

# 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

SMECC PRABHADEVI, 4th Floor, Ravindra Natya  
Mandir, Sayani Road, Near Siddhi Vinayak Temple,  
Prabhadevi, Mumbai - 400 025, State - Maharashtra,  
Country - India.

GSTIN/UIN : 27AAACS8577K2ZO

State Name : Maharashtra, Code : 27

E-Mail : rajendranath.chinthapalli@sbi.co.in

Invoice No.

**PG-1011/21-22**

Delivery Note

Dispatch Doc No.

**36255/20909**

Dispatched through

Terms of Delivery

Dated

**23-Aug-21**

Mode/Terms of Payment

Delivery Note Date

Destination

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> (Technical Inspection and Certification Services)	997224	18 %	2,800.00
				<b>CGST</b>
				252.00
				<b>SGST</b>
				252.00

Total

**₹ 3,304.00**

E. & O.E

Amount Chargeable (in words)

**Indian Rupee Three Thousand Three Hundred Four Only**

HSN/SAC	Taxable		Central Tax		State Tax		Total
	Value	Rate	Amount	Rate	Amount	Tax Amount	
997224	2,800.00	9%	252.00	9%	252.00	504.00	
	<b>Total</b>		<b>2,800.00</b>		<b>252.00</b>	<b>504.00</b>	

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

#### Remarks.

Mr. Kannankara Vargese Mathew - Residential Flat No. 302,  
3rd Floor, 'K' Wing, "Geeta Abhas Co-op. Hsg. Soc. Ltd.",  
Geeta Nagar Phase VII, Opp. Fly Over Bridge, Kashmirira  
Road No. 3, Village Mira - Bhayander, Village Mira -  
Bhayander, Mira Road (East) - 401 107.

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

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

**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. Kannankara Vargese Mathew**

Residential Flat No. 302, 3<sup>rd</sup> Floor, 'K' Wing, "Geeta Abhas Co-op. Hsg. Soc. Ltd.", Geeta Nagar Phase VII, Opp. Fly Over Bridge, Kashmirira Road No. 3, Village Mira – Bhayander, Mira Road (East) – 401 107, Taluka & District Thane, State - Maharashtra, Country - India.

Latitude Longitude: 19°17'40.6"N 72°51'20.1"E

## Valuation Done for:

**State Bank of India**

**SMECCC Prabhadevi Branch**

SMECCC Prabhadevi Centre, 4th Floor, Ravindra Natya Mandir, Sayani Road, Near Siddhi Vinayak Temple, Prabhadevi, Mumbai - 400 025, State - Maharashtra, Country - India.

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

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

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 302, 3<sup>rd</sup> Floor, 'K' Wing, "Geeta Abhas Co-op. Hsg. Soc. Ltd.", Geeta Nagar Phase VII, Opp. Fly Over Bridge, Kashimira Road No. 3, Village Mira – Bhayander, Village Mira – Bhayander, Mira Road (East) – 401 107, Taluka & District Thane, State - Maharashtra, Country - India belongs to **Mr. Kannankara Vargese Mathew.**

Boundaries of the property.

North : "Geeta Omkar" Building  
 South : 'C' Wing of "Geeta Abhas" Building  
 East : "Radian" Building  
 West : "Geeta Suruchi" Building / Pooja Nagar Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose. **₹ 49,23,725/- (Rupees Forty Nine Lakh Twenty Three Thousand Seven Hundred Twenty Five 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,  
 o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD,  
 email=cmd@vastukala.org, c=IN  
 Date: 2021.08.23 16:31:37 +05'30'

C.M.D.

Director



**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

**Mumbai**

121, 1<sup>st</sup> 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  
 delhincr@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**  
**SMECCC Prabhadevi Branch**  
 SMECCC Prabhadevi Centre, 4th Floor,  
 Ravindra Natya Mandir, Sayani Road, Near  
 Siddhi Vinayak Temple, Prabhadevi,  
 Mumbai - 400 025, State - Maharashtra, Country - India.

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

I	General	
1.	Purpose for which the valuation is made	: As per the request from State Bank of India, RACPC Ghatkopar (West) Branch to assess market value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
2.	a) Date of inspection	: 21.08.2021
	b) Date on which the valuation is made	: 23.08.2021
3.	List of documents produced for perusal: i) Copy of Agreement for Sale dated 29.05.203 ii) Copy of Share Certificate No. 014 transferred dated 10.06.2003	
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)	: <b>Mr. Kannankara Vargese Mathew</b>  <b>Address:</b> Residential Flat No. 302, 3 <sup>rd</sup> Floor, 'K' Wing, "Geeta Abhas Co-op. Hsg. Soc. Ltd.", Geeta Nagar Phase VII, Opp. Fly Over Bridge, Kashmirira Road No. 3, Village Mira – Bhayander, Mira Road (East) – 401 107, Taluka & District Thane, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Kannankara Vargese Mathew (Owner) Contact No.: 9167485471  Single Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	: The property is a Residential Flat is located on 3 <sup>rd</sup> floor. The composition of flat is having Living Room + Kitchen + 2 Bedrooms + 2 Toilets. The property is at 2.1 KM. distance from nearest railway station Mira Road.
6.	Location of property	:
	a) Plot No. / Survey No.	: Survey / Hissa No. 540/7, 542/1, 550/4, 543/1(part), 543/1



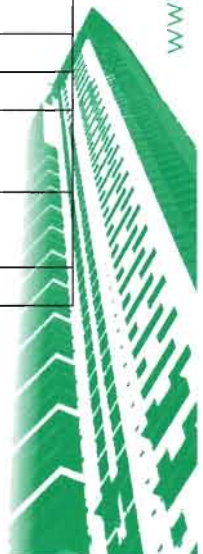
	b)	Door No.	:	Residential Flat No. 302
	c)	C.T.S. No. / Village	:	Village – Mira - Bhayander
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District – Thane
	f)	Date of issue and validity of layout of approved map / plan	:	Approved Building Plan were not provided and not verified
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	
7.		Postal address of the property	:	Residential Flat No. 302, 3 <sup>rd</sup> Floor, 'K' Wing, "Geeta Abhas Co-op. Hsg. Soc. Ltd.", Geeta Nagar Phase VII, Opp. Fly Over Bridge, Kashmirira Road No. 3, Village Mira – Bhayander, Mira Road (East) – 401 107, Taluka & District Thane, State - Maharashtra, Country - India
8.		City / Town	:	Mira Road
		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 – Mira – Bhayander Mira – Bhayander Municipal Corporation
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.		<b>Boundaries of the property</b>		<b>As per Site</b> <b>As per Document</b>
		North	:	"Geeta Omkar" Building                      Details not available
		South	:	'C' Wing of "Geeta Abhas" Building                      Details not available
		East	:	"Radian" Building                      Details not available
		West	:	"Geeta Suruchi" Building / Pooja Nagar Road                      Details not available
13		Dimensions of the site		N. A. as property under consideration is a Flat in an apartment building.
				A                      B As per the Deed                      Actuals
		North	:	-                      -
		South	:	-                      -



	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	Carpet Area in Sq. Ft. = 412.00 Chajjas in Sq. Ft. = 33.00 (Area as per actual site measurement) <b>Built up Area in Sq. Ft. - 460.00</b> <b>Super Built up Area in Sq. Ft. = 575.00</b> <b>(Area as per Agreement for Sale)</b>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°17'40.6"N 72°51'20.1"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<b>Super Built up Area in Sq. Ft. = 575.00</b> <b>(Area as per Agreement for Sale)</b>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
<b>II</b>	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	-	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village – Mira - Bhayander Mira – Bhayander Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 302, 3 <sup>rd</sup> Floor, 'K' Wing, <b>"Geeta Abhas Co-op. Hsg. Soc. Ltd."</b> , Geeta Nagar Phase VII, Opp. Fly Over Bridge, Kashmirira Road No. 3, Mira Road (East) – 401 107, Taluka & District Thane, State - Maharashtra, Country - India	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	1996 (Approx.)	
5.	Number of Floors	:	Ground + 3 <sup>rd</sup> + 4 <sup>th</sup> (Part) Upper Floors	
6.	Type of Structure	:	R.C.C. Framed Structure	
7.	Number of Dwelling units in the building	:	4 Flats on 3 <sup>rd</sup> Floor	
8.	Quality of Construction	:	Good	
9.	Appearance of the Building	:	Good	
10.	Maintenance of the Building	:	Good	
11.	Facilities Available	:		
	Lift	:	No Lift	
	Protected Water Supply	:	Municipal Water supply	
	Underground Sewerage	:	Connected to Municipal Sewerage System	
	Car parking - Open / Covered	:	Open Parking	
	Is Compound wall existing?	:	Yes	

	Is pavement laid around the Building	:	Yes
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<b>III</b>	<b>FLAT</b>		
1	The floor in which the Flat is situated	:	3 <sup>rd</sup> Floor
2	Door No. of the Flat	:	Residential Flat No. 302
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	M. S. Rolling Shutter / Teak Wood door frame, Flush doors shutters
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Electrical wiring with Concealed.
	Finishing	:	Cement Plastering, POP false ceiling
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 ?	:	Normal
7	Sale Deed executed in the name of	:	<b>Mr. Kannankara Vargese Mathew</b>
8	What is the undivided area of land as per Sale Deed?	:	Details not available
9	What is the plinth area of the Flat ?	:	<b>Built up Area in Sq. Ft. - 460.00</b> <b>Super Built up Area in Sq. Ft. = 575.00</b> <b>(Area as per Agreement for Sale)</b>
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. = 412.00 Chajjas in Sq. Ft. = 33.00 (Area as per actual site measurement)
12	Is it Posh / I Class / Medium / Ordinary?	:	Middle Class
13	Is it being used for Residential or Commercial purpose?	:	Residential
14	Is it Owner-occupied or let out?	:	Owner Occupied
15	If rented, what is the monthly rent?	:	₹ 10,000/- expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>		
1	How is the marketability?	:	Good
2	What are the factors favouring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<b>V</b>	<b>Rate</b>	:	



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)	:	₹ 9,000/- to ₹ 10,000/- per Sq. Ft. on Super Built up area
2	Assuming it is a new construction, what is the adopted basic composite rate of the Flat under valuation after comparing with the specifications and other factors with the Flat under comparison (give details).	:	₹ 9,500/- per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,500/- per Sq. Ft.
	II. Land + others	:	₹ 7,000/- per Sq. Ft.
4	Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	₹ 81,400/- per Sq. M. i.e. ₹ 7,562/- per Sq. Ft.
	Guideline rate after depreciate		₹ 65,176/- per Sq. M. i.e. ₹ 6,055/- per Sq. Ft.
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.		It is a foregone conclusion that market value is always more than RR prices. As the RR rates are fixed by respective state governments for computing stamp duty / Regn. Fees. Thus the rates differs from place to place and location. amenities per se as evident from the fact that even RR rates decided by Govt. differs.
<b>VI</b>	<b>COMPOSITE RATE ADOPTED AFTER DEPRECIATION</b>		
<b>a</b>	Depreciated building rate	:	
	Replacement cost of Flat with Services (v(3)i)	:	₹ 2,500/- per Sq. Ft.
	Age of the building	:	25 years
	Life of the building estimated	:	35 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	37.50%
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 1,563/-per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 7,000/- per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 8,563/- per Sq. Ft.</b>
	<b>Remark:</b>		





**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	575.00 Sq. Ft.	8,563.00	49,23,725/-
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			
	<b>Total Value of the property</b>			<b>49,23,725/-</b>
	<b>Realizable Value of the property</b>			<b>41,85,166/-</b>
	<b>Distress Value of the property</b>			<b>34,46,608/-</b>
	<b>Insurable value of the property (460.00 X ₹ 2,500.00)</b>			<b>11,50,000.00</b>
	<b>Guideline Value of the Property (460.00 X ₹ 6,055.00)</b>			<b>27,85,300.00</b>

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 ₹ 9,000/- to ₹ 10,000/- Per Sq. Ft. on Super 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 residential application in the locality etc. We estimate ₹ 8,563/- per Sq. Ft. on Super Built up area after depreciation 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	₹ 10,000.00 expected rental income per month
iii) Any likely income it may generate	Rental Income

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: 2021.08.23 16:31:47 +0530'

C.M.D.

Director



**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

Place: Mumbai

Date : 23.08.2021

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### Actual site photographs



## Actual site photographs

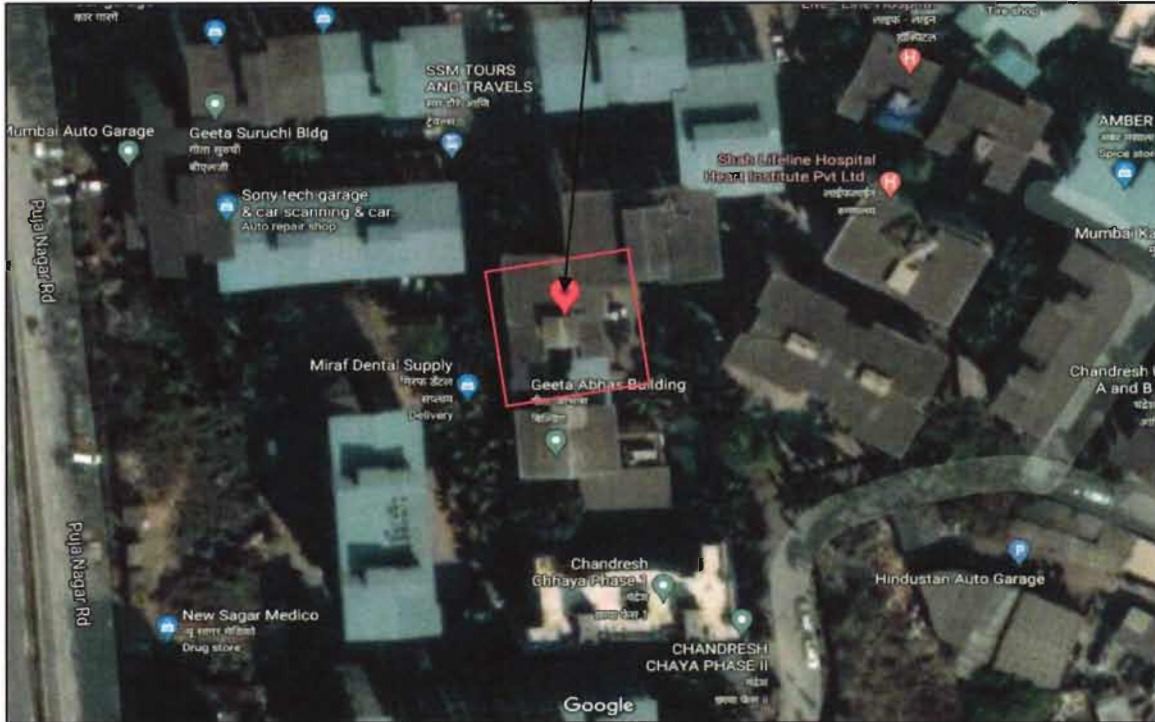


Th site



## Route Map of the property

Site:ur



Latitude Longitude: 19°17'40.6"N 72°51'20.1"E

Note: The Blue line shows the route to site from nearest railway station (Mira Road – 2.1 KM.)




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## 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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[Close](#) [Feedback](#)

**Year** **Language**

20212022 English

**Annual Statement of Rates**

Selected District: ठाणे

Select Taluka: ठाणे

Select Village: मौजे (गांव) मिरा

Search By:  Survey No  Location

Enter Survey No: 540

उपविभाग	शुनी जमीन	निवासी राशनिका	बॉफिस	दुकाने	बौजोविक	एकक (Rs./)	Attribute
5/22-कचु) मिरा गावातील सिटीएम क्रमांक	27320	81400	94100	108800	94100	चौ. मीटर	सि.टी.एम. नंबर



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## Price Indicator

Home » Property in Mumbai » Gesta Nagar » Apartments » 1 BHK » 49.52 Lac (100 to 500 sq.ft.)

Posted On: Jun 09, 2021 | Ready to move

### 49 Lac

₹ 9,159 per sq.ft. | 1BHK 1Bath

Estimated EMI: ₹ 1,37,137

Residential Apartment For Sale.

In Sarvodaya Complex, Gesta Nagar, Mira Road And Beyond, Mumbai

REGA STATUS: NOT AVAILABLE | Website: <https://maharajapc.maharajapc.gov.in>

Overview | Society | Owner Details | Recommendations | Price Trends

PROPERTY (10) | SOCIETY (2)

**Area**  
Super Built up area: 535 sq.ft. (149.7 sq.m.)  
Carpet area: 430 sq.ft. (139.95 sq.m.)

**Configuration**  
1 Bedroom, 1 Bathroom, No Balcony

**Price**  
₹ 49 Lac + Govt Charges & Tax @ 9,159 per sq.ft. (negotiable)

**Address**  
Sarvodaya Complex, Gesta Nagar, Mira Road And Beyond

**Floor Number**  
4<sup>th</sup> of 4 Floors

**Facing**  
North East

**Overlooking**  
Park/Garden, Main Road, Others

**Property Age**  
5 to 10 Year Old

Photos (1/10)

Why should you consider this property:  
 Recently Renovated | Visitor Parking Available | Close to Metro Station

Transaction Type: Resale | Property Ownership: Freehold | Flooring: Ceramic | Furnishing: Semifurnished

HOUSING.com | Buy in Mumbai | 1BHK Apartment | 47.0 L

₹ 47.0 L | EMI starts at: ₹ 1,24,819

### 1BHK Apartment

Sarvodaya Complex, Gesta Nagar, Mira Road East, Mumbai

580 sq.ft. | 410 sq.ft. | 12 Year | Ready to move in | Middle | East | Semi-Furnished

Overview | Floorplans | Society Amenities | Locality

Overview

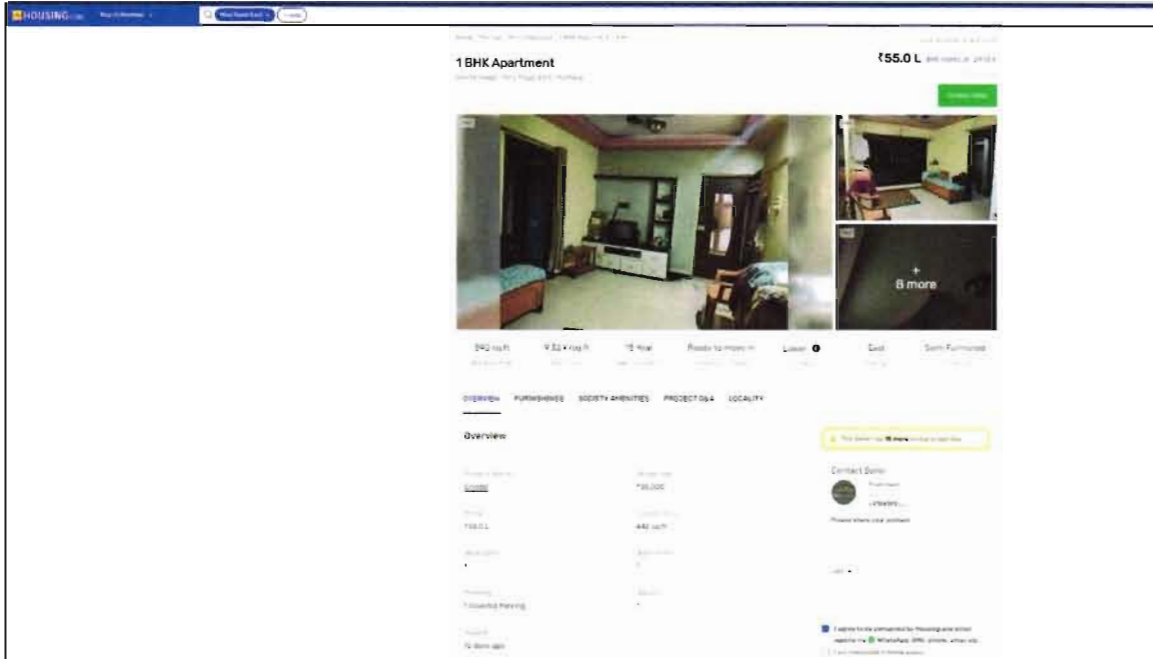
Breakage: ₹ 54,000 (negotiable) | Price: ₹ 47.0 L

Contact Seller

Agave Deva



## Price Indicators



Think.Innovate.Create





## Sales Instance

गावाचे नाव : भाईदर	
8383393 23/08/2021 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>
	दुय्यम निबंधक : सह दु. नि. ठाणे 10 दस्त क्रमांक : 8383/2021 नोंदणी : Regn 63m
<b>गावाचे नाव : भाईदर</b>	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3700000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3065416.2
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: मौजे भाईदर,जे वॉर्ड,विभाग क्र. 1/13,जुना सर्वे क्र.,540,542,543,550(पै),नवीन सर्वे क्र. 38,43,34,42(पै). निवासी सदनिका क्र. इ/505,5वा मजला,गीता नगर फेस 7.गीता स्मृती सीएचएस लिमिटेड,मीरा भाईदर रोड,मीरा रोड पूर्व,ठाणे,क्षेत्रफळ 39.03 चौ. मी. बिल्ट अप( ( Survey Number : 38, 43, 34. 42(P) ; ) )
(5) क्षेत्रफळ	39.03 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-जयेंद्र नंदलाल कवा . वय:-50 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सदनिका क्र इ/505, 5वा मजला, गीता नगर फेस 7, गीता स्मृती सीएचएस लिमिटेड, मीरा भाईदर रोड, मीरा रोड पूर्व, ठाणे, ब्लॉक नं. , रोड नं. , महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-ASVPK9281A 2): नाव:-हिना जयेंद्र कवा . वय:-46 पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: सदनिका क्र इ/505, 5वा मजला, गीता नगर फेस 7, गीता स्मृती सीएचएस लिमिटेड, मीरा भाईदर रोड, मीरा रोड पूर्व, ठाणे. ब्लॉक नं. , रोड नं. , महाराष्ट्र, THANE. पिन कोड:-401107 पॅन नं.-ASSPK0005H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गोविंदा जियालाल मधेसिया . वय:-35; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: पठाण चाल, हनुमान नगर, अकुर्ली रोड, कांदिवली पूर्व, मुंबई . ब्लॉक नं. , रोड नं. , महाराष्ट्र, MUMBAI. पिन कोड:-400101 पॅन नं.-DJWPM3933C 2): नाव -रुपा गोविंदा मधेसिया . वय:-31; पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव: पठाण चाल, हनुमान नगर, अकुर्ली रोड, कांदिवली पूर्व, मुंबई . ब्लॉक नं. , रोड नं. , महाराष्ट्र, MUMBAI पिन कोड:-400101 पॅन नं.-EDRPM9831H
(9) दस्तऐवज करून दिल्याचा दिनांक	08/07/2021
(10) दस्त नोंदणी केल्याचा दिनांक	08/07/2021
(11) अनुक्रमांक, खंड व पृष्ठ	8383/2021
	222000

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## Sales Instance

8/23/2021	https://freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx	
5390337 23/08/2021 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुर्यम निबंधक : सह दु.नि.ठाणे 7 दस्त क्रमांक : 5390/2021 नोदणी : Regn:63m
<b>गावाचे नाव : भाईदर</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	3200000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2347303	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: , इतर माहिती: <b>मौजे भाईदर,वोर्ड क्र. जे/1,विभाग 1/14,सदनिका क्र. 303/ई विंग,तिसरा मजला,गीता स्मृती को. ऑप. हौ. सोसा. लि.,गीता नगर फेस 7,मीरा भाईदर रोड,मीरा रोड पू. ठाणे 401107. एकूण क्षेत्रफळ 34.57 चौ. मी. बिल्टअप आहे. ( ( Survey Number : Old Survey No. 540/7, 542/1, 550/4, 543/4 &amp; 1, New Survey No. 38/7, 43/1, 34/4, 42/4 &amp; 1. ; ) )</b>	
(5) क्षेत्रफळ	34.57 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-वैशाली नानाभाई राठोड -- वय:-43 पत्ता:-प्लॉट नं: सदनिका क्र. 303/ई विंग , माळा नं: तिसरा मजला , इमारतीचे नाव: गीता स्मृती को. ऑप. हौ. सोसा. लि., ब्लॉक नं: गीता नगर फेस 7, मीरा भाईदर रोड, रोड नं: मीरा रोड पू. ठाणे . महाराष्ट्र, ठाणे पिन कोड:-401107 पॅन नं:-ARLPR3377F 2): नाव:-नानाभाई के. राठोड -- वय:-48 पत्ता:-प्लॉट नं सदनिका क्र. 303/ई विंग , माळा नं: तिसरा मजला , इमारतीचे नाव: गीता स्मृती को. ऑप. हौ. सोसा. लि., ब्लॉक नं: गीता नगर फेस 7, मीरा भाईदर रोड, रोड नं: मीरा रोड पू. ठाणे , महाराष्ट्र, ठाणे. पिन कोड -401107 पॅन नं:-AGRPR0299R	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हरीश मालजी जाधव -- वय:-39; पत्ता:-प्लॉट नं: प्लॉट नं. 2, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: डॉ. सी. जी. रोड, जरी मरी मंदिर, वडवली विलेज , रोड नं: चॅंबूर एफ सी आय, मुंबई . महाराष्ट्र, मुंबई पिन कोड:-400074 पॅन नं:-ALEPJ3302M 2): नाव:-हंसा हरीश जाधव -- वय:-36; पत्ता:-प्लॉट नं: प्लॉट नं. 2, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: डॉ. सी. जी. रोड, जरी मरी मंदिर, वडवली विलेज , रोड नं: चॅंबूर एफ सी आय, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400074 पॅन नं:-ARIPJ4060E	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/03/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	24/03/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	5390/2021	
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## Sales Instance

8/23/2021	<a href="https://freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx">https://freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx</a>	
9598337 23/08/2021 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुस्यम निबंधक : सह दु.नि.ठाणे 7 दस्त क्रमांक : 9598/2021 नोंदणी : Regn:63m
<b>गावाचे नाव : भाईदर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4287500	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2725506	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती: , इतर माहिती: विलेज - भाईदर,वॉर्ड - जे,विभाग - 1/13,सदनिका क्रं.- सी / 202,दुसरा मजला,गीता सरोवर सी विंग को. ऑप. हौ. सोसा. ली.,गीता नगर फेस 7,फ्लाय ओवर ब्रिज जवळ,मिरा भाईदर रोड,भाईदर पूर्व,ठाणे - 401105.(( Survey Number : Old Survey No - 540/7, 542/1, 550/4, 543/4part,1, New Survey No - 38/7, 43/1, 34/4, 42/ 4part, 1 ; ))	
(5) क्षेत्रफळ	40.14 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:-सुरेश रतीलाल डेडानिया - - वय:-53 पत्ता:-प्लॉट नं: सदनिका क्रं - सी / 202, माळा नं: दुसरा मजला, इमारतीचे नाव: गीता सरोवर सी विंग को. ऑप. हौ. सोसा. ली., गीता नगर फेस 7, ब्लॉक नं: फ्लाय ओवर ब्रिज जवळ, रोड नं: मिरा भाईदर रोड, भाईदर पूर्व, ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:- 2) नाव:-रेखा सुरेश डेडानिया - - वय:-48 पत्ता:-प्लॉट नं: सदनिका क्रं. - सी / 202, माळा नं: दुसरा मजला, इमारतीचे नाव: गीता सरोवर सी विंग को. ऑप. हौ. सोसा. ली., गीता नगर फेस 7, ब्लॉक नं फ्लाय ओवर ब्रिज जवळ, रोड नं: मिरा भाईदर रोड, भाईदर पूर्व, ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव:-मोहम्मद इमरान बुंबिया - - वय:-32; पत्ता:-प्लॉट नं सदनिका क्रं. बी/ 303, माळा नं: - इमारतीचे नाव: चंद्रेश निकेतन को. ऑप. हौ. सोसा. ली. , लोढा कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: मिरा भाईदर रोड, मिरा रोड पूर्व, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ANAPB2296G	
(9) दस्तऐवज करून दिल्याचा दिनांक	15/07/2021	
(10)दस्त नोंदणी केल्याचा दिनांक	15/07/2021	
(11)अनुक्रमांक,खंड व पृष्ठ	9598/2021	
<a href="https://freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx">https://freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx</a>		

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

An ISO 9001:2015 Certified Company



As a result of my appraisal and analysis, it is my considered opinion that the above property in the prevailing condition with aforesaid specifications is ₹ 49,23,725/- (Rupees Forty Nine Lakh Twenty Three Thousand Seven Hundred Twenty Five Only).

Place: Mumbai

Date: 23.08.2021

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: 2021.08.23 16:32:14 +05'30'

C.M.D.

Director

**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)

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

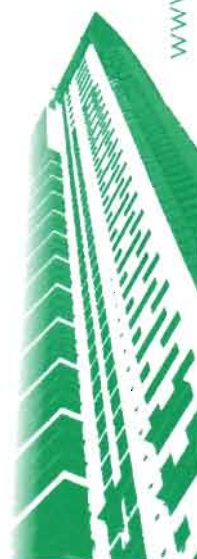


(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

I, 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
- d. Valuation report is submitted in the format as prescribed by the bank.
- e. 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.
- f. I have not been removed / dismissed from service / employment earlier.
- g. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in my professional capacity.
- i. I have not been declared to be unsound mind
- j. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. I am not an undischarged insolvent.
- l. 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
- m. 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
- n. My PAN Card number as applicable is AEAPC0117Q
- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer

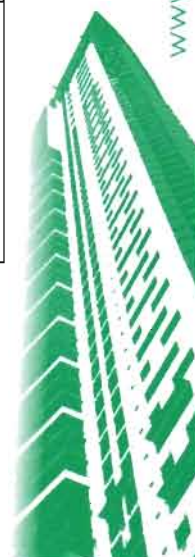


- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- r. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- s. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

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Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Mr. Kannankara Vargese Mathew from Mr. Saroj Kumar Singh vide Agreement for Sale dated 29.05.2003
2.	purpose of valuation and appointing authority	As per the request from State Bank of India, SMECCC Prabhadevi Branch to assess 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 Mahesh Shinde - Valuation Engineer Jayaraja Acharya - 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 – 21.08.2021 Valuation Date – 23.08.2021 Date of Report – 23.08.2021
6.	inspections and/or investigations undertaken;	Physical Inspection done on 21.08.2021
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

Date: 23.08.2021

Place: Mumbai

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. ChalikwarDigitally signed by Sharadkumar B.  
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C.M.D.

Director

**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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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company





## Assumptions, Disclaimers, Limitations & Qualifications

### Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **23<sup>rd</sup> August 2021** and does not take into account any unforeseeable developments which could impact the same in the future.

### Our Investigations

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

### Assumptions

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

### Information Supplied by Others

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

### Future Matters

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

### Map and Plans

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

### Site Details

Based on inputs received from Client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **575.00 Sq. Ft. Super Built up Area** in the name of **Mr. Kannankara Vargese Mathew**. 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. Kannankara Vargese Mathew**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

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

### Area

Based on the information provided by the Client, we understand that the Residential Flat , admeasuring **575.00 Sq. Ft. Super Built Up Area.**

### Condition & Repair

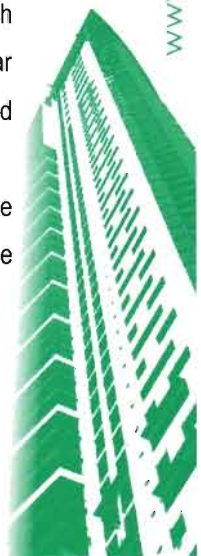
In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural 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 / Existing use premise is considered for this assignment.

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

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the



subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **575.00 Sq. Ft. Super 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 - II)****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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### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Market Value of the property under reference for **SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002** purpose as on **23<sup>rd</sup> August 2021**.

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 and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ **49,23,725/-** (Rupees Forty Nine Lakh Twenty Three Thousand Seven Hundred Twenty Five Only).

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

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
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Date: 2021.08.23 16:32:36 +05'30'

*[Handwritten Signature]*  
Director

C.M.D.

**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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