

PROJECT VALUATION REPORT



Details of the property under consideration:

Name of Project: "Opulence"

"Opulence", Proposed residential cum commercial building on plot bearing Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B, Golden Nest Circle, Village – Goddev, Bhayandar (East), Taluka & District – Thane, Pin Code – 401 105, State – Maharashtra, Country – India

Latitude Longitude: 19°17'56.6"N 72°51'45.3"E

Valuation Done for:

State Bank of India

SME Backbay Reclamation Branch

Mittal Court, 'B' Wing, Ground Floor, Nariman Point,
Mumbai - 400 021, State - Maharashtra, Country - India



Our Pan India Presence at :

- | | | | |
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- Regd. Office :** 121, 1st Floor, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
- TeleFax : +91 22 28371325/24
mumbai@vastukala.org



Vastu/SBI/Mumbai/02/2023/29917/45632
23/08-483-PY
Date: 23.02.2023

To,
The Branch Manager,
State Bank of India
SME Backbay Reclamation Branch
Mittal Court, 'B' Wing, Ground Floor, Nariman Point,
Mumbai - 400 021, State - Maharashtra, Country – India

Sub: Project Valuation for "**Opulence**" at Bhayandar (East), Pin Code – 401 105.

Ref: Your office Mail dated 17.01.2023

Dear Sir,

In accordance with your Mail as stated above, we enclose our Report on Cost Vetting for "**Opulence**", Proposed residential cum commercial building on plot bearing Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B, Golden Nest Circle, Village – Goddev, Bhayandar (East), Taluka & District – Thane, Pin Code – 401 105, State – Maharashtra, Country – India.

The project is being developed by M/s. Sonam Builders. They are backed by professionals who have a strong background in real estate industry. The board comprises entrepreneurs who have the needed expertise and real-time experience across fields including finance, marketing, construction etc.

M/s. Sonam Builders is developing a Residential cum Commercial Building on plot bearing Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B, Golden Nest Circle, Village – Goddev, Bhayandar (East), Taluka & District – Thane, Pin Code – 401 105, State – Maharashtra, Country – India. Project is comprising of Rental Building R1 & R2, Sale Building Wing A to E – Residential Rehab cum Sale Building.

Sale Residential cum Commercial Building Wing D is proposed of 2 Basement + Ground Floor + 1st Floor + Service Floor + 2nd to 16th Upper Residential Floor + Service Floor + 17th Floor to 20th Upper Residential Floor with total RERA carpet area of 1,45,028.97 Sq. Ft. which consists 3 BHK, 4 BHK & Shops units with total 72 nos. of Sale flats and 16 nos. Sell Shops along with Fitness Centre, Society Office, Kids Play Area, Meditation Area, & Other Amenities.



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mumbai@vastukala.org

In this regard, SME Backbay Reclamation Branch, Mittal Court, 'B' Wing, Ground Floor, Nariman Point, Mumbai - 400 021, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Project Valuation of the said project.

Our analysis of the project valuation is enclosed in this report. This Report forms an integral whole and cannot be split in parts. The outcome of the report/ study can only lead to proper conclusions if the Report as a whole is taken into account.

The information used by Vastukala Consultants (I) Pvt. Ltd. (VCIPL) in preparing this report has been obtained from a variety of sources and other relevant documents provided by the client & bank. As agreed, we have performed our project valuation exercise with the data available related to the business, considering the market prospects and projections. Our results are dependent on documents provided by client & bank, the underlying assumptions, which has been analyzed at a broader level by VCIPL while assessing their reasonableness.

Sale Realisation from the Project is ₹ 290.06 Cr. and Net Present Value of the project as on date is ₹ 92.67 Cr.

For Vastukala Consultants (I) Pvt. Ltd.

**MANOJ
BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=ADMIN,
2.5.4.20=9822b6c4ad35dc03e0cf39e26865913490c
f3d33d41333115279b17a18b5652,
postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8cc89d6b2a55a8fce3cf
eb31f31bd2e394e28f2e29a327b625bfc, cn=MANOJ
BABURAO CHALIKWAR
Date: 2023.02.23 16:46:43 +05'30'

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

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PROJECT VALUATION REPORT OF "Opulence"

"Opulence", Proposed residential cum commercial building on plot bearing Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B, Golden Nest Circle, Village – Goddev, Bhayandar (East), Taluka & District – Thane, Pin Code – 401 105, State – Maharashtra, Country – India

Latitude Longitude: 19°17'56.6"N 72°51'45.3"E

NAME OF DEVELOPER: M/s. Sonam Builders.

Pursuant to instructions from State Bank of India, SME Backbay Reclamation Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **24th January 2023** for approval of project finance purpose.

1. Location Details:

Proposed residential cum commercial building on plot bearing Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B, Golden Nest Circle, Village – Goddev, Bhayandar (East), Taluka & District – Thane, Pin Code – 401 105. It is about 2.20 Km. travelling distance from Bhayander Railway station. Near Jain Temple of Golden Nest Circle. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

2. Developer Details:

Name of builder	M/s. Sonam Builders
Project Registration Number	P51700031137
Register office address	M/s. Sonam Builders Shanti Niwas, 1 st Floor, New Golden Nest, Phase III, 100 Ft. Road, Bhayandar (East), Pin Code – 401 105, State – Maharashtra, Country – India
Contact Numbers	Contact Person: Mr. Dilpesh Jain Mobile No. 9819122355
E – mail ID and Website	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	MMRDA Building
On or towards South	Mira Bhayandar Road
On or towards East	Internal Road
On or towards West	New Golden Nest Road



Our Pan India Presence at :

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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
SME Backbay Reclamation Branch
Mittal Court, 'B' Wing, Ground Floor, Nariman Point,
Mumbai - 400 021, State - Maharashtra, Country – India

VALUATION REPORT (IN RESPECT OF PROJECT FINANCE)

I		General	
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, SME Backbay Reclamation Branch, to assess Fair Market value of the Project for bank loan purpose.
2.	a)	Date of inspection	: 24.01.2023
	b)	Date on which the valuation is made	: 23.02.2023
3.	List of documents produced for perusal		
	1.	Copy of Conveyance Deed dated 19.07.2008 for New Survey No. 30 Hissa No. 21.	
	2.	Copy of Conveyance Deed dated 09.03.2007 for New Survey No. 22 Hissa No. 1.	
	3.	Copy of Conveyance Deed dated 19.07.2008 for New Survey No. 22 Hissa No. 3.	
	4.	Copy of Conveyance Deed dated 19.07.2008 for New Survey No. 30 Hissa No. 14 & New Survey No. 22 Hissa No. 2.	
	5.	Copy of N.A. Order No. K-1/T1/NMP/SR-64/2005 dated 30.06.2005 issued by Collector of Thane.	
	6.	Copy of N.A. Order No. K-1/T1/NMP/SR-112/2003 dated 17.11.2003 issued by Collector of Thane.	
	7.	Copy of Environmental Clearance Certificate No. SIA/MH/MIS/217823/2021 dated 16.07.2022 issued by SEIAA.	
	8.	Copy of Title Certificate dated 07.08.2021 issued by Adv. D. G. Naik.	
	9.	Copy of Approved Plan No. MIBHAMNP/NR/514/2021-2022 dated 12.05.2021 issued by Mira Bhayandar Municipal Corporation of Greater Mumbai Approved upto: Lower Basement + Upper Basement + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 20th Upper Floor	
	10.	Copy of Commencement Certificate No. MNP/NR/514/2021-2022 dated 12.05.2021 issued by Mira Bhayandar Municipal Corporation. (This CC is endorsed for the work upto Lower Basement + Upper Basement + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 20th Upper Floor)	
	11.	Copy of Fire NOC Certificate No. MBMC/FIRE/308/2021-2022 dated 27.05.2021 issued by Mira Bhayandar Municipal Corporation. Approved upto: Lower Basement + Upper Basement + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 20th Upper Floor	
	12.	Copy of CA Certificate dated 20.01.2023 issued by M/s. Vimal Punmiya & Co.	
	13.	Copy of RERA Certificate No. P51700031137 dated 08.10.2021 issued by Maharashtra Real Estate Regulatory Authority.	
	Project Name (With address & phone nos.)	:	"Opulence" , Proposed residential cum commercial building on plot bearing Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B, Golden Nest Circle, Village – Goddev, Bhayandar (East), Taluka & District – Thane, Pin Code – 401 105, State – Maharashtra, Country –

			India.																										
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)	:	M/s. Sonam Builders Shanti Niwas, 1 st Floor, New Golden Nest, Phase III, 100 Ft. Road, Bhayandar (East), Pin Code – 401 105, State – Maharashtra, Country – India <u>Contact Person:</u> Mr. Dilpesh Jain (Mobile No. 9819122355)																										
5.	Brief description of the property (Including Leasehold / freehold etc.):																												
	<p>About Project: Sonam Opulence is strategically crafted by the renowned builder Sonam Builders. It is a marvellous Residential development in Mira Bhayandar, a high-class locality in Mumbai having all the facilities and basic needs within easy reach. It constitutes modern Apartments with all the high-end, contemporary interior fittings. Set within scenic and wonderful views of the countryside, this lavish property at Mira Bhayandar, Mumbai, Maharashtra, INDIA. has comfortable and spacious rooms. It is spread over an area of 0.77 acres with 72 units. The Sonam Opulence is presently ongoing.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>"Opulence"</td> <td>Proposed building of Lower Basement + Upper Basement + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 20th Upper Floor as per approved plan.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> <th>Percentage of construction cost incurred till 31.12.2022</th> </tr> </thead> <tbody> <tr> <td>"Opulence"</td> <td>Work is not started yet</td> <td>0.00%</td> <td>0.00%</td> </tr> </tbody> </table> <p>PROPOSED DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is 30.12.2028 (As per RERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1"> <tbody> <tr><td>Italian tiles flooring in all rooms</td></tr> <tr><td>Modular Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>Powder coated aluminum sliding windows</td></tr> <tr><td>Laminated wooden flush doors with Safety door</td></tr> <tr><td>Concealed wiring</td></tr> <tr><td>Concealed plumbing</td></tr> <tr><td>Fire Fighting System</td></tr> <tr><td>Landscaping & Tree Planting</td></tr> <tr><td>Gymnasium</td></tr> <tr><td>Indoor Games</td></tr> <tr><td>Children's Play Area</td></tr> <tr><td>Car Parking</td></tr> <tr><td>Yoga / Meditation Area</td></tr> <tr><td>Playing Area</td></tr> </tbody> </table>			Building	Number of Floors	"Opulence"	Proposed building of Lower Basement + Upper Basement + Ground Floor + 1 st Floor + Service Floor + Amenity Floor + 2 nd to 20 th Upper Floor as per approved plan.	Building	Present stage of Construction	Percentage of work completion	Percentage of construction cost incurred till 31.12.2022	"Opulence"	Work is not started yet	0.00%	0.00%	Italian tiles flooring in all rooms	Modular Kitchen platform with Stainless Steel Sink	Powder coated aluminum sliding windows	Laminated wooden flush doors with Safety door	Concealed wiring	Concealed plumbing	Fire Fighting System	Landscaping & Tree Planting	Gymnasium	Indoor Games	Children's Play Area	Car Parking	Yoga / Meditation Area	Playing Area
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6.	Location of property	:																											

	a)	Plot No. / Survey No.	:	Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B	
	b)	Door No.	:	Not applicable	
	c)	C. T.S. No. / Village	:	Village – Goddev, Bhayandar (East),	
	d)	Ward / Taluka	:	Taluka – Thane	
	e)	Mandal / District	:	District – Thane	
7.		Postal address of the property	:	"Opulence", Proposed residential cum commercial building on plot bearing Old Survey No. 327, 328, 339, 340 & 341, New Survey No. 30, 29, 23, 22 & 20, Hissa No. 11B, 14A, 14B, 15, 21A, 21B, 22A, 24, 1A, 2B, 1B, 2A, 2D, 3A, 5A, 9E, & 6B, Golden Nest Circle, Village – Goddev, Bhayandar (East), Taluka & District – Thane, Pin Code – 401 105, State – Maharashtra, Country – India.	
8.		City / Town	:	Village – Goddev, Bhayandar (East),	
		Residential area	:	Yes	
		Commercial area	:	Yes	
		Industrial area	:	No	
9.		Classification of the area	:		
	i)	High / Middle / Poor	:	Higher Middle Class	
	ii)	Urban / Semi Urban / Rural	:	Urban	
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Goddev, Bhayandar (East), Mira Bhayandar 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.		In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.		Boundaries of the property	As per Agreement	As per RERA Certificate	As per Site
		North	Information not available	Rental Building R1	MMRDA Building
		South	Information not available	18 M. Road	Mira Bhayander Road
		East	Information not available	Sonam Tower	Internal Road
		West	Information not available	Sports Complex	New Golden Nest Road
14.1		Dimensions of the site		N. A. as the land is irregular in shape	
				A (As per the Deed)	B (Actuals)
		North	:	-	-
		South	:	-	-
		East	:	-	-
		West	:	-	-
14.2		Latitude, Longitude & Co-ordinates of property	:	19°17'56.6"N 72°51'45.3"E	
14.		Extent of the site	:	Net Plot area for Wing D = 3,324.10 Sq. M. Structure - As per table attached to the report	
15.		Extent of the site considered for Valuation (least of 14A& 14B)	:	Net Plot area = 3,324.10 Sq. M.	

16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
II	CHARACTERISTICS OF THE SITE		
1.	Classification of locality	:	Higher Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential cum commercial purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	1. Copy of Approved Plan No. MIBHAMNP/NR/514/2021-2022 dated 12.05.2021 issued by Mira Bhayandar Municipal Corporation of Greater Mumbai Approved upto: Lower Basement + Upper Basement + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 20th Upper Floor
10.	Corner plot or intermittent plot?	:	Corner Plot
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Concrete Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	30 M wide road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	:	Connected to Municipal sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Net Plot area = 3,324.10 Sq. M.
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	As per table attached to the report
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report. Details of recent transactions/online listings are attached with the report.
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 95,300.00 per Sq. M. for Residential Flat ₹ 1,19,100.00 per Sq. M. for Commercial Shop
5	Assessed / adopted rate of valuation	:	As per table attached to the report
6	Estimated value of land	:	As per table attached to the report

Part – B (Valuation of Building)		
1	Technical details of the building	:
	a) Type of Building (Residential / Commercial / Industrial)	: Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	: R.C.C. Framed structure
	c) Year of construction	: Building Construction work is in progress
	d) Number of floors and height of each floor including basement if any	: Lower Basement + Upper Basement + Ground Floor + 1 st Floor + Service Floor + Amenity Floor + 2 nd to 20 th Upper Floor
	e) Plinth area floor-wise	: As per table attached to the report
	f) Condition of the building	:
	i) Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress
	ii) Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress
	g) Date of issue and validity of layout of approved map	: 1. Copy of Approved Plan No. MIBHAMNP/NR/514/2021-2022 dated 12.05.2021 issued by Mira Bhayandar Municipal Corporation of Greater Mumbai Approved upto: Lower Basement + Upper Basement + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 20th Upper Floor 2. Copy of Commencement Certificate No. MNP/NR/514/2021-2022 dated 12.05.2021 issued by Mira Bhayandar Municipal Corporation. (This CC is endorsed for the work upto Lower Basement + Upper Basement + Ground Floor + 1st Floor + Service Floor + Amenity Floor + 2nd to 20th Upper Floor)
	h) Approved map / plan issuing authority	: Municipal Corporation of Greater Mumbai
	i) Whether genuineness or authenticity of approved map / plan is verified	: Verified
	j) Any other comments by our empanelled valuers on authentic of approved plan	: N.A.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weatherproof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work is in progress

	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bathtubs	:	
	e) Water meters, taps etc.	:	N.A. Building Construction work is in progress
	f) Any other fixtures	:	

Remarks:

- As per information from builder, Rental Building R1 & R2 are not handed over to MMRDA till date.**
- As per RERA website Rental building R2 of MMRDA is showing in Lapsed project list. Necessary action needs to be taken to update the same in RERA records.**

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	N.A. Building Construction work is in progress
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total	:	
Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	
2.	Glazed tiles	:	
3.	Extra sinks and bathtub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	N.A. Building Construction work is in progress
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum handrails	:	
10.	False ceiling	:	
	Total	:	
Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	N.A. Building Construction work is in progress
4.	Trees, gardening	:	
	Total	:	
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	
2.	Drainage arrangements	:	
3.	Compound wall	:	N.A. Building Construction work is in progress
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	



Total abstract of the entire property

Part – A	Land	:	As per below table attached in the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	

Area Statement as per Approved Plan

AREA STATEMENT		SQ.M		
1	Area of Plot	2,008.58		
2	Deduction (Fróm Gross Plot Area)			
	a) Road Setback Area (RW)	-		
	b) Proposed Road (DP)	1,020.58		
	c) Reserve Area	-		
	d) NDZ Area	-		
	e) Other (Encroached, Nala Etc.)	-		
	Total (a + b + c + d + e)	1,020.58		
3	Balance Area of Plot (1:2)	18,988.00		
4	Deduction For			
	a) Amenity Space (if Deduct table)	-		
	b) Recreational Ground (if Deduct table)	-		
	physical RG provided			
5	Net Balance Plot Area of Plot (3-4)	18,986.00		
6	Additions For			
	a) Road Setback Area (RW)	-		
	b) Proposed Road Area (DP)	-		
	c) Amenity Space	-		
	d) Reserve Area	-		
	Total (a + b + c + d)	-		
7	Net Plot Area	16,988.00		
8	Permissible FSI Factor	4.00		
	Permissible Built-Up Area	75,952.01		
9	TDR Area	-		
10	Special Cases FSI	-		
11	Total Permissible Built-Up Area	75,952.01		
12	Proposed Areas			
	a) Proposed Residential Area	13,354.70		
	b) Proposed Commercial Area	5,519.35		
	c) Proposed Industrial Area	-		
	d) Proposed Special Area	-		
	Total Proposed Area (a + b + c + d)	18,874.05		
13	Sub Structure Area Addition	-		
14	Sub Structure Area Deduction	-		
15	Excess balcony Area	0.70		
16	Excess Stair + Passage Area	-		
17	Existing Built Up Area	56,959.14		
18	Total Built Up Area Proposed (12 to 17)	75,833.89		
19	Consumed FSI	3.99		
20	Proposed Parking	Car	Scoter	Visitor
		1,569.00	-	113.85

Construction Area as per Approved Plan for Wing D

Sr. No.	Floor	FSI Built Up Area in Sq. M.	Free FSI / Premium FSI Area in Sq. M.						Total Construction Area in Sq. M.	Total Construction Area in Sq. Ft.
			Staircase / Lift / Lobby Area	Refuge Area	Stilt Area	Service Area	Duct & Projection Area	Amenities Area		
1	Lower Basement	-	446.58	-	1,919.58	-	-	-	2,366.16	25,469.35
2	Upper Basement	-	446.58	-	1,919.58	-	-	-	2,366.16	25,469.35
3	Ground Floor	769.67	470.73	-	-	-	63.08	-	1,303.48	14,030.66
4	1st Floor	693.25	133.36	-	-	-	99.56	-	926.17	9,969.29
5	Service Floor	-	-	-	-	896.56	63.08	-	959.64	10,329.56
6	Amenity Floor	534.33	30.24	-	-	-	63.08	609.63	1,237.28	13,318.08
7	2nd Floor	719.79	110.43	-	-	-	99.53	-	929.75	10,007.83
8	3rd Floor	719.79	110.43	-	-	-	99.53	-	929.75	10,007.83
9	4th Floor	560.04	110.43	189.62	-	-	99.53	-	959.62	10,329.35
10	5th Floor	719.79	110.43	-	-	-	99.53	-	929.75	10,007.83
11	6th Floor	719.79	110.43	-	-	-	99.53	-	929.75	10,007.83
12	7th Floor	719.79	110.43	-	-	-	99.53	-	929.75	10,007.83
13	8th Floor	719.79	110.43	-	-	-	99.53	-	929.75	10,007.83
14	9th Floor	560.04	110.43	189.62	-	-	99.53	-	959.62	10,329.35
15	10th Floor	719.79	110.43	-	-	-	99.53	-	929.75	10,007.83
16	11th Floor	719.79	110.43	-	-	-	99.53	-	929.75	10,007.83
17	12th Floor	719.79	110.43	-	-	-	99.53	-	929.75	10,007.83
18	13th Floor	719.79	110.43	-	-	-	99.53	-	929.75	10,007.83
19	14th Floor	560.04	110.43	189.62	-	-	99.53	-	959.62	10,329.35
20	15th Floor	719.79	110.43	-	-	-	99.53	-	929.75	10,007.83
21	16th Floor	719.79	110.43	-	-	-	99.53	-	929.75	10,007.83
22	Service Floor	-	-	-	-	896.56	63.06	-	959.62	10,329.33
23	17th Floor	719.79	110.43	-	-	-	99.53	-	929.75	10,007.83
24	18th Floor	719.79	110.43	-	-	-	99.53	-	929.75	10,007.83
25	19th Floor	560.04	110.43	189.62	-	-	99.53	-	959.62	10,329.35
26	20th Floor	719.79	110.43	-	-	-	99.53	-	929.75	10,007.83
27	OHT / LMR	-	110.43	-	-	-	-	-	110.43	1,188.67
Total Area		15,034.26	3,736.09	758.48	3,839.16	1,793.12	2,242.93	609.63	28,013.67	3,01,539.12



The floor wise Area Statement of the Project is as table below:

Sr. No.	Unit No.	Floor	Comp.	RERA Carpet Area in SQ M.	RERA Carpet Area in Sq. Ft.	Sold / Unsold Inventory
1	Shop	Ground	Shop	73.72	793.51	Sold
2	Shop	Ground	Shop	51.20	551.11	Sold
3	Shop	Ground	Shop	57.85	622.69	Sold
4	Shop	Ground	Shop	35.19	378.78	Unsold
5	Shop	Ground	Shop	21.92	235.94	Unsold
6	Shop	Ground	Shop	165.87	1,785.41	Unsold
7	Shop	Ground	Shop	116.33	1,252.16	Unsold
8	Shop	Ground	Shop	79.73	858.21	Unsold
9	Shop	Ground	Shop	116.33	1,252.16	Unsold
10	Shop	Ground	Shop	83.77	901.69	Unsold
11	Shop	1st	Shop	151.68	1,632.67	Unsold
12	Shop	1st	Shop	85.18	916.87	Unsold
13	Shop	1st	Shop	89.89	967.57	Unsold
14	Shop	1st	Shop	62.93	677.37	Unsold
15	Shop	1st	Shop	89.89	967.57	Unsold
16	Shop	1st	Shop	83.47	898.46	Unsold
17	201	2nd	4BHK	183.58	1,976.04	Unsold
18	202	2nd	4BHK	183.58	1,976.04	Unsold
19	203	2nd	3BHK	150.96	1,624.92	Unsold
20	204	2nd	3BHK	150.96	1,624.92	Unsold
21	301	3rd	4BHK	183.58	1,976.04	Unsold
22	302	3rd	4BHK	183.58	1,976.04	Unsold
23	303	3rd	3BHK	150.96	1,624.92	Unsold
24	304	3rd	3BHK	150.96	1,624.92	Unsold
25	401	4th	4BHK	183.58	1,976.04	Unsold
26	402	4th	4BHK	183.58	1,976.04	Unsold
27	403	4th	3BHK	150.96	1,624.92	Unsold
28	404	4th	3BHK	150.96	1,624.92	Unsold
29	501	5th	4BHK	183.58	1,976.04	Unsold
30	502	5th	4BHK	183.58	1,976.04	Unsold
31	503	5th	3BHK	150.96	1,624.92	Unsold
32	504	5th	3BHK	-	-	Refuge
33	601	6th	4BHK	183.58	1,976.04	Unsold
34	602	6th	4BHK	183.58	1,976.04	Unsold
35	603	6th	3BHK	150.96	1,624.92	Unsold
36	604	6th	3BHK	150.96	1,624.92	Unsold
37	701	7th	4BHK	183.58	1,976.04	Unsold
38	702	7th	4BHK	183.58	1,976.04	Unsold
39	703	7th	3BHK	150.96	1,624.92	Unsold
40	704	7th	3BHK	150.96	1,624.92	Unsold
41	801	8th	4BHK	183.58	1,976.04	Unsold
42	802	8th	4BHK	183.58	1,976.04	Unsold
43	803	8th	3BHK	150.96	1,624.92	Unsold
44	804	8th	3BHK	150.96	1,624.92	Unsold
45	901	9th	4BHK	183.58	1,976.04	Unsold
46	902	9th	4BHK	183.58	1,976.04	Unsold
47	903	9th	3BHK	150.96	1,624.92	Unsold
48	904	9th	3BHK	150.96	1,624.92	Unsold
49	1001	10th	4BHK	183.58	1,976.04	Sold

Sr. No.	Unit No.	Floor	Comp.	RERA Carpet Area in SQ M.	RERA Carpet Area in Sq. Ft.	Sold / Unsold Inventory
50	1002	10th	4BHK	183.58	1,976.04	Unsold
51	1003	10th	3BHK	150.96	1,624.92	Unsold
52	1004	10th	3BHK	-		Refuge
53	1101	11th	4BHK	183.58	1,976.04	Unsold
54	1102	11th	4BHK	183.58	1,976.04	Unsold
55	1103	11th	3BHK	150.96	1,624.92	Unsold
56	1104	11th	3BHK	150.96	1,624.92	Unsold
57	1201	12th	4BHK	183.58	1,976.04	Unsold
58	1202	12th	4BHK	183.58	1,976.04	Unsold
59	1203	12th	3BHK	150.96	1,624.92	Unsold
60	1204	12th	3BHK	150.96	1,624.92	Unsold
61	1301	13th	4BHK	183.58	1,976.04	Unsold
62	1302	13th	4BHK	183.58	1,976.04	Unsold
63	1303	13th	3BHK	150.96	1,624.92	Unsold
64	1304	13th	3BHK	150.96	1,624.92	Unsold
65	1401	14th	4BHK	183.58	1,976.04	Unsold
66	1402	14th	4BHK	183.58	1,976.04	Unsold
67	1403	14th	3BHK	150.96	1,624.92	Unsold
68	1404	14th	3BHK	150.96	1,624.92	Unsold
69	1501	15th	4BHK	183.58	1,976.04	Unsold
70	1502	15th	4BHK	183.58	1,976.04	Unsold
71	1503	15th	3BHK	150.96	1,624.92	Unsold
72	1504	15th	3BHK	150.96	1,624.92	Sold
73	1601	16th	4BHK	183.58	1,976.04	Unsold
74	1602	16th	4BHK	183.58	1,976.04	Unsold
75	1603	16th	3BHK	150.96	1,624.92	Unsold
76	1604	16th	3BHK	-		Refuge
77	1701	17th	4BHK	183.58	1,976.04	Unsold
78	1702	17th	4BHK	183.58	1,976.04	Unsold
79	1703	17th	3BHK	150.96	1,624.92	Unsold
80	1704	17th	3BHK	150.96	1,624.92	Unsold
81	1801	18th	4BHK	183.58	1,976.04	Unsold
82	1802	18th	4BHK	183.58	1,976.04	Unsold
83	1803	18th	3BHK	150.96	1,624.92	Unsold
84	1804	18th	3BHK	150.96	1,624.92	Unsold
85	1901	19th	4BHK	183.58	1,976.04	Unsold
86	1902	19th	4BHK	183.58	1,976.04	Unsold
87	1903	19th	3BHK	150.96	1,624.92	Unsold
88	1904	19th	3BHK	150.96	1,624.92	Unsold
89	2001	20th	4BHK	183.58	1,976.04	Unsold
90	2002	20th	4BHK	183.58	1,976.04	Unsold
91	2003	20th	3BHK	150.96	1,624.92	Unsold
92	2004	20th	3BHK	-		Refuge
TOTAL				13,473.65	1,45,028.97	

Sold Shops Inventory

Sr. No.	Unit No.	Floor	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Book Amount in ₹
1	Shop	Ground	73.72	793.51	1,69,58,480.00
2	Shop	Ground	51.20	551.11	1,18,83,080.00
3	Shop	Ground	57.85	622.69	1,36,17,120.00
Total			182.77	1,967.31	4,24,58,680.00

Sold Flats Inventory

Sr. No.	Unit No.	Floor	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Book Amount in ₹
1	1001	10 th	4BHK	183.58	1,976.04	3,75,44,760.00
2	1504	15 th	3BHK	150.96	1,624.92	3,08,73,480.00
TOTAL				334.54	3,600.96	6,84,18,240.00

Unsold Shops Inventory

Sr. No.	Unit No.	Floor	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	Shop	Ground	35.19	378.78	30,000.00	1,13,63,400.00
2	Shop	Ground	21.92	235.94	30,000.00	70,78,200.00
3	Shop	Ground	165.87	1,785.41	30,000.00	5,35,62,300.00
4	Shop	Ground	116.33	1,252.16	30,000.00	3,75,64,800.00
5	Shop	Ground	79.73	858.21	30,000.00	2,57,46,300.00
6	Shop	Ground	116.33	1,252.16	30,000.00	3,75,64,800.00
7	Shop	Ground	83.77	901.69	30,000.00	2,70,50,700.00
8	Shop	First	151.68	1,632.67	30,000.00	4,89,80,100.00
9	Shop	First	85.18	916.87	30,000.00	2,75,06,100.00
10	Shop	First	89.89	967.57	30,000.00	2,90,27,100.00
11	Shop	First	62.93	677.37	30,000.00	2,03,21,100.00
12	Shop	First	89.89	967.57	30,000.00	2,90,27,100.00
13	Shop	First	83.47	898.46	30,000.00	2,69,53,800.00
TOTAL			1,182.18	12,724.86		38,17,45,800.00

Unsold Flats Inventory

Sr. No.	Unit No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
1	201	2 nd	4BHK	1,976.04	19,000.00	3,75,44,760.00
2	202	2 nd	4BHK	1,976.04	19,000.00	3,75,44,760.00
3	203	2 nd	3BHK	1,624.92	19,000.00	3,08,73,480.00
4	204	2 nd	3BHK	1,624.92	19,000.00	3,08,73,480.00
5	301	3 rd	4BHK	1,976.04	19,000.00	3,75,44,760.00
6	302	3 rd	4BHK	1,976.04	19,000.00	3,75,44,760.00
7	303	3 rd	3BHK	1,624.92	19,000.00	3,08,73,480.00
8	304	3 rd	3BHK	1,624.92	19,000.00	3,08,73,480.00
9	401	4 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
10	402	4 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
11	403	4 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
12	404	4 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
13	501	5 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
14	502	5 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
15	503	5 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
16	601	6 th	4BHK	1,976.04	19,000.00	3,75,44,760.00

Sr. No.	Unit No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
17	602	6 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
18	603	6 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
19	604	6 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
20	701	7 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
21	702	7 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
22	703	7 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
23	704	7 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
24	801	8 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
25	802	8 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
26	803	8 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
27	804	8 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
28	901	9 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
29	902	9 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
30	903	9 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
31	904	9 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
32	1002	10 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
33	1003	10 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
34	1101	11 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
35	1102	11 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
36	1103	11 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
37	1104	11 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
38	1201	12 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
39	1202	12 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
40	1203	12 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
41	1204	12 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
42	1301	13 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
43	1302	13 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
44	1303	13 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
45	1304	13 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
46	1401	14 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
47	1402	14 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
48	1403	14 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
49	1404	14 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
50	1501	15 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
51	1502	15 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
52	1503	15 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
53	1601	16 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
54	1602	16 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
55	1603	16 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
56	1701	17 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
57	1702	17 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
58	1703	17 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
59	1704	17 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
60	1801	18 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
61	1802	18 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
62	1803	18 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
63	1804	18 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
64	1901	19 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
65	1902	19 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
66	1903	19 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
67	1904	19 th	3BHK	1,624.92	19,000.00	3,08,73,480.00



Sr. No.	Unit No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area	Value in ₹
68	2001	20 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
69	2002	20 th	4BHK	1,976.04	19,000.00	3,75,44,760.00
70	2003	20 th	3BHK	1,624.92	19,000.00	3,08,73,480.00
TOTAL				1,26,735.84		2,40,79,80,960.00

TOTAL SUMMARY

Particulars	RERA Carpet Area in Sq. Ft.	No. of Units	Rate in ₹	Market Value in ₹	Received Amount in ₹	Receivable Amount in ₹
Unsold Flat	1,26,735.84	70	19,000.00	240,79,80,960.00	-	-
Sold Flat	3,600.96	2	-	6,84,18,240.00	-	6,84,18,240.00
Unsold Shops	12,724.86	13	30,000.00	38,17,45,800.00	-	-
Sold Shops	1,967.31	3	-	4,24,58,680.00	-	4,24,58,680.00
Total	1,45,028.97	88		290,06,03,680.00	-	11,08,76,920.00
Total Income from Sale in Cr.				290.06	-	11.09

COST OF PROJECT

Project expenses	Incurred Cost in ₹ Cr.	To be Incurred Cost in ₹ Cr.	Total (₹ in Cr.)
Acquisition Cost of Land or Development Rights, and Legal Cost	51.99	-	51.99
Construction Cost for Building	-	105.54	105.54
Architect Cost, RCC & other Professional fees	-	5.28	5.28
Administrative Expenses	-	4.22	4.22
Marketing Expenses	-	5.80	5.80
Interest Cost	-	35.00	35.00
Contingency Cost	-	3.17	3.17
Total Cost	51.99	159.01	211.00

➤ **Acquisition Cost of Land or Development Rights, and Legal Cost:**

As per CA Certificate & Other document acquisition cost of land is ₹ 51,99,17,466.00 i.e., ₹ 51.99 Cr. which is 24.64% of Total Project Cost.

Sr. No.	Particulars	Incurred Amount in ₹
1	Land Cost	1,72,14,281.00
2	Approval Cost	3,58,16,807.00
3	Cost of Construction	15,74,41,542.00
4	Jain Temple	3,13,84,506.00
5	Professional Charges	2,00,12,868.00
6	Admin Charges	10,28,47,650.00
7	Infrastructure Cost	1,01,57,813.00
8	Interest Cost	14,50,41,998.00
Total		51,99,17,466.00

➤ **Building Cost of Construction:**

Construction area = 3,01,539.12 Sq. Ft.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 105,53,86,920.00 i.e., ₹ 105.54 Cr. which comes ₹ 3,500.00 per Sq. Ft. on construction area for building.

The total construction area is 3,01,539.12, projected cost of ₹ 105.54 Cr is 50.02% of total project cost.



➤ **Architect Cost, RCC & Other Professional Charges:**

The total Architect charges of ₹ 5,27,69,346.00 i.e., ₹ 5.28 Cr. is 5% of total construction cost & it is line up with Market trend.

The professional charge consists of Architect & Legal which in market is in the range of 3% - 6% of Total Construction cost of the project.

➤ **Administrative Expenses:**

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 4% of total cost of construction which comes to ₹ 4,22,15,477.00 i.e., ₹ 4.22 Cr.

The admin charges which in market is in the range of 2% - 4% of Total Construction cost of the project.

➤ **Marketing Expenses:**

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 2% of total Sale income from the project which comes to ₹ 5,80,12,074.00 i.e., ₹ 5.80 Cr.

The marketing charge consists of brokerage & commission which in market is in the range of 1% - 3% of Total Sale income of the property.

➤ **Interest Costs:**

The Interest cost for the term loan is ₹ 35,00,00,000.00 i.e., ₹ 35.00 Cr., which is 16.59% of total project cost.

As per information provided by the client.

➤ **Contingency Costs:**

The contingency charges estimated at 3% of total cost of construction which comes to ₹ 3,16,61,608.00 i.e., ₹ 3.17 Cr.


PROFIT FROM THE PROJECT:

Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	290.06
Less: Total projected Expenses	211.00
Estimated Surplus	79.06
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	23.72
Net Surplus (3-4)	55.34
PV (discounted @ 8% for 4 years)	Rs. 40.68
Add:	
Expenses already incurred as on date	51.99
(As per the certified Trial Balance Sheet of the project)	
Less:	-
Present Value of the project potential/ Land Value as on Date	Rs. 92.67
The realizable value of the property	Rs. 83.40
Distress value of the property	Rs. 74.14

Actual Site Photographs




Ready Reckoner 2022 – 2023



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home
Valuation Rules
User Manual
Close
Feedback

Year

2022/2023

Annual Statement of Rates

Language

English

Selected District:

Select Taluka:

Select Village:

Search By: Survey No Location

Select	उपविभाग	बुची कमीत	निवासी बदनिश्च	मॉडीस	दुकाने	बीघोनिक	एकक (Rs./)
SurveyNo	3/18-एम) पु- विभाग चोडदेव गांधारील निळकवी संधे क्रमांक	33300	95300	109600	119100	109600	रो. मीटर

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Sales Instances

गावाचे नाव : गोडदेव	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	20000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9995000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा.भाईदर मनपाइतर वर्णन : इतर माहिती: मौजे-गोडदेव,वार्ड-एम,विभाग-3/18,जुना सर्वे नं. 327/14,21,339/2,340/1,2,3,9,341/6,नवीन सर्वे नं. 30/14,21/23/2,22/1,2,3,9,20/6,क्षेत्रफळ 96.56 चौ. मि. बि. अप. सदनिका क्र. 802,आठवा मजला,ए2-विंग,सोनम इंद्रप्रस्थ विंग ए-2 को. ऑप. हो. सोसा. लि.,गोल्डन नेस्ट फेस 16,विलेज गोडदेव,भाईदर पूर्व,ठाणे-401105.,सोबत एक कार पार्किंग अप्पर बेसमेंट.((Survey Number : जुना सर्वे नं.327/14,21,339/2,240/1,2,3,9,341/6,नवीन सर्वे नं.30/14,21,23/2,22/1,2,3,9,20/6 ;))
(5) क्षेत्रफळ	96.56 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:-संतोष देवी एम. शर्मा -- वय:-61 पत्ता:-प्लॉट नं: 802,ए2-विंग, माळा नं: -. इमारतीचे नाव: सोनम इंद्रप्रस्थ विंग ए-2 को. ऑप. हो. सोसा. लि., ब्लॉक नं: गोल्डन नेस्ट फेस XVI,विलेज गोडदेव, रोड नं: भाईदर पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AFXPS8314M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-दिलीप जंबूवंत पवार -- वय:-35; पत्ता:-प्लॉट नं: -. माळा नं: -. इमारतीचे नाव: मु.पोस्ट. ब्लॉक नं: शिंगोडा तांडा तक किंवंत,शिंगोडा किंवंत, रोड नं: नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431804 पॅन नं:-BSHPP7051C 2): नाव:-सोनम दिलीप पवार -- वय:-34; पत्ता:-प्लॉट नं: -. माळा नं: -. इमारतीचे नाव: मु.पोस्ट. ब्लॉक नं: शिंगोडा तांडा तक किंवंत,शिंगोडा किंवंत, रोड नं: नांदेड, महाराष्ट्र, नांदेड. पिन कोड:-431804 पॅन नं:-BRSRPR1520C
(9) दस्तऐवज करून दिल्याचा दिनांक	30/09/2022
(10)दस्त नोंदणी केल्याचा दिनांक	30/09/2022
(11)अनुक्रमांक,खंड व पृष्ठ	15938/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1400000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	300000

Sales Instances

गावाचे नाव : गोडदेव	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	17500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9329000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : इतर माहिती: मौजे-गोडदेव,वार्ड-एम,विभाग-3/18,जुना सर्वे नं. 327/14,21,339/2,340/1,2,3,9,341/6,नवीन सर्वे नं. 30/14,21,23/2,22/1,2,3,9,20/6.,क्षेत्रफळ 96.56 चौ. मि. बि. अप.,सदनिका क्र.1105,विंग-ए2,अकरावा मजला,इंद्रप्रस्थ(पूर्वी ओळखले जात होते गोल्लन नेस्ट फेस 16),भाईदर पूर्व,ठाणे-401105.,सोबत एक कार पार्किंग लॉवर बेसमेंट.((Survey Number : जुना सर्वे नं. 327/14,21, 339/2, 340/1,2,3,9, 341/6,नवीन सर्वे नं. 30/14, 21, 23/2, 22/1,2,3,9, 20/6. ;))
(5) क्षेत्रफळ	96.56 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.-निकुल चंदुलाल परमार -- वय:-43 पत्ता:-प्लॉट नं: ई/15, माळा नं: -, इमारतीचे नाव: स्यू प्रेम नगर बिल्डिंग नं.1, ब्लॉक नं: मंडपेश्वर रोड,एम सी एफ क्लब समोर, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AGHPP3876C 2): नाव.-भरत रमणिकलाल शाह -- वय:-58 पत्ता:-प्लॉट नं: ई/15, माळा नं: -, इमारतीचे नाव: स्यू प्रेम नगर बिल्डिंग नं.1, ब्लॉक नं: मंडपेश्वर रोड,एम सी एफ क्लब समोर, रोड नं: मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AAGPS5480A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-नवीन कुमार सिंह -- वय:-40; पत्ता:-प्लॉट नं: 3/502, माळा नं: -, इमारतीचे नाव: रानावत हाईट्स, ब्लॉक नं: स्यू राम नगर,रामदेव पार्क रोड, रोड नं: मिरारोड पूर्व 401107, महाराष्ट्र, THANE. पिन कोड:-401105 पॅन नं:-CHRPS8160F 2): नाव.-अकिता नवीनकुमार सिंह -- वय:-37; पत्ता:-प्लॉट नं: 3/502, माळा नं: -, इमारतीचे नाव: रानावत हाईट्स, ब्लॉक नं: स्यू राम नगर,रामदेव पार्क रोड, रोड नं: मिरारोड पूर्व 401107, महाराष्ट्र, THANE. पिन कोड:-401105 पॅन नं:-CKJPS0873C
(9) दस्तऐवज करून दिल्याचा दिनांक	21/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	21/03/2022
(11) अनुक्रमांक, खंड व पृष्ठ	4448/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1050000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Price Indicators for Flats

Sr. No.	Project Name	Developer Name	RERA No.	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1	Indraprasth Wing C	Sonam Builders	P51700002491	1039.00	1,56,00,000.00	15,014.00
2	Indradhanush	Sonam Builders	P51700019830	759.00	1,05,00,000.00	13,834.00
3	Indra Neel	Sonam Builders	P51700027465	616.00	1,82,00,000.00	22,240.00
4	Meditya Raviraj	SN Builders	P51700013010	584.00	79,00,000.00	13,527.00
5	Salasar Greens	Salasar Estate Developer LLP	P51700000586	520.00	57,51,000.00	11,059.00

Note: - The market rate on carpet area ranges from ₹ 11,059.00 to ₹ 15,000.00 per Sq. Ft. as per the proposed project specifications and information from builder, this project will be constructed as a luxurious project. Accordingly, rate on carpet area will be ranging from ₹ 19,000.00 to ₹ 21,000.00 per Sq. Ft.

The screenshot displays a real estate listing on the Housing.com platform. The project is titled 'Sonam Indraprasth' and is located in Mumbai. The price range is ₹1.06 Cr - 1.56 Cr, with an average price of ₹14.35 K/sq.ft. The listing highlights '2, 3 BHK Apartments Configurations', 'Ready to Move Possession Status', and '775.00 sq.ft. - 1039.00 sq.ft Carpet Area Sizes'. There are also images of the project and interior views.

Price Indicators for Flats

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Mira Road > 2 BHK Flats for Sale in Mira Road > 950 Sq-ft

₹1.05 Cr Get ₹ 31,500 cashback on Home Loan

2 BHK 950 Sq-ft Flat For Sale **Mira Road, Mumbai**

2 Beds 2 Baths Unfurnished

Carpet Area: **759 sqft** ₹ 13.67/sqft

Project: **Indradhanush**

Floor: **27 (Out of 30 Floors)**

Transaction Type: **New Property**

Additional Rooms: **1 Store Room**

Facing: **East**

Lifts: **4**

Furnished Status: **Unfurnished**

Car Parking: **1 Open**

+4 Photos

HOUSING.com Buy in Mumbai

Mira Road East

Sonam Indra Neel

₹1.37 Cr - 1.82 Cr | ₹22.25 K/sq.ft

EMI starts at ₹68.02 K

By **SONAM BUILDERS**

2, 3 BHK Apartments

Dec. 2025 Possession Starts

₹22.25 K/sq.ft Avg. Price

616.00 sq.ft. - 725.00 sq.ft. (Carpet Area) Sizes

12 more

Contact Sellers

Price Indicators for Flats

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Mira Road > 2 BHK Flats for sale in Mira Road > 990 Sq.ft

₹79.0 Lac [Get ₹23,700 cashback on Home Loan](#) ✓ VERIFIED ON SITE

2 BHK 990 Sq-ft Flat For Sale **Mira Road, Mumbai**

2 Beds 2 Baths 4 Balconies Unfurnished

Carpet Area: **584 sqft** ₹13,527/sqft

Floor: **7 (Out of 10 Floors)**

Facing: **East**

Developer: **S N Builder**

Project: **SN Mediya Ravira**

Transaction Type: **New Property**

Status: **Ready to Move**

Lifts: **2**

Furnished Status: **Unfurnished**

Newly Constructed Property

square yards Mumbai Buy Rent Projects Agents More Services Resources Intelligence

Home > Property in Mumbai > Projects in Bhayander East > Salasar Greens > 2 BHK 520 Sq. Ft. Apartment in Salasar Greens

2 BHK 520 Sq. Ft. Apartment in Salasar Greens

Bhayander East, Mumbai

₹ 57.51 Lac

Status: **Mid Stage Construction**

445 Views 3 Enquiries

GET A CALL BACK

- 1 BHK/2 BHK Apartment from 379 Sq. Ft. to 520 Sq. Ft. (Carpet)
- Carpet Area - 520 Sq. Ft. (100%) Disclaimer

1 Photos

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.

We hope this will satisfy your requirements.

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As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 23.02.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.2.29=992296c4fae054e03a0c39c2d885913490c3e3104133
2115279b17a18b5652, postalCode=400099, st=Maharashtra,
serialNumber=41a26a566ab0cc99602a55a80c3fcb31f310af2
e194c282a029a127862594c, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.02.23.16:46:26 +05'30'

Auth. Sign.

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

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(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 23.02.2023 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. If my authorized representative have personally inspected the property on 24.01.2023. 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 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.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is owned by M/s. Sonam Builders.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, SME Backbay Reclamation Branch to assess Fair Market value of the Project for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Ashwin Patel – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Bhavika Chavan – Valuation Engineer
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 – 17.12.2022 Valuation Date – 23.12.2022 Date of Report – 23.12.2022
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.12.2022
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the	Sales Comparative Method

	valuation and valuation standards followed;	
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 land size, location, sustained demand for residential land, 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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **23rd February 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 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 documents / information received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name of **M/s. Sonam Builders**. 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 **M/s. Sonam Builders**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

Based on the document provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation,

development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

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

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

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

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 Think.Innovate.Create

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.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **23rd February 2023**.

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 this particular purpose as per the details provided.

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

**MANOJ BABURAO
CHALIKWAR**

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3



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