

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-2156/23-24	Dated 25-Aug-23
Buyer (Bill to) STATE BANK OF INDIA - RACPC GHATKOPAR RACPC GHATKOPAR BRANCH, OPP. DAMODAR PARK, ASHOK SILK MILLS COMPOUND, L.B.S. MARG, GHATKOPAR (W), MUMBAI-400086 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 003292 / 2302220	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

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


Amount Chargeable (in words) **Indian Rupee Two Thousand Nine Hundred Fifty Only** E. & O.E

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

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

Remarks:
 Mr. Piyush Jain & Vartika Jain - Residential Flat No. 701, 7th Floor, Wing - A, "Highland", Hiranandani Gardens, High Street Road, Powai, Mumbai - 400 076, State - Maharashtra, Country - India
 Company's PAN : **AADCV4303R**
Declaration
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

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


 UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd
Asmita Rathod
Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala Mumbai, email=accounts@vastukala.org, c=IN
 Date: 2023.08.25 11:16:45 -05'30'
Authorised Signatory

This is a Computer Generated Invoice





Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Piyush Jain & Vartika Jain**

Residential Flat No. 701, 7th Floor, Wing – A, "**Highland**", Hiranandani Gardens, High Street Road,
Powai, Mumbai – 400 076, State – Maharashtra, Country – India.

Latitude Longitude: 19°07'04.0"N 72°54'44.6"E

Valuation Prepared for:

State Bank of India

RACPC Ghatkopar (West)

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



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Our Pan India Presence at :

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

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



Valuation Report Prepared For: SBI / RACPC Ghatkopar (West) / Mr. Piyush Jain & Vartika Jain (3292/2302220)

Page 2 of 25

Vastu/Mumbai/08/2023/3292/2302220

25/03-366-NIPA

Date: 25.08.2023

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 701, 7th Floor, Wing – A, "**Highland**", Hiranandani Gardens, High Street Road, Powai, Mumbai – 400 076, State – Maharashtra, Country – India belongs to **Mr. Piyush Jain & Vartika Jain**.

Boundaries of the property.

North : Main Street Road
South : Under Construction Building
East : Princeton CHSL
West : Central Ave Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 3,37,12,000.00 (Rupees Three Crore Thirty Seven Lakh Twelve Thousand Only)**. As per site inspection 35% 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.

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

**MANOJ BABURAO
CHALIKWAR**

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4fad35d0304c73e2686591349017d133d4133
3115279b17a18b5652, postalCode=400059, st=Maharashtra,
serialNumber=41a56a366ab9cc9af5b2a55a8fca3cfab31f31bd2e
26fe2873e79a327602501c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.25 11:12:44 +05'30'



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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.



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Our Pan India Presence at :

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

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

Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072.

To,
The Assistant General Manager,
State Bank of India
RACPC Ghatkopar (West)
 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)

I		General	
1.	Purpose for which the valuation is made	:	To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection	:	23.08.2023
	b) Date on which the valuation is made	:	25.08.2023
3.	List of documents produced for perusal:		
	1) Copy of Agreement for Sale dated 09.11.2021		
	2) Copy of RERA Registration Certificate No. P51800029948 dated 18.07.2021.		
	3) Copy of Commencement Certificate No. CHE / ES / 2346 / S / 337 (New) / CC / 1 / New dated 30.06.2017 issued by Municipal Corporation of Greater Mumbai.		
	4) Copy of Approved Plan No. CHE / ES / 2346 / S / 337 (NEW) date 26.06.2021 issued by Municipal Corporation of Greater Mumbai (download from RERA site)		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	Mr. Piyush Jain & Vartika Jain. Address: Residential Flat No. 701, 7 th Floor, Wing – A, "Highland", Hiranandani Gardens, High Street Road, Powai, Mumbai – 400 076, State – Maharashtra, Country – India. Contact Person: Om Siddhique (Sales person) Contact No. 8976982741 Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat in under construction building. The flat is located on 7 th Floor in the said under construction building. As per Approved plan / Site information, the composition of Flat will be 3 Bedrooms + Living Room + Dining + Kitchen + 3 Toilets + Passage + Deck Area (i.e. 3 BHK + 3 Toilets). The property is at 3.2 Km. travelling distance from nearest railway station Kanjurmarg. At the time of inspection, the property was under construction. Extent of completion are as under:



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	Foundation	Completed	RCC Plinth	Completed
	Basement	Completed	Ground/Stilt Floors	Completed
	Floors	Completed upto 13 th Floor		
	Total	35% work completed		
6.	Location of property			
	a)	Plot No. / Survey No.	-	
	b)	Door No.	Residential Flat No. 701	
	c)	C.T.S. No. / Village	CTS No. 22 A/9 (Pt.) of Village – Powai	
	d)	Ward / Taluka	Ward – S, Taluka – Kurla	
	e)	Mandal / District	Mumbai Suburban District	
	f)	Date of issue and validity of layout of approved map / plan	Approved Plan No. CHE / ES / 2346 / S / 337 (NEW) date 26.06.2021 issued by Municipal Corporation of Greater Mumbai	
	g)	Approved map / plan issuing authority	Greater Mumbai	
	h)	Whether genuineness or authenticity of approved map/ plan is verified		
	i)	Any other comments by our empanelled valuers on authentic of approved plan	Building under Construction	
7.	Postal address of the property		Residential Flat No. 701, 7 th Floor, Wing – A, "Highland", Hiranandani Gardens, High Street Road, Powai, Mumbai – 400 076, State – Maharashtra, Country – India.	
8.	City / Town		Powai, 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		Village – Powai Municipal Corporation of Greater Mumbai	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		No	
12.	Boundaries of the property		As per actual site	As per document
	North		Main Street Road	Details not available
	South		Under Construction Building	Details not available
	East		Princeton CHSL	Details not available
	West		Central Ave Road	Details not available
13	Dimensions of the site		N. A. as property under consideration is a flat in an apartment building.	



		A As per the Deed	B Actual
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.	Extent of the site	RERA Carpet Area in Sq. Ft. = 755.00 Deck Area in Sq. Ft. = 29.00 Total Carpet Area in Sq. Ft. = 784.00 (Area as per Agreement for Sale) Built Up Area in Sq. Ft. = 863.00 (Area as per Index – II)	
14.	Latitude, Longitude & Co-ordinates of flat	19°07'04.0"N 72°54'44.6"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	RERA Carpet Area in Sq. Ft. = 755.00 Deck Area in Sq. Ft. = 29.00 Total Carpet Area in Sq. Ft. = 784.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Building is under construction	
II APARTMENT BUILDING			
1.	Nature of the Apartment	Residential	
2.	Location		
	C.T.S. No.	CTS No. 22 A/9 (Pt.)	
	Block No.	-	
	Ward No.	Ward – S	
	Village / Municipality / Corporation	Village – Powai Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	Residential Flat No. 701, 7 th Floor, Wing – A, " Highland ", Hiranandani Gardens, High Street Road, Powai, Mumbai – 400 076, State – Maharashtra, Country – India.	
3.	Description of the locality Residential / Commercial / Mixed	Residential	
4.	Year of Construction	Building is under construction	
5.	Number of Floors	Proposed 2 Basement + Stilt + 1 st to 23 rd Upper Floors	
6.	Type of Structure	Proposed R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	Proposed 4 Flats on 7 th Floor	
8.	Quality of Construction	Building is under construction	
9.	Appearance of the Building	Building is under construction	
10.	Maintenance of the Building	Building is under construction	
11.	Facilities Available		
	Lift	Proposed 4 Lifts	

	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with Two Mechanized Car Parking
	Is Compound wall existing?	:	Building is under construction
	Is pavement laid around the building	:	Building is under construction
III	FLAT		
1	The floor in which the flat is situated	:	7 th Floor
2	Door No. of the flat	:	Residential Flat No. 701
3	Specifications of the flat	:	
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified flooring
	Doors	:	Proposed Teak Wood door frame, Solid flush doors shutters
	Windows	:	Proposed Powder Coated Aluminum Sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed
	Finishing	:	Proposed Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	Mr. Piyush Jain & Vartika Jain
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	:	Built Up Area in Sq. Ft. =863.00 (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?	:	RERA Carpet Area in Sq. Ft. = 755.00 Deck Area in Sq. Ft. = 29.00 Total Carpet Area in Sq. Ft. = 784.00 (Area as per Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Proposed for residential purpose
14	Is it Owner-occupied or let out?	:	Building is under construction
15	If rented, what is the monthly rent?	:	₹ 70,000.00 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?	:	No
V	Rate	:	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 40,000.00 to ₹ 44,000.00 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).	:	₹ 43,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 40,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 3,02,232.00 per Sq. M. i.e. ₹ 28,078.00 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 / Rgstr. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate	:	
	Replacement cost of flat with Services (v(3)i)	:	₹ 3,000.00 per Sq. Ft.
	Age of the building	:	Building 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%	:	N.A. the Building is under construction
	Depreciated Ratio of the building	:	-
b	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 3,000.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 40,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 43,000.00 per Sq. Ft. (Including Car Parking)
	Remark:		

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (incl. car parking)	784.00 Sq. Ft.	43,000.00	3,37,12,000.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
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				3,37,12,000.00
Insurable value of the property				25,89,000.00
Guideline value of the property				2,42,31,314.00

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.

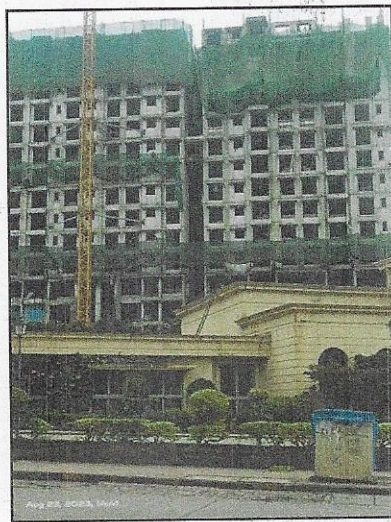
In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

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 ₹ 40,000.00 to ₹ 44,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of Residential and Commercial application in the locality etc. We estimate ₹ 43,000.00 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	₹ 70,000.00 Expected rental income per month after completion
iii) Any likely income it may generate	Rental Income

Actual site photographs




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Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Annual Statement of Rates

Year: 2023/2024

Language: English

Selected District: मुंबई (उपनगर)

Select Village: पत्रई - कुर्ली

Search By: Survey No Location

Enter Survey No: 22

उपविभाग	हुती जमीन	निवासी सदनिका	बॉकीस	डुकाने	औद्योगिक	एकक (Rs.)	Attribute
114/541B-पुभाग: आदिशेकटारागे मार्गाल्या दक्षिणेकडील विकसित होत असलेल्या पहिल्या पट्ट्यातील मिळकती.	102750	287840	331020	359800	287840	बौरस मीटर	सि.टी.एस. नंबर
114/541C-पुभाग: पत्रई गावतील नायिकाम विभागातील मिळकती.	80600	233820	258580	285890	233820	बौरस मीटर	सि.टी.एस. नंबर

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Price Indicators

square yards Mumbai Buy Rent Projects Agents More Services Resources Intelligence

Overview Price List Floor Plans Resale Listings Data Intelligence Brochure Amenities Specifications Commute Time Location & Landmarks Abo

Square Yards RERA Reg. A51800000454 Project RERA Reg. P51800029948

Hiranandani Highland - Project Info

Hiranandani Highland is a township project located in Mumbai Central Suburbs, Mumbai. The township offers luxurious residences spread over 447 units with an area of 377 sqft to 755 sqft. The project consists of 2 and 3 BHK homes with comfort, space and convenience. The project also offers 3.5+ acres of Internationally Designed Landscape, Uninterrupted view of Powai Lake and Sanjay Gandhi National Park, Easy access to IT Bombay, Well connected to Eastern Express Highway.

Hiranandani Highland - Price List

Unit Type	Area	New Home Price*
1 BHK 377 Sq. Ft. Apartment	377 Sq. Ft. (Carpet)	₹ 1.66 Cr
1 BHK 487 Sq. Ft. Apartment	487 Sq. Ft. (Carpet)	₹ 2.14 Cr
2 BHK 608 Sq. Ft. Apartment	608 Sq. Ft. (Carpet)	₹ 2.67 Cr
2 BHK 542 Sq. Ft. Apartment	542 Sq. Ft. (Carpet)	₹ 2.38 Cr
3 BHK 766 Sq. Ft. Apartment	755 Sq. Ft. (Carpet)	₹ 3.34 Cr
3 BHK 751 Sq. Ft. Apartment	751 Sq. Ft. (Carpet)	₹ 3.32 Cr

Contact our Real Estate Experts

Name: _____
 Email ID: _____
 +91 Phone Number: _____
 Mumbai: _____
 Enable updates through WhatsApp
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Home Property for Sale in Mumbai Property for Sale in Powai Property for Sale in Hiranandani Highland, Mumbai 3 Bedroom 755 Sq. Ft. Apartment in Powai Mumbai

2 Views Compare

Hiranandani Highland
3 Bedroom 755 Sq.Ft. Apartment
 in Powai Mumbai
 Listing ID #5446426

₹ 3.45 Cr.

Need Loan? Get Free Credit Score

- 3 Bedrooms + Pooja Room
- Semi-Furnished
- 3 Bathroom
- 755 Sq Ft. (Carpet Area)

Get Instant Home Loan Request for Call

Overview Furnishing Amenities Agent Overview About Project Data Intelligence Commute Time Powai Reviews

Key Highlights

- Prime Location
- Reputed Builder
- Safe & Secure Locality
- Investment Opportunity
- Family

If you are looking for a luxurious apartment in Powai, Mumbai, then look no further than the Hiranandani Highland project.

- This 3 BHK apartment spans over an area of 755 square feet and is semi-furnished.
- The highlight of this apartment is its west-facing direction, which ensures you get ample sunshine and fresh air throughout the day.

Contact our Real Estate Experts

Jai Mata Ji Real Estate Agen...
 +91989XXXXXXX

Name: _____
 Email ID: _____
 +91 Phone Number: _____
 Enable updates through WhatsApp

Price Indicators

commonfloor.com

Mumbai Buy Locality or Builder or Project Name

POST PROPERTY


Hiranandani Highland

By Hiranandani Developers Pvt. Ltd. in Powai

₹1.61 Cr onwards

OVERVIEW
LOCATION
BUY (20)
RENT

Gallery



1, 2, 3 BHK

379 - 784 sq.ft.
(35.21 - 72.84 sq.m)

Price Range
₹ 1.61 Cr - 3.33 Cr

Posession
Dec-2026 (Ongoing)

Property Type
Apartment

Launched Date
Jul-2021

REPIA ID ⓘ P51800029948

Request a Call Back

NAME

EMAIL ID

PHONE NUMBER
+91

Buy Rent

Allow Commonfloor to send notifications
You will receive notifications on SMS, Whatsapp, Email. You can change your preference later.

I am looking for

Home Loan

Painting Service

Interior Design Service

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Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour
1 BHK Apartment <small>Availability: Yes</small>	379 sq.ft. <small>(35.21 sq.m)</small>	NA	₹ 1.61 Cr	NA
2 BHK Apartment <small>Availability: Yes</small>	566 - 620 sq.ft. <small>(52.58 - 57.6 sq.m)</small>	542 - 594 sq.ft. <small>(50.33 - 55.16 sq.m)</small>	₹ 2.41 Cr - 2.63 Cr	NA
3 BHK Apartment <small>Availability: Yes</small>	780 - 784 sq.ft. <small>(72.35 - 72.84 sq.m)</small>	750 - 755 sq.ft. <small>(69.65 - 70.14 sq.m)</small>	₹ 3.32 Cr - 3.33 Cr	NA

*Availability: Yes/Sold Out depends Availability with Builder order Taxes and other charges may apply Last Updated on 04-Jun-2023


magicbricks

Buy Rent Sell Home Loans

Post Property

₹3.45 Cr EMI: ₹1,56L | Get pre-approved loan

3 BHK 784 Sq-ft Flat For Sale Powai, Mumbai



3 Beds
3 Baths
1 Balcony
Semi-Furnished

Outdoor Te.
Laundry Serv.

Carpet Area
784 sqft
₹ 44,06/sqft

Transaction Type
New Property

East Facing Property

Developer
Hiranandani Developers

Additional Rooms
1 Servant Room

Project
Highland

Facing
East

Floor
15 (Out of 23 Floors)

Furnished Status
Semi-Furnished

Contact Agent

Get Phone No.

Contact Agent

✔ Certified Agent


Jaychand Gupta - 91-9100000000

Get Phone No.

Download Brochure

More Details

Price Breakup **₹ 3.45 Cr | ₹17,25,000** Approx. Registration Charges


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Sales Instance

4989390	सूची क्र.2	दुय्यम निबंधक : सह दु. नि. कुर्ला 3
06-06-2023		दस्त क्रमांक : 4989/2023
Note:-Generated Through eSearch Module, For original report please contact concern SRO office.		नोंदणी : Regn.63m
गावाचे नाव : पवई		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	23005000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20297613.28	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: 1804, माळा नं: 18 वा मजला, इमारतीचे नाव: हायलॅन्ड बी विंग, ब्लॉक नं: हिरानंदानी गार्डन, रोड : पवई, मुंबई-400076, इतर माहिती: सदनिका 541.86 चौरस फूट कारपेट 50.34 चौरस मीटर कारपेट अँड डेक 23.25 चौरस फूट कारपेट 2.16 चौरस मीटर कारपेट एकूण 565.11 चौरस फूट कारपेट 52.50 चौरस मीटर कारपेट व 57.77 चौरस मीटर बिल्ट अप, 2 मॅकेनाईज्ड कार पार्किंग सहित, बिल्डिंग नं 03 सेक्टर 11 A.सि टी एस नं 22ए/9(पार्ट) ऑफ व्हिलेज पवई, करारनामा दस्तात नमुद केल्याप्रमाणे ((C.T.S. Number : 22A/9 ;))	
(5) क्षेत्रफळ	57.77 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव-एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑथोराईज सिगनेटरी मनिष गुप्ता तर्फे कुल मुखत्यार संजय भट्ट वय-61 पत्ता-प्लॉट नं: ऑफिस नं 514, माळा नं: 5 वा मजला, इमारतीचे नाव: दलामल टावर, ब्लॉक नं: नरीमन पॉइंट, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:-AADCH8389P	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव-राजेश शशिकांत राऊत वय:-57; पत्ता-प्लॉट नं: ए-104, माळा नं: . इमारतीचे नाव: फिएस्टा, वसंत ऑस्कर, ब्लॉक नं: . रोड नं: एलबीएस रोड, मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई पिन कोड:-400080 पॅन नं:-AANPR8422N	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/02/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	16/03/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	4989/2023	
(12) बाजारभावप्रमाणे मुद्रांक शुल्क	1380400	
(13) बाजारभावप्रमाणे नोंदणी शुल्क	30000	
(14) शैरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		



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Sales Instance

6866390 06-06-2023 Note: -Generated Through eSearch Module, For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. कुर्ला 3 दस्त क्रमांक : 6866/2023 नोंदणी : Regn:63m
गावाचे नाव : पवई		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	28600000	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	27187105.91	
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन :सदनिका नं: 605, माळा नं: 6 वा मजला, इमारतीचे नाव: अटलांटिस ए विंग, ब्लॉक नं: हिरानंदानी गार्डन, रोड : पवई, मुंबई-400076, इतर माहिती: सदनिका 771 चौरस फूट कारपेट 71.61 चौरस मीटर कारपेट व 78.81 चौरस मीटर बिल्ट अप, 02 मॅकेनाईज्ड कार पार्किंग सहित, बिल्डिंग नं 01 सेक्टर 05, सि टी एस नं 10बी.11बी:5, 14बी, 14सी, 16ए, 17, 18, 19, अँड 20ए (सर्व पार्ट) आणि न्यू सि टी एस नं 10बी:4 (पार्ट) ऑफ व्हिलेज पवई, करारनामा दस्तात नमूद केल्याप्रमाणे, सदर दस्तातील मिळकत महिला खरेदीदार असल्याने मुद्रांक शुल्कामध्ये शासन आदेश क्र. मुद्रांक - 2021/अनौ. सं. क्र. 12/ प्र.क्र. 107/म -1(धीरण) दि. 31/03/2021 अन्वये 1 टक्के सवलत देण्यात आली आहे ((C.T.S. Number : 10, 10B/4, 16 ;))	
(5) क्षेत्रफळ	78.81 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव-एच जी पी कम्युनिटी प्राईवेट लिमिटेड चे ऑथोराईज सिगनेटरी मनिष गुप्ता तर्फे कुल मुखत्यार. संजय भट्ट वय-61 पत्ता-प्लॉट नं: ऑफिस नं 514, माळा नं: 5 वा मजला, इमारतीचे नाव: दलामल टावर, ब्लॉक नं: नरीमन पॉईंट, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400021 पॅन नं:-AADCH8389P	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव-सीमा पटवारी वय-61, पत्ता-प्लॉट नं: 211/सी, माळा नं: , इमारतीचे नाव: मेपल लीफ, ब्लॉक नं: रहेजा विहार, रोड नं: चांदिवली, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400072 पॅन नं:-ABSPP3160B	
(9) दस्तऐवज करून दिल्याचा दिनांक	11/04/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	11/04/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	6866/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1430200	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		



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As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is ₹ 3,37,12,000.00 (Rupees Three Crore Thirty Seven Lakh Twelve Thousand Only). As per site inspection 35% of construction work is completed.

Place: Mumbai

Date: 25.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9d22b6e4fd35dc03e0cf9e26860913490cf3d33d413331
15279917a10b5652, postalCode=400059, st=Maharashtra,
serialNumber=41a56a566ab8cc89d6b2a55a8fca364b31f31bd2e39
4e28f2e79a327e625bf2, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.25 11:13:09 +05'30'



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 _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 25.08.2023 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 23.08.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



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



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Sr. No.	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property was purchased by Mr. Piyush Jain & Vartika Jain from HGP Community Pvt. Ltd. vide Agreement for Sale dated 09.11.2021
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Ghatkopar (West) 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 Barkat Hodekar – Valuation Engineer Prajakta Patil – Technical Manager Nitesh Khedekar - 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 - 23.08.2023 Valuation Date - 25.08.2023 Date of Report - 25.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on 23.08.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **25th 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 **784.00 Sq. Ft. Total Carpet Area** in the name of **Mr. Piyush Jain & Vartika Jain**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Piyush Jain & Vartika Jain**. 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 **784.00 Sq. Ft. Total 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.

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 **784.00 Sq. Ft. Total Carpet Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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(Annexure – II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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



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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822bec47ad35d03e9cf39e26865913490cf3d33d41333
15279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=413265566ebc8946b2a55a8fceefba1011d2e7
94e2872679a327b625bf, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.25 11:13:36 +05'30'

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

Date: 22/08/23

Vastukala Consultants (I) Pvt Ltd,
B-1-001, U/B floor,
Boomerang, Chandiveeli
Fram Road, Andheri-(E)

Dear Sir,

VALUATION OF RESIDENTIAL FLAT

Piyush Jain & Vastika Jain

1. You are requested to make valuation of the property more fully described in the Schedule A-1 below, to enable us to obtain a valid and correct valuation of property.
2. The valuation should cover all aspects and in banks format.
3. Please do not hesitate to demand any document/record/material required by you for the purpose of making proper valuation.
4. Please sign the duplicate of this letter acknowledging the receipt of the documents detailed in the Schedule A-1 and acceptance of the aforesaid stipulations under which you will be providing the required valuation report and certificate.
5. The valuation along with all the documents are to be submitted directly to the Branch/BU concerned and in no circumstances the same to be handed over to the borrower/guarantor or his/their agent/representative.

Schedule A 1

All those pieces or parcels of Flat No. - 701, 7th floor, Building No. - 03,
Wing - A - Highland, Hiranandani Garden, Village - Powai,
Mumbai

in the name of Piyush Jain & Vastika Jain

6. Please acknowledge receipt

Yours faithfully,

Branch Manager

CC :

Branch Manager:

