

# 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-1756/23-24</b>	Dated <b>28-Jul-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA- RASMECCC Panvel</b> RASMECCC Panvel Sharda Terrace,Shop No 5,Ground Floor, Plot No 65,Sector-11,CBD Belapur 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>002741 / 2301813</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>2,500.00</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:**

Mrs. Priti Parab & Mr. Amit Parab. - Residential Flat No. 1304, 13th Floor, "The Baya Park", Behind Plaza Cinema, Senapati Bapat Marg, Mahim Division, Dadar (West), Mumbai - 400 028, 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



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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Priti Parab & Mr. Amit Parab**

Residential Flat No. 1304, 13<sup>th</sup> Floor, "**The Baya Park**", Behind Plaza Cinema, Senapati Bapat Marg, Mahim Division, Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India.

Longitude Latitude: 19°01'18.1"N 72°50'36.1"E

### Valuation Prepared for:

**State Bank of India**

**RASMECCC Panvel**

Shop No 5, Ground Floor, Sharda Terrace, Plot No 65, Sector-11, CBD Belapur, Navi Mumbai, Taluka & District - Thane, 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 Branch Manager,****State Bank of India****RASMECCC Panvel Branch**

B-603 &amp; 604, Kohinoor City, Commercial-1,

6<sup>th</sup> Floor, Kirol Road, Off L.B.S. Marg, Kurla

(West), Mumbai, Pin Code – 400 070,

State – Maharashtra, Country – India.

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

I	General	
1.	Purpose for which the valuation is made	: To assess realizable value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 26.07.2023
	b)	Date on which the valuation is Made : 28.07.2023
3.	List of documents produced for perusal: 1. Copy of Agreement for sale between M/s. Renaissance Construction (The Developers) And Mrs. Priti Parab & Mr. Amit Parab (The Purchaser's) dated 15.04.2014 (5 pages from Documents) 2. Copy of Occupancy Certificate No. SRA / ENG / 2467 / GN / ML / AP dated 07.08.2015 issued by Slum Rehabilitation Authority.	
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>Mrs. Priti Parab &amp; Mr. Amit Parab.</b>  <b>Address:</b> Residential Flat No. 1304, 13 <sup>th</sup> Floor, " <b>The Baya Park</b> ", Behind Plaza Cinema, Senapati Bapat Marg, Mahim Division, Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India.  <b>Contact Person:</b> Miss. Malti (Owner's Representative) 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 No. 1304 located on 13 <sup>th</sup> Floor. The composition of residential flat is 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets. ( <b>i.e. 2 BHK + 2 Toiltes</b> ). The property is at 850 Mtr. Walking distance from nearest railway station Dadar.
6.	Location of property	:
	a)	Plot No. / Survey No. : Final Plot No. 1/13 (Part) of T.P.S. III
	b)	Door No. : Residential Flat No. 1304
	c)	C.T.S. No. / Village : Mahim Division
	d)	Ward / Taluka : Taluka – Mumbai

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	e)	Mandal / District	:	Mumbai City
	f)	Date of issue and validity of layout of approved map / plan	:	Occupancy Certificate No. SRA / ENG / 2467 / GN / ML / AP dated 07.08.2015 issued by Slum Rehabilitation Authority.
	g)	Approved map / plan issuing authority	:	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. 1304, 13 <sup>th</sup> Floor, "The Baya Park", Behind Plaza Cinema, Senapati Bapat Marg, Mahim Division, Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India.
8.		City / Town	:	Dadar (West), 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	:	Mahim Division SRA / 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 Agreement</b>
		North		Internal Road                      Details not available
		South		Samarth Krupa Building                      Details not available
		East		Samadhan CHSL                      Details not available
		West		Plaza Cinema                      Details not available
13.		Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.
				A                                      B As per the Deed                      Actuals
		North	:	-                                      -
		South	:	-                                      -
		East	:	-                                      -
		West	:	-                                      -
14.		Extent of the site	:	Carpet Area in Sq. Ft. = 610.00 Duct Area in Sq. Ft. = 40.00 (Area as per Actual Site Measurements) <b>Carpet Area in Sq. Ft. = 740.00</b> <b>(Area as per Agreement for Sale)</b>

		Built up Area in Sq. Ft. = 888.00 (Carpet Area + 20%)
14.1	Latitude, Longitude & Co-ordinates of Flat	: 19°01'18.1"N 72°50'36.1"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	: <b>Carpet Area in Sq. Ft. = 740.00</b> <b>(Area as per Agreement for Sale)</b>
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Owner Occupied
<b>II</b>	<b>APARTMENT BUILDING</b>	
1.	Nature of the Apartment	: Residential
2.	Location	:
	C.T.S. No.	: Final Plot No. 1/13 (Part) of T.P.S. III
	Block No.	: -
	Ward No.	: -
	Village / Municipality / Corporation	: Mahim Division SRA / Municipal Corporation of Greater Mumbai
	Door No., Street or Road (Pin Code)	: Residential Flat No. 1304, 13 <sup>th</sup> Floor, "The Baya Park", Behind Plaza Cinema, Senapati Bapat Marg, Mahim Division, Dadar (West), Mumbai – 400 028, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	: Residential
4.	Year of Construction	: 2015 (As per Occupancy Certificate.)
5.	Number of Floors	: 2 Basements + Still + 21 Upper Floor.
6.	Type of Structure	: R.C.C. Framed Structure
7.	Number of Dwelling flats in the building	: 4 Flats on 13 <sup>th</sup> Floor
8.	Quality of Construction	: Good
9.	Appearance of the Building	: Good
10.	Maintenance of the Building	: Good
11.	Facilities Available	:
	Lift	: 2 Lifts
	Protected Water Supply	: Municipal Water supply
	Underground Sewerage	: Connected to Municipal sewerage System
	Car parking - Open / Covered	: Along with One Car Parking Space
	Is Compound wall existing?	: Yes
	Is pavement laid around the building	: Yes
<b>III</b>	<b>Residential Flat</b>	
1	The floor in which the Flat is situated	: 13 <sup>th</sup> Floor
2	Door No. of the Flat	: Residential Flat No. 1304
3	Specifications of the Flat	:
	Roof	: R.C.C. Slab
	Flooring	: Vitrified Tiles Flooring
	Doors	: Teak wood door frame with solid flush doors



	Windows	:	Powered Coated Aluminum Sliding Windows
	Fittings	:	Concealed plumbing with C.P. fittings. Concealed wiring
	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>Mrs. Priti Parab &amp; Mr. Amit Parab.</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. = 888.00 (Carpet Area + 20%)
10	What is the floor space index (app.)	:	As per SRA norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 610.00 Duct Area in Sq. Ft. = 40.00 (Area as per Actual Site Measurements)  <b>Carpet Area in Sq. Ft. = 740.00</b> <b>(Area as per Agreement for Sale)</b>
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?	:	₹ 65,000.00 Expected rental income from property
<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)	:	₹ 42,000.00 to ₹ 43,000.00 per Sq. Ft. on Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the	:	₹ 42,500.00 per Sq. Ft. on Carpet Area

	specifications and other factors with the Flat under comparison (give details).	
3	Break – up for the rate	:
	I. Building + Services	: ₹ 3,000.00 per Sq. Ft.
	II. Land + others	: ₹ 39,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	: ₹ 2,95,119.00 per Sq. M. i.e. ₹ 27,417.00 per Sq. Ft.
4a	Guideline rate (after depreciation)	: ₹ 2,80,542.00 per Sq. M. i.e. ₹ 26,063.00 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 / Rgstrn. 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	: 8 Years
	Life of the building estimated	: 52 years Subject to proper, preventive periodic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	: 12.00%
	Depreciated Ratio of the building	:
<b>b</b>	Total composite rate arrived for Valuation	:
	Depreciated building rate VI (a)	: ₹ 2,640.00 per Sq. Ft.
	Rate for Land & other V (3) ii	: ₹ 39,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	<b>: ₹ 42,140.00 per Sq. Ft. (Including Car Parking)</b>
	<b>Remarks:</b>	

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**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking, if provided)	740.00 Sq. Ft.	42,140.00	3,11,83,600.00
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>3,11,83,600.00</b>
<b>Insurable value of the property (888.00 × 3,000.00)</b>				<b>26,64,000.00</b>
<b>Guideline value of the property (888.00 × 26,063.00)</b>				<b>2,31,43,944.00</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 comparable 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 ₹ 42,000.00 to ₹ 43,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all-round development of residential and commercial application in the locality etc. We estimate ₹ 42,140.00 per Sq. Ft. (Including car parking) 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	₹ 65,000.00 Expected rental income from property
iii) Any likely income it may generate	Rental Income

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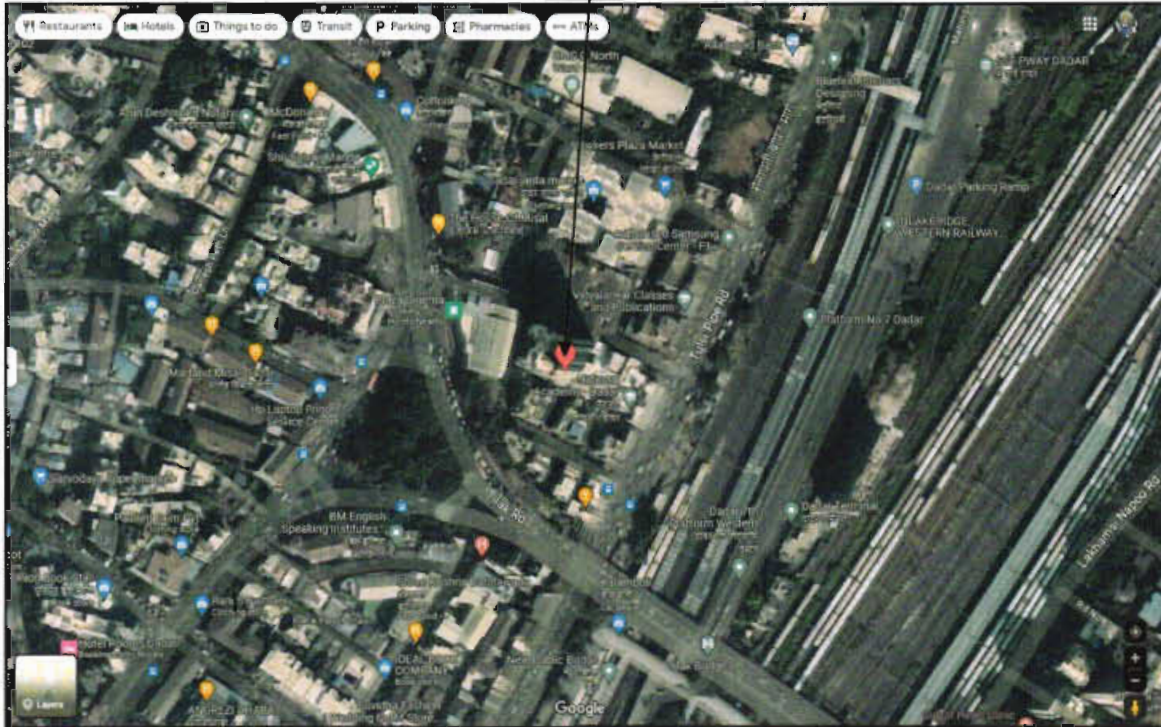






## Route Map of the property

Site u/r



**Longitude Latitude: 19°01'18.1"N 72°50'36.1"E**

**Note:** The Blue line shows the route to site from nearest railway station (Dadar – 850 Mtr.)



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## Ready Reckoner Rate

Department of Registration & Stamps  
Government Of Maharashtra

नोंदणी व मूद्रांक  
विभाग  
महाराष्ट्र शासन

Valuation For Urban Area

Location Details

Select Type:  Development Agreement  Tenant Occupied  Other

Division Name: Mumbai

District Name: मुंबई(पॅन)

Zone Name: 17-मार्हीप

Attribute: अतीप प्लॉट नंबर

SubZone Name: मुभाप : दक्षिणस समुद्रापर

Open Land	Residence	Office	Shop	Industry	Unit
112910	268290	316800	346100	272080	Square Meter

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## Price Indicators

**₹1.88 Cr** (₹1,88,00,000) (₹1,88,00,000)

1 BHK, 422 Sq-ft Flat For Sale Dadar West, Mumbai

1 Bed, 2 Baths, Semi-Furnished

Developer: **The Rays Company** | Project: **The Rays Park** | Floor: **Ground (Out of 21 Floors)**

Transaction Type: **New Property** | Facing: **North - East** | Lifts: **2**

Furnishing Status: **Semi-Furnished** | Type Of Ownership: **Leasehold** | Age Of Construction: **Under Construction**

Contact Agent: **Amit Makwana** (9182550000)

Get Phone No. | Download Brochure

Last contact made 10 days ago

**More Details**

Price Breakup	₹1.88 Cr   ₹18,40,000 (approx. Registration Charges)   ₹3,500 (Monthly)
Booking Amount	₹1.0 Lac
Address	Dadar West, Mumbai, Dadar West, Mumbai - South Mumbai, Maharashtra
Landmarks	Opp Plaza cinema
Furnishing	Semi-Furnished
Location	Central West, Maharashtra, India

**₹3.15 Cr** (₹3,15,00,000) (₹3,15,00,000)

2 BHK, 122 Sq-ft Flat For Sale Dadar West, Mumbai

2 Beds, 2 Baths, 2 Bathrooms, 1 Covered Parking, Meditation Area

Carpet Area: **730 sq-ft** (₹-1,10,000) | Developer: **The Rays Company** | Project: **The Rays Park** | Floor: **20 (Out of 22 Floors)**

Transaction Type: **Ready to Move** | Facing: **West** | Lifts: **2**

Contact Agent: **Mohit Shagnani** (9182550000)

Get Phone No. | Download Brochure

Last contact made 27 days ago

**More Details**

Price Breakup	₹3.15 Cr   ₹18,75,000 (approx. Registration Charges)   ₹5,000 (Monthly)
Booking Amount	₹10.0 Lac



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## Price Indicators

**₹3.50 Cr** (₹177,50,000) Approx. Registration Charges: ₹18,000 (Monthly)

2 BHK (100 sq. ft.) Flat For Sale | Dadar West, Mumbai

35 2 Beds, 2 Baths, 2 Balconies, 1 Covered Parking, Indoor Squash

Carpet Area: 806 sqft • 8 x 18.5 ft | Developer: The Sava Company | Project: The Sava Park | Floor: 16 (Out of 21 Floors)

Transaction Type: Resale | Status: Ready to Move | Locality: East | Lifts: 2

Near to Dadar Railway Station

Contact Agent: Kishore Chugh (9820000000)

Get Phone No. | Download Brochure

More Details

Price Breakup: ₹3.5 Cr | ₹177,50,000 Approx. Registration Charges: ₹18,000 (Monthly)

Ready to Move: ₹7.0 Lac

**₹3.40 Cr** (₹170,00,000) Approx. Registration Charges: ₹17,500 (Monthly)

2 BHK (90 sq. ft.) Flat For Sale | Dadar West, Mumbai

35 2 Beds, 2 Baths, 1 Covered Parking, Furnished, Visitor Parking

Carpet Area: 806 sqft • 8 x 18.5 ft | Developer: The Sava Company | Project: The Sava Park | Floor: 19 (Out of 21 Floors)

Transaction Type: Resale | Status: Ready to Move | Additional Rooms: 1 Store Room | Facing: East

East Facing Property

Contact Agent: Smruti Naik (9820000000)

Get Phone No. | Download Brochure

More Details

Price Breakup: ₹3.4 Cr | ₹170,00,000 Approx. Registration Charges: ₹17,500 (Monthly)

Ready to Move: ₹15.0 Lac





(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 28.07.2023 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 26.07.2023. 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mrs. Priti Parab & Mr. Amit Parab from M/s. Renaissance Construction vide Agreement for Sale dated 15.04.2014.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RASMECCC Panvel Branch to assess fair market value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Dashrath Jaiswar – Valuation Engineer Nitesh Khedekar – Technical Manager Pradnya Rasam – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 26.07.2023 Valuation Date – 28.07.2023 Date of Report – 28.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 26.07.2023
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 Commercial 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 **28<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 were 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 visualizing 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 **740.00 Sq. Ft. Carpet Area** in the name of **Mrs. Priti Parab & Mr. Amit Parab**. 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 **Mrs. Priti Parab & Mr. Amit Parab**. 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.





### Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential flat, admeasuring **740.00 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.

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

**MANOJ BABURAO  
CHALIKWAR**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, c=IN, postalCode=400009, serialNumber=1, uri=urn:ietf:params:spki:uri=mailto:manoj@vastukala.com, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.07.28 12:49:11 +05'30'

Auth. Sign.

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