

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.	Dated
	PG-2227/23-24	28-Aug-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) CENTRAL BANK OF INDIA ANDHERI EAST BRANCH VASTU DARSHAN ,B WING.1ST FLOOR, AAZAD ROAD ,K /EAST WARD, MUNICIPAL OFFICE BUILDING ANDHERI (EAST)400069 GSTIN/UIN : 27AAACC2498P1Z3 State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	3353 / 2302294	
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
	Total			₹ 4,720.00

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

Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total	4,000.00		360.00		360.00	720.00

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

Remarks:
 Deepesh Kisan Badkar - Residential Flat No. 604, 6th Floor, Wing 'B', Building No. 1, "Evoke", Arkade Art Evoke Co-Op. Hsg. Soc. Ltd., Vinay Nagar Road, Off. Mira Bhayander Road, Mira Road (East), District Thane - 401 107, 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 : **ICICI BANK LTD**
 A/c No. : **123105000319**
 Branch & IFS Code: **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

for **Vastukala Consultants (I) Pvt Ltd**
 Pooja Dagare
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Deepesh Kisan Badkar**

Residential Flat No. 604, 6th Floor, Wing 'B', Building No. 1, "Evoke", Arkade Art Evoke Co-Op. Hsg. Soc. Ltd ,
Vinay Nagar Road, Off. Mira Bhayander Road, Mira Road (East), District Thane – 401 107,
State - Maharashtra, Country – India.

Longitude Latitude: 19°16'48.7"N 72°53'04.0"E

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Valuation Done for:

Central Bank of India Andheri (East) Branch

Vastu Darshan, 'B' Wing, 1st Floor, Azad Road, Next to K/East Ward, Municipal Office Building,
Andheri (East), Mumbai – 400 069, 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

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

To,

The Branch Manager
Central Bank of India
Andheri (East) Branch
 Vastu Darshan, 'B' Wing
 1st Floor, Azad Road
 Next to K/East Ward
 Municipal Office Building
 Andheri (East), Mumbai – 400 069
 State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Banking Purpose.
2.	a)	Date of inspection	: 25.08.2023
	b)	Date on which the valuation is made	: 28.08.2023
3.	Copy of documents produced for perusal:		
	1. Copy of Agreement for Sale dated 22.08.2023 between Mr. Rahul Mishra & Mrs. Ekta Datta (Transferors) AND Deepesh Kishan Badkar (the Transferee).		
	1. Copy of Share Certificate No. 082 bearing Nos. 811 to 820 having 10 Shares of Rs. 50/- each in the name of Mr. Rahul Mishra & Mrs. Ekta Datta.		
	2. Copy of Maintenance Bill No. 596/23-24 dated 01.07.2023 in the name of Mr. Rahul Mishra & Mrs. Ekta Datta issued by Arkade Art Evoke Co-Op. Hsg. Soc. Ltd.		
	3. Copy of Occupancy Certificate No. MNP / NR / 1665 / 2018-19 dated 03.07.2018 issued by Mira Bhayandar Municipal Corporation.		
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)	:	Deepesh Kisan Badkar Address: Residential Flat No. 604, 6 th Floor, Wing 'B', Building No. 1, "Evoke", Arkade Art Evoke Co-Op. Hsg. Soc. Ltd., Vinay Nagar Road, Off. Mira Bhayander Road, Mira Road (East), District Thane – 401 107, State - Maharashtra, Country – India. Contact Person: Mr. Nitesh Pandey (Broker) Contact No.: 8573072021 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat located on 6 th Floor. The composition of Residential Flat is Living Room + Bedroom + Kitchen + 2 Toilets + Passage + Balcony Area (i.e. 1BHK + 2 Toilets). The property is at 3.8 Km. travelling distance from nearest railway station Mira Road.

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 121, Hissa No. 1, 2 8, Survey No. 109, Hissa No. 3, 6, Survey No. 111, Hissa No. 10
	b) Door No.	:	Residential Flat No. 604
	c) C.T.S. No. / Village	:	Village – Ghodbunder
	d) Ward / Taluka	:	Ward No. U-2, Taluka – Thane
	e) Mandal / District	:	District – Thane
	f) Date of issue and validity of layout of approved map / plan	:	As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan
	g) Approved map / plan issuing authority	:	Copy of Occupancy Certificate No. MNP / NR / 1665
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	/2018-19 dated 03.07.2018 issued by Mira Bhayandar Municipal Corporation
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Residential Flat No. 604, 6 th Floor, Wing 'B', Building No. 1. "Evoke", Arkade Art Evoke Co-Op. Hsg. Soc. Ltd., Vinay Nagar Road, Off. Mira Bhayander Road, Mira Road (East), District Thane – 401 107, State - Maharashtra, Country – India.
8.	City / Town	:	Mira Road (East), Thane
	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 – Ghodbunder Mira Bhayander Municipal Corporation
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 Site	As per Documents
	North	: Arch Gardens	Details not available
	South	: JP North Imperia Tower	Details not available
	East	: Building No. 3	Details not available
	West	: Vinay Nagar	Details not available
13.	Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.
		A	B
		As per the Deed	Actuals
	North	:	-

	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 366.00 Balcony Area in Sq. Ft. = 62.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 364.00 (Area as per Agreement for Sale) Built-up Area in Sq. Ft. = 437.00 (Area as per Agreement for Sale)	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°16'48.7"N 72°53'04.0"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Built-up Area in Sq. Ft. = 437.00 (Area as per Agreement for Sale)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant	
II	APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	-	
	Block No.	:	-	
	Ward No.	:	Ward No. U-2	
	Village / Municipality / Corporation	:	Village -Ghodbunder Mira Bhayander Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 604, 6 th Floor, Wing 'B', Building No. 1, "Evoke", Arkade Art Evoke Co-Op. Hsg. Soc. Ltd., Vinay Nagar Road, Off. Mira Bhayander Road, Mira Road (East), Thane - 401 107, State - Maharashtra, Country - India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2018 (As per Occupancy Certificate)	
5.	Number of Floors	:	Stilt + 15 upper floors	
6.	Type of Structure	:	R.C.C. framed structure	
7.	Number of Dwelling units in the building	:	4 Flats on 6 th Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	2 Lifts	
	Protected Water Supply	:	Municipal water supply	
	Underground Sewerage	:	Connected to municipal sewer system	
	Car parking - Open / Covered	:	Stilt Parking	



	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III	Residential Flat		
1	The floor in which the Flat is situated	:	6 th Floor
2	Door No. of the Flat	:	Residential Flat No. 604
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood door frame with flush shutter
	Windows	:	Powder coated Aluminum sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with concealed
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Property Tax Bill No. 0020047122084 dated 20.05.2022 for assessment year 01.05.2022 – 31.03.2023
	Tax paid in the name of:	:	Bill in the name of Rahul Mishra
	Tax amount:	:	₹ 2,610.00
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	Deepesh Kisan Badkar
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. = 437.00 (Area as per Agreement for Sale)
10	What is the floor space index (app.)	:	As per MBMC norms
11	What is the Carpet Area of the Flat?	:	Carpet Area in Sq. Ft. = 366.00 Balcony Area in Sq. Ft. = 62.00 (Area as per actual site measurement) Carpet Area in Sq. Ft. = 364.00 (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?	:	Residential Purpose
14	Is it Owner-occupied or let out?	:	Vacant
15	If rented, what is the monthly rent?	:	₹ 15,000.00 Expected rental income per month
IV	MARKETABILITY	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No



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 value of the property				60,29,726.00
Realizable value of the property				54,26,753.00
Distress Value of the property				48,23,781.00
Insurable value of the property (437.00 X 2,700.00)				11,79,900.00
Guideline value of the property (As per Index II)				45,36,601.00

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 ₹ 13,000.00 to ₹ 15,000.00 per Sq. Ft. on Built-up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 13,798.00 per Sq. Ft. on Built-up Area (After Depreciation) for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	₹ 15,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental income

Actual Site Photographs



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Actual Site Photographs



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Route Map of the property (Site:url)



Longitude Latitude: 19°16'48.7"N 72°53'04.0"E

Note: The Blue line shows the route to site from nearest metro station (Mira Road – 3.8 Km.)

Ready Reckoner

Department of Registration & Stamps Government of Maharashtra		नोंदणी व मुद्रांक विभाग महाराष्ट्र शासन																	
नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन बाजारमूल्य दर पत्रक																			
Home	Valuation Rates - User Manual	Close	Feedback																
Annual Statement of Rates			Language English																
Year 2023/2024	Selected District: <input type="text" value="ठाणे"/>																		
	Select Taluka: <input type="text" value="ठाणे"/>																		
	Select Village: <input type="text" value="मौजे (रांच) पीठवेंदर"/>																		
	Search By: <input checked="" type="radio"/> Survey No <input type="radio"/> Location																		
	Enter Survey No	<input type="text" value="121"/>	<input type="button" value="Search"/>																
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>वर्ग/विभाग</th> <th>भूमी मूल्य</th> <th>निर्वाही मूल्य</th> <th>मंडीय</th> <th>दुपार</th> <th>सोपोपिक</th> <th>एकक (Sq. Ft.)</th> <th>Attribute</th> </tr> </thead> <tbody> <tr> <td>8/34-बु-2) बु-विभाग पीठवेंदर गावठील बु-भाग बु-1 वसुधला गावठील सर्वे निकळती सोपू क्रमांक</td> <td style="text-align: center;">27700</td> <td style="text-align: center; border: 2px solid red;">101400</td> <td style="text-align: center;">103100</td> <td style="text-align: center;">126800</td> <td style="text-align: center;">103100</td> <td></td> <td>मी. मीटर. सव्हे मंथर</td> </tr> </tbody> </table>				वर्ग/विभाग	भूमी मूल्य	निर्वाही मूल्य	मंडीय	दुपार	सोपोपिक	एकक (Sq. Ft.)	Attribute	8/34-बु-2) बु-विभाग पीठवेंदर गावठील बु-भाग बु-1 वसुधला गावठील सर्वे निकळती सोपू क्रमांक	27700	101400	103100	126800	103100		मी. मीटर. सव्हे मंथर
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8/34-बु-2) बु-विभाग पीठवेंदर गावठील बु-भाग बु-1 वसुधला गावठील सर्वे निकळती सोपू क्रमांक	27700	101400	103100	126800	103100		मी. मीटर. सव्हे मंथर												

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,01,400.00			
Increase by 5% on Flat Located on 7 th Floor	5,070.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,06,470.00	Sq. Mtr.	9,891.00	Sq. Ft.
Stamp Duty Ready Reckoner Market Value Rate for Land (B)	27,700.00			
The difference between land rate and building rate (A – B = C)	78,770.00			
Depreciation Percentage as per table (D) (100% - 5%) (Age of the Building – 5 Years)	95%			
Rate to be adopted after considering depreciation [B + (C x D)]	1,02,532.00	Sq. Mtr.	14,875.00	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

Price Indicators

magicbricks Buy Sell Home Loans

Post Property

Posted on: Aug 26, 23 Property ID: 473800CT

Get full support from Relationship Manager **4.5/5** **Prime** Shortlists Properties Communicates with Owners Use Video Call **Get Home 50% OFF**

₹65.0 Lac **₹1.22%** **Get special offers from 3+ agents**

1 BHK Flat For Sale in Arkade Art, Mira Road, Mumbai

1 BHK 2 Baths 1 Balcony Unfurnished

Carpet Area: 400 sqft ₹15,000/sqft

Developer: **Arkade Group** Project: **Arkade Art**

Floor: 8 (Out of 13 Floors) Transaction Type: **Resale** Status: **Ready to Move**

Furnished Status: **Unfurnished** Age of Construction: **8 to 10 years**

Contact Owner **Get Phone No.** Download Brochure

Last contact made 2 days ago

More Details

Price Breakup: ₹65 Lac

Booking Amount: ₹2.0 Lac **Secure Now**

Address: Mira Road, Mumbai - Mira Road and Beyond, Maharashtra

magicbricks Buy Sell Home Loans

Post Property

Posted on: Aug 26, 23 Property ID: 53447963

1 BHK 405 Sq Ft Flat For Sale in Arkade Art, Mira Road, Mumbai

1 BHK 1 Bath 1 Balcony Unfurnished

Carpet Area: 400 sqft ₹15,000/sqft

Developer: **Arkade Group** Project: **Arkade Art**

Floor: 7 (Out of 14 Floors) Transaction Type: **Resale** Status: **Ready to Move**

Facing: **South - East** LIFT: **1** Furnished Status: **Unfurnished**

Near TATA Motors, Vinay Nagar

Contact Agent **Get Phone No.** Download Brochure

Last contact made 6 days ago

More Details

Price Breakup: ₹62 Lac | ₹ 2,32,1302 Approx. Registration Charges | ₹3,500 Monthly

Booking Amount: ₹1.0 Lac **Secure Now**

Address: Mira Road, Mumbai, Mira Road, Mumbai - Mira Road and Beyond, Maharashtra



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Price Indicators

Property Name	Date	Floor/Unit	Area	Price	Value	Area	Price	Value	Transaction Type
Arkade Art Complex Kashmere, Mira Road East	2023-06-02	Floor 5, Unit 102	406 Sq Ft	₹ 1.01 Cr	₹ 16,751				Sale
Arkade Art Complex Kashmere, Mira Road East	2023-06-11	Floor 12, Unit 1201	346 Sq Ft	₹ 49.5 L	₹ 14,306				Sale
Arkade Art Complex Kashmere, Mira Road East	2023-05-02	Floor 13, Unit 1303	503 Sq Ft	₹ 58 L	₹ 5,946				Sale
Arkade Art Complex Kashmere, Mira Road East	2023-04-24	Floor 10, Unit 1002	437 Sq Ft	₹ 62 L	₹ 14,188				Sale
Arkade Art Complex Kashmere, Mira Road East	2023-04-10	Floor 10, Unit 1001	444 Sq Ft	₹ 64.75 L	₹ 14,583				Sale
Arkade Art Complex Kashmere, Mira Road East	2023-03-21	Floor 12, Unit 1201	754 Sq Ft	₹ 1 Cr	₹ 13,263				Sale
Arkade Art Complex Kashmere, Mira Road East	2023-03-15	Floor 1, Unit 104	437 Sq Ft	₹ 68 L	₹ 13,730				Sale
Arkade Art Complex Kashmere, Mira Road East	2023-02-08	Floor 9, Unit 903	588 Sq Ft	₹ 95 L	₹ 16,858				Sale

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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 ₹ 60,29,726.00 (Rupees Sixty Lakh Twenty Nine Thousand Seven Hundred Twenty Six Only). The Realizable Value of the above property is ₹ 54,26,753.00 (Rupees Fifty Four Lakh Twenty Six Thousand Seven Hundred Fifty Three Only). The Distress value is ₹ 48,23,781.00 (Rupees Forty Eight Lakh Twenty Three Thousand Seven Hundred Eighty One Only).

Place: Mumbai
Date: 28.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
CBI Emp. No.: SMRO/CREDIT/2017-18/1311

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- IV)	Attached
Model code of conduct for valuer - (Annexure V)	Attached

(Annexure-IV)

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 28.08.2023 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 25.08.2023. 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



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- 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. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. 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 under consideration was purchased by Deepesh Kisan Badkar from Mr. Rahul Mishra & Mrs. Ekta Datta vide Agreement for Sale dated 22.08.2023
2.	purpose of valuation and appointing authority	As per the request from Central Bank of India, Andheri (East) Branch to assess value of the property for Banking purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Pratik Jain – Valuation Engineer Shobha Kuperkar – Technical Manager Jayaraja Acharya – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 25.08.2023 Valuation Date – 28.08.2023 Date of Report – 28.08.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 25.08.2023
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 Commercial 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 **28th August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Built-up Area in Sq. Ft. = 437.00** in the name of **Deepesh Kisan Badkar**. 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 **Deepesh Kisan Badkar**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **Built-up Area in Sq. Ft. = 437.00**.

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 Highest and Best Use model is used for analysing development potential.

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.

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).



