PROFORMA INVOICE

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd PG-2520/23-24 B1-001, U/B FLOOR, 16-Sep-23 BOOMERANG, CHANDIVALI FARM ROAD, **Delivery Note** Mode/Terms of Payment ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) Bank Of Baroda Dispatch Doc No. Delivery Note Date Mandvi Branch 3730 /2302598 Rang Mahal, 212/216, Samuel Street, Dispatched through Destination Mandvi.Mumbai-400003 GSTIN/UIN : 27AAACB1534F2Z5 State Name Maharashtra, Code: 27 Terms of Delivery SI **Particulars** HSN/SAC **GST** Amount Rate No. 1 **VALUATION FEE** 997224 18 % 3,000.00 (Technical Inspection and Certification Services) CGST 270,00 SGST 270.00 Total ₹ 3,540.00 Amount Chargeable (in words) E. & O.E Indian Rupee Three Thousand Five Hundred Forty Only HSN/SAC Taxable Central Tax State Tax Total Value Amount Rate Rate Amount Tax Amount 997224 3,000.00 270.00 270.00 540.00 Total 3,000.00 270.00 270.00 540.00 Tax Amount (in words): Indian Rupee Five Hundred Forty Only Company's Bank Details Bank Name ICICI BANK LTD A/c No. 123105000319 Branch & IFS Code: MIG Colony, Bandra (E.), Mumbai & ICIC0001231 Mr. Viral Dhirajlal Shah & Mr. Rohit Dhirajlal Shah -Residential Flat No. 301, 3rd Floor, "Om Durvankur Building", Jijai Nagar, Sant Namdeo Path, Village -Gajbandhan Patharali, Dombivali (East), Taluka -Kalyan, Thane - 421 201, State - Maharashtra, India Company's PAN : AADCV4303R **UPI Virtual ID** ıkala@icici Declaration NOTE - AS PER MSME RULES INVOICE NEED TO BE for Vastukala Consultants (I) Pvt Ltd CLEARED WITHIN 45 DAYS OR INTEREST CHARGES

This is a Computer Generated Invoice

APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137





Gitanjali Kulaye

Authorised Signatory

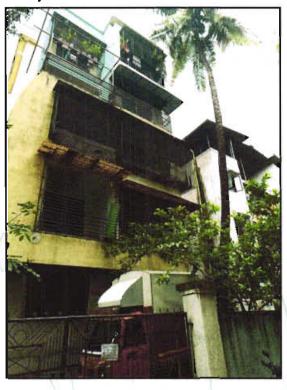
CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

An ISO 9001:2015 Certified Company





Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mr. Viral Dhirajlal Shah & Mr. Rohit Dhirajlal Shah

Residential Flat No. 301, 3rd Floor, "Om Durvankur Building", Jijai Nagar, Sant Namdeo Path, Village -Gajbandhan Patharali, Dombivali (East), Taluka - Kalyan, Thane - 421 201, State - Maharashtra, India

Latitude Longitude: 19°12'44.2"N 73°05'49.1"E

Valuation Prepared for:

Bank of Baroda Mandvi Branch

Rang Mahal, 212/216, Samuel Street, Mandvi, Mumbai-400 003 State - Maharashtra, Country - India.





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

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: BOB / Mandvi Branch / Mr. Viral Dhirajlal Shah (3730/2302598) Page 2 of 23

Vastu/Mumbai/04/2023/3730/2302598 16/21-242-RJBS

Date: 16.09.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, 3rd Floor, "Om Durvankur Building", Jijai Nagar, Sant Namdeo Path, Village - Gajbandhan Patharali, Dombivali (East), Taluka - Kalyan, Thane - 421 201, State - Maharashtra, India belongs to Mr. Viral Dhirajlal Shah & Mr. Rohit Dhirajlal Shah.

Boundaries of the property.

North : Road

South : Other Building

East : Om Amrut Smruti

West : Prashant Niwas

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ 36,62,100.00 (Rupees Thirty-Six Lakh Sixty-Two Thousand One Hundred Only).

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD

Sharadkumar B. Chalikwar Digit ally signed by Shonadkemar 3. Chai kwo DN cm-Shara (Kurrue B. Chalikasa: a-Vastukolo Carsulkarra (J. Pvt. 101. a-Vastukolo Carsulkarra (J. Pvt. 101. cu-CNO) emal—usadevastukala arg, c=lN Carse: 2023.09.16 18:2033 49:2107

Auth. Sign



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation report.





imumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

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

To,

The Chief Manager, Bank of Baroda Mandvi Branch

Rang Mahal, 212/216, Samuel Street, Mandvi,

Mumbai-400003

State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

		PORT (IN RESPECT OF FLAT)
	Purpose for which the valuation is made	1	As per the request from Bank of Baroda, Mandvi Branch, Thane to assess fair market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement
2.	a) Date of inspection	+	of Security Interest Act, 2002 purpose. 14.09.2023
	b) Date on which the valuation is made	-1-2	16.09.2023
3.	Builder / Developer) and Mr. Viral Dhir 2) Copy of Commencement dated 15.03	rajlal Sha 3.2013 C	5 between M/s. Om Sai Builders & Developers (The ah & Mr. Rohit Dhirajlal Shah (The Purchasers). ertificate No. KDMP / NRV / BP / DB / 2012 – 13/ 21 / 1st to 3rd + 4th (pt.) upper floors issued by Kalyan
4.	Name of the owner(s) and his / their addresses with Phone no. (details of share of easymmetric owner in case of joint ownership)	ach	Mr. Viral Dhirajlal Shah & Mr. Rohit Dhirajlal Shah Address: Residential Flat No. 301, 3rd Floor, "Om Durvankur Building", Jijai Nagar, Sant Namdeo Path, Village - Gajbandhan Patharali, Dombivali (East), Taluka - Kalyan, Thane - 421 201, State - Maharashtra, India Contact Person: No person met at site Joint Ownership Details of ownership share is not available
5.	Brief description of the property (Includ Leasehold / freehold etc.)	ding :	The property is a residential flat located on 3rd Floor: As per bank's request we have visited the property externally. Hence our report is based on external site visit and documents provided by the bank. As per Previous valuation report the composition of flat is 1 BHK + Bath + WC + Terrace (i.e., 1BHK). The property is at 550 Mtr. travelling distance from nearest



15.	Extent of the site consider	ered for Valuation	:	Built Up Area in Sq. Ft. = 58	35.00	
				(Area as per Agreement to sale)		
14.	Extent of the site		:	Built Up Area in Sq. Ft. = 58	35.00	
13.2	Latitude, Longitude & Co-or	dinates of the site	:	19°12'44.2"N 73°05'49.1"E		
	West		:	Prashant Niwas	Prashant Niwas	
	East			Amrut Smriti Building	Om Amrut Smritii	
	South		;	Road	Other Building	
	North		:	Ajintha Darshan Building	Road	
13.	Dimensions / Boundaries of	the property		As per the Deed	Actuals	
	Act) or notified under agendarea / cantonment area					
11.	Whether covered under an Govt. enactments (e.g., U	,		No		
11	Panchayat / Municipality		10	Kalyan Dombivali Municipal (Corporation.	
10.	Coming under Corporation	1.000	:	Village – Gajbandhan Pathrli		
40	ii) Urban / Semi Urban / Rur		1	Urban		
	i) High / Middle / Poor	Α,	-	Middle Class		
9.	Classification of the area		1			
	Industrial area		:	No /		
	Commercial area	12	2	No		
	Residential area		1	: Dombivali East, Thane : Yes		
8.	City / Town		:			
7.	Postal address of the property		:	Residential Flat No. 301, 3rd Building", Jijai Nagar, Sant Gajbandhan Patharali, Don Kalyan, Thane - 421 201, Sta	: Namdeo Path, Village nbivali (East), Taluka	
7	empanelled valuers on authentic of approved plan			Posidontial Elat No. 204, 2-	HEloor "Om Dumante	
	of approved map/ pl i) Any other com	ments by our		No		
	h) Whether genuinene	ess or authenticity	:			
	g) Approved map / plan		:			
	f) Date of issue and vapproved map / plan	THE RESERVE THE RESERVE THE PROPERTY OF THE PERSON OF THE		Copy of Approved Building and not verified.	plans were not provide	
	e) Mandal / District	\	:	District - Thane		
	c) T.S. No. / Village d) Ward / Taluka			Taluka – Kalyan		
				CS No. 735 to 739, 1128 a	at village – Gajballulla —	
	b) Door No.		:	Residential Flat No. 301	of Village Caibandha	
	a) Plot No. / Survey No).		Survey No. 47 & Hissa No. 3(pt)		
6.	Location of property		:	0	(-1)	
5a.	Total Lease Period & remaining period (if leasehold)		:	N.A. as the property is freeho	old.	
				railway station Dombivli East.		





	(least of 13A& 13B)		(Area as per Agreement to sale)	
16	Whether occupied by the owner / tenant? If		As per bank's request we have visited the propert	
	occupied by tenant since how long? Rent		externally, hence details not available.	
	received per month.		PA - 1 1 15 1	
Ш	APARTMENT BUILDING			
1.	Nature of the Apartment		Residential	
2.	Location		,	
	C.T.S. No.	:	CS No. 735 to 739, 1128 at Village - Gajbandhar Pathrli	
	Block No.	:		
	Ward No.	1	(B) 2 m	
	Village / Municipality / Corporation	:	Village – Gajbandhan Pathrli	
	\- \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		Kalyan Dombivali Municipal Corporation.	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 301, 3rd Floor, "Om Durvankur Building", Jijai Nagar, Sant Namdeo Path, Village Gajbandhan Patharali, Dombivali (East), Taluka Kalyan, Thane - 421 201, State - Maharashtra, India	
3.	Description of the locality Residential / Commercial / Mixed	Residential / : Residential		
4.	Year of Construction	:	2015 (As per previous valuation report)	
5.	Number of Floors	:	Ground + 4th Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building		2 Flats on 3 rd Floor	
8.	Quality of Construction		Good	
9.	Appearance of the Building	1	Good	
10.	Maintenance of the Building	;	Good	
11.	Facilities Available		- 31 /2-12 to 1	
	Lift		No Lift	
	Protected Water Supply	;	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Open Car Parking	
	Is Compound wall existing?	10	Yes . Create	
	Is pavement laid around the building	:	Yes	
III	FLAT			
1	The floor in which the flat is situated	:	3rd Floor	
2	Door No. of the flat	:	Residential Flat No. 301	
3	Specifications of the flat	:		
	Roof	:	R.C.C. Slab	
	Flooring	:	As per bank's request we have visited the property	
	Doors	:	externally, hence details not available.	
	Windows		1	
	Fittings	:		
	Finishing			
4	House Tax	:		





	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the flat?	:	As per bank's request we have visited the property externally, hence details not available.
7	Sale Deed executed in the name of	:	Mr. Viral Dhirajlal Shah & Mr. Rohit Dhirajlal Shah
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the flat?	2	Built Up Area in Sq. Ft. = 585.00 (Area as per Agreement to sale)
10	What is the floor space index (app.)	1:	As per KDMC norms
11	What is the Carpet Area of the flat?		-
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?	:	As per bank's request we have visited the property externally. Details not available.
15	If rented, what is the monthly rent?	;	₹ 7,500.00 Expected rental income per month
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?	9	No
٧	Rate	1	1
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)	10	₹ 6,000.00 to ₹ 7,000.00 per Sq. Ft. on Built Up 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).		₹ 6,500.00 per Sq. Ft. on Built Up Area ₹ 6,260.00 per Sq. Ft. (after deprecation)
3	Break – up for the rate	:	
	i) Building + Services	:	₹ 2,000.00 per Sq. Ft.
	ii) Land + others	;	₹ 4,500.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 64,800.00 per Sq. M. i.e., ₹ 6,020.00 per Sq. Ft.
	Guideline rate (after deprecation)		₹ 61,576.00 per Sq. M. i.e., ₹ 5,721.00 per Sq. Ft.
5	Registered Value (if available)	:	Purchase Value – 31,00,000.00 Document No. – 2104 / 2015







		100	Agreement Date - 25.03.2015
VI	COMPOSITE RATE ADOPTED AFTER		
	DEPRECIATION		
а	Depreciated building rate	2	
	Replacement cost of flat with Services (v(3)i)	:	₹ 2,000.00 per Sq. Ft.
	Age of the building	:	08 Years
	Life of the building estimated	:	52 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	15	12.00%
	Depreciated Ratio of the building	:	(R)
b	Total composite rate arrived for Valuation	17	
	Depreciated building rate VI (a)	1	₹1,760.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹4,500.00 per Sq. Ft.
	Total Composite Rate	:	₹ 6,260.00 per Sq. Ft.
	Remarks: As per bank's request we have visit external site visit and documents provided by the		the property externally. Hence our report is based on ank.

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)	
1	Present value of the flat	585.00 Sq. Ft.	6,260.00	36,62,100.00	
2	Wardrobes	11 1 1			
3	Showcases	- /			
4	Kitchen arrangements	/ -			
5	Superfine finish	1			
6	Interior Decorations				
7	Electricity deposits / electrical fittings, etc.	1			
8	Extra collapsible gates / grill works etc.		1.20		
9	Potential value, if any				
10	Others Think Innovat	e.Crea	е		
11	As per current stage of work completion the value of				
	the flat (if flat is under construction)				
12	After 100% completion final value of flat				
	Total		_	36,62,100.00	

Value of Flat

Fair Market Value of the property	36,62,100.00
Realizable value of the property	32,95,890.00
Distress Value of the property	29,29,680.00
Guideline value of the property (585.00 X 5,721.00)	33,46,785.00
Insurable value of the property (585.00 X 2,000.00)	11,70,000.00





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

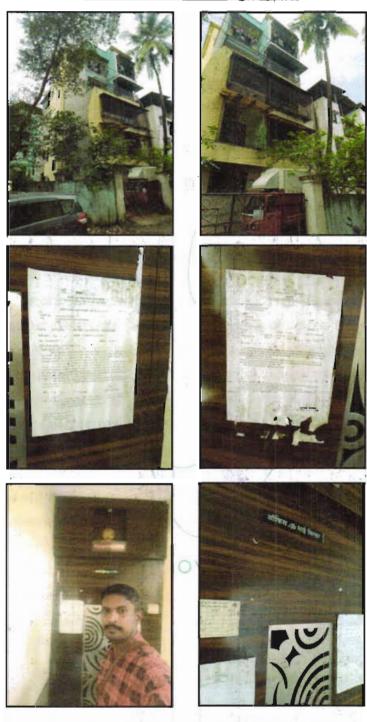
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must 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 ₹ 6,000.00 to ₹ 7,000.00 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 ₹ 6,260.00 per Sq. Ft. (after deprecation) on Built Up Area for valuation.

Imper	nding threat of acquisition by government for road	There is no threat of acquisition by Govt. CRZ
widen	ning / publics service purposes, sub merging &	Provisions not applicable.
applic	eability of CRZ provisions (Distance from sea-cost /	
tidal le	evel must be incorporated) and their effect on	
i)	Saleability	Good
ii)	Likely rental values in future in and	₹ 7,500.00 Expected rental income per month
iii)	Any likely income it may generate	Rental Income





Actual site photographs





Route Map of the property





Latitude Longitude: 19°12'44.2"N 73°05'49.1"E

Note: The Blue line shows the route to site from nearest railway station (Dombivali – 550 Mtr.)







Ready Reckoner Rate

41	**************************************	nt of Registration & Stamps		व मुद्रांक विश हाराष्ट्र शासन	भाग		
		नोंदणी व मुद्रांक विभाग, म बाजारमूल्य दर पत्र		ां न			
Home	<u>V</u>	duation Rules User Manual		CI	ose Feed	fback	
Year		Annual Statement	of Rates		Rings	Language	
20232024 ~	Selected District Select Taluka Select Village	वाणे जल्याण भ गाथाचे नाव : गजबंधन पाणमी	115			English >	
	Search By Enter Survey No	Survey No Location					
		ভূমী বিৰাধী ভূমীৰ নাহান ভা গুৰীকালি খাদ 24500 6480 ভূমী নাম)	74500 8	0.01	Attribute रिट्र सर्वे नेबर		
Stamp Duty R	eady Reckoner I	Market Value Rate for Flat	300	64,800.00	301,490		
. ,		n 3 rd Floor and no lift		0%			
	,	r Market Value Rate (After Redu	ced) (A)	64,800.00	Sq. Mtr.	6,020.00	Sq. Ft
Stamp Duty R	Ready Reckoner	Market Value Rate for Land (B)	1	24,500.00			
The difference	e between land ra	ate and building rate (A – B = C)		40,300.00			
Depreciation I	Percentage as pe	er table (D) [100% - 15%]	1	8%			
Age of the Bu	uilding – 15 Year	s)	1: -				
Rate to be ad	lopted after con	sidering depreciation IB + (C x	DII	61,576.00	Sa. Mtr.	5,721.00	Sq. Ft

Building not having lift

The following table gives the valuation of residential building / flat / commercial unit / office in such building on above floor where there is no lift. Depending upon the floor, ready reckoner rates will be reduced.

	Floor on which flat is Located	Rate to be adopted
a)	Ground Floor / Stilt / Floor	100%
b)	First Floor	95%
c)	Second Floor	Innovate Cre90%te
d)	Third Floor	85%
e)	Fourth Floor and above	80%

Table - D: Depreciation Percentage Table

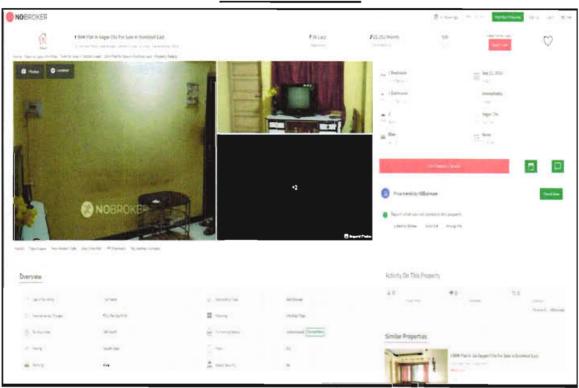
Completed Age of Building in Years	Value in percent after depreciation				
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.			
0 to 2 Years	100%	100%			
Above 2 & up to 5 Years	95%	95%			
Above 5 Years	After initial 5 year for every year 1%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

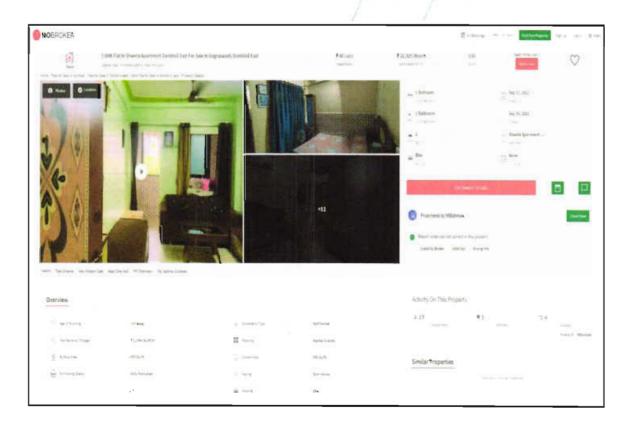




rate

Price Indicators









Sales Instances

FISHER SHOTE

1048572 स्ची क. २ 14-09-2023

द्ध्यम निवधक सह दू.नि. कल्याण 3 दल्लोका कमाक 10485/2023 नोवर्षाः Regn:63m

गाव : गर्भा पाथर्ली

Note: Generated Through eDisplay v2.1 Module.For original report please contact concern SRO office.

(1)द्रस्तिवत प्रकार	करारनामा
(2)मोक्यना	3000000
(3)बाजारभाव (भावेषटटबाच्या बाबनीतपट्टबार आकारणी देतो कि पट्टेवार ते नमूद करावे)	2820500
(अभूमापन ,गोटहिस्सा व पण्डमांक (अमन्यास)	1) इतर माहिती : वि क 8/32 दर रु 64800/- मौजे गज़बधन पाथलीं स ने 47 हिस्सा न 3 पे स न न 47 हिस्सा ने 4 पे यावरील श्री गावदवी कॉस्प्लेक्स को ऑप हो मोसा ली मधील श्री गावदवी दर्शन बिल्डिंग ए बिंग पहिला मज़ला सदनिका के ए -6 क्षेत्र 535 चौ फुट बिल्ट अप कल्याण-डोबिंबली
(5)क्षेत्रफळ	1) 535 ची.मीटर
(6)आकारणी किया जुडी देण्यात असेल तेच्हा	Po
() हम्माप्यज्ञ करून देशान्या / सिंहन देवशान्या पक्षकरायं नाय किया दिवाणी न्यायालयाया हुकुमनामा किया आदेश अमल्याम प्रतिवादीचे नाय व पना	उदयकात श्रातीलाल सावला 52 प्लॉट नं ः माळा नं ः इमारतीचे नाव :- ब्लॉक नं :- रोड नं : ए 6 पहिला मजला श्री गावदवी दर्जन विल्डिंग श्री गावदवी कॉम्लेक्स को ऑप ही सोसा ली मत नामदेव पथ जिजाई नगर डोबिवली पूर्व पँन नं AOVPS9978J महाराष्ट्र ढाके. 421201
(शहरनाम्बज करन बेचान्या पश्चकागंव नाव किंवा दिवाणी न्यायानयाचा हुकुमनामा किंवा आर्थम असान्यास प्रतिवादीचे नाव व पत्ता	1) मार्कडेय प्रसाद मिश्रो 47 प्लॉट ने : - माळा ने : - हमारतीचे नाव : - ब्लॉक ने : - रोड न : * म न 39 तिसरा मजला व्हाईट हाउस संत नामदेव पथ डोविवली पूर्व पँन न.BSBPM0940F महाराष्ट्र ठाणे. 421201 2) सुमन मार्कडेयप्रसाद मिश्रा 47 प्लॉट ने : - माळा ने : - इमारतीचे नाव : - ब्लॉक ने - रोड ने : * म ने 39 तिसरा मजला व्हाईट हाउस संत नामदेव पथ डोविवली पूर्व पँन न.AHGPM4323D महाराष्ट्र ठाणे. 421201
(भारमक्षेत्रज कमन दिल्याय) दिसक	07/07/2023
(10)दस्त मोदणी केन्द्राचा दिमाक	07/07/2023
(11)अनुष्ठमास् अत्र न पृष्ट	10485/2023
(12)वा वारनावाश्रमाचे सुद्राक्त शुल्कः	210000
(13)बाजारभावाप्रमाचे नोदणी शुल्क	30000
(14)前町	
पृल्यांकनामाठी विश्वासन वेक्नेला तप्जील :-	



Sales Instances

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गांच : गंिआ,वापली		
।। हरणांच्या प्रकार	क्षाराजनामा	
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(3)बाजाभाव (अवंपटरबाण्या बावगीनपटरबार आकार्यो केले कि पट्टबार में नमूच करावे)	1665500	
(अञ्चापन पोर्टाहरणा न घरचमाहः (अमान्याप)	1) इतर माहिती : भोज गजबधन पाधानी सब न 47 हिस्सा क 3 ए आहि 4 दी वा मिळकती वरील विल्डिंग थी अनुषम को ओप होसिंग मोसपटीतील सदनिका क 4 ए दिया तळ म अना एकून क्षेत्रफळ 340 घी फुट वाधीव क्षत्र रहिवामी पटकाकरिता महिला बरेटीदार महाराष्ट्र ज्ञामन आदेज क. मुद्रोक 2021/अभी मं.क. 12/प्र क.107/म.1।धीरण) दि. 31 मार्च 2021 अन्वये मुद्रोक शुल्क मध्ये 3% स्वकार पेतलेली आहे. कल्याण-डाविवली	
ा श्रीचाराव्य -	1) 340 ची.मीटर	1 1
(N)भारतमा किया जुडी रेण्यात अवित तेला	and the same of	400
िशानांस्वा करन देखान्या / निकृत देख्यान्त्र्यां च्युक्तरायंत्र सन्त्र किया दिवाची रूप्याचनच्याच्या हक्त्यस्थाना किया उठा स असम्बद्धाः इत्याचनां विका उठा स असम्बद्धाः इत्याचनां विका उठा स	1) बीमती तृजी दीवक लावी 38 जाह ने ने माळा नं : - हमारतीये नाव : - व्यांक नं : - रोड नं : ७०० जिवजकर टीवर प्लांट में है १०४ सेक्टर ३ बेलपाडा खार्यर महाराष्ट्र टावें. 400705 2) बीमती प्रिया झॉलेंन आकड़े 41 जांट नं : - माळा नं : - हमारतीये नाव : - व्यांक नं : - रोड नं : बी १९ विद्यान दर्जन होसिंग सोसायटी रेजेन्सी हॉटेल जवळ अधेरी महाराष्ट्र स्थवहैं 400053 3) बी प्रवीक प्रकार पाटकर 36 जांट नं : - माळा नं : - हमारतीये नाव : - व्यांक नं :- रोड नं : वें १०४ साववा मजना साकार रेसिडेन्सी होसिंग सोसायटी पाधराती अधिकानी महाराष्ट्र टावें 421 201 3) बीमती प्रतिना प्रकार पाटकर 67 ज्योंट नं : - माळा नं : - हमारतीये नाव : - व्यांक मं : - रोड नं : पम नं 401 बीधा मजना नवं लक्ष्मी को ऑप होसिंग सोसायटी सत नामदव गठ डॉविकनी महाराष्ट्र ठाके. 421 201	
शासनामुक्त करून केला ज्या एउ करावि भाव किला विवासी संद्रवेशनवाचा तुरुमनामा विवा प्रतिस प्रणालमाम प्रतिवासीच नाव व पता	मं: रोड न : सी ११२ भी अनुपर	र 45 फ्लॉट ने : - साळा ने : - इसारतीचे नाव : - क्लॉक र को ओप होसिंग सीमायटी मेत नामदेव वेट गड़ी डॉविक्सी महाराष्ट्र टावे . 421201
গ্ৰহণাৰত ৰমৰ বিস্ফাৰা বিধাৰ	27/01/2023	
াঞ্চল বাগমী কল্মান্য বিনাক	27/01/2023	The second secon
।।।।अन्बसाकः,वत्र व पृष्ट	1418/2023	
(12)बातर-सर्वाद्याचे मुद्राक मृत्यः	114000	
(13)वाला अवासमाये गोपनी मृत्यः	19000	
(14)मेश		
युल्याकनामादी विचारल बेललेला स्थलील -		



As a result of my appraisal and analysis, it is my considered opinion that the Fair Market Value for this particular above property in the prevailing condition with aforesaid specification is ₹ 36,62,100.00 (Rupees Thirty-Six Lakh Sixty-Two Thousand One Hundred Only). The Realizable Value of the above property as of 16.09.2023 is ₹ 32,95,890.00 (Rupees Thirty-Two Lakh Ninety-Five Thousand Eight Hundred Ninety Only) and the Distress value ₹ 29,29,680.00 (Rupees Twenty-Nine Lakh Twenty-Nine Thousand Six Hundred Eighty Only).

Place: Mumbai Date: 16.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=CMD, email=cmdgwastukala.org, c=IN
Date: 2023.09.16 18:20:11 +05:30

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

BOB Empanelment No.: ZO:MZ:ADV:46:941

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

The undersigned h	as inspected the property detailed in the Valuation Report dated
	Think.Innovate.Create
on	$_{}$. We are satisfied that the fair and reasonable market value of the property is
₹	(Rupees
	only).
Date	
	Signature
	(Name Branch Official with seal)





(Annexure – I)

DECLARATION FROM VALUERS

- I. Sharadkumar Chalikwar son of Shri. Baburao Chalikwar declare that:
- a. The information furnished in my valuation report dated 16.09.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. My Engineer Sameer Parab has personally inspected the property on dated 14.09.2023. The work is not sub-contracted to any other valuer & correct out by myself.
- d. I have not been convicted of any offence and sentenced to a term of imprisonment.
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure IV - A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- k. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- I. Further, I hereby provide the following information.



Sr.	Particulars	Valuer comment
No. 1.	background information of the asset being valued;	The property was purchased by Mr. Viral Dhirajlal Shah & Mr. Rohit Dhirajlal Shah from M/s. Om Sai Builders & Developers and vide Agreement to sale dated 24.05.2015.
2.	purpose of valuation and appointing authority	As per the request from Bank of Baroda, Old Jakatnaka Branch to assess value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Sameer Parab – Valuation Engineer Binu Surendran – Technical Manager Rashmi Jadhav – 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 – 14.09.2023 Valuation Date - 16.09.2023 Date of Report - 16.09.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 14.09.2023
7.	nature and sources of the information used or relied upon;	 Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portais 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.	major factors that were not taken into account during the valuation;	Nil .
12.	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	Attached



valuation report.

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on 16th 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 585.00 Sq. Ft. Built Up Area in the name Mr. Viral Dhirajlal Shah & Mr. Rohit





Valuation Report Prepared For BOB / Mandvi Branch / Mr. Viral Dhirajlal Shah (3730/2302598) Page 19 of 23

Dhirajlal Shah. 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 Mr. Viral Dhirajlal Shah & Mr. Rohit Dhirajlal Shah. 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 585.00 Sq. Ft. Built Up Area.

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / 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.





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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 585.00 Sq. Ft. Built Up Area.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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





(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.





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- 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.



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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.

Place:Mumbai Date: 16.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD

Sharadkumar

B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar DN: ch=Sharadkumar B. Chalikwar,

ou=CMD, email=cmd@vastukala.org, Date: 2023.09.16 18:20:17 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

BOB Empanelment No.: ZO:MZ:ADV:46:941



