PROFORMA INVOICE Invoice No. Dated Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, PG-1982/23-24 14-Aug-23 BOOMERANG, CHANDIVALI FARM ROAD. **Delivery Note** Mode/Terms of Payment ANDHERI-EAST 400072 AGAINST REPORT GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) STATE BANK OF INDIA - RACPC GHATKOPAR Dispatch Doc No. **Delivery Note Date** RACPC GHATKOPAR BRANCH, OPP. DAMODAR PARK, 003094 / 2302042 ASHOK SILK MILLS COMPOUND, L.B.S. MARG, Dispatched through Destination GHATKOPAR (W), MUMBAI-400086 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code: 27 Terms of Delivery **Particulars** HSN/SAC GST Amount SI Rate No. 1 **VALUATION FEE** 997224 18 % 2,500.00 (Technical Inspection and Certification Services) 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	Central Tax		State Tax		Total
0.50 00.000.000	Value	Rate	Amount	Rate	Amount	Tax Amount
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

Company's Bank Details

Bank Name : State Bank of India

A/c No. 32632562114

Branch & IFS Code: MIDC Andheri (E) & SBIN0007074

Remarks:

Mrs. Mamata Babaji Bhogale & Mr. Babaji Bhogale -Residential Flat No. 1705, 17th Floor, 'D' Wing, Building "Daffodils CHS (Prop)", Kokan Nagar, J. M. Road, Bhandup (West), Mumbai - 400 078, State -Maharashtra, Country - India

: AADCV4303R Company's PAN

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



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

attoo Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (1) Pvt. Ltd.

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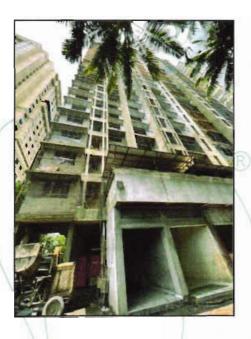


CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





# Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mrs. Mamata Babaji Bhogale & Mr. Babaji Bhogale

Residential Flat No. 1705, 17th Floor, 'D' Wing, "Daffodils CHS (Prop)", Kokan Nagar, J. M. Road, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India.

Think.Innovate.Create

Latitude Longitude: 19°08'45.5"N 72°55'35.7"E

## Valuation Done for: State Bank of India RACPC Ghatkopar

Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills Compound, LBS Marg, Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India.



 Regd. Office: BI-001, U/B Floor, Boomerang, Chandwall Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

🖀 Telefax : +91 22 28371325/24 🖂 mumbai@vastukala.org CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: SBI/RACPC Ghatkopar Branch/Mrs. Mamata Babaji Bhogale (3094/2302042)

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Vastu/Mumbai/08/2023/3094/2302042

14/01-188-JAVS Date: 14.08.2023

## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1705, 17th Floor, 'D' Wing, Building "Daffodils CHS (Prop)", Kokan Nagar, J. M. Road, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India belongs to Mrs. Mamata Babaji Bhogale & Mr. Babaji Bhogale.

### Boundaries of the property.

North : Slum Area

South : "C' Wing of Building "Daffodils" / Hanuman Mandir Road

East : "A' Wing of Building" Daffodils"

West : Slum Area

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 ₹ 69,35,000.00 (Rupees Sxixty Nine Lakhs Thirty Thousand Only). As per Site Inspection 90% Construction Work is Completed.

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.

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

MANOJ BABURAO CHALIKWAR

Dignity operating NAMA DIRECTION OF BUILDING On Finding AND ADDRESS OF BUILDING STREET OF BUILDING On Finding AND ADDRESS OF BUILDING STREET OF BUILDING 13.527/81/24 Med 6555, point of color of building street of building 13.527/81/24 Med 6555, point of color of building street of building 13.527/81/24 Med 6555, point of color of building street of building point of building street of building street of building 13.528/81/24 Med 6555, point of building street of building Color of building street of building street of building Color of building street of building street of building Color of building street of building street of building Color of building street of building street of building Color of building street of building street of building Color of building street of building street of building Color of building street of building street of building Color of building street of building street of building Color of building street of building street of building Color of building street of building street of building Color of building street of building street of building Color of building street of building street of building Color of building street of building street of building Color of building street of building street of building Color of building street of building street of building Color of building street of building street of building Color of building street of building street of building street of building Color of building street of building stree



## Director

Auth. Sign.

### 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.





TeleFax: +91 22 28371325/24

🧧 mumbai@vastukala.org

## Vastukala Consultants (I) Pvt. Ltd.

Unit No. B1-001, Upper Basement Floor, Boomerang Business, Chandivali Studio, Mumbai – 400 072.

To,

The Assistant General Manager, State Bank of India RACPC Ghatkopar Retail Assets Centralised Processin

Retail Assets Centralised Processing Centre 1st Floor, Ashok Silk Mills Compound, LBS Marg Ghatkopar (West), Mumbai – 400 086 State – Maharashtra, Country – India.

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

1	Ge	neral	7	
1.	Pur	pose for which the valuation is made	/	To assess value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	1:	12.08.2023
	b)	Date on which the valuation is made	e :	14.08.2023
3.	1. 2.	(the Promoter) AND Mr. Durvas Shrid	07.07.2023 dhar Amar No. SRA / habilitation	ENG / 3899 / S / PL & STGL / AP (Composite Building) Authority
4.	Nar (es	me of the owner(s) and his / their act with Phone no. (details of share of her in case of joint ownership)	ddress :	Mrs. Mamata Babaji Bhogale & Mr. Babaji Bhogale  Address: Residential Flat No. 1705, 17th Floor, 'D' Wing, Building "Daffodils CHS (Prop)", Kokan Nagar, J. M. Road, Bhandup (West), Mumbai – 400078, State – Maharashtra, Country – India.  Contact Person: Ms. Pooja Sutar (Sales Manager) Contact No. 7715032876.  Joint Ownership Details of ownership share is not available
5.	l	of description of the property (Income sehold / freehold etc.)	luding :	The property is a residential flat in under construction building. The flat is located on 17th floor in the said
				under construction building. As per site inspection the composition of residential flat is having Living Room + Bedroom + Kitchen + 2 Toilets (i.e. 1 BHK with 2 Toilets). The property is at 1.5 KM. travelling distance from nearest railway station Bhandup.
	Sta	ge of Construction		
	lf u	nder construction, extent of comple	etion	
	R	CC Footing/ Foundation Comp	oleted	RCC Plinth Completed





	Gro	ound/Stilt Floors	Completed		Floors	Completed		
	Ext	ernal Brick Work	Completed		Internal Brick Work	Completed		
	Inte	rnal Plastering	Completed		External Plastering	Completed		
	Flo	oring, Tiling, Kitchen	Completed		Internal Painting	Completed		
	Ext	ernal Paining	Not done		Electrification	Completed		
	Doc	or & Windows	Completed		Lift Installation	Completed		
	Plu	mbing, Sanitary	Not done		Open Area Development & F	inal Under		
	Ins	gtallation			Finishig	Progress		
	Tot	al	90% work c	om	pleted			
6.	Loca	tion of property		$\vdots$				
	a)	Plot No. / Survey No.		1	B			
	b)	Door No.		13	Residential Flat No. 1705			
	c)	C.T.S. No. / Village		1	226(Pt), 226/1 & 226/20(Pt) of Villa	age Kanj <mark>ur</mark>		
	d)	Ward / Taluka		1:	'S' Ward, Taluka - Kurla	·		
	e)	Mandal / District		:	District – Mumbai Suburban			
	f)	Date of issue and validity	of layout of	:	Approved Building Plan were no	t provided and not		
		approved map / plan			verified.			
	g)	Approved map / plan issuin		;				
	h)	Whether genuineness or a		:	)			
		approved map/ plan is verif	ied					
	i)	Any other comments			Building is under construction			
		empanelled valuers on	authentic of					
	approved plan			7 7				
7.	Post	al address of the property	×	, in	Residential Flat No. 1705, 17th			
				0	Building "Daffodils CHS (Prop)",	-		
			1		Road, Bhandup (West), Mumbai	- 400 078, State -		
	0.11				Maharashtra, Country – India.			
8.	-	/ Town		:	Bhandup (West) - Mumbai			
		dential area		-	Yes			
	_	mercial area	De Deserve		No			
	-	strial area	k.inno	V	№e.Create			
9.		sification of the area		-	Middle Clees			
		gh / Middle / Poor		H	Middle Class			
40	1 1	ban / Semi Urban / Rural	34 - I - A P.O = =	;	Urban			
10		ing under Corporation lim	ııt / Village	:	Village – Kanjur			
14		chayat / Municipality	to I Control	<u> </u>	Municipal Corporation of Greater N	wumbai		
11		ther covered under any Sta			No			
		enactments (e.g., Urban	_					
	1 '	or notified under agency are / cantonment area	ar someduled					
12		ndaries of the property			As per actual site As	s per document		
12	Nort		_	ļ.	-	etails not available		
	Sout			+		etails not available		
	Joul	11		'	/ Hanuman Mandir Road	otalio not avallable		
				1	7 Garanan Manun Noau			





	East	:	'A' Wing of Building Daffodils	Details not available
	West	:	Slum Area	Details not available
	Dimensions of the site		N. A. as property under cons apartment building.	
			A	В
			As per the Deed	Actual
	North	:	<u> </u>	<u>-</u>
	South	:	<u> </u>	
	East	:	-	-
	West	:	-	-
13.	Extent of the site		Carpet Area in Sq. Ft. = 348.00 (Area as per Site Measurement RERA Carpet Area in Sq. Ft. (Area as per Agreement for St. Built-up Area in Sq. Ft. = 402.0 (Area as per Index II)  All the above areas are we Agreement for Sale Area. The sale detail measurement for Sale Area.	et) = 365.00 Sale)  outthin +/- 10% of the he above calculations
			and detail measurements ta the Agreement for Sale ar inflated. Hence, valuation Agreement for Sale area	e is not exorbitantly
14.	Latitude, Longitude & Co-ordinates of flat	:	19°08'45.5"N 72°55'35.7"E	_
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	RERA Carpet Area in Sq. Ft. (Area as per Agreement for S	
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent		Building is under construction	
	received per month.		1	
II	APARTMENT BUILDING		7	1.
1.	Nature of the Apartment		Residential	
2.	Location	٧	are.Create	
	C.T.S. No.	-	226(Pt) & 226/20(Pt) of Village	Kaniur
	Block No.	:	-	· tarijar
	Ward No.	:	'S' Ward	
	Village / Municipality / Corporation		Village – Kanjur	
	0		Municipal Corporation of Great	er Mumbai
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1705, Building "Daffodils CHS (Prop Road, Bhandup (West), Mum Maharashtra, Country – India.	17 <sup>th</sup> Floor, 'D' Wing, b)", Kokan Nagar, J. M.
			manaraonira, ocumin, maia.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	





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5.	Number of Floors	:	Proposed Ground + 3 Podiums + 4 <sup>th</sup> to 22 <sup>nd</sup> upper floors
6.	Type of Structure	:	R.C.C. framed structure
7.	Number of Dwelling units in the building	:	5 Flats on 17th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Building is under construction
10.	Maintenance of the Building	:	Building is under construction
11.	Facilities Available	:	
	Lift	:	2 Lift(s)
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered		Open / Covered
	Is Compound wall existing?	1	Building is under construction
l l	Is pavement laid around the building	1	Building is under construction
III	FLAT		
1	The floor in which the flat is situated	(1)	17th Floor
2	Door No. of the flat		Residential Flat No. 1705
3	Specifications of the flat	-	
	Roof	÷	R.C.C. Slab
	Flooring	<del>                                     </del>	Vitrified tiles flooring
	Doors	<u> </u>	Teak wood door frame with flush doors
	Windows		Powder Coated Aluminum Sliding Windows
	Fittings	· ·	Proposed Concealed plumbing with C.P. fittings.
	Tittings		Proposed wiring with Concealed.
	Finishing		Cement Plastering
4	House Tax	Ż	·
	Assessment No.	:	Details not available
	Tax paid in the name of:	į.	Details not available
	Tax amount:		Details not available
5	Electricity Service connection No.:		Building is under construction
	Meter Card is in the name of:	1/	Building is under construction
6	How is the maintenance of the flat?	7	Building is under construction
7	Sale Deed executed in the name of	<u> </u>	Mrs. Mamata Babaji Bhogale & Mr. Babaji Bhogale
8	What is the undivided area of land as per Sale Deed?	:	Details not available
	What is the plinth area of the flat?		Built-up Area in Sq. Ft. = 402.00
		Ĺ	(Area as per Index II)
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. = 348.00 (Area as per Site Measurement)
			RERA Carpet Area in Sq. Ft. = 365.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?		Middle Class
13	Is it being used for Residential or Commercial	:	Residential







	purpose?		
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 17,000.00 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?	3	No
٧	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)	7	₹ 18,000.00 to ₹ 20,000.00 per Sq. Ft. on RERA 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).	:	₹ 19,000.00 per Sq. Ft. on RERA Carpet Area
3	Break – up for the rate	<del> </del>	1
	I, Building + Services	:	₹ 3,000.00 per Sq. Ft.
	il. Land + others	:	₹ 16,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,38,545.00 per Sq. M. i.e. ₹ 12,871.00 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 / Rgstn. 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		
а	Depreciated building rate	1	32.
	Replacement cost of flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (after completion) subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	Building is under construction
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	





Valuation Report Prepared For: SBI/RACPC Ghatkopar Branch/Mrs. Mamata Babaji Bhogale (3094/2302042)

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Remarks:		
Total Composite Rate	:	₹ 19,000.00 per Sq. Ft.
Rate for Land & other V (3) ii	:	₹ 16,000.00 per Sq. Ft.
Depreciated building rate VI (a)	:	₹ 3,000.00 per Sq. Ft.

#### **Details of Valuation:**

Sr.	Description	Qty.	Rate per	Estimated
No.			unit (₹)	Value (₹)
1	Present value of the flat	365.00 Sq. Ft.	19,000.00	69,35,000.00
2	Wardrobes			
3	Showcases	(6)		
4	Kitchen arrangements	/	1	
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.		\.	
8	Extra collapsible gates / grill works etc.			·
9	Potential value, if any			
10	Others			
	Total / Realizable value of the property			69,35,000.00
	insurable value of the property			12,06,000.00
	Guideline value of the property (As per Index II	)	1_	51,69,113.95

# Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

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

## Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how







Valuation Report Prepared For: SBI/RACPC Ghatkopar Branch/Mrs. Mamata Babaji Bhogale (3094/2302042)

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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 ₹ 18,000.00 to ₹ 20,000.00 per Sq. Ft. on RERA 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 ₹ 19,000.00 per Sq. Ft. on RERA Carpet Area for valuation.

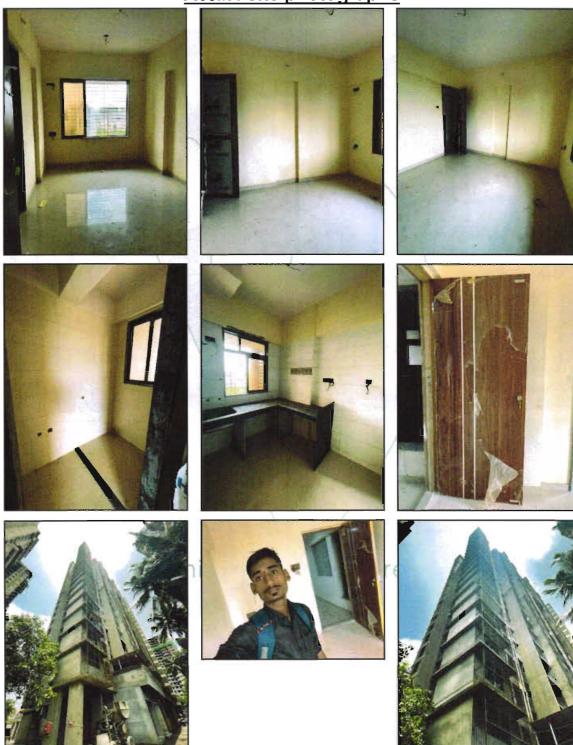
(B)
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
the second secon
Good
₹ 17,000.00 Expected rental income per month after completion.
Rental Income







# **Actual site photographs**





# **Route Map of the property**

Site,u/r





Latitude Longitude: 19°08'45.5"N 72°55'35.7"E

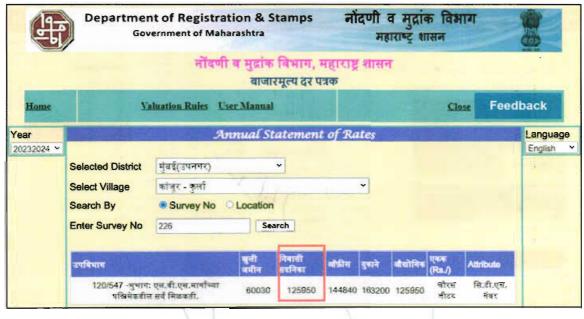
Note: The Blue line shows the route to site from nearest Railway Station (Bhandup - 1.5 KM.)





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## **Ready Reckoner Rate**



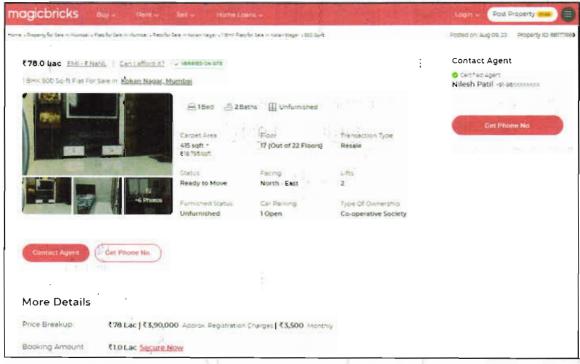
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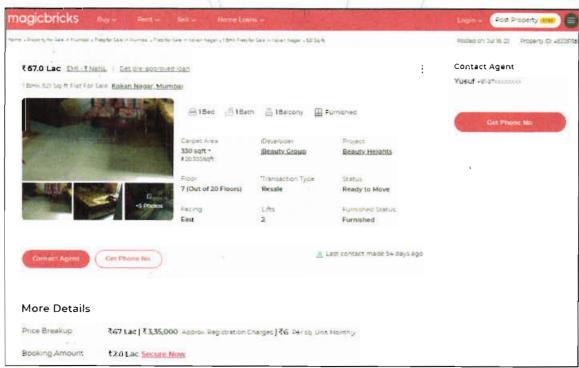






## **Price Indicators**







## **Price Indicators**

सुबी का. २ 6727370 दुव्यम निषंभक सह दु.नि. कुला 2 12-08-2023 दस्तिएकज कमाक 6727/2022 Note:-Generated Through eDisplay v2.1 नोदर्जी : Module, For original report please contact concern SRO office. Regn:63m गाव : कांजुर (1)दस्तऐवज प्रकार करारनामा (2)मोबदला 5613000 (3)बाजारभाव (भाडेपट्टबाच्या 5542435.632 बाबतीतपट्टकार आकारणी देतो कि पट्टेदार ते नम्द करावे ) (4)भूमापन ,पोटहिस्सा व घरकमांक 1) इतर माहिती: सदनिका नं.1202,12 वा मजला,क्षेत्रफळ 318 ची.फूट कार्पेट एरिया सोवन कार्पेट एरिया टेरम क्षेत्रफळ 215 चौ.फूट(सोबत बाल्कनी क्षेत्रफळ) श्री समर्थ गॅलेक्सी एसऔरए को-ऑपरेटिव्ह हाऊसिंग सोसायटी लिमिटेड,सीटीएस न.222(पार्ट),सर्व न.113(पार्ट),कोकण नगर,भाइप(पश्चिम),मंबई 400078 (5)क्षेत्रफळ 1) 35.46 चा मीटर (6)आकारणी किवा जुडी देण्यात असेल तेव्हा (7)दस्तऐवज करून देपाऱ्या / लिहून ठेवपाऱ्या पक्षकारांचे नाव किंवा दिवाणी 1) वर्षा विशाल खिमेशरा 41 प्लॉट नं : 1202 माळा नं : 12 इमारतीचे नाव : श्री समर्थ गॅलेक्सी एसआरए को-ऑपरेटिव्ह सोसायटी लिमिटेड ब्लॉक नं : - रोड नं : कॉकण न्यायालयाचा हुकूमनामा किंवा आदेश्र असल्यास प्रतिबादीचे नाव व पत्ता नगर भांड्रुप (पश्चिम) मुंबई महाराष्ट्र MUMBAI. 400078 2) विशाल राकश सिमेशरा 41 प्लॉट ने : 1202 माळा ने : 12 इमारतीचे नाव : श्री समई ग़लक्ष्य स्रा क्:स लि. ब्लॉक नं : - रोड नं : कोकण नगर भांडुप (पश्चिम) मुंबई महाराष्ट्र MUMBAI. 400078 (8)दस्तऐवज करून घेषाऱ्या पक्षकाराचे नाव 1) प्रमिला पाचारिया देढिया 46 प्लॉट नं : 1/11 माळा नं : - इमारतीचे नाव : जनता किंदा दिवाणी न्यायालयाचा हुकूमनामा किंदा आदेश असल्यास प्रतिवादीचे नाव व पत्ता कॉलेनी सॅरेलाईट बिल्डिंग ब्लॉक नं : - रांड नं : बामनपुरी विलेज जे बी नगर ओम नगर अधेरी पूर्व मुंबई महाराष्ट्र MUMBAI. 400059 (9)दस्तऐवज करून दिल्याचा दिनांक 08/04/2022 (10)दस्त नोंदणी केल्याचा दिनांक 08/04/2022 (11)अनुक्रमांक,खंड व पृष्ट 6727/2022 (12)बाजारभाषाप्रमापे मुद्रांक शुल्क 280700 (13)वाजारभावाप्रमापे नोदपी शुल्क 30000 मुल्यांकनासाठी विचारात घेतलेला तपशील :-





Valuation Report Prepared For: SBI/RACPC Ghatkopar Branch/Mrs. Mamata Babaji Bhogale (3094/2302042) Page 15 of 24 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 ₹ 69,35,000.00 (Rupees Sxixty Nine Lakhs Thirty Thousand Only). As per Site Inspection 90% Construction ork is Completed.

Place: Mumbai Date: 14.08.2023

For VASTUKALA COI	NSULTANTS (I) PVT. LTD.	3
MANOJ BABURAO CHALIKWAR	Gigle-By regard by MANOURIABIEND O CHEMWAY Discussing with ANTIGORAL O ORDER CANS IN HEAVAN LIMITED. 25 4 Juli-1821 Sept. Additional Conference of Chemical Conf	100
Director	Auth. Sign.	
Manoj B. Chalikwar		
Registered Valuer		

Chartered Engineer (India)

Reg. No. CAT-I-F-1763 SBI Empanelment No.: SME/TCC/2021-22/86/3

The undersigned	has inspected the property detailed in the Valuation Report dated
on	
	only).
Date	Signature (Name & Designation of the Inspecting Official/s)
	Think Innovata Croata

Countersigned (BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure – I)	Attached
Model code of conduct for valuer (Annexure – II)	Attached





(Annexure – I)

#### DECLARATION-CUM-UNDERTAKING

- I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:
- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 14.08.2023 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 12.08.2023. 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
- I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;

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- 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
- 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)
- 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 under consideration was purchased by Mrs. Mamata Babaji Bhogale & Mr. Babaji Bhogale from M/s. Shree S S Developers Private Limited vide Agreement for Sale dated 07.07.2023.
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Ghatkopar (West) Branch to assess value of the property for Bank Loan purpose
3.	Identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Ashwin Torane – Valuation Engineer Vaishali Sarmalkarl – Technical Manager Jayaraja Acharya – 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 – 12.08.2023 Valuation Date – 14.08.2023 Date of Report – 14.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 12.08.2023
7.	Nature and sources of the information used or relied upon;	<ul> <li>Market Survey at the time of site visit</li> <li>Ready Reckoner rates / Circle rates</li> <li>Online search for Registered Transactions</li> <li>Online Price Indicators on real estate portals</li> <li>Enquiries with Real estate consultants</li> <li>Existing data of Valuation assignments</li> </ul>
		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 14th 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 advise 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 365.00 Sq. Ft. RERA Carpet Area in the name of Mrs. Mamata Babaji Bhogale & Mr. Babaji Bhogale. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.





#### **Property Title**

Based on our discussion with the Client, we understand that the subject property is owned by Mrs. Mamata Babaji Bhogale & Mr. Babaji Bhogale. 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 365.00 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 / Exiting use premise is considered for this assignment.

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





Valuation Report Prepared For: SBI/RACPC Ghatkopar Branch/Mrs. Mamata Babaji Bhogale (3094/2302042)

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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 365.00 Sq. Ft. RERA 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.
- 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

- 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.





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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.
- 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. ate. Create

MANOJ BABURAO CHALIKWAR

Director

Auth. Sign

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

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



