

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-2327/23-24	Dated 4-Sep-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
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 3542 /2302400	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) E. & O.E

Indian Rupee Two Thousand Nine Hundred Fifty Only

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	2,500.00		225.00		225.00	450.00

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

Remarks:

"Name of Proposed Purchasers:
 Imran Rafik Shaikh & Zeba Imran Shaikh

Name of Owner:
 M/s. Crescent Shelters - Residential Flat No. 601, 6th
 Habitable Floor, A Wing, "Crescent Silverwoods",
 Chandivali Farm Road, Chandivali, Powai, Mumbai -
 400072, 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

Rated
 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: **Imran Rafik Shaikh & Zeba Imran Shaikh**

Name of Owner: **M/s. Crescent Shelters**

Residential Flat No. 601, 6th Habitable Floor, A Wing, "**Crescent Silverwoods**", Chandivali Farm Road, Chandivali, Powai, Mumbai – 400072, State – Maharashtra, Country – India.

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Latitude Longitude: 19°06'54.6"N 72°53'38.9"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** : 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 OPINION REPORT

This is to certify that the property bearing Residential Flat No. 601, 6th Habitable Floor, A Wing, “**Crescent Silverwoods**”, Chandivali Farm Road, Chandivali, Powai, Mumbai – 400072, State – Maharashtra, Country – India belongs to **M/s. Crescent Shelters** Name of **Proposed Purchasers** is **Imran Rafik Shaikh & Zeba Imran Shaikh**.

Boundaries of the property.

North	:	Chandivali Ice Factory
South	:	Chandivali Farm Road
East	:	Transasia Bio-Medicals Limited - Corporate Office
West	:	Slum Area

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ **1,75,84,000.00 (Rupees One Crore Seventy Five Lakh Eighty Four Thousand Only)**. As per site inspection 10% of construction work is completed.

The valuation of the property is based on the documents produced by the concern, Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=chalikwar,
2.5.4.20=88224614a8d3d6c7b6d138a248c5d1892c14895843187,
1.1.1.1=115229613a1485652, postalCode=400009, st=Maharashtra,
serialNumber=11456a56a8b6c8d9d0.2855a8b14203b631f97bd20,
94e28f2e29a327b623bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.04 16:42:37 +05'30'

Auth. Sign.



Director

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.



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 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	: 04.09.2023
	b) Date on which the valuation is made	: 04.09.2023
3.	List of documents produced for perusal: 1. Copy of Application for Booking dated 27.08.2023. 2. Copy of Cost Sheet. 3. Copy of Brochure. 4. Copy of RERA Registration Certificate No. P51800051751 dated 27.06.2023. 5. Copy of Commencement Certificate No. CHE / ES / 0077 / L – N / 337 (NEW) / CC / 1 / New dated 04.08.2023 issued by Municipal Corporation of Greater Mumbai. 6. Copy of Approved Plan No. CHE / ES / 0077 / L – N / 337 (NEW) dated 06.03.2023 issued by Municipal Corporation of Greater Mumbai (As downloaded 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)	: Name of Proposed Purchasers: Imran Rafik Shaikh & Zeba Imran Shaikh Name of Owner: M/s. Crescent Shelters Address: Residential Flat No. 601, 6 th Habitable Floor, A Wing, “ Crescent Silverwoods ”, Chandivali Farm Road, Chandivali, Powai, Mumbai – 400072, State – Maharashtra, Country – India. Contact Person: Mr. Akshay Vanjivale (Sales Manager) Contact No. 7021272445 Proposed Purchasers: Joint Ownership Name of Owner: Developer Ownership Details of share of each owner 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 6 th Habitable Floor in the

		said under construction building. As per approved plan, the composition of flat having 2 Bedrooms + Living Room + Dining + Kitchen + 2 Toilets + Passage (i.e., 2BHK + 2 Toilets). The property is at 1.7 Km. travelling distance from nearest metro station Sakinaka.	
		At the time of inspection building was under construction.	
Stage of Construction			
If under construction, extent of completion			
	Foundation	Completed	RCC Plinth
	Total	10% work completed	Completed
6.	Location of property	:	
	a) Plot No. / Survey No.	:	-
	b) Door No.	:	Residential Flat No. 601
	c) C.T.S. No. / Village	:	C.T.S. No. 46/2 (Part) of Chandivali Village
	d) Ward / Taluka	:	L Ward / Taluka – Kurla
	e) Mandal / District	:	District – Mumbai Suburban
	f) Date of issue and validity of layout of approved map / plan	:	Copy of Approved Plan No. CHE / ES / 0077 / L – N / 337 (NEW) dated 06.03.2023 issued by Municipal Corporation of Greater Mumbai (As downloaded from RERA site).
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity of approved map/ plan is verified	:	
	i) Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.	Postal address of the property	:	Residential Flat No. 601, 6 th Habitable Floor, A Wing, “Crescent Silverwoods” , Chandivali Farm Road, Chandivali, Powai, Mumbai – 400072, State – Maharashtra, Country – India.
8.	City / Town	:	Powai, Mumbai Suburban
	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 – Chandivali 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
	North	:	Chandivali Ice Factory
			As per documents Details not available

	South	:	Chandivali Farm Road	Details not available
	East	:	Transasia Bio-Medicals Limited - Corporate Office	Details not available
	West	:	Slum Area	Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a flat in an apartment building.	
			A per the Deed	As B Actual
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	RERA Carpet Area in Sq. Ft. = 628.00 (Area as per Cost Sheet) Built Up Area in Sq. Ft. = 691.00 (Carpet + 10%)	
14.	Latitude, Longitude & Co-ordinates of flat	:	19°06'54.6"N 72°53'38.9"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	RERA Carpet Area in Sq. Ft. = 628.00 (Area as per Cost Sheet)	
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. 46/2 (Part) of Chandivali Village	
	Block No.	:	-	
	Ward No.	:	L Ward	
	Village / Municipality / Corporation	:	Village – Chandivali Municipal Corporation of Greater Mumbai	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 601, 6 th Habitable Floor, A Wing, "Crescent Silverwoods", Chandivali Farm Road, Chandivali, Powai, Mumbai – 400072, 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 Ground + 3 Level Basement + 4 th to 12 th Upper Floors (As per site information)	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	Proposed 8 Flats on 6 th Habitable 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	:	5 Lifts (As per approved plan)
	Protected Water Supply	:	Proposed Municipal Water supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed Along with 1 Stilt 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	:	6 th Habitable Floor
2	Door No. of the flat	:	Residential Flat No. 601
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: Imran Rafik Shaikh & Zeba Imran Shaikh Name of Owner: M/s. Crescent Shelters
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. = 691.00 (Carpet + 10%)
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. = 628.00 (Area as per Cost Sheet)
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium 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?	:	₹ 40,000.00 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)	:	₹ 27,500.00 to ₹ 28,500.00 per Sq. Ft. on RERA Carpet Area
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).	:	₹ 28,000.00 per Sq. Ft. on RERA Carpet Area
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000.00 per Sq. Ft.
	II. Land + others	:	₹ 25,000.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 1,83,288.00 per Sq. M. i.e., ₹ 17,028.00 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 / Rgstrn. 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	:	₹ 25,000.00 per Sq. Ft.
	Total Composite Rate	:	₹ 28,000.00 per Sq. Ft. (Including Car Parking)
Remarks: Internal visit not allowed at site. The details about the work progress status has been provided by Sales Manager Mr. Akshay (Contact No. 7021272445).			

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the flat (Including car parking)	628.00 Sq. Ft.	28,000.00	1,75,84,000.00
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			1,75,84,000.00
	Insurable value of the property (691.00 X 3,000.00)			20,73,000.00
	Guideline value of the property (691.00 X 17,028.00)			1,17,66,348.00

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 corpps, 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 ₹ 27,500.00 to ₹ 28,500.00 per Sq. Ft. on RERA 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 ₹ 28,000.00 per Sq. Ft. on RERA 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	₹ 40,000.00 Expected rental income per month after completion of building
iii) Any likely income it may generate	Rental Income

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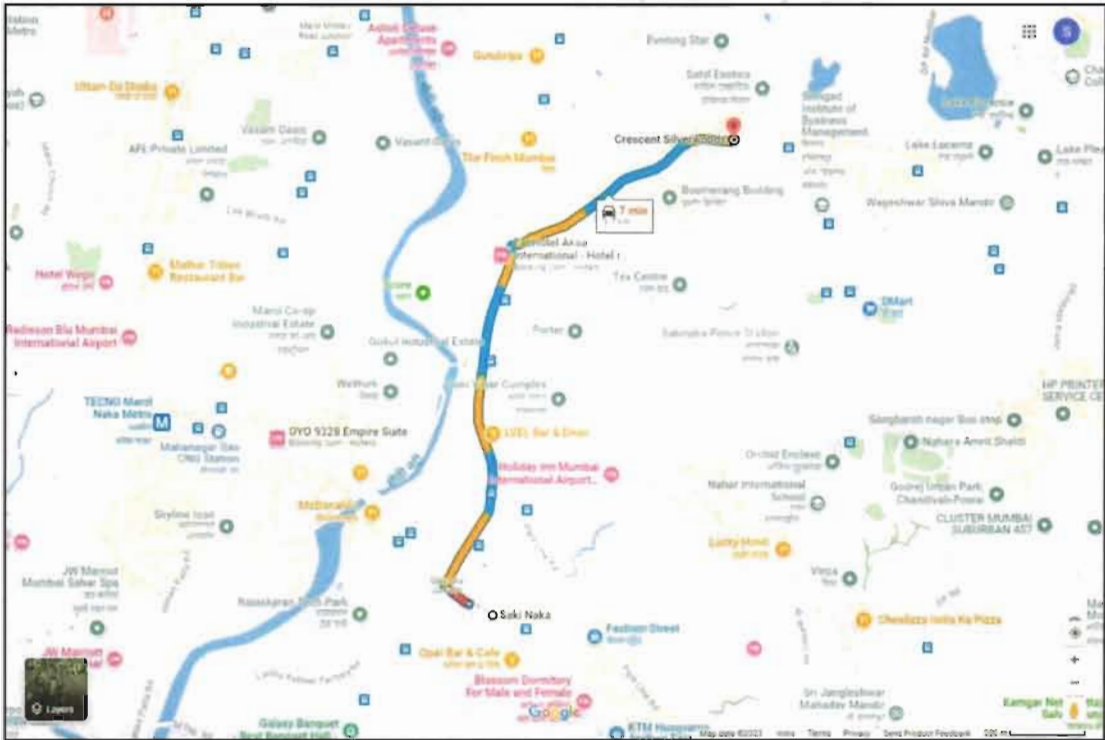


Actual site photographs



Route Map of the property

Site,u/r



Latitude Longitude: 19°06'54.6"N 72°53'38.9"E


Note: The Blue line shows the route to site from nearest metro station (Sakinaka – 1.7 Km.)



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Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

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Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: चांदिवली - कृष्णा

Search By: Survey No. Location

Enter Survey No: 46 Search

उपविभाग	बुली क्रमीत	निवासी सरनिका	ऑफिस	दुकाने	औद्योगिक एकक (Rs.)	Attribute
115/542 - पु.भा.ग. चांदिवली गावठीतील सर्व मिळकती	83820	174560	210860	229810	189920	चौ. मीटर मि. ई. एस. मंडर

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,74,560.00			
Increase by 5% on units located between 5 to 10 floors	8,728.00			
Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)	1,83,288.00	Sq. Mtr.	17,028.00	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

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence

Home Property for Sale in Mumbai Property for Sale in Powai Property for Sale in Crescent Silverwoods, Mumbai 2 Bedroom 644 Sq Ft Apartment in Powai Mumbai

Crescent Silverwoods
2 Bedroom 644 Sq.Ft. Apartment in Powai Mumbai
 Listing ID #562910

₹ 1.75 Cr.

2 Bedrooms + Extra Room
 Unfurnished
 2 Bathroom
 644 Sq Ft (Built-up Area)
 Garden View

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Amenities Agent Overview About Project Commute Time Powai Reviews

Key Highlights

Peaceful Vicinity Wide Road Breakthrough Price Quick Deal

Investment Opportunity

The brand name of Crescent is coming with another Break through project located in the heart of Chandraivali Powai. With great location and amenities it's a great project to invest in. To know more and visit please call us

What's on your mind? Ask and get answers from our Property Experts

Property Information

Contact our Real Estate Experts

Preferred Expert
Ajay Dinanath Tiwari
 +919800000000

Name: [Redacted]
 E-mail ID: [Redacted]
 +91 [Redacted] Mobile Number

Enable updates through WhatsApp

Contact Now

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence

Home Property for Sale in Mumbai Property for Sale in Powai Property for Sale in Crescent Silverwoods, Mumbai 2 Bedroom 628 Sq Ft Apartment in Powai Mumbai

Crescent Silverwoods
2 Bedroom 628 Sq.Ft. Apartment in Powai Mumbai
 Listing ID #5732310

₹ 1.75 Cr.

2 Bedrooms
 Unfurnished
 3 Bathroom
 628 Sq Ft (Carpet Area)

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Amenities Agent Overview About Project Commute Time Powai Reviews

Key Highlights

Fully Renovated

Looking for a spacious and fully renovated apartment in the heart of Powai, Mumbai.

- We have just the right option for you at Crescent Silverwoods.
- This stunning 2 BHK apartment spans across 628 square feet and is up for sale at a price of in one of the most sought-after localities of Powai; this unfurnished apartment offers ample space for you to personalize according to your taste and preferences.
- The well-designed layout includes 2 bedrooms and 3 bathrooms, making it perfect for a small family or even as an investment apartment. It is located on the ground floor of the building, conveniently accessible without the hassle of climbing multiple flights of stairs.
- Additionally, the building has 24 x 7 security and power backup, ensuring the safety and comfort of the unit love.

Contact our Real Estate Experts

Preferred Expert
Akshay H Patil
 +919800000000

Name: [Redacted]
 E-mail ID: [Redacted]
 +91 [Redacted] Mobile Number

Enable updates through WhatsApp

Contact Now

Price Indicators

square yards Mumbai Buy Rent Projects Agents Services Remotes Intelligence

Home Projects for Sale in Mumbai Projects for Sale in Powai Projects for Sale in Central Suburban Mumbai 2 Bedroom (0) to 3+ Bedroom in Powai Mumbai

4/15 Views Compare

Crescent Silverwoods
2 Bedroom 600 Sq.Ft. Apartment in Powai Mumbai
 Listing ID: 450011930

₹ 1.75 Cr.

Need Loan? Get Free Credit Score

- 2 Bedrooms
- Unfurnished
- 2 Bathroom
- 600 Sq Ft - Carpet Area
- Garden View

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Overview Amenities Agent Overview About Project Commute Time Powai Reviews

Key Highlights

- Safe & Secure Locality
- Quick Deal
- Gated Society
- Neerly Built
- Family

Looking for a safe and secure locality that offers quick deals

- Check out this newly built apartment in the gated society of Powai, Mumbai
- Perfect for families, this unfurnished 2 BHK apartment in Crescent Silverwoods has ample space with a carpet area of 600 square feet and a garden view facing
- Enjoy the benefits of modern amenities such as kids Play Area, Power Backup, and round-the-clock security equipped with CCTV Surveillance
- The apartment comes with 2 bathrooms adjacent to its 2 well-lit, roomy bedrooms for your convenience
- Along with the bedrooms, the apartment also comes with 1 car parking space
- This property guarantees a peaceful lifestyle as it is located in a secured building, built just a year ago

Contact our Real Estate Experts

Akshay H Patil +919800XXXXXX

Name: _____
 Email ID: _____
 +91 _____ (Please Facilitate)

Enable updates through WhatsApp

Contact Now

magicbricks Buy Rent Sell Home Loans Login Post Property 5483

Posted on: Aug 18, 21 Property ID: 68857449

₹ 1.85 Cr EMI - ₹ 83k | Can I afford it?

2 BHK 644 Sq.Ft. Flat For Sale Chandivali, Mumbai

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area: **644 sqft** ₹ 28.72/sqft

Developer: **Crescent Shelters LLP** Project: **Crescent Silverwoods**

Floor: **12 (Out of 15 Floors)** Transaction Type: **New Property** Facing: **East**

Lifts: **2** Furnished Status: **Unfurnished** Car Parking: **1 Covered**

Contact Agent Get Phone No.

Download Brochure

More Details

Price Breakup	₹ 1.85 Cr
Booking Amount	₹ 21.0 Lac
Address	Chandivali, Mumbai - Central Mumbai, Maharashtra
Furnishing	Unfurnished
Flooring	Vitrified

RERA Certificate



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800051751

Project: **CRESCENT SILVERWOODS** . Plot Bearing / CTS / Survey / Final Plot No.: **46/2 PART at Chandivall, Kurla, Mumbai Suburban, 400072.**

1. **Crescent Shelters** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban. Pin: 400072.**
2. This registration is granted subject to the following conditions, namely -
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 27/06/2023 and ending with 31/12/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

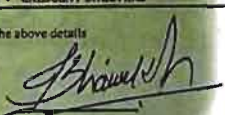

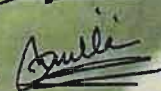


Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabhu
(Secretary, MahaRERA)
Date: 27-06-2023 17:36:17


Dated: 27/06/2023
Place: Mumbai


Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Cost Sheet

CRESCENT <small>Sp12 ng De laura</small>		Chandvalli Farm Rd, Opp. Oberoi Garden Estates, Chandvalli, Powai, Mumbai, Maharashtra 400072					
Applicants Name		Payment Schedule		Date of Issue			
Allocation Unit				29 August 2023			
A 601							
Residence Details		Particulars		%	Due	Amount	GST 5%
Wing	A	On Booking	10.00%	10.00%	15,81,824	79,191	
Configuration	2BHK	Within 30 days of Booking	10.00%	20.00%	15,81,824	79,191	
Floor	6	On Commencement of Plinth Work	10.00%	30.00%	15,81,824	79,191	
Hand	Hand - 1	On Commencement of 2nd Slab	5.00%	35.00%	7,91,912	39,596	
Flat No	A 601	On Commencement of 4th Slab	5.00%	40.00%	7,91,912	39,596	
Car Parking	1	On Commencement of 6th Slab	5.00%	45.00%	7,91,912	39,596	
Carpet Area (Sq. Ft.)	628	On Commencement of 8th Slab	5.00%	50.00%	7,91,912	39,596	
		On Commencement of 10th Slab	5.00%	55.00%	7,91,912	39,596	
		On Commencement of 12th Slab	5.00%	60.00%	7,91,912	39,596	
		On Commencement of 14th Slab	5.00%	65.00%	7,91,912	39,596	
		On Commencement of 16th Slab (Top Slab)	5.00%	70.00%	7,91,912	39,596	
		On Completion of External Plaster	5.00%	75.00%	7,91,912	39,596	
		On Completion of Walls, Internal brickwork, Plaster & Door Frames	10.00%	85.00%	15,81,824	79,191	
		On Completion of Sanitary Fitting	5.00%	90.00%	7,91,912	39,596	
		On Installation of Lifts	5.00%	95.00%	7,91,912	39,596	
		On Receipt of OC	5.00%	100.00%	7,91,912	39,596	
Particulars							
Agreement Value	A	1,58,38,238					
Stamp Duty Charges @ 6%							
Registration		30,000					
GST on agreement value @ 5%		7,91,912					
Total	B	8,21,912					
Society Charges @ Possession*		Amount					
Soc Formation		15000					
Legal Charges		20000					
Electric & Water Deposit		30000					
Development Charges		266900					
Infra-structure Charges		15700					
Development Cess		109900					
GST + SGT @ 18% on Non-Accountable Charges		81350					
Total	C	5,39,850					
Grand Total (A + B + C)		1,72,00,000					
Due %		30.00%					
Due Amount		47,51,471					
GST		2,37,574					
Total		49,89,045					
1 stillt car park							
<p>Terms & Condition</p> <p>Booking amount shall be 10% of the Agreement value to be paid at the time of booking. Remaining payment as per the Payment Scheme</p> <p>*All Government charges including but not limited to GST, Stamp Duty, Registration Charges, etc. to be borne by applicant at actuals. Stamp Duty and Registration charges paid by Purchaser are non-refundable. Stamp duty/Registration/GST charges any other taxes are indicative and subject to change at the discretion of the government/civic bodies etc. Approx Rs. 15,000 to be paid directly to the consultant at the time of registration.</p> <p>TDS@1% or as applicable shall be deducted by the applicant, if the Agreement Value or is equal to Rs. 5000000/-</p> <p>ACCOUNTABLE CHARGES - PAYABLE AT THE TIME OF POSSESSION (As Applicable)</p> <p>Share Money as applicable to be paid at the time of Possession</p> <p>Maintenance Charges @ 10 /- /PSF for 12 Months on RERA Carpet to be paid at the time of Possession.</p> <p>GST will be applicable on accountable charges as per the rate mention as per Government Laws.</p> <p>Corpus Fund @ 50 /- /PSF on RERA Carpet area to be paid at the time of Possession</p>							
<p>Cheque favouring towards Agreement Value - " CRESCENT SHELTERS "</p> <p>Cheque favouring towards GST - " CRESCENT SHELTERS "</p>							
<p>I/ We hereby confirm the above details</p>							
First applicant signature				Sales Manager			
Second applicant signature				Sales Head		_____	
Third applicant signature		_____		CRM		_____	

Application for Booking





CRESCENT
Shaping the future

S
Booking No.: _____
Date: 27-08-2023

MahaRERA Registration No. P51800051751 available at website: <http://maharera.mahaonline.gov.in> | *T&C Apply.

APPLICATION FOR BOOKING

I/We, the Applicant/s remit herewith a sum of Rs. 9,00,000/- / Rupees Nine Lakh
Only Vide Cheque/Draft/PO/NEFT No: 627664 Dated: 25-08-23
 Drawn on Yes Bank Favouring Crescent Shilpots


As Earnest Maney/Token amount against booking of flat and also a sum of Rs. _____ /
 Rupees _____ Vide Cheque/Draft/PO/NEFT No. _____


Dated: _____ Drawn on _____

towards the applicable Taxes.

A - FLAT DETAILS

Wing / Flat No.	A - 601	Sales manager name	Sankat Rane
Configuration / Type	2 BHK	Flat RERA Carpet Area	628 RCA
Garden Facing		Road Facing	
Agreement Value (In Figure)	1,58,38,238/-	No. of parking/s	One Car Parking in Stilt
Agreement Value (In Word)	One Crore Fifty-Eight Lakh Thirty-Eight Thousand Two Hundred and Thirty-Eight Only		
present Amount Due in %	30%		
Time Period for balance	20% within 20 day of Booking.		
Other Remarks			





MahaRERA Registration No. P51800051751 available at website: <http://maharera.mahaonline.gov.in> | *T&C Apply

Application for Booking



B - APPLICANT/s DETAILS

	1st Applicant	2nd Applicant	3rd Applicant
Full Name (In Capital)	IMRAN RAFIK SHAIKH	ZIBA IMRAN SHAIKH	
Date of Birth	12 JUNE 1985	21 JANUARY 1992	
PAN	BTFPS5894F	BOHPM3715A	
Aadhaar No.	3617 4815 0154	4429 9565 3966	
Permanent Address	05, SIMRAN TIRECESS-B, OPP SHIKAR SOC, BHABHA NGR LINK RD, NASHIK - 422011.		
Address for Communication	13/318, ORCHID PLUS, MM ROAD, BHAWANI NGR, ANDHRA EAST - HYDRABAD - 400059		
Mobile No.	00971556338278	00971526778662	
Telephone No.	0091-9867260324	0091-9664232786	
E-mail ID	Imran.ShaiKh12@ hotmail.com	MullaZeba23@ gmail.com	
Company name	AI RAMA INTERNATIONAL MAL FZCO	Housewife	
Designation	Sales EXECUTIVE	-	
Office Address	AI RAMA INT. FZCO, JIBEL ALI FREE ZONE, DUBAI - UAE		

C / SOURCE OF BOOKING (Direct Walk in / Channel Partner / reference / Corporate NRI / Outstation / HNI / Exhibition / Others)

Name of Channel partner/ Referrer	FAISAL ARIF SHAIKH	Name of the Company	CITY BRITE CONSULTANT.
Mobile No.	8689878481	RERA No.	A51800016733.
E-mail ID		Unit No. (Incase of Referrer)	



MahaRERA Registration No. P51800051751 available at website <http://maharera.mahaonline.gov.in> | *T&C Apply

As a result of my appraisal and analysis, it is my considered opinion that Value of the above property in the prevailing condition with aforesaid specifications ₹ 1,75,84,000.00 (Rupees One Crore Seventy Five Lakh Eighty Four Thousand Only). As per site inspection 10% of construction work is completed.

Place: Mumbai

Date: 04.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA,
2.5.4.20-9622b6c4fa115d03b6c739e268a5911490cf5d350413
31115279617a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a36ab6bcdf98b2a55a8fa5f6b31f21f21bd
26394eaf2c79a3279d259f, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.09.04 16:43:00 +0530

Auth. Sign.

Director

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

(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 04.09.2023 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 04.09.2023. 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 will be purchased by Imran Rafik Shaikh & Zeba Imran Shaikh from M/s. Crescent Shelters.
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 Bhavika Chavan – Valuation Engineer Vaishali Sarmalkar – Technical Manager Shyam Kajvilkar – Technical Officer
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 04.09.2023 Valuation Date - 04.09.2023 Date of Report - 04.09.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 04.09.2023
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 **04th September 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 **RERA Carpet Area in Sq. Ft. = 628.00** in the name **M/s. Crescent Shelters** Name of Proposed Purchasers is **Imran Rafik Shaikh & Zeba Imran Shaikh**. 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. Crescent Shelters** Name of Proposed Purchasers is **Imran Rafik Shaikh & Zeba Imran Shaikh**. 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 **RERA Carpet Area in Sq. Ft. = 628.00.**

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 **RERA Carpet Area in Sq. Ft. = 628.00.**

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).

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

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
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