bed | 2 Bath | 1 Balcony | Unfurnished

Carpet Area: 450 sq.ft. | Developer: Elio International | Project: Ekta Meadows

Floor: 7 (Out of 8 Floors) | Transaction Type: Resale | Status: Ready to Move

Facing: East | Lifts: 2 | Furnished Status: Unfurnished

East Facing Property

Contact Agent: Pawan | Get Phone No.

**More Details**

Price Breakup: ₹1.25 Cr | ₹6,25,000 | Approx. Registration Charges | ₹4,500 | Monthly

Booking Amount: ₹5.0 Lac | Secure Now

Address: Eiorvalli East, Mumbai, Magadhane, Mumbai - Western Mumbai, Maharashtra

Landmarks: Near Dheeraj Upvan







- 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. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.



Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property was purchased by Mr. Umapathi K. B. & Mrs. Kanchana Karnam from Ms. Roshan Hasan Shaikh vide Agreement for sale dated 18.01.2010.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, SME Goregaon (East) Branch 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 Bhavika Chavan – Valuation Engineer Shobha Kuperkar – Technical Manager Shamal Bodke – 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 - 28.07.2023 Valuation Date - 02.08.2023 Date of Report - 02.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 28.07.2023
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 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

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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **02<sup>nd</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 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 **428.00 Sq. Ft. Carpet Area** in the name of **Mr. Umapathi K. B. & Mrs. Kanchana Karnam**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.





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 **428.00 Sq. Ft. 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.





