

PROFORMA INVOICE

(ORIGINAL FOR RECIPIENT)

| | | |
|---|----------------------|-----------------------|
| Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org Buyer (Bill to) STATE BANK OF INDIA - RACPC GHATKOPAR RACPC GHATKOPAR BRANCH, OPP. DAMODAR PARK, ASHOK SILK MILLS COMPOUND, L.B.S. MARG, GHATKOPAR (W), MUMBAI-400086 GSTIN/UIN : 27AAACS8577K2Z0 State Name : Maharashtra, Code : 27 | Invoice No. | Dated |
| | PG-1939/22-23 | 19-Aug-22 |
| | Delivery Note | Mode/Terms of Payment |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. | Delivery Note Date |
| | 42214/26178 | |
| Dispatched through | Destination | |
| Terms of Delivery | | |

| Sl No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|------------------------------|---------|----------|-------------------|
| 1 | VALUATION FEE | 997224 | 18 % | 2,500.00 |
| 2 | STRUCTURAL REPORT FEE | 997224 | 18 % | 2,500.00 |
| | CGST | | | 450.00 |
| | SGST | | | 450.00 |
| Total | | | | ₹ 5,900.00 |

Amount Chargeable (in words)

E. & O.E

Indian Rupee Five Thousand Nine Hundred Only

| HSN/SAC | Taxable Value | Central Tax Rate | Central Tax Amount | State Tax Rate | State Tax Amount | Total Tax Amount |
|--------------|-----------------|------------------|--------------------|----------------|------------------|------------------|
| 997224 | 5,000.00 | 9% | 450.00 | 9% | 450.00 | 900.00 |
| Total | 5,000.00 | | 450.00 | | 450.00 | 900.00 |

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

Remarks:

to Mr. Vinay P. Vasudeo & Mrs. Divya Vinay Vasudeo - Residential Flat No. 22, 2nd Floor, Building No. 4, "Ganga Co-op. Hsg. Soc. Ltd.", Kamdhenu Complex, Hari Om Nagar, Mulund (East), Mumbai, PIN Code - 400 081

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**
for Vastukala Consultants (I) Pvt Ltd

[Signature]
 Authorised Signatory

This is a Computer Generated Invoice



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mr. Vinay P. Vasudeo & Mrs. Divya Vinay Vasudeo**

Residential Flat No. 22, 2nd Floor, Building No. 4, "**Ganga Co-op. Hsg. Soc. Ltd.**", Kamdhenu Complex,
Hari Om Nagar, Mulund (East), Mumbai, PIN Code - 400 081,
State - Maharashtra, Country - India.

Longitude Latitude: 19°10'27.3"N 72°58'18.5"E

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Valuation Done for:

State Bank of India

RACPC Ghatkopar (West) Branch

Retail Assets Centralised Processing Centre, 1st Floor, Ashok Sijk Mills Compound, LBS Marg,
Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India.

Vastukala Consultants (I) Pvt. Ltd.

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

Vastukala Consultants (I) Pvt. Ltd.

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**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 22, 2nd Floor, Building No. 4, "**Ganga Co-op. Hsg. Soc. Ltd.**", Kamdhenu Complex, Hari Om Nagar, Mulund (East), Mumbai, PIN Code - 400 081, State - Maharashtra, Country - India belongs to **Mr. Vinay P. Vasudeo & Mrs. Divya Vinay Vasudeo.**

Boundaries of the property.

North : Internal Road
South : Dumping Ground
East : BMC Garden
West : Nalanda Public School

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 **₹ 1,65,10,620.00 (Rupees One Crore Sixty Five Lakh Ten Thousand Six Hundred Twenty Only).**

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

Hence certified

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

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2022.08.20 10:16:27 +05'30'

Sharadkumar B. Chalikwar
Auth. Sign

C.M.D.

Auth. Sign



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2021-22/85/13
Encl: Valuation report.

Mumbai

121, 1st Floor, Akruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile: +91 9216912225
+91 9819670183
delhinc@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@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 Ghatkopar (West) Branch
 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 fair market value of the property for Banking Purpose. |
| 2. | a) | Date of inspection | : 19.08.2022 |
| | b) | Date on which the valuation is Made | : 19.08.2022 |
| 3. | List of documents produced for perusal: i) Copy of Agreement for sale dated 31.03.2022. ii) Copy of Occupancy Certificate No. CE / 4128 / BPES / AT dated 28.12.2004 issued by Municipal Corporation of Greater Mumbai. | | |
| 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) | : | Mr. Vinay P. Vasudeo & Mrs. Divya Vinay Vasudeo. Address: Residential Flat No. 22, 2 nd Floor, Building No. 4, "Ganga Co-op. Hsg. Soc. Ltd.", Kamdhenu Complex, Hari Om Nagar, Mulund (East), Mumbai, PIN Code - 400 081, State - Maharashtra, Country – India. Contact Person: Mr. Vinay P Vasudeo (Owner) Contact No. 8879160601 Joint Ownership Details of share are not available. |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : | The property is a residential flat located on 2 nd floor. The composition of flat is 2 Bedrooms + Living Room + Kitchen + Dining + 2 Toilets + Bath. (i.e. 2 BHK + 2 Toilets & Bath). The property is at 1.6 Km. travelling distance from nearest railway station Thane. |
| 6. | Location of property | : | |
| | a) | Plot No. / Survey No. | : Plot No. 2 |
| | b) | Door No. | : Residential Flat No. 22 |
| | c) | C.T.S. No. / Village | : CTS No. 62 to 64, 66, 71, 72, 81, 83, 99 of Village Mulund (East) |
| | d) | Ward / Taluka | : Taluka – Kurla |



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| | | | | |
|-----|---|---|--|------------------------|
| e) | Mandal / District | : | District – Mumbai Suburban | |
| f) | Date of issue and validity of layout of approved map / plan | : | As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan. | |
| g) | Approved map / plan issuing authority | : | | |
| h) | Whether genuineness or authenticity of approved map/ plan is verified | : | N.A. | |
| i) | Any other comments by our empanelled valuers on authentic of approved plan | : | N.A. | |
| 7. | Postal address of the property | : | Residential Flat No. 22, 2 nd Floor, Building No. 4, "Ganga Co-op. Hsg. Soc. Ltd.", Kamdhenu Complex, Hari Om Nagar, Mulund (East), Mumbai, PIN Code - 400 081, State - Maharashtra, Country – India. | |
| 8. | City / Town | : | Mulund (East), Mumbai | |
| | 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 – Mulund (East) Municipal Corporation of Greater Mumbai | |
| 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 | : | Internal Road | Details not available |
| | South | : | Dumping Ground | Details not available |
| | East | : | BMC Garden | Details not available |
| | West | : | Nalanda Public School | Details not available |
| 13. | Dimensions of the site | | N. A. as property under consideration is a Residential Flat in a building. | |
| | | | A As per the Deed | B Actuals |
| | North | : | - | - |
| | South | : | - | - |
| | East | : | - | - |
| | West | : | - | - |
| 14. | Extent of the site | : | Carpet Area in Sq. Ft. = 671.00 (Area as per Site measurement) Built Up Area in Sq. Ft. = 798.00 | |

| | | | |
|------------|--|---|--|
| | | | (As per Agreement for Sale) |
| 14.1 | Latitude, Longitude & Co-ordinates of Flat | : | 19°10'27.3"N 72°58'18.5"E |
| 15. | Extent of the site considered for Valuation (least of 13A& 13B) | : | Built Up Area in Sq. Ft. = 798.00 (As per Agreement for Sale) |
| 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. | : | CTS No. 62 to 64, 66, 71, 72, 81, 83, 99 of Village Mulund (East) |
| | Block No. | : | - |
| | Ward No. | : | - |
| | Village / Municipality / Corporation | : | Village – Mulund (East) Municipal Corporation of Greater Mumbai |
| | Door No., Street or Road (Pin Code) | : | Residential Flat No. 22, 2 nd Floor, Building No. 4, "Ganga Co-op. Hsg. Soc. Ltd." , Kamdhenu Complex, Hari Om Nagar, Mulund (East), Mumbai, PIN Code - 400 081, State - Maharashtra, Country – India. |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential |
| 4. | Year of Construction | : | 2004 (As per Occupancy Certificate) |
| 5. | Number of Floors | : | Stilt + 7 th Upper Floor |
| 6. | Type of Structure | : | R.C.C. Framed Structure |
| | Number of Dwelling units in the building | : | 4 Flats on 2 nd floor |
| | Quality of Construction | : | Good |
| | Appearance of the Building | : | Good |
| | Maintenance of the Building | : | Good |
| | Facilities Available | : | |
| | Lift | : | 1 Lift |
| | Protected Water Supply | : | Municipal Water supply |
| | Underground Sewerage | : | Connected to Municipal sewer |
| | Car parking - Open / Covered | : | Stilt car parking |
| | Is Compound wall existing? | : | Yes |
| | Is pavement laid around the building | : | Yes |
| III | Residential Flat | | |
| 1 | The floor in which the Flat is situated | : | 2 nd Floor |
| 2 | Door No. of the Flat | : | Residential Flat No. 22 |
| 3 | Specifications of the Flat | : | |
| | Roof | : | R.C.C. Slab |
| | Flooring | : | Vitrified tile flooring |
| | Doors | : | Teak Wood door frame, Flush doors shutters |

| | | | |
|-----------|--|---|---|
| | Windows | : | Powder Coated Aluminum Sliding windows |
| | Fittings | : | Plumbing with C.P. fittings. Electrical wiring with concealed |
| | Finishing | : | 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.: | : | Details not available |
| | Meter Card is in the name of: | : | Details not available |
| 6 | How is the maintenance of the Flat? | : | Good |
| 7 | Sale Deed executed in the name of | : | Mr. Vinay P. Vasudeo & Mrs. Divya Vinay Vasudeo |
| 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. = 798.00 (As per index II) |
| 10 | What is the floor space index (app.) | : | As per local norms |
| 11 | What is the Carpet area of the Flat? | : | Carpet Area in Sq. Ft. = 671.00 (Area as per Site measurement) |
| 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? | : | Vacant |
| 15 | If rented, what is the monthly rent? | : | ₹ 34,000.00 Expected rental income per month |
| 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) | : | ₹ 20,000.00 to ₹ 22,000.00 per Sq. Ft. on Built Up Area |
| 2 | Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the | : | ₹ 21,500,000.00 per Sq. Ft. ₹ 20,690.00 per Sq. Ft. (after depreciation) |

| | | |
|-----------|---|---|
| | specifications and other factors with the Flat under comparison (give details). | |
| 3 | Break – up for the rate | : |
| | I. Building + Services | : ₹ 3,000.00 per Sq. Ft. |
| | II. Land + others | : ₹ 18,500.00 per Sq. Ft. |
| 4 | Guideline rate obtained from the Registrar's Flat for new property (an evidence thereof to be enclosed) | : ₹ 1,42,910.00 per Sq. M. i.e. ₹ 13,277.00 per Sq. Ft. |
| | Guideline rate (after depreciation) | : ₹ 1,20,208.00 per Sq. M. i.e. ₹ 11,168.00 per Sq. Ft. |
| 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) | : ₹ 3,000.00 per Sq. Ft. |
| | Age of the building | : 18 Years |
| | Life of the building estimated | : 42 years Subject to proper, preventive periodic maintenance & structural repairs. |
| | Depreciation percentage assuming the salvage value as 10% | : 27.00% |
| | Depreciated Ratio of the building | : |
| b | Total composite rate arrived for Valuation | : |
| | Depreciated building rate VI (a) | : ₹ 2,190.00 per Sq. Ft. |
| | Rate for Land & other V (3) ii | : ₹ 18,500.00 per Sq. Ft. |
| | Total Composite Rate | ₹ 20,690.00 per Sq. Ft. |
| | Remarks: | |

Details of Valuation:

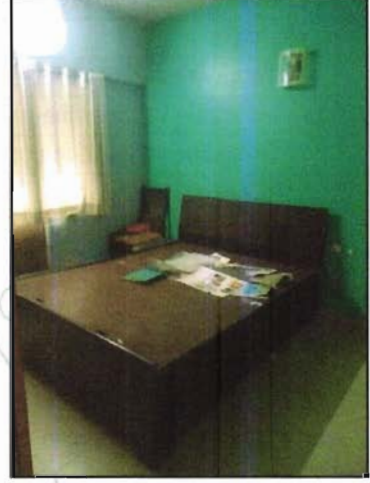
| Sr. No. | Description | Qty. | Rate per unit (₹) | Estimated Value (₹) |
|---------|--|-------------------|-------------------|---------------------|
| 1 | Present value of the Flat (incl. car parking, if provided) | 798.00 Sq. Ft. | 20,690.00 | 1,65,10,620.00 |
| 2 | Wardrobes | | | |
| 3 | Showcases / | | | |
| 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 | | |
| | Total Value of the property | | 1,65,10,620.00 |
| | Insurable value of the property | | 23,94,000.00 |
| | Guideline value of the property (798.00 X 11,168.00) | | 89,12,064.00 |

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 ₹ 20,000.00 to ₹ 22,000.00 per Sq. Ft. on Built Up Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc. We estimate ₹ 20,690.00 per Sq. Ft. for valuation.

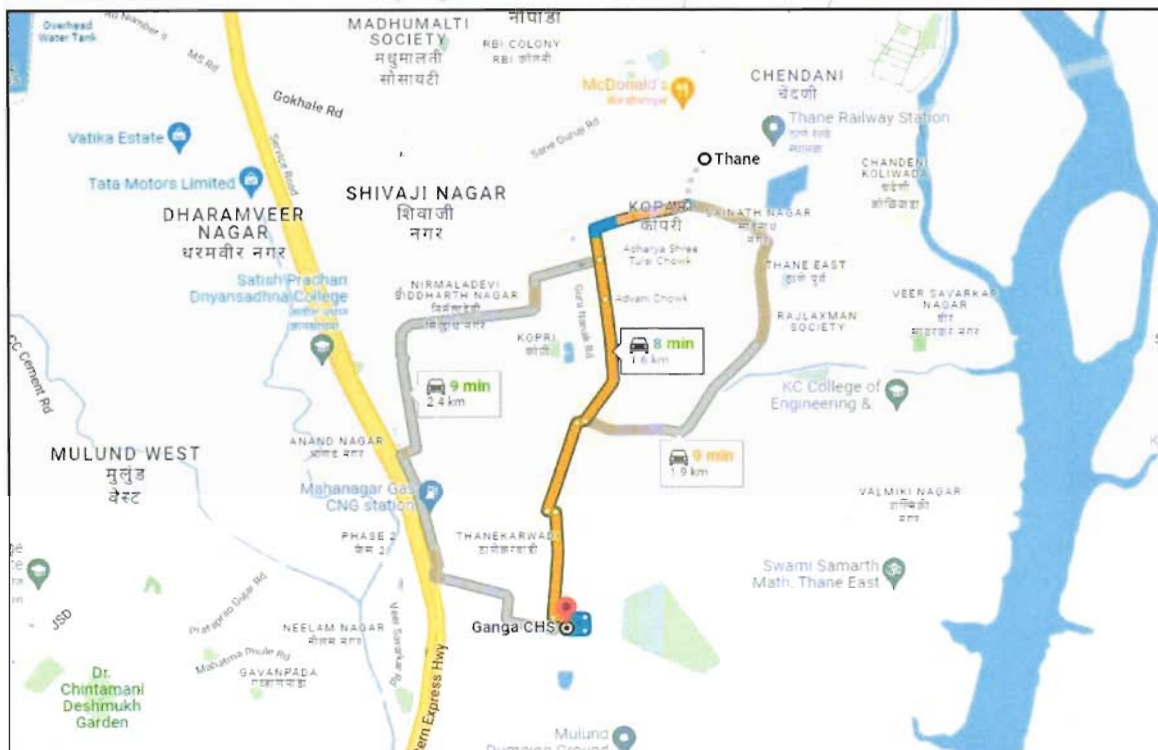
| | |
|--|--|
| Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on | |
| i) Saleability | Good |
| ii) Likely rental values in future | ₹ 34,000.00 Expected rental income per month |
| iii) Any likely income it may generate | Rental Income |

Actual site Photographs



Route Map of the property


Site,u/r



Longitude Latitude: 19°10'27.3"N 72°58'18.5"E

Note: The Blue line shows the route to site from nearest railway station (Thane – 1.6 Km.)

Ready Reckoner 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
 20222023

Annual Statement of Rates

Language
 English

Selected District: मुंबई(उपनगर)

Select Village: मुलुंड (पू) - कुली

Search By: Survey No Location

Enter Survey No: 62

| उपविभाग | खुली जमीन | निवासी सदनिका | ऑफीस | दुकाने | औद्योगिक | एकक (R./.) | Attribute |
|---|-----------|---------------|--------|--------|----------|------------|----------------|
| 124 S71D-भुभाग-उत्तरेस व पूर्वेस गाव हद्द,दक्षिणेत डम्पिंग ग्राऊंड व नाला व पश्चिमेस पूर्व द्रुतगती मार्ग | 70290 | 142910 | 164340 | 178630 | 142910 | चौरस मीटर | सि.टी.एस. नंबर |

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Price Indicators

99acres Buy ▾ 1/19+ Localities 1/19+ Projects 1/19+ Societies 1/19+ Landmarks

Multiple Properties in Mumbai 1/19+ Properties in Mumbai 1/19+ Apartments in 3BHK 1/19+ Apartments in Hari Om Nagar

Posted on Jul 05, 2022 | Ready to move

₹2.4 Cr @ 24,000 per sq.ft. **3BHK 3Baths**
Residential Apartment for sale
Estimated EM: ₹1.51,680
Ratnashree Tower CHS Hari Om Nagar, Mumbai Thane

NOT AVAILABLE Website: <https://maharashtra.maharashtra.gov.in/>

Overview Dealer Details Recommendations

Property (0)

- Area: Super Built up area 1450 sq.ft. (134.21 sq.m) Carpet area: 1000 sq.ft. (92.9 sq.m)
- Configuration: 3 Bedrooms, 3 Bathrooms, No Balcony
- Price: ₹2.4 Crore+ Govt Charges & Tax @ 24,000 per sq.ft. [View Price Details](#)
- Address: Ratnashree Tower CHS Hari Om Nagar, Mumbai Thane
- Floor Number: 5th of 16 Floors
- Facing: West
- Property Age: 10+ Year Old

[Request Photos](#)

Places nearby Hari Om Nagar, Mumbai Thane, Mumbai [View All \(50\)](#)

- Hanuman Mandir
- Saibaba Mandir Saibaba Temple
- Dhanshri Hospital
- Fracture Care Hospital and Diagnostic Centre

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Sales Instances

| Index 2 | |
|---|--|
| 1113390 23-01-2022 Note -Generated Through eSearch Module For original report please contact concern SRO office | सूची क्र.2 दुपयल मिळवण - सह दु मि कुर्ली 3 दल कालक 11132022 मोदणी Regn 53m |
| गवाचे नाव : मुलुंड | |
| 1) विक्रीच्या प्रकार | करारनामा |
| 2) मीटरवाच | 21100000 |
| 3) आकारमात आडोपट्ट्याच्या आडोपट्ट्याद्वारे आकारणी देणे की परदेशीर से समुद्र करावे. | 14124105 |
| 4) भू. मापन पोटाहिसा व फाजमात असल्यास. | 1) कार्याचे नाव मुलुंड मनजहावर करार करारनामा नं. 16. भागा नं. 2 इमारतीचे नाव डिवाइजिंग नं. 10. पाना की नच एस. सिस्टिम कालक नं. कामपेनु कुरी ओप नगर रीड मुलुंड मुले मुलुंड 400001 इतर माहिती क्षेत्रक 51.30 चौमी. आडोपट्ट्या नं. 1245711. C.T.C Number 62 to 60, 71, 72, 53, 04, 05 (A), 06 to 99 - 1) |
| 5) क्षेत्रक | 51.30 चौ मीटर |
| 6) आकारणी किंवा सुद्धी देण्यात असेल तेव्हा | |
| 7) इमारतीचे करार देणा. या किंवा देणा. या पत्रकारणे मार किंवा विकारी न्यायालयाने कुठल्यामा किंवा अर्थात असल्यास प्रविष्टावे नाव व पत्र | 1) नाव - राउत अमोल रीड 30-56 पत्र - 40603 भागा नं. 6 इमारतीचे नाव सिमेंट अडेन्स लीडा लखवुरिया रिड कालक नं. भाजीवाडा ठाणे पडिम रीड नं. महाराष्ट्र ठाणे. टिम कोड -400603 टिम नं. AAAPV3769P 2) नाव - राउत अमोल रीड 30-56 पत्र - 40603 भागा नं. 6 इमारतीचे नाव सिमेंट अडेन्स लीडा लखवुरिया रिड कालक नं. भाजीवाडा ठाणे पडिम रीड नं. महाराष्ट्र ठाणे. टिम कोड -400603 टिम नं. AAAPV3769P |
| 8) इमारतीचे करार देणा. या पत्रकारणे व किंवा विकारी न्यायालयाने कुठल्यामा किंवा अर्थात असल्यास प्रविष्टावे नाव व पत्र | 1) नाव - गिरीश मनोहर केवळानी 37-37 पत्र - 40603 भागा नं. 6 इमारतीचे नाव सिमेंट विद्याल छत्रपती सोसायटी अलाक नं. कोपरी कोपरी ठाणे मुलुंड रीड नं. महाराष्ट्र ठाणे. टिम कोड -400603 टिम नं. AAAPV3769P 2) नाव - मनोहर अश्विनराज केवळानी 30-69 पत्र - 40603 भागा नं. 6 इमारतीचे नाव सिमेंट विद्याल छत्रपती सोसायटी अलाक नं. कोपरी कोपरी ठाणे मुलुंड रीड नं. महाराष्ट्र ठाणे. टिम कोड -400603 टिम नं. AAAPV3769P |
| 9) इमारतीचे करार देण्याचा दिनांक | 21/01/2022 |
| 10) दल मोदणी किंवाचा दिनांक | 21/01/2022 |
| 11) अनुमान खंड व मुद्र | 11132022 |
| 12) आकारमातमाते मुद्राक मुलु | 585000 |
| 13) आकारमातमाते मोदणी मुलु | 30000 |
| 14) रीत | |
| मुद्राकमावारी विद्यमान टोकेल नवरील. | |
| मुद्राक मुलु आकारनामा मिळविलेला अनुबंध | Is within the limits of any Municipal Corporation or any Cantonment area annexed to it. |

| Index 2 | |
|---|--|
| 1113390 23-01-2022 Note -Generated Through eSearch Module For original report please contact concern SRO office | सूची क्र.2 दुपयल मिळवण - सह दु मि कुर्ली 3 दल कालक 11132022 मोदणी Regn 53m |
| गवाचे नाव : मुलुंड | |
| 1) विक्रीच्या प्रकार | करारनामा |
| 2) मीटरवाच | 10000000 |
| 3) आकारमात आडोपट्ट्याच्या आडोपट्ट्याद्वारे आकारणी देणे की परदेशीर से समुद्र करावे. | 6744705 |
| 4) भू. मापन पोटाहिसा व फाजमात असल्यास. | 1) कार्याचे नाव मुलुंड मनजहावर करार करारनामा नं. 16. भागा नं. 2 इमारतीचे नाव डिवाइजिंग नं. 10. पाना की नच एस. सिस्टिम कालक नं. कामपेनु कुरी ओप नगर रीड मुलुंड मुले मुलुंड 400001 इतर माहिती क्षेत्रक 49.04 चौमी. आडोपट्ट्या नं. 1245711. C.T.C Number 62 to 60, 71, 72, 53, 04, 05 (A), 06 to 99 - 1) |
| 5) क्षेत्रक | 49.04 चौ मीटर |
| 6) आकारणी किंवा सुद्धी देण्यात असेल तेव्हा | |
| 7) इमारतीचे करार देणा. या किंवा देणा. या पत्रकारणे मार किंवा विकारी न्यायालयाने कुठल्यामा किंवा अर्थात असल्यास प्रविष्टावे नाव व पत्र | 1) नाव - राउत अमोल रीड 30-56 पत्र - 40603 भागा नं. 6 इमारतीचे नाव सिमेंट अडेन्स लीडा लखवुरिया रिड कालक नं. भाजीवाडा ठाणे पडिम रीड नं. महाराष्ट्र ठाणे. टिम कोड -400603 टिम नं. AAAPV3769P 2) नाव - राउत अमोल रीड 30-56 पत्र - 40603 भागा नं. 6 इमारतीचे नाव सिमेंट अडेन्स लीडा लखवुरिया रिड कालक नं. भाजीवाडा ठाणे पडिम रीड नं. महाराष्ट्र ठाणे. टिम कोड -400603 टिम नं. AAAPV3769P |
| 8) इमारतीचे करार देणा. या पत्रकारणे व किंवा विकारी न्यायालयाने कुठल्यामा किंवा अर्थात असल्यास प्रविष्टावे नाव व पत्र | 1) नाव - गिरीश मनोहर केवळानी 37-37 पत्र - 40603 भागा नं. 6 इमारतीचे नाव सिमेंट विद्याल छत्रपती सोसायटी अलाक नं. कोपरी कोपरी ठाणे मुलुंड रीड नं. महाराष्ट्र ठाणे. टिम कोड -400603 टिम नं. AAAPV3769P 2) नाव - मनोहर अश्विनराज केवळानी 30-69 पत्र - 40603 भागा नं. 6 इमारतीचे नाव सिमेंट विद्याल छत्रपती सोसायटी अलाक नं. कोपरी कोपरी ठाणे मुलुंड रीड नं. महाराष्ट्र ठाणे. टिम कोड -400603 टिम नं. AAAPV3769P |
| 9) इमारतीचे करार देण्याचा दिनांक | 21/01/2022 |
| 10) दल मोदणी किंवाचा दिनांक | 21/01/2022 |
| 11) अनुमान खंड व मुद्र | 11132022 |
| 12) आकारमातमाते मुद्राक मुलु | 540000 |
| 13) आकारमातमाते मोदणी मुलु | 30000 |
| 14) रीत | |
| मुद्राकमावारी विद्यमान टोकेल नवरील. | |
| मुद्राक मुलु आकारनामा मिळविलेला अनुबंध | Is within the limits of any Municipal Corporation or any Cantonment area annexed to it. |



Sales Instances

| Index 2 | | X |
|---|--|---|
| 16606390 15/11/2021 Note:-Generated Through eSearch Module For original report please contact concern SRO office. | सूची क्र.2 | दुग्धम विभाग - सह डू वि कुर्ली : दस्ता क्रमांक : 16606/2021 नोदणी Regn 63m |
| गावाचे नाव - मुलुंड | | |
| (1) स्थितीबाबत प्रस्नार | सेल डीड | |
| (2) मालकी | 20500000 | |
| (3) आकारमात भाडेपट्ट्याच्या बाबतितपट्ट्याकार आकारणी वेळी जी पट्टेदार ते मालक कराते | 14109004 | |
| (4) मू.मापन नोंदविला व धरतणमात (असल्यास) | 1) पालिकेचे नाव मुंबई मनपावसन ठराने . इतर माहिती हरि शंभु नगर गाव मुलुंड ना. कुर्ली जि. मुंबई व मुंबई उपनगर येथील सीटी सर्वे नंबर 00/3 09 90 91 92 93 94 4 95 6 95 7 95 8 95 9 95 10 95 11 नोंद न 2 या जागेवरील कामधेनु अंमलपत्र येथील ईमारत अ. 11 मधील अकराव्या मजल्या वरील सदरमिळ क्र. 112 के डेट 850 ची फुट लावलेट विभागाचे नाव- मुलुंड डू. कुर्ली उपविभागाचे नाव- 324571 . भुभा. पूर्व हुतायी मणीया मुलुंडडील सर्व मिळाली. (C.T.D. Number- 00 3 09 90 91 92 93 94 4 95 6 95 7 95 8 95 9 95 10 95 11) | |
| (5) क्षेत्रफळ | 850 चौ फुट | |
| (6) आकारणी क्षेत्रा वुडी वंगणत असेल तेखा | | |
| (7) दस्तोडेक करन देणा. या तिहुन देवजा. या पक्षकाराचे नाव किंवा किवायी व्यापारया कुलुमनामा किंवा अदिका असल्यास प्रतिपादिते नाव व जगत | 1) नाव- मुकुन मईकाभाई बाहु बर -4) जता -रॉट न - मळा न - इमारतीचे नाव - बॉलिंग मं सदरमिळ न 112 11 या मजला किडींग म 11 हरि शंभु नगर मुलुंड ईस्ट मुंबई रोड न - महाराष्ट्र मुंबई टिन ऑड-400001 पिन न -AMGPS0316M 2) नाव- वाळू मुकुन बाहु बर -4) जता -रॉट न - मळा न - इमारतीचे नाव - बॉलिंग मं सदरमिळ न 112 11 या मजला किडींग म 11 हरि शंभु नगर मुलुंड ईस्ट मुंबई रोड न - महाराष्ट्र मुंबई टिन ऑड-400001 पिन न -AZNPS0777N | |
| (8) दस्तोडेक करन देणा. या पक्षकाराचे व किंवा किवायी व्यापारया कुलुमनामा किंवा अदिका असल्यास प्रतिपादिते नाव व जगत | 1) नाव- मुकुन अदिकाबाबत उद्येगयायी वंके वु मु. मल्लु भावीला मुकुन उद्येगयायी वंके -4) जता -रॉट न - मळा न - इमारतीचे नाव - बॉलिंग मं रॉट न 141, अडित गाडी नगर जयपत किंडव्या मने देवना रोड औरंगाबाद रोड न - महाराष्ट्र औरंगाबाद टिन ऑड-431005 पिन न -AEEPH1922L 2) नाव- भावीला मुकुन उद्येगयायी वंके -4) जता -रॉट न - मळा न - इमारतीचे नाव - बॉलिंग मं रॉट न 141, अडित गाडी नगर जयपत किंडव्या मने देवना रोड औरंगाबाद रोड न - महाराष्ट्र औरंगाबाद टिन ऑड-431005 पिन न -AFKPH3755P | |
| (9) दस्तोडेक करन दितयाचा दिनांक | 27/10/2021 | |
| (10) दस्त नोंदणी केवयाचा दिनांक | 27/10/2021 | |
| (11) अनुक्रमीक खंड व पृष्ठ | 16606/2021 | |
| (12) आकारमातप्रमाणे मुद्राळ मुलु | 1025000 | |
| (13) आकारमातप्रमाणे मोंदणी मुलु | 30000 | |
| (14) रीत | | |
| मुद्राळनासाठी किंवायत वेगवेगळ तपदीत - | | |
| मुद्राळ मुलु अकारतना मिळडलेला अनुबंध - | b) within the limits of any Municipal Corporation or any Cantonment area annexed to it. | |

Think.Innovate.Create

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 arrived 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.

We hope this will satisfy your requirements.

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Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is ₹ 1,65,10,620.00 (Rupees One Crore Sixty Five Lakh Ten Thousand Six Hundred Twenty Only).

Place: Mumbai

Date: 19.08.2022

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. ChalikwarDigitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2022.08.20 10:16:46 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

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)

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

(Annexure-IV)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar 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 19.08.2022 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 19.08.2022. 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. 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 AEAPC0117Q
- 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 registered under Section 34 AB of the Wealth Tax Act, 1957.
- v. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- z. Further, I hereby provide the following information.

| Sr. No. | Particulars | Valuer comment |
|---------|---|---|
| 1. | background information of the asset being valued; | The property is purchased by Mr. Vinay P. Vasudeo & Mrs. Divya Vinay Vasudeo from Mr. Joby John Meledan vide agreement for sale dated 31.03.2022. |
| 2. | purpose of valuation and appointing authority | As per the request from State Bank of India, RACPC Ghatkopar (West) Branch to assess Realizable value of the property for Banking purpose |
| 3. | identity of the valuer and any other experts involved in the valuation; | Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Shobha Kuperkar – Technical Manager Sameer Sutar – 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 – 19.08.2022 Valuation Date – 19.08.2022 Date of Report – 19.08.2022 |
| 6. | inspections and/or investigations undertaken; | Physical Inspection done on 19.08.2022 |
| 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 Commercial 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 **19th August 2022** 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.

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 area **798.00 Sq. Ft. Built Up Area** in the name of **Mr. Vinay P. Vasudeo & Mrs. Divya Vinay Vasudeo**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **Mr. Vinay P. Vasudeo & Mrs. Divya Vinay Vasudeo**. 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 area **798.00 Sq. Ft. Built Up Area**.

Condition & Repair

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

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Current use / Exiting 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 area **798.00 Sq. Ft. Built Up Area.**

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure - 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. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

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.

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



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess of the property under reference as on **19th August 2022**.

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 knowledgeable 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 herein above, 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 **₹ 1,65,10,620.00 (Rupees One Crore Sixty Five Lakh Ten Thousand Six Hundred Twenty Only)**.

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

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
c=IN
Date: 2022.08.20 10:16:56 +05'30'



C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13



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