

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

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i> TRAVELLING & OUT OF POCKET EXP.	997224	18 %	30,000.00 2,700.00 2,700.00 3,080.00
Total				₹ 38,480.00

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

Indian Rupee Thirty Eight Thousand Four Hundred Eighty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	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**

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"

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

for **Vastukala Consultants (I) Pvt Ltd**

Rattool
 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 : Prayush Parekh			
Address : Vastukale Consultants (I) Pvt Ltd			
Pin code :		Ph. : 9767983840	
Invoice No. 013		Date : 26/05/2023	
Description	K. M.	Rate K.M. / Hrs.	Amount
Neral to Awas	LS	LS	3000/-
(Alibag) Return.			
Toll			
Parvel Toll			80/-
		TOTAL	3080/-

Rs. Three Thousands Eight
Only.

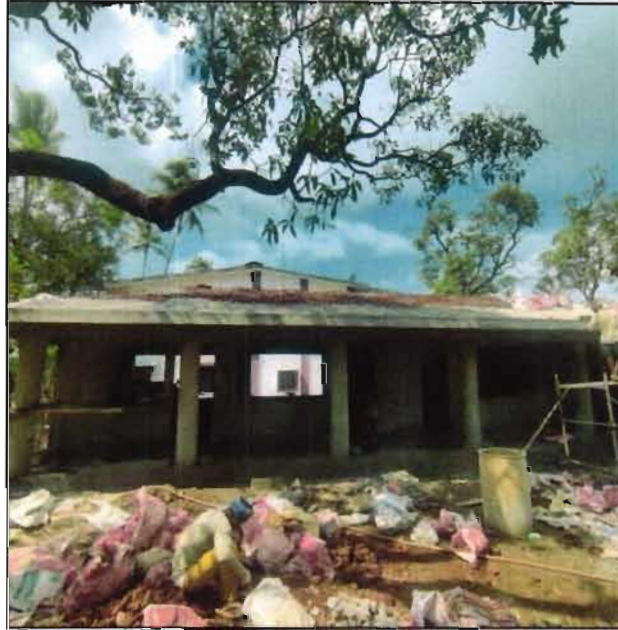
For Vishwa Tours & Travels

Prayush

Prop.

*Terms & Conditions Apply.

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, Village – 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

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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 Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

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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 – 402 201, State - Maharashtra, Country - India belongs to **Mrs. Sheetal Abhinandan Lodha**.

Boundaries of the property.

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

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

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

Digitally signed by **MANOJ BABURAO CHALIKWAR**
DN: cn=**VASTUKALA CONSULTANTS (I) PVT. LTD.**, o=**VASTUKALA CONSULTANTS (I) PVT. LTD.**, ou=admn,
2.5.4.20+9822b6c4fad15d010c79926865913490c3d33d913331
15277617a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=1a15a56ab8c8998b2a55a8b8c31f31bd2e3
94e282e79a3776c528c, cn=**MANOJ BABURAO CHALIKWAR**
Date: 2023.06.07 10:36:46 +05'30'

Auth. Sign.



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.

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)

I General	
1.	Purpose for which the valuation is made : As per request from State Bank of India, RACPC Chinchpokli Branch to assess fair market value of the property for bank loan purpose.
2.	a) Date of inspection : 26.05.2023
	b) Date on which the valuation is made : 06.06.2023
3.	Copy of List of documents produced for perusal: 1. Conveyance Deed Doc. No. 2175/2020 dated 11.11.2022 between Mr. Sudhir Krishnaji Bhide, Mr. Ramesh Krishnaji Bhide & Mr. Madhusudan Krishnaji Bhide (The Vendors) and Mrs. Sheetal Abhinandan Lodha (the Purchaser) (For S. No. 424/2) 2. Conveyance Deed Doc. No. 2176/2020 dated 11.11.2022 between Mrs. Rekha Anant Gogate (The Vendor) and Mrs. Sheetal Abhinandan Lodha (the Purchaser) (For S. No. 457/2) 3. 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. 4. 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. 5. Estimate Cost for Lodha House dated 18.04.2022 issued by M/s. The White 3 Constructions. 6. Revised Supplemental Agreement dated 29.05.2023.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : Mrs. Sheetal Abhinandan Lodha Address: 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 Contact Person – Mr. Arvind Rane - (Client's Representative) Phone Nos. - + 91 8082336191 Single Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.) :

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		10.27	Security Room
Total			1,399.28	

LEVEL OF COMPLETEION:

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	:	
	a) Plot No. / Survey No.	:	S. No. 424/2 & 457/2
	b) Door No.	:	-
	c) C.T.S. No. / Village	:	Village Aavas
	d) Ward / Taluka	:	Taluka Alibag
	e) Mandal / District	:	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	:	Rural
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No

	than 20 ft.	
14.	Is it a Land – Locked land?	: No
15.	Water potentiality	: Available
16.	Underground sewerage system	: Available
17.	Is Power supply is available in the site	: Yes
18.	Advantages of the site	: Located in developed residential area
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	: No
Part – A (Valuation of land)		
1	Size of plot	: Plot area = 4,850.00 Sq. M. (Area as per Approved Plan)
	North & South	: -
	East & West	: -
2	Total extent of the plot	: Plot area = 4,850.00 Sq. M. (Area as per Approved Plan)
3	Prevailing market rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: ₹ 6,000/- to ₹ 8,000/- per Sq. M. 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.	: 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	: ₹ 3,39,50,000/-
Part – 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)	: RCC Framed Structure
	c) Year of construction	: 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	:	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	:	2. 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	: 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	: Under Construction Bungalow
7.	Flooring, Skirting, dado	: 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	: Under Construction Bungalow
2.	Compound Wall	:
	Height	:
	Length	: Under Construction Bungalow
	Type of construction	:
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	: 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	: 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			-
	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

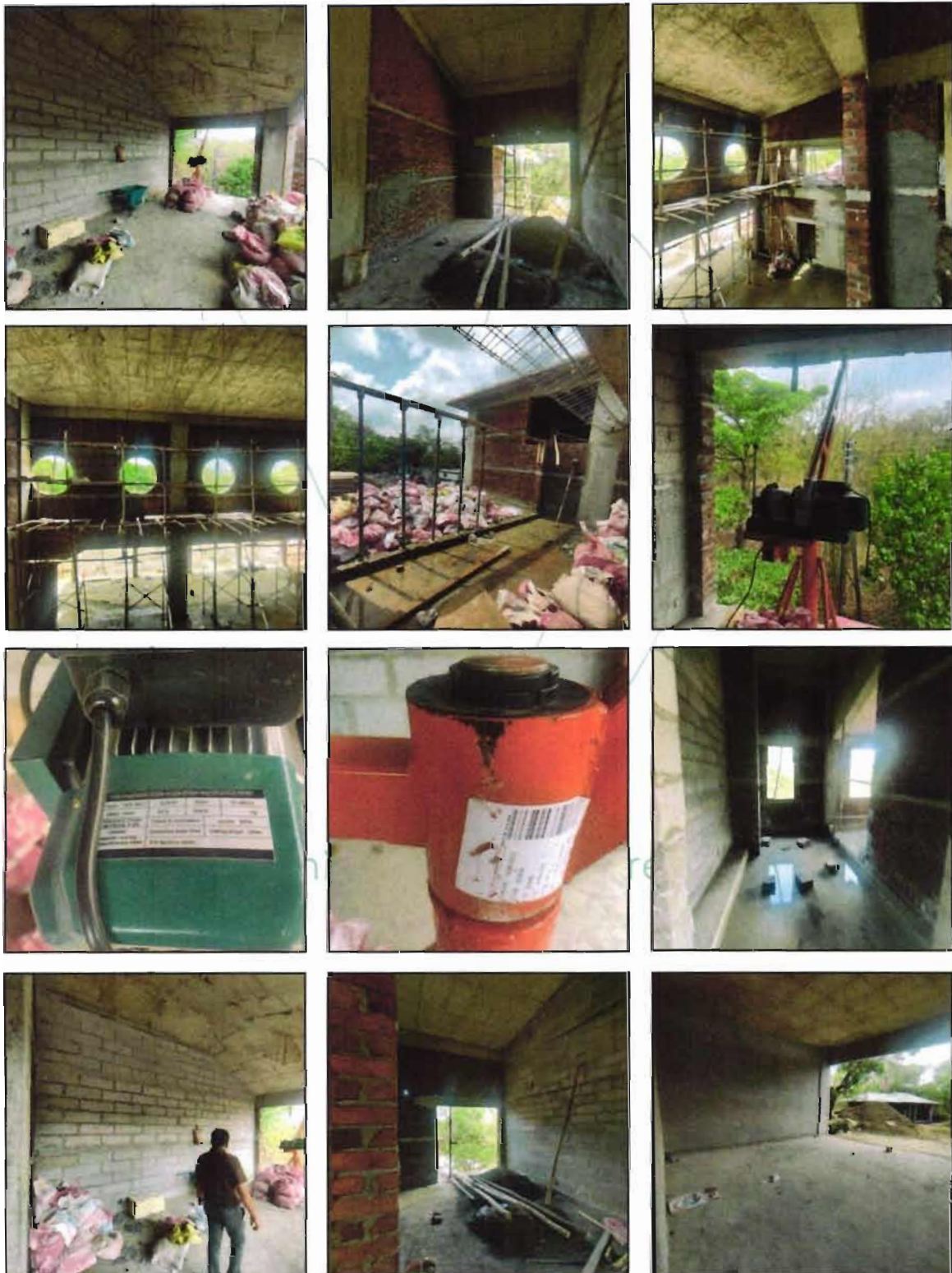
Part – C (Extra Items)		Amount in ₹
1.	Portico	:
2.	Ornamental front door	:
3.	Sit out / Verandah with steel grills	: As per Estimate provided by the Client
4.	Overhead water tank	:
5.	Extra steel / collapsible gates	:
	Total	81,11,912.00

Part – D (Amenities)		Amount in ₹
1.	Wardrobes	:
2.	Glazed tiles	:
3.	Extra sinks and bathtub	:
4.	Marble / ceramic tiles flooring	:
5.	Interior decorations	:
6.	Architectural elevation works	: As per Estimate provided by the Client
7.	Paneling works	:
8.	Aluminum works	:
9.	Aluminum handrails	:
10.	False ceiling	:
	Total	6,21,87,755.00

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

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

4. ACTUAL SITE PHOTOGRAPHS



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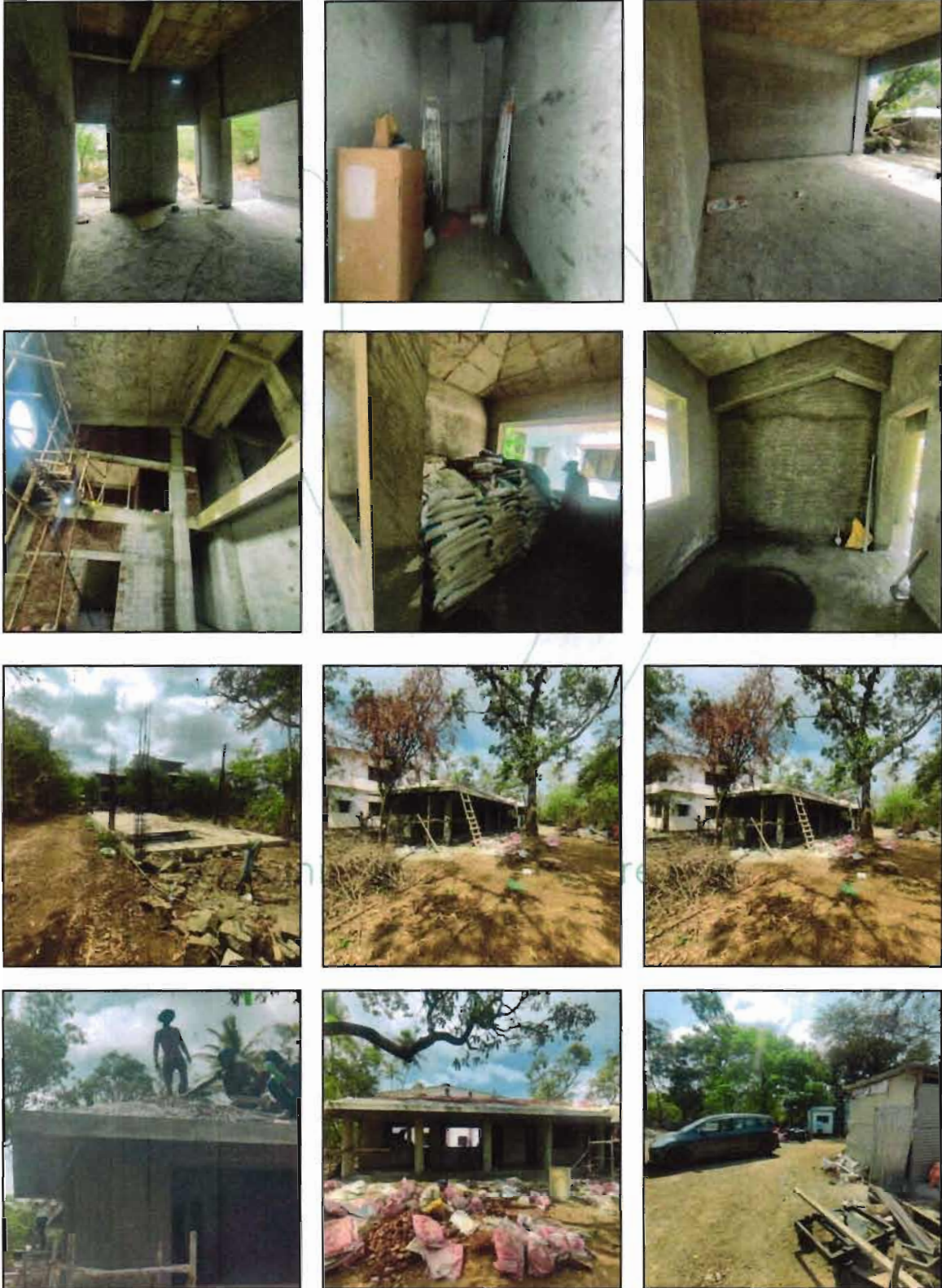
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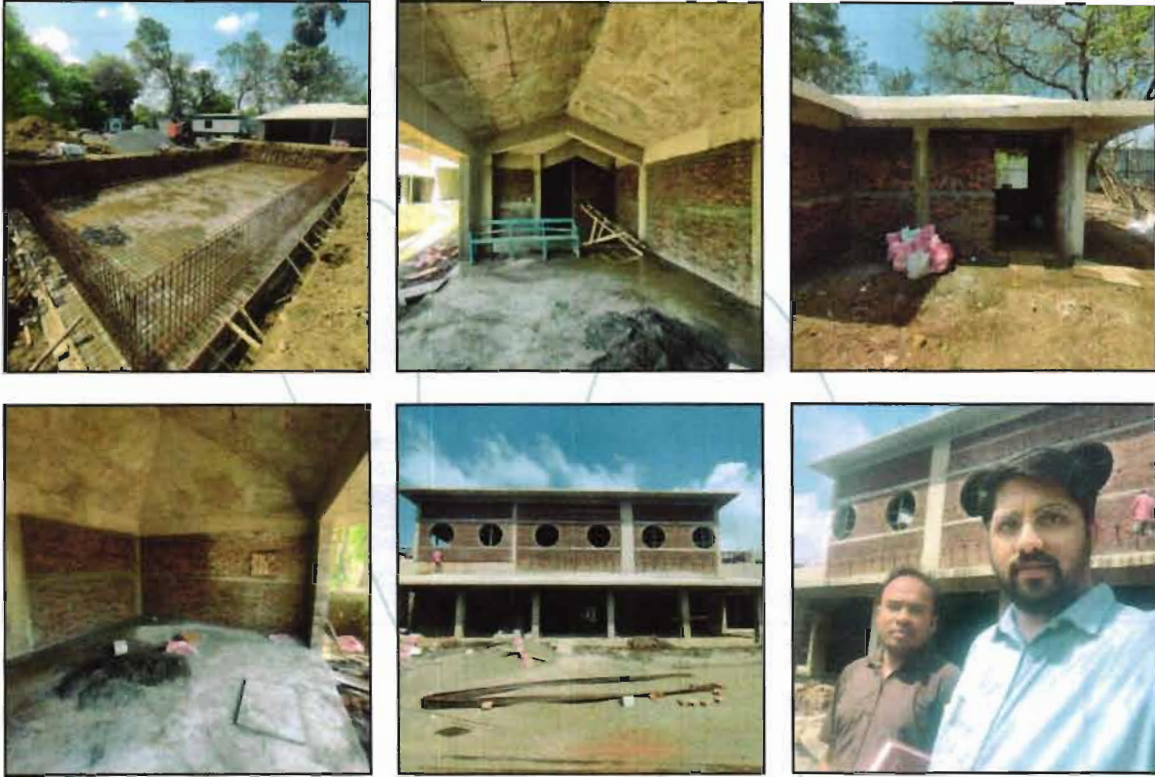
ACTUAL SITE PHOTOGRAPHS



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



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year 20232024 Language English

Annual Statement of Rates

Selected District रायगड

Select Taluka जतिबाग

Select Village जवाम

Vibhag Number 7

Assessment Type	Assessment Range	Rate Rs/-
बिनशेती जमीनी/पूखंड	0-0.00	3350
बिनशेती जमीनी/पूखंड	0-0.00	0
हायवेवरील जमिनी	0-0.00	3590
हायवेवरील जमिनी	0-0.00	0
गावठाणील मिळकती	0-0.00	4630
गावठाणील मिळकती	0-0.00	0
आंबा-फळबाग	0-0.00	22883200
कामु --फळबाग	0-0.00	0
		1 2 3 4 5



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7. PRICE INDICATORS

99acres Buy - Enter Locality / Project / Society / Landmark Near Me 🔍

₹1.4 Cr ₹824 per sq. ft. Registered Land For Sale
Estimated EM: ₹1,13,819

NOT AVAILABLE Website: https://maharashtra.mahamirg.gov.in

Overview Owner Details Recommendations

Property (1)

Plot Area: 1579.35 sq. ft. **1.4 Crore**
 @ 824 per sq. ft.

Address: Alibaug, Raigad **Immediate**

Photos (1/3)

Resale Freehold Society: Yes

Property ID: UA1554573 www.99acres.com/UA1554573

99acres Buy - Enter Locality / Project / Society / Landmark Near Me 🔍

₹2.8 Cr ₹2,80,00,000 per acre Registered Land For Sale
Estimated EM: ₹2,23,637

NOT AVAILABLE Website: https://maharashtra.mahamirg.gov.in

Overview Owner Details Recommendations

Property (1)

Plot area: 4046.89 sq. ft. **2.8 Crore**
 @ 2,80,00,000 per acre

Address: Chaul, Raigad **Immediate**

Main Road

Photos (1/7)

Why should you consider this property?
 Close to Market Corner Property Overlooking Main Road

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		
	B/u Area	10366	Sqft		
	Plot area	48438	Sqft		
Sr NO	Work Categories	Qty	Unit	Rate	Total Amount
1.00	Consultancy charges				
a	Architect & Landscape				70,80,000
b	MEP				4,01,200
c	Renders				5,66,400
d	Vastu Consultant				1,18,000
e	Approval cost				7,02,350
2.00	Civil-RCC ,Masonry,plaster,waterproofing	10,366	Sqft	3,400	3,52,44,400
a	Covered Veranda	2,045	Sqft	2,200	44,99,000
b	Open to sky Veranda	585	Sqft	900	5,26,500
c	Covered Balcony	1,015	Sqft	2,200	22,33,000
d	swimming pool	1,403	Sqft	2,900	40,68,700
e	Pool Deck	12,445	Sqft	900	1,12,00,824
f	UGT	25,000	Ltr	45	11,25,000
g	DG Plinth	205	Sqft	1,100	2,25,500
h	DG Metal roof	256	Sqft	550	1,40,800
i	Balancing Tank	12,000	Ltr	35	4,20,000
j	Septic Tank	200	Sqft	2,050	4,10,000
k	Staff & Security room	1,531	Sqft	4,000	61,24,000
l	Servant room veranda	312	Sqft	2,200	6,86,400
3.00	Civil Finishes	10,366	Sqft	3,100	
a	Flooring & Dado works incl flooring				1,09,55,624
b	wooden flooring				10,85,063
c	Ceiling & Cladding works				63,73,218
d	Gypsum Plaster				11,87,757
e	Painting works				18,11,893
f	Counters				9,78,811

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ESTIMATE COST PROVIDED BY CLIENT

11.00	HVAC (VRV High wall)	10,366	Sqft	300	31,09,888
12.00	Furnishing	10,366	Sqft	1,200	1,24,36,575
13.00	Windows		Sqft		30,95,672
14.00	Misc. gym equipment and Lift		Sqft		27,13,581
Total Cost					20,69,70,961




(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) If 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.
- l) I am not an undischarged insolvent.
- m) I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may have expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n) I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o) My PAN Card number as applicable is AERPC9086P.
- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- r) I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.

- s) I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t) I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration).
- u) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- v) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w) I am 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;	<ul style="list-style-type: none"> Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8	Procedures adopted in carrying out the valuation and valuation standards followed;	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 **06th 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

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.



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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.
6. 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.
31. 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:

1. 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**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=India
2.5.4.71.f3927068.f8ad55d035da7f9a36ad91349d9532d41.223113
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60180060406-67.c04651a1a04c0018014745a88130007151540103191
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Date: 2023.06.07 10:57:36 +05'30'


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



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