

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-2141/23-24	Dated 24-Aug-23
Buyer (Bill to) STATE BANK OF INDIA - RACPC CHINCHPOKALI RACPC, Voltas House, 1st Floor, Dr. Ambedkar Marg, Chinchpokali (East), Mumbai - 400 033 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. 003297 / 2302205	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 %	20,000.00
	CGST			1,800.00
	SGST			1,800.00
	Total			23,600.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Twenty Three Thousand Six Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	20,000.00	9%	1,800.00	9%	1,800.00	3,600.00
Total	20,000.00		1,800.00		1,800.00	3,600.00

Tax Amount (in words) : **Indian Rupee Three Thousand Six Hundred Only**

Remarks:

"Name of Proposed Purchasers:
Mr. Achal Mittal & Mrs. Shweta Jain

Name of Owner:
M/s. K. Raheja Corp Pvt. Ltd.

Address: Residential Flat No. 1501, 15th Habitable Floor, Tower No. 2, South Tower, "Raheja Modern Vivarea", Keshavrao Khadye Marg (Clerk Road), Mahalaxmi, Mumbai - 400011, 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@cici

for Vastukala Consultants (I) Pvt Ltd

Asmita Rathod

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Proposed Purchasers: **Mr. Achal Mittal & Mrs. Shweta Jain**

Name of Owner: **M/s. K. Raheja Corp Pvt. Ltd.**

Residential Flat No. 1501, 15th Habitable Floor, Tower No. 2, South Tower, "Raheja Modern Vivarea",
Keshavrao Khadye Marg (Clerk Road), Mahalaxmi, Mumbai - 400011, State – Maharashtra, Country – India.

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Latitude Longitude: 18°58'40.9"N 72°49'33.5"E

Valuation Prepared for:

State Bank of India

RACPC – Chinchpokli (East) Branch

Retail Assets Centralised Processing Centre, Mumbai South Voltas House, 'A', 1st Floor,
Dr. Ambedkar Road, Chinchpokli (East), Mumbai – 400 033, State – Maharashtra, Country – India.



Our Pan India Presence at :

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

Regd. Office : 81-001, U/B Floor, Boomerang,
Chandivai Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
Tele/Fax : +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 Chinchpokli (East) Branch
 Retail Assets Centralised Processing Centre,
 Mumbai South Voltas House, 'A', 1st Floor,
 Dr. Ambedkar Road, Chinchpokli (East),
 Mumbai – 400 033, State – Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess realizable value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 22.08.2023
	b)	Date on which the valuation is made	: 24.08.2023
3.	List of documents produced for perusal: 1. Copy of Draft Agreement for Sale between M/s. K. Raheja Corp Pvt. Ltd. (the Developer) AND Modern India Ltd. (formerly known as The Modern Mills Limited) (the Present Landowner) AND Mr. Achal Mittal & Mrs. Shweta Jain (the Allottee). 2. Copy of RERA Registration Certificate No. P51900034288 dated 30.03.2022. 3. Copy of Amended Commencement Certificate No. EB / 6794 / E / A / FCC / 2 / Amend dated 24.11.2022 issued by Municipal Corporation of Greater Mumbai. 4. Copy of Approved Plan No. EB / 6794 / E / A / FCC / 2 / Amend dated 01.06.2022 issued by Municipal Corporation of Greater Mumbai (As downloaded from MCGM portal).		
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)	:	<p>Name of Proposed Purchasers: Mr. Achal Mittal & Mrs. Shweta Jain</p> <p>Name of Owner: M/s. K. Raheja Corp Pvt. Ltd.</p> <p>Address: Residential Flat No. 1501, 15th Habitable Floor, Tower No. 2, South Tower, "Raheja Modern Vivarea", Keshavrao Khadye Marg (Clerk Road), Mahalaxmi, Mumbai - 400011, State – Maharashtra, Country – India.</p> <p>Contact Person: Pinto Madam (CRM) Contact No 9167059638</p> <p>Proposed Purchasers: Joint Ownership Name of Owner: Pvt. Ltd. Company Ownership (Details of ownership share not available)</p>

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 15 th Floor in the said under construction building. As per approved plan, the composition of flat having 5 Bedrooms + Living Room + Study Room + Kitchen + Maids Room + Utility Area + 6 Toilets + Deck Area + Passage (i.e., 5BHK + Study Room + 6 Toilets Toilets). The property is at 850 M. travelling distance from nearest railway station Mahalaxmi. At the time of inspection building was under construction.	
Stage of Construction				
If under construction, extent of completion				
	Foundation	Completed	RCC Plinth	Completed
	Basement	Completed	Stilt	Completed
	Podium	Completed	Total	19% work completed
6.	Location of property	:		
	a) Plot No. / Survey No.	:	-	
	b) Door No.	:	Residential Flat No. 1501	
	c) C.T.S. No. / Village	:	C.T.S. No. 7/1895 of Byculla Division	
	d) Ward / Taluka	:	E Ward	
	e) Mandal / District	:	Mumbai	
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. EB / 6794 / E / A / FCC / 2 / Amend dated 01.06.2022 issued by Municipal Corporation of Greater Mumbai (As downloaded from MCGM portal).	
	g) Approved map / plan issuing authority	:	Municipal Corporation of Greater Mumbai (As downloaded from MCGM portal).	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	Building is under construction	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	Building is under construction	
7.	Postal address of the property	:	Residential Flat No. 1501, 15 th Habitable Floor, Tower No. 2, South Tower, "Raheja Modern Vivarea", Keshavrao Khadye Marg (Clerk Road), Mahalaxmi, Mumbai – 400011, State – Maharashtra, Country – India.	
8.	City / Town	:	Mahalaxmi, Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Higher Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Byculla Division Municipal Corporation of Greater Mumbai	
11.	Whether covered under any State / Central	:	No	

	Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/scheduled area / cantonment area		
12.	Boundaries of the property	As per actual Site	As per documents
	North	: Raheja Vivarea Tower C	Details not available
	South	: Raheja Vivarea Tower E	Details not available
	East	: Maulana Azad Road	Details not available
	West	: Raheja Vivarea Tower D	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	: Carpet Area in Sq. Ft. = 2,811.00 Balcony Area in Sq. Ft. = 78.00 Total Carpet Area in Sq. Ft. = 2,889.00 (Area as per Draft Agreement for Sale)	
		Built Up Area in Sq. Ft. = 3,178.00 (Total Carpet + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	: 18°58'40.9"N 72°49'33.5"E	
15.	Extent of the site considered for Valuation (least of 13A & 13B)	: Carpet Area in Sq. Ft. = 2,811.00 Balcony Area in Sq. Ft. = 78.00 Total Carpet Area in Sq. Ft. = 2,889.00 (Area as per Draft Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Building is under construction	
II	APARTMENT BUILDING		
1.	Nature of the Apartment	: Residential	
2.	Location	:	
	C.T.S. No.	: C.T.S. No. 7/1895	
	Block No.	: -	
	Ward No.	: E Ward	
	Village / Municipality / Corporation	: Byculla Division Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	: Residential Flat No. 1501, 15 th Habitable Floor, Tower No. 2, South Tower, "Raheja Modern Vivarea", Keshavrao Khadye Marg (Clerk Road), Mahalaxmi, Mumbai - 400011, 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 Level Basement + Ground Floor + 6 Podium (for Parking) + Stilt Level (for Amenities) + 1 st to 30 th Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 2 Flats on 15 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 2 Service Lifts + 4 Passenger Lifts (As per site information)
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with 3 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	:	15 th Floor
2	Door No. of the flat	:	Residential Flat No. 1501
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door framed with flush doors
	Windows	:	Proposed Powder coated Aluminum sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	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.:	:	Building is under construction
	Meter Card is in the name of:	:	Building is under construction
6	How is the maintenance of the flat?	:	Building is under construction
7	Sale Deed executed in the name of	:	Name of Proposed Purchasers: Mr. Acha! Mittal & Mrs. Shweta Jain Name of Owner: M/s. K. Raheja Corp Pvt. Ltd.
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. = 3,178.00 (Total Carpet + 10%)

10	What is the floor space index (app.)	:	As per MCGM norms
11	What is the Carpet Area of the flat?	:	Carpet Area in Sq. Ft. = 2,811.00 Balcony Area in Sq. Ft. = 78.00 Total Carpet Area in Sq. Ft. = 2,889.00 (Area as per Draft Agreement for Sale)
12	Is it Posh / I Class / Medium / Ordinary?	:	I Class
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?	:	₹ 5,50,000.00 Expected rental income per month after completion of building
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)	:	₹ 65,000.00 to ₹ 67,000.00 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).	:	₹ 66,000.00 per Sq. Ft. on Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 63,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 2,53,231.00 per Sq. M. i.e., ₹ 23,526.00 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 are Fixed by respective State Government for computing Stamp Duty / Rgstin. Fees. Thus it differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differ.
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	:	₹ 63,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 66,000.00 per Sq. Ft. (Including Car Parking)
Remarks: Internal visit not allowed at site. The details about the work progress status has been provided by CRM Pintoo Madam (Contact No. 9167059638).			

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (Including car parking)	2,889.00 Sq. Ft.	66,000.00	19,06,74,000.00
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				19,06,74,000.00
Insurable value of the property (3,178.00 X 3,000.00)				95,34,000.00
Guideline value of the property (3,178.00 X 23,526.00)				7,47,65,628.00

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 Apartment, where there are typically many comparables available to analyze. As the property is a residential apartment, 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 ₹ 65,000.00 to ₹ 67,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, apartment size, location, upswing in real estate prices, sustained demand for Residential apartment, all round development of commercial and residential application in the locality etc. We estimate ₹ 66,000.00 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	₹ 5,50,000.00 Expected rental income per month after completion of building
iii) Any likely income it may generate	Rental Income

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Actual site photographs



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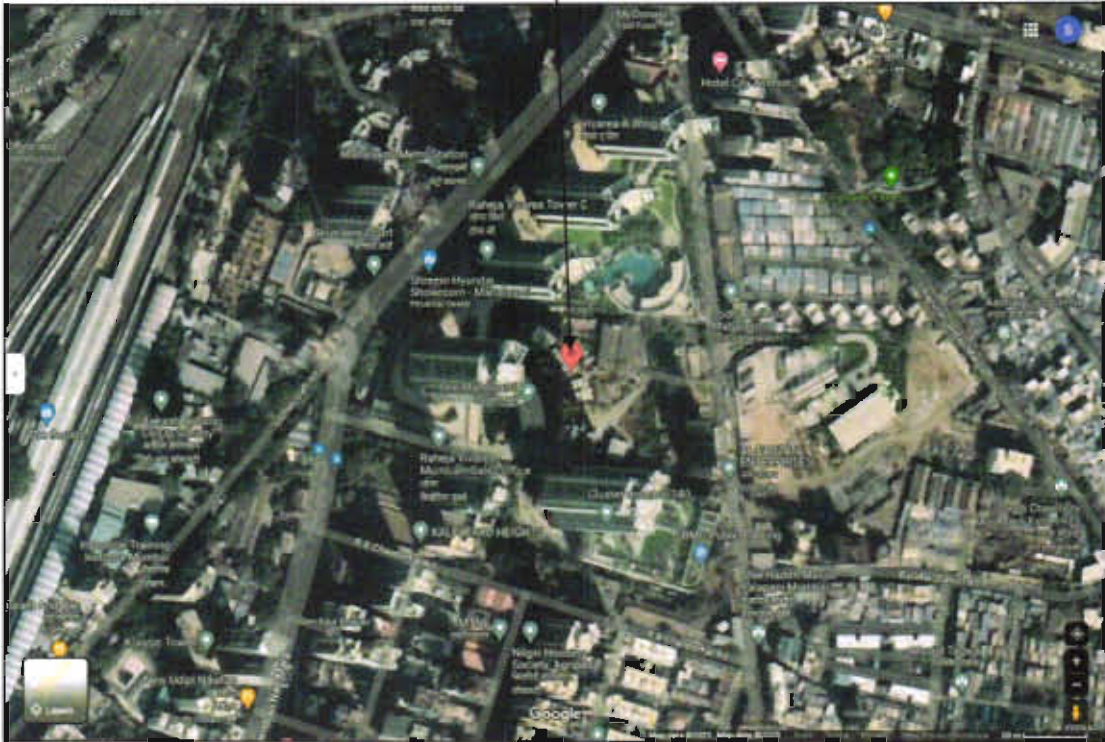


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Route Map of the property

Site, u/r



Latitude Longitude: 18°58'40.9"N 72°49'33.5"E

Note: The Blue line shows the route to site from nearest railway station (Mahalaxmi – 850 M.)

Ready Reckoner Rate

DIVISION / VILLAGE : BYCULLA Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban		Local Body Type	Corporation 'A' Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
LandMark	Road: Keshavnagar Khade Marg - Saint Gadge Maharaj Chowk (Saat Rasta) towards Byculla Division Boundary.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
9	9/74B	117650	230210	279700	335400	235500
C.S.No. 4/1895, 7/1895, 8/1895, 9/1895, 1995, 1996						
Compare With Previous Year +						

Stamp Duty Ready Reckoner Market Value Rate for Flat	2,30,210.00			
Increase by 10% on units located between 11 to 20 floors	23,021.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	2,53,231.00	Sq. Mt.	9,530.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Table – D: Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

Sale Instance

2162509 21-08-2023 Note: -Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.	सूची क्र. २	दृश्यम निवचन सह द्रु.नि.मुंबई शाहर 5 दस्तावेज क्रमांक.:2162/2023 नोंदणी: Regn:63m
गाव : भायखळा		
(1)दस्तावेज प्रकार	करारनामा	
(2)प्रॉबदला	153631343	
(3)प्राथमिक (वाटपट्ट्याच्या बाबतीतपट्टेकर आकारणी हेतो कि पट्टेदार ते नमूद करावे)	68863731.66	
(4)मूल्यांकन, गॅटद्विस्ता व परकघात (उपलब्धता)	1) सदनिका नं : 2002, माळा न : 20 वा मजला, इमारतीचे नाव : मॉडर्न विवारीआ नॉर्थ टॉवर 1, ब्लॉक न : भायखळा डिवाजन केशवराय झाडये मार्ग, रोड : ब्लॉक रोड महालक्ष्मी मुंबई 400011, इतर माहिती : सदर दस्तात प्लॉट चे क्षेत्रफळ 2364 चौ. फुट कार्पेट ईतके आहे. सोपत 2 वाहन तळ सहित.	
(5)क्षेत्रफळ	1) 241.67 चौ.मीटर	
(6)आकारणी किंवा नुडी देण्यात उभेले तेंव्हा		
(7)दस्तावेज करून देणाऱ्या / लिखून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश उपलब्धता प्रतिवादीचे नाव व पत्ता	1) के रहुजा कॉर्प. प्रा. लि. चे ऑफो. सिग्ने. बुरहान कात्री तर्फे मुसल्यार संजय पवार 48 प्लॉट नं : प्लॉट नं सी 30 माळा नं : - इमारतीचे नाव : - ब्लॉक जी रोड नं : अपो. एस.आय.डी.पी.आय बी के सी बांद्रा पूर्व मुंबई महाराष्ट्र मुम्बई. 400051 2) मॉडर्न इन्डिया लि. तर्फे मुसल्यार के रहुजा कॉर्प. प्रा. लि. चे ऑफो. सिग्ने. बुरहान कात्री तर्फे मुसल्यार संजय पवार 48 प्लॉट नं : प्लॉट नं सी 30 माळा नं : - इमारतीचे नाव : - ब्लॉक नं : ब्लॉक जी रोड नं : अपो. एस.आय.डी.पी.आय बी के सी बांद्रा पूर्व मुंबई महाराष्ट्र मुम्बई. 400051	
(8)दस्तावेज करून देणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश उपलब्धता प्रतिवादीचे नाव व पत्ता	1) मेगा प्लास्टिक लि. चे संबालक विकासचंद ओमप्रकाश अगरवाल 48 प्लॉट नं : 111 माळा नं : 11 वा मजला इमारतीचे नाव : जॉली मेकर अपार्टमेंट नं. 3 ब्लॉक नं : - रोड नं : कफ परेड मुंबई महाराष्ट्र महाराष्ट्र MUMBAI. 400005	
(9)दस्तावेज करून दिल्याचा दिनांक	14/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	14/02/2023	
(11)उपक्रमफाळ व फुट	2162/2023	
(12)प्राथमिकपत्राप्रमाणे मुदोक शुल्क	9218000	
(13)प्राथमिकपत्राप्रमाणे नोंदणी शुल्क	30000	
(14)नोंदणी		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

Sale Instance

2416319	सूची क्र. २	दुसरे निवचक: सह द. नि. मुंबई शहर २
21-08-2023		दस्तावेज क्रमांक: 2416/2023
Note:-Generated Through eDisplay v2.1 Module.For original report please contact concern SRO office.		नोंदणी: Regn:63m
गाव : भायसळा		
(1)दस्तावेज प्रकार	करारनामा	
(2)संख्येद्वारा	202213726	
(3)बाजारभाव (बाजोपट्ट्याच्या बाबतीतपट्टेकर आकारणी देतो कि पट्टेदार ते नमूद करावे)	86036195.93	
(4)प्रमाणन 'गोटेद्विषया व बटकमाक (उसल्यास)	1) सदनिका नं: 1903, माळा नं: 19 वा मजला, इमारतीचे नाव: मॉडर्न विद्यारीआ रॉय टॉवर 1, ब्लॉक नं: भायसळा डिपिजन केआयराव साडये मार्ग, रोड: क्लार्क रोड महालक्ष्मी मुंबई 400011, इतर माहिती: सदर दस्तात फ्लॉट चे क्षेत्रफळ 2873 चौ. फुट कांपंट व बाल्कनी चे क्षेत्रफळ 217 चौ. फुट इतके आहे. सोयत 3 वाहन तळ सहित.	
(5)क्षेत्रफळ	1) 315.89 चौ.मीटर	
(6)आकारणी किंवा सुटी देण्यात उभेले तेंव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा आदेशा असल्यास प्रतिवादीचे नाव व पत्ता	1) के रहुजा कॉपं. प्रा. लि. चे ऑफो. सिग्ने. बुरहान काजी तर्फे मुखत्यार संजय पवार 48 प्लॉट नं: प्लॉट नं सी 30 माळा नं: - इमारतीचे नाव: - ब्लॉक जी रोड नं: अपो. एसआयडीबीआय बी के सी बांद्रा पूर्व मुंबई महाराष्ट्र मुम्बई. 400051 2) मॉडर्न इंडिया लि. तर्फे मुखत्यार के रहुजा कॉपं. प्रा. लि. चे ऑफो. सिग्ने. बुरहान काजी तर्फे मुखत्यार संजय पवार 48 प्लॉट नं: प्लॉट नं सी 30 माळा नं: - इमारतीचे नाव: - ब्लॉक नं: ब्लॉक जी रोड नं: अपो. एसआयडीबीआय बी के सी बांद्रा पूर्व मुंबई महाराष्ट्र मुम्बई. 400051	
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाच्या हुकूमनामा किंवा आदेशा असल्यास प्रतिवादीचे नाव व पत्ता	1) प्रदीप - शाह 69 प्लॉट नं: 72 ए माळा नं: - इमारतीचे नाव: ऑपेसी अपार्टमेंट ब्लॉक नं: 46 रोड नं: नेपेनसी रोड नियर प्रियदर्शनि पार्क मलबार हिल मुंबई महाराष्ट्र मुम्बई. 400006 2) सुधा - शाह 66 प्लॉट नं: 72 ए माळा नं: - इमारतीचे नाव: ऑपेसी अपार्टमेंट ब्लॉक नं: 46 रोड नं: नेपेनसी रोड नियर प्रियदर्शनि पार्क मलबार हिल मुंबई महाराष्ट्र मुम्बई. 400006	
(9)दस्तावेज करून दिलेला दिनांक	08/02/2023	
(10)दस्ता नोंदणी केल्याचा दिनांक	08/02/2023	
(11)अनुकमांक, खंड व पृष्ठ	2416/2023	
(12)बाजारभावाप्रमाणे मुद्रांक मूल्य	12133000	
(13)बाजारभावाप्रमाणे नोंदणी मूल्य	30000	
(14)टीप		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		



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Vastukala Consultants (I) Pvt. Ltd.

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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 24.08.2023 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 22.08.2023. 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
- 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.



Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was owned by M/s. K. Raheja Corp Pvt. Ltd.
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Chinchpokli (East) Branch to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Dashrath Jaiswal – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajviikar – 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 - 24.08.2023 Date of Report - 24.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 22.08.2023
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 **24th August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is **believed to be reliable** but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Total Carpet Area in Sq. Ft. = 2,889.00** in the name **M/s. K. Raheja Corp Pvt. Ltd.** Name of Proposed Purchasers is **Mr. Achal Mittal & Mrs. Shweta Jain**. 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 **M/s. K. Raheja Corp Pvt. Ltd.** Name of Proposed Purchasers is **Mr. Achal Mittal & Mrs. Shweta 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 **Total Carpet Area in Sq. Ft. = 2,889.00.**

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 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 **Total Carpet Area in Sq. Ft. = 2,889.00.**

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 – 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).

