

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. <b>PG-2107/23-24</b>	Dated <b>23-Aug-23</b>
Buyer (Bill to) <b>UNION BANK OF INDIA</b> BHARAT DIAMOND BOURSE BRANCH E-4, Bharat diamond bourse, G Block, Bandra Kurla complex Bandra East, Mumbai 400051 GSTIN/UIN : 27AAACU0564G1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>003266 / 2302171</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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

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

**Indian Rupee Five Thousand Nine Hundred Only**

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

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

Company's Bank Details

Bank Name : **UNION BANK OF INDIA**  
 A/c No. : **635301010050194**  
 Branch & IFS Code : **Bandra East & UBIN0563536**



UPI Virtual ID : Vastukala@icici

Remarks:

Prashant Misurkar, Supriya Misurkar & Misurkar  
 Panchfula Haridas - Residential Flat No. 1301, 13th  
 Floor, B Wing, "Dosti Mezzo 22", Road No. 29, Off. T.  
 V. Chidambaram Marg, 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

for Vastukala Consultants (I) Pvt Ltd

Asmita Rathod

Authorised Signatory

This is a Computer Generated Invoice



**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001:2015 Certified Company

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Prashant Misurkar, Supriya Misurkar & Misurkar Panchfula Haridas**

Residential Flat No. 1301, 13<sup>th</sup> Floor, B Wing, "Dosti Mezzo 22", Road No. 29, Off. T.V. Chidambaram Marg, Sion (East), Mumbai – 400 022, State - Maharashtra, Country - India.

Longitude Latitude: 19°02'36.1"N 72°52'02.6"E

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### Valuation Done for:

**Union Bank of India**

**Bharat Diamond BKC Branch**

E-4, Bharat Diamond Bourse, G - Block, Bandra Kurla Complex, Bandra (East),  
Mumbai - 400 051, State – Maharashtra, Country – India.



#### Our Pan India Presence at :

- |   |  |   |  |
|---|--|---|--|
|  Mumbai    |  Aurangabad |  Pune      |  Rajkot |
|  Thane     |  Nanded     |  Indore    |  Raipur |
|  Delhi NCR |  Nashik     |  Ahmedabad |  Jaipur |

-  **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
-  TeleFax : +91 22 28371325/24
-  [mumbai@vastukala.org](mailto:mumbai@vastukala.org)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1301, 13<sup>th</sup> Floor, B Wing, "Dosti Mezzo 22", Road No. 29, Off. T.V. Chidambaram Marg, Sion (East), Mumbai – 400 022, State - Maharashtra, Country - India belongs to **Prashant Misurkar, Supriya Misurkar & Misurkar Panchfula Haridas.**

Boundaries of the property.

North : Samruddhi SBI Officers Quarters  
South : Dosti Elite  
East : Railway Track  
West : Road No. 29

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 **₹ 3,48,12,000.00 (Rupees Three Crore Forty Eight Lakh Twelve Thousand Only)**. As per site inspection 64% of 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.

Hence certified

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  
Encl: Valuation report.

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: 2023.08.23 12:51:40 +05'30

Auth. Sign.



[www.vastukala.org](http://www.vastukala.org)

### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,  
**The Branch Manager**  
**Union Bank of India**  
**Bharat Diamond BKC Branch**  
 E-4, Bharat Diamond Bourse, G - Block,  
 Bandra Kurla Complex, Bandra (East),  
 Mumbai - 400 051, State – Maharashtra, Country – India.

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

I	General	
1.	Purpose for which the valuation is made	: To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection : 22.08.2023
	b)	Date on which the valuation is made : 23.08.2023
3.	List of documents produced for perusal	:
	1. Copy of Agreement for Sale dated 07.02.2023. 2. Copy of Amended Commencement Certificate No. EB / 2645 / FN / A / FCC / 2 / Amend dated 03.01.2023 issued by Municipal Corporation of Greater Mumbai. 3. Copy of RERA Registration Certificate No. P51900026976 dated 08.09.2021.	
4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<b>Prashant Misurkar, Supriya Misurkar &amp; Misurkar Panchfula Haridas</b>  <b>Address:</b> Residential Flat No. 1301, 13 <sup>th</sup> Floor, B Wing, "Dosti Mezzo 22", Road No. 29, Off. T.V. Chidambaram Marg, Sion (East), Mumbai – 400 022, State - Maharashtra, Country – India.  <b>Person met at site</b> Mr. Rahul (Sales Person)  <b>Contact Person:</b> Mr. Prashant Misurkar (Owner) Contact No. 8879620302  Joint Ownership (Details of ownership share not available)
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a residential Flat No. 1301 in under construction building. The flat is located on 13 <sup>th</sup> floor in the said under construction building. As per agreement plan, the composition of flat is 3 Bedrooms + Living Room + Dining + Kitchen + 3 Toilet + Passage ( <b>i.e., 3BHK + 3 Toilets</b> ). The property is at 600 M. walkable from nearest railway station Sion. At the time of inspection Building was under construction.

If Under Construction, extent of completion as under:			
Foundation	Completed	RCC Plinth	Completed
Basement	Completed	Stilt	Completed
Podium	Completed	RCC Floors	18 <sup>th</sup> Floors Completed
Internal Brick work	18 <sup>th</sup> Floors Completed	External Brick work	18 <sup>th</sup> Floors Completed
Internal Plastering	18 <sup>th</sup> Floors Completed	External Plastering	18 <sup>th</sup> Floors Completed
<b>Total</b>	<b>64% Work Completed</b>		
6.	Location of property	:	
a)	Plot No. / Survey No.	:	Plot No. 103(East)
b)	Door No.	:	Residential Flat No. 1301
c)	C.T.S. No. / Village	:	C.T.S. No. 403/6 of Sion Division
d)	Ward / Taluka	:	F North Ward
e)	Mandal / District	:	Mumbai
f)	Date of issue and validity of layout of approved map / plan	:	Copy of building approved plan were not provided and 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	:	N.A.
7.	Postal address of the property	:	Residential Flat No. 1301, 13 <sup>th</sup> Floor, B Wing, "Dosti Mezzo 22", Road No. 29, Off. T.V. Chidambaram Marg, 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 Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property	:	
		<b>As per Site</b>	<b>As per Document</b>
	North	Samruddhi SBI Officers Quarters	Details not available
	South	Dosti Elite	Details not available
	East	Railway Track	Details not available

	West		Road No. 29	Details not available
13	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	<b>RERA Carpet Area in Sq. Ft. = 930.00</b> <b>Balcony Area in Sq. Ft. = 37.00</b> <b>Total Carpet Area in Sq. Ft. = 967.00</b> <b>(Area as per Agreement for Sale)</b>  Built Up Area in Sq. Ft. = 1,063.00 (Area as per Index II)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°02'36.1"N 72°52'02.6"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>RERA Carpet Area in Sq. Ft. = 930.00</b> <b>Balcony Area in Sq. Ft. = 37.00</b> <b>Total Carpet Area in Sq. Ft. = 967.00</b> <b>(Area as per Agreement for Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building is under construction	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Plot No. 103(East), C.T.S. No. 403/6 of Sion Division	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Sion Division Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1301, 13 <sup>th</sup> Floor, B Wing, "Dosti Mezzo 22", Road No. 29, Off. T.V. Chidambaram Marg, Sion (East), Mumbai – 400 022, State - Maharashtra, Country – India.	
3.	Description of the locality Residential / Industrial / Mixed	:	Residential	
4.	Year of Construction	:	Building is under construction	
5.	Number of Floors	:	3 Basement + Stilt + 3 Podium + 1 <sup>st</sup> to 21 <sup>st</sup> Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling Flats in the building	:	6 Flats on 13 <sup>th</sup> 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	:	5 Lifts
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed 2 Car Parking at Ground Level
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the building	:	Proposed, Yes

III	<b>FLAT</b>	:	
1	The floor in which the Flat is situated	:	13 <sup>th</sup> Floor
2	Door No. of the Flat	:	Residential Flat No. 1301
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak Wood door frame, Flush doors shutters
	Windows	:	Proposed Powder Coated Aluminum Sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Proposed Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not provided
	Tax paid in the name of:	:	Details not provided
	Tax amount:	:	Details not provided
5	Electricity Service connection No.:	:	Details not provided
	Meter Card is in the name of:	:	Details not provided
6	How is the maintenance of the Flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	<b>Prashant Misurkar, Supriya Misurkar &amp; Misurkar Panchfula Haridas</b>
8	What is the undivided area of land as per Sale Deed?	:	N.A.
9	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 1,063.00 (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?	:	<b>RERA Carpet Area in Sq. Ft. = 930.00</b> <b>Balcony Area in Sq. Ft. = 37.00</b> <b>Total Carpet Area in Sq. Ft. = 967.00</b> <b>(Area as per Agreement for Sale)</b>
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?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 87,000.00 Expected rental income per month after building completion
IV	<b>MARKETABILITY</b>	:	

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
<b>V</b>	<b>Rate</b>	:	
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)	:	₹ 35,000.00 to ₹ 37,000.00 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).	:	₹ 36,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 33,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	₹ 2,66,321.00 per Sq. M. i.e., ₹ 24,742.00 per Sq. Ft.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	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 building 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>b</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	:	₹ 33,000.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 36,000.00 per Sq. Ft. (Including Car Parking)</b>
	<b>Remark:</b> Internal visit not allowed at site. The details about the work progress status has been provided by Sales Person Mr. Rahul.		



**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per Unit (₹)	Estimated Value (₹)
1	Present total value of the Flat	967.00 Sq. Ft.	36,000.00	3,48,12,000.00
2	Showcases			
3	Kitchen arrangements			
4	Superfine finish			
5	Interior Decorations			
6	Electricity deposits / electrical fittings, etc.			
7	Extra collapsible gates / grill works etc.			
8	Potential value, if any			
9	Others			
<b>Total Value of the property</b>				<b>3,48,12,000.00</b>
<b>Realizable value of the property</b>				<b>3,13,30,800.00</b>
<b>Distress value of the property</b>				<b>2,78,49,600.00</b>
<b>Insurable value of the property (1,063.00 X 3,000.00)</b>				<b>31,89,000.00</b>
<b>Guideline value of the property (As per Index II)</b>				<b>2,79,97,358.29</b>

**Justification for price /rate**

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month. In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential 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 ₹ 35,000.00 to ₹ 37,000.00 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 in the locality etc. We estimate ₹ 36,000.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 87,000.00 Expected rental income per month after building completion
iii) Any likely income it may generate	Rental Income

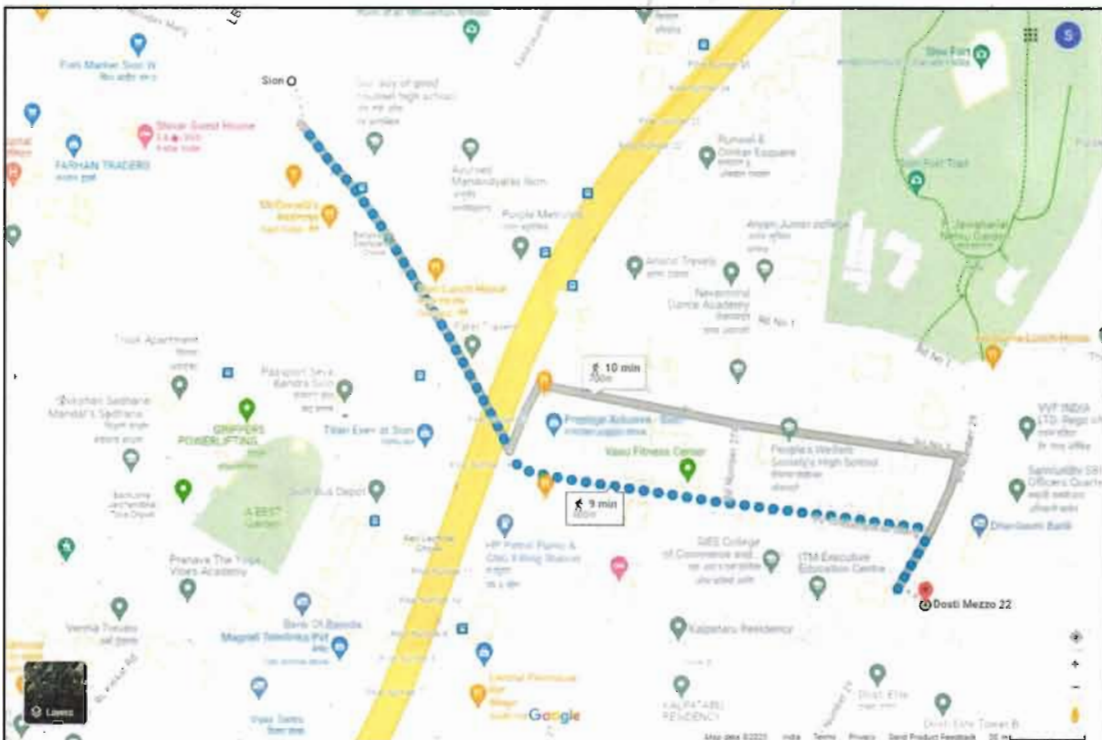
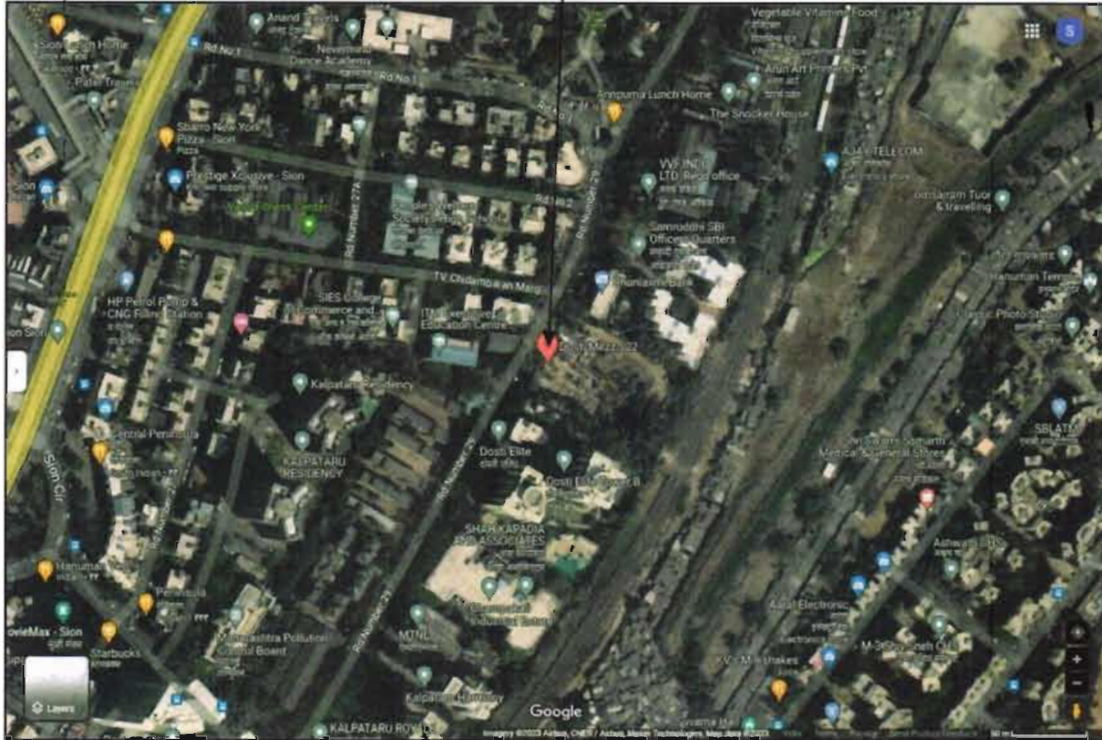
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## Actual Site Photographs



## Route Map of the property

site,ulr



**Longitude Latitude: 19°02'36.1"N 72°52'02.6"E**

**Note:** The Blue line shows the route to site from nearest railway station (Sion – 600 M.)



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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: MumbaiMain

Select Village: सायन डिव्हिजन

Search By:  Survey No.  Location

Select	उपविभाग	पुनी जमीन	निवासी सरनिक्का	ऑफिस रुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	19/123 -रस्ता : किंग्ज सर्कल पुलापासून सायन स्टेशन पर्यंत.	103760	219790	265400	330800	224430 चौ. मीटर
SurveyNo	19/124 -पूभाग : सायन डिव्हिजन मधील हार्बर रेल्वे लाईनच्या पूर्वेकडील सर्व भाग.	58200	141250	162440	183100	141250 चौ. मीटर
SurveyNo	19/125-पूभाग : पश्चिमेला मध्य रेल्वे लाईन, उत्तरेकडे सायन स्टेशन पासून आंबेडकर रस्त्यापर्यंत जोडणारा रस्ता ( रस्त्यावरील दर्शनी मिळकती धरून ) दक्षिणेला हार्बर रेल्वे लाईन, पूर्वेस आंबेडकर रस्ता.	97710	228190	262420	299300	228190 चौ. मीटर
SurveyNo	19/126 -पूभाग : पूर्वेस हार्बर रेल्वे लाईन, पश्चिमेस लक्ष्मीबाई केळकर, हुतगती महामार्ग, दक्षिणेस किंग्ज सर्कलकडे जाणारी हार्बर लाईन, विभाग हद्द.	102420	242110	278420	302630	242110 चौ. मीटर
SurveyNo	19/126A -पूभाग : पूर्वेस हार्बर रेल्वे लाईन व पूर्वे हुतगती महामार्ग, पश्चिमेस मध्य रेल्वे लाईन, उत्तरेस विभाग हद्द, मुंबई शहर हद्द, दक्षिणेस सायन स्टेशन रोड.	84820	207660	238810	269000	207660 चौ. मीटर

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## Price Indicators

**99acres** Buy | Enter Locality | Project | Society | Landmark

Posted on Jul 22, 2023 | Under Construction

**₹4.86 Cr** | 27.13 sq. ft. | 3BHK 3Baths  
 Estimated EM: ₹ 3.46 Lakh

**REGISTRATION** | Registration No: P1100220876 | Website: <https://maharashtra.gov.in/assessments/>

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

**Property (1)** | **Society (33)**

Super Built up area: 2156 sq. ft.  
 Built Up area: 2096 sq. ft.  
 Carpet area: 1331 sq. ft.

₹ 4.86 Cr + Govt Charges & Tax @ 22.131 per sq. ft.

27<sup>th</sup> of 28 Floors

Pool, Park, Garden, Club, Main Road, Others

3 Bedrooms, 3 Bathrooms, 1 Balcony with Pooja Room, Study Room, Servant Room, Store Room

Dosti Mezzo 22  
 Sion East, Central Mumbai suburbs

East

Mar 2025 | Under Construction Status

**Places nearby**  
 3245, Sion East, Central Mumbai suburbs, Mumbai

**99acres** Buy | Enter Locality | Project | Society | Landmark

Posted on Jul 22, 2023 | Under Construction

**₹3.56 Cr** | 17.02 sq. ft. | 3BHK 3Baths  
 Estimated EM: ₹ 2.64 Lakh

**REGISTRATION** | Registration No: P1100220975 | Website: <https://maharashtra.gov.in/assessments/>

Overview | Society | Dealer Details | Price Trends | Registry Record | Society Reviews

**Property (1)** | **Society (33)**

Super Built up area: 1695 sq. ft.  
 Built Up area: 1595 sq. ft.  
 Carpet area: 967 sq. ft.

₹ 3.56 Cr @ 21.002 per sq. ft. (All inclusive) (Base Price)

10<sup>th</sup> of 28 Floors

Park, Garden, Main Road

3 Bedrooms, 3 Bathrooms, No Balcony with Pooja Room

Dosti Mezzo 22  
 Sion East, Central Mumbai suburbs

East

Dec 2025 | Under Construction Status

**Places nearby**  
 1423, Sion East, Central Mumbai suburbs, Mumbai


## Price Indicators

**magicbricks**
Buy | Rent | Sell | Home Loans
Post Property

Home | Property for Sale in Mumbai | Flats for Sale in Mumbai | Flats for Sale in Colaba East | 3 BHK Flats for Sale in Colaba East | More...
Posted on: Aug 27, 23 | Property ID: 686499

**₹3.71 Cr** EMI ₹117k | **Colaba East**

3 BHK 1300 Sq.ft Flat For Sale: **Sion East, Mumbai**



3 Beds | 3 Baths | 2 Covered Parking | Semi-Furnished | Private jacc | Concierge Se

Carpet Area <b>967 sqft</b> ₹38.36/sqft	Developer <b>DOSTI REALTY</b>	Project <b>Dosti Mezzo 22</b>	Floor <b>16 (Out of 28 Floors)</b>
Transaction Type <b>New Property</b>	Additional Rooms <b>1 Store Room</b>	Facing <b>East</b>	Lifts <b>4</b>

East Facing Property

**Contact Agent**

Verified Agent  
**Sandeep Chandanshive**  
+919821112222

Get Phone No.

Download Brochure

Contact Agent

Get Phone No.

**More Details**


Price Breakup **₹3.71 Cr | ₹18,55,000** Approx. Registration Charges | ₹14 Per sq. Unit Monthly

**magicbricks**
Buy | Rent | Sell | Home Loans
Post Property

Home | Property for Sale in Mumbai | Flats for Sale in Mumbai | Flats for Sale in Colaba East | 3 BHK Flats for Sale in Colaba East | More...
Posted on: Aug 27, 23 | Property ID: 638761

**₹3.46 Cr** EMI ₹116k | **Colaba-Adarsh Road**

3 BHK 967 Sq.ft Flat For Sale: **Sion East, Mumbai**



3 Beds | 3 Baths | 1 Balcony | 1 Covered Parking | Private jacc | Concierge Se

Carpet Area <b>967 sqft</b> ₹35.74/sqft	Developer <b>DOSTI REALTY</b>	Project <b>Dosti Mezzo 22</b>	Floor <b>18 (Out of 21 Floors)</b>
Transaction Type <b>New Property</b>	Facing <b>East</b>		Furnished Status <b>Unfurnished</b>

East Facing Property

**Contact Agent**

Verified Agent  
**Shubangi Galkwad**  
+919821112222

Get Phone No.

Download Brochure

Contact Agent

Get Phone No.

Last contact made 81 days ago

**More Details**

Price Breakup **₹3.46 Cr | ₹15,000** Monthly

**Sales Instance**

11810508 22-08-2023 Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	दुय्यम निबन्धक:सह दू.नि.मुंबई शाहर 4 दस्तावेज क्रमांक.:11810/2023 नोंदणी: Regn.63m
<b>गाव : सायन</b>		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	21429000	
(3)बळारभाव (भाडेपट्ट्याबाबत बाबतीतपट्टेदार अकरागि देतो कि पट्टेदार ते नमूद करावे )	17238474.11	
(4)सुसंपन्न,पोटहिसा व घरकमांक (उसलबास)	1) इतर माहिती : सदनिका क्र.1506,15वा मजला,बी विंग,क्षेत्रफळ 55.96 चौ. मी. रेरा कार्पेट(म्हणजेच 602 चौ. फुट रेरा कार्पेट),सोबत बाल्कनीचे क्षेत्रफळ 0 चौ. मी. रेरा कार्पेट(म्हणजेच 0 चौ. फुट रेरा कार्पेट),बुटीलिटी एरिया क्षेत्रफळ 0 चौ. मी. रेरा कार्पेट(म्हणजेच 0 चौ. फुट रेरा कार्पेट),एकूण क्षेत्रफळ 55.96 चौ. मी. रेरा कार्पेट,सोबत प्रेसमेट 3 मधील एक वाहनतळ,दोस्ती मेझो 22,रोड क्र.29,ऑफ टि. व्ही. चिदंबरम मार्ग,सायन(पूर्व),मुंबई-400022. सि.एस.क्र.403/6 सायन विभाग व इतर माहिती दस्तात नमुद केल्याप्रमाणे.	
(5)क्षेत्रफळ	1) 61.56 चौ.मीटर	
(6)अकरागि किंवा जुडी देशात उभेल तेज्ज		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश उसलबास प्रतिवादीचे नाव व पत्ता	1) मे. मेत्री असोसिएट्स तर्फे भागीदार दोस्ती रिअॅल्टी लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता पं.क.ब. नरोत्तमदास शाहू तर्फे क्युलीब्रिबायासाठी मुसलवारपत्रधारक मनोत्र अनंत टाकुर 46 प्लॉट नं. - माळा नं. पहिला मजला इमारतीचे नाव : लॉरेन्स आर्गि मायो हाऊस प्लॉट नं. : २७६ डॉ. डी.एन. रोड रोड नं. : फ्लॅट महाराष्ट्र मुंबई. 400001	
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हकूमनामा किंवा आदेश उसलबास प्रतिवादीचे नाव व पत्ता	1) भेषस प्रताप चोरपडे 38 प्लॉट नं. : 301 माळा नं. : - इमारतीचे नाव : मातु स्मृती प्लॉट नं. : 26 लोकमान्य टिळक कॉलनी स्ट्रीट क्र. 2 रोड नं. : दादर (पूर्व) महाराष्ट्र मुंबई. 400014 2) शिवल भेषस चोरपडे 34 प्लॉट नं. : 301 माळा नं. : - इमारतीचे नाव : मातु स्मृती प्लॉट नं. : 26 लोकमान्य टिळक कॉलनी स्ट्रीट क्र. 2 रोड नं. : दादर (पूर्व) महाराष्ट्र मुंबई. 400014	
(9)दस्तावेज करून दिल्याचा दिनांक	11/07/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	11/07/2023	
(11)जनुकमार्क,खंड व पृष्ठ	11810/2023	
(12)बाजारभावाप्रमगी मुद्रांक शुल्क	1285800	
(13)बाजारभावाप्रमगी नोंदणी शुल्क	30000	
(14)धोरा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		



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**Sales Instance**

1598508	सूची क्र. २	दृश्य निबंधक: सह दू. नि. मुंबई शहर 4
22-08-2023		दस्तावेज क्रमांक: 1598/2023
Note: -Generated Through eDisplay v2.1 Module, For original report please contact concern SRO office.		नोंदणी: Regn:63m
गाव : सायन		
(1)दस्तावेज प्रकार	करारनामा	
(2)प्रोबदला	33915000	
(3)प्राचरमात्र (बाडेपट्ट्याच्या बाबतीतपट्ट्याकर आकाराचे देतो कि पट्टेदार ते नमूद करावे)	27997358.29	
(4)भूभाषण, गेटद्वार्या व घरकमाक (उसलबास)	1) इतर माहिती : सदनिका क्र.1201,12वा मजला,बी विंग,क्षेत्रफळ 86.40 चौ. मी. रेरा कार्पेट(म्हणजेच 930 चौ. फुट रेरा कार्पेट),वाल्कनी एरिया क्षेत्रफळ 3.41चौ. मी. रेरा कार्पेट(म्हणजेच 37 चौ. फुट रेरा कार्पेट)सोबत युटीलिटी एरिया क्षेत्रफळ 0 चौ. मी. रेरा कार्पेट(म्हणजेच 0 चौ. फुट रेरा कार्पेट),एकूण क्षेत्रफळ 89.81 चौ. मी. रेरा कार्पेट,सोबत यात्रेड लेव्हल वरील दोन वाहनतळ,दोस्ती मेश्रो 22,रोड क्र.29,ऑफ टि. फ्री. चिंदवरम मार्ग,सायन(पूर्व),मुंबई-400022. सि.एस.क्र.403/6 सायन विभाग व इतर माहिती दस्तात नमूद केल्याप्रमाणे.	
(5)क्षेत्रफळ	1) 98.79 चौ.मीटर	
(6)आकाराची किंवा जुडी देखात असलेले तेंब्या		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. मेत्री असोसिएट्स तर्फे भागीदार दोस्ती रिजॉल्टी लिमिटेड तर्फे अधिकृत दस्ताक्षरकर्ता पंकज नरोत्तमदास शाह तर्फे कबुलीबायासाठी मुसत्यापत्रधारक दिपक पांडुरंग विस्वासे 52 प्लॉट नं. - माळा नं. पहिला मजला इमारतीचे नाव : लॉरेन्स आणि माया हाऊस ब्लॉक नं. २७६ डॉ. डी.एन. रोड रोड नं. फोर्ट महाराष्ट्र मुंबई. 400001	
(8)दस्तावेज करून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) जितेंद्र शांताराम कुलकर्णी 52 प्लॉट नं. सदनिका क्र.102 माळा नं. - इमारतीचे नाव : युनिक टॉवर ब्लॉक नं. भक्तीधाम मंदिराच्या समोर सायन चुनाभट्टी रोड नं. सायन (पूर्व) महाराष्ट्र मुंबई. 400022 2) मानस जितेंद्र कुलकर्णी 20 प्लॉट नं. सदनिका क्र.102 माळा नं. - इमारतीचे नाव : युनिक टॉवर ब्लॉक नं. भक्तीधाम मंदिराच्या समोर सायन चुनाभट्टी रोड नं. सायन (पूर्व) महाराष्ट्र मुंबई. 400022	
(9)दस्तावेज करून दिल्याचा दिनांक	06/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	06/02/2023	
(11)उत्पत्ती क्रमांक, खंड व पृष्ठ	1598/2023	
(12)प्राचरमात्राचे मूद्रांक शुल्क	2034900	
(13)प्राचरमात्राचे नोंदणी शुल्क	30000	
(14)नोंदणी		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

## Sales Instance

10596508	सूची क्र. २	द्वयम निबंधक : सह द. नि. मुंबई शहर 4
22-08-2023		दस्तावेज क्रमांक : 10596/2023
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गाव : सायन</b>		
(1)दस्तावेज प्रकार	करारनामा	
(2)सोबदला	34762000	
(3)आजारभाव (बाडेपट्ट्याचा बाबतीतपट्ट्या आकाराची देतो कि पट्टेदार ते नमूद करावे )	26801505.34	
(4)सुमारेण , पोटहिस्या व घटकमाक (उसल्यास)	1) इतर माहिती : सदनिका क्र. 801.8 वा मजला खी विंग, क्षेत्रफळ 86.40 चौ. मी. रेरा कार्पेट (म्हणजेच 930 चौ. फुट रेरा कार्पेट), बाल्कनी एरिया क्षेत्रफळ 3.41 चौ. मी. रेरा कार्पेट (म्हणजेच 37 चौ. फुट रेरा कार्पेट) सोबत युटीलिटी एरिया क्षेत्रफळ 0 चौ. मी. रेरा कार्पेट (म्हणजेच 0 चौ. फुट रेरा कार्पेट), एकूण क्षेत्रफळ 89.81 चौ. मी. रेरा कार्पेट, सोबत पोडीयम 4 परील दोन वाहनतळ, दोस्ती मेशो 22, रोड क्र. 29, ऑफ टि. व्ही. चिंदवरम मार्ग, सायन (पूर्व), मुंबई 400022, सि.एस.क्र.403/6 सायन विभाग व इतर माहिती दस्तात नमुद केल्याप्रमाणे	
(5)क्षेत्रफळ	1) 98.79 चौ.मीटर	
(6)आकाराची किंवा जुडी देण्यात उर्वरित केवळ		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. मेरी असोसिएट्स तर्फे भागीदार दोस्ती रिजॉल्टी लिमिटेड तर्फे अधिकृत हस्ताक्षरकर्ता पंकर नरोत्तमदास झाहू तर्फे कयुलीखवावासाठी मुसल्यारपत्रधारक मनोज अनंत टाकूर 46 प्लॉट नं. : - माळा नं. : पहिला मजला इमारतीचे नाव : लॉरेन्स आर्गि मायो हॉऊस ब्लॉक नं. : २७६ डॉ. डी.एन. रोड रोड नं. : फ्लॉट महाराष्ट्र मुंबई. 400001	
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) अंकुश कुष्याजी शिंदे 69 प्लॉट नं. : सदनिका क्र. 102/103 माळा नं. : - इमारतीचे नाव : - ब्लॉक नं. : - रोड नं. : सुयश हॉस्पिटल अलिबाग प्रार्ड एस् टी डेपोजवळ अलिबाग महाराष्ट्र रायगड. 402201 2) सुनंदा अंकुश शिंदे 60 प्लॉट नं. : सदनिका क्र. 102/103 माळा नं. : - इमारतीचे नाव : - ब्लॉक नं. : - रोड नं. : सुयश हॉस्पिटल अलिबाग प्रार्ड एस् टी डेपोजवळ अलिबाग महाराष्ट्र रायगड. 402201	
(9)दस्तावेज करून दिल्याचा दिनांक	23/06/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	23/06/2023	
(11)उत्तुकमाक, खंड व पृष्ठ	10596/2023	
(12)आजारभावाप्रमाणे मुद्रांक शुल्क	2085800	
(13)आजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यात्मामादी विचारात घेतलेला तथ्यील :-		



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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 ₹ 3,48,12,000.00 (Rupees Three Crore Forty Eight Lakh Twelve Thousand Only). The Realizable Value of the above property is ₹ 3,13,30,800.00 (Rupees Three Crore Thirteen Lakh Thirty Thousand Eight Hundred Only) and the distress value ₹ 2,78,49,600.00 (Rupees Two Crore Seventy Eight Lakh Forty Nine Thousand Six Hundred Only). As per site inspection 64% of construction work is completed.

Place: Mumbai  
Date: 23.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B.  
Chalikwar

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: 2023.08.23 12:52:26 +05'30'

Auth. Sign.

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_  
on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is  
₹ \_\_\_\_\_ (Rupees \_\_\_\_\_  
\_\_\_\_\_ only).

Date

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 23.08.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 22.08.2023. 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 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 is purchased by Prashant Misurkar, Supriya Misurkar & Misurkar Panchfula Haridas from M/s. Maitree Associates vide Agreement for Sale dated 07.02.2023.
2.	Purpose of valuation and appointing authority	As per the request from Union Bank of India, Bharat Diamond BKC Branch, Mumbai 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 Dashrath Jaiswal – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – Technical Officer
4.	Disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 22.08.2023 Valuation Date – 23.08.2023 Date of Report – 23.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done 22.08.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative 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 Industrial 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 **23<sup>rd</sup> 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, **Total Carpet Area in Sq. Ft. = 967.00** in the name of **Prashant Misurkar, Supriya Misurkar & Misurkar Panchfula Haridas**. 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 **Prashant Misurkar, Supriya Misurkar & Misurkar Panchfula Haridas**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

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

### Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, **Total Carpet Area in Sq. Ft. = 967.00.**

### Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

### Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / 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 shop and properties that are typically traded on a Flat 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, **Total Carpet Area in Sq. Ft. = 967.00.**

**ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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



### Annexure – 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.

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### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **23<sup>rd</sup> August 2023**.

The term **Fair Market Value** is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

### VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, 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 **₹ 3,48,12,000.00 (Rupees Three Crore Forty Eight Lakh Twelve Thousand Only)**. As per site inspection 64% of construction work is completed.

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: 2023.08.23 12:52:12 +05'30'

Auth. Sign.



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