

PROFORMA INVOICE

| | | |
|---|--|--|
| Vastukala Consultants (I) Pvt Ltd Ackruti Star, 1st Floor, 121, Central Road, MIDC, Andheri (E), Mumbai - 400 093 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org | Invoice No. PG-54/23-24 | Dated 11-Apr-23 |
| Buyer (Bill to) STATE BANK OF INDIA - HLST BKC HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27 | Delivery Note | Mode/Terms of Payment AGAINST REPORT |
| | Reference No. & Date. | Other References |
| | Buyer's Order No. | Dated |
| | Dispatch Doc No. 30840 / 2300056 | Delivery Note Date |
| | Dispatched through | Destination |
| Terms of Delivery | | |

| SI No. | Particulars | HSN/SAC | GST Rate | Amount |
|--------------|-------------------------|---------|----------|--------------------|
| 1 | MASTER VALUATION | | 18 % | 10,500.00 |
| | CGST | | | 945.00 |
| | SGST | | | 945.00 |
| Total | | | | ₹ 12,390.00 |

Amount Chargeable (in words) E. & O.E

Indian Rupee Twelve Thousand Three Hundred Ninety Only

| HSN/SAC | Taxable Value | Central Tax | | State Tax | | Total Tax Amount |
|--------------|------------------|-------------|---------------|-----------|---------------|------------------|
| | | Rate | Amount | Rate | Amount | |
| | 10,500.00 | 9% | 945.00 | 9% | 945.00 | 1,890.00 |
| Total | 10,500.00 | | 945.00 | | 945.00 | 1,890.00 |

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Ninety Only**

Remarks:

" ""Siyara Elite"" , Proposed Residential & Commercial Building on Land Bearing Survey No. 51/6, 51/7, 51/5/A, 51/5/B, 51/11/B of Village - Pimpalghar, Kalyan Bhiwandi Road, Taluka - Bhiwandi, Dist. - Thane - 421 302, State - Maharashtra, Country - India - M/s. Shakti Realty (Project Valuation)

Company's PAN : **AADCV4303R**

Declaration

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

Company's Bank Details

Bank Name : **State Bank of India**
 A/c No. : **32632562114**
 Branch & IFS Code : **MIDC Andheri (E) & SBIN0007074**



UPI Virtual ID : vastukala@icici

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

Rathod
 Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Siyara Elite"

"Siyara Elite", Proposed Residential & Commercial Building on Land Bearing Survey No. 51/6, 51/7, 51/5/A, 51/5/B, 51/11/B of Village - Pimpalghar, Kalyan Bhiwandi Road, Taluka - Bhiwandi, Dist. - Thane - 421 302, State - Maharashtra, Country - India

Latitude Longitude: 19°15'29.0"N 73°05'35.8"E

Valuation Done for: **State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051 State - Maharashtra, Country - India



Our Pan India Presence at :

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

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

MASTER VALUATION REPORT OF "Siyara Elite"

"Siyara Elite", Proposed Residential & Commercial Building on Land Bearing Survey No. 51/6, 51/7, 51/5/A, 51/5/B, 51/11/B of Village - Pimpalghar, Kalyan Bhiwandi Road, Taluka - Bhiwandi, Dist. - Thane - 421 302, State - Maharashtra, Country - India

Latitude Longitude: 19°15'29.0"N 73°05'35.8"E

NAME OF DEVELOPER: M/s. Shakti Realty

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **07th April 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Siyara Elite"**, Proposed Residential & Commercial Building on Land Bearing Survey No. 51/6, 51/7, 51/5/A, 51/5/B, 51/11/B of Village - Pimpalghar, Kalyan Bhiwandi Road, Taluka - Bhiwandi, Dist. - Thane - 421 302, State - Maharashtra, Country - India. It is about 6.2 Km. distance from Kalyan railway station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The locality is middle class & developing. The area is middle class & developing.

2. Developer Details:

| | | |
|-----------------------------|---|---------------------|
| Name of builder | M/s. Shakti Realty | |
| Project Registration Number | Project | RERA Project Number |
| | Siyara Elite | P51700031104 |
| Register office address | M/s. Shakti Realty Unit No. 914, "Lodha Business Park - II", Kolshet Road, Thane (West), Taluka & Dist. - Thane, PIN Code - 400 607, State - Maharashtra, Country - India | |
| Contact Numbers | Contact Person : Mr. Kapil P. Patel (Builder Person - Mobile No. 9819512121) | |
| E - mail ID And Website | shaktirealty@gmail.com www.shaktigroup121.com sutaraekute121@ | |

3. Boundaries of the Property:

| Direction | Particulars |
|---------------------|--------------------------|
| On or towards North | Cosmo Lodging & Boarding |
| On or towards South | Road |
| On or towards East | Kalyan - Bhiwandi Road |
| On or towards West | Pranayu Hospital & Road |



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Our Pan India Presence at :

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



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

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**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

| I | General | |
|----|---|---|
| 1. | Purpose for which the valuation is made | : As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose. |
| 2. | a) | Date of inspection : 07.04.2023 |
| | b) | Date on which the valuation is made : 11.04.2023 |
| 3. | List of documents produced for perusal | |
| | 1. | Copy of Development Agreement date 20.11.2019 b/w. Mr. Dilipsingh A. Hira & Mr. Surindersingh A. Hira (the Land Owners) AND M/s. Shakti Realty (the Developers) |
| | 2. | Copy of Affidavit Cum Declaration of M/s. Shakti Realty, date 24.07.2021 (As per RERA Certificate) |
| | 3. | Copy of Title Certificate date 18.12.2021 issued by Hanuman N. Bhoir |
| | 4. | Copy of Engineer Certificate date 15.02.2023 issued by K. K. & Associates (As per RERA Certificate) |
| | 5. | Copy of Architect's Certificate date 04.02.2023 issued by K. K. & Associates (As per RERA Certificate) |
| | 6. | Copy of CA Accounts Certificate date 24.03.2023 issued by Nakrani & Co. Chartered Accountants (As per RERA Certificate) |
| | 7. | Copy of MAHARERA Registration Certificate of Project No. P51700031104 issued by Maharashtra Real Estate Regulatory Authority date 05.10.2021. Last Modified date 08.04.2023 |
| | 8. | Copy of Building Permission And Commencement Certificate No. SROT / BSNA / 2501 / BP / Pimpalghar -08 / CC / 832 / 2021 date 27.08.2021 issued by MMRDA |
| | 9. | Copy of Approved Plan No. SROT / BSNA / 2501 / BP / Pimpalghar -08 / CC / 832 / 2021 date 27.08.2021 issued by MMRDA (Number of Copies - Five - Sheet No. 1/4 to 4/4) |
| | Approved upto: | |
| | Wing | Number of Floors |
| | A & B | Ground + 1st to 3rd floor (Commercial) + 4th to 9th Upper Floors. |
| | Project Name (with address & phone nos.) | : "Siyara Elite", Proposed Residential & Commercial Building on Land Bearing Survey No. 51/6, 51/7, 51/5/A, 51/5/B, 51/11/B of Village - Pimpalghar, Kalyan Bhiwandi Road, Taluka - Bhiwandi, Dist. - Thane - 421 302, 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 | : M/s. Shakti Realty |

| ownership) | <p>Address: Unit No. 914, "Lodha Business Park - II", Kolshet Road, Thane (West), Taluka & Dist. - Thane, PIN Code - 400 607, State - Maharashtra, Country - India</p> <p>Contact Person : Mr. Kapil P. Patel (Builder Person - Mobile No. 9819512121)</p> | | | | | | | | | | | | |
|---|--|---|--|--|---|--------------------|----------------------|----------|-----------------|------------------------------|----------------|-------------|----------------------|
| 5. Brief description of the property (Including Leasehold / freehold etc.) : | | | | | | | | | | | | | |
| <p>About "Siyara Elite": Residential project, Siyara Elite in Thane is offering units for sale in Kalyan West. Check out some Apartment that suit your lifestyle and liking. Possession date of Siyara Elite is Dec, 2023. The property offers 1 BHK, 2 BHK units. As per the area plan, units are in the size range of 471.0 - 716.0 sq.ft.. The project by Shakti Realty is set in 1 Acres . It has 118 units. There is 1 building in this project. Contact for further details. Siyara Elite is located in Gove naka, Opp.Tata Motors, Near by Upcoming Gove naka & Ranjnoli Metro Station, Kalyan-Bhiwandi Bypass Road, Kalyan West. Siyara Elite follows all rules as prescribed by the state RERA. All details are furnished on the RERA portal as well.ID is P51700031104..</p> | | | | | | | | | | | | | |
| <p>TYPE OF THE BUILDING:</p> | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Proposed Ground + 1st to 3rd floor (Commercial) + 4th to 9th Upper Floors.</td> </tr> </tbody> </table> | Wing | Number of Floors | A & B | Proposed Ground + 1 st to 3 rd floor (Commercial) + 4 th to 9 th Upper Floors. | | | | | | | | | |
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| A & B | Proposed Ground + 1 st to 3 rd floor (Commercial) + 4 th to 9 th Upper Floors. | | | | | | | | | | | | |
| <p>LEVEL OF COMPLETEION:</p> | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>RCC work upto 8th Floor slab is completed. Brick work upto 5th floor, Internal - External plaster work, Painting work, Flooring work & Door work upto 3rd floor is completed.</td> <td>58%</td> </tr> </tbody> </table> | Wing | Present stage of Construction | Percentage of work completion | A & B | RCC work upto 8th Floor slab is completed. Brick work upto 5th floor, Internal - External plaster work, Painting work, Flooring work & Door work upto 3rd floor is completed. | 58% | | | | | | | |
| Wing | Present stage of Construction | Percentage of work completion | | | | | | | | | | | |
| A & B | RCC work upto 8th Floor slab is completed. Brick work upto 5th floor, Internal - External plaster work, Painting work, Flooring work & Door work upto 3rd floor is completed. | 58% | | | | | | | | | | | |
| <p>DATE OF COMPLETION & FUTURE LIFE:</p> | | | | | | | | | | | | | |
| <p>Expected completion date as informed by builder is March - 2025 (As per MAHARERA Certificate)</p> | | | | | | | | | | | | | |
| <p>PROPOSED PROJECT AMENITIES:</p> | | | | | | | | | | | | | |
| <table border="1"> <tbody> <tr><td>➤ Vitrified tiles flooring in all rooms</td></tr> <tr><td>➤ Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>➤ Powder coated aluminum sliding windows with Mosquito Net</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>➤ Garden</td></tr> <tr><td>➤ Jogging Track</td></tr> <tr><td>➤ Air Conditionar Club House</td></tr> <tr><td>➤ Indoor Games</td></tr> <tr><td>➤ Gymnasium</td></tr> <tr><td>➤ Childern Play area</td></tr> </tbody> </table> | | ➤ Vitrified tiles flooring in all rooms | ➤ Granite Kitchen platform with Stainless Steel Sink | ➤ Powder coated aluminum sliding windows with Mosquito Net | ➤ Laminated wooden flush doors with Safety door | ➤ Concealed wiring | ➤ Concealed plumbing | ➤ Garden | ➤ Jogging Track | ➤ Air Conditionar Club House | ➤ Indoor Games | ➤ Gymnasium | ➤ Childern Play area |
| ➤ Vitrified tiles flooring in all rooms | | | | | | | | | | | | | |
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| ➤ Indoor Games | | | | | | | | | | | | | |
| ➤ Gymnasium | | | | | | | | | | | | | |
| ➤ Childern Play area | | | | | | | | | | | | | |

| | | | | |
|------|--|-------------------------|---|---|
| | <ul style="list-style-type: none"> ➤ Yoga Plaza ➤ Kids Play Area ➤ Club House ➤ Swimming Pool ➤ Senior Citizen Corner | | | |
| 6. | Location of property | | : | |
| | a) | Plot No. / Survey No. | : | Survey No. 51/6, 51/7, 51/5/A, 51/5/B, 51/11/B |
| | b) | Door No. | : | Not applicable |
| | c) | C. T.S. No. / Village | : | Survey No. 51/6, 51/7, 51/5/A, 51/5/B, 51/11/B of Village - Pimpalghar, |
| | d) | Ward / Taluka | : | Taluka - Bhiwandi |
| | e) | Mandal / District | : | Dist. - Thane |
| 7. | Postal address of the property | | : | "Siyara Elite", Proposed Residential & Commercial Building on Land Bearing Survey No. 51/6, 51/7, 51/5/A, 51/5/B, 51/11/B of Village - Pimpalghar, Kalyan Bhiwandi Road, Taluka - Bhiwandi, Dist. - Thane - 421 302, State - Maharashtra, Country - India |
| 8. | City / Town | | : | Pimpalghar, Kalyan Bhiwandi Road |
| | Residential area | | : | Yes |
| | Commercial area | | : | No |
| | Industrial area | | : | No |
| 9. | Classification of the area | | : | |
| | i) High / Middle / Poor | | : | Middle Class |
| | ii) Urban / Semi Urban / Rural | | : | Urban |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality | | : | MMRDA, Village - Pimpalghar |
| 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 Documents | As per MAHARERA Phase - I & II | As per Site |
| | North | Survey No. 51 & 52 | Survey No. 51 & 52 | Cosmo Lodging & Boarding |
| | South | Survey No. 50 & 51 | Survey No. 50 & 51 | Road |
| | East | 30.0 Mtr. DP Road | 30.0 Mtr. DP Road | Kalyan - Bhiwandi Road |
| | West | Survey No. 51 | Survey No. 51 | Pranayu Hospital & 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°15'29.0"N 73°05'35.8"E | | | | | |
| 14. | Extent of the site | : | Plot area - 2751.62 Sq. M. (As per Approved Plan & as per RERA Certificate) Structure - As per table attached to the report | | | | | |
| 15. | Extent of the site considered for Valuation (least of 14A& 14B) | : | Plot area - 2751.62 Sq. M. (As per Approved Plan & as per RERA Certificate) | | | | | |
| 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 | CHARACTERSTICS OF THE SITE | | | | | | | |
| 1. | Classification of locality | : | 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 purpose | | | | | |
| 8. | Any usage restriction | : | Residential | | | | | |
| 9. | Is plot in town planning approved layout? | : | Copy of Approved Plan No. SROT / BSNA / 2501 / BP / Pimpalghar -08 / CC / 832 / 2021 date 27.08.2021 issued by MMRDA (Number of Copies - Five - Sheet No. 1/4 to 4/4) Approved upto: | | | | | |
| | | | <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Ground + 1st to 3rd floor (Commercial) + 4th to 9th Upper Floors</td> </tr> </tbody> </table> | | Wing | Number of Floors | A & B | Ground + 1 st to 3 rd floor (Commercial) + 4 th to 9 th Upper Floors |
| Wing | Number of Floors | | | | | | | |
| A & B | Ground + 1 st to 3 rd floor (Commercial) + 4 th to 9 th Upper Floors | | | | | | | |
| 10. | Corner plot or intermittent plot? | : | Intermittent | | | | | |
| 11. | Road facilities | : | Yes | | | | | |
| 12. | Type of road available at present | : | B. T. Road | | | | | |
| 13. | Width of road – is it below 20 ft. or more than 20 ft. | : | 30.00 Mtr. Wide DP 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 developing area | | | | | |
| 19. | Special remarks, if any like threat of acquisition of land for publics 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 | : | Plot area - 2751.62 Sq. M. (As per Approved Plan & as per RERA Certificate) | | | | | | | | | | | |
|---|---|--------------|--|---|--|----------------------|------------------|------------------|---|----------------|--------------|---------|------|--------------|
| | 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 (an evidence thereof to be enclosed) | : | ₹ 26,000.00 per Sq. M. for Residential ₹ 1,860.00 per Sq. M. for Land | | | | | | | | | | | |
| 5 | Assessed / adopted rate of valuation | : | As per table attached to the report | | | | | | | | | | | |
| 6 | Estimated value of land | : | <table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Total Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>2751.62</td> <td>1860</td> <td>51,18,013.20</td> </tr> </tbody> </table> | | | As per Approved Plan | | | Total Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | 2751.62 | 1860 | 51,18,013.20 |
| As per Approved Plan | | | | | | | | | | | | | | |
| Total Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | | | | | | | | | | | | |
| 2751.62 | 1860 | 51,18,013.20 | | | | | | | | | | | | |
| 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) | : | N.A. Building Construction work is in progress | | | | | | | | | | | |
| | c) Year of construction | : | N.A. Building Construction work is in progress | | | | | | | | | | | |
| | d) Number of floors and height of each floor including basement, if any | : | | | | | | | | | | | | |
| | | | Wing | Number of Floors | | | | | | | | | | |
| | | | A & B | Proposed Ground + 1st to 3rd floor (Commercial) + 4th to 9th Upper Floors. | | | | | | | | | | |
| | 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 | : | Copy of Approved Plan No. SROT / BSNA / 2501 / BP / Pimpalghar -08 / CC / 832 / 2021 date 27.08.2021 issued by MMRDA (Number of Copies - Five - Sheet No. 1/4 to 4/4) | | | | | | | | | | | |
| | h) Approved map / plan issuing authority | : | Approved upto: <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Ground + 1st to 3rd floor (Commercial) + 4th to 9th Upper Floors</td> </tr> </tbody> </table> | | | Wing | Number of Floors | A & B | Ground + 1st to 3rd floor (Commercial) + 4th to 9th Upper Floors | | | | | |
| Wing | Number of Floors | | | | | | | | | | | | | |
| A & B | Ground + 1st to 3rd floor (Commercial) + 4th to 9th Upper Floors | | | | | | | | | | | | | |
| | i) Whether genuineness or authenticity of approved map / plan is verified | : | Yes | | | | | | | | | | | |

| | | |
|---|---|-----|
| j) Any other comments by our empanelled valuers on authentic of approved plan | : | No. |
|---|---|-----|

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 weather proof 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 bath tubs | : N.A. Building Construction work is in progress |
| | e) Water meters, taps etc. | : |
| | f) Any other fixtures | : |

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1. A - Wing:

| Sr. No. | Flat No. | Floor No. | Comp. | As per RERA Carpet Area in Sq. ft. | As per Builder Balcony + Terrace Area in Sq. ft. | Total Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Total Area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (including GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ |
|--------------|----------|-----------|-------|------------------------------------|--|-----------------------|--------------------------|-------------------------------------|--|--|---|
| 1 | 401 | 4 | 1 BHK | 404 | 330 | 734 | 807 | 9000 | 66,06,000.00 | 72,66,600.00 | 15000 |
| 2 | 402 | 4 | 1 BHK | 404 | 330 | 734 | 807 | 9000 | 66,06,000.00 | 72,66,600.00 | 15000 |
| 3 | 403 | 4 | 2 BHK | 628 | 771 | 1399 | 1539 | 9000 | 1,25,91,000.00 | 1,38,50,100.00 | 29000 |
| 4 | 404 | 4 | 1 BHK | 404 | 21 | 425 | 468 | 9000 | 38,25,000.00 | 42,07,500.00 | 9000 |
| 5 | 501 | 5 | 1 BHK | 404 | 21 | 425 | 468 | Land Owner's Share | | | |
| 6 | 502 | 5 | 1 BHK | 404 | 21 | 425 | 468 | | | | |
| 7 | 503 | 5 | 2 BHK | 628 | 19 | 648 | 713 | 9000 | 58,32,000.00 | 64,15,200.00 | 13500 |
| 8 | 504 | 5 | 1 BHK | 404 | 21 | 425 | 468 | Land Owner's Share | | | |
| 9 | 601 | 6 | 1 BHK | 404 | 21 | 425 | 468 | | | | |
| 10 | 602 | 6 | 1 BHK | 404 | 21 | 425 | 468 | Land Owner's Share | | | |
| 11 | 603 | 6 | 2 BHK | 628 | 19 | 648 | 713 | | | | |
| 12 | 604 | 6 | 1 BHK | 404 | 21 | 425 | 468 | 9000 | 38,25,000.00 | 42,07,500.00 | 9000 |
| 13 | 701 | 7 | 1 BHK | 404 | 21 | 425 | 468 | Land Owner's Share | | | |
| 14 | 702 | 7 | 1 BHK | 404 | 21 | 425 | 468 | | | | |
| 15 | 703 | 7 | 2 BHK | 628 | 19 | 648 | 713 | 9000 | 58,32,000.00 | 64,15,200.00 | 13500 |
| 16 | 704 | 7 | 1 BHK | 404 | 21 | 425 | 468 | Land Owner's Share | | | |
| 17 | 801 | 8 | 1 BHK | 404 | 21 | 425 | 468 | | | | |
| 18 | 802 | 8 | 1 BHK | 404 | 21 | 425 | 468 | 9000 | 38,25,000.00 | 42,07,500.00 | 9000 |
| 19 | 803 | 8 | 2 BHK | 628 | 19 | 648 | 713 | 9000 | 58,32,000.00 | 64,15,200.00 | 13500 |
| 20 | 804 | 8 | 1 BHK | 404 | 21 | 425 | 468 | Land Owner's Share | | | |
| 21 | 901 | 9 | 1 BHK | 404 | 21 | 425 | 468 | | | | |
| 22 | 902 | 9 | 1 BHK | 404 | 21 | 425 | 468 | Land Owner's Share | | | |
| 23 | 903 | 9 | 2 BHK | 628 | 19 | 648 | 713 | | | | |
| 24 | 904 | 9 | 1 BHK | 404 | 21 | 425 | 468 | Land Owner's Share | | | |
| Total | | | | 11040 | 1862 | 12907 | 14198 | | | | |

2. B - Wing:

| Sr. No. | Flat No. | Floor No. | Comp. | As per RERA Carpet Area in Sq. ft. | As per Builder Balcony + Terrace Area in Sq. ft. | Total Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Total Area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (including GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ |
|---------|----------|-----------|-------|------------------------------------|--|-----------------------|--------------------------|-------------------------------------|--|--|---|
| 1 | 401 | 4 | 2 BHK | 628 | 459 | 1087 | 1196 | 9000 | 97,83,000.00 | 1,07,61,300.00 | 22500 |
| 2 | 402 | 4 | 1 BHK | 404 | 330 | 734 | 807 | 9000 | 66,06,000.00 | 72,66,600.00 | 15000 |
| 3 | 403 | 4 | 1 BHK | 404 | 330 | 734 | 807 | 9000 | 66,06,000.00 | 72,66,600.00 | 15000 |
| 4 | 404 | 4 | 1 BHK | 404 | 21 | 425 | 468 | 9000 | 38,25,000.00 | 42,07,500.00 | 9000 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per RERA Carpet Area in Sq. ft. | As per Builder Balcony + Terrace Area in Sq. ft. | Total Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Total Area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (including GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ |
|--------------|----------|-----------|-------|------------------------------------|--|-----------------------|--------------------------|-------------------------------------|--|--|---|
| 5 | 501 | 5 | 2 BHK | 628 | 19 | 648 | 713 | 9000 | 58,32,000.00 | 64,15,200.00 | 13500 |
| 6 | 502 | 5 | 1 BHK | 404 | 21 | 425 | 468 | Land Owner's Share | | | |
| 7 | 503 | 5 | 1 BHK | 404 | 21 | 425 | 468 | | | | |
| 8 | 504 | 5 | 1 BHK | 404 | 21 | 425 | 468 | | | | |
| 9 | 601 | 6 | 2 BHK | 628 | 19 | 648 | 713 | | | | |
| 10 | 602 | 6 | 1 BHK | 404 | 21 | 425 | 468 | 9000 | 38,25,000.00 | 42,07,500.00 | 9000 |
| 11 | 603 | 6 | 1 BHK | 404 | 21 | 425 | 468 | 9000 | 38,25,000.00 | 42,07,500.00 | 9000 |
| 12 | 604 | 6 | 1 BHK | 404 | 21 | 425 | 468 | 9000 | 38,25,000.00 | 42,07,500.00 | 9000 |
| 13 | 701 | 7 | 2 BHK | 628 | 19 | 648 | 713 | 9000 | 58,32,000.00 | 64,15,200.00 | 13500 |
| 14 | 702 | 7 | 1 BHK | 404 | 21 | 425 | 468 | 9000 | 38,25,000.00 | 42,07,500.00 | 9000 |
| 15 | 703 | 7 | 1 BHK | 404 | 21 | 425 | 468 | 9000 | 38,25,000.00 | 42,07,500.00 | 9000 |
| 16 | 704 | 7 | 1 BHK | 404 | 21 | 425 | 468 | Land Owner's Share | | | |
| 17 | 801 | 8 | 2 BHK | 628 | 19 | 648 | 713 | 9000 | 58,32,000.00 | 64,15,200.00 | 13500 |
| 18 | 802 | 8 | 1 BHK | 404 | 21 | 425 | 468 | 9000 | 38,25,000.00 | 42,07,500.00 | 9000 |
| 19 | 803 | 8 | 1 BHK | 404 | 21 | 425 | 468 | 9000 | 38,25,000.00 | 42,07,500.00 | 9000 |
| 20 | 901 | 9 | 2 BHK | 628 | 19 | 648 | 713 | 9000 | 58,32,000.00 | 64,15,200.00 | 13500 |
| 21 | 902 | 9 | 1 BHK | 404 | 21 | 425 | 468 | 9000 | 38,25,000.00 | 42,07,500.00 | 9000 |
| 22 | 903 | 9 | 1 BHK | 404 | 21 | 425 | 468 | 9000 | 38,25,000.00 | 42,07,500.00 | 9000 |
| 23 | 904 | 9 | 1 BHK | 404 | 21 | 425 | 468 | 9000 | 38,25,000.00 | 42,07,500.00 | 9000 |
| Total | | | | 10636 | 1529 | 12170 | 13387 | | 9,42,30,000.00 | 10,36,53,000.00 | |

Summary of the Project:

| Wing | Comp. | Total Number of Flats | Carpet Area in Sq. Ft. | Built up Area in Sq. Ft. | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value After Completion in ₹ |
|---|--------------------------|-----------------------|------------------------|--------------------------|--|--|
| A - Sale Flat | 1 BHK - 06 2 BHK - 06 | 12 | 7807 | 8588 | 7,02,63,000.00 | 7,72,89,300.00 |
| A - Land Owner's Share | 1 BHK - 12 | 12 | 5100 | 5610 | - | - |
| Total (a) | | 24 | 12907 | 14198 | 7,02,63,000.00 | 7,72,89,300.00 |
| B - Sale Flat | 1 BHK - 13 2 BHK - 06 | 19 | 10470 | 11517 | 9,42,30,000.00 | 10,36,53,000.00 |
| B - Land Owner's Share | 1 BHK - 04 | 04 | 1700 | 1870 | - | - |
| Total (b) | | 23 | 12170 | 13387 | 9,42,30,000.00 | 10,36,53,000.00 |
| Total (a + b) | | 47 | 25077 | 27585 | 16,44,93,000.00 | 18,09,42,300.00 |
| 8th Floor Refuge Floor - Flat No. 4 (Wing - B) | | | | | | |

| Particulars | Market Value (₹) |
|---|------------------------|
| Realizable Value / Fair Market Value as on date in ₹ | 16,44,93,000.00 |
| Final Realizable Value After Completion in ₹ | 18,09,42,300.00 |
| Cost of Construction (Total Built up area x Rate) 27585Sq. Ft. x ₹ 2400.00 | 6,62,04,000.00 |

| Wing | Percentage of work done as on date | Built up area in Sq. Ft. | Total Cost Of Construction | Cost of construction as of today |
|--------------|------------------------------------|--------------------------|----------------------------|----------------------------------|
| A | 58 | 14198 | 3,40,75,200.00 | 1,97,63,616.00 |
| B | 58 | 13387 | 3,21,28,800.00 | 1,86,34,704.00 |
| Total | | 27585 | 6,62,04,000.00 | 3,83,98,320.00 |

| Part – C (Extra Items) | Amount in ₹ |
|---|--|
| 1. Portico | N.A. Building Construction work is in progress |
| 2. Ornamental front door | |
| 3. Sit out / Verandah with steel grills | |
| 4. Overhead water tank | |
| 5. Extra steel / collapsible gates | |
| Total | |

| Part – D (Amenities) | Amount in ₹ |
|------------------------------------|--|
| 1. Wardrobes | N.A. Building Construction work is in progress |
| 2. Glazed tiles | |
| 3. Extra sinks and bath tub | |
| 4. Marble / ceramic tiles flooring | |
| 5. Interior decorations | |
| 6. Architectural elevation works | |
| 7. Paneling works | |
| 8. Aluminum works | |
| 9. Aluminum hand rails | |
| 10. False ceiling | |
| Total | |

| Part – E (Miscellaneous) | Amount in ₹ |
|-------------------------------|--|
| 1. Separate toilet room | N.A. Building Construction work is in progress |
| 2. Separate lumber room | |
| 3. Separate water tank / sump | |
| 4. Trees, gardening | |
| Total | |

| Part – F (Services) | | Amount in ₹ |
|---------------------|------------------------------|--|
| 1. | Water supply arrangements | N.A. Building Construction work is in progress |
| 2. | Drainage arrangements | |
| 3. | Compound wall | |
| 4. | C.B. deposits, fittings etc. | |
| 5. | Pavement | |
| Total | | |

Total abstract of the entire property

| | | |
|---|------------------|-------------------------------------|
| Part – A | Land | As per table attached to the report |
| Part – B | Building | |
| | Land development | |
| Part – C | Compound wall | |
| Part - D | Amenities | |
| Part – E | Pavement | |
| Part – F | Services | |
| Realizable Value / Fair Market Value as on date in ₹ | | ₹ 16,44,93,000.00 |
| Final Realizable Value After Completion in ₹ | | ₹ 18,09,42,300.00 |

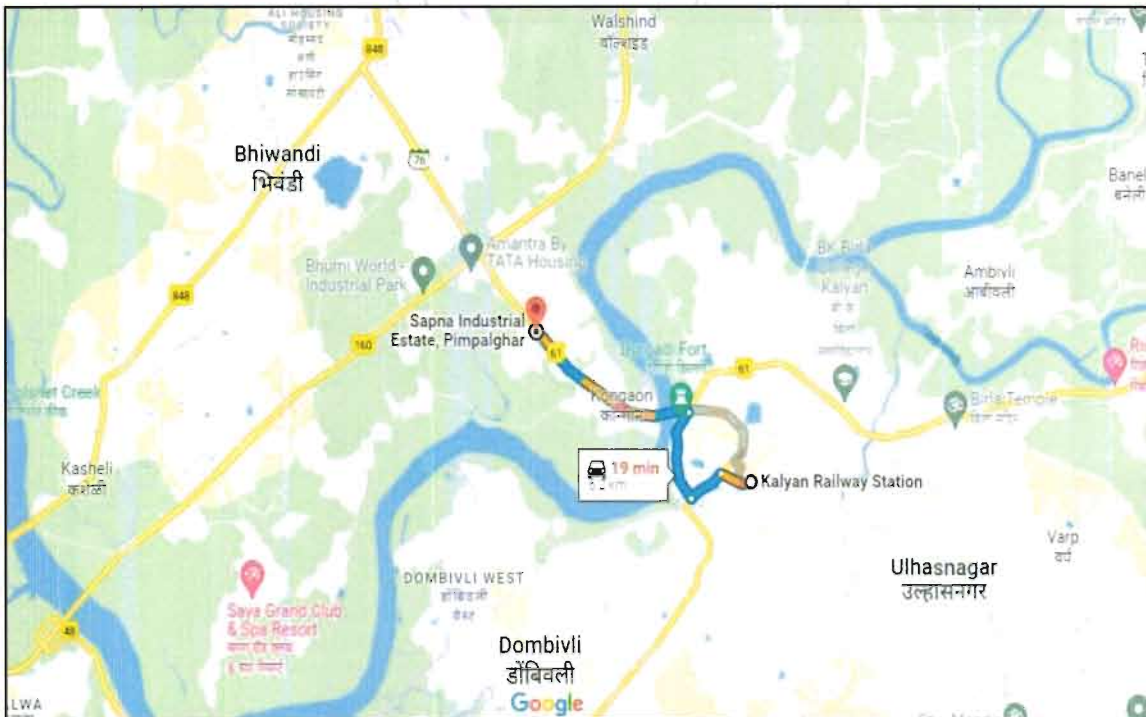
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, 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 ₹ 8,000 to ₹ 9,500.00 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 commercial and residential application in the locality etc. We estimate ₹ 9,000.00 per Sq. Ft. on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°15'29.0"N 73°05'35.8"E

Note: The Blue line shows the route to site from nearest Railway Station (Kalyan – 6.2 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Valuation Rates
User Manual
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Feedback

Year 20232024 **Language** English

Annual Statement of Rates

Selected District ठाणे

Select Taluka भिवंडी

Select Village गावाचे नाव : पिंपळघर(विशेष निवोजन प्राधिकरणाच्या)

Search By Survey No Location

| Select | प्रतिभाग | सुरी मूल्य | निकासी मूल्य | जडीम | दुकाने | कॅबेजिफ | एकर (Ru.) |
|----------|--|------------|--------------|-------|--------|---------|-----------|
| SurveyNo | 1/1-वाठराय व पाडे वामशील जमिनी | 2010 | 26000 | 28400 | 32800 | 28400 | चौ मीटर |
| SurveyNo | 1/2/A-रहित विभागातील विकास हमतेच्या जमिनी | 1450 | 0 | 0 | 0 | 0 | चौ मीटर |
| SurveyNo | 1/2-रहीवाल बापरा वामील विकसित जमिनी | 1860 | 26000 | 28400 | 32800 | 28400 | चौ मीटर |
| SurveyNo | 1/3/A-कल्याण पिकेडी रोडवरील विकास हमतेच्या जमिनी | 1660 | 0 | 0 | 0 | 0 | चौ मीटर |
| SurveyNo | 2/1/A-औद्योगिक विभागातील विकास हमतेच्या जमिनी | 1560 | 0 | 0 | 0 | 0 | चौ मीटर |

1 2

Think.Innovate.Create

Sales Instance

| | | | |
|--|--|-------------------|--|
| 090351 11-04-2023 Note:-Generated Through eSearch Module.For original report please contact concern SRO office. | | सूची क्र.2 | दुय्यम भिवंडीक : सह दु.नि. भिवंडी 2 दस्ता क्रमांक : 1090/2023 नोंदणी : Regn.63m |
| गावाचे नाव : पिंपळगाव | | | |
| (1)शिल्लेकाचा प्रकार | विहीनी करारनामा | | |
| (2)मोबदला | 4693700 | | |
| (3) बाजारभाव(भाडेगटदवाण्या बाबतिलगटदवाजार आकारणी देतो की गटददार ने नमूद करावे) | 1813553.28 | | |
| (4) भू-सापन,पोटफ्लिन्स व पारक्रमोक(अतन्प्यास) | 1) पानिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: श्रीजे पिंपळगाव,ता.वृन्ना भिवंडी,जिल्हा ठाणे येथील सदर्हे नं. 51/5/अ,सदर्हे नं. 51/5/ब,सदर्हे नं. 51/6,सदर्हे नं. 51/7,ब सदर्हे नं. 52/11/ब,या जागेवरील सिधार एलाइट बिल्डींग मधील विंग ए मधील सातव्या मजल्यावरील रहिवासी सदलिका नं. 703 क्षेत्र 58.37 चौ. मीटर कारपेट व अतिरिक्त क्षेत्र 1.79 चौ.मीटर एकूण क्षेत्र 60.16 चौ.मीटर((Survey Number : 51/5/अ व इतर ;)) | | |
| (5) क्षेत्रफळ | 60.16 चौ.मीटर | | |
| (6)आकारणी किंवा जुडी देण्यात असेल तेव्हा. | | | |
| (7) दस्तऐवज करण देणा-या/सिद्धा देण्या-या पक्षाकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असाव्यात,पत्तिबाधिते नाव व पत्ता | 1): नाव:-. शशी रिकमटी लकी शशीदार कपिल पुजावतल पटेल लकी क. अ. देवरा कुर्बल कैलास आळशी वय-26 पत्ता:-पर्वट नं: पर्वट-बी, माळा नं: -. इमारतीचे नाव: 904, लोक भूमिसत, ब्लॉक नं: ठाणे , रौड नं: कोल्सोल रोड, महाराष्ट्र, THANE. पिन कोड:-400607 पॅन नं:- ACWFSJ704P | | |
| (8)दस्तऐवज करण देणा-या पक्षाकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असाव्यात,पत्तिबाधिते नाव व पत्ता | 1): नाव:-.अजयत सुरेश शमी वय:-31; पत्ता:-पर्वट नं: -. माळा नं: -. इमारतीचे नाव: ए-2, सुसंगल शीवपारस, ब्लॉक नं: सयदेव नगर जवळ, दत्त मंदिर जवळ, उन्हासनगर-3, त्रिंल्ला ठाणे . रौड नं: -. महाराष्ट्र, ठाणे. पिन कोड:-421000 पॅन नं:-CEEP56308L 2): नाव:-विदिपा सुरेश शमी वय:-34; पत्ता:-पर्वट नं: -. माळा नं: -. इमारतीचे नाव: ए-2, सुसंगल शीवपारस, ब्लॉक नं: सयदेव नगर जवळ, दत्त मंदिर जवळ, उन्हासनगर-3, त्रिंल्ला ठाणे, रौड नं: -. महाराष्ट्र, ठाणे. पिन कोड:-421000 पॅन नं:-AZNPS8322M | | |
| (9) दस्तऐवज करण दिव्याका दिनांक | 16/01/2023 | | |
| (10)दस्त नोंदणी केण्याचा दिनांक | 25/01/2023 | | |
| (11)अनुक्रमोक,घांठ व पृष्ठ | 1090/2023 | | |
| (12)बाजारमालाप्रमाणे मुद्रांक शुल्क | 283700 | | |
| (13)बाजारमालाप्रमाणे नोंदणी शुल्क | 30000 | | |

Sales Instance

| | | | |
|---|---|--------------------|--------------------------------------|
| 6896311 | | सूची क्र. 2 | दुपयान निबंधक : सह द्रु.नि. भिवंडी 2 |
| 11-04-2023 | | | दस्त क्रमांक : 6896/2022 |
| Note:-Generated Through eSearch Module. For original report please contact concern SRO office. | | | नोंदणी : Regn.63m |
| गावाचे नाव : पिंपळगाव | | | |
| (1) विलेखाचा प्रकार | विक्री करारनामा | | |
| (2) मोजकता | 3400000 | | |
| (3) बाजारभाव (मालोपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) | 1189102.95 | | |
| (4) मू-सापण, पीटिस्ता व घरक्रमांक (असल्यास) | 1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मोजे पिंपळगाव, ता. लुक्रम भिवंडी, जिल्हा ठाणे येथील सर्व्हे नं. 51, हिस्सा नं. 5/अ, सर्व्हे नं. 51, हिस्सा नं. 5/ब, सर्व्हे नं. 51, हिस्सा नं. 6, सर्व्हे नं. 51, हिस्सा नं. 7 व सर्व्हे नं. 52, हिस्सा नं. 11/ब या जागेवरील सिधारा एलाइंट विलडींग मधील विंग बी मधील नवव्या मजल्यावरील रहिवासी सदनिवास नं. 904, क्षेत्र 37.53 चौ. मीटर मारपेट व अतिरिक्त क्षेत्र 1.92 चौ. मीटर, एकूण 39.45 चौ. मीटर ((Survey Number : 51/5/अ, 51/5/ब, 51/6, 51/7 व 52/11/ब;)) | | |
| (5) क्षेत्रफळ | 39.45 चौ.मीटर | | |
| (6) आकारणी किंवा जुळी देण्यात आलेले लेखा | | | |
| (7) दस्तऐवज कबूल देणा-या तितून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता. | 1): माल-मे. शक्ती रिमॉन्ट लॉक मशीनदार कपिल पुंजलतात पटेल लॉक क. अ. देणान विवेक भासत वल्लाल वय-35 पत्ता:-मलौट नं: बी, भाऊ नं: -, इमारतीचे नाव: 934-बी, लोडर सुधिमस, बर्लॉक नं: शौलशेत रोड, ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400607 फोन नं:-ACWFS1734P | | |
| (8) दस्तऐवज कबूल घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास, प्रतियादिचे नाव व पत्ता | 1): माल-घेदना संद्रमुषण सिंध वय:-32, पत्ता:-मलौट नं: -, भाऊ नं: -, इमारतीचे नाव: -, बर्लॉक नं: 11 कासल पाळ, अंधेनी घाणे, टेंबीपाळ, आंगुण प., मुंबई. रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400075 फोन नं:-CEUPS6605P | | |
| (9) दस्तऐवज कबूल दिव्याचा दिनांक | 22/06/2022 | | |
| (10) दस्त नोंदणी केण्याचा दिनांक | 22/06/2022 | | |
| (11) अनुक्रमांक, खंड व पृष्ठ | 6896/2022 | | |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 204000 | | |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 | | |

Price Indicators

Siyara Elite
 ₹37.45 L - 56.46 L | 6.77 K/sq ft
 1, 2 BHK Apartments
 Dec. 2023 Possession Starts
 6.77 K/sq ft Avg. Price
 471.00 sq ft. - 716.00 sq ft. Carpet Area Sizes

Shakti Siyara Elite
 37.45 Lacs
 by **Shakti Group**
 Kalyan West, Kalyan, Maharashtra, India
 Configurations: 1 BHK, 2 BHK
 Possession Date: Dec 2023
 Min. Price per Sqft: 7.49 K per Sqft.
 Carpet Area: 500 - 716 Sq Ft.

Price Indicators Projects nearby Locality

1 BHK Apartment ₹32.0 L EMI starts at ₹549 K

By **MAHARAJA GROUP** (100% RERA Registered)

₹42 K/sq.ft Avg. Price

380 sq.ft Built Up Area

1 BHK Configuration

30th Jan 2025 Possession status

Middle of 14 floors

Unfurnished Furnishing

1 BHK Apartment ₹36.99 L EMI starts at ₹599 K

By **MAHARAJA GROUP** (100% RERA Registered)

₹6.25 K/sq.ft Avg. Price

592 sq.ft Built Up Area

1 BHK Configuration

31st Mar 2026 Possession status

Lower of 33 floors

East facing Facing

Unfurnished Furnishing

Price Indicators Projects nearby Locality

1 BHK Apartment ₹37.0 L EMI starts at ₹39K

By **ARUN SHARMA**
Kazmirvihar - Kazi-gaon, Kalyan - Thane

450 sq.ft Build Up Area **8.22 K/sq.ft** Avg. Price **1 BHK** Configuration **31st Mar. 2025** Possession status **Lower** of 23 floors **Unfurnished** Furnishing

2 BHK Apartment ₹54.5 L EMI starts at 28.50 K

By **HEMANTA LAL DASH**
Marolundhi East - Sector 1, Marolundhi - Thane

812 sq.ft Build Up Area **6.71 K/sq.ft** Avg. Price **2 BHK** Configuration **25th Dec. 2023** Possession status **Middle** of 22 floors **East facing** Facing **Semi Furnished** Furnishing

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 : 11.04.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
c=IN
Date: 2023.04.11 15:48:59 +05'30'

C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____

only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 11.04.2023 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 07.04.2023. 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

| | Particulars | Valuer comment |
|-----|---|---|
| 1. | Background information of the asset being valued; | The property under consideration was purchased by M/s. Shakti Realty |
| 2. | Purpose of valuation and appointing authority | As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose. |
| 3. | Identity of the Valuer and any other experts involved in the valuation; | Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Suraj Zore – Valuation Engineer Vinita Surve – Processing 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 - 07.04.2023 Valuation Date - 11.04.2023 Date of Report - 11.04.2023 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done on date 07.04.2023 |
| 7. | Nature and sources of the information used or relied upon; | Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us |
| 8. | Procedures adopted in carrying out the valuation and valuation standards followed; | Sales Comparative 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, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial 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 **04th July 2022** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

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 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 **M/s. Tharwani Realty (Mr. Anil Hardasmal Tharwani)**. 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. Tharwani Realty (Mr. Anil Hardasmal Tharwani)**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

Based on the information 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

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.

Sharadkumar
B. Chalikwar

C.M.D.

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org,
Date: 2023/04/11 15:49:10 +05'30'

Auth. Sign

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

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



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

