

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-2945/23-24	Dated 17-Oct-23
Buyer (Bill to) State Bank of India - SPI PBB Branch SPI PBB FORT BRANCH Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai samachar marg Fort 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. 004317/2303041	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl 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	450.00

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

Remarks:

Mrs. Preeti Wadekar & Mr. Shailesh Agrawal - Mrs. Preeti Wadekar & Mr. Shailesh Agrawal Residential Flat No. 903, 9th Floor, Building No Tower 3, Wing - North Tower, Piramal Mahalaxmi, G. B. Sapkal Marg & Sane Guruji Road / Kamlakant Singh Marg, Dhobighat, Village - Lower Parel Division, Municipality Ward No. G/ South Ward, Satrasta, District - Mumbai, PIN - 400 011, State - Maharashtra, 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, o=Vastukala Consultants (I) Pvt Ltd, email=accounts@vastukala.org, c=IN, Date: 2023.10.17 16:11:02 +05'30'

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

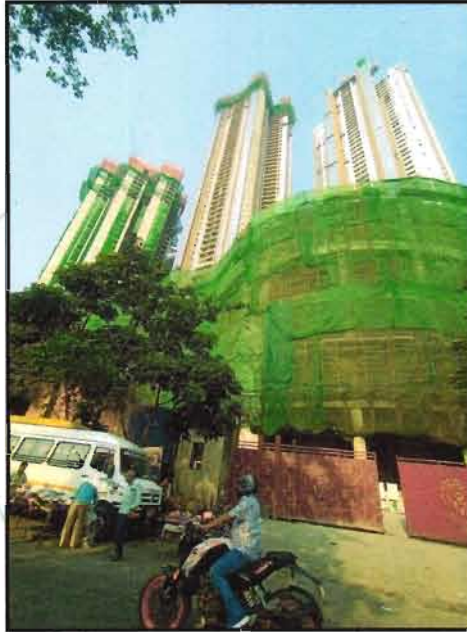
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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mrs. Preeti Wadekar & Mr. Shailesh Agrawal**

Residential Flat No. 903, 9th Floor, Building No Tower 3, Wing - North Tower , "Piramal Mahalaxmi", G. B. Sapkal Marg & Sane Guruji Road / Kamlakant Singh Marg, Dhobighat , Village - Lower Parel Division, Satrasta, District - Mumbai, PIN - 400 011, State - Maharashtra, India.

Latitude Longitude : 18°58'56.6"N 72°49'37.1"E

Valuation Prepared for:

State Bank of India

SPL PBB Fort

Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai samachar marg Fort.



Our Pan India Presence at :

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

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

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 903, 9th Floor, Building No Tower 3, Wing - North Tower, "Piramal Mahalaxmi", G. B. Sapkal Marg & Sane Guruji Road / Kamlakant Singh Marg, Dhobighat, Village - Lower Parel Division, Satrasta, District - Mumbai, PIN - 400 011, State - Maharashtra, India belongs to **Mrs. Preeti Wadekar & Mr. Shailesh Agrawal.**

Boundaries of the property

North	: Off G. Babu Sakpal Road
South	: B. K. Sing Marg / Jacob Circle
East	: Arthur Road
West	: G. Babu Sakpal Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 4,50,58,000.00 (Rupees Four Crore Fifty Lakh Fifty Eight Thousand Only)**. As per Site Inspection 24% Construction Work is Completed.

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR
Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admins,
2.5.4.20=9822b6c4fad35dc03e0cf39e26865913490cf3d33d41433
115279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a5a56fab8c8946b2a55a8c8c6af31f1b37e
394e28f2e79a327b695bfc, cn=MANOJ BABURAO CHA. IKWA
Date: 2023.10.17 15:21:00 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report



Our Pan India Presence at :

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

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

Vastukala Consultants India Pvt. Ltd.

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

To,

The Branch Manager,**State Bank of India****SPL PBB Fort**

Mumbai Main Branch Building, Gate no 1 Horniman Circle

Mumbai samachar marg Fort.

VALUATION REPORT (IN RESPECT OF FLAT)

General	
1	Purpose for which the valuation is made : To assess Fair Market Value of the property for Housing Loan Purpose.
2	a) Date of inspection : 12.10.2023
	b) Date of which the valuation is made : 17.10.2023
3	List of documents produced for perusal: I) Copy of Agreement For Sale Document No.2342-2020 Dated 26.02.2020 between Glider Buildcon Realtors Private Limited(The The Developer) And Mrs. Preeti Wadekar & Mr. Shailesh Agrawal(The The Purchasers). II) Copy of Commencement Certificate Document No.SRA / ENG / 3809 / GS / ML / AP Dated 21.12.2017 issued by Slum Rehabilitation Authority (SRA). III) Copy of RERA Certificate Document No.P51900021057 Dated 08.09.2021 issued by Maharashtra Real Estate Regulatory Authority.
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. Preeti Wadekar & Mr. Shailesh Agrawal Residential Flat No. 903, 9 th Floor, Building No Tower 3, Wing - North Tower , "Piramal Mahalaxmi " , G. B. Sapkal Marg & Sane Guruji Road / Kamlakant Singh Marg, Dhobighat , Village - Lower Parel Division ,Satrasta, District - Mumbai , PIN - 400 011, State - Maharashtra, India. Contact Person : Miss Shreshtha (Sales Person) Mobile No. 6296276337 Joint Ownership Details of ownership share is not available
5	Brief description of the property (Including Leasehold / freehold etc.) : The property is a Residential Flat located on 9 th Floor. As per Sale Plan attached with the Agreement for Sale, the composition of residential flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets (i.e. 2 BHK with 2 Toilets) The property is at 350 M. distance from Railway Station Mahalaxmi. At the time of inspection building was under construction.

Stage of Construction			
If under construction, extent of completion			
RCC Footing/Foundation	Complete	Full Building Rcc	Completed upto 32nd floor
Internal Brick Work	Completed upto 32nd floor	External Brick Work	Completed upto 32nd floor
Internal Plastering	Completed upto 32nd floor	External Plastering	Completed upto 32nd floor
Total	24% work completed		
6	Location of property		
a)	Plot No. / Survey No.	:	
b)	Door No.	:	Residential Flat No. 903
c)	C.T.S. No. / Village	:	CTS No - 1(pt), 2(pt) & 3(pt) , Village - Lower Parel Division
d)	Ward / Taluka	:	G/ South Ward
e)	Mandal / District	:	District - Mumbai
f)	Date of issue and validity of layout of approved map / plan	:	Approved Building Plan were not provided and not verified.
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	No
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7	Postal address of the property	:	Residential Flat No. 903, 9 th Floor, Building No Tower 3, Wing - North Tower , "Piramal Mahalaxmi " , G. B. Sapkal Marg & Sane Guruji Road / Kamlakant Singh Marg, Dhobighat , Village - Lower Parel Division, Satrasta, District - Mumbai, PIN - 400 011, State - Maharashtra, India.
8	City / Town		
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9	Classification of the area		
	i) High / Middle / Poor		Middle Class
	ii) Urban / Semi Urban / Rura		Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Lower Parel Division Municipal Corporation of Greater Mumbai (MCGM)

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 site As per Document
	North	:	Off G. Babu Sakpal Road Details not available
	South	:	B. K. Sing Marg / Jacob Circle Details not available
	East	:	Arthur Road Details not available
	West	:	G. Babu Sakpal Road Details not available
13	Dimensions of the site	:	N. A. as property under consideration is a Residential Flat in a building.
		:	As per the Deed As per Actuals
	North	:	- -
	South	:	- -
	East	:	- -
	West	:	- -
14	Extent of the site	:	Carpet Area in Sq. Ft. = 751.00 (Area As Per Agreement For Sale) Built Up Area in Sq. Ft. = 826.10 (Carpet Area + 10%)
14.1	Latitude, Longitude & Co-ordinates of Flat	:	18°58'56.6"N 72°49'37.1"E
15	Extent of the site considered for Valuation (least of 13A& 13B)	:	Carpet Area in Sq. Ft. = 751.00 (Area As Per Agreement For Sale)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Building Under Construction
II	APARTMENT BUILDING		
1.	Nature of the Apartment	:	Residential
2.	Location		
	C.T.S. No.	:	CTS No - 1(pt), 2(pt) & 3(pt)
	Block No.	:	-
	Ward No.	:	G/ South Ward
	Village / Municipality / Corporation		Village - Lower Parel Division , Municipal Corporation of Greater Mumbai (MCGM)

	Door No., Street or Road (Pin Code)	:	Residential Flat No. 903, 9 th Floor, Building No Tower 3, Wing - North Tower, "Piramal Mahalaxmi", G. B. Sapkal Marg & Sane Guruji Road / Kamlakant Singh Marg, Dhobighat, Village - Lower Parel Division, Municipality Ward No. G/ South Ward, Satrasta, District - Mumbai, PIN - 400 011, State - Maharashtra, India
3.	Description of the locality Residential / Commercial / Mixed	:	Residential
4.	Year of Construction	:	Building is under construction
5.	Number of Floors	:	2 Basements + Stilt + 9 Podiums + 88 Upper Floors
6.	Type of Structure	:	R.C.C. Framed Structure
7.	Number of Dwelling units in the building	:	Proposed 8 Flats on 9 th Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Building Under Construction
10.	Maintenance of the Building	:	Building Under Construction
11.	Facilities Available		
	Lift	:	Proposed 9 Lifts
	Protected Water Supply	:	Proposed Municipal Water Supply
	Underground Sewerage	:	Proposed Connected to Municipal Sewerage System
	Car parking - Open / Covered	:	Proposed One Car Parking Space
	Is Compound wall existing?	:	Proposed, Yes
	Is pavement laid around the Building	:	Proposed, Yes
III	Residential Flat		
1.	The floor in which the Flat is situated	:	9 th Floor
2.	Door No. of the Flat	:	Residential Flat No. 903
3.	Specifications of the Flat		
	Roof	:	Proposed R.C.C. Slab
	Flooring	:	Proposed Vitrified tiles flooring
	Doors	:	Proposed Teak wood door frame with flush doors
	Windows	:	Proposed Powder coated aluminium sliding windows
	Fittings	:	Proposed Concealed plumbing with C.P. fittings. Concealed wiring
	Finishing	:	Proposed Cement Plastering
4.	House Tax		
	Assessment No.	:	Details not available

	Tax paid in the name of	:	Details not available
	Tax amount	:	Details not available
5.	Electricity Service connection No.	:	Building under construction
	Meter Card is in the name of	:	Building under construction
6.	How is the maintenance of the Flat?	:	Building under construction
7.	Sale Deed executed in the name of	:	Mrs. Preeti Wadekar & Mr. Shailesh Agrawal
8.	What is the undivided area of land as per Sale Deed?	:	Details not available
9.	What is the plinth area of the Flat?	:	Built Up Area in Sq. Ft. = 826.10 (Carpet Area + 10%)
10.	What is the floor space index (app.)	:	As per MCGM norms
11.	What is the Carpet area of the Flat?	:	Carpet Area in Sq. Ft. = 751.00 (As Per Area Agreement For Sale) Carpet Area in Sq. Ft. = 725.00 Dry Balcony Area in Sq. Ft. = 26.00 Total Area in Sq. Ft. = 751.00 (Area as per Agreement for Sale)
12.	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13.	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14.	Is it Owner-occupied or let out?	:	Building Under Construction
15.	If rented, what is the monthly rent?	:	₹ 1,09,000/- (Expected rented income per month after completion)
IV	MARKETABILITY		
1.	How is the marketability?	:	Good
2.	What are the factors favoring for an extra Potential Value?	:	Located in Developed Area
3.	Any negative factors are observed which affect the market value in general?	:	No
V	Rate		
1.	After analyzing the comparable sale instances, what is the composite rate for a similar Flat with same specifications in the adjoining locality? - (Along with details / reference of at - least two latest deals / transactions with respect to adjacent properties in the areas)	:	₹ 56,400/- to ₹ 62,400/- per Sq. Ft. on Carpet Area ₹ 51,300/- to ₹ 56,700/- per Sq. Ft. on Built Up Area

2.	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 58,000/- per Sq. Ft.
3.	Break – up for the rate	:	
	I. Building + Services	:	₹ 3,000/- per Sq. Ft.
	II. Land + others	:	₹ 55,000/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office for new property (an evidence thereof to be enclosed)	:	₹ 3,17,342/- per Sq. M. i.e. ₹ 29,482/- per Sq. Ft.
	Guideline rate(an evidence thereof to be enclosed)	:	N.A. Age of Property below 5 year
5.	In case of variation of 20% or more in the valuation proposed by the Valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given	:	It is a foregone conclusion that market value is always more than the RR price. As the RR Rates area Fixed by respective State Government for computing Stamp Duty / Rgstrn. Fees. Thus the differs from place to place and Location, Amenities per se as evident from the fact than even RR Rates Decided by Government Differs.
VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION		
a	Depreciated building rate		
	Replacement cost of Flat with Services (v(3)i)	:	₹ 3,000/- per Sq. Ft.
	Age of the building	:	Building is under construction
	Life of the building estimated	:	60 years (After Completion) Subject to proper, preventive periotic Maintenance & Structure repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. Building is under construction
	Depreciation Ratio of the building		
b	Total composite rate arrived for Valuation		
	Depreciated building rate VI (a)	:	₹ 3,000/- per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 55,000/- per Sq. Ft.
	Total Composite Rate	:	₹ 58,000/- per Sq. Ft.
	Remarks	:	

Details of Valuation:

No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	751.00 Sq. Ft.	58,000.00	4,35,58,000.00
2	Wardrobes			

3	Showcases			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works, etc.			
9	Potential value, if any			
10	Others / Car Parking	1	1500000	15,00,000.00
Total value / Realizable value of the property				4,50,58,000.00
Insurable value of the property (826.10 X 3,000.00)				24,78,300.00
Guideline value of the property (826.10 X 29,482.00)				2,43,55,080.00

Justification for Price / Rate

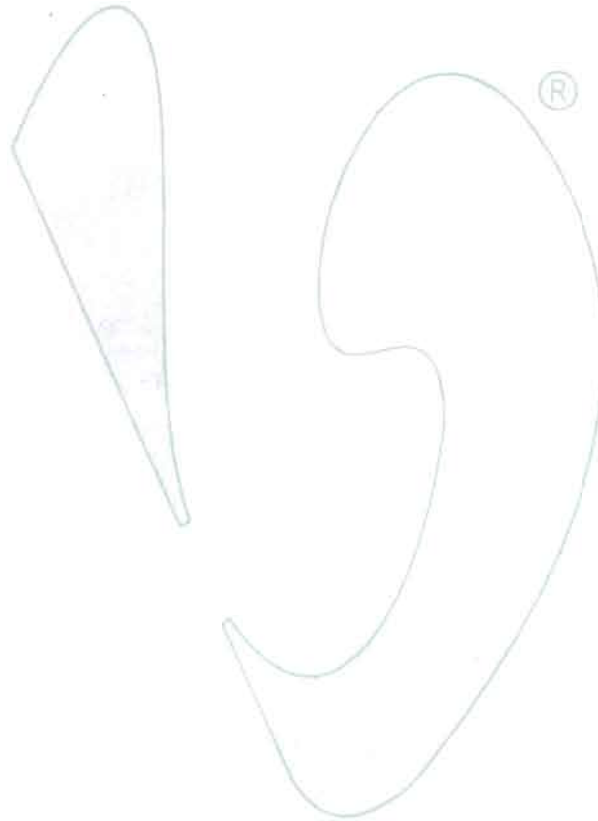
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property 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 ₹ 56,400.00 to ₹ 62,400.00 per Sq. Ft. on Carpet Area / ₹ 51,300.00 to ₹ 56,700.00 per Sq. Ft. on BuiltUp 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 Residential and Commercial application in the locality etc. We estimate ₹58,000.00 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	
Saleability	Good
Likely rental values in future	₹ 1,09,000/- (Expected rented income per month after completion)
Any likely income it may generate	Rental Income



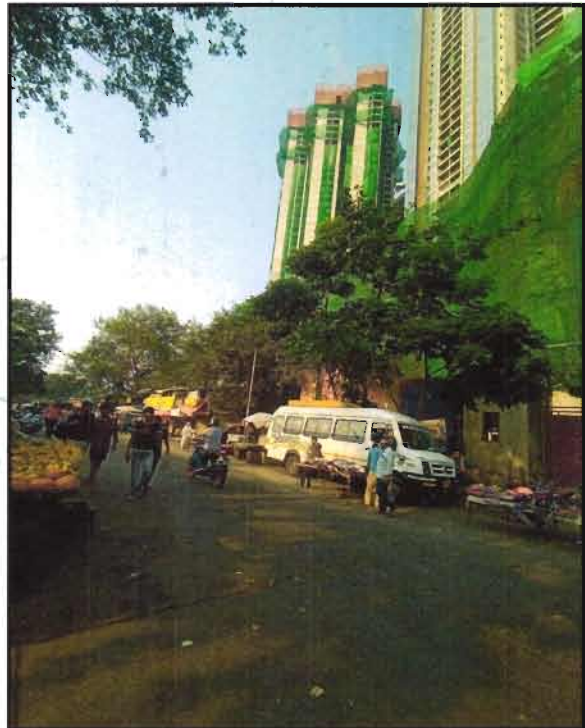
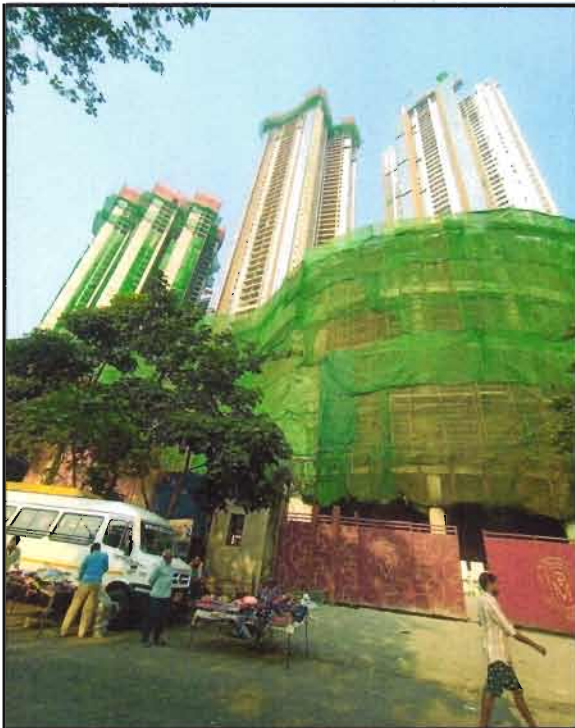
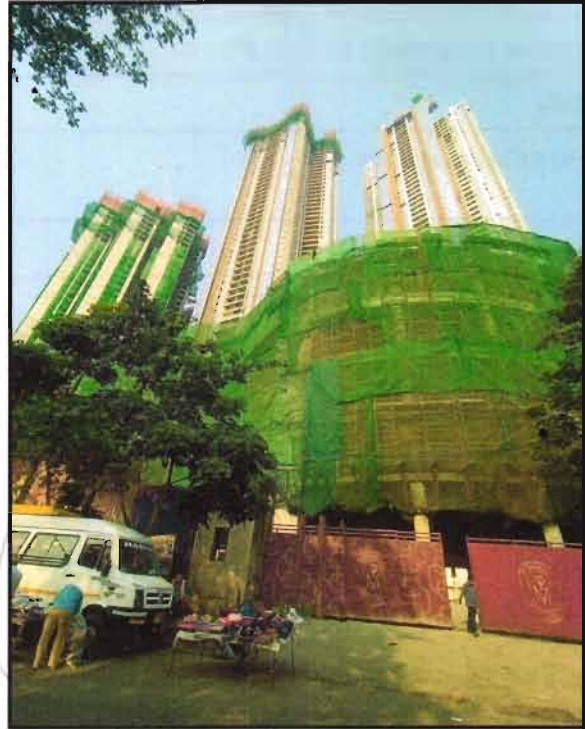
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Actual Site Photographs



Route Map of the property



Note: Red marks shows the exact location of the property



Longitude Latitude: 18°58'56.6"N 72°49'37.1"E

Note: The Blue line shows the route to site distance from nearest Railway Station (Mahalaxmi - 350 M.).

Ready Reckoner Rate

DIVISION / VILLAGE : LOWER PAREL						
Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban	Local Body Type	Corporation 'A' Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Central Railway, Western Railway Line to the West, Sane Guruji Marg to the South-East, Keshavrao Khade Marg to the South.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
12	12/91A	133890	302230	352900	423700	302230
C.S.No. 1, 1/35, 1/37, 1/39, 1/62, 1/97, 1/102, 1/104, 1/105, 10, 11, 12, 13, 14, 15, 16, 17, 18, 1A/101, 1A/62, 1B/62, 1E/62, 1F/62, 2/1, 2/102, 2/105, 2/183, 2/35, 2/39, 2/43, 2/62, 24, 2A/102, 2A/183, 2pt, 3pt, 3/1, 3/43, 3/62, 3/102, 3/183, 33, 34, 36, 37, 38, 4, 4/175, 4/62, 40, 41, 43/1, 43/3, 44, 5, 56, 59, 6, 6/62, 60, 61, 62, 62/10, 62/1A, 62/1E, 62/2, 62/3, 62/5, 63, 64, 64/4, 7, 7/62, 72, 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8, 72/9, 73, 74, 74/1, 75, 76, 77, 78, 8, 8/62, 9, 9/62, 97, 98, 99, 100, 101/1, 104/1, 168, 169, 170, 184, 1638, 1651, 1997, 1925, 1631, 1632, 1557						

Stamp Duty Ready Reckoner Market Value Rate for Flat	302230			
Increase by 5% on Flat Located on 9 th Floor	15111.5			
Stamp Duty Ready Reckoner Market Value Rate (After Increase/Decrease) (A)	317,341.50	Sq. Mtr.	29,482.02	Sq. Ft.
Stamp Duty Ready Reckoner Market value Rate for Land (B)	133890			
The difference between land rate and building rate(A-B=C)	183,451.50			
Percentage after Depreciation as per table(D)	100%			
Rate to be adopted after considering depreciation [B + (C X D)]	3,17,342.00	Sq. Mtr.	29,482.00	Sq. Ft.

Multi-Storied building with Lift

For residential premises / commercial unit / office on above floor in multistoried building, the rate mentioned in the ready reckoner will be increased as under:

	Location of Flat / Commercial Unit in the building	Rate
a)	On Ground to 4 Floors	No increase for all floors from ground to 4 floors
b)	5 Floors to 10 Floors	Increase by 5% on units located between 5 to 10 floors
c)	11 Floors to 20 Floors	Increase by 10% on units located between 11 to 20 floors
d)	21 Floors to 30 Floors	Increase by 15% on units located between 21 to 30 floors
e)	31 Floors and above	Increase by 20% on units located on 31 and above floors

Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C Structure / other Pukka Structure	Cessed Building, Half or Semi-Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%

Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate



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Price Indicator

Property	Flat
Source	magic bricks
Area Type	Carpet
Area	713 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 56,356/-
Floor	13th

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 2 BHK, 950 Sq. Ft. Flat for sale in Mariamma Nagar, Mumbai. The price is ₹ 4.42 Cr (₹ 1.99 Cr). The listing includes details such as Carpet Area (713 sqft), Developer (Piramal Realty), Project (Piramal Mahalaxmi), Floor (13 Out of 42 Floors), and additional features like Sea-facing, Skydeck, and 1 Store Room. The listing is posted on Oct 10, 23, and the contact agent is Tanay Mukhi. The 'More Details' section provides a price breakup of ₹ 4.42 Cr | ₹ 22,10,000 (Approx. Registration Charges), a booking amount of ₹ 12.0 Lac, and the address: Piramal Mahalaxmi, Sanegurji Road, Saat Rasta, Mahalakshmi, Mumbai, Maharashtra, Mariamma Nagar, Mumbai - South Mumbai, Maharashtra. Landmarks include near monorail station, and the flat is unfurnished with marble flooring.

Property	Flat
Source	magic bricks
Area Type	Carpet
Area	770 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 53,129/-
Floor	-

magicbricks Buy Rent Sell Home Loans

Posted on Oct 09, 23 Property ID: 69243602

₹ 4.50 Cr **EMI - ₹ 2,021** | **Get pre-approved loan** **PRAMAL PROJECT**

2 BHK 770 Sq-ft Flat For Sale **Mahalakshmi, Mumbai**

Contact Agent
Piyush Khemka - 91-9800000000
[Get Phone No.](#)

[Download Brochure](#)

2 Beds 2 Baths 1 Covered Parking unfurnished

Carpet Area 770 sqft - 158443sqft	Developer Pramal Realty	Project Pramal Mahalakshmi	Transaction Type New Property
Status Under Construction	Lifts 9	Furnished Status Unfurnished	Car Parking 1 Covered

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

More Details

Price Breakup	₹ 4.5 Cr
Booking Amount	₹ 100000
RERA ID	PS1900015854
Address	Mahalakshmi, Mumbai - South Mumbai, Maharashtra
Furnishing	Unfurnished
Flooring	Vitrified, Wooden, Marble
Loan Offered	Estimated EMI: ₹ 202956

Sale Instances

Property	Flat
Source	Index_no.2
Area Type	Carpet
Area	785 Sq. Ft.
Percentage	10%
Rate / Sq. feet on BuiltUp area	₹ 51,253/-
Floor	38th

Index 2

सूची क्र.2

दुय्यम विभाग लह दू नि मुंबई नगर 3

दस्ता क्रमांक - 4002/2021

नोंदणी

Regn ID: 3m

4002450

20/04/2021

Note -Generated Through eSearch Module.For original report please contact concern BRO office.

गावाचे नाव : लोअर परेल

(1) विविधता प्रकार	क्रमांक
(2) मीटरदर	44257298
(3) कागदपत्र (भाडेसंपादन) वाढविलेले/दस्ता आकारणी देणे वी एअर/दराने नमुद करणे	35645000
(4) मू-मापन गेज/मिटर व परतमापन असल्यास	1) ग्राउंडचे नाव मुंबई परतमापन करणे . इतर माहिती सधुनिका क्र 3806 38 का मजला नॉर्प टॉवर . टॉवर 3 नॉर्प टॉवर, विभागा मजला/दो की ही सधुनिका मारी आणि सनि मुंबई रोड/कमलाकास सान मारी डीबीएन नगरमुंबई-400011. सधुनिके क्षेत्रजक 785.00 चौ. फुट कापूट अधिक आकारणी टुरिदा 3.81 चौ.मी. अधिक वाढ आकारणी टुरिदा 3.07 चौ.मी. मीटर 2 आर गॅरिज मरिन. इतर माहिती व विवरणाले मरई टुरिदा इतर नमुद क्षेत्राप्रमाणे (C.T.S. Number : 1 part, 2 part & 3 part)
(5) क्षेत्रजक	785.00 चौ.फुट
(6) आकारणी किंवा सुद्धी देण्यास असलेले क्षेत्र	
(7) इतरदेवत करम देणा-या विधान देवता-या मधुकाराचे नाव किंवा देवता म्हालायाचा सुद्धमनाम किंवा अद्वैत असल्यास प्रतिकारिचे नाव व दस्ता	1) नाव- लोअर परेल विभाग विभागेत एअर/दराने विविधते व अद्वैत देवता सिंघरी देवता मरिण सरी सुद्धमनाम भावेना सुद्धमनाम-37. दस्ता- लॉट न . माळा न 8 का मजला इमारतीचे नाव- विभागा टॉवर. लॉक न लोअर परेल मुंबई रोड न मजला नव करम मारी, महाराष्ट्र, मुंबई. पिन कोड-400013 टॉन न- AA5CG0288E 2) नाव- लोअर परेल विभागेत एअर/दराने विविधते व अद्वैत देवता सिंघरी देवता मरिण सरी सुद्धमनाम भावेना सुद्धमनाम-37. दस्ता- लॉट न . माळा न . इमारतीचे नाव- लोअर परेल मुंबई रोड न मजला नव करम मारी, महाराष्ट्र, मुंबई. पिन कोड-400013 टॉन न- AA5CG0288E
(8) इतरदेवत करम देणा-या मधुकाराचे व किंवा देवता म्हालायाचा सुद्धमनाम किंवा अद्वैत असल्यास प्रतिकारिचे नाव व दस्ता	1) नाव- विजय मीन सरी . - दस्ता- 53; दस्ता- लॉट न सधुनिका क्र 1600; माळा न . इमारतीचे नाव- लोअर परेल टॉवर न 1. लॉक न मधुकारा सरी सुद्धमनाम भावेना सुद्धमनाम-37. दस्ता- लॉट न . माळा न . इमारतीचे नाव- लोअर परेल टॉवर. पिन कोड-700107 टॉन न- ALUP002393 2) नाव- सुद्धमनाम सरी . - दस्ता- 24; दस्ता- लॉट न सधुनिका क्र 1600; माळा न . इमारतीचे नाव- लोअर परेल टॉवर न 1. लॉक न मधुकारा सरी सुद्धमनाम भावेना सुद्धमनाम-37. दस्ता- लॉट न . माळा न . इमारतीचे नाव- लोअर परेल टॉवर. पिन कोड-700107 टॉन न- GHJPS1827F
(9) इतरदेवत करम देण्याचा दिनांक	19/03/2021
(10) इतर देवता देण्याचा दिनांक	19/03/2021
(11) अनुक्रमणक काढ व दस्ता	4002/2021
(12) कागदपत्राचे मूळ मूल्य	1328000
(13) कागदपत्राचे नोंदणी मूल्य	30000



As a result of my appraisal and analysis, it is my considered opinion that the value of the above property in the prevailing condition with aforesaid specifications is **₹4,50,58,000.00 (Rupees Four Crore Fifty Lakh Fifty Eight Thousand Only)**. As per Site Inspection 24% Construction Work is Completed.

Place : Mumbai

Date : 17.10.2023

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

MANOJ BABURAO

CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=address,
2.5.4.20=9822b6e4ed35d03edcf9e2686918890cf2d8304183213227
9e17a18e5652, postalCode=400009, st=Maharashtra,
serialNumber=47a56a506ab8c89d9b2a35a8fca3cfeb31131bd7019ee2
87e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.17 15:21:47 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date _____

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

Countersigned
(BRANCH MANAGER)

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

- 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. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am a Valuer, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.

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



No.	Particulars	Valuer comment
1	background information of the asset being valued;	The property under consideration is purchased by Mrs. Preeti Wadekar & Mr. Shailesh Agrawal from Glider Buildcon Realtors Private Limited vide Agreement For Sale dated 26.02.2020.
2	purpose of valuation and appointing authority	As per the request from State Bank of India, SPL PBB Fort to assess Fair Market Value value of the property for Housing Loan purpose
3	identity of the valuer and any other experts involved in the valuation;	Manoj Chalikwar - Regd. Valuer Dashrath Jaiswar - Valuation Engineer Vaishali Sarmalkar - Technical Manager Jayaraja Acharya - Technical Officer
4	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5	date of appointment, valuation date and date of report;	Date of Appointment - 10.10.2023 Valuation Date - 17.10.2023 Date of Report - 17.10.2023
6	inspections and/or investigations undertaken;	Physical Inspection done on - 12.10.2023
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;	Sales Comparative 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 Commercial application in the locality etc.
11	major factors that were not taken into account during the valuation;	-
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **17th October 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. Mumbai (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. Vastukala Consultants India Pvt. Ltd. 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.

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's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **751.00 Sq. Ft. Carpet Area** in the name of **Mrs. Preeti Wadekar & Mr. Shailesh Agrawal**. 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 **Mrs. Preeti Wadekar & Mr. Shailesh Agrawal**. 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's representative, we understand that the Residential Flat, admeasuring **751.00 Sq. Ft. Carpet Area**.

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

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

(Annexure-V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=Admin,
2.5.4.20=982236c0f6d31d031a0c3f9a24865913490c7d333441333715276e,
1.7a180562:postalCode=400009, st=Maharashtra,
serialNumber=4155405646b0cc89062a55488e1c8e511bd2e19a28f2,
c29a37762586c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.17 15:21:39 +05'30'

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3