

**PROFORMA INVOICE**

(ORIGINAL FOR RECIPIENT)

<b>Vastukala Consultants (I) Pvt Ltd</b> 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) <b>Bank Of Baroda - V P Road</b> V P Road, Sikka Nagar, 136 V P Road Mumbai 40000 GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Invoice No. <b>PG-2251/21-22</b>	Dated <b>10-Jan-2022</b>
	Delivery Note	Mode/Terms of Payment
	Dispatch Doc No. <b>38697/22352</b>	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	<b>3,000.00</b>
				<b>CGST 270.00</b>
				<b>SGST 270.00</b>
<b>Total</b>				<b>3,540.00</b>

Amount Chargeable (in words)

**Indian Rupee Three Thousand Five Hundred Forty Only**

**3,540.00**

*E. & O.E*

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	3,000.00	9%	270.00	9%	270.00	540.00
<b>Total</b>			<b>270.00</b>		<b>270.00</b>	<b>540.00</b>

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

**Remarks:**

Mr. Mangaram A. Patel & Mrs. Jasidevi M. Patel. -  
 Residential Flat No. 602, 6th Floor, Wing - A,  
 "Mangalmurthi Plaza", 10th Khetwadi Lane, Girgaon,  
 Mumbai, PIN Code - 400 004,

Company's Service Tax No. : **AADCV4303RSD001**  
 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

Customer's Seal and Signature

**Company's Bank Details**

A/c Holder's Name :

Bank Name : **ICICI BANK LTD**

A/c No. : **123105000319**

Branch & IFS Code : **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**  
**for Vastukala Consultants (I) Pvt Ltd**



Authorised Signatory

This is a Computer Generated Invoice

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

An ISO 9001:2015 Certified Company



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Mangaram A. Patel & Mrs. Jasidevi M. Patel**

Residential Flat No. 602, 6<sup>th</sup> Floor, Wing - A, "**Mangalmurthi Plaza**", 10<sup>th</sup> Khetwadi Lane,  
Girgaon, Mumbai, PIN Code - 400 004, State - Maharashtra, Country - India

Latitude Longitude - 18°57'34.3"N 72°49'19.4"E

Think. Innovate. Create

### Valuation Done for:

**Bank of Baroda**

**V.P. Road Branch**

Sikka Nagar, 136, V. P. Road, Girgaon, Mumbai - 400 004,  
State - Maharashtra, Country - India.

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

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

Vastukala Consultants (I) Pvt. Ltd.

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**1. VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 602, 6<sup>th</sup> Floor, Wing - A, "Mangalmurthi Plaza", 10<sup>th</sup> Khetwadi Lane, Girgaon, Mumbai, PIN Code - 400 004, State - Maharashtra, Country - India belongs to **Mr. Mangaram A. Patel & Mrs. Jasidevi M. Patel.**

Boundaries of the property.

North	: Shethana Mansion
South	: Earth Sampanna CHSL
East	: 10 <sup>th</sup> Khetwadi Lane
West	: Shreepati Castle Building

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 and **Fair Market Value** for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential Flat	₹ 1,65,21,564.00	₹ 1,48,69,408.00	₹ 1,32,17,251.00	₹ 13,04,800.00

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

C.M.D.

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt.Ltd.,  
ou,email=cmd@vastukala.org,c=IN  
Date: 2022.01.11 10:28:41 +05'30'

Director



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

**Mumbai**

121, 1<sup>st</sup> Floor, Ackruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

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

**Delhi NCR**

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

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+91 9819670183  
delhincr@vastukala.org

**Nanded**

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

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nanded@vastukala.org

**Aurangabad**

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

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**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093

To,

**The Chief Manager,****Bank Of Baroda****V.P. Road Branch**

Sikka Nagar, 136, V. P. Road,

Girgaon, Mumbai - 400 004,

State – Maharashtra, Country - India

**2. VALUATION REPORT (IN RESPECT OF FLAT)**

	<b>Ref No &amp; Date</b>	:	-
1	Purpose for which the valuation is made	:	To ascertain the present market value of the Residential Flat
2	Type of Property	:	Residential
	If the property is industrial state:	:	N.A.
	a) for what type of activity industry, the premises is well suited:	:	N.A.
	b) Sanctioned/connected power load:	:	N.A.
	c) Type of activity presently going on at the premises:	:	N.A.
3	Date of visit	:	31.12.2021
4	Documents produced for scrutiny:		
	Description of the document	:	Document number      Document date
	1) Copy of Articles of Agreement (9 pages from documents)	:	3580/2010      15.04.2010
	2) Copy of Index – II (Notice of Intimation regarding mortgage by way of deposit of Title Deed)	:	3390/2019      05.10.2019
	Name of the owner(s)	:	<b>Mr. Mangaram A. Patel &amp; Mrs. Jasidevi M. Patel</b>
5	Property Details:		
	House/Flat No/Door No.	:	Residential Flat No. 602
	Plot No.	:	-
	Survey No	:	Cadastral Survey No. 1040 of Girgaon Division
	Ward & Block No.	:	-
	Location	:	10 <sup>th</sup> Khetwadi Lane, Khetwadi, Girgaon, Mumbai
	Property is situated in (Gram Panchayat, Municipality, Municipal corporation)	:	Municipal Corporation of Grater Mumbai
	LANDMARK (Mandatory)	:	Near D-Mart Ready Store
	Full postal address of the property (FULL ADDRESS AND PINCODE MANDATORY)	:	Residential Flat No. 602, 6 <sup>th</sup> Floor, Wing - A, " <b>Mangalmurthi Plaza</b> ", 10 <sup>th</sup> Khetwadi Lane, Girgaon, Mumbai, PIN Code - 400 004, State - Maharashtra, Country – India
6	Brief Description/Specification of the property with comments on Right of Way and other Easementary Rights:	:	
	The property is a Residential Flat located on 6 <sup>th</sup> Floor. The composition of amalgamated flat is 2 Bedrooms + Living Room + Kitchen + 2 Toilets.		
	The property is at 1.2 Km. travelling distance from nearest railway station Grant Road		
	Right of Way and other Easementary Rights – N.A.		



7.1	Dimensions of the Plot of land (larger Extent)		
	Direction	As per the document Plan/title deed	Actual (As per the measurement of site during visit)
	North	N.A., the property under consideration is Residential Flat.	
	East		
	South		
	West		
7.2	Boundaries of the property (larger extent):		
	Direction	As per the document Plan/title deed	Actual (As per the measurement of site during visit)
	North	N.A.	N.A.
	East	N.A.	N.A.
	South	N.A.	N.A.
	West	N.A.	N.A.
7.3	Shape of the plot of land and remarks	N.A., the property under consideration is Residential Flat.	
7.4	Boundaries of the property (Flat)		
	Direction	As per the document Plan/title deed	Actual (As per the measurement of site during visit)
	North	Details not available	Shethana Mansion
	South	Details not available	Earth Sampanna CHSL
	East	Details not available	10 <sup>th</sup> Khetwadi Lane
	West	Details not available	Shreepati Castle Building
8.0	Flat marking are available (Yes / No)	No	
	Dimensions of the Structure		
	Area of the unit	As per approved plan	As per the actual construction
	Built up area	Not provided	Carpet Area = 418.00 (Area as per Actual Site Measurement)  Carpet Area = 388.00 Sq. Ft. (Area as per Articles of Agreement)  Built up Area = 466.00 Sq. Ft. (Area as per Index - II)
	Common areas	-	-
	Car Parking	-	-

**8.1 Specification of Construction:**

S. No.	Particulars	Comment
8.1.1	Foundation	R.C.C.
8.1.2	Basement	-
8.1.3	Superstructure	RCC Framed Structure with Ground + 6 Upper Floors. R.C.C. frame work with 9-inch-thick B. B. Masonry for external walls &

8.1.4	Joinery/Doors Windows	6-inch thick B.B. Masonry for internal walls Powder coated aluminum sliding windows
8.1.5	Walls and roof	6" thick B.B. Masonry internal walls with Cement and Neeru finish and 9" thick B. B. Masonry external walls with sand faced plaster finish, R.C.C. slab
8.1.6	Doors	Teakwood door framed with flush door
8.1.7	Windows	Powder coated aluminum sliding windows
8.1.8	Plastering	Cement plastering with POP false ceiling
8.1.9	Flooring	All rooms are finished with Vitrified tiles flooring. Toilets are finished with ceramic tiles flooring & full height glazed tiles dado.
8.1.10	Any special finishing	No
8.1.11	Compound wall.	5'6" High, R.C.C. columns with B. B. Masonry wall
8.1.12	Water and sump	Municipal Water Supply and sewerage line.

9.	<b>Details of Approval:</b>		
9.1	Whether plan approval and required permission are issued by the competent authority (Yes/No)	Copy of Approved plan were not provided and not verified	
9.2	Any other additional permissions / approval is required to be obtained. (Yes/No) If yes please mention the details of permissions/approvals to be obtained.	N.A.	
	Whether building tax/land revenue has been paid up to date (Yes/No)	Information not available	
	If building tax/land revenue tax is not required to be paid, state the reason for the same.:	N.A.	
	Details of approvals/permissions/ electricity connection/property tax/ (please include or delete any document as per applicability)	Issuing authority	Date of the document
	a) Non agriculture land conversion order/ Data Bank Details of converted property	N.A., as the land is Residential	
	b) Lay out approval/Regularization order of the plot. b) Lay out approval/Regularization order of the plot issued by Govt. If regularization of the plot is not required as per the aforesaid GO, reason for the same	Copy of Approved building plan is not provided for verification.	
	c) Building construction approval Certificate from the competent authority (Applicable to MC where building is constructed before ..... without approved sanction plan)	N.A.	
	d) BPS/BRS/LRS order	Details Not Provided	
	e) Land use certificate	Details Not Provided	
	f) Commencement certificate	Details Not Provided	
	g) Occupancy certificate	Details Not Provided	
	h) Patta Details: Type: Natham	Not Applicable as the property is located in the Maharashtra	

	Patta/Manaivari Patta etc Patta No: (Applicable to TN)	State.
	Restrictive Clauses as to uses, if any (whether Building use Certificate from the competent authority has been obtained etc.)	As per Municipal Corporation of Greater Mumbai approved norms
9.4	Description of the locality (Residential/commercial/mixed residential and commercial/industrial)	Residential
9.5	Classification of the Locality as per Municipal records	Middle
9.6	Classification of locality (Higher class/Middle Class etc.)	Middle
	Classification of area (Metro/Urban/Semi Urban / Rural)	Urban
9.7	Title of the property (free hold, lease hold etc.)	Freehold
	If not free hold, what is the unexpired Period of contract in force?	N.A.
	Please mention the details of the contract in force (for eg: name of the tenant, date of effect of the lease/rental agreement, expiry date, monthly rent etc)	N.A.
9.8	Presently used for (Residential / Commercial / Godown etc.)	Residential
	Type of the use to which it can be put to (in case of under construction / construction yet to be started units)	N.A.
9.9	Building is vacant / occupied by owner/tenant	Owner Occupied
9.10	Tentative monthly rent if let out.	₹ 34,000.00 Expected rental income per month
9.11	Name of the present Owner	<b>Mr. Mangaram A. Patel &amp; Mrs. Jasidevi M. Patel</b>
	Whether joint/co-ownership/others (specify)	Joint Ownership (Details of ownership share not available)
	In case of joint ownership please furnish shares of each owner and also whether the shares are undivided?	-
9.12	Year of acquisition	15.04.2010
9.13	Purchase price	₹ 14,00,000.00 (as per Articles of Agreement)
9.14	Name of the person accompanied for inspection and contact number.	<b>Mr. Mangaram A. Patel (Owner)</b>
9.15	Name of the Bank Official accompanied for inspection and Branch name.	-
9.16	Has the whole or part of the land been notified for acquisition by Government or Statutory Body? If so, give details	N.A.
9.17	General remarks:	
	a) Development of the surrounding	Residential



	areas.	
	b) Proximity of CIVIC amenities like schools, hospitals, offices, markets, entertainment centres, Commercial Malls etc.	All Available near by
	c) Level of land with topographical conditions.	Plain
	d) Means and proximity of transportation facilities.	Private vehicles & Taxies
	e) Maintenance of the Flat.	Good
	f) Disadvantages if any.	No

**9.2 Details of Previous Valuation:**

Whether the subject property was valued earlier (Yes/No)	No
Date of earlier valuation	N.A.
Name and address of the valuer	N.A.
Purpose of earlier valuation	N.A.
Basis of valuation (enclose a copy of the same)	N.A.
Reason for increase or decrease in the valuation of the property	N.A.

PART-2	VALUATION OF THE PROPERTY	(STRUCTURE)
10.2.1	Type of building (Residential / Commercial / Industrial)	Residential
10.2.2	Year of construction	2008 (Approx.)
10.2.3	Age of property	13 Years
10.2.4	Residual life of the property	47 Years (Subject to proper, preventive periodic maintenance and structural repairs.)
10.2.5	Type of structure (RCC/Load Bearing/Steel Framed)	RCC Framed Structure
10.2.6	No. of floors and height of each floor	Ground + 6 Upper Floors.
10.2.7	Floor in which the subject flat is located	6 <sup>th</sup> Floor
	Configuration of the unit	Residential Flat
	Extent of UDS portion	-
	Built-up area	<b>Built up Area = 466.00 Sq. Ft. (Area as per Index - II)</b>
	Plinth area	N.A.
10.2.8	Deviation observed in construction (Yes/No)	Information not available
	Percentage of deviation	
	Risk of demolition (Yes/No)	No
10.2.9	Adverse effect of bank's interest if any on accepting the property as security	No
10.2.10	Mortgage stipulation if any as per building approval	Information not available
10.2.11	Built up Area of Residential Flat	<b>Built up Area = 466.00 Sq. Ft. (Area as per Index - II)</b>



	Rate per Sq. Ft.	₹ 36,000.00 per Sq. Ft.
	Value of Residential Flat	₹ 1,67,76,000.00
10.2.12	<b>Total</b>	₹ 1,67,76,000.00
10.2.13	<b>Remark</b>	
10.2.14	Any addition of interiors/extension/addition is proposed (Yes/No)	No

**PART 3: Item wise Valuation of other amenities/extra items/ miscellaneous (including proposed) which are not considered in Part-1/ Part-2 above.**

10.3	Item	Unit of Measurement	Quantity	Value
	Included in the Part - 2 above			-
	<b>Total value of the amenities/extra items/ miscellaneous</b>			-

#### Government Value

Particulars	Built Up Area in Sq. Ft.	Rate in ₹	Value in ₹
Flat	466.00	14,488.00	67,51,408.00
<b>Total</b>			<b>67,51,408.00</b>

### 3. TOTAL ABSTRACT VALUATION OF THE ENTIRE PROPERTY

Part 1	Land / UDS Portion	-
Part 2	Flat	₹ 1,67,76,000.00
	Cost of Construction (466.00 Sq. Ft. X `2,800/-)	₹ 13,04,800.00
	Depreciation $\{(100-10) \times 13/60\}$	19.50%
	Less: Depreciation if any (mention the percentage of salvage value)	` 2,54,436.00
Part 3	Interiors/amenities	-
	<b>Total</b>	₹ 1,65,21,564.00
	<b>Present Market Value of the property</b>	₹ 1,65,21,564.00
	<b>Realizable Value of the property</b>	₹ 1,48,69,408.00
	<b>Distress sale value of the property</b>	₹ 1,32,17,251.00
	<b>Marketability</b> (Very Good / Good / Moderate / no demand)	Moderate
	<b>What are the factors favouring for an extra? potential value</b>	Not Applicable

### 4. METHOD OF VALUATION: SALES COMPARISON APPROACH METHOD

- 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 comparable, 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, Commercial office, Industrial Gala, Godowns where there are typically many comparable 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 ₹ 35,000/- to ₹ 37,000/- 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 such property, all round development of residential & commercial application in the locality etc. We estimate ₹ 36,000/- per Sq. Ft. on Built up Area for valuation.

## 5. SOURCE OF DATA COLLECTION

Please mention the sources of data collection for present market value and the guideline value.

- 1) **For Present Market Value-** Source for Data Collection is Subject property Area Market Survey, Local Inquires from Estate Agents & Online Portals.
- 2) **For Guideline Value:** <https://igrmaharashtra.gov.in/eASR/eASRCommon.aspx?hDistName=Thane>

As a result of my appraisal and analysis, it is my considered opinion that the **Present Market Value** of the above property in the prevailing condition with aforesaid specification is **₹ 1,65,21,564.00 (Rupees One Crore Sixty Five Lakh Twenty One Thousand Five Hundred Sixty Four Only).**

Date: 11.01.2022

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

C.M.D.

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt.Ltd.,  
ou, email=cmd@vastukala.org, c=IN  
Date: 2022.01.11 10:29:55 +05'30'

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

**For Valuation Certificate: Please refer page No. 3 for the same.**

## 6. IMPORTANT NOTES

Important Notes	--
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## 7. ASSUMPTIONS, DISCLAIMERS, LIMITATIONS & QUALIFICATIONS

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on 11<sup>th</sup> January 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 advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

- The property is valued as though under responsible ownership.
- It is assumed that the property is free of liens and encumbrances.
- 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.
- There is no direct/ indirect interest in the property valued.
- The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates

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

## Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is a Residential Flat. The property is owned by **Mr. Mangaram A. Patel & Mrs. Jasidevi M. Patel**. At present, the property is vacant and under owner's possession. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

## Property Title

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

## Environmental Conditions

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

## Town Planning

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

## Area

Based on the documents, we understand that the subject property is a Residential Flat admeasuring **Built up Area = 466.00 Sq. Ft.**

## 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 land 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

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.



**Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property a Residential Flat admeasuring **Built up Area = 466.00 Sq. Ft.**

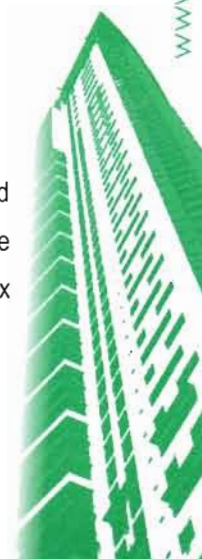
**The term Fair Market Value is defined as**

*"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".*

## 8. DECLARATION-CUM-UNDERTAKING

I, Sharadkumar Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

1. I am a citizen of India.
2. 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.
3. The information furnished in my valuation report dated 11.01.2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
4. I/ my authorized representative has personally inspected the property on 31.12.2021. The work is not sub - contracted to any other valuer and carried out by myself.
5. Valuation report is submitted in the format as prescribed by the bank.
6. 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.
7. I have not been removed / dismissed from service / employment earlier.
8. I have not been convicted of any offence and sentenced to a term of imprisonment
9. I have not been found guilty of misconduct in my professional capacity.
10. I have not been declared to be unsound mind
11. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
12. I am not an undischarged insolvent.
13. 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

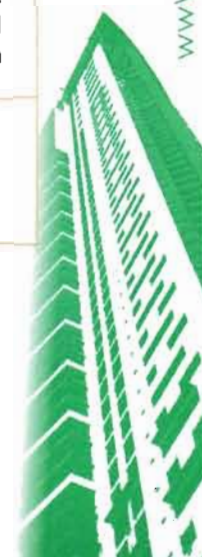


- Appellate Tribunal, and five years have not elapsed after levy of such penalty
14. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
  15. My PAN Card number as applicable is AEAPC0117Q
  16. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
  17. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
  18. 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.
  19. 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.
  20. 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)
  21. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
  22. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
  23. My CIBIL Score and credit worthiness is as per Bank's guidelines.
  24. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
  25. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
  26. Further, I hereby provide the following information.
  27. 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.





Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued;	As per documents, the property is under consideration was purchased by <b>Mr. Mangaram A. Patel &amp; Mrs. Jasidevi M. Patel</b> from Smt. Usha Shankar Bilaye, Mr. Mohan Shankar Bilaye, Mrs. Sugandha S. Patkar, Mrs. Sushma V. Vengurlekar, Mrs. Revati S. Khot & Mr. Suresh Shankar Bilaye Articles of Agreement dated 15.04.2010
2	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, <b>VP Road Branch</b> to assess Fair Market 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 Umang Patel – Regd. Valuer & Valuation Engineer Dashrath – Valuation Engineer Prajakta Patil – Processing 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 – 31.12.2021 Valuation Date – 11.01.2022 Date of Report – 11.01.2022
6	Inspections and/or investigations undertaken;	Physical Inspection done on date 31.12.2021
7	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparison Method
9	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10	Major factors that were taken into account during the valuation.	current market conditions, demand and supply position, Residential Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc.
11	Caveats, limitations, and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached



**For Branch Use**

The undersigned has inspected the property detailed in the valuation report dt. \_\_\_\_\_, we are satisfied that the fair and reasonable value of the property is Rs. \_\_\_\_\_ (\_\_\_\_\_ in words).

Name of the inspecting officer:

Signature of the inspecting officer:

Designation of the inspecting officer:

Employee code:

Branch:

**Seen and Noted**

Name of the branch head/unit head:

Signature of the Branch head/Unit head:

Designation:

Employee code:

Branch:



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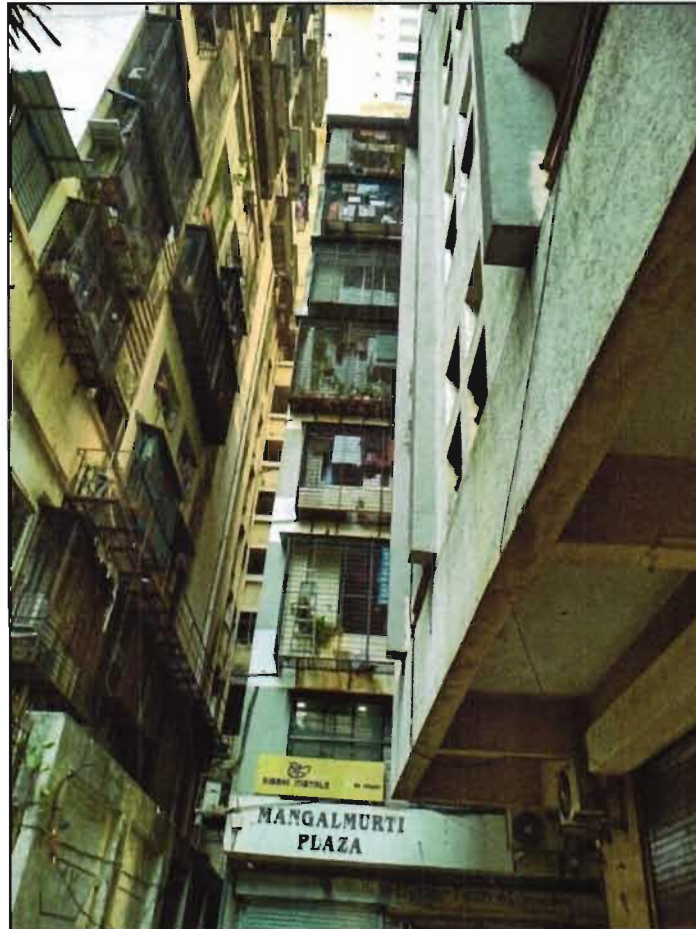
www.vastukala.org



### 9. ACTUAL SITE PHOTOGRAPHS



## ACTUAL SITE PHOTOGRAPH

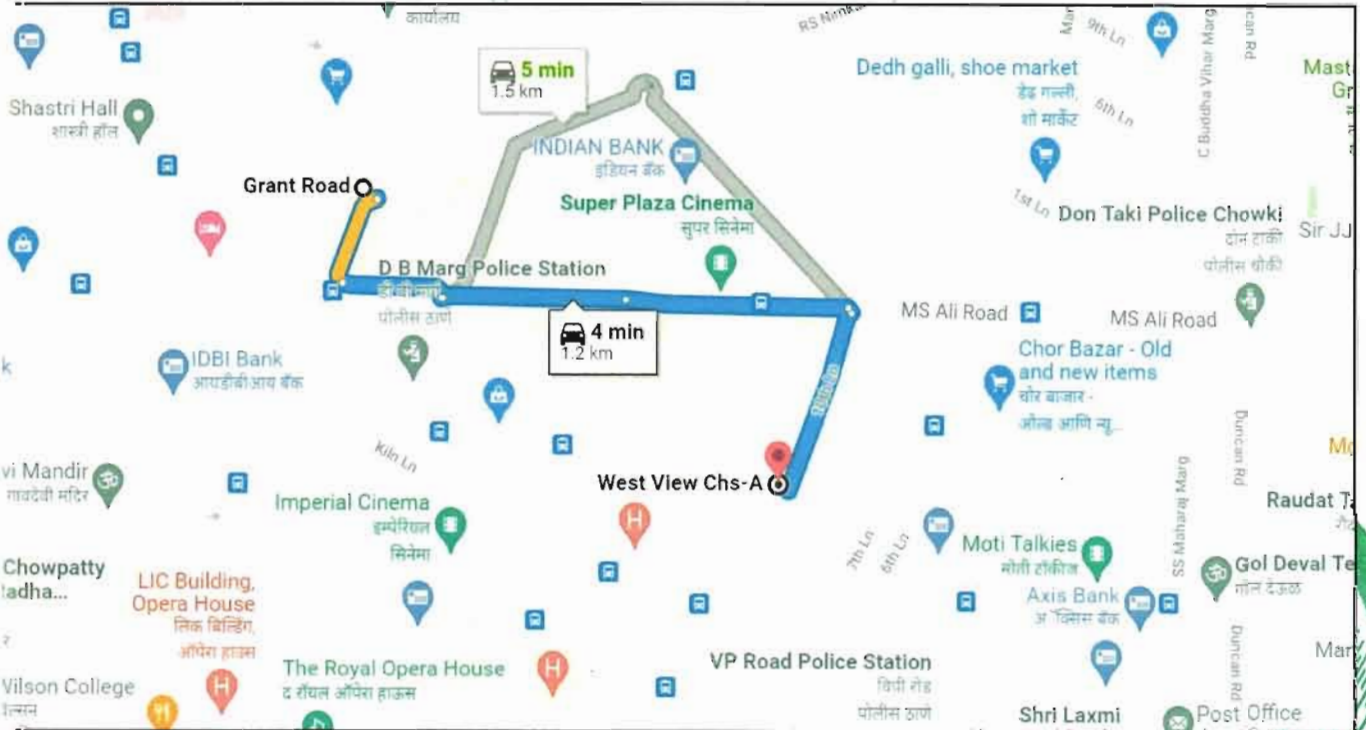


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### 10. GOOGLE MAP OF THE PROPERTY

(site url)



Latitude Longitude - 18°57'34.3"N 72°49'19.4"E

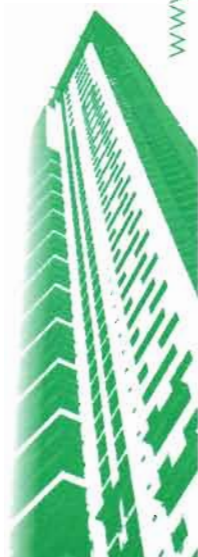
Note: The Blue line shows the route to site from nearest railway station (Grant Road – 1.2 km.)



## 11. READY RECKONER RATE


DIVISION / VILLAGE : GIRGAON						
Commence From 1st April 2021 To 31st March 2022						
Type of Area	Urban		Local Body Type	Corporation "+A" Class		
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Land: On West Rajaram Mohan Roy Marg, On South Sardar Vallabhbhai Patel Road, On North Maulana Shaukat Ali Road, and On East Trimbak Parshuram Street. All Portion Surrounded.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
6	6/58	78150	167050	200700	241000	167050
987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084,						

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## 12. PRICE INDICATORS

**NOBROKER**
My Bookings



**2 BHK Flat For Sale in Shri Darshan Khetwadi in Khetwadi**  
17th Main Road 3rd Cross, Sur - Hi, Rajawade Khetwadi Hospital and Research C


₹ 2.3 Crores  
negotiable


₹ 1.32 Lacs/Month  
Estimated EM -

750  
Sq Ft

Need Home Loan? [Apply Now](#)

Home / Mumbai / Khetwadi / 2BHK / Property Details





+2

Map: Sanjay Park Road / Harsha Handi Theatre / Central Plaza / Shiv Thaker Bhopavadi / South Mumbai

**2 Bedroom**  
2 BHK

**2 Bedroom**  
2 BHK

**5th and 6th**  
5th and 6th

**1500 Sq Ft**  
1500 Sq Ft

**11th Cross**  
11th Cross

**Shri Darshan Khetwadi**  
Shri Darshan Khetwadi

Get Details Or Call

Report what was not correct in this property  
Listed by Broker / Sold Out / Wrong Info

**Overview**

Age of Building	+10 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 4.0 Per Sq.Ft/M	Flooring	Marble/Terrazo
Builtup Area	750 Sq.Ft	Carpet Area	570 Sq.Ft
Furnishing Status	Fully Furnished	Facing	North
Floor	1.5	Parking	Single Slot Car
Escort Security	Yes		

**Activity On This Property**

66 Views   0 Favourites   2 Comments


Forward to: HRD@nrb

**Similar Properties**

**2 BHK Flat For Sale in Shreepati Cel...**

₹ 2.7 Crores   ₹ 1.55 Lacs/Month   790 Sq Ft

**NOBROKER**
My Bookings



**2 BHK Flat For Sale in Khetwadi, Siddhi Apartment in Sidd...**  
13th Main Road, Above 100 Feet


₹ 2.7 Crores  
negotiable


₹ 1.55 Lacs/Month  
Estimated EM -

790  
Sq Ft

Need Home Loan? [Apply Now](#)

Home / Mumbai / Siddhi Apartment / 2BHK / Property Details





+11

Map: Sanjay Park Road / Harsha Handi Theatre / Central Plaza / Shiv Thaker Bhopavadi / South Mumbai

**2 Bedroom**  
2 BHK

**2 Bedroom**  
2 BHK

**5th**  
5th

**1500 Sq Ft**  
1500 Sq Ft

**11th Cross**  
11th Cross

**11th Cross**  
11th Cross

Get Details Or Call

Report what was not correct in this property  
Listed by Broker / Sold Out / Wrong Info

**Overview**

Age of Building	+10 Years	Ownership Type	Self Owned
Maintenance Charge	₹ 4.1 Per Sq.Ft/M	Flooring	Wooded Tiles
Builtup Area	700 Sq.Ft	Carpet Area	520 Sq.Ft
Furnishing Status	Fully Furnished	Facing	East
Floor	5.7	Parking	One
Escort Security	No		

**Activity On This Property**

0 Views   0 Favourites   0 Comments

Forward to: HRD@nrb

**Similar Properties**

**2 BHK Flat For Sale in Shreepati Cel...**

₹ 2.7 Crores   ₹ 1.55 Lacs/Month   790 Sq Ft



### 13. JUSTIFICATION FOR PRICE /RATE

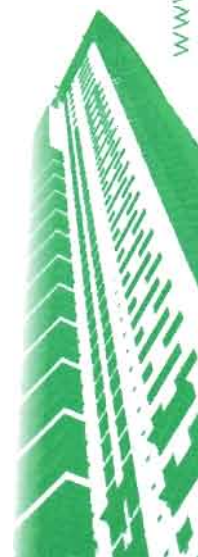
The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property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

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

We Hope this will satisfy your requirements.



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## 14. 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 and Fair Market Value for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Residential Flat	₹ 1,65,21,564.00	₹ 1,48,69,408.00	₹ 1,32,17,251.00	₹ 13,04,800.00

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

C.M.D.

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt Ltd.,  
ou, email=cms@vastukala.org, c=IN  
Date: 2022.01.11 10:30:06 +05'30'

Director



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

