

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA RACPC SANTACRUZ BRANCH 1st Floor, Jeevan Seva Annex Bldg., LIC Complex, S. V. Road, Santacruz (West), Mumbai - 400 054, State - Maharashtra, Country - India. GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-2118/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 002987 / 2302182 Dispatched through Terms of Delivery	Dated 23-Aug-23 Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination
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Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services)	997224	18 %	10,000.00
	CGST			900.00
	SGST			900.00
Total				11,800.00

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

Indian Rupee Eleven Thousand Eight Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	10,000.00	9%	900.00	9%	900.00	1,800.00
Total			900.00		900.00	1,800.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Only**

Remarks:

"Name of Proposed Purchasers: Mr. Ashutosh Bajpai & Mrs. Pratima Bajpai Name of Owner M/s. Melronia Hospitality Pvt. Ltd. Address: Residential Flat No. 1102, 11th Floor, A Wing, "Adonia", Near I.I.T., Adi Shankaracharya Marg, Hiranandani Gardens, Powai, Mumbai – 400 076, State – Maharashtra, Country – India "

Company's PAN : **AADCV4303R**

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details

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



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd
Asmita Rathod

Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt Ltd, email=accounts@vastukala.org, c=IN
 Date: 2023.08.23 17:39:47 +05'30'

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchasers: **Mr. Ashutosh Bajpai & Mrs. Pratima Bajpai**

Name of Owner: **M/s. Melronia Hospitality Pvt. Ltd.**

Residential Flat No. 1102, 11th Floor, A Wing, "Adonia", Near I.I.T., Adi Shankaracharya Marg,
Hiranandani Gardens, Powai, Mumbai – 400 076, State – Maharashtra, Country – India.

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Latitude Longitude: 19°06'48.7"N 72°54'41.6"E

Valuation Prepared for:

State Bank of India

RACPC Santacruz (West) Branch

1st Floor, Jeevan Seva Annex Building, LIC Complex, S. V. Road, Santacruz (West),
Mumbai - 400 054, State - Maharashtra, Country - India.



Our Pan India Presence at :

Mumbai	Aurangabad	Pune	Rajkot
Thane	Nanded	Indore	Roipur
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



Valuation Report Prepared For: SBI / RACPC Santacruz (West) Branch / Mr. Ashutosh Bajpai (2987/2302182) Page 2 of 26

Vastu/Mumbai/08/2023/2987/2302182
23/21-328-SKVSM
Date: 23.08.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1102, 11th Floor, A Wing, "Adonia", Near I.I.T., Adi Shankaracharya Marg, Hiranandani Gardens, Powai, Mumbai – 400 076, State – Maharashtra, Country – India belongs to **M/s. Melronia Hospitality Pvt. Ltd.** Name of **Proposed Purchasers** is **Mr. Ashutosh Bajpai & Mrs. Pratima Bajpai.**

Boundaries of the property.

North : Garden
South : South Avenue Road
East : Hiranandani Gardens
West : Torino Building

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 **₹ 9,46,96,000.00 (Rupees Nine Crore Forty Six Lakh Ninety Six Thousand 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
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl. Valuation Report

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=adon, 2.5.4.20=9822b6c7ad35dcd4e0cf9a26865913496c75d33e912
23115279b17a1805552, postalCode=400019, st=Maharashtra,
serialNumber=11454664ad3bc0862255af6cd4eb3111129e
e194e2f2429a522047220c, c=MANOJ BABURAO CHALIKWAR
Date: 2023.08.23 17:04:32 +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 Assistant General Manager,
State Bank of India
RACPC Ghatkopar Branch
 1st Floor, Jeevan Seva Annex Building,
 LIC Complex, S. V. Road, Santacruz (West),
 Mumbai - 400 054, 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	: 09.08.2023
	b) Date on which the valuation is made	: 23.08.2023
3.	List of documents produced for perusal: 1) Copy of Bank Email dated 23.08.2023. 2) Copy of Full Occupancy Certificate No. CE / 227 / BPES / AS dated 30.07.2016 issued by Municipal Corporation of Greater Mumbai for Building No. 5 (Adonia). 3) Copy of OC Approved Plan No. CE / 227 / BPES / AS dated 30.07.2016 issued by Municipal Corporation of Greater Mumbai for Building No. 5 (Adonia). 4) Copy of Amended Commencement Certificate No. CE / 227 / BPES / AS dated 06.04.2016 issued by Municipal Corporation of Greater Mumbai. 5) Copy of Previous Valuation Report Ref. No. AVSA / SBI / 30579 / 2023 dated 10.08.2023 issued by A. V. Shetty Valuers.	
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)	: <u>Name of Proposed Purchasers:</u> Mr. Ashutosh Bajpai & Mrs. Pratima Bajpai <u>Name of Owner</u> M/s. Melronia Hospitality Pvt. Ltd. <u>Address:</u> Residential Flat No. 1102, 11 th Floor, A Wing, "Adonia", Near I.I.T., Adi Shankaracharya Marg, Hiranandani Gardens, Powai, Mumbai – 400 076, State – Maharashtra, Country – India. <u>Contact Person:</u> Mr. Vikas Khandre (Builder's Person) Contact No. 8652314948 Proposed Purchasers: Joint Ownership Owner: Pvt. Ltd. Company Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential flat located on 11 th floor. The composition of flat is 3 Bedrooms + Living Room +

			Kitchen + 3 Toilets + Passage + Dressing Room (i.e., 3BHK + 3 Toilets). The property is at 4.1 Km. travelling distance from nearest railway station Kanjurmarg.	
6.	Location of property	:		
	a) Plot No. / Survey No.	:	-	
	b) Door No.	:	Residential Flat No. 1102	
	c) T.S. No. / Village	:	C.T.S. No. 22/6 of Village – Powai	
	d) Ward / Taluka	:	Taluka – Kurla	
	e) Mandal / District	:	District – Mumbai Suburban	
	f) Date of issue and validity of layout of approved map / plan	:	Copy of OC Approved Plan No. CE / 227 / BPES / AS dated 30.07.2016 issued by Municipal Corporation of Greater Mumbai for Building No. 5 (Adonia).	
	g) Approved map / plan issuing authority	:	Greater Mumbai for Building No. 5 (Adonia).	
	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. 1102, 11 th Floor, A Wing, “Adonia”, Near I.I.T., Adi Shankaracharya Marg, Hiranandani Gardens, Powai, Mumbai – 400 076, State – Maharashtra, Country – India.	
8.	City / Town	:	Powai, 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 – Powai 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		As per actual Site	As per Agreement
	North	:	Garden	Details not available
	South	:	South Avenue Road	Details not available
	East	:	Hiranandani Gardens	Details not available
	West	:	Torino Building	Details not available
13.	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.	
			A	B
			As per the Deed	Actual
	North	:	-	-

	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 1,553.00 (Area as per actual site measurement)</p> <p>RERA Carpet Area in Sq. Ft. = 1,600.00 (Area as per Previous Valuation Report)</p> <p>Built Up Area in Sq. Ft. = 1,920.00 (Carpet + 20%)</p> <p>All the above areas are within +/- 10% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.</p>	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°06'48.7"N 72°54'41.6"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	RERA Carpet Area in Sq. Ft. = 1,600.00 (Area as per Previous Valuation Report)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	C.T.S. No. 22/6 of Village – Powai	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Powai Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1102, 11 th Floor, A Wing, “Adonia”, Near I.I.T., Adi Shankaracharya Marg, Hiranandani Gardens, Powai, Mumbai – 400 076, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2016 (As per Full Occupancy Certificate)	
5.	Number of Floors	:	Stilt (Part) + Basement (Part) + 1 st to 3 rd Podium + 4 th to 31 st Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	2 Flats on 11 th Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	

10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	4 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	1 Double podium parking in the basement
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the flat is situated	:	11 th Floor
2	Door No. of the flat	:	Residential Flat No. 1102
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Italian marble flooring
	Doors	:	Teak Wood door framed with flush doors
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering with POP false ceiling
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Good
7	Sale Deed executed in the name of	:	<u>Name of Proposed Purchasers:</u> Mr. Ashutosh Bajpai & Mrs. Pratima Bajpai <u>Name of Owner</u> M/s. Melronia Hospitality Pvt. Ltd.
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. = 1,920.00 (Carpet + 20%)
10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 1,553.00 (Area as per actual site measurement) RERA Carpet Area in Sq. Ft. = 1,600.00 (Area as per Previous Valuation Report)
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?	:	₹ 2,36,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
V	Rate	:	
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)	:	₹ 58,000.00 to ₹ 60,000.00 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 specifications and other factors with the flat under comparison (give details).	:	₹ 59,500.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 56,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 3,16,624.00 per Sq. M. i.e., ₹ 29,415.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	₹ 3,01,653.00 per Sq. M. i.e., ₹ 28,024.00 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 / Rgstin. 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.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	:	
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	7 Years
	Life of the building estimated	:	53 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	10.50%
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	

to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 58,000.00 to ₹ 60,000.00 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 commercial and residential application in the locality etc. We estimate ₹ 59,185.00 per Sq. Ft. 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	₹ 2,36,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

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Actual site photographs



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Actual site photographs



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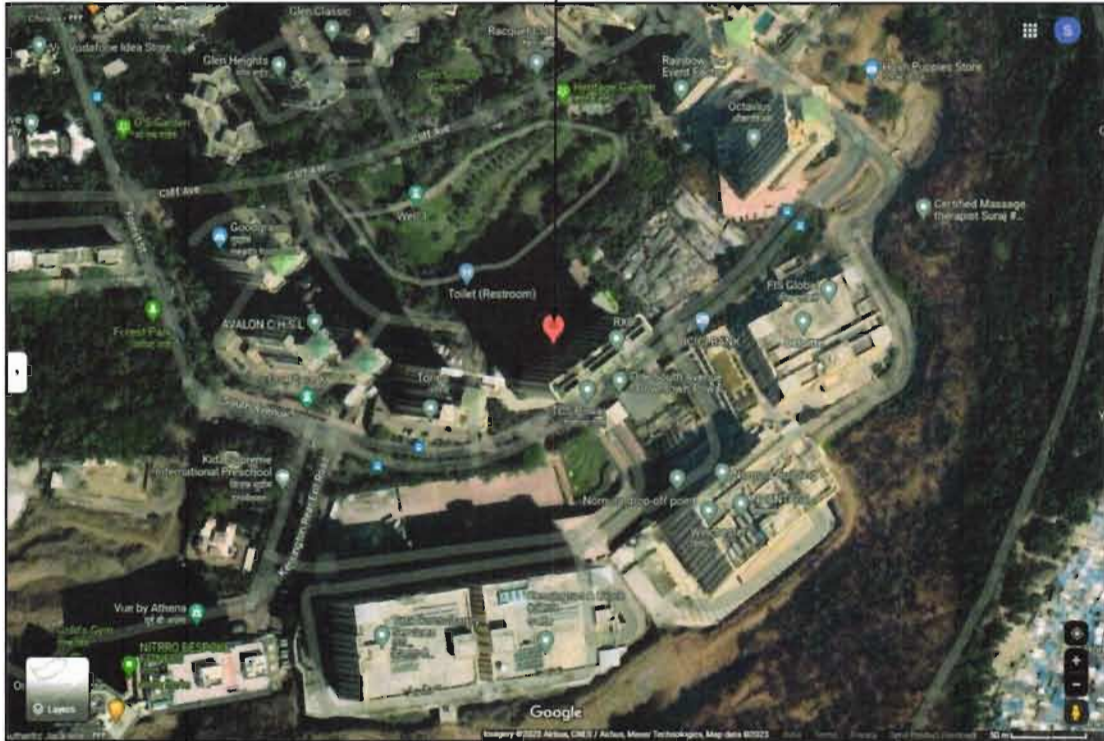


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Route Map of the property

Site/ur



Latitude Longitude: 19°06'48.7"N 72°54'41.6"E

Note: The Blue line shows the route to site from nearest railway station (Ghatkopar – 1.1 Km.)

Ready Reckoner Rate

DIVISION / VILLAGE : POWAI 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: Property from the First Belt, Developing to the South of the Adi Shankaracharya Marg.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
114	114/541B	102750	287840	331020	359800	287840
C. T. S. No. 4, 7, 8, 9, 13A, 13B, 14, 15A, 15B, 15C, 15D, 16, 17, 19, 20, 21, 22, 23						
Compare With Previous Year						

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Price Indicators

magicbricks
Buy | Rent | Sell | Home Loans
Post Property

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Hiranandani Gardens > 3 BHK Flats for Sale in Hiranandani Gardens > 1600 sq.ft.
Posted on: Aug 21 '23 | Property ID: 6672281

₹9.51 Cr EMI: ₹4.75L | [Get the approved loan](#) | [Request Call/View](#)

3 BHK 1600 Sq.ft Flat For Sale | **Hiranandani Gardens, Mumbai**

3 Beds
3 Baths
1 Balcony
2 Covered Parking
Full Class Wall

Carpet Area 1600 sqft ₹59-48/sqft	Developer Hiranandani Group	Project Hiranandani Adonia	Floor 10 (Out of 31 Floors)
Transaction Type New Property	Status Ready to Move	Additional Rooms 1 Servant Room	Facing East

East Facing Property
Newly Constructed Property

Contact Agent
Get Phone No.

More Details

Price Breakup ₹9.51 Cr | ₹13 Per sq. unit Monthly

Contact Agent

Makrand Sarda +91-9820011334


Get Phone No.

magicbricks
Buy | Rent | Sell | Home Loans
Post Property

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Powai > 3 BHK Flats for Sale in Powai > 1600 sq.ft.
Posted on: Aug 21 '23 | Property ID: 6626676

₹9.30 Cr EMI: ₹4.57L | [Get the approved loan](#)

3 BHK 1600 Sq.ft Flat For Sale | **Powai, Mumbai**



3 Beds
3 Baths
1 Balcony
2 Covered Parking
Jogging area
Visitor Parking

Carpet Area 1600 sqft ₹58-12/sqft	Developer Hiranandani Group	Project Hiranandani Adonia	Floor 16 (Out of 23 Floors)
Transaction Type New Property	Status Ready to Move	Facing East	Lifts 4

East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup ₹9.3 Cr | ₹15,000 Monthly

Contact Agent

Praveen +91-9820011334

Get Phone No.

Price Indicators

99acres Buy | Rent | Sell | Home Loans

Home / Property in Mumbai / Flats in Mumbai / Flats in Hiranandani Gardens Powai / 3 BHK Flats in Hiranandani Gardens Powai

Posted on Aug 17, 2023 | Ready to move

₹9.51 Cr (₹59,437 per sq.ft.) **3BHK 3Baths**

Estimated FSI: 2.55/567

STATUS NOT AVAILABLE Website: <https://www.99acres.com/hiranandani-gardens-powai/>

Overview Dealer Details Price Trends Explore Locality Recommendations Article

Property (9) Explore Locality Photos/Videos

Carpet area: 1600 sq.ft.

Configuration: 3 Bedrooms, 3 Bathrooms, 2 Balconies

Price: ₹9.51 Crore @ 59,437 per sq.ft. (All Inclusive) View Price Details

Address: Adonia Apartments Hiranandani Gardens Powai, Central Mumbai suburbs

Project Name: 7th of 31 Floors

Facing: East

Landmarks: Main Road, Club, Park/Garden, Pool/Others

Project Age: 1 to 5 Year Old

Request Photos

Places nearby: 702, Hiranandani Gardens Powai, Central Mumbai suburbs, Mumbai

magicbricks Buy | Rent | Sell | Home Loans

Home / Property in Mumbai / Flats for Sale in Mumbai / Flats for Sale in Powai / 3 BHK Flats for Sale in Powai / 1300 Sq.Ft

Posted on Aug 15, 23 | Property ID: 6605655

₹9.30 Cr (EMI: ₹57,394) Get the accurate value **PREMIUM PROPERTY**

3 BHK, 1300 Sq. Ft Flat For Sale **Powai, Mumbai**

Contact Agent **Praveen** -91-99-00000000

Get Phone No.

3 Beds 3 Baths 1 Balcony 2 Covered Parking Jogging area Visitor Parking

Carpet Area: 1600 sqft * ₹58125/sqft	Developer: Hiranandani Group	Project: Hiranandani Adonia	Floor: 16 (Out of 23 Floors)
Transaction Type: New Property	Status: Ready to Move	Facing: East	Lifts: 4


East Facing Property

Contact Agent Get Phone No.

More Details

Price Breakup: ₹9.3 Cr | ₹15,000 Monthly


Email from Bank

Shyam Kajvilkar <shyam@vastukala.org>



Fwd: valuation report of Mr Ashutosh Bajpai and Mrs Pratima Bajpai

Vikas Singh <vikas@vastukala.org>
To: Shyam Kajvilkar <shyam@vastukala.org>, Jagdish Bhatt <jagdish.bhatt@vastukala.org>Wed, Aug 23, 2023 at 3:11 PM


With Warm Regards.



Vikas Singh
GM - Business Development
Vastukala Consultants (I) Pvt. Ltd.
+91-91672-04052
vikas@vastukala.org
B1-001, Upper Basement Floor, Boomerang, Chandivali
Farm Road, Andheri (East), Mumbai-400072, M.S., India.

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 **Please don't print this e-mail unless you really need to.**

----- Forwarded message -----
From: **AMAN KUMAR YADAV** <aman.yadav@sbi.co.in>
Date: Wed, Aug 23, 2023 at 11:53 AM
Subject: valuation report of Mr Ashutosh Bajpai and Mrs Pratima Bajpai
To: vikas@vastukala.org <vikas@vastukala.org>

Dear Sir

You are requested to submit the valuation report wrt Hiranandani Builders, Project Name Adonia Powai in favour of Mr Ashutosh Bajpai and Mrs Pratima Bajpai.

Regards

The information in this mail is confidential and is intended solely for addressee. Access to this mail by anyone else is unauthorized. Copying or further distribution beyond the original recipient may be unlawful. Any opinion expressed in this mail is that of sender and does not necessarily reflect that of State Bank group

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 specifications ₹ 9,46,96,000.00 (Rupees Nine Crore Forty Six Lakh Ninety Six Thousand Only).

Place: Mumbai

Date: 23.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
c=India,
3.3.4.20=4622b6c4af33dc03e0d39e20605913490f3d33d413337
13277011a18b5652; postalCode=400096; st=Maharashtra,
serialNumber=413564564a3c0d9c9b22353affa2c1e6b3181b4d279
4a282a29a327b6255f1; cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.23 17:04:57 +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).

Date

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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



Vastukala Consultants (I) Pvt. Ltd.

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(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 23.08.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 09.08.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was owned by M/s. Melronia Hospitality Pvt. Ltd.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Ghatkopar, Mumbai 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 Deepak Jain – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – 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 – 09.08.2023 Valuation Date - 23.08.2023 Date of Report - 23.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 09.08.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
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 **23rd August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **1,600.00 Sq. Ft. Carpet Area** in the name **M/s. Melronia Hospitality Pvt. Ltd.** Name of Proposed Purchasers is **Mr. Ashutosh Bajpai & Mrs. Pratima Bajpai**. 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 **M/s. Melronia Hospitality Pvt. Ltd.** Name of Proposed Purchasers is **Mr. Ashutosh Bajpai & Mrs. Pratima Bajpai**. 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, we understand that the Residential Flat, admeasuring **1,600.00 Sq. Ft. Carpet Area**.

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 the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **1,600.00 Sq. Ft. Carpet Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure – II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

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=B, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
o=VASTUKALA,
2.5.4.20=982256c4ad35d03e0c93bc2686913490c7333441,
1.3.2.790.1.2a1805652, postalCode=400066, st=Maharashtra,
serialNumber=41a34a566a0b0c89a6b2a5a8f0c3f6c31f311b,
394e392a29a327b623bfc, cn=MANOJ BABURAO CHALIKWAR
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