

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 | Invoice No. PG-1946/23-24 | Dated 10-Aug-23 |
| Buyer (Bill to) STATE BANK OF INDIA RACPC SION BRANCH B-603 & 604, Kohinoor City, Commercial-1 6th Floor, Kiroli Road, Off L. B. S. Marg, Kurla (West), Mumbai - 400070 State - Maharashtra, Country - India GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Delivery Note | Mode/Terms of Payment AGAINST REPORT |
| | Reference No. & Date. | Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. 003010 / 2302006 | Delivery Note Date |
| Dispatched through | | Destination |
| Terms of Delivery | | |

| Sl No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|--|---------|----------|-------------------|
| 1 | VALUATION FEE <i>(Technical Inspection and Certification Services)</i> | 997224 | 18 % | 2,500.00 |
| | CGST | | | 225.00 |
| | SGST | | | 225.00 |
| Total | | | | ₹ 2,950.00 |

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

Indian Rupee Two Thousand Nine Hundred Fifty Only

| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|-----------------|-------------|---------------|-----------|---------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| 997224 | 2,500.00 | 9% | 225.00 | 9% | 225.00 | 450.00 |
| Total | 2,500.00 | | 225.00 | | 225.00 | 450.00 |

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


Remarks:
 Mr. Sunil Kumar & Mrs. Sarita Devi - Residential Flat No. 901, 9th Floor, Wing - A, "Adityaraj Viva", Building No. 28 & 29, Saptarshi Co-Op. Hsg. Soc. Ltd., Sardar Nagar 3, Sion Koliwada, Sion (East), Mumbai - 400 022, 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

Rattod
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Sunil Kumar & Mrs. Sarita Devi**

Residential Flat No. 901, 9th Floor, Wing - A, "**Adityaraj Viva**", Building No. 28 & 29, Saptarshi Co-Op. Hsg. Soc. Ltd., Sardar Nagar 3, Sion Koliwada, Sion (East), Mumbai - 400 022, State - Maharashtra, Country - India

Longitude Latitude: 19°02'21.2"N 72°52'07.1"E

Think.Innovate.Create

Valuation Done for:

**State Bank of India
RACPC Sion Branch**

B-603 & 604, Kohinoor City, Commercial-16th Floor, Kiroil Road, Off L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country - India.



Our Pan India Presence at :

| | | | |
|-----------|------------|------------|--------|
| Mumbai | Aurangabad | Pune | Rajkot |
| Thane | Nanded | Indore | Raipur |
| Delhi NCR | Nashik | Ahmedabadi | 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 Sion Branch**B-603 & 604, Kohinoor City, Commercial-1,
6th Floor, Kirol Road, Off L.B.S. Marg, Kurla
(West), Mumbai, Pin Code – 400 070,
State – Maharashtra, Country – India.**VALUATION REPORT (IN RESPECT OF FLAT)**

| I | General | |
|----|--|---|
| 1. | Purpose for which the valuation is made | : To assess value of the property for Housing Loan Purpose. |
| 2. | a) | Date of inspection : 10.08.2023 |
| | b) | Date on which the valuation is Made : 10.08.2023 |
| 3. | List of documents produced for perusal: i) Copy of Agreement for sale dated 04.10.2022 ii) Copy of Commencement Certificate No. MH / EE / (BP) / GM / MHADA – 38 / 1070 / 2022 / CC / 1 / New dated 12.05.2022 issued MHADA. iii) Copy of RERA Certificate No. P51700045509 dated 24.05.2022. | |
| 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) | : Mr. Sunil Kumar & Mrs. Sarita Devi. Address: Residential Flat No. 901, 9 th Floor, Wing - A, "Adityaraj Viva", Building No. 28 & 29, Saptarshi Co-Op. Hsg. Soc. Ltd., Sardar Nagar 3, Sion Koliwada, Sion (East), Mumbai - 400 022, State - Maharashtra, Country – India. Contact Person: Mr. Parikshit (Sales Person) Mobile NO. 8850062100 Joint Ownership Details of ownership share is not available |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : The property is a residential flat No. 901 in under construction building. The flat is located on 9 th floor in the said under construction building. The composition of flat will be 1 Bedroom + Living Room + Kitchen + 2 Toilets. (i.e. 1 BHK + 2 Toilets). The property is at 700 Mtr. walking distances from nearest Monorail station – GTB Nagar. At the time of visit building was under construction. Extent of completion are as under: |
| | Stage of Construction | |

| If under construction, extent of completion | | | | |
|---|---|--|---------------------|--|
| | Excavation | Completed | RCC Plinth | Completed |
| | Ground/Stilt Floors | Completed | Floors | Completed upto 10 th floor |
| | Internal Brick Work | Completed upto 3 rd floor | External Brick Work | Completed upto 3 rd floor |
| | Internal Plastering | Completed upto 1 st floor | External Plastering | Completed upto 1 st floor |
| | Total | 35% work completed | | |
| 6. | Location of property | | : | |
| | a) | Plot No. / Survey No. | : | - |
| | b) | Door No. | : | Residential Flat No. 901 |
| | c) | C.T.S. No. / Village | : | C.T.S. No. 12 (Part) of Sion Division |
| | d) | Ward / Taluka | : | Ward - F / N |
| | e) | Mandal / District | : | Mumbai |
| | f) | Date of issue and validity of layout of approved map / plan | : | N.A. Copy of approved building plan were not provided & not Verified. |
| | g) | Approved map / plan issuing authority | : | |
| | h) | Whether genuineness or authenticity of approved map/ plan is verified | : | |
| | i) | Any other comments by our empanelled valuers on authentic of approved plan | : | Building Under Construction |
| 7. | Postal address of the property | | : | Residential Flat No. 901, 9th Floor, Wing - A, "Adityaraj Viva", Building No. 28 & 29, Saptarshi Co-Op. Hsg. Soc. Ltd., Sardar Nagar 3, Sion Koliwada, Sion (East), Mumbai - 400 022, State - Maharashtra, Country - India |
| 8. | City / Town | | : | Sion (East), Mumbai |
| | Residential area | | : | Yes |
| | Commercial area | | : | No |
| | Industrial area | | : | No |
| 9. | Classification of the area | | : | |
| | i) High / Middle / Poor | | : | Middle Class |
| | ii) Urban / Semi Urban / Rural | | : | Urban |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality | | : | Sion Division MHADA / 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 Site As per Documents |

| | | | | |
|------|--|---|---|--|
| | North | : | Internal Road & Adityaraj Pride | Bldg. No. 30 and Pump house and Samaj Mandir Hall |
| | South | : | Building No. 33 | 40'00 Wide road and bldg. No. 34 |
| | East | : | Open Plot | bldg. No. 31 to 33 and Garden and 20" wide Passage |
| | West | : | Chaitanya CHSL | 40'00 Wide road and BMC School |
| 13 | Dimensions of the site | | N. A. as property under consideration is a flat in an apartment building. | |
| | | | A As per the Deed | B Actuals |
| | North | : | - | - |
| | South | : | - | - |
| | East | : | - | - |
| | West | : | - | - |
| 14. | Extent of the site | : | RERA Carpet Area in Sq. Ft. = 385.00 (Area as per Agreement for Sale) Built up Area in Sq. Ft. = 424.00 (Area as per Agreement for Sale) | |
| 14.1 | Latitude, Longitude & Co-ordinates of flat | : | 19°02'21.2"N 72°52'07.1"E | |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | : | RERA Carpet Area in Sq. Ft. = 385.00 (Area as per Agreement for Sale) | |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | : | Building is under construction | |
| II | APARTMENT BUILDING | | | |
| 1. | Nature of the Apartment | : | Residential | |
| 2. | Location | : | | |
| | C.T.S. No. | : | C.T.S. No. 12 (Part) of Sion Division | |
| | Block No. | : | - | |
| | Ward No. | : | Ward - F / N | |
| | Village / Municipality / Corporation | : | Sion Division Municipal Corporation of Greater Mumbai | |
| | Door No., Street or Road (Pin Code) | : | Residential Flat No. 901, 9 th Floor, Wing - A, " Adityaraj Viva ", Building No. 28 & 29, Saptarshi Co-Op. Hsg. Soc. Ltd., Sardar Nagar 3, Sion Koliwada, Sion (East), Mumbai - 400 022, State - Maharashtra, Country - India | |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential | |
| 4. | Year of Construction | : | Building is under construction | |
| 5. | Number of Floors | : | Proposed Ground + 1 st Floor Commercial + 2 nd to 19 th | |

| | | |
|------------|---|---|
| | | Upper Floors |
| 6. | Type of Structure | : Proposed R.C.C. Framed Structure |
| 7. | Number of Dwelling units in the building | : Proposed 4 flats on 9 th floor |
| 8. | Quality of Construction | : Building is under construction |
| 9. | Appearance of the Building | : Building is under construction |
| 10. | Maintenance of the Building | : Building is under construction |
| 11. | Facilities Available | : |
| | Lift | : Proposed 02 lifts |
| | Protected Water Supply | : Proposed Municipal Water supply |
| | Underground Sewerage | : Proposed Connected to Municipal Sewerage System |
| | Car parking - Open / Covered | : Proposed Covered Car Parking space |
| | Is Compound wall existing? | : Proposed Yes |
| | Is pavement laid around the Building | : Proposed Yes |
| III | FLAT | |
| 1 | The floor in which the flat is situated | : 9 th Floor |
| 2 | Door No. of the flat | : Residential Flat No. 901 |
| 3 | Specifications of the flat | : |
| | Roof | : Proposed R.C.C. Slab |
| | Flooring | : Proposed Vitrified tiles Flooring |
| | Doors | : Proposed Teak Wood door frame with flush doors |
| | Windows | : Proposed Powder coated aluminum sliding windows |
| | Fittings | : Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with concealed. |
| | Finishing | : Proposed Cement Plastering + POP finishing |
| 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? | : Building under construction |
| 7 | Sale Deed executed in the name of | : Mr. Sunil Kumar & Mrs. Sarita Devi |
| 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. = 424.00 (Area as per Agreement for Sale) |
| 10 | What is the floor space index (app.) | : As per MCGM norms |
| 11 | What is the Carpet Area of the flat? | : RERA Carpet Area in Sq. Ft. = 385.00 (Area as per Agreement for Sale) |
| 12 | Is it Posh / I Class / Medium / Ordinary? | : Medium |
| 13 | Is it being used for Residential or Commercial purpose? | : Proposed Residential |
| 14 | Is it Owner-occupied or let out? | : Building under construction |
| 15 | If rented, what is the monthly rent? | : ₹ 18,500.00 expected rental income per month after |



| | | |
|-----------|--|---|
| | | Completion |
| 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) | : ₹ 22,000.00 to ₹ 24,000.00 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). | : ₹ 23,000.00 per Sq. Ft. |
| 3 | Break – up for the rate | : |
| | I. Building + Services | : ₹ 3,000.00 per Sq. Ft. |
| | II. Land + others | : ₹ 20,000.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed) | : ₹ 1,48,313.00 per Sq. M. i.e. ₹ 13,779.00 per Sq. Ft. |
| 5 | In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given | : It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs. |
| 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 | : Building under construction |
| | Life of the building estimated | : 60 years Subject to proper, preventive periodic maintenance & structural repairs after Completion. |
| | Depreciation percentage assuming the salvage value as 10% | : N.A. as the Building is under construction |
| | Depreciated Ratio of the building | : |
| b | Total composite rate arrived for Valuation | : |
| | Depreciated building rate VI (a) | : ₹ 3,000.00 per Sq. Ft. |
| | Rate for Land & other V (3) ii | : ₹ 20,000.00 per Sq. Ft. |
| | Total Composite Rate | : ₹ 23,000.00 per Sq. Ft. |

valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 22,000.00 to ₹ 24,000.00 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 ₹ 23,000.00 per Sq. Ft. 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) Salability | Good |
| ii) Likely rental values in future in | ₹ 18,500.00 expected rental income per month after Completion |
| iii) Any likely income it may generate | Rental Income |

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

Think.Innovate.Create

An ISO 9001:2015 Certified Company

www.vastukala.org

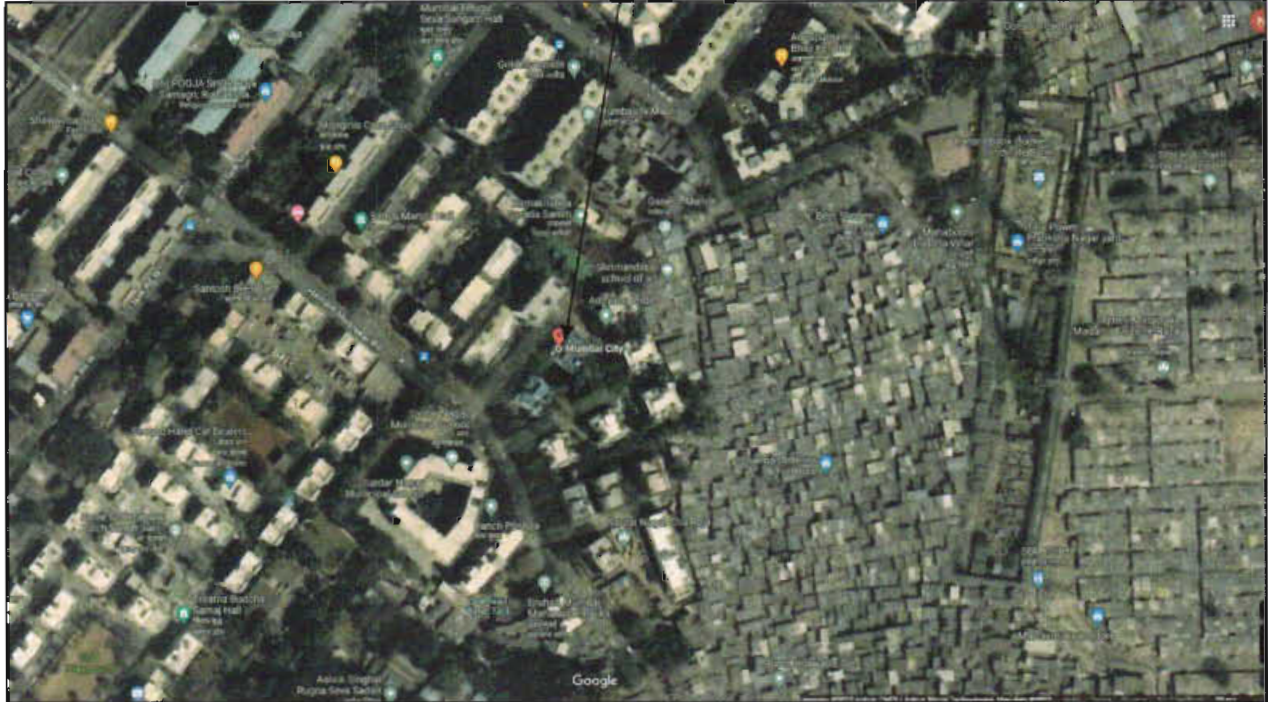


Actual Site Photographs



Think.Innovate.Create

**Route Map of the property
Site u/r**



Longitude Latitude: 19°02'21.2"N 72°52'07.1"E

Note: The Blue line shows the route to site from nearest Monorail station (GTB Nagar – 700 Mt.)

Ready Reckoner Rate

DIVISION / VILLAGE : SION
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: All Portion to the East of the Harbor Railway Line in the Sion Division. | | | | | |

| Rate of Land + Building in ₹ per sq. m. Built-Up | | | | | | |
|--|----------|-------|-------------|--------|--------|------------|
| Zone | Sub Zone | Land | Residential | Office | Shop | Industrial |
| 19 | 19/124 | 58200 | 141250 | 162440 | 183100 | 141250 |

C.S.No. 1/11, 1/12, 1/36, 1/89, 1A/89, 2/12, 2/89, 5. 11Pt. 12. 36. 88, 89, 180. 415/5

≡ Compare With Previous Year
↓

Think.Innovate.Create



Price Indicator

PROPERTYHSTOL Buy | Enter Locality, Property or Developer | Home Services | Offices | My Desk | Insights

Adityaraj Viva, Sion East

Adityaraj Viva

₹ 87.0 Lacs

by **Adityaraj Group**

Sonaj Mandir Hall, MHI Colony, Indira Nagar, Kurla West, Sion, Mumbai, Maharashtra, India

Configurations: 1 BHK, 2 BHK | **Possession Date:** Mar 2026

Per Sqft Price: ₹ 23.02 K per Sqft. | **Countdown:** 378 - 592 Sq Ft -

[Contact Seller](#)

Overview | Configurations | Amenities | Locality | Bank Offers | Developer

About Adityaraj Viva, Sion East

Project Status: Under Construction | Project Type: High Rise | RERA ID: P51700045509 | Total Floors: 18

Interested? Enquire Now

Adityaraj Viva - Adityaraj Group

HOMESFY | **NSE**

Home > Projects in Harbour Mumbai > Adityaraj Viva Sion

Adityaraj Viva Sion

Sion, Mumbai, Maharashtra [\(Show on map\)](#)

1 - 2 BHK | **378 - 592 Sqft** | **₹ 95L - ₹ 1.69Cr** | **P51700045509**

0.27 Acres | **1 Towers - 21 Storeys**

Overview | Site & Floor Plan | Amenities | About Developer | Neighbourhood

Connect with us -

Name:

Country: | Number:

You will receive notifications via SMS, Whatsapp, Email. You can change your preference later.

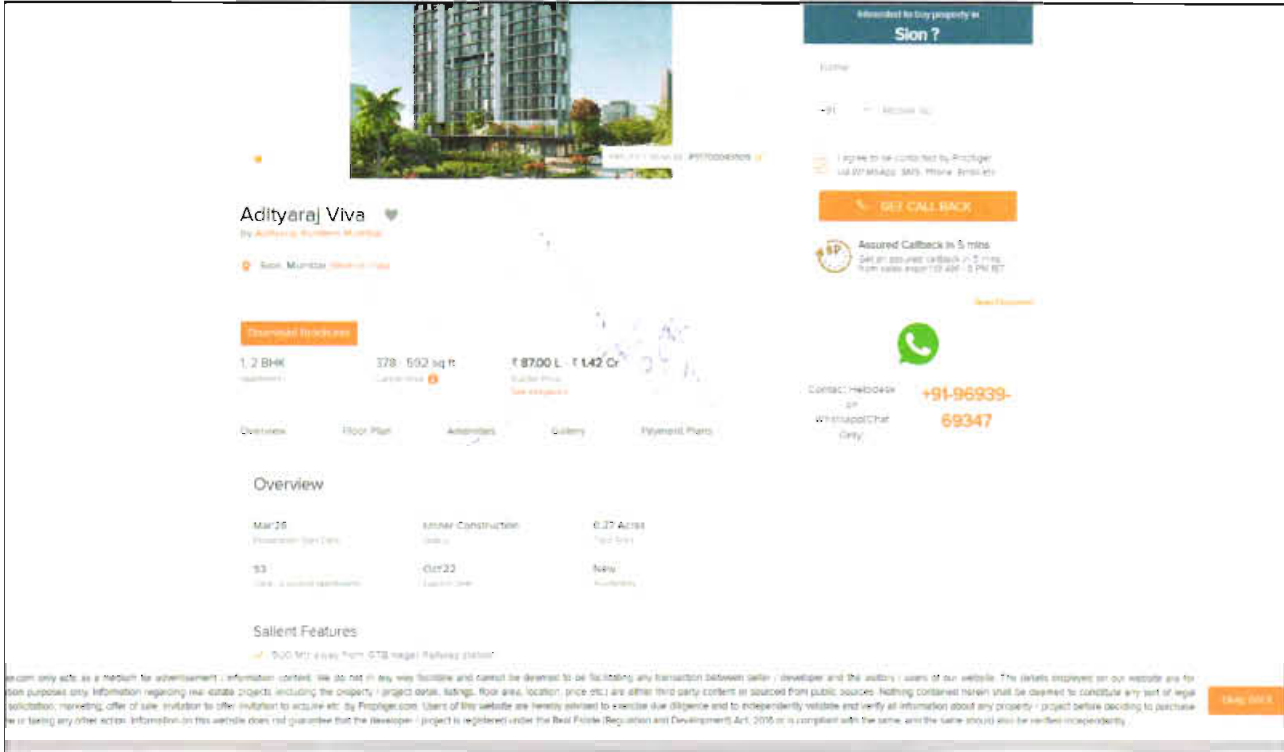
Yes, I need a home loan

[Submit](#)

Overview Adityaraj Viva Sion

Strategically located at Sion, one of the most prominent suburbs of Mumbai, Viva provides seamless access to all the significant places. The educational institute, the entertainment options, the healthcare services, and the

Price Indicator



Adityaraj Viva
By Adityaraj Builders Mumbai

1.2 BHK
378 - 592 sq ft
₹ 87,00 L - ₹ 1.42 Cr

Overview | Floor Plan | Amenities | Gallery | Payment Plans

Overview

| | | |
|---------------------------------|------------------------------|--------------------------|
| Mar 16 Possession Start Date | Under Construction Status | 0.27 Acres Total Area |
| 53 Cars & Scooter Spaces | Oct 22 Launch Date | New Residency |

Salient Features

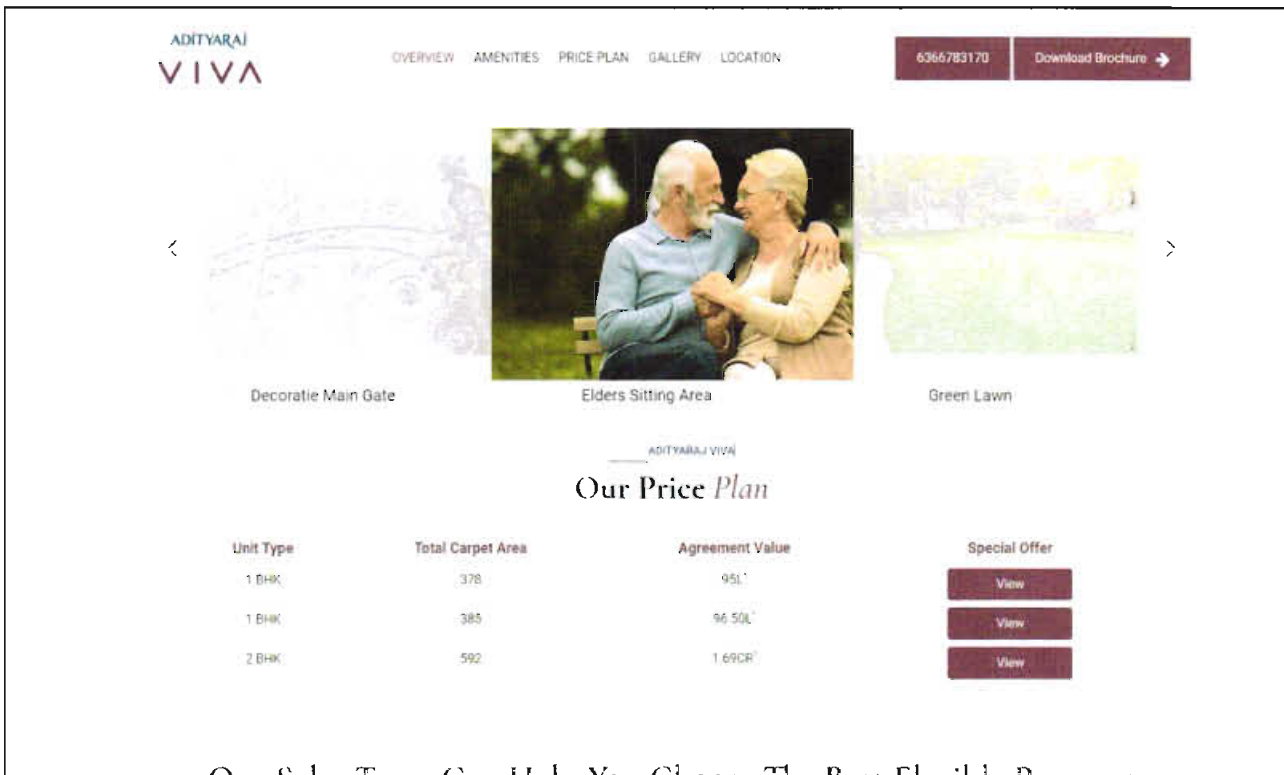
- 500 Mtr away from CST Nagar Railway Station

Contact: Helpline
WhatsApp Chat Only
+91-969939-69347

Accused Callback in 5 mins
Get an accused call back in 5 mins
From 10:00 AM to 10:00 PM EST

Download Brochure

6366783170 | Download Brochure



ADITYARAJ VIVA

OVERVIEW | AMENITIES | PRICE PLAN | GALLERY | LOCATION

6366783170 | Download Brochure

Decorative Main Gate | Elders Sitting Area | Green Lawn

Our Price Plan

| Unit Type | Total Carpet Area | Agreement Value | Special Offer |
|-----------|-------------------|-----------------|----------------------|
| 1 BHK | 378 | 95 L | View |
| 1 BHK | 385 | 96.50 L | View |
| 2 BHK | 592 | 1.69 CR | View |

Our Sales Team Can Help You Choose The Best Flexible Payment

(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 10.08.2023 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 10.08.2023. 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



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **10th 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 **385.00 Sq. Ft. RERA Carpet Area** in the name **Mr. Sunil Kumar & Mrs. Sarita Devi**. 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. Sunil Kumar & Mrs. Sarita Devi**. 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 **385.00 Sq. Ft. RERA 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 **385.00 Sq. Ft. RERA Carpet Area.**

Think.Innovate.Create

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.

Think.Innovate.Create

(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).

