PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E),

Mumbai - 400 093

GSTIN/UIN: 27AADCV4303R1ZX State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org

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

Invoice No.	Dated
PG-980/23-24	6-Jun-23
Delivery Note	Mode/Terms of Payment
	AGAINST REPORT
Reference No. & Date.	Other References
Buyer's Order No.	Dated
Dispatch Doc No.	Delivery Note Date
31806 / 2300981	17-0 - 18-11 - 10-0-0-17
Dispatched through	Destination

Terms of Delivery

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE (Technical Inspection and Certification Services) CGS SGS		18 %	30,000.00 2,700.00 2,700.00
	TRAVELLING & OUT OF POCKET EXP.			3,080.00
	Tot	/		₹ 38,480.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Thirty Eight Thousand Four Hundred Eighty Only

HSN/SAC	Taxable	Cen	tral Tax	Sta	te Tax	Total
	Value	Rate	Amount	Rate	Amount	Tax Amount
997224	30,000.00	9%	2,700.00	9%	2,700.00	5,400.00
Total	30,000.00		2,700.00		2,700.00	5,400.00

Tax Amount (in words): Indian Rupee Five Thousand Four Hundred Only

Company's Bank Details

Bank Name : State Bank of India

A/c No. 32632562114

Branch & IFS Code: MIDC Andheri (E) & SBIN0007074

Remarks:

"Mrs. Sheetal Abhinandan Lodha - Residential Land and Proposed Single Family House on S. No. 424/2 & 457/2, Village - Aavas, Taluka - Alibag, District -Raigad, Pin Code - 402 2021, State - Maharashtra, Country - India

: AADCV4303R Company's PAN

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

UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org



VISHWA TOURS & TRAVELS

Address: At Post Mangaon, Neral, Tal. Karjat, Dist. Raigad, Pin 410101.

Ph. 9765763181 / 9146684466

All type of vehicle available 24 hrs. Cars for rent

Name: Frayush Par	ekh		
Address: Vastukala (Consult	ants (i) Pi	it Ltd.
Pin code :		97679	
Invoice No. 013		Date : 26	05/2023
Description	K. M.	Rate K.M. / Hrs.	Amount
Nesal to Awas	LS	LS	3000/-
(Alibag) Retugn.			
,			and the second
Toll			
Parvel Toll		-61	80/-
			•
		TOTAL	3080/
Rs. Three Thousand	ls Eight	- 3	ours & Travels





Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mrs. Sheetal Abhinandan Lodha

Residential Land and Proposed Single Family House on S. No. 424/2 & 457/2, Vilage - Aavas, Taluka – Alibag, District – Raigad, Pin Code – 402 2021, State - Maharashtra, Country - India

Longitude Latitude: 18°46'04.4"N 72°52'46.0"E

Think.Innovate.Create

Valuation Done 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

♥ Thane

♥ Nanded P Delhi NCR P Nashik

♀ Indare Ahmedabad 9 Jaipur

Rajkot Raipur 🖁 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

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	Think Innovate Create	



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





Valuation Report Prepared For: SBI / RACPC Chinchpokli Branch / Mrs. Sheetal Abhinandan Lodha (31806/2300981) Page 3 of 33

Vastu/Mumbai/06/2023/31806/2300981 06/20-88-SKPYU

Date: 06.06.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Single Family House on S. No. 424/2 & 457/2, Village - Aavas, Taluka - Alibag, District - Raigad, Pin Code - 402 2021, State - Maharashtra, Country -India belongs to Mrs. Sheetal Abhinandan Lodha.

Boundaries of the property,

North Open Plot South Internal Road East Open Plot Open Plot West

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 Fair Market Value for this particular purpose at

Particulars	Fair Market Value In (Rs.)	Realizable Value In (Rs.)	Distress Sale Value In (Rs.)	Insurable Value In (Rs.)
Land and Building (After 100% work Completion)	22,09,97,260/-	19,88,97,534/-	17,67,97,808/-	18,70,47,260/-

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO **CHALIKWAR**

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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



Our Pan India Presence at : Rajkot Mumbai Aurangabad Pune **♥** Nanded **Q** Raipur Thane Indore P Delhi NCR P Nashik Ahmedabad 9 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.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,
The Branch 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.

2. VALUATION REPORT (IN RESPECT OF LAND AND BUILDING)

1	Ge	neral		
1,	Р	urpose for which the valuation is made	:	As per request from State Bank of India, RACPC Chinchpokl Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	:	26.05.2023
		Date on which the valuation is made		06.06.2023
3.		py of List of documents produced for peru	sal:	
	2. C a 3. N 4. A 2 5. E	Purchaser) (For S. No. 424/2) Conveyance Deed Doc. No. 2176/2020 daind Mrs. Sheetal Abhinandan Lodha (the IN. A. Order No. MS/ L. N. A1 (E) / T. P. Nibag. Approved Plan No. Subject / Build / Villa 14.12.2021 issued by Collector of Alibag.	ated Puro 157 ge	739 / S. R. 139/2021 dated 04.04.2022 issued by Collector o — Aavas / Tal — Alibag / S. No. 424/2 & 457/2 / 2031 dated 022 issued by M/s. The White 3 Constructions.
		Think.lnr	0	Mrs. Sheetal Abhinandan Lodha
4.	add sha	me of the owner(s) and his / their dress (es) with Phone no. (details of are of each owner in case of joint nership)	:	Address: Residential Land and Proposed Single Family House on S No. 424/2 & 457/2, Village – Aavas, Taluka – Alibag, Distric – Raigad, Pin Code – 402 2021, State - Maharashtra Country – India Contact Person – Mr. Arvind Rane - (Client's Representative) Phone Nos + 91 8082336191
				Single Ownership
5.		ef description of the property (Including asehold / freehold etc.)	- 11	





The immovable property comprises of freehold residential land and proposed structures thereof. The property is located in a developing area having good infrastructure, well connected by road and waterway. It is located at about – 1.20 KM. travelling distance from Aavas Bus Station.

Property

Land:

As per Conveyance Deed Doc. No. 2175/2020 dated 11.11.2022 for S. No. 424/2 the land area is 2350.00 Sq. M. & Conveyance Deed Doc. No. 2176/2020 dated 11.11.2022 for S. No. 457/2 the land area is 2500.00 Sq. M., the total land area is 4,850.00 Sq. M.

As per Approved Plan land area is 4,850.00 Sq. M. and considered for the purpose of valuation.

Structure:

As per approved plan, the structure area is as below and considered for the purpose of valuation.

Sr. No.	Particular	Floor	Built-up Area in Sq. M.	Composition
1	Bungalow	Ground Floor	597.36	Living Room + Kitchen + Dinning Area + 3 Guest Room + 1 Room + Store Room + Lobby + 4 Toilet Blocks + 2 Verandah
		First Floor	463.60	4 Room + Passage + Lobby + 5 Toilet Blocks + Balcony Area + Verandah
2	Servant Quarter	Ground Floor	97.12	2 Room + 2 Toilet Blocks
3	Drawing Room	Ground Floor	104.19	Drawing Room
4	GYM	Ground Floor	63.37	Gym
5	Guest Room	Ground Floor	63.37	Guest Room + Toilet Blocks
6	Security Room	V	10.27	Security Room
		Total	1,399.28	

LEVEL OF COMPLETEION:

LYLL OF COMIT LL	LIOII.
Particulars	Present stage of Construction
Security Cabin	Work is not started yet
Servant Quarter	Slab, Block Work, Plaster Completed, Water proofing work is in progress.
Guest Room	Plinth work is completed
Bungalow	Slab, Block Work, Plaster is completed, water proofing in progress
Library and GYM	Slab, Block Work is completed, Plaster is in progress
Swimming Pool	Excavation work completed, underground RCC steel work is in progress

6.	Location of property	1	
	a) Plot No. / Survey No.	1	S. No. 424/2 & 457/2
	b) Door No.	1	-
	c) C.T.S. No. / Village	1	Village Aavas
	d) Ward / Taluka	:	Taluka Alibag
	e) Mandal / District	1	District Raigad
7.	Postal address of the property	:	Residential Land and Proposed Single Family House on S. No. 424/2 & 457/2, Vilage – Aavas, Taluka – Alibag, District – Raigad, Pin Code – 402 2021, State - Maharashtra, Country – India.
8.	City / Town	1	Rural
	Residential area		Yes
	Commercial area	:	No
	Industrial area	1	No



9.	Classification of the area		;			
	i) High / Middle / Poor			Middle Class		
	ii) Urban / Semi Urban / Rural		1	Rural		
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Aavas Gram Pancha	yat	
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.	In Case it is Agricultural conversion to house site contemplated		:	N.A.		
	Landmark		1	Near Amul Milk Com	pany	
13.	Boundaries of the property			/		
		orth		South	East	West
				per Sale Deed/TIR	1	
				Information not	available	
				s per Site Visit	available	
	Open Plot			Internal Road	Open Plot	Open Plot
111		ai FiOl		internal road	Open Flot	Open Fiol
14.1	Dimensions of the site		-	A Ac northe de	oumant	B Actuals
	North		:	A As per the do	cument	D Actuals
	South			/-		
	East	1	:	- /		
	West		÷	/		
14.2	Latitude, Longitude & Co-or property	dinates of	:	18°46'04.4"N 72°52'46.0"E		
14.	Extent of the site	17	*1	Plot area = 4,850.00	Sa. M.	
	Extent of the site considered for (least of 14A& 14B)	r Valuation		(Area as per Approvention (Area as per Appro	ed Plan)	tion
16	Whether occupied by the owner occupied by tenant since how received per month.			Under Construction		
11	CHARACTERSTICS OF THE S	TE Inn	0	vate.Cre	ate	
1.	Classification of locality		:	Middle class	EA 1/ 25	
2.	Development of surrounding are			Normal		
3.	Possibility of frequent floor merging		:	No		
4.	Feasibility to the Civic ame School, Hospital, Bus Stop, Mar		New	All available near by		
5.	Level of land with topographical	conditions	ř.	Plain		
6.	Shape of land		:	Rectangular		
7.	Type of use to which it can be p	ut	1	For Residential purp	ose	
8.	Any usage restriction		:	Residential		
9.	Is plot in town planning approve	d layout?	1	Yes		
0.	Corner plot or intermittent plot?		1	Intermittent		
1.	Road facilities			Yes		
2.	Type of road available at presen		:	B.T. Road		
3.	Width of road - is it below 20	tt. or more	:	9.00 M. wide Road		





	than 20 ft.		
4.	Is it a Land - Locked land?	:	No
5.	Water potentiality	1	Available
6.	Underground sewerage system		Available
7.	Is Power supply is available in the site	12.5	Yes
8.	Advantages of the site		Located in developed residential area
9.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from seacost / tidal level must be incorporated)	3.0	No
Part	- A (Valuation of land)		B
1	Size of plot	:	Plot area = 4,850.00 Sq. M. (Area as per Approved Plan)
	North & South	:	-
	East & West		-
^			Plot area = 4,850.00 Sq. M.
2	Total extent of the plot	:	(Area as per Approved Plan)
3	Prevailing market rate (Along with details /	:	₹ 6,000/- to ₹ 8,000/- per Sq. M.
	reference of at least two latest deals / transactions with respect to adjacent properties in the areas)		Last Two Transactions: Not Available Last two transaction are not available; we have made the online search but could not find out any ready reference for the surrounding locality. Value derived and adopted above is the outcome of local inquiry, searching on Internet, application of personal experience, keeping in mind, the area on which property is falling, its size, shape, surrounding development, nature of surrounding locality, nature of holding of plot, facilities available, civic amenities for communication, permissible and restriction in development, future potentiality etc. Details of online listings are attached with the report.
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 3,350/- per Sq. M.
	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.	0	It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / regn. Fees. Thus the rates differ from place to place and location. Amenities per se as evident from the fact that even RR rates decided by Govt. differ.
5	Assessed / adopted rate of valuation of Land	:	₹ 7,000/- per Sq. M.
6	Estimated value of land	1	₹ 3,39,50,000/-
	- B (Valuation of Building)		
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)		Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	3.5	RCC Framed Structure
	c) Year of construction	1	Under Construction Bungalow





 d) Number of floors and height of each floor including basement, if any 	:	As per Brief Description
e) Plinth area floor-wise	:	As per Brief Description
f) Condition of the building	:	
i) Exterior - Excellent, Good, Normal, Poor		Under Construction Bungalow
ii) Interior - Excellent, Good, Normal, Poor	:	Under Construction Bungalow
g)Date of issue and validity of layout of approved map	i	1. N. A. Order No. MS/ L. N. A1 (E) / T. P. 15739 / S. R. 139/2021 dated 04.04.2022 issued by Collector of Alibag.
h)Approved map / plan issuing authority	200	 Approved Plan No. Subject / Build / Village – Aavas / Tal – Alibag / S. No. 424/2 & 457/2 / 2031 dated 24.12.2021 issued by Collector of Alibag.
 i) Whether genuineness or authenticity of approved map / plan is verified 	:	Copy of plan verified
 j) Any other comments by our empaneled valuers on authentic of approved plan 	:	No

Specifications of construction (floor-wise) in respect of

Sr. No.	Description					
1.	Foundation	K	R.C.C. Foundation			
2.	Basement	:	No			
3.	Superstructure	:	As per Brief Description			
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber		Under Construction Bungalow			
5.	RCC Works	:	Under Construction Bungalow			
6.	Plastering	1	Under Construction Bungalow			
7.	Flooring, Skirting, dado	12	Under Construction Bungalow			
8.	Special finish as marble, granite, wooden paneling, grills etc.		Under Construction Bungalow			
9.	Roofing including weatherproof course	:	R.C.C.			
10.	Drainage	1	Under Construction Bungalow			
2.	Compound Wall	V.				
	Height					
	Length hink.inn		Under Construction Bungalow			
	Type of construction	1				
3.	Electrical installation	:				
	Type of wiring	:	Concealed wiring.			
	Class of fittings (superior / ordinary / poor)	:	Ordinary			
	Number of light points	:	Provided as per requirement			
	Fan points	.:	Provided as per requirement			
	Spare plug points	:	Provided as per requirement			
	Any other item	:	-			
4.	Plumbing installation					
	 a) No. of water closets and their type 		Provided as per requirement			
	b) No. of wash basins	7	Provided as per requirement			
	c) No. of urinals		Provided as per requirement			
	d) No. of bathtubs	:	Provided as per requirement			
	e) Water meters, taps etc.	:	Provided as per requirement			
	f) Any other fixtures	33	Provided as per requirement			





Structure

Sr. No.	Particular	Built-up Area in Sq. M.	Estimated rate (₹)	Full Value / Insurable Value (₹)
1	Bungalow			. ,
	Ground Floor	597.36	30,000.00	1,79,20,800.00
	First Floor	463.60	30,000.00	1,39,08,000.00
2	Servant Quarter			-
	Ground Floor	97.12	30,000.00	29,13,600.00
3	Drawing Room			-
	Ground Floor	104.19	30,000.00	31,25,700.00
4	GYM		(R)	
	Ground Floor	63.37	30,000.00	19,01,100.00
5	Guest Room			-
	Ground Floor	63.37	30,000.00	19,01,100.00
6	Security Room			
	Ground Floor	10.27	30,000.00	3,08,100.00
	Total	1,399.28		4,19,78,400.00

Part -	– C (Extra Items)	-	Amount in ₹
1.	Portico		
2.	Ornamental front door	1:	
3.	Sit out / Verandah with steel grills		As per Estimate provided by the Client
4.	Overhead water tank		
5.	Extra steel / collapsible gates	1	
	Total		81,11,912.00

Part -	- D (Amenities)		Amount in ₹
1.	Wardrobes	1:	/
2.	Glazed tiles	1 3	
3.	Extra sinks and bathtub	_\ B	
4.	Marble / ceramic tiles flooring	1	
5.	Interior decorations		As not Estimate provided by the Client
6.	Architectural elevation works	nno	As per Estimate provided by the Client
7.	Paneling works	11.15	010.010010
8.	Aluminum works		
9.	Aluminum handrails		
10.	False ceiling		
	Total		6,21,87,755.00

Part -	- E (Miscellaneous)	1	Amount in ₹
1.	 Separate toilet room Separate lumber room Separate water tank / sump 		
2.			As per Estimate provided by the Client
3.			As per Estimate provided by the Cheft
4.	Trees, gardening		
	Total		1,60,15,309.00

Part - F (Services)	: Amount in ₹
Water supply arrangements	: As per Estimate provided by the Client





2.	Drainage arrangements	:	
3.	Compound wall	1	
4.	C.B. deposits, fittings etc.	- :	
5.	Pavement	:	
	Total	1	4,98,85,934.00

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land	4,850.00	3,350/-	1,62,47,500/-
Structure	As per valua	ation table	4,19,78,400/-
Total			5,82,25,900 /-

	3. TOTAL ABSTRACT OF	THE ENTIRE PROPE	RTY					
Part - A	Land	1	₹ 3,39,50,000/-					
Part - B	Buildings		₹ 4,19,78,400/-					
Part - C	Compound Wall		₹ 81,11,912/-					
Part - D	Amenities		₹ 6.21.87.755/-					
Part - E	Pavement	As per Estimate provided	₹ 1,60,15,309/-					
Part - F	Services	by the Client	₹ 4,98,85,934/-					
Part - G	Professional Charges	+1	₹ 88,67,950/-					
	Fair Market Value In (₹) After Completion		₹ 22,09,97,260/-					
	Realizable Value In (₹) After Completion		₹ 19,88,97,534/-					
	Distress Sale Value In (₹) After Completion		₹ 17,67,97,808/-					
	Insurable Value In (₹) After Completion	1	₹ 18,70,47,260/-					
Remarks	As the Property is Weekend Bungalow of Lodha Family which was initially meant for use of family for one a quarter but now, they are in the process of developing the entire plot with Bungalow as weekend							
	gateway for friends & family for small to medium party throwaway place next to mumbai, hence the							
	specification & open area development have be	een changed to exclusive	& premium brand & design but					
	the final design & BOQ are in Process. but as iconic bungalow of real estate developer thi							
	signature destination for Lodha family. hence the price per sq. ft. can't be match with normal bungalow							
	residential premises, hence, we are of the opini							
	furniture & fixture, Landscape, Security system	is etc. the estimated cost	shall not excess the estimated					
	cost of 22,09,97,260/- inclusive of Taxes.	to Create						

- > The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation.
- As the Property is Weekend Bungalow of Lodha Family which was initially meant for use of family for one a quarter but now, they are in the process of developing the entire plot with Bungalow as weekend gateway for friends & family for small to medium party throwaway place next to mumbai. hence the specification & open area development have been changed to exclusive & premium brand & design but the final design & BOQ are in Process. but as iconic bungalow of real estate developer this shall be signature destination for Lodha family, hence the price per sq. ft. can't be match with normal bungalow / residential premises, hence, we are of the opinion that final estimated cost of Bungalow inclusive of loose furniture & fixture, Landscape, Security systems etc. the estimated cost shall not excess the estimated cost of 22,09,97,260/- inclusive of Taxes.
- > This approach is most used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.





Valuation Report Prepared For: SBI / RACPC Chinchpokli Branch / Mrs. Sheetal Abhinandan Lodha (31806/2300981) Page 11 of 33

- ➤ Land cost can be estimated using the Sales Comparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.
- > There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Residential Building and properties mentioned above.
- ➤ As the property is an residential land and building thereof, we have adopted Cost approach / Land and Building Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 6,000/- to ₹ 8,000/- per Sq. M. for land Considering the rate with attached report, current market conditions, demand and supply position, Land size, location, sustained demand for residential building / Plot, all round development of commercial and residential application in the locality etc.
- ➤ We estimate ₹7,000/- per Sq. M. for Land with appropriate cost of construction for valuation.

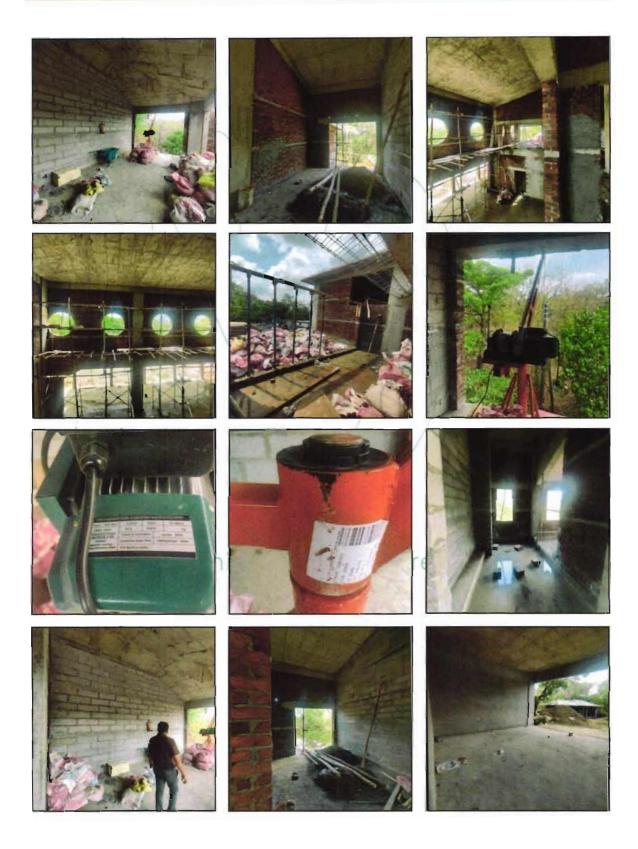
The salability of the property is: Normal Likely rental values in future in: N.A. Any likely income it may generate: N.A.



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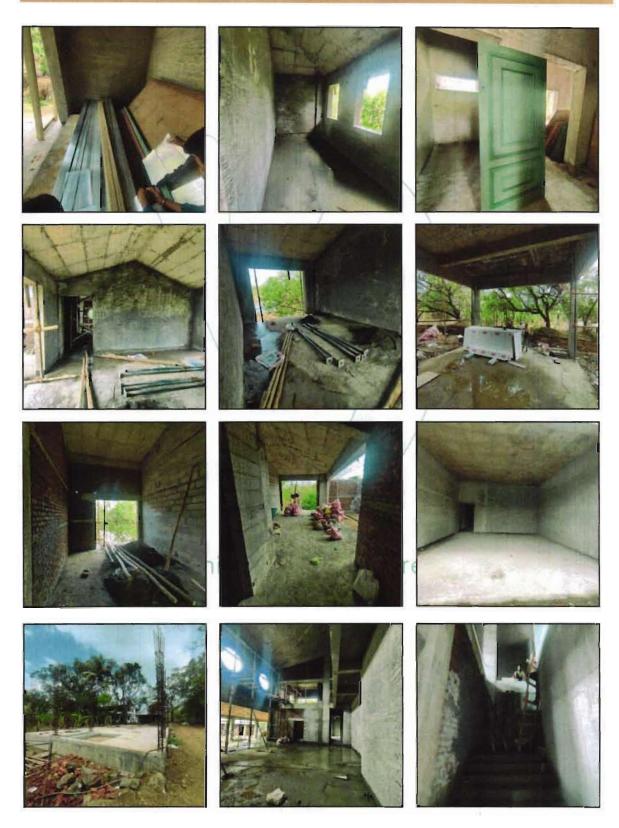


4. ACTUAL SITE PHOTOGRAPHS





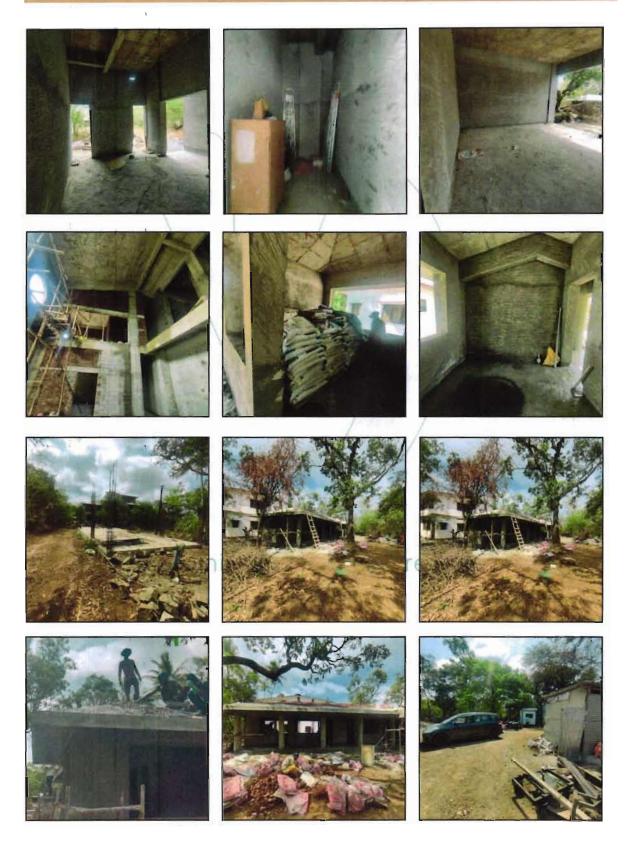
ACTUAL SITE PHOTOGRAPHS



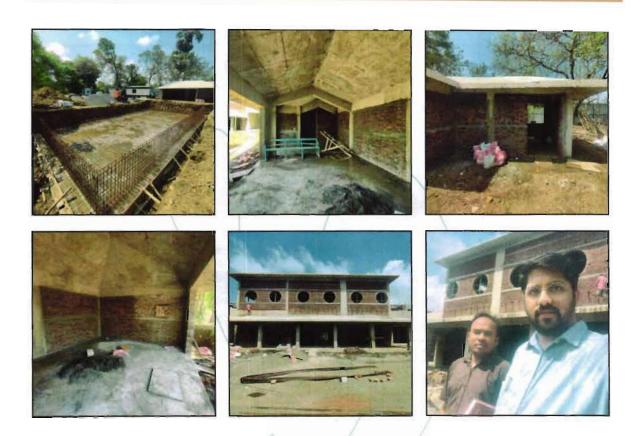




ACTUAL SITE PHOTOGRAPHS



ACTUAL SITE PHOTOGRAPHS



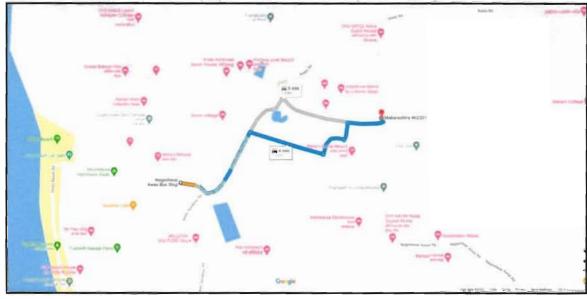
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5. ROUTE MAP OF THE PROPERTY

Site u/r



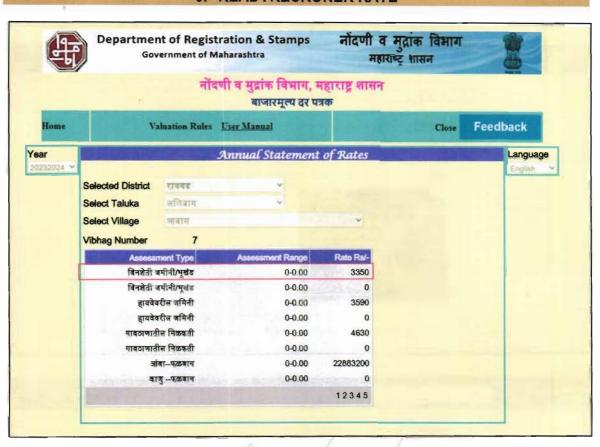


Longitude Latitude: 18°46'04.4"N 72°52'46.0"E

Note: The Blue line shows the route to site from nearest bus station (Aavas – 1.20 KM.)



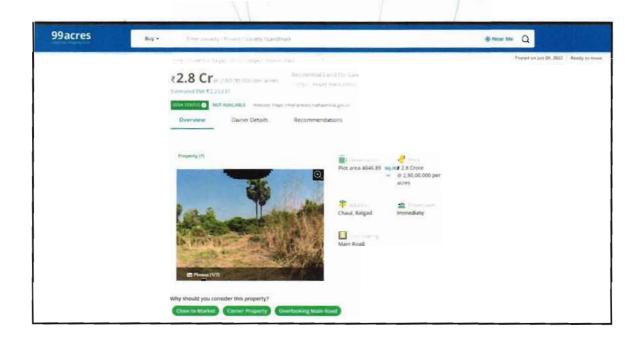
6. READYRECKONER RATE



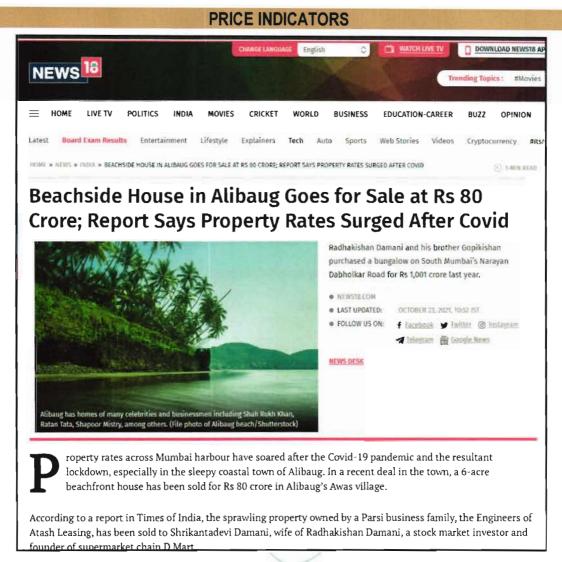
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7. PRICE INDICATORS Percel on May 13, 2021 Percel on May 13, 2021 Processor of the percel of the













8. 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 / Property Documents 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 / Property Documents 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.

We Hope this will satisfy your requirements.

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9. ESTIMATE COST PROVIDED BY CLIENT

AMENDED ANNEXURE B Lodha House- Alibaugh-Cost Estimates Slab Area 10366 Sqft 10366 Saft B/u Area Plot area 48438 Sqft Consultancy charges 1.00 Architect & Landscape 70,80,000 MEP 4,01,200 Renders 5,66,400 Vastu Consultant 1,18,000 Approval cost 7,02,350 Civil-RCC 2.00 Sqft ,Masonry,plaster,waterproofing 10,366 3,400 3,52,44,400 Covered Veranda Sqft ä 2,045 2,200 44,99,000 Open to sky Veranda Sqft 585 900 5,26,500 Covered Balcony Sqft 1,015 2,200 22,33,000 Saft d swimming pool 1,403 2,900 40,68,700 Pool Deck Sqft 12,445 900 1,12,00,824 f UGT Ltr 11,25,000 25,000 45 Sqft DG Plinth 205 1,100 2,25,500 DG Metal roof Sqft 256 550 1,40,800 **Balancing Tank** Ltr 12,000 35 4,20,000 Septic Tank Sqft 200 2,050 4,10,000 Staff & Security room Sqft 1,531 4,000 61,24,000 Servant room veranda Sqft 312 2,200 6,86,400 3.00 Civil Finishes 10,366 3,100 Flooring & Dado works incl flooring 1,09,55,624 b wooden flooring 10,85,063 Ceiling & Cladding works 63,73,218 Gypsum Plaster 11,87,757 Painting works 18,11,893 Counters 9,78,811





ESTIMATE COST PROVIDED BY CLIENT

g	Door			1	41,02,888
h	Roafing tiles				28,84,77
- 1	Carpentary works				27,61,09
4.00	Plumbing	10,366	Sqft	400	41,46,40
5.00	WTP	10,366		100	10,36,63
6.00	Infra & Amenities	10,366	Sqft	1,450	
à	Internal Road (Paver)				13,76,470
b	Swimming pool tiling/ finishing works				22,02,30
c	Swimming pool mep works/ equipment,lights, accessories etc				47,48,75
d	Swimming pool deck finishes				9,55,800
e	Gazebo				8,26,000
f	Gate & Fabricaion over compound wall				9,73,500
g	Storm water drain				5,37,678
h	Catering area				5,55,780
i	Balancing Tank & Pump room				6,32,185
j	Artefact				22,00,000
7.00	Landscaping	31,438	Sqft	1,500	
a	Landscaping (Hard + soft)				1,36,27,6
b	Irrigation				7,37,500
c	Ughting (External)				24,62,61
d	Outdoor furniture & cabanas, Seatout etc.				1,39,00,40
e	CCTV & Automation				25,49,30
f	Compound wall				1,01,27,17
8	Retractable roof- swimming pool				37,67,689
8.00	External Electrical work and light fitting	10,366	Sqft	250	25,94,30
9.00	Internal Electrical works	10,366	Sqft	650	67,37,039
10a	DG Sets	1	No		8,49,553
10b	DG Foundation				1,57,280
		m	1	9	\





ESTIMATE COST PROVIDED BY CLIENT

TAL	Total Co	st			20,69,70,96
14.00	Misc. gym equipment and Lift		Sqft		27,13,581
13.00	Windows		Sqft		30,95,672
12.00	Furnishing	10,366	Sqft	1,200	1,24,36,575
11.00	HVAC (VRV High wall)	10,366	Sqft	300	31,09,888







As a result of my appraisal and analysis, it is my considered opinion that the Fair Market Value After Completion for this particulars above property in the prevailing condition with aforesaid specification is ₹ 22,09,97,260/- (Rupees Twenty Two Crore Nine Lakh Ninety Seven Thousand Two Hundred Sixty Only). The Realizable Value of the above property After Completion is ₹ 19,88,97,534/- (Rupees Nineteen Crore Eighty Eight Lakh Ninety Seven Thousand Five Hundred Thirty Four Only). The Distress Sale Value After Completion ₹ 17,67,97,808/- (Rupees Seventeen Crore Sixty Seven Lakh Ninety Seven Thousand Eight Hundred Eight Only).

Place: Mumbai Date: 06.06.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

C-OPA, D-ARTINANA CONSISTANTS IN PRINATE SIMPLY 2-0-407 (2004) A 200-500 (2004) A 200-500 (2004) A 200-600 (2004) A 200-600

Auth. Sign.

Director

Manoj B. Chalikwar Registered Valuer Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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

The undersigned h	as 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 Inink.Innovate,Create
	only).
Date	0:

Signature (Name & Designation of the Inspecting Official/s)

Countersigned (BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- IV)	Attached
Model code of conduct for valuer - (Annexure - V)	Attached





(Annexure-IV)

10. 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 06.06.2023 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 has personally inspected the property on 26.05.2023. 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.
 - 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 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
 - 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 the 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;	As per documents, the property is owned by Mrs. Sheetal Abhinandan Lodha		
2	Purpose of valuation and appointing authority	As per request from State Bank of India, RACPC Chinchpokli Branch to assess fair market 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 Prayush P. Parekh – Senior Valuation Engineer		
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 – 29.05.2022 Valuation Date – 16.06.2022 Date of Report – 06.06.2023		
6	Inspections and/or investigations undertaken;	Physical Inspection done on date 26.05.2023		
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 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;	Cost Approach (For building construction) Comparative Sales Method (For Land component)		
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.		



Sr. No.	Particulars	Valuer comment
		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 land size, location, sustained demand for residential land, 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
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

11. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **06**th **June 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 Think.Innovate.Create

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

Information Supplied by Others

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





Valuation Report Prepared For: SBI / RACPC Chinchpokli Branch / Mrs. Sheetal Abhinandan Lodha (31806/2300981) Page 28 of 33

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 visualizing the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is land parcel admeasuring 4,850.00 Sq. M. and structures thereof. The property is owned by **Mrs. Sheetal Abhinandan Lodha.** At present, the property is owner occupied. 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 property is owned by Mrs. Sheetal Abhinandan Lodha. 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.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the documents, we understand that the subject property is contiguous land parcel admeasuring 4,850.00 Sq. M. and structures thereof.







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 cost approach.

The cost approach is a Real Property Valuation method which considers the value of a property as the cost of the land plus the replacement cost of the building (construction costs) minus the physical and functional depreciation. This approach is most commonly used for real estate properties that are not easily sold like schools, hospitals, government buildings and above type of property.

Land cost can be estimated using the Sales Cornparison Approach by studying recent sales of land close to the subject property, and these sales should be comparable in size and location with subject property.

There are different ways to estimate replacement costs, the most common being finding out the cost to build a square foot of comparable properties multiplied by the total square footage of the building. The cost approach is commonly used for Residential Bungalow, Residential Building and properties mentioned above.

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 land admeasuring 4,850.00 Sq. M. and structures thereof. It is occupied by **Mrs. Sheetal Abhinandan Lodha**.

12. 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.
- The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure - V)

13. 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.
- 26. 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).
- 27. 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.

- 28. 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.
- 29. 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.

- 30. 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.
- A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

- 32. 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.
- 33. A valuer shall follow this code as amended or revised from time to time.

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14. DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Fair Market Value of the property under reference as on 06th June 2023.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

- Buyer and seller are motivated by self-interest.
- 2. Buyer and seller are well informed and are acting prudently.
- 3. The property is exposed for a reasonable time on the open market.
- 4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

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 Fair Market Value for this particular purpose at

Particulars	Fair Market Value In (Rs.)	Realizable Value In (Rs.)	Distress Sale Value In (Rs.)	Insurable Value In (Rs.)
Land and Building (After 100% work Completion)	22,09,97,260/-	19,88,97,534/-	17,67,97,808/-	18,70,47,260/-

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR Digually spowday MANGU BARCHING CHALDRAIN

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Auth. Sign.

Director

Manoj B. Chalikwar Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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



