

# 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-1699/23-24</b>	Dated <b>24-Jul-23</b>
Buyer (Bill to) <b>State Bank of India - SPI PBB Branch</b> SPI PBB FORT BRANCH Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai samachar marg Fort 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>002647 / 2301753</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>2,500.00</b>
	<b>CGST</b>			<b>225.00</b>
	<b>SGST</b>			<b>225.00</b>
<b>Total</b>				<b>₹ 2,950.00</b>

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

**Indian Rupee Two Thousand Nine Hundred Fifty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
<b>Total</b>			<b>225.00</b>		<b>225.00</b>	<b>450.00</b>

Tax Amount (in words) : **Indian Rupee Four Hundred Fifty 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:

"Leena Vidyadhar Gangan - Address: Residential Flat No. 503, 5th Floor, Building No. 2, ""Shraddha Pavillion"", Bhandari Society, Indira Nagar, Opp. State Bank, Kanjur Marg (East), Mumbai – 400 042, 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

*[Signature]*  
Authorised Signatory

This is a Computer Generated Invoice



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

An ISO 9001:2015 Certified Company

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*Rattod*  
Authorised Signatory

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Leena Vidyadhar Gangan**

Residential Flat No. 503, 5<sup>th</sup> Floor, Building No. 2, "Shraddha Pavillion",  
Bhandari Society, Indira Nagar, Opp. State Bank, Kanjur Marg (East), Mumbai – 400 042,  
State – Maharashtra, Country – India.

Longitude Latitude: 19°07'53.1"N 72°56'06.0"E

### Valuation Prepared for:

**State Bank of India**




**SPL PBB Fort Branch**

Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort,  
Mumbai – 400 001, 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,  
Chandivalli Farm Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA**
-  TeleFax : +91 22 28371325/24
-  [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 503, 5<sup>th</sup> Floor, Building No. 2, "Shraddha Pavillion", Bhandari Society, Indira Nagar, Opp. State Bank, Kanjur Marg (East), Mumbai – 400 042, State – Maharashtra, Country – India belongs to **Leena Vidyadhar Gangan**.

Boundaries of the property.

North : Slum Area  
South : Slum Area  
East : Building No. 1  
West : Shraddha Autumn Park

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 1,29,00,000.00 (Rupees One Crore Twenty Nine Lakh Only). As per Site Inspection 5% Construction Work is Completed.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Vidhi  
Chalikwar

Director

Vidhi M. Chalikwar

Chartered Valuer (India)

Membership No. CAT-I/F-1930

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

Encl: Valuation report.

Digitally signed by Vidhi Chalikwar  
DN: cn=Vidhi Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=vidhi@vastukala.org, c=IN  
Date: 2023.07.25 10:27:35 +05'30'

Auth. Sign.



### 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  
**SPL PBB Fort Branch**  
 Mumbai Main Branch Building,  
 Gate No. 1, Horniman Circle,  
 Mumbai Samachar Marg, Fort, Mumbai – 400001,  
 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	: 22.07.2023
	b)	Date on which the valuation is made	: 24.07.2023
3.	<b>List of documents produced for perusal:</b>		
	1. Copy of Agreement for sale dated 20.06.2023 between M/s. Shradha Prime Project Ltd. (the Promoters) and Leena Vidyadhar Gangan (the Purchasers). 2. Copy of Amend Commencement Certificate No. P-9369 / 2021 / (1048 & Other) / S Ward / Kanjur – E / CC / 1 / New dated 09.01.2023 issued by Municipal Corporation of Greater Mumbai. 3. Copy of RERA Certificate No. P51800049739 dated 24.02.2023.		
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>Leena Vidyadhar Gangan</b>  <b>Address:</b> Residential Flat No. 503, 5 <sup>th</sup> Floor, Building No. 2, "Shradha Pavillion", Bhandari Society, Indira Nagar, Opp. State Bank, Kanjur Marg (East), Mumbai – 400 042, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Sachin (Sales Manager) Contact No. 8097418111  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat in under construction building. The flat is located on 5 <sup>th</sup> floor in the said under construction building. As per agreement floor plan, the composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage. (i.e., <b>2 BHK with 2 Toilets</b> ). The property is at 1 Km. walkable distance from nearest railway station Kanjur Marg.
<b>Stage of Construction</b>			
<b>If under construction, extent of completion</b>			
	Piling Work	Completed	Total
			5% work completed

6.	Location of property	:	
	a) Plot No. / Survey No.	:	CTS No. 1048, 1049 & 1057
	b) Door No.	:	Residential Flat No. 503
	c) C.T.S. No. / Village	:	Village – Kanjur
	d) Ward / Taluka	:	Ward – 'S', Taluka – Kurla
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	Copy of approved building plans 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	:	No
7.	Postal address of the property	:	Residential Flat No. 503, 5 <sup>th</sup> Floor, Building No. 2, "Shraddha Pavillion", Bhandari Society, Indra Nagar, Opp. State Bank, Kanjur Marg (East), Mumbai – 400042, State – Maharashtra, Country – India.
8.	City / Town	:	Kanjur Marg (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 – Kanjur 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 Site</b> <b>As per Documents</b>
	North	:	Open Plot & Diva Manpada Road                      Prabha Niwas
	South	:	Gharwali Village Road                      Keni Chawl
	East	:	Kalyan Shil Road                      Kanjur Village Road
	West	:	Proposed My City                      Autumn Park Building
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.
			A                      B
			As per the Deed                      Actuals
	North	:	-                      -
	South	:	-                      -
	East	:	-                      -

	West	:	-	-
14.	Extent of the site	:	RERA Carpet Area in Sq. Ft. = 562.00 Dry Area in Sq. Ft. = 24.00 Total Carpet Area in Sq. Ft. = 586.00 (Area as per Agreement for Sale)  <b>Built Up Area in Sq. Ft. = 645.00</b> <b>(Area as per Index II)</b>	
14.1	Latitude, Longitude & Co-ordinates of flat	:	19°07'53.1"N 72°56'06.0"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Built Up Area in Sq. Ft. = 645.00</b> <b>(Area as per Index II)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	CTS No. 1048, 1049 & 1057	
	Block No.	:	-	
	Ward No.	:	Ward - 'S'	
	Village / Municipality / Corporation	:	Village - Kanjur Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 503, 5 <sup>th</sup> Floor, Building No. 2, "Shraddha Pavillion", Bhandari Society, Indira Nagar, Opp. State Bank, Kanjur Marg (East), Mumbai - 400042, State - Maharashtra, Country - India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	Building is under construction	
5.	Number of Floors	:	Proposed Ground + 2 Podiums + 3 <sup>rd</sup> to 21 <sup>st</sup> Upper Floors	
6.	Type of Structure	:	Proposed R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 4 Flats on 5 <sup>th</sup> Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Building is under construction	
10.	Maintenance of the Building	:	Building is under construction	
11.	Facilities Available	:		
	Lift	:	Proposed 4 Lifts	
	Protected Water Supply	:	Proposed Municipal Water supply	
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Proposed Open / Covered Car Parking	
	Is Compound wall existing?	:	Building is under construction	
	Is pavement laid around the building	:	Building is under construction	
<b>III</b>	<b>FLAT</b>			





	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).	: ₹ 20,000.00 per Sq. Ft. on Built Up Area
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 17,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office	: ₹ 1,69,880.00 per Sq. M. i.e., ₹ 15,782.00 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 RR prices. As the RR rates are fixed by respective state governments for computing stamp duty/Rgstn. Fees. Thus, the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differs.
6	Details of last two transactions in the locality/area to be provided, if available.	Provided
<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	: Building is under construction
	Life of the building estimated	: 60 years after completion Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	: N.A. the building is under construction
	Depreciated Ratio of the building	
<b>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	: ₹ 17,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	: <b>₹ 20,000.00 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	645.00 Sq. Ft.	20,000.00	1,29,00,000.00
2	Wardrobes			
3	Showcases /			

4	Kitchen arrangements		
5	Superfine finish		
6	Interior Decorations		
7	Electricity deposits / electrical fittings, etc.		
8	Extra collapsible gates / grill works etc.		
9	Potential value, if any		
10	Others		
<b>Total / Realizable value of the property</b>			<b>1,29,00,000.00</b>
<b>Insurable value of the property (645.00 X 3,000.00)</b>			<b>19,35,000.00</b>
<b>Guideline Value of the Property (As per Index II)</b>			<b>1,01,75,812.00</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 Apartment, where there are typically many comparables available to analyze. As the property is a residential apartment, 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 ₹ 19,000.00 to ₹ 21,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, apartment size, location, upswing in real estate prices, sustained demand for Residential apartment, all round development of commercial and residential application in the locality etc. We estimate ₹ 20,000.00 per Sq. Ft. on Built Up Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on		
i)	Salability	Good
ii)	Likely rental values in future in	₹ 32,000.00 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

(Site|url)



Longitude Latitude: 19°07'53.1"N 72°56'06.0"E

Note: The Blue line shows the route to site from nearest railway station (Kanjur Marg – 6 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			
Home	Valuation Rules	User Manual	Class Feedback
<b>Annual Statement of Rates</b>			Language
Year			English
20232024			
Selected District	मुंबई(उपनगर)		
Select Village	कांजूर - कुर्ली		
Search By	<input checked="" type="radio"/> Survey No <input type="radio"/> Location		
Enter Survey No	1048	Search	
उपविभाग	खुली जमीन	निवासी घटकिका	नोंदणी दर
120/549-पुभाग, उत्तरेस गाव सीमा, पूर्वेस दुतगती महाभारत, दक्षिणेस गावाची सीमा व पश्चिमेस मध्य रेल्वे मार्ग.	70480	161790	186060
			202900
			161790
			चौरस मीटर
			मि.टी.एम. नंबर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,61,790.00			
Increase by 5% on Flat Located on 5 <sup>th</sup> Floor	8,090.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,69,880.00</b>	<b>Sq. Mt.</b>	<b>15,782.00</b>	<b>Sq. Ft.</b>
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	00.00			
The difference between land rate and building rate (A – B = C)	00.00			
Depreciation Percentage as per table (D) [100% - 0%] (Age of the Building – 0 Years)	00%			
<b>Rate to be adopted after considering depreciation [B + (C x D)]</b>	<b>00.00</b>	<b>Sq. Mt.</b>	<b>00.00</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

**2 Bhk Flat In Kanjur Marg For Sale In Shraddha Pavillion** For Sale ₹ 14200000/-

2 Bhk Flat In Kanjur Marg For Sale In Shraddha Pavillion For Sale

2 Bhk Flat In Kanjur Marg For Sale In Shraddha Pavillion Kanjur Marg East Price - 1.42 Cr | Area - 586 Sq ft Carpet. On Furnished apartment Floor - 1 Get detailed information including latest pictures, location map & amenities

**HOUSING.COM** Buy in Mumbai Kanjur Marg East X + Add

OVERVIEW PROMOTIONS POPULAR PROPERTIES NEARBY BUY-O-METER AMENITIES

View more on Maps

**Property Overview**

Project Name	Brokerage
<u>Shraddha Pavillion</u>	No Charge <a href="#">Access Zero Brokerage Properties &gt;</a>
Price	Carpet Area
₹1.37 Cr	586 sq.ft
Bedrooms	Bathrooms
2	2
Parking	Balcony
1 Covered Parking	No Balcony
Added	
More than a month ago	
<b>About this property</b>	
Check out this 2 BHK Apartment for sale in Kanjur Marg East, Mumbai. This 2 BHK Apartment is perfect for a modern-day lifestyle. Kanjur Marg East is a promising location in Mumbai and this is one of the finest properties in the area. Buy this Apartment. <a href="#">Read More</a>	
<div style="display: flex; justify-content: space-around;"> <span>Share</span> <span>Save</span> </div>	

## Sales Instance

12159391 24/07/2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 12159/2023 नोदणी : Regn:63m
<b>गावाचे नाव : कांजूर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	11468020	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	10739650.15	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 803, माळा नं: 8 वा मजला, इमारतीचे नाव: बिल्डिंग नं 2,श्रद्धा पॅव्हिलियन, ब्लॉक नं: कांजूरमार्ग पूर्व मुंबई-400042, रोड : कांजूर व्हिलेज रोड जवळ, इतर माहिती: मौजे कांजूर सदनिकेचे क्षेत्रफळ 562 चौ. फुट रेरा कारपेट,ड्राय क्षेत्र 24 चौ.फुट,सोबत 1 कारपार्किंग स्पेससहित,इतर माहिती दस्तात नमूद केल्याप्रमाणे( ( C.T.S. Number : 1048,1049, and 1057, and 1057 ; ) )	
(5) क्षेत्रफळ	59.90 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.-मेसर्स श्रद्धा प्राइम प्रोजेक्ट लिमिटेड चे संचालक सुधीर बाळू मेहता तर्फे मुखत्यार जितेंद्र गायकवाड वय:-30 पत्ता:-प्लॉट नं: , माळा नं: तळ मजला आणि पहिला मजला, इमारतीचे नाव: मनीषा हार्ड्ट्स कमर्शियल कॉम्प्लेक्स, ब्लॉक नं: मनीषा हार्ड्ट्स च्या पाठीमागे, मुलुंड पश्चिम, मुंबई, रोड नं: बास राजेश्वर रोड, वैशाळी नगर, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AAACT6881D	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-रोनी रुझारिओ गोन्साल्विस - वय:-44; पत्ता:-प्लॉट नं: रूम नं 1/2, माळा नं: , इमारतीचे नाव: ज्युलियन डिसूझा चाळ, ब्लॉक नं: कांजूरमार्ग पूर्व, मुंबई, रोड नं: शास्त्री नगर, महाराष्ट्र, मुंबई. पिन कोड:-400042 पॅन नं:-AGOPG3409K 2): नाव.-सेलिना आर गोन्साल्विस पुर्वीचे नाव सेलिना डिसूझा वय:-38; पत्ता:-प्लॉट नं: रूम नं 1/2, माळा नं: , इमारतीचे नाव: ज्युलियन डिसूझा चाळ, ब्लॉक नं: कांजूरमार्ग पूर्व, मुंबई, रोड नं: शास्त्री नगर, महाराष्ट्र, मुंबई. पिन कोड:-400042 पॅन नं:-AJPPD9488F	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/06/2023	
(10)दस्त नोदणी केल्याचा दिनांक	21/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	12159/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	688500	
(13)बाजारभावाप्रमाणे नोदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना 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 realizable value of the above property in the prevailing condition with aforesaid specification ₹ 1,29,00,000.00 (Rupees One Crore Twenty Nine Lakh Only). As per Site Inspection 5% Construction Work is Completed.

Place: Mumbai

Date: 24.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Vidhi  
Chalikwar

Digitally signed by Vidhi Chalikwar  
DN: cn=Vidhi Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=vidhi@vastukala.org, c=IN  
Date: 2023.07.25 10:27:51 +05'30'

Auth. Sign.

Director

Vidhi M. Chalikwar

Chartered Valuer (India)

Membership No. CAT-I/F-1930

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

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Countersigned  
(BRANCH MANAGER)

Enclosures		
	Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
	Model code of conduct for valuer (Annexure – II)	Attached



(Annexure – I)

### DECLARATION-CUM-UNDERTAKING

I, Vidhi M. 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 24.07.2023 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 representative have personally inspected the property on 22.07.2023. 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 AESPC7493M
- 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 Chartered Valuer 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 Leena Vidyadhar Gangan from M/s. Shraddha Prime Project Ltd.vide Agreement for sale Dated 20.06.2023.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, SPL PBB Fort Branch, to assess value of the property for Bank Loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Vidhi M. Chalikwar – Chartered Valuer Suraj Zore – Valuation Engineer Vaishali Sarmalkar – 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 – 22.07.2023 Valuation Date – 24.07.2023 Date of Report – 24.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 22.07.2023
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 **24<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 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 Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built Up Area in Sq. Ft. = 645.00** in the name of Owner **Leena Vidyadhar Gangan**. 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 inputs received from Sales Executive representative and site visit conducted, we understand that the subject property is owned by **Leena Vidyadhar Gangan**. 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 Sales Executive representative, we understand that the Residential Flat, admeasuring **Built Up Area in Sq. Ft. = 645.00**.

### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts.

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Existing 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 Sales Executive representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built Up Area in Sq. Ft. = 645.00.**

### **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.

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

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

### Confidentiality

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

### Information Management

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

### Gifts and hospitality:

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

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

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.

Vidhi  
Chalikwar

Director

Vidhi M. Chalikwar

Chartered Valuer (India)

Membership No. CAT-I/F-1930

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

Digitally signed by Vidhi Chalikwar  
DN: cn=Vidhi Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=vidhi@vastukala.org, c=IN  
Date: 2023.07.25 10:28:02 +05'30'

Auth. Sign.