

# 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-1717/23-24</b>	Dated <b>25-Jul-23</b>
Buyer (Bill to) <b>CENTRAL BANK OF INDIA</b> NARIMAN POINT BRANCH Chandermukhi, Ground Floor, Barrister Rajni Patel Marg, Mahatma Phule Nagar, Nariman Point, Mumbai - 400 021, State - Maharashtra, Country - India. GSTIN/UIN : 27AAACC2498P1Z3 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>002746 / 2301771</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>5,000.00</b>
	<b>CGST</b>			<b>450.00</b>
	<b>SGST</b>			<b>450.00</b>
<b>Total</b>				<b>₹ 5,900.00</b>

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

**Indian Rupee Five Thousand Nine Hundred Only**

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

A/c No. : **123105000319**

Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

Remarks:

Mr. Vijay Raghavendra Prabhu & Mrs. Surekha Vijay Prabhu - Residential Duplex Flat No. C1/1302 & C1 /1402, 13th & 14th Floor, Wing – C1, Building No. 4, "Lok Everest Co-op. Hsg. Soc. Ltd.", Lok Everest Complex, J. S. D. Road, Mulund (West), Mumbai – 400 080, 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**

*Rathee*  
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. Vijay Raghavendra Prabhu & Mrs. Surekha Vijay Prabhu**

Residential Duplex Flat No. C1/1302 & C1/1402, 13<sup>th</sup> & 14<sup>th</sup> Floor, Wing – C1, Building No. 4,  
"Lok Everest Co-op. Hsg. Soc. Ltd.", Lok Everest Complex, J. S. D. Road, Mulund (West),  
Mumbai – 400 080, State – Maharashtra, Country – India.

Longitude Latitude: 19°10'41.9"N 72°57'36.8"E

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### Valuation Done for: **Central Bank of India Nariman Point Branch**

Chandermukhi, Ground Floor, Barrister Rajni Patel Marg, Mahatma Phule Nagar, Nariman Point,  
Mumbai – 400 021, 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)



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Flat No. C1/1302 & C1/1402, 13<sup>th</sup> & 14<sup>th</sup> Floor, Wing – C1, Building No. 4, "Lok Everest Co-op. Hsg. Soc. Ltd.", Lok Everest Complex, J. S. D. Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Mr. Vijay Raghvendra Prabhu & Mrs. Surekha Vijay Prabhu.**

Boundaries of the property.

North : Building No. C-2  
South : Building No. B-1  
East : Garden  
West : Lok Everest Internal Road

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 **₹ 2,51,47,200.00 (Rupees Two Crore Fifty One Lakh Forty Seven Thousand Two Hundred Only).**

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.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
CBI Emp. No. SMRO/CREDIT/2017-18/1311  
Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=india,  
c=IN, email=manojbaburao@vastukala.com, serial=1152781718180652, postalCode=400069, st=Maharashtra,  
saneid=manojbaburao@vastukala.com, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.07.25 17:54:42 +05'30'

Auth. Sign.



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### 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,**  
**Central Bank of India**  
**Nariman Point Branch**  
 Chandemukhi, Ground Floor,  
 Barrister Rajni Patel Marg,  
 Mahatma Phule Nagar,  
 Nariman Point, Mumbai – 400021,  
 State – Maharashtra, Country – India.

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

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 24.07.2023
	b)	Date on which the valuation is made : 25.07.2023
3.	List of documents produced for perusal: 1) Copy of Agreement for Sale dated 15.07.2023 between Mr. P. V. Sundaram (the Seller) AND Mr. Vijay Raghavendra Prabhu & Mrs. Surekha Vijay Prabhu (the Purchaser) for Flat No. C1/C1/1402. 2) Copy of Agreement for Sale dated 15.07.2023 Mr. P. V. Sundaram. (the Seller) AND Mr. Vijay Raghavendra Prabhu & Mrs. Surekha Vijay Prabhu (the Purchaser) for Flat No. C1/1302 3) Copy of Full Occupancy Certificate No. CE / 4060 / BPES / AT dated 25.02.2003 issued by Municipal Corporation of Greater Mumbai for Building No. 4.	
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. Vijay Raghavendra Prabhu &amp; Mrs. Surekha Vijay Prabhu</b>  <b>Address:</b> Residential Duplex Flat No. C1/1302 & C1/1402, 13 <sup>th</sup> & 14 <sup>th</sup> Floor, Wing – C1, Building No. 4, "Lok Everest Co-op. Hsg. Soc. Ltd.", Lok Everest Complex, J. S. D. Road, Mulund (West), Mumbai – 400080, State – Maharashtra, Country – India.  <b>Contact Person:</b> Vijay Raghavendra Prabhu – (Owner)  Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The Residential Duplex Flat under reference is situated on 13 <sup>th</sup> & 14 <sup>th</sup> Floor. The composition of flat on 13 <sup>th</sup> Floor is 1 Bedroom + Living Room + Dining + Kitchen + 1 Toilet + Passage + Staircase. On 14 <sup>th</sup> Floor 2 Bedrooms + 2 Toilets + Passage + Terrace. Single entrance from 13 <sup>th</sup> floor only. The property is at 950 M. travelling distance from nearest railway station Mulund.
6.	Location of property	:



	a)	Plot No. / Survey No.	:	Survey No. 295(Part), 274(Part) & 275(Part)
	b)	Door No.	:	Residential Duplex Flat No. C1/1302 & C1/1402
	c)	C.T.S. No. / Village	:	New C.T.S. No. 661/1/1 & Old CTS No. 661/1-17 of Village – Mulund
	d)	Ward / Taluka	:	Taluka – Kurla
	e)	Mandal / District	:	District – Mumbai Suburban
	f)	Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is available, we assumed that the construction is as per approved plan.
	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 Duplex Flat No. C1/1302 & C1/1402, 13 <sup>th</sup> & 14 <sup>th</sup> Floor, Wing – C1, Building No. 4, " <b>Lok Everest Co-op. Hsg. Soc. Ltd.</b> ", Lok Everest Complex, J. S. D. Road, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.
8.		City / Town	:	Mulund (West), Mumbai Suburban
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Mulund Municipal Corporation of Greater Mumbai
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		Boundaries of the property		<b>As per Site</b> <b>As per Documents</b>
		North	:	Building No. C-2                      By the existing nallah on the boundary of thane city
		South	:	Building No. B-1                      By the property of the company included in the Industrial Zone (I-3 Zone) as per the final revised development plan (RDP) of greater mumbai
		East	:	Garden                                      By the lands owned by the Indian railways.
		West	:	Lok Everest Internal Road                      By property bearing CTS No. 652
13		Dimensions of the site		N. A. as property under consideration is a Residential Duplex Flat in a building.



4.	Year of Construction	:	2003 (As per Full Occupancy Certificate)
5.	Number of Floors	:	Stilt + 2 <sup>nd</sup> to 16 <sup>th</sup> Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	6 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	:	3 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal sewer
	Car parking - Open / Covered	:	Stilt Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

<b>III</b>	<b>Residential Duplex Flat</b>										
1	The floor in which the Duplex Flat is situated	:	13 <sup>th</sup> & 14 <sup>th</sup> Floor								
2	Door No. of the Duplex Flat	:	Residential Duplex Flat No. C1/1302 & C1/1402								
3	Specifications of the Duplex Flat	:									
	Roof	:	R.C.C. Slab								
	Flooring	:	Italian marble flooring								
	Doors	:	Teak Wood door frame with flush doors								
	Windows	:	Powder Coated Aluminum Sliding windows								
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed								
	Finishing	:	Cement Plastering								
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 Duplex Flat?	:	Normal								
7	Sale Deed executed in the name of	:	<b>Mr. Vijay Raghavendra Prabhu &amp; Mrs. Surekha Vijay Prabhu</b>								
8	What is the undivided area of land as per Sale Deed?	:	Details not available								
9	What is the plinth area of the Duplex Flat?	:	<b>Area as per Agreement for Sale are as under:</b>								
			<table border="1"> <thead> <tr> <th>Flat No.</th> <th>Built Up Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>C1/1302</td> <td>1,035.00</td> </tr> <tr> <td>C1/1402</td> <td>725.00</td> </tr> <tr> <td><b>Total Area</b></td> <td><b>1,760.00</b></td> </tr> </tbody> </table>	Flat No.	Built Up Area in Sq. Ft.	C1/1302	1,035.00	C1/1402	725.00	<b>Total Area</b>	<b>1,760.00</b>
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10	What is the floor space index (app.)	:	As per MCGM norms								

11	What is the Carpet Area of the Duplex Flat?	:	<p><b>Area as per actual site measurement are as under:</b></p> <table border="1"> <thead> <tr> <th>Flat No.</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>C1/1302</td> <td>791.00</td> </tr> <tr> <td>C1/1402</td> <td>734.00</td> </tr> <tr> <td><b>Total Carpet Area</b></td> <td><b>1,525.00</b></td> </tr> </tbody> </table> <p><b>Area as per Agreement for Sale are as under:</b></p> <table border="1"> <thead> <tr> <th>Flat No.</th> <th>Carpet Area in Sq. Ft.</th> </tr> </thead> <tbody> <tr> <td>C1/1302</td> <td>794.00</td> </tr> <tr> <td>C1/1402</td> <td>558.00</td> </tr> <tr> <td><b>Total Area</b></td> <td><b>1,352.00</b></td> </tr> </tbody> </table>	Flat No.	Carpet Area in Sq. Ft.	C1/1302	791.00	C1/1402	734.00	<b>Total Carpet Area</b>	<b>1,525.00</b>	Flat No.	Carpet Area in Sq. Ft.	C1/1302	794.00	C1/1402	558.00	<b>Total Area</b>	<b>1,352.00</b>
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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?	:	Vacant																
15	If rented, what is the monthly rent?	:	₹ 63,000.00 Expected rental income per month																
<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 Duplex 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)	:	₹ 18,000.00 to ₹ 20,000.00 per Sq. Ft. on Carpet Area																
2	Assuming it is a new construction, what is the adopted basic composite rate of the Duplex Flat under valuation after comparing with the specifications and other factors with the Duplex Flat under comparison (give details).	:	₹ 19,500.00 per Sq. Ft. on Carpet Area																
3	Break – up for the rate	:																	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.																
	II. Land + others	:	₹ 16,500.00 per Sq. Ft.																
4	Guideline rate obtained from the Registrar's Office	:	₹ 1,45,948.00 per Sq. M. i.e., ₹ 13,559.00 per Sq. Ft.																
	Guideline rate (after depreciation)	:	₹ 1,29,606.00 per Sq. M. i.e., ₹ 12,041.00 per Sq. Ft.																
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>	:																	
<b>a</b>	Depreciated building rate	:																	



	Replacement cost of Duplex Flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	20 Years
	Life of the building estimated	:	40 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	30.00%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,100.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 16,500.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 18,600.00 per Sq. Ft.</b>
	<b>Remarks:</b> Flat No. C1/1302 & C1/1402 is duplex flat with single entrance from 13 <sup>th</sup> floor only.		

**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Duplex Flat No. C1/1302	794.00 Sq. Ft.	18,600.00	1,47,68,400.00
2	Present value of the Duplex Flat No. C1/1402	558.00 Sq. Ft.	18,600.00	1,03,78,800.00
3	Wardrobes			
4	Showcases			
5	Kitchen arrangements			
6	Superfine finish			
7	Interior Decorations			
8	Electricity deposits / electrical fittings, etc.			
9	Extra collapsible gates / grill works etc.			
10	Potential value, if any			
11	Others			
	<b>Total value of the property</b>			<b>2,51,47,200.00</b>
	<b>Realizable value of the property</b>			<b>2,26,32,480.00</b>
	<b>Distress Value of the property</b>			<b>2,01,17,760.00</b>
	<b>Insurable value of the property (1,525.00 X 3,000.00)</b>			<b>45,75,000.00</b>
	<b>Guideline value of the property (As per Index II)</b>			<b>2,11,99,653.00</b>
	<b>Flat No.</b>	<b>Guideline Value</b>		
	C1/1302	1,24,66,801.00		
	C1/1402	87,32,852.00		
	<b>TOTAL</b>	<b>2,11,99,653.00</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 Duplex Flat, where there are typically many comparables available to analyze. As the property is a residential Duplex 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 ₹ 18,000.00 to ₹ 20,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Duplex Flat size, location, upswing in real estate prices, sustained demand for Residential Duplex Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 18,600.00 per Sq. Ft. depreciated rate on Carpet 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) Saleability	Good
ii) Likely rental values in future in	₹ 63,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

### Actual Site Photographs



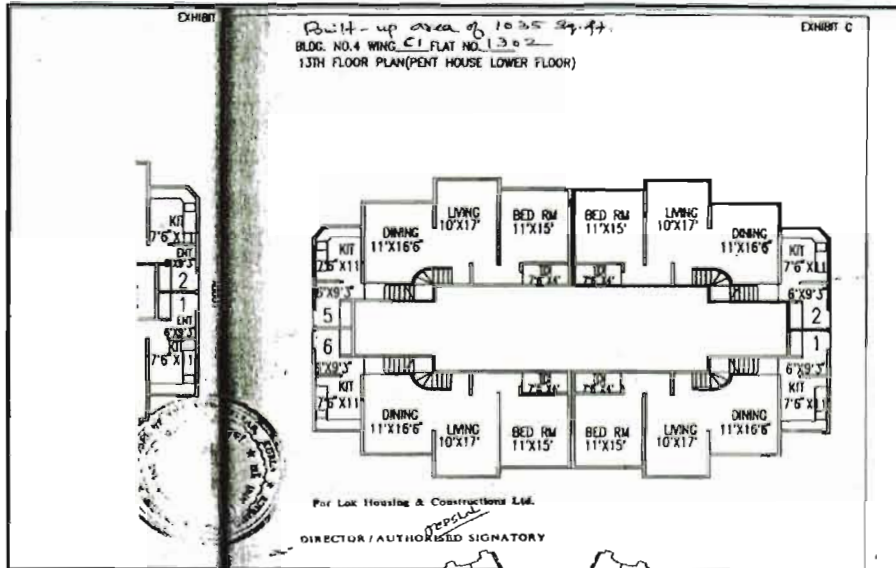


## Actual Site Photographs

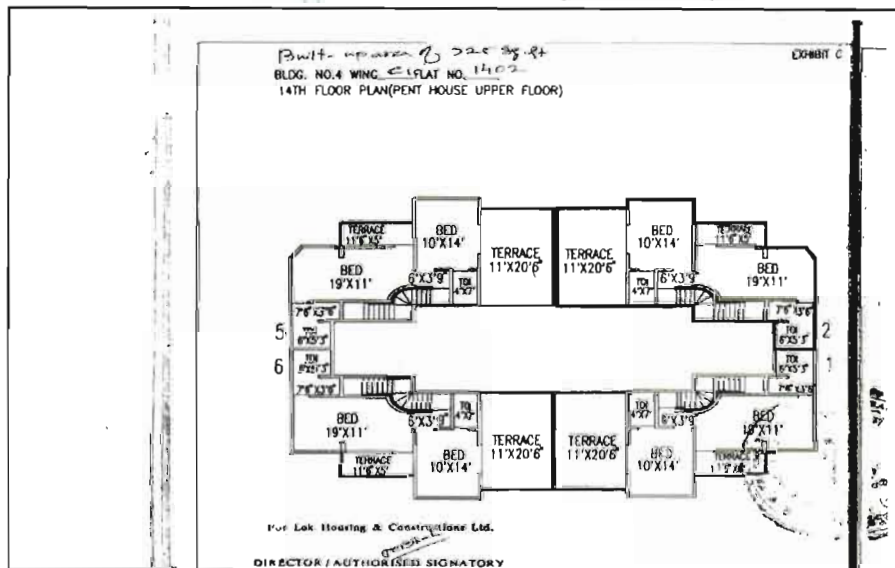




## Agreement Floor Plan the property – Flat No. C1/1302



## Flat No. C1/1402



X



## Ready Reckoner Rate

DIVISION / VILLAGE : MULUND WEST						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation "A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Lal Bahadur Shastri Marg (L. B. S. Marg) and Railway Line. All the remaining Properties except the Properties in Zone No. 123/568.					
						Rate of Land + Building in ₹ per sq. m. Built-Up
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
123	123/567	64240	132680	152580	176500	132680
<p>C. T. S. No. 92, 115, 471, 601, 643, 644, 645, 649, 650, 651, 652, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 669/1, 669/2, 669/3, 669/4, 669/5, 669/6, 669/7, 669/8, 669/10, 669/12, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 723A, 723E, 723F, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 736, 737, 738, 739, 740, 741, 743, 744, 745, 746, 747, 748, 749, 750, 752, 755, 756, 757, 758, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824.</p>						
<a href="#" style="color: white; text-decoration: none;">Compare With Previous Year</a>						

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## Sale Instance

7653391 27-05-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office	<b>सूची क्र . २</b>	दुय्यम निबंधक सह दु.नि. कुर्ला 4 दस्तावेज क्रमांक.:7653/2023 नोंदणी: Regn.63m
<b>गाव: मुलुंड</b>		
(1)दस्तावेज प्रकार	सेल सर्टिफिकेट	
(2)मोबदला	17200000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	16009065.8	
(4)भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	सदनिका नं: 1304, माळा नं: बिल्डिंग नं बी.3,तेरावा मजला, इमारतीचे नाव: लोक एव्हरेस्ट. ब्लॉक नं: लोक एव्हरेस्ट मानसरोवर को ऑप हौ सो लि, रोड . जे एस डी रोड,मुलुंड प. इतर माहिती: सदनिकेचे एकूण क्षेत्रफळ 88. 28 चौ मी कारपेट म्हणजेच 950 चौ फूट कारपेट,1273 चौ फूट बिल्टअप म्हणजेच 118. 30 चौ मी बिल्टअप . सेल सर्टिफिकेटमुंबई मनपा	
(5)क्षेत्रफळ	118.30चौ मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) फिनिक्स ए आर सी प्रा लि तर्फे ऑथोरिज्ड ऑफिसर अनिशा अनिल शिंदे - - 35 प्लॉट नं. , माळा नं: पाचवा मजला , इमारतीचे नाव. दानी कॉर्पोरेट पार्क 158 . ब्लॉक नं. कलीना सांताक्रूझ , रोड नं: सी एस टी रोड . महाराष्ट्र. MUMBAI. 400098. AADTP41-44AF	
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) शहाजी आत्माराम दिवेकर - - 53 प्लॉट नं हाऊस नं ३ , माळा नं. , इमारतीचे नाव रामचंद्र पाटील चाळ . ब्लॉक नं: गांधीनगर २ सर्वोदय नगर, रोड नं: दत्त मंदिर जवळ . महाराष्ट्र. MUMBAI. 400080. AFDPT3134FI	
(9)दस्तावेज करून दिल्याचा दिनांक	20/04/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	20/04/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	7653/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1032000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील -		



## Sale Instance

3342391 27-05-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office	<b>सूची क्र. २</b>	दुयम निबंधक सह दु.नि. कुर्ला 4 दस्तावेज क्रमांक 3342/2023 नोंदणी Regn 63m
<b>गाव: मुलुंड</b>		
(1) दस्तावेज प्रकार	करारनामा	
(2) मोबदला	14600000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	12762489 2	
(4) भूमापन पोटहिस्सा व घरक्रमांक (असल्यास)	सदनिका नं: 401, बिल्डिंग नं. बी-3, माळा नं: चौथा मजला, लोक एवरेस्ट कॉम्प्लेक्स, इमारतीचे नाव. लोक एवरेस्ट मानसरोवर सी एच एस एल. ब्लॉक नं: मुलुंड फ्लाय ओव्हर जवळ, जठा शंकर डोसा रोड, रोड : मुलुंड (वेस्ट), मुंबई 400080. इतर माहिती: फ्लॉट नं. 401 चा एकूण एरिया 793.95 चौ. फूट. कार्पेट म्हणजेच 73.79 चौ. मीटर्स. कार्पेट आणि 1035 चौ. फूट. बांधीव म्हणजेच 96.19 चौ. मीटर्स. बांधीव आहे मुंबई मनपा	
(5) क्षेत्रफळ	96.19 चौ. मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तावेज करून देणाऱ्या / सिद्ध ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) वनिता हरीश कोटेचा 70 प्लॉट नं 401, माळा नं चौथा मजला, बिल्डिंग नं बी-3, इमारतीचे नाव. लोक एवरेस्ट कॉम्प्लेक्स, लोक एवरेस्ट मानसरोवर सीएचएसएल. ब्लॉक नं मुलुंड फ्लाय ओव्हर जवळ, रोड नं जठा शंकर डोसा रोड, मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI 400080 HSBPK6657D 2) सचिन हरीश कोटेचा 43 प्लॉट नं 401, माळा नं चौथा मजला, बिल्डिंग नं बी-3, इमारतीचे नाव लोक एवरेस्ट कॉम्प्लेक्स, लोक एवरेस्ट मानसरोवर सीएचएसएल. ब्लॉक नं मुलुंड फ्लाय ओव्हर जवळ, रोड नं जठा शंकर डोसा रोड, मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI 400080 AHMPK7484P	
(8) दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	2) राजेश उदयकांत ठाकर 57 प्लॉट नं: 603, माळा नं: सहावा मजला, बिल्डिंग नं. सी-2, इमारतीचे नाव. लोक एवरेस्ट कॉम्प्लेक्स. ब्लॉक नं: - रोड नं: जठा शंकर डोसा रोड, मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI 400080 ABBPT10891. 1) अर्पिता राजेश ठाकर 54 प्लॉट नं 603, माळा नं सहावा मजला, बिल्डिंग नं सी-2, इमारतीचे नाव लोक एवरेस्ट कॉम्प्लेक्स. ब्लॉक नं: - रोड नं जठा शंकर डोसा रोड, मुलुंड (वेस्ट), मुंबई, महाराष्ट्र, MUMBAI 400080 ADEPT2978N	
(9) दस्तावेज करून दिल्याचा दिनांक	16/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	16/02/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	3342/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	876000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14) शेर		
मूल्यांकनासाठी विचारात घेतलेला तपशील		



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## Sale Instance

5916391 27-05-2023 Note.-Generated Through eSearch Module For original report please contact concern SRO office		<b>सूची क्र . २</b>	दुय्यम निबंधक सह दु.नि. कुर्ला 4 दस्तऐवज क्रमांक. 5916/2023 नोंदणी: Regn.63m
<b>गाव: मुलुंड</b>			
(1)दस्तऐवज प्रकार	करारनामा		
(2)मोबदला	19100000		
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	18582099.36		
(4) भूमापन .पोटहिस्सा व घरक्रमांक (असल्यास)	सदनिका नं: 1203, माळा नं: बारावा मजला,बिल्डिंग नं. सी-2, इमारतीचे नाव: लोक एव्हरेस्ट को.ऑप.हौ. सो.लि., ब्लॉक नं: जे.एस.डी. रोड., रोड . मुलुंड पश्चिम मुंबई - 400080. इतर माहिती: .मुंबई मनपा		
(5)क्षेत्रफळ	127.32चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा			
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) निशांत हरीलाल कोटक 45 प्लॉट नं. 1203, माळा नं: 12, इमारतीचे नाव. लोक एव्हरेस्ट को.ऑप.हौ सो लि , ब्लॉक नं जी एस डी रोड., रोड नं मुलुंड पश्चिम मुंबई महाराष्ट्र. MUMBAI 400080 AQZPK7482K 2) भावना निशांत कोटक 45 प्लॉट नं. 1203, माळा नं: 12 वा मजला , इमारतीचे नाव लोक एव्हरेस्ट को.ऑप.हौ. सो.लि. ब्लॉक नं जी.एस.डी. रोड., रोड नं मुलुंड पश्चिम मुंबई . महाराष्ट्र. MUMBAI 400080 AQZPK6195K		
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) निशी दिलीप वोरा 26 प्लॉट नं. 3100, माळा नं . इमारतीचे नाव स्प्रींग मिल्स , ब्लॉक नं जी डी आंबेडकर मार्ग, वडाला टेलिफोन एक्सचेंज जवळ, रोड नं दादर मुंबई, महाराष्ट्र. MUMBAI 400014 AVNPV6816J		
(9)दस्तऐवज करून दिल्याचा दिनांक	27/03/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	27/03/2023		
(11)अनुक्रमांक,खंड व पृष्ठ	5916/2023		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1146000		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100		
(14)शेरा			
मूल्यांकनासाठी विचारात घेतलेला तपशील .-			

**Sale Instance**

5919391 27-05-2023 Note -Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र . २</b>	दुय्यम निबंधक -सह दु.नि. कुर्ला 4 दस्तऐवज क्रमांक :5919:2023 नोंदणी. Regn.63m
<b>गाव: मुलुंड</b>		
(1)दस्तऐवज प्रकार	करारनामा	
(2)मोबदला	19100000	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे )	18582099.36	
(4) भूमापन ,पोटहिस्सा व घरक्रमांक (असल्यास)	सदनिका नं: 1204, माळा नं: बारावा मजला,बिल्डिंग नं. सी-2. इमारतीचे नाव: लोक एव्हरेस्ट को. ऑप.हौ. सो.लि., ब्लॉक नं: जे.एस.डी. रोड., रोड : मुलुंड पश्चिम मुंबई - 400080. इतर माहिती: मुंबई मनपा	
(5)क्षेत्रफळ	127.32चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून ठेवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) प्रभा हरीलाल कोटक 73 प्लॉट नं: 1204, माळा नं: 12 वा मजला , इमारतीचे नाव: लोक एव्हरेस्ट को ऑप.हौ. सो.लि., ब्लॉक नं जी एस डी रोड , रोड नं. मुलुंड पश्चिम मुंबई , महाराष्ट्र MUMBAI 400080 BMMPK0367B 2) हरीलाल कांजी कोटक 75 प्लॉट नं 1204, माळा नं 12, इमारतीचे नाव लोक एव्हरेस्ट को.ऑप हौ. सो.लि. ब्लॉक नं. जी.एस.डी. रोड., रोड नं. मुलुंड पश्चिम मुंबई , महाराष्ट्र, MUMBAI 400080 AABPK1620K	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) निशी दिलीप बोरा 26 प्लॉट नं: 3102, माळा नं - इमारतीचे नाव स्प्रिंग मिल्स , ब्लॉक नं जी डी आंबेडकर मार्ग , वडाला टेलिफोन एक्सचेंज जवळ, रोड नं. दादर मुंबई, महाराष्ट्र, MUMBAI 400014 AVNPK6316J	
(9)दस्तऐवज करून दिल्याचा दिनांक	27/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	27/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	5919/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1146000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	
(14)शेरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		



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**Ashok Jadhav** +91-98XXXXXXX  
 Your Name: Shyam Kapurkar  
 Email: shyam@vastukala.org  
 Mobile Number: +91 9765074720  
 Agree to Magicbricks Terms of Use

**Get Contact Details**

3 Beds | 3 Baths | 1 Balcony | Furnished | Jogging area | Private Garage

Carpet Area 1352 sqft ₹207/sqft	Developer <b>Lok Housing Group</b>	Project <b>Lok Everest</b>	Floor <b>13 (Out of 16 Floors)</b>
Transaction Type <b>Resale</b>	Status <b>Ready to Move</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>North - East</b>

Contact Agent | Get Phone No. | Last contact made 24 days ago

**More Details**

Price Breakup: ₹2.75 Cr | ₹13,75,000 Approx. Registration Charges | ₹5,000 Monthly  
 Booking Amount: ₹5.0 Lac

**HOUSING.com** Buy to Member

Mumbai west

3 BHK Apartment

₹2.75 Cr EMI starts at ₹1.37 Lacs  
₹14.53 K/sq.ft

By **LOK HOUSING GROUP**

1613 sq.ft. | 1613 sq.ft. | Mulund West, Mumbai

**1892 sq.ft.** Build Up Area | **₹14.53 K/sq.ft.** Avg. Price | **20 Year Old** Age of property | **Ready to move** Possession status | **Higher of 16 floors** | **North-East facing** Facing | **Unfurnished** Furnishing

**OVERVIEW** FURNISHINGS AMENITIES RATINGS AND REVIEWS PRICE TRENDS REGISTRY RECORDS LOCALITY PROJECT Q&A DEV

Why 3 BHK Apartment in Lok Everest, Mulund West, Mulund West for sale - Mumbai | Housing.com?

Awesome! Nice neighborhood around

Contact Seller



## Price Indicators

**99acres** Buy > Enter locality / Project / Society / Landmark

₹ 2.5 Cr. @ 18,491 per sq.ft. **3BHK 3Baths**

Estimated EMI ₹ 1,99,676

REAR STATION NOT AVAILABLE Website: [www.maharatmaharat.com](http://www.maharatmaharat.com)

Overview Dealer Details Price Trends Explore Locality Recommendations

**Property (17)**

Carpet area: 1352 sq.ft.

3 Bedrooms, 3 Bathrooms, 2 Balconies with Servant Room

₹ 2.5 Cr. + Govt Charges & Tax @ 18,491 per sq.ft. (Regulation) View Price Details

Lok Everest Chs Mulund West, Central Mumbai suburbs

13<sup>th</sup> of 16 Floors West

Pool Park/Garden Club 5 to 10 Year Old

6 people viewed this property this week

**square yards** Mumbai Buy Rent Projects Agents More Services Resources Intelligence

2110 Views Compare

**Lok Everest**  
3 Bedroom 1620 Sq.Ft. Apartment in Mulund West Mumbai  
Listing ID: #5216820

₹ 2.5 Cr.

3 Bedrooms - Pooja Room  
Unfurnished  
3 Bathroom  
1620 Sq Ft (Saleable Area)  
2 Buyers interested in this Property

Get Instant Home Loan Request for Call

Overview Amenities Agent Overview About Project Data Intelligence Lok Everest Reviews Commute Time Mulund West Reviews

**Key Highlights**

Schools in vicinity Well compliant Affordable Well Maintained Bachelors

This is a nice Project. It is residence complex outside shops are there. Garden walking track vegetable market station and all other facilities close to at walking distance

**Property Information**

Listing Type	Property Type	Building Type
Sale	Residential	Apartment
City	LOCALITY	Area
Mumbai	Mulund West	1620 Sq.Ft. (Saleable Area)

Contact our Real Estate Experts

Zapkey Technologies Pvt Ltd  
+915550000000

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

Enter captcha through WhatsApp

Contact Now

As a result of my appraisal and analysis, it is my considered opinion that the fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 2,51,47,200.00 (Rupees Two Crore Fifty One Lakh Forty Seven Thousand Two Hundred Only). The Realizable Value of the above property is ₹ 2,26,32,480.00 (Rupees Two Crore Twenty Six Lakh Thirty Two Thousand Four Hundred Eighty Only). The Distress Value is ₹ 2,01,17,760.00 (Rupees Two Crore One Lakh Seventeen Thousand Seven Hundred Sixty Only).

Place: Mumbai

Date: 25.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

CBI Emp. No. SMRO/CREDIT/2017-18/1311

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admn,  
2.5.4.2019822664fad33d33b0c39e2660913496c3e334413301  
3270171a1805652, postalCode=400099, st=Maharashtra,  
serialNumber=11556056ab0c99662a55abf0c3fb33731b12e3f  
e292e294327e258c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.07.25 17:55:24 +05'30'

Auth. Sign.

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).

Think.Innovate.Create

Date

Signature  
(Name & Designation of the Inspecting Official/s)

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, 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 25.07.2023 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 24.07.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. 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 under consideration was purchased by Mr. Vijay Raghavendra Prabhu & Mrs. Surekha Vijay Prabhu from Mr. P. V. Sundaram vide Agreement for sale dated 15.07.2023.
2.	purpose of valuation and appointing authority	As per the request from Central Bank of India, Nariman Point 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 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 – 24.07.2023 Valuation Date – 25.07.2023 Date of Report – 25.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 24.07.2023
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 Duplex Flat size, location, upswing in real estate prices, sustained demand for Residential Duplex 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 **25<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 Client's representative and site visit conducted, we understand that the subject property is Residential Duplex Flat, admeasuring **Total Carpet Area in Sq. Ft. = 1,352.00** in the name of **Mr. Vijay Raghavendra Prabhu & Mrs. Surekha Vijay Prabhu**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

## Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Vijay Raghavendra Prabhu & Mrs. Surekha Vijay Prabhu**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

## Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

## Area

Based on the information provided by the Client's representative, we understand that the Residential Duplex Flat, admeasuring **Total Carpet Area in Sq. Ft. = 1,352.00**.

## 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 / Exiting use premise is considered for this assignment.

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

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



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

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

### **Not a Structural Survey**

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

### **Other**

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

### **Legal**

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

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Duplex Flat, admeasuring **Total Carpet Area in Sq. Ft. = 1,352.00.**

## **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.



(Annexure – II)

## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

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

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

### Confidentiality

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

### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person 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).

