

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-2656/23-24	Dated 27-Sep-23
Buyer (Bill to) STATE BANK OF INDIA - RACPC GHATKOPAR RACPC GHATKOPAR BRANCH, OPP. DAMODAR PARK, ASHOK SILK MILLS COMPOUND, L.B.S. MARG, GHATKOPAR (W), MUMBAI-400086 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 004024/2302738	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	2,500.00
	CGST			225.00
	SGST			225.00
Total				2,950.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Two Thousand Nine Hundred Fifty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	2,500.00	9%	225.00	9%	225.00	450.00
Total	2,500.00		225.00		225.00	450.00

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

Remarks:

Meeta Krishna Mudadi - Residential Flat No. 1102, 11th Floor, Wing – A, Building No. 1, "MHADA Housing Scheme Code No. 414", Aatmaram Surve Marg, Kannamwar Nagar II, Village – Haryali, Vikhroli (East), Taluka – Kurla, District – Mumbai Suburban, PIN Code – 400 083, 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**

Asmita Rathod

Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, ou=Vastukala Consult, email=asmita.rathod@vastukala.org, o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastukala Mumbai, email=accounts@vastukala.org, c=IN
 Date: 2023.09.27 14:55:43 +05'30'
Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Meeta Krishna Mudadi**

Residential Flat No. 1102, 11th Floor, Wing – A, Building No. 1, "MHADA Housing Scheme Code No. 414",
Aatmaram Surve Marg, Kannamwar Nagar II, Village – Haryali, Vikhroli (East), Taluka – Kurla,
District – Mumbai Suburban, PIN Code – 400 083, State - Maharashtra, Country – India.

Latitude Longitude: 19°07'11.7"N 72°56'16.7"E

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Valuation Prepared for:

**State Bank of India
RACPC Ghatkopar (West)**

Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills Compound, LBS Marg, Ghatkopar
(West), Mumbai - 400 086, 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, 4/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

VALUATION OPINION REPORT

This is to certify that property bearing Residential Flat No. 1102, 11th Floor, Wing – A, Building No. 1, "MHADA Housing Scheme Code No. 414", Aatmaram Surve Marg, Kannamwar Nagar II, Village – Haryali, Vikhroli (East), Taluka – Kurla, District – Mumbai Suburban, PIN Code – 400 083, State - Maharashtra, Country – India belongs to **Meeta Krishna Mudadi**.

Boundaries of the property.

North : New Construction Building
South : Wing – B
East : Residential Building & Road No. 1
West : Aatmaram Surve Marg

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 48,16,000.00 (Rupees Forty Eight Lakh Sixteen Thousand Only)**.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
o=VASTUKALA,
2.5.4.20=98223b0c4b715dc0e0c79a2a80913400c2f3344113
31115279517a18d462, postalCode=400099, st=Maharashtra,
serialNumber=4145465666b0c896802d548c1c8b317f1bd
2639402E24262706250K, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.09.27 13:52:16 +05'30'

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
Encl: Valuation Report



Our Pan India Presence at :

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

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

To,
The Assistant General Manager,
State Bank of India
RACPC Ghatkopar (West)
 Retail Assets Centralised Processing Centre,
 1st Floor, Ashok Silk Mills Compound, LBS Marg,
 Ghatkopar (West), Mumbai - 400 086,
 State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF FLAT)

I		General	
1.	Purpose for which the valuation is made	:	To assess value of the property for Bank Loan Purpose.
2.	a) Date of inspection	:	25.09.2023
	b) Date on which the valuation is made	:	27.09.2023
3.	List of documents produced for perusal:		1. Copy of MHADA Provisional Offer Letter Dated 04.09.2023
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)	:	Meeta Krishna Mudadi. Address: Residential Flat No. 1102, 11 th Floor, Wing – A, Building No. 1, "MHADA Housing Scheme Code No. 414", Aatmaram Surve Marg, Kannamwar Nagar II, Village – Haryali, Vikhroli (East), Taluka – Kurla, District – Mumbai Suburban, PIN Code – 400 083, State - Maharashtra, Country – India. Contact Person – Meeta Mudadi (Owner) Contact No. 9969941260 Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat located on 11 th floor. As per Site inspection, the composition of flat is 1 Bedroom + Living Room + Kitchen + 2 Toilets. (i.e. 1 BHK + 2 Toilets). The property is at 1.9 Km. travelling distance from nearest railway station Vikhroli.
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 356 (Part)
	b) Door No.	:	Residential Flat No. 1102
	c) T.S. No. / Village	:	Village – Haryali
	d) Ward / Taluka	:	Taluka – Kurla
	e) Mandal / District	:	Mumbai Suburban District
	f) Date of issue and validity of layout of approved map / plan	:	The property is constructed by MHADA. MHADA itself is planning authority
	g) Approved map / plan issuing authority	:	
	h) Whether genuineness or authenticity	:	

	of approved map/ plan is verified		
i)	Any other comments by our empanelled valuers on authentic of approved plan	N.A.	
7.	Postal address of the property	: Residential Flat No. 1102, 11 th Floor, Wing – A, Building No. 1, "MHADA Housing Scheme Code No. 414", Aatmaram Surve Marg, Kannamwar Nagar II, Village – Haryali, Vikhroli (East), Taluka – Kurla, District – Mumbai Suburban, PIN Code – 400 083, State - Maharashtra, Country – India.	
8.	City / Town	: Haryali, Vikhroli (East)	
	Residential area	: Yes	
	Commercial area	: No	
	Industrial area	: No	
9.	Classification of the area	:	
	i) High / Middle / Poor	: Middle Class	
	ii) Urban / Semi Urban / Rural	: Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	: Village – Haryali Municipal Corporation of Greater Mumbai / MHADA	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	: No	
12.	Boundaries of the property	As per actual Site	As per Documents
	North	: New Construction Building	Details not available
	South	: Wing – B	Details not available
	East	: Residential Building & Road No. 1	Details not available
	West	: Aatmaram Surve Marg	Details not available
13	Dimensions of the site	: N. A. as property under consideration is a flat in an apartment building.	
		A As per the Deed	B Actual
	North	: -	-
	South	: -	-
	East	: -	-
	West	: -	-
14.	Extent of the site	: Carpet Area in Sq. Ft. = 305.00 (Area as per Actual Site Measurement) Carpet Area in Sq. Ft. = 301.00 (Area as per MHADA Provisional Offer Letter) Built Up Area in Sq. Ft. = 331.00 (Carpet Area + 10%)	

14.	Latitude, Longitude & Co-ordinates of flat	:	19°07'11.7"N 72°56'16.7"E
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 301.00 (Area as per MHADA Provisional Offer Letter)
16.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Vacant
II APARTMENT BUILDING			
1.	Nature of the Apartment	:	Residential
2.	Location	:	
	C.T.S. No.	:	Survey No. 356 (Part) of Village – Haryali
	Block No.	:	-
	Ward No.	:	-
	Village / Municipality / Corporation	:	Village – Haryali Municipal Corporation of Greater Mumbai / MHADA
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 1102, 11th Floor, Wing – A, Building No. 1, "MHADA Housing Scheme Code No. 414", Aatmaram Surve Marg, Kannamwar Nagar II, Village – Haryali, Vikhroli (East), Taluka – Kurla, District – Mumbai Suburban, PIN Code – 400 083, State – Maharashtra, Country – India.
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	2023 (Approx.)
5.	Number of Floors	:	Stilt + 24 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	4 Flats on 11 th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	2 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Stilt Car Parking Space
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes
III FLAT			
1	The floor in which the flat is situated	:	11th Floor
2	Door No. of the flat	:	Residential Flat No. 1102
3	Specifications of the flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak wood door frame with flush doors
	Windows	:	Powder Coated Aluminum Sliding Windows



7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	Total / Realizable value of the property			48,16,000.00
	Insurable value of the property			9,93,000.00
	Guideline value of the property			47,29,990.00

Justification for price / rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

Method of Valuation / Approach

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 15,000.00 to ₹ 17,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 16,000.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	-
i) Saleability	Good
ii) Likely rental values in future in	₹ 12,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income



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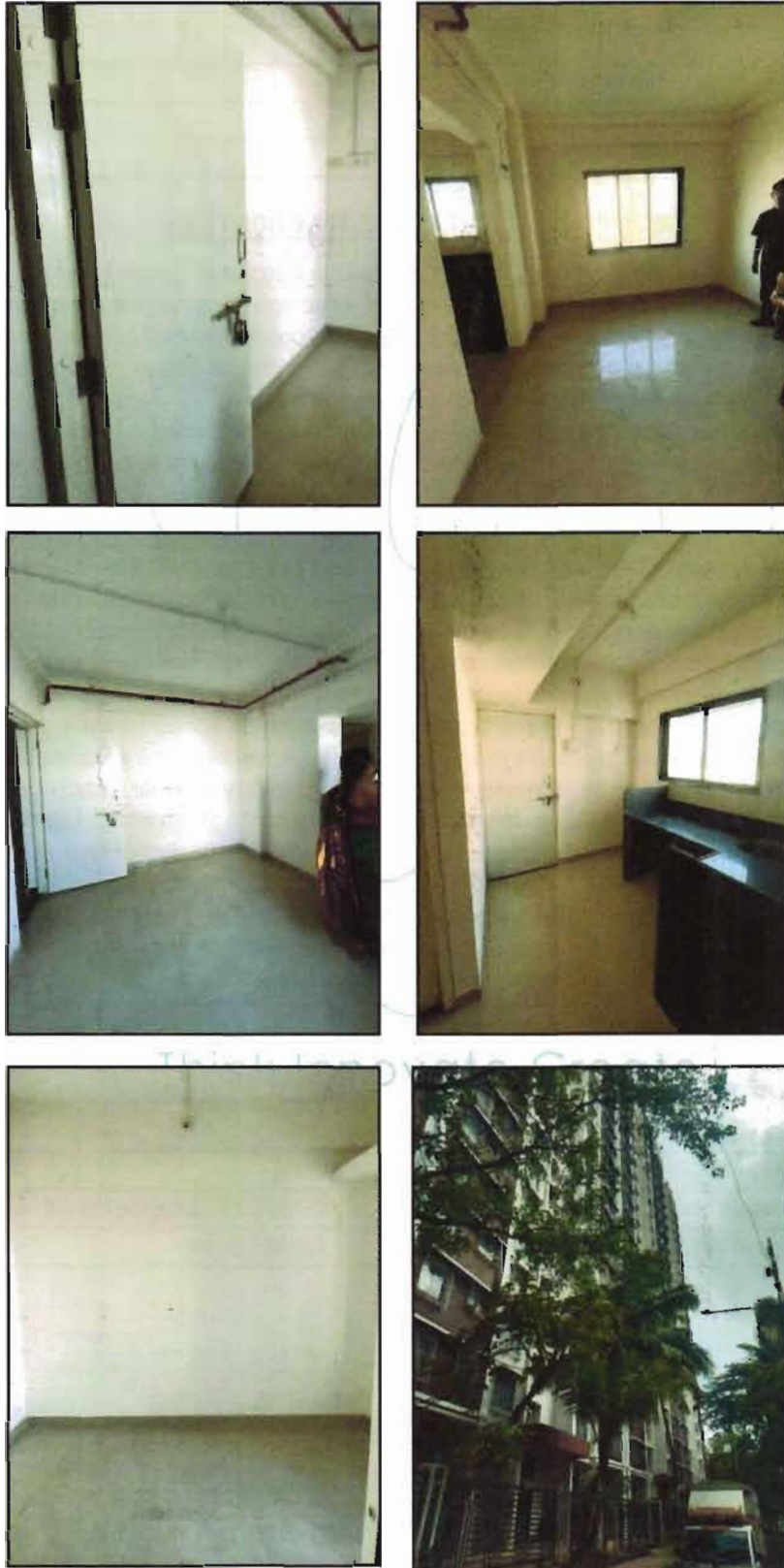
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Actual site photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°07'11.7"N 72°56'16.7"E


Note: The Blue line shows the route to site from nearest railway station (Vikhroli – 1.9 Km.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

Home
Valuation Guidelines | User Manual

Year: 2023-2024

Selected District: MumbaiSubUrban

Select Village: हरियाली - कुली


Search By: Survey No. Location

Enter Survey No: 356

Language: English


उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिसदुकाने औद्योगिक	एकक (R.R.)	Attribute
112 537 -भुभाग, द्रुतगती मार्गाच्या पूर्वेस असलेल्या सर्व मिळकती (कन्नमवार नगर)	58970	139830	160810 174790	139830	चौ मीटर सि टी एस नंबर

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Price Indicators

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > 684 Sq.ft
Posted on Jul 26, 23
Property ID: 6831993

₹70.0 Lac

EMI - ₹32k [Get pre-approved loan](#)

1 BHK 684 Sq.ft Flat For Sale in [Kannamwar Nagar 2, Mumbai](#)

1 Bed 2 Baths 1 Covered Parking Unfurnished

Carpet Area: 428 sqft
₹16,355/sqft

Floor: 11 (Out of 22 Floors)

Facing: North - East

Car Parking: 1 Covered

Transaction Type: New Property

Lifts: 4

Type Of Ownership: Freehold

Furnished Status: Unfurnished

Age Of Construction: Under Construction

[Contact Agent](#)
[Get Phone No.](#)

Contact Agent

Suryabhan Maurya
+9170XXXXXXX

[Get Phone No.](#)

⌚ Last contact made 9 days ago

magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > 670 Sq.ft
Posted on Sep 15, 23
Property ID: 55387279

₹57.0 Lac

EMI - ₹26k [Get pre-approved loan](#)

1 BHK 670 Sq.ft Flat For Sale in [Kannamwar Nagar 2, Mumbai](#)

1 Bed 2 Baths 1 Covered Parking Unfurnished

Carpet Area: 350 sqft
₹16,286/sqft

Floor: 7 (Out of 18 Floors)

Lifts: 4

Developer: [Krija Elite Group](#)

Transaction Type: New Property

Furnished Status: Unfurnished

Project: [Krija Elite Serene](#)

Facing: West

Car Parking: 1 Covered

[Contact Agent](#)
[Get Phone No.](#)

Contact Agent

anandborhade
+9195XXXXXXX

[Get Phone No.](#)

⌚ Last contact made 1 day ago



Price Indicators

magicbricks Buy Rent Sell Home Loans Login Post Property

₹88.0 Lac EMI - ₹40k | How much loan can I get?

2 BHK 650 Sq.ft Flat For Sale **Kannamwar Nagar 2, Mumbai**

2 Beds 2 Baths 1 Balcony Unfurnished

Carpet Area: 533 sqft
Developer: Cooperative Group Housing Society
Project: Shivraj CHS

Floor: 17 (Out of 22 Floors)
Transaction Type: New Property
Facing: East

Lifts: 3
Furnished Status: Unfurnished
Car Parking: 1 Open

East Facing Property

Contact Agent | Get Phone No. | Last contact made 1 day ago

NOBROKER My Bookings Find Your Property Sign Up Login

1 BHK Flat in Krishna Cooperative Society For Sale in Road ... ₹80 Lacs ₹45,851/Month 383 Sq.ft

1 Bedroom
2 Bathroom
NA
Bike and Car

Jun 12, 2023
Immediately
Krishna Cooperativ...

Get Owner Details

Price trends by NB Estimate

Report what was not correct in the property

Labels: Listed by Broker, Sold Out, Wrong Info

As a result of my appraisal and analysis, it is my considered opinion that of the Fair Market Value of the above property in the prevailing condition with aforesaid specifications is **₹ 48,16,000.00 (Rupees Forty Eight Lakh Sixteen Thousand Only).**

Place: Mumbai

Date: 27.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India,
2.5.4.25=992236-494556740c79e3884915490c3e3d9183
311522701711360602, postalCode=400086, serialNumber=
1.4.5.4.565666c294662c55a86c3c9b31731b42
a39e28f2e9b1276d359f, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.27 16:57:46 +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

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____

_____ only).

Date

Think.Innovate.Create Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(Annexure – I)

DECLARATION-CUM-UNDERTAKING

I, Manoj B. 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 27.09.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 25.09.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. My PAN Card number as applicable is AERPC9086P



- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q. 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.
- r. 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.
- s. 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)
- t. I am Chartered Valuer, who is competent to sign this valuation report.
- u. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- v. Further, I hereby provide the following information.

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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property was purchased by Meeta Krishna Mudadi from MHADA vide MHADA Provisional Offer Letter dated 04.09.2023
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, RACPC Ghatkopar (West) to assess value of the property for Bank Loan purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Chartered Valuer Suraj Zore – Valuation Engineer Prajakta Patil – Technical Officer Nitesh Khedekar – Technical Manager
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 25.09.2023 Valuation Date - 27.09.2023 Date of Report - 27.09.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 25.09.2023
7.	nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9.	restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	major factors that were taken into account during the valuation;	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **27th September 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 301.00** in the name **Meeta Krishna Mudadi**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Meeta Krishna Mudadi**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Area

Based on the information provided by the Client, we understand that the Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 301.00**.

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the flat and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **Carpet Area in Sq. Ft. = 301.00.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

