

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-1949/23-24	Dated 10-Aug-23
Buyer (Bill to) Union Bank Of India Gokhiware Branch Surucha Muldapat Residency , Ground Floor, Pinto Travels Campus, Gokhiware, Vasai East , Palghar-401208 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. Dispatched through Terms of Delivery	Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination

Sl. No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	3,000.00
	CGST			270.00
	SGST			270.00
Total				3,540.00


Amount Chargeable (in words) E. & O.E
Indian Rupee Three Thousand Five Hundred Forty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
Total			270.00		270.00	540.00


Tax Amount (in words) : **Indian Rupee Five Hundred Forty Only**

Remarks:
 Mr. Ajay Kumar Brajkishore Poddar - Residential Flat
 No. 203, 2nd Floor, Wing - A, "Panchratna Vihar Co
 -Op. Hsg. Soc. Ltd.", Evershine City, Village - Achole,
 Vasai (East), Taluka - Vasai, District - Palghar, PIN -
 401 208, 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 : **UNION BANK OF INDIA**
 A/c No. : **635301010050194**
 Branch & IFS Code : **Bandra East & UBIN0563536**



UPI Virtual ID : **Vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd

 Authorised Signatory

This is a Computer Generated Invoice

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Ajay Kumar Brajkishore Poddar**

Residential Flat No. 203, 2nd Floor, Wing – A, "**Panchratna Vihar Co-Op. Hsg. Soc. Ltd.**", Evershine City,
Village – Achole, Vasai (East), Taluka – Vasai, District – Palghar, PIN – 401 208
State – Maharashtra, Country – India.

Longitude Latitude: 19°24'26.0"N 72°50'20.5"E

Valuation Prepared for:




**Union Bank of India
Gokhivare Vasai Branch**

Surucha Mundapat Residency, Ground Floor, Pinto Travels Campus, Gokhivare, Vasai (East),
Palghar – 401 208, 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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2nd Floor, Wing – A, "Panchratna Vihar Co-Op. Hsg. Soc. Ltd.", Evershine City, Village – Achole, Vasai (East), Taluka – Vasai, District – Palghar, PIN – 401 208, State – Maharashtra, Country – India belongs to **Mr. Ajay Kumar Brajkishore Poddar**.

Boundaries of the property.

North	:	Evershine Tulip CHSL
South	:	Sai Shelter Building
East	:	Row House
West	:	Jawaharlal Nehru 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 and valued for this particular purpose at **₹ 46,38,195.00 (Rupees Forty Six Lakh Thirty Eight Thousand One Hundred Ninety Five 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.**

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B.
Chalikwar.
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.08.11 10:53:09 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
UBI Emp. No. ROS: ADV: Valuer/033:008:2021-22
Encl: Valuation report.



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,
Chandivati 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,**Union Bank of India****Gokhivare Vasai Branch**

Surucha Mundapat Residency,

Ground Floor, Pinto Travels Campus,

Gokhivare, Vasai (East), Palghar – 401 208,

State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

1		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	: 09.08.2023
	b)	Date on which the valuation is made	: 10.08.2023
3.	List of documents produced for perusal	:	
	1)	Copy of Agreement for Sale dated 03.12.2014 Between Mrs. Denise Rand & Mr. Tarun Avinash Kumar Hari (The Transferor's) and Mr. Ajay Kumar Brajkishore Poddar (The Transferee).	
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. Ajay Kumar Brajkishore Poddar Address: Residential Flat No. 203, 2 nd Floor, Wing – A, "Panchratna Vihar Co-Op. Hsg. Soc. Ltd.", Evershine City, Village – Achole, Vasai (East), Taluka – Vasai, District – Palghar, PIN – 401 208, State – Maharashtra, Country – India. Contact Person: Mrs. Usha Poddar (Owner's Wife) Contact No. 7709153094 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 2 nd Floor. The composition of flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Passage (i.e., 2 BHK with 2 Toilets). The property is at 3.3 Km. travelling distance from nearest railway station Nallasopara.
6.	Location of property	:	
	a)	Plot No. / Survey No.	: New Survey No. 254, Old Survey No. 357, Hissa No. 5 (Part)
	b)	Door No.	: Residential Flat No. 203
	c)	C.T.S. No. / Village	: Village – Achole
	d)	Ward / Taluka	: Taluka – Vasai
	e)	Mandal / District	: District – Palghar
	f)	Date of issue and validity of layout of approved map / plan	: Copy of Building Approved Plan were not provided & not verified.

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16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	New Survey No. 254, Old Survey No. 357, Hissa No. 5 (Part)
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Achole CIDCO / Thane Municipal Corporation
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 203, 2 nd Floor, Wing – A, "Panchratna Vihar Co-Op. Hsg. Soc. Ltd.", Evershine City, Village – Achole, Vasai (East), Taluka – Vasai, District – Palghar, PIN – 401 209, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Industrial / Mixed	:	Residential
4.	Year of Construction	:	2006 (Approx.)
5.	Number of Floors	:	Ground + 4 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling Flats in the building	:	4 Flats on 2 nd Floor
8.	Quality of Construction	:	Normal
9.	Appearance of the Building	:	Normal
10.	Maintenance of the Building	:	Normal
11.	Facilities Available	:	
	Lift	:	No Lift
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Open Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	FLAT		
1	The floor in which the Flat is situated	:	2 nd Floor
2	Door No. of the Flat	:	Residential Flat No. 203
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Marble tiles 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 finished

4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Mr. Ajay Kumar Brajkishore Poddar
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. = 765.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per CIDCO norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 537.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Industrial purpose?	:	Residential purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 12,000.00 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)	:	₹ 6,500.00 to ₹ 7,500.00 per Sq. Ft. on Built Up 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).	:	₹ 6,700.00 per Sq. Ft. on Built Up Area ₹ 6,063.00 per Sq. Ft. (After Deprecation)
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500.00 per Sq. Ft.
	II. Land + others	:	₹ 4,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 69,600.00 per Sq. M. i.e., ₹ 6,466.00 per Sq. Ft.



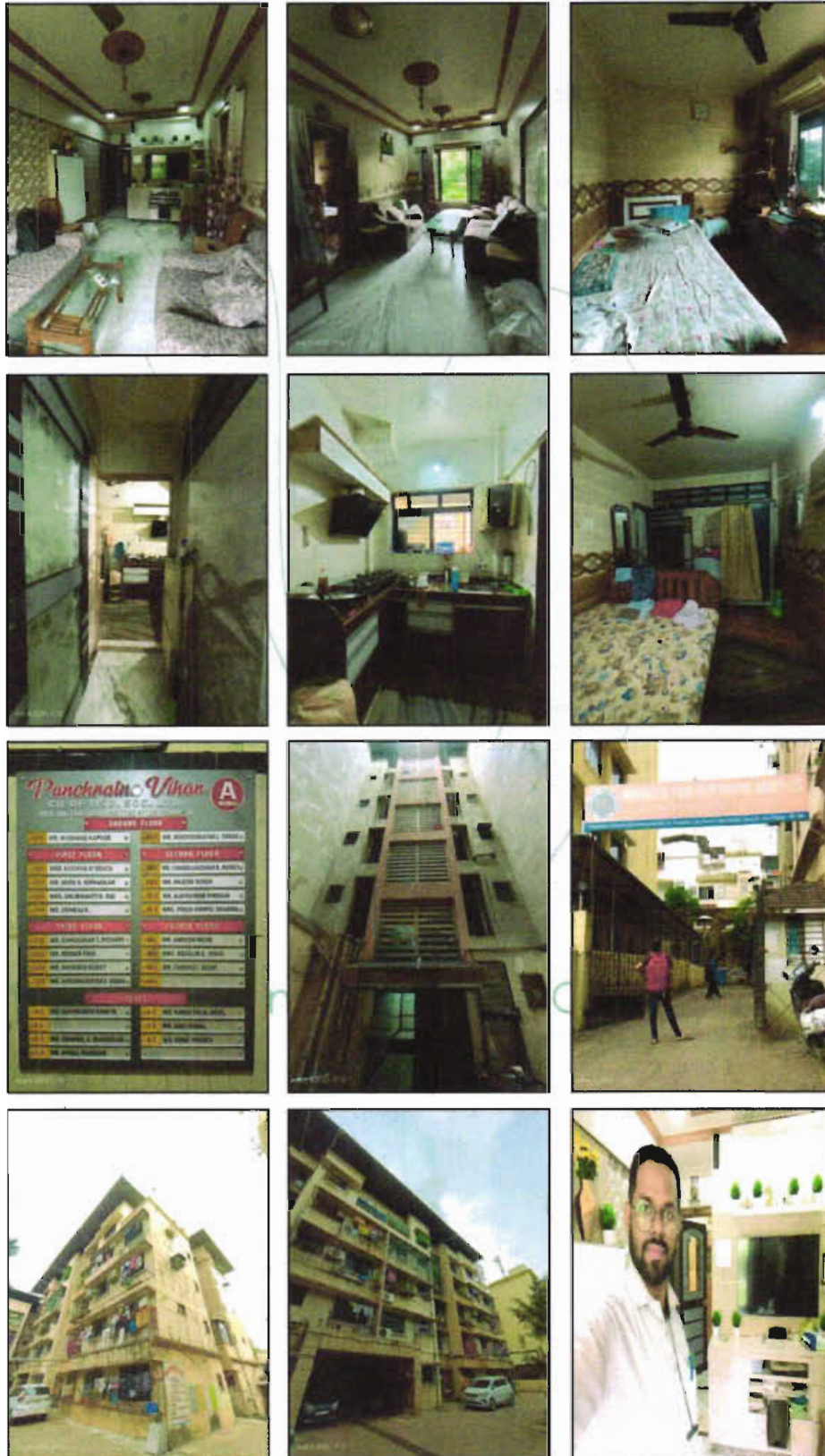
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

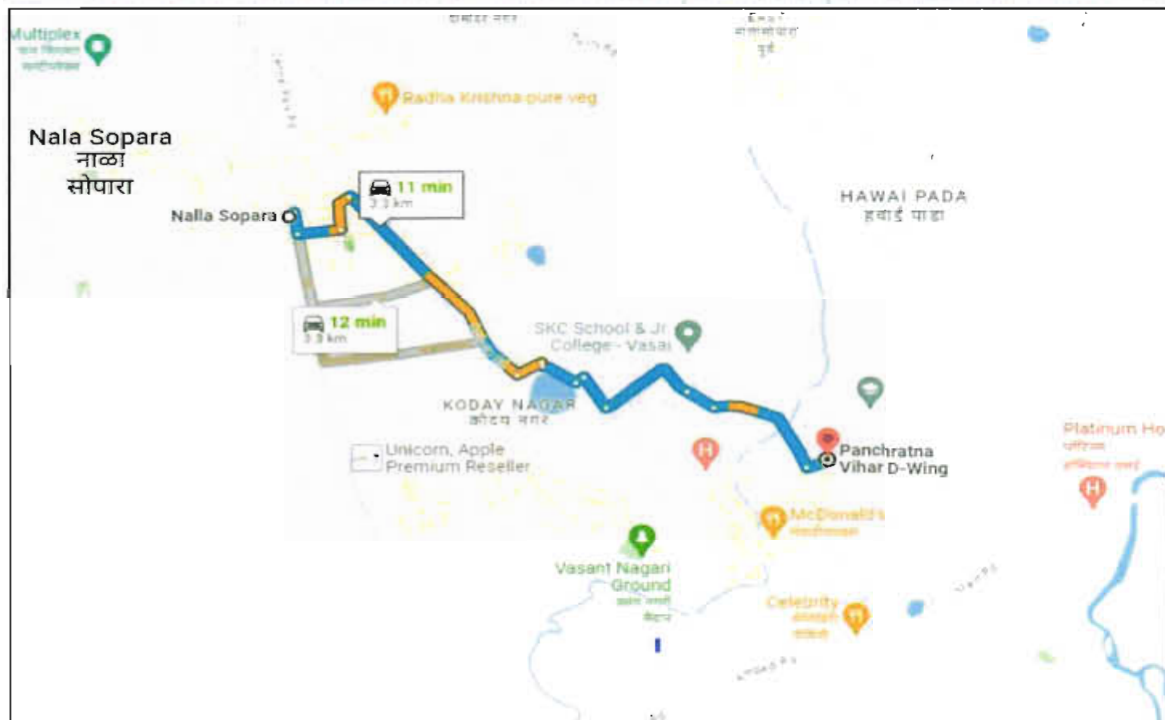
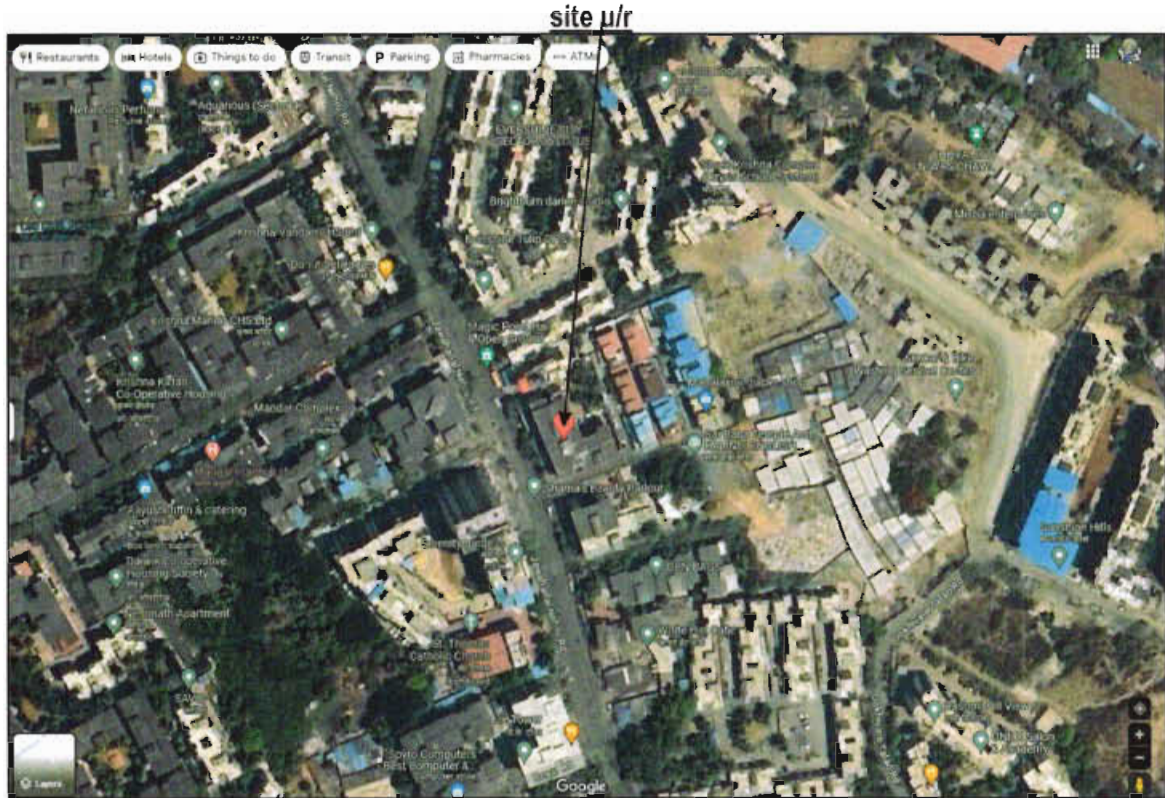
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many 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 ₹ 6,500.00 to ₹ 7,500.00 per Sq. Ft. on Built Up 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 ₹ 6,063.00 per Sq. Ft. on Built Up Area (After Depreciation) 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	₹ 12,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

Actual Site Photographs



Route Map of the property



Longitude Latitude: 19°24'26.0"N 72°50'20.5"E

Note: The Blue line shows the route to site from nearest railway station (Nallasopara – 3.3 Km.)

Sales Instance

1010350 11-05-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि.वसई 3 दस्त क्रमांक : 1010/2023 नोंदणी : Regn.63m
गावाचे नाव : आचोळे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4133000	
(4) भू-मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती : इतर माहिती: गाव मौज आचोळे,सर्वे न 266 आणि 267,सदनिका क्र103,पहिला मजला,बिल्डिंग नं इसी-110,एरिस कॉ ऑप हाऊसिंग सोसायटी ली.एव्हरशार्डिन सिटी एव्हेन्यू,क्लस्टर 2,आचोळे,वसई पूर्व तालुका वसई,जिल्हा पालघर,क्षेत्रफळ 59.38 चौ मी(बिल्ट अप)((Survey Number : 266 & 267 ;))	
(5) क्षेत्रफळ	59.38 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रियांक मनहर महेता -- वय:-41 पत्ता:-प्लॉट नं: 103/ इ सी 110, माळा नं: -, इमारतीचे नाव: एरिस कॉ ऑप हाऊसिंग सोसायटी ली, ब्लॉक नं: एव्हरशार्डिन सिटी एव्हेन्यू, क्लस्टर 2, रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AMDPM4320J 2): नाव:-बिजल पि मेहता -- वय:-42 पत्ता:-प्लॉट नं: 103/इ सी 110, माळा नं: -, इमारतीचे नाव: एरिस कॉ ऑप हाऊसिंग सोसायटी ली, ब्लॉक नं: एव्हरशार्डिन सिटी एव्हेन्यू, क्लस्टर 2, रोड नं: वसई पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AHWPM7781K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रुफस काडूस -- वय:-40; पत्ता:-प्लॉट नं: 1/सि. माळा नं: -, इमारतीचे नाव: कोडर्स विला , ब्लॉक नं: चंपेलाप रोड, जवळ जेफ केटरर्स , रोड नं: बांद्रा पश्चिम , महाराष्ट्र, मुंबई. पिन कोड:-400050 पॅन नं:-AAEPQ0148H	
(9) दस्तऐवज करून दिल्याचा दिनांक	13/01/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	13/01/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	1010/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	315000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



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Sales Instance

5007350 11-05-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुयम निबंधक : सह दु.नि.वसई 3 दस्त क्रमांक : 5007/2023 नोंदणी : Regn.६३m
गावाचे नाव : आचोळे		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3950000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3137000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : इतर माहिती : इतर माहिती: गाव मौजे आचोळे,सर्वे नं.266,सदनिका क्र. बी- 002,तळ मजला,बिल्डिंग नं. ई सी-67,मंगल कृपा इन मंगल चरण कॉ-ऑप हौसिंग सोसायटी ली,एकरशाईन सिटी,गाव आचोळे,वसई पूर्व,तालुका वसई,जिल्हा पालघर,सदनिकेचे क्षेत्रफळ 45.07 चौ.मी.(बिल्ट अप एरिया),((Survey Number : 266 ;))	
(5) क्षेत्रफळ	45.07 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-वेलवीना मुकेश मेनन - वय:-48 पत्ता:-प्लॉट नं: सदनिका क्र. बी-702, माळा नं. -, इमारतीचे नाव: मधुबन हाईट्स, ब्लॉक नं: एकरशाईन सिटी गेट च्या समोर, रवी हॉस्पिटल च्या समोर, रोड नं: वसई पूर्व, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AHUPM9451E 2): नाव:-मान्यता देणार- विनायक मुकेश मेनन - वय:-30 पत्ता:-प्लॉट नं: सदनिका क्र. बी-702, माळा नं. -, इमारतीचे नाव: मधुबन हाईट्स, ब्लॉक नं: एकरशाईन सिटी गेट च्या समोर, रवी हॉस्पिटल च्या समोर, रोड नं: वसई पूर्व, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-BPWPM2541E 3): नाव:-मान्यता देणार- सागर मुकेश मेनन - वय:-29 पत्ता:-प्लॉट नं: सदनिका क्र. बी-702, माळा नं. -, इमारतीचे नाव: मधुबन हाईट्स, ब्लॉक नं: एकरशाईन सिटी गेट च्या समोर, रवी हॉस्पिटल च्या समोर, रोड नं: वसई पूर्व, तालुका वसई, जिल्हा पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-CDXPM2987C	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अब्दुल वाहिद मोमीन - वय:-28; पत्ता:-प्लॉट नं: रूम नं.610, ई विंग, माळा नं. -, इमारतीचे नाव: जमाते जमहुरी कॉ-ऑप हौसिंग सोसायटी ली, ब्लॉक नं: बाजार रोड, टेलीफोने एक्सचेंज जवळ, रोड नं: बांद्रा पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-CNOPM2293J 2): नाव:-फैझान हाजी बशाह मोमीन - वय:-23; पत्ता:-प्लॉट नं: रूम नं.610, ई विंग, माळा नं. -, इमारतीचे नाव: जमाते जमहुरी कॉ-ऑप हौसिंग सोसायटी ली, ब्लॉक नं: बाजार रोड, टेलीफोने एक्सचेंज जवळ, रोड नं: बांद्रा पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400050 पॅन नं:-ETIPM2429A	
(9) दस्तऐवज करून दिल्याचा दिनांक	03/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	03/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	5007/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	276500	
11-05-2023		
https://foocvarechugeservice.maharashtra.gov.in/isanid.HTML?Reg		
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000	



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As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is ₹ 46,38,195.00 (Rupees Forty Six Lakh Thirty Eight Thousand One Hundred Ninety Five Only). The Realizable Value of the above property is ₹ 41,74,376.00 (Rupees Forty One Lakh Seventy Four Thousand Three Hundred Seventy Six Only). The Distress Value is ₹ 37,10,556.00 (Rupees Thirty Seven Lakh Ten Thousand Five Hundred Fifty Six Only).

Place: Mumbai

Date: 10.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.
Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,
email=cmd@vastukala.org, c=IN
Date: 2023.08.11 10:53:27 +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).

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Date

Signature
(Name of the Branch Manager with Flat Seal)

Enclosures	
Declaration From Valuers (Annexure – II)	Attached
Model code of conduct for valuer (Annexure – III)	Attached

Annexure – II

DECLARATION FROM VALUERS

I, hereby declare that:

- a. 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.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative has personally inspected the property on 09.08.2023 The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- j. 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. Ajay Kumar Brajkishore Poddar from Mrs. Denise Rand & Mr. Tarun Avinash Kumar Hari vide Agreement for Sale dated 03.12.2014.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Gokhivare Vasai Branch to assess fair market Value of the property for Bank Loan Purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sanket Karalkar – Valuation Engineer Shobha Kuperkar – Technical Manager Pradnya Rasam – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 09.08.2023 Valuation Date – 10.08.2023 Date of Report – 10.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done 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 **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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **765.00 in Sq. Ft. Built Up Area** in the name of **Mr. Ajay Kumar Brajkishore Poddar**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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 **765.00 in Sq. Ft. Built Up 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 - III

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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. (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.
Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.08.11 10:53:43+05'30'

Auth. Sign.

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