

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org		Invoice No.	Dated	
		<b>PG-1791/23-24</b>	<b>31-Jul-23</b>	
		Delivery Note	Mode/Terms of Payment	
Buyer (Bill to) <b>CENTRAL BANK OF INDIA - BHAYANDAR ( EAST)</b> Central Bank of India, 14 & 15, Ground Floor Ostwal Darshan, Rahul Park, Next to Jesal Park, Bhayandar(E) GSTIN/UIN : 27AAACC2498P1Z3 State Name : Maharashtra, Code : 27		Reference No. & Date.	Other References	
		Buyer's Order No.	Dated	
		Dispatch Doc No.	Delivery Note Date	
		<b>2775 / 2301848</b>		
		Dispatched through	Destination	
		Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>VALUATION FEE</b> <i>(Technical Inspection and Certification Services)</i>	997224	18 %	<b>4,000.00</b>
	<b>CGST</b>			<b>360.00</b>
	<b>SGST</b>			<b>360.00</b>
<b>Total</b>				<b>₹ 4,720.00</b>

Amount Chargeable (in words) E. & O.E  
**Indian Rupee Four Thousand Seven Hundred Twenty Only**

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
<b>Total</b>			<b>360.00</b>		<b>360.00</b>	<b>720.00</b>

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

*Remarks:*  
 "Wahid Karim Sheikh - Residential Flat No. 0806, 8th Floor, '4C' Wing, ""Elara"" , JP North, Vinay Nagar, Next to R. N. A. Complex, Village - Ghodbunder, Mira Road ( East), Taluka & District - Thane, PIN Code – 401 107, State – Maharashtra, Country – India.  
 "

Company's PAN : **AADCV4303R**

Declaration  
 NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **ICICI BANK LTD**  
 A/c No. : **123105000319**  
 Branch & IFS Code: **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**



UPI Virtual ID : vastukala@icici

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 www.vastukala.org



## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Wahid Karim Sheikh**

Residential Flat No. 0806, 8<sup>th</sup> Floor, '4C' Wing, "Elara", JP North, Vinay Nagar, Next to R. N. A. Complex,  
Village - Ghodbunder, Mira Road (East), Taluka & District - Thane,  
PIN Code – 401 107, State – Maharashtra, Country – India.

Longitude Latitude: 19°16'51.3"N 72°53'19.6"E

Think.Innovate.Create

### Valuation Done for:




**Central Bank of India  
Bhayandar (East) Branch**

14 & 15, Ground Floor, Ostwal Darshan, Rahul Park, Next to Jesal Park, Bhayandar (East),  
Taluka & District – Thane, State – Maharashtra, Country – India.



### Our Pan India Presence at :

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

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



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 0806, 8<sup>th</sup> Floor, '4C' Wing, "Elara", JP North, Vinay Nagar, Next to R. N. A. Complex, Village - Ghodbunder, Mira Road (East), Taluka & District - Thane, PIN Code – 401 107, State – Maharashtra, Country – India belongs to **Wahid Karim Sheikh**.

### Boundaries of the property.

North	: Ataria CHSL
South	: Open Plot
East	: Internal Road
West	: Garden & Under Construction Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ **71,10,000.00 (Rupees Seventy One Lakhs Ten Thousand Only)**

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

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR  
Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR (I) PRIVATE LIMITED,  
o=Vastukala,  
2.5.4.20=9822b6c4a285d0c03e0e39e3d86521490c3d33541c33,  
13 127981 7a180562, postalCode=400066, st=Maharashtra,  
serialNumber=41 a56a56fab8c898602a55a86c3cfeb31f31b22e  
94a23f2a20a3276d250c: cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.07.31 17:09:16 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
CBI Emp. No. SMRO/CREDIT/2017-18/1311  
Encl: Valuation report.



### Our Pan India Presence at :

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

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

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

Unit No. B1-001, Upper Basement Floor, Boomerang Business, Chandivali Studio, Mumbai – 400 072.

To,  
**The Branch Manager,**  
**Central Bank of India**  
**Bhayandar (East) Branch**  
 14 & 15, Ground Floor, Ostwal Darshan  
 Rahul Park, Next to Jesal Park  
 Bhayandar (East), Taluka & District – Thane  
 State – Maharashtra, Country – India.

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

Sl. No.		General	
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Bank Loan Purpose.
2.	a)	Date of inspection	: 29.07.2023
	b)	Date on which the valuation is made	: 31.07.2023
3.	List of documents produced for perusal:		
	i)	Copy of Agreement for Sale dated 31 <sup>st</sup> March 2021 (2 pages from documents) between JP Ifra Realty Private Limited (Promoter 1) – First Part, J. P. Infra (Mumbai) Private Limited (Promoter 2), Mrs. Sharda Jain (Promoter 3) And Wahid Karim Sheikh (Allottee/s)	
	ii)	Copy of Commencement Certificate No. MB / MNP / NR / 3410 / 2018-19 dated 23.08.2018 issued by Mira Bhayander Municipal Corporation (Downloaded from Rera Site).	
	iii)	Copy of Part Occupancy Certificate No. MNP / NR / 3740 / 2020-21 dated 02.03.2021 issued by Mira Bhayander Municipal Corporation (Downloaded from Rera Site).	
	iv)	Copy of RERA Registration Certificate No. P51700007001 dated 09.09.2021.	
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>Wahid Karim Sheikh</b>  <b>Address:</b> Residential Flat No. 0806, 8 <sup>th</sup> Floor, '4C' Wing, "Elara", JP North, Vinay Nagar, Next to R. N. A. Complex, Village - Ghodbunder, Mira Road (East), Taluka & District - Thane, PIN Code – 401 107, State – Maharashtra, Country – India.  <b>Contact Person:</b> Mr. Irshad Wahid Shaikh (Representative of owner)  Sole Ownership
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a Residential Flat located on 8 <sup>th</sup> Floor. The composition of Residential Flat is having 1 Bedroom + Living Room + Kitchen + 2 Toilets + Passage + Cupboard Area + Balcony Area (i.e., <b>1 BHK + 2 Toilets.</b> ). The property is at 4.7 KM. travelling distance from nearest railway station Mira Road.
6.	Location of property	:	

	a)	Plot No. / Survey No.	:	Survey No. 24/3(pt), 22/2(pt), 22/5(pt), 112/2(pt), 113/2(pt), 117/3, 4, 5
	b)	Door No.	:	Residential Flat No. 0806
	c)	C.T.S. No. / Village	:	Village - Ghodbunder
	d)	Ward / Taluka	:	Taluka - Thane
	e)	Mandal / District	:	District - Thane
	f)	Date of issue and validity of layout of approved map / plan	:	Copy of Part Occupancy Certificate No. MNP / NR / 3740 / 2020-21 dated 02.03.2021 issued by Mira Bhayander Municipal Corporation (Downloaded from Rera Site).
	g)	Approved map / plan issuing authority	:	
	h)	Whether genuineness or authenticity of approved map/ plan is verified	:	
	i)	Any other comments by our empanelled valuers on authentic of approved plan	:	N.A.
7.		Postal address of the property	:	Residential Flat No. 0806, 8 <sup>th</sup> Floor, '4C' Wing, "Elara", JP North, Vinay Nagar, Next to R. N. A. Complex, Village - Ghodbunder, Mira Road (East), Taluka & District - Thane, PIN - 401 107, State - Maharashtra, Country - India.
8.		City / Town	:	Mira Road (East), Thane
		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 - Ghodbunder 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.		Boundaries of the property		
			<b>As per Site</b>	<b>As per Documents</b>
		North	:	Ataria CHSL Details not available
		South	:	Open Plot Details not available
		East	:	Internal Road Details not available
		West	:	Garden & Under Construction Building Details not available
13		Dimensions of the site		N. A. as property under consideration is a Residential Flat in a building.
			A As per the Deed	B Actuals

	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.	Extent of the site	:	<p>Carpet Area in Sq. Ft. = 378.00 Balcony Area in Sq. Ft. = 78.00 Total Area in Sq. Ft. = 456.00 (Area as per Actual Site Measurement)</p> <p><b>Carpet Area in Sq. Ft. = 346.28</b> <b>Balcony Area in Sq. Ft. = 48.44</b> <b>Total Area in Sq. Ft. = 394.72</b> <b>Say = 395.00 Sq. Ft.</b> <b>(Area as per Agreement for Sale)</b></p> <p>Built-up Area in Sq. Ft. = 435.00 (Carpet Area + 10%)</p>	
14.1	Latitude, Longitude & Co-ordinates of Flat	:	19°16'51.3"N 72°53'19.6"E	
15.	Extent of the site considered for Valuation (least of 13A& 13B)	:	<p><b>Carpet Area in Sq. Ft. = 346.28</b> <b>Balcony Area in Sq. Ft. = 48.44</b> <b>Total Area in Sq. Ft. = 394.72</b> <b>Say = 395.00 Sq. Ft.</b> <b>(Area as per Agreement for Sale)</b></p>	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	
II	<b>APARTMENT BUILDING</b>			
1.	Nature of the Apartment	:	Residential	
2.	Location	:		
	C.T.S. No.	:	Survey No. 24/3(pt), 22/2(pt), 22/5(pt), 112/2(pt), 113/2(pt), 117/3, 4, 5	
	Block No.	:	-	
	Ward No.	:	-	
	Village / Municipality / Corporation	:	Village - Ghodbunder Mira Bhayander Municipal Corporation	
	Door No., Street or Road (Pin Code)	:	Residential Flat No. 0806, 8 <sup>th</sup> Floor, '4C' Wing, "Elara", JP North, Vinay Nagar, Next to R. N. A. Complex, Village - Ghodbunder, Mira Road (East), Taluka & District - Thane, PIN - 401 107, State - Maharashtra, Country - India.	
3.	Description of the locality Residential / Commercial / Mixed	:	Residential	
4.	Year of Construction	:	2021 (As per Part Occupancy Certificate)	
5.	Number of Floors	:	Stilt (pt) + Ground (pt) + 1 <sup>st</sup> & 2 <sup>nd</sup> Level Podium (pt) + 3 <sup>rd</sup> to 23 <sup>rd</sup> upper floors	
6.	Type of Structure	:	R.C.C. framed structure	

7.	Number of Dwelling units in the building	:	08 Flats on 8 <sup>th</sup> Floor
8.	Quality of Construction	:	Good
9.	Appearance of the Building	:	Good
10.	Maintenance of the Building	:	Good
11.	Facilities Available	:	
	Lift	:	3 Lifts
	Protected Water Supply	:	Municipal Water supply
	Underground Sewerage	:	Connected to Municipal sewer system
	Car parking - Open / Covered	:	Stilt & Podium Car Parking
	Is Compound wall existing?	:	Yes
	Is pavement laid around the building	:	Yes

<b>III</b>	<b>Residential Flat</b>		
1	The floor in which the Flat is situated	:	8 <sup>th</sup> Floor
2	Door No. of the Flat	:	Residential Flat No. 0806
3	Specifications of the Flat	:	
	Roof	:	R.C.C. Slab
	Flooring	:	Vitrified tiles flooring
	Doors	:	Teak Wood door frame with flush doors
	Windows	:	Powder Coated Aluminum Sliding windows
	Fittings	:	Concealed plumbing with C.P. fittings. Electrical wiring with Concealed
	Finishing	:	Cement Plastering
4	House Tax	:	
	Assessment No.	:	Details not available
	Tax paid in the name of:	:	Details not available
	Tax amount:	:	Details not available
5	Electricity Service connection No.:	:	Details not available
	Meter Card is in the name of:	:	Details not available
6	How is the maintenance of the Flat?	:	Good
7	Sale Deed executed in the name of	:	<b>Wahid Karim Sheikh</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?	:	Built-up Area in Sq. Ft. = 435.00 (Carpet Area + 10%)
10	What is the floor space index (app.)	:	As per MBMC norms
11	What is the Carpet Area of the Flat?	:	<b>Carpet Area in Sq. Ft. = 346.28</b> <b>Balcony Area in Sq. Ft. = 48.44</b> <b>Total Area in Sq. Ft. = 394.72</b> <b>Say = 395.00 Sq. Ft.</b> <b>(Area as per Agreement for Sale)</b>
12	Is it Posh / I Class / Medium / Ordinary?	:	Medium
13	Is it being used for Residential or Commercial purpose?	:	Residential Purpose
14	Is it Owner-occupied or let out?	:	Owner Occupied



15	If rented, what is the monthly rent?	:	₹ 15,000.00 Expected rental income per month
<b>IV</b>	<b>MARKETABILITY</b>	:	
1	How is the marketability?	:	Good
2	What are the factors favoring for an extra Potential Value?	:	Located in developed area
3	Any negative factors are observed which affect the market value in general?	:	No
<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)	:	₹ 17,000.00 to ₹ 19,000.00 per Sq. Ft. on Carpet 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).	:	₹ 18,000.00 per Sq. Ft.
3	Break – up for the rate	:	
	I. Building + Services	:	₹ 2,800.00 per Sq. Ft.
	II. Land + others	:	₹ 15,200.00 per Sq. Ft.
4	Guideline rate obtained from the Registrar's Office	:	₹ 1,06,470.00 per Sq. M. i.e., ₹ 9,891.00 per Sq. Ft.
	Guideline rate (after depreciation)	:	N.A. the building age is below 5 years
<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)	:	₹ 2,800.00 per Sq. Ft.
	Age of the building	:	2 years
	Life of the building estimated	:	58 years Subject to proper, preventive periodic maintenance & structural repairs.
	Depreciation percentage assuming the salvage value as 10%	:	N.A. the building age is below 5 years
	Depreciated Ratio of the building	:	
<b>b</b>	Total composite rate arrived for Valuation	:	
	Depreciated building rate VI (a)	:	₹ 2,800.00 per Sq. Ft.
	Rate for Land & other V (3) ii	:	₹ 15,200.00 per Sq. Ft.
	<b>Total Composite Rate</b>	:	<b>₹ 18,000.00 per Sq. Ft.</b>
	<b>Remarks:</b> As per Site Inspection, Actual measured Total Carpet area 456.00 Sq. Ft. is more than Total Carpet area 395.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. Hence, to give proper weightage to the value of the property, higher rate i.e. 18,000/- per Sq. Ft. is considered.		



**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat	395.00 Sq. Ft.	18,000.00	71,10,000.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
<b>Total value of the property</b>				<b>71,10,000.00</b>
<b>Realizable value of the property</b>				<b>63,99,000.00</b>
<b>Distress Value of the property</b>				<b>56,88,000.00</b>
<b>Insurable value of the property (435.00 Sq. Ft. X ₹2,800.00)</b>				<b>12,18,000.00</b>
<b>Guideline value of the property (435.00 Sq. Ft. X ₹9,891.00)</b>				<b>43,02,585.00</b>

**Justification for price / rate**

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

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

**Method of Valuation / Approach**

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the

range of ₹ 17,000.00 to ₹ 19,000.00 per Sq. Ft. on Carpet Area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 18,000.00 per Sq. Ft. on Carpet Area for valuation.

Impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-cost / tidal level must be incorporated) and their effect on	
i) Saleability	Good
ii) Likely rental values in future in	₹ 15,000.00 Expected rental income per month
iii) Any likely income it may generate	Rental Income

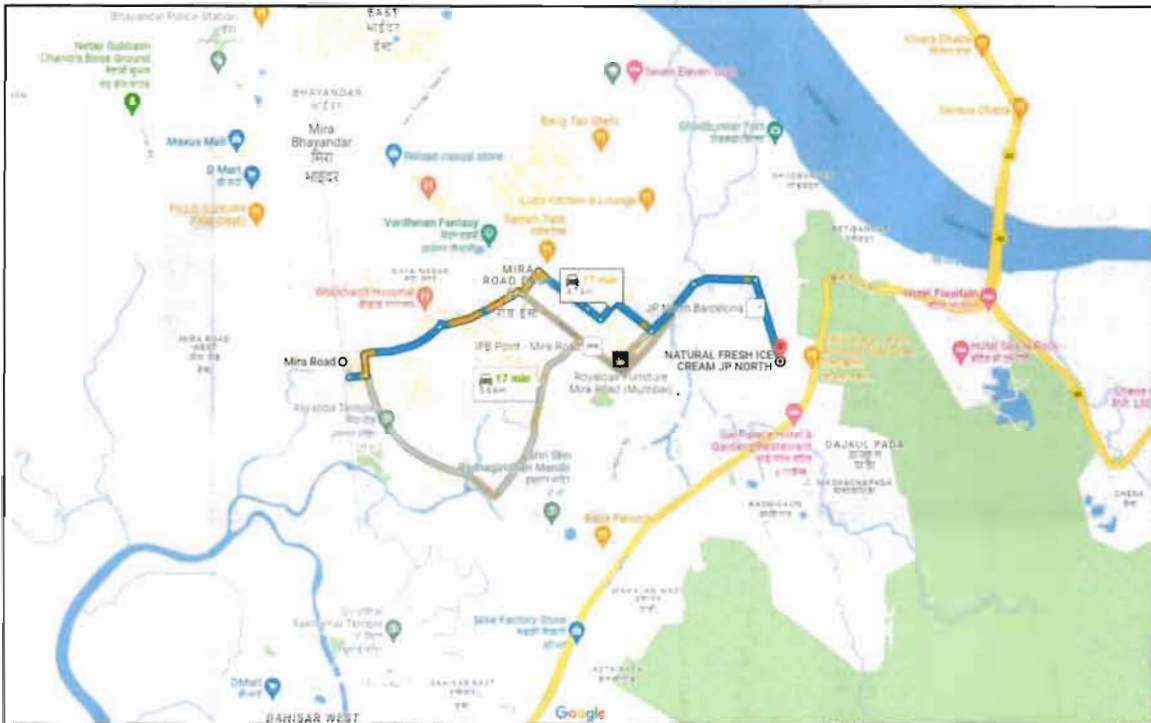
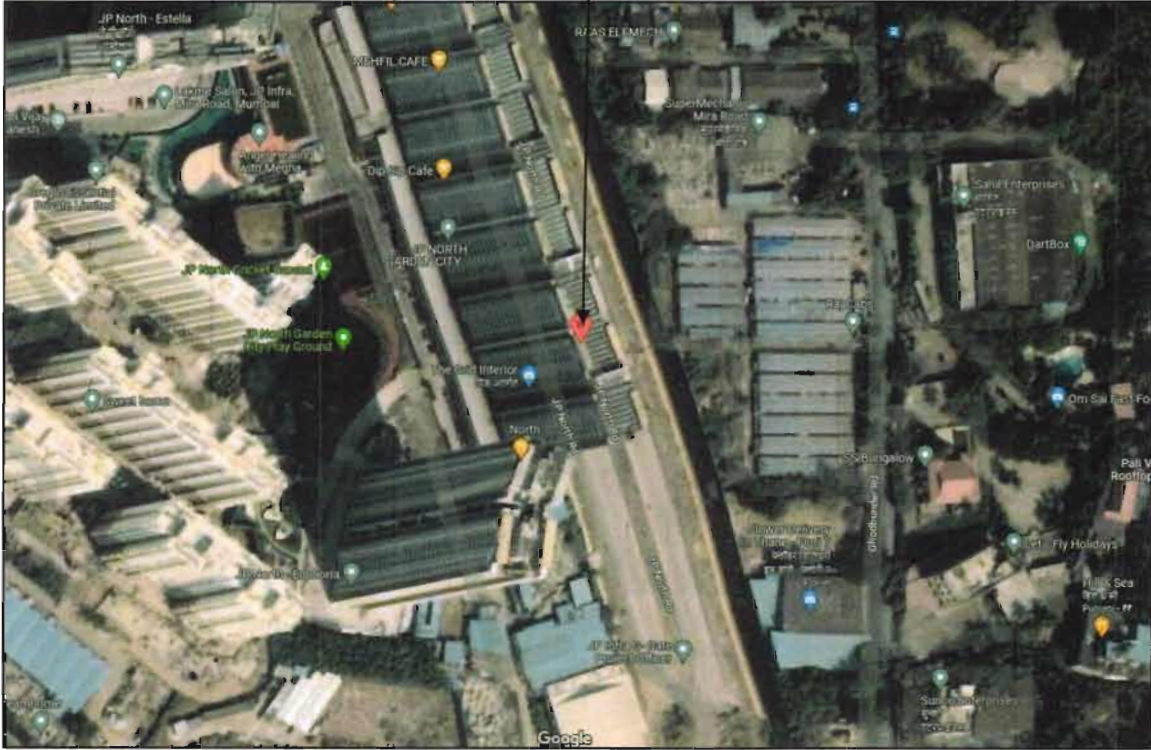
Think.Innovate.Create

### Actual Site Photographs



## Route Map of the property

(Site,ur)



**Longitude Latitude: 19°16'51.3"N 72°53'19.6"E**

**Note:** The Blue line shows the route to site from nearest Railway Station (Mira Road – 4.7KM.)

## Ready Reckoner Rate

Home	Valuation Rules User Manual	Close																
<b>Department of Registration &amp; Stamps</b> नोंदणी व मुद्रांक विभाग Government of Maharashtra      महाराष्ट्र शासन  <b>नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन</b> <b>बाजारमूल्य दर पत्रक</b>																		
<b>Annual Statement of Rates</b>		<b>Language</b> English																
Year 2023/2024	Selected District: ठाणे Select Taluka: ठाणे Select Village: मीजे [गांव] घोडबंदर Search By: <input checked="" type="radio"/> Survey No <input type="radio"/> Location Enter Survey No: 24      Search																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>उपविभाग</th> <th>चुनी जमीन</th> <th>निवाची सवतिका</th> <th>बॉडीस</th> <th>डुकाने</th> <th>बौधोगिक</th> <th>एकक (Rs./)</th> <th>Attribute</th> </tr> </thead> <tbody> <tr> <td>8/34-सु-2) भु-विभाग घोडबंदर गावातील भु-भाग सु-1 वगळता गावातील सर्व निळकती संख्ये क्रमांक</td> <td>27700</td> <td style="border: 2px solid red;">101400</td> <td>103100</td> <td>126800</td> <td>103100</td> <td>चौ. मीटर</td> <td>सध्दें नंबर</td> </tr> </tbody> </table>			उपविभाग	चुनी जमीन	निवाची सवतिका	बॉडीस	डुकाने	बौधोगिक	एकक (Rs./)	Attribute	8/34-सु-2) भु-विभाग घोडबंदर गावातील भु-भाग सु-1 वगळता गावातील सर्व निळकती संख्ये क्रमांक	27700	101400	103100	126800	103100	चौ. मीटर	सध्दें नंबर
उपविभाग	चुनी जमीन	निवाची सवतिका	बॉडीस	डुकाने	बौधोगिक	एकक (Rs./)	Attribute											
8/34-सु-2) भु-विभाग घोडबंदर गावातील भु-भाग सु-1 वगळता गावातील सर्व निळकती संख्ये क्रमांक	27700	101400	103100	126800	103100	चौ. मीटर	सध्दें नंबर											

Stamp Duty Ready Reckoner Market Value Rate for Flat	1,01,400.00			
Increase by 5% on Flat Located on 8 <sup>th</sup> Floor	5,070.00			
<b>Stamp Duty Ready Reckoner Market Value Rate (After Increase) (A)</b>	<b>1,06,470.00</b>	<b>Sq. Mtr.</b>	<b>9,891.00</b>	<b>Sq. Ft.</b>

### Multi-Storied building with Lift

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

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

### Depreciation Percentage Table

Completed Age of Building in Years	Value in percent after depreciation	
	R.C.C. Structure / other Pukka Structure	Cessed Building, Half or Semi – Pukka Structure & Kaccha Structure.
0 to 2 Years	100%	100%
Above 2 & up to 5 Years	95%	95%
Above 5 Years	After initial 5 year for every year 1% depreciation is to be considered. However maximum deduction available as per this shall be 70% of Market Value rate	After initial 5 year for every year 1.5% depreciation is to be considered. However maximum deduction available as per this shall be 85% of Market Value rate

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans Login Post Property

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Mira Road > 1 BHK Flats for sale in Mira Road > 270 sq ft

Posted on Jun 16, 23 Property ID: 67552437

Get priority access & benefits with **MB Prime** Unlock exclusively Reserved Owner Properties **Join Prime 50% OFF**

**₹65.0 Lac** [How much loan can I get?](#)

1 BHK Flat For Sale in JP North Elara, **Mira Road, Mumbai**

1 Bed 1 Bath 2 Balconies Semi-Furnished

Carpet Area: 370 sqft - ₹17,568/sqft

Developer: **JP Infra** Project: **JP North Elara**

Floor: 23 (Out of 23 Floors) Transaction Type: **Resale** Status: **Ready to Move**

Facing: **East** Furnished Status: **Semi-Furnished** Type of Ownership: **Co-operative Society**

East Facing Property

Contact Owner Get Phone No. Download Brochure

Last contact made 1 day ago

**99acres** Buy Rent Home Loans Project/Society Lender/Fin

Posted on May 14, 2023 Ready to move

**₹70 Lac** (₹18,970 per sq ft) **1BHK 2Baths**

Estimated EMI ₹33,909

Carpet area: 369 sq ft

Price: ₹70 Lac @ 18,970 per sq ft. [View Price Details](#)

Floor: 16 of 16 Floors

Configuration: 1 Bedroom, 2 Bathrooms, 2 Balconies

JP North Mira Road East, Mira Road And Beyond

Facing: East

Places nearby: Mira Road, Mira Road East, Mira Road And Beyond, Mumbai

Metro Station Ghodbunder Market D Mart Mira Road Maxus Mall Sanjay Gandhi National Park Western

## Price Indicators

**magicbricks** Buy Rent Sell Home Loans Login Post Property FREE

Posted on Jun 06, 23 Property ID: 66484267

Get full support from Relationship Manager **MB Prime** Shortlists Properties Communicates with Owners Live Video Call **Join Prime 50% OFF**

**₹71.0 Lac** [How much loan can I get?](#)

1 BHK Flat For Sale in JP North Elara, **Mira Road, Mumbai**

1 Bed 2 Baths 3 Balconies Semi-Furnished

Carpet Area: 393 sqft ₹18,066/sqft  
 Developer: **JP Infra**  
 Project: **JP North Elara**

Floor: 14 (Out of 23 Floors)  
 Transaction Type: **Resale**  
 Status: **Ready to Move**

Furnished Status: **Semi-Furnished**  
 Age Of Construction: **Less than 5 years**

Contact Owner Get Phone No. Download Brochure

Contact Owner Get Phone No. Last contact made 33 days ago

**99acres** Buy All Residential Type Location or Project/Quality of Enquiry? SEARCH

**1BHK Flat/Apartment JP North**  
 Mira Road East, Mira Road And Beyond, Mumbai

Why choose this project?  
 • 18 themed gardens  
 • Perfectly connected to work, markets, schools, airports, hospitals  
 • Majestic view of the Sarojay Gandhi National Park

₹60.89 - 80.52 Lac 369 - 488 sq.ft. New Launch

NO BROKERAGE 369-488 sq.ft. Registered for: PD-100016736 Website: <https://mangarajmshelone.gov.in/>

Floor Plan Project Details Explore Locality Recommendations Dealer Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
369 sq.ft.	369 sq.ft.	369 sq.ft.	₹ 60.88 Lacs
386 sq.ft.	386 sq.ft.	386 sq.ft.	₹ 53.69 Lacs
387 sq.ft.	387 sq.ft.	387 sq.ft.	₹ 61.85 Lacs

## Sale Instance

617476 31-07-2023 Note -Generated Through eSearch Module For original report please contact concern SRG office.	<b>सूची क्र.2</b>	दस्तावेज क्र. सह दु.नि. ठाणे 4 दस्ता क्रमांक : 6274/2023 नोंदणी : Regn 63m
<b>गावाचे नाव : पोडबंदर</b>		
(1) विविक्षाचा प्रकार	अंशदंड वू सेत	
(2) नोंदवना	6900000	
(3) बाळारभक्त भांडेदारनाथ बाळारिणंदराकर अकारणी देतो की पट्टेदार ते नमुद करावे	4443043 \$	
(4) मू.मान्य वेगळेसा व परकामेक (असत्यक)	1) पाणिकेचे नाव मिरा भाईंदर मनगाइतर बॉम्बे . इतर माहिती . इतर माहिती. सदनिका क्र. 1902 19 वा मजला बाँग -सी. 32.17 चौ. मी. वटई क्षेत्र लोकत 4.5 चौ. मी. वटई क्षेत्र बाळकनी एतारा को. ऑय ह्री सो ती. जे. पी. नॉर्थ विनय नगर, आर. एन. ए. कॉम्प्लेक्स व्हा पुडे मीरा रोड, (पुणे), ठाणे जिल्हा. ( HISSA NUMBER : 24.3 Pt, 22.2 Pt, 22.5 Pt, 112/2 Pt, 113/2 Pt, 117.3 Pt, 4, 5, Ward no. 12-2. )	
(5) क्षेत्रफळ	36.67 चौ.मीटर	
(6) अकारणी किंवा कुडी देण्यात आलेले ठेका		
(7) वसाहतीचा काल देण. वा विविध देण. वा पट्टेकारने नव किंवा विद्यापी. न्यायालयक सुनुननाम किंवा अदोत असत्यक प्रतीपादिते नाव व पत्ता	1) नाव. अशोकोई समोई कर्पवेली . पत्र. 48 पत्ता. पॉस्ट नं. २ बी. व. मजला नं. इमारतीचे नाव मंडार सोलापटी. ब्लॉक नं. गीरगव (पूर्व), रोड नं. पॉस्ट नं. ५ एन एन पी, आई टी पार्क जवळ, महापट्ट, MUMBAI. पिन कोड- 400605 पिन नं. AT7793206 2) नाव. अशिका सलोक देही . पत्र. 31 पत्ता. पॉस्ट नं. २ बी. व. मजला नं. इमारतीचे नाव मंडार सोलापटी. ब्लॉक नं. गीरगव (पूर्व), रोड नं. पॉस्ट नं. ५ एन एन पी, आई टी पार्क जवळ, महापट्ट, मुम्बई. पिन कोड- 400605 पिन नं. BAZP1300Q	
(8) वसाहतीचा काल देण. वा पट्टेकारने व किंवा विद्यापी. न्यायालयक सुनुननाम किंवा अदोत असत्यक प्रतीपादिते नाव व पत्ता	1) नाव. विष्णुकुमार सिंघु . पत्र. 40 पत्ता. पॉस्ट नं. सदनिका क्र. 824. मजला नं. इमारतीचे नाव टॉवर डी.नॅम स्टॉर्टवूड. ब्लॉक नं. सेक्टर 09, रोड नं. गौतम बुद्ध नगर नोएडा, उत्तर प्रदेश. GAUTAM BUDDHA NAGAR. पिन कोड- 201301 पिन नं. AZSP03938	
(9) वसाहतीचा काल दिवसाचा दिनांक	10/04/2023	
(10) दस्ता नोंदणी केलेल्या दिनांक	10/04/2023	
(11) अनुमतीचा, खंड व पत्र	6274/2023	
(12) बाळारभक्तनामने मुदतक मुलक	483000	
(13) बाळारभक्तनामने गौदणी मुलक	30000	
(14) नोंद		
मुदतकनामती विषयात प्रतीपादिते .		
मुदतक मुलक अकारणात विविक्षात अनुक्रमे .	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

919999 31-07-2023 Note -Generated Through eSearch Module For original report please contact concern SRG office.	<b>सूची क्र.2</b>	दस्तावेज क्र. सह दु.नि. ठाणे 10 दस्ता क्रमांक : 9150/2023 नोंदणी : Regn 63m
<b>गावाचे नाव : पोडबंदर</b>		
(1) विविक्षाचा प्रकार	सेत डीड	
(2) नोंदवना	6500000	
(3) बाळारभक्त भांडेदारनाथ बाळारिणंदराकर अकारणी देतो की पट्टेदार ते नमुद करावे	4256300	
(4) मू.मान्य वेगळेसा व परकामेक (असत्यक)	1) पाणिकेचे नाव मिरा भाईंदर मनगाइतर बॉम्बे . इतर माहिती. मोकळे पोडबंदर वॉर्ड-बु-2 विभाग-8-34. सदनिका क्र. 1903 19वा मजला 4सी विंग जे. पी. नॉर्थ इतारा विलिंग इतारा को. ऑय ह्री सो ती. इतारा नॉर्थ गार्डन सिटी जे. पी. इतारा विनय नगर मीरा रोड पूर्व, ठाणे. ठाणे-401107 सर्व नं. 24.3 Pt, 22.2 Pt, 22.5 Pt, 112/2 Pt, 113/2 Pt, 117.3, 4, 5 व इतर सदनिका क्षेत्रफळ 32.17 चौ. मी. कारपेट व 4.5 चौ. मी. बाळकनी (( Survey Number : 24.3 Pt, 22.2 Pt, 22.5 Pt, 112/2 Pt, 113/2 Pt, 117.3, 4, 5 व इतर. ))	
(5) क्षेत्रफळ	32.17 चौ.मीटर	
(6) अकारणी किंवा कुडी देण्यात आलेले ठेका		
(7) वसाहतीचा काल देण. वा विविध देण. वा पट्टेकारने नव किंवा विद्यापी. न्यायालयक सुनुननाम किंवा अदोत असत्यक प्रतीपादिते नाव व पत्ता	1) नाव. अदोत ठान . पत्र. 31 पत्ता. पॉस्ट नं. 1903 विंग-4 को. मजला नं. 18 वा. इमारतीचे नाव जे. पी. नॉर्थ इतारा, इतारा को. ऑय ह्री सो ती. ब्लॉक नं. विनय नगर, रोड नं. विंगवॉर्ड, गु. महापट्ट, ठाणे. पिन कोड- 401101 पिन नं. BZOP12116E	
(8) वसाहतीचा काल देण. वा पट्टेकारने व किंवा विद्यापी. न्यायालयक सुनुननाम किंवा अदोत असत्यक प्रतीपादिते नाव व पत्ता	1) नाव. नील नोब सोी . पत्र. 40 पत्ता. पॉस्ट नं. 2201 विंग-3 ए. मजला नं. 22 वा. इमारतीचे नाव जे. पी. नॉर्थ अटोरा, ब्लॉक नं. जे. पी. नॉर्थ पार्क जवळ, रोड नं. विंगवॉर्ड, गु. महापट्ट, ठाणे. पिन कोड- 401101 पिन नं. AZEP08P1234 2) नाव. नोब मन्जी सोी . पत्र. 40 पत्ता. पॉस्ट नं. 2201 विंग-3 ए. मजला नं. 22 वा. इमारतीचे नाव जे. पी. नॉर्थ अटोरा, ब्लॉक नं. जे. पी. नॉर्थ पार्क जवळ, रोड नं. विंगवॉर्ड, गु. महापट्ट, ठाणे. पिन कोड- 401101 पिन नं. AZEP08P1234	
(9) वसाहतीचा काल दिवसाचा दिनांक	25/05/2023	
(10) दस्ता नोंदणी केलेल्या दिनांक	25/05/2023	
(11) अनुमतीचा, खंड व पत्र	9150/2023	
(12) बाळारभक्तनामने मुदतक मुलक	455000	
(13) बाळारभक्तनामने गौदणी मुलक	30000	
(14) नोंद		
मुदतकनामती विषयात प्रतीपादिते .		
मुदतक मुलक अकारणात विविक्षात अनुक्रमे .	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	





As a result of my appraisal and analysis, it is my considered opinion that of the above property in the prevailing condition with aforesaid specifications is ₹ 71,10,000.00 (Rupees Seventy One Lakhs Ten Thousand Only). The Realizable Value of the above property is ₹ 63,99,000.00 (Rupees Sixty Three Lakhs Ninety Nine Thousand Only). The Distress Value is ₹ 56,88,000.00 (Rupees Fifty Six Lakhs Eighty Eight Thousand Only).

Place: Mumbai

Date: 31.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

CBI Emp. No. SMRO/CREDIT/2017-18/1311

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=B, ou=VASTUKALA CONSULTANTS & PRIVATE LIMITED,  
ou=India,  
2.5.4.10e92256c44d15c431e0f33e08091249c75332411337,  
15279b17a18b5652, postalCode=400099, st=Maharashtra,  
serialNumber=41a56a56ab8cc89862a51a8f0c31e031121025,  
4a28f2e79a3278a250f, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.07.31 17:09:32 +05'30'

Auth. Sign.

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 &amp; Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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

**(Annexure – I)****DECLARATION-CUM-UNDERTAKING**

I, Manoj 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 31.07.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 29.07.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am 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 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.

Sr. No.	Particulars	Valuer comment
1.	background information of the asset being valued;	The property under consideration was purchased by Wahid Karim Sheikh as per Agreement for Sale dated 31st March 2021
2.	purpose of valuation and appointing authority	As per the request from Central Bank of India, Bhayandar (East) Branch to assess value of the property for Bank Loan Purpose
3.	identity of the valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Pratik Jain – Valuation Engineer Prajakta Patil – Technical Officer Jayaraja Acharya – Technical Manager
4.	disclosure of valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	date of appointment, valuation date and date of report;	Date of Appointment – 29.07.2023 Valuation Date – 31.07.2023 Date of Report – 31.07.2023
6.	inspections and/or investigations undertaken;	Physical Inspection done on 29.07.2023
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 Commercial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **31<sup>th</sup> July 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is Residential Flat, admeasuring **395.00 Sq. Ft. Total Carpet Area** in the name of **Wahid Karim Sheikh**. 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 **Wahid Karim Sheikh**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

## Environmental Conditions

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

## Area

Based on the information provided by the Client's representative, we understand that the Residential Flat, admeasuring **395.00 Sq. Ft. Total Carpet Area**.

## Condition & Repair

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

## Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed 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 **395.00 Sq. Ft. Total Carpet 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.

## 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.

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

MANOJ BABURAO  
CHALIKWAR

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

CBI Emp. No. SMRO/CREDIT/2017-18/1311

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Admin,  
c=IN, email=manoj.chalikwar@vastukala.com, postalCode=400059, serialNumber=1456456456, postalCode=400059, serialNumber=1456456456,  
194e2862e294827d42258e, e=MANOJ.BABURAO.CHALIKWAR@VASTUKALA.COM  
Date: 2023.07.31 17:09:43 +05'30'

Auth. Sign.



Think. Innovate. Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org

