

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-536/23-24	Dated 11-May-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. 31259 / 2300539	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	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	
997224	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:
 "Viceroy Prive", Proposed Residential Building No. 2 on Plot Bearing C. T. S. No. 809A/1/1/6, 809A/1/1/7, 809A/1/1/8, 809A/1/1/9 & 809A/1/1/10 of Village - Poisar, Dattani Park, Thakur Village Road, Kandivali (East), Mumbai, PIN Code – 400 101, State - Maharashtra, Country - India - M/s. Simba Properties LLP (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



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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Viceroy Prive"

"Viceroy Prive", Proposed Residential Building No. 2 on Plot Bearing C. T. S. No. 809A/1/1/6, 809A/1/1/7, 809A/1/1/8, 809A/1/1/9 & 809A/1/1/10 of Village - Poisar, Dattani Park, Thakur Village Road, Kandivali (East), Mumbai, PIN Code – 400 101, State - Maharashtra, Country - India

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Latitude Longitude: 19°12'47.5"N 72°52'19.0"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, Ackruti Star,
Central Road, MIDC, Andheri (E),
Mumbai - 400 093, (M.S.), INDIA
-  TeleFAX : +91 22 28371325/24
-  mumbai@vastukala.org

MASTER VALUATION REPORT OF "Viceroy Prive"

"Viceroy Prive", Proposed Residential Building No. 2 on Plot Bearing C. T. S. No. 809A/1/1/6, 809A/1/1/7, 809A/1/1/8, 809A/1/1/9 & 809A/1/1/10 of Village - Poisar, Dattani Park, Thakur Village Road, Kandivali (East), Mumbai, PIN Code – 400 101, State - Maharashtra, Country - India

Latitude Longitude: 19°12'47.5"N 72°52'19.0"E

NAME OF DEVELOPER: M/s. Simba Properties LLP

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 **05th May 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Viceroy Prive", Proposed Residential Building No. 2 on Plot Bearing C. T. S. No. 809A/1/1/6, 809A/1/1/7, 809A/1/1/8, 809A/1/1/9 & 809A/1/1/10 of Village - Poisar, Dattani Park, Thakur Village Road, Kandivali (East), Mumbai, PIN Code – 400 101, State - Maharashtra, Country - India. It is about 3.3 Km. travel distance from Kandivali Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, 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 locality is higher class & developed.

2. Developer Details:

Name of builder	M/s. Simba Properties LLP	
Project Registration Number	Project	RERA Project Number
	Viceroy Prive	P51800049560
Register office address	M/s. Simba Properties LLP Office No. 135 to 137, 13th Floor, "Free Press House", Nariman Point, Free Press Journal Marg, Mumbai, PIN Code - 400 021, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Snehal Vichare (CRM - Mobile No. 8657622435)	
E – mail ID	crm@viceroyproperties.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Viceroy Savana Under Construction Building
On or towards South	Play Ground & Road
On or towards East	Road & Viceroy Court Building
On or towards West	Internal Road



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
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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**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 : 05.05.2023
	b)	Date on which the valuation is made : 11.05.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Certificate date 23.01.2023 issued by Adv. M/s. M. T. Miskita & Company
	2.	Copy of Supplementary Agreement date 22.04.2022 b/w. Viceroy Properties LLP (the First Part) AND Mr. Cyrus Mody (the Second Part)
	3.	Copy of LLP Agreement date 05.09.2018 b/w. Viceroy Properties LLP AND Mr. Cyrus Mody under the name and style of M/s. Simba Properties LLP
	4.	Copy of Affidavit Cum Declaration of M/s. Simba Properties LLP promoter of the proposed project Viceroy Prive date 22.03.2023
	5.	Copy of Certificate of Percentage of Completion of Construction Work date 01.12.2022 issued by Eng. Ketan H. Mehta
	6.	Copy of Electricity Bill Consumer No. (CA No.) 9000 0108 1414 date 03.02.2023 in the name of M/s. Simba Properties LLP
	7.	Copy of MAHARERA Registration Certificate of Project No. P51800049560 issued by Maharashtra Real Estate Regulatory Authority date 15.02.2023. Last Modified date 08.02.2023
	8.	Copy of CA Certificate date 23.03.2023 issued by CA Radhey Shyam Agarwal
	9.	Copy of Achitect Certificate date 01.12.2022 issued by Arct. Ketan H. Mehta (As per RERA Certificate)
	10.	Copy of Engineer's Certificate date 09.12.2022 issued by Yogesh Arvind Jain (Centre Line) (As per RERA Certificate)
	11.	Copy of Fire Safety Requirement for the proposed Construction of High -rise residential building no. 2 Certificate date 10.06.2022 issued by MCGM
	12.	Copy of Commencement Certificate No. P-10225 / 2022 (809/A/1/1/8, 809/A/1/1/9 & 809/A/1/1/10) / R / S Ward / Poisar R / S /CC / 1 / NEW date 28.05.2022 issued by Municipal Corporation of Greater Mumbai This C.C. is granted for work upto top of Basement for Wing - A and upto plinth level for Wing - Bas per approved IOD plans date 11.11.2022. This C.C. is valid upto 30.11.2023. This C.C. is re-endorsed upto plinth level and further extended for work upto top of 4th Podium Level only of Wing - A as per approved amended plans date 27.03.2023. This C.C. is valid upto 23.04.2024.

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	13. Copy of Amended Plan Approval Letter No. P-10225 / 2022 (809/A/1/1/8, 809/A/1/1/9 & 809/A/1/1/10) / R / S Ward / Poisar R / S / 337 / 1 / Amend date 27.03.2023 issued by Municipal Corporation of Greater Mumbai											
	14. Copy of Approved Plan No. P-10225 / 2022 (809/A/1/1/8, 809/A/1/1/9 & 809/A/1/1/10) / R / S Ward / Poisar R / S / 337 / 1 / NEW date 27.03.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Eleven - Sheet No. 1 to 9) Approved upto:											
	Building No. / Wing	Number of Floors										
	2 / A	Basement + Stilt + 1 st to 4 th floors (Podiums) + 1 st to 11 th Upper floors.										
	15. Copy of Concession Plan date 22.07.2022											
	Project Name (with address & phone nos.)	"Viceroy Prive", Proposed Residential Building No. 2 on Plot Bearing C. T. S. No. 809A/1/1/6, 809A/1/1/7, 809A/1/1/8, 809A/1/1/9 & 809A/1/1/10 of Village - Poisar, Dattani Park, Thakur Village Road, Kandivali (East), Mumbai, PIN Code - 400 101, 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. Simba Properties LLP Office No. 135 to 137, 13th Floor, "Free Press House", Nariman Point, Free Press Journal Marg, Mumbai, PIN Code - 400 021, State - Maharashtra, Country - India <u>Contact Person :</u> Snehal Vichare (CRM - Mobile No. 8657622435)										
5.	Brief description of the property (Including Leasehold / freehold etc.)											
	About "Viceroy Prive" Project: Viceroy PRIVÉ is set to become a prominent landmark for those seeking a private and luxurious lifestyle <ul style="list-style-type: none"> • Iconic 34 storey luxury residential tower with two bespoke residences per floor. • Sprawling room width sundecks in the living/dining and 2 master bedrooms. • Multilevel car parking with EV charging points for each residence. • Stunning views of the Sanjay Gandhi National Park to the East and mesmerising city views to the West. • Grand apartment entrance foyer with puja niche. TYPE OF THE BUILDING <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / A</td> <td>Proposed Basement + Stilt + 1st to 4th floors (Podiums) + 1st to 34th Upper floors as per information provided by builder. The building permission as on date is received till Basement + Stilt + 1st to 4th floors (Podiums) + 1st to 11th Upper floors.</td> </tr> </tbody> </table> LEVEL OF COMPLETEION: <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Building No. / Wing	Number of Floors	2 / A	Proposed Basement + Stilt + 1 st to 4 th floors (Podiums) + 1 st to 34 th Upper floors as per information provided by builder. The building permission as on date is received till Basement + Stilt + 1st to 4th floors (Podiums) + 1st to 11th Upper floors.	Building No. / Wing	Present stage of Construction	Percentage of work completion			
Building No. / Wing	Number of Floors											
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Building No. / Wing	Present stage of Construction	Percentage of work completion										

2 / A	Foundation work is completed.	05%
DATE OF COMPLETION & FUTURE LIFE:		
Expected completion date as informed by builder is December - 2027 (As per MAHARERA Certificate)		
PROPOSED PROJECT AMENITIES:		
➤ Italian marble flooring for living, dining, bedrooms and kitchen.		
➤ Granite Kitchen platform with Stainless Steel Sink		
➤ Powder coated aluminum sliding windows with M.S. Grills		
➤ Laminated wooden flush doors with Safety door		
➤ Concealed wiring		
➤ Concealed plumbing		
➤ Garden		
➤ Fitness Centre		
➤ Yoga & Meditation Zone		
➤ Modern Gymnasium		
➤ Children's Play Area		
➤ Library and indoor games		
➤ Sports zone with multipurpose court		
➤ Kids play area		
➤ Jogging track		
➤ Swimming pool		
➤ Banquet space with spillover lawn		
6.	Location of property	:
	a) Plot No. / Survey No.	: C. T. S. No. 809A/1/1/6, 809A/1/1/7, 809A/1/1/8, 809A/1/1/9 & 809A/1/1/10
	b) Door No.	: Not applicable
	c) C. T.S. No. / Village	: C. T. S. No. 809A/1/1/6, 809A/1/1/7, 809A/1/1/8, 809A/1/1/9 & 809A/1/1/10 of Village - Poisar
	d) Ward / Taluka	: R/ S -Ward
	e) Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	: "Viceroy Prive" , Proposed Residential Building No. 2 on Plot Bearing C. T. S. No. 809A/1/1/6, 809A/1/1/7, 809A/1/1/8, 809A/1/1/9 & 809A/1/1/10 of Village - Poisar, Dattani Park, Thakur Village Road, Kandivali (East), Mumbai, PIN Code – 400 101, State - Maharashtra, Country - India
8.	City / Town	: Kandivali (East), Mumbai
	Residential area	: Yes
	Commercial area	: No
	Industrial area	: No
9.	Classification of the area	:
	i) High / Middle / Poor	: Higher Class
	ii) Urban / Semi Urban / Rural	: Urban



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10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai
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
	North	CTS No. 809A/1/1/7	CTS No. 809A/1/1/7
	South	MCGM Play Ground	MCGM Play Ground
	East	Viceroy Court Building	Viceroy Court Building
	West	13.00 Mtr. D.P. Road	13.00 Mtr. D.P. Road
			Viceroy Savana Under Construction Building
			Play Ground & Road
			Road & Viceroy Court Building
			Internal 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°12'47.5"N 72°52'19.0"E
14.	Extent of the site	:	Total Plot area - 12051.30 Sq. M. (As per Approved Plan) Plot area - 21200.00 Sq. M. (As per RERA Site) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area - 12051.30 Sq. M. (As per Approved Plan) Plot area - 21200.00 Sq. M. (As per RERA Site)
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	:	Higher 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

		Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)				
		21200.00	82130	174,11,56,000.00				
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	:						
	Building No. / Wing	Number of Floors						
	2 / A	Proposed Basement + Stilt + 1 st to 4 th floors (Podiums) + 1 st to 34 th Upper floors as per information provided by builder. The building permission as on date is received till Basement + Stilt + 1st to 4th floors (Podiums) + 1st to 11th 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. P-10225 / 2022 (809/A/1/1/8, 809/A/1/1/9 & 809/A/1/1/10) / R / S Ward / Poisar R / S / 337 / 1 / NEW date 27.03.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Eleven - Sheet No. 1 to 9)					
	h) Approved map / plan issuing authority	:	Approved upto: <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / A</td> <td>Basement + Stilt + 1st to 4th floors (Podiums) + 1st to 11th Upper floors.</td> </tr> </tbody> </table>		Building No. / Wing	Number of Floors	2 / A	Basement + Stilt + 1 st to 4 th floors (Podiums) + 1 st to 11 th Upper floors.
Building No. / Wing	Number of Floors							
2 / A	Basement + Stilt + 1 st to 4 th floors (Podiums) + 1 st to 11 th 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:**Remarks:**

Proposed as per site information		As per Approved Plan	
Building / Wing	Number of Floors	Copy of Approved Plan No. P-10225 / 2022 (809/A/1/1/8, 809/A/1/1/9 & 809/A/1/1/10) / R / S Ward / Poisar R / S / 337 / 1 / NEW date 27.03.2023 issued by Municipal Corporation of Greater Mumbai	
2 / A	Proposed Basement + Stilt + 1 st to 4 th floors (Podiums) + 1 st to 34 th Upper floors,	Approval upto:	
		Building / Wing	Number of Floors
		2 / A	Basement + Stilt + 1 st to 4 th floors (Podiums) + 1 st to 11 th Upper floors.

We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Municipal Corporation of Greater Mumbai we have given the separate valuation of approved and proposed construction given by Builder & Brochure only.

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder RERA Carpet Area in Sq. ft.	As per Draft Plan Deck 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 Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
29	1602	16	4 BHK	2042	260	2302	2532	35500	8,17,21,000.00	8,98,93,100.00	187500
30	1701	17	4 BHK	2042	260	2302	2532	35580	8,19,05,160.00	9,00,95,676.00	187500
31	1702	17	4 BHK	2042	260	2302	2532	35580	8,19,05,160.00	9,00,95,676.00	187500
32	1801	18	4 BHK	2042	260	2302	2532	35660	8,20,89,320.00	9,02,98,252.00	188000
33	1802	18	4 BHK	2042	260	2302	2532	35660	8,20,89,320.00	9,02,98,252.00	188000
34	1901	19	4 BHK	2042	260	2302	2532	35740	8,22,73,480.00	9,05,00,828.00	188500
35	1902	19	4 BHK	2042	260	2302	2532	35740	8,22,73,480.00	9,05,00,828.00	188500
36	2001	20	4 BHK	2042	260	2302	2532	35820	8,24,57,640.00	9,07,03,404.00	189000
37	2002	20	4 BHK	2042	260	2302	2532	35820	8,24,57,640.00	9,07,03,404.00	189000
38	2101	21	4 BHK	2042	260	2302	2532	35900	8,26,41,800.00	9,09,05,980.00	189500
39	2102 / 2202	21 & 22	5 BHK	2821	349	3170	3487	35900	11,38,03,000.00	12,51,83,300.00	261000
40	2201	22	4 BHK	2042	260	2302	2532	35980	8,28,25,960.00	9,11,08,556.00	190000
41	2301	23	4 BHK	2042	260	2302	2532	36060	8,30,10,120.00	9,13,11,132.00	190000
42	2302	23	4 BHK	2042	260	2302	2532	36060	8,30,10,120.00	9,13,11,132.00	190000
43	2401	24	4 BHK	2042	260	2302	2532	36140	8,31,94,280.00	9,15,13,708.00	190500
44	2402	24	4 BHK	2042	260	2302	2532	36140	8,31,94,280.00	9,15,13,708.00	190500
45	2501	25	4 BHK	2042	260	2302	2532	36220	8,33,78,440.00	9,17,16,284.00	191000
46	2502	25	4 BHK	2042	260	2302	2532	36220	8,33,78,440.00	9,17,16,284.00	191000
47	2601	26	4 BHK	2042	260	2302	2532	36300	8,35,62,600.00	9,19,18,860.00	191500
48	2602	26	4 BHK	2042	260	2302	2532	36300	8,35,62,600.00	9,19,18,860.00	191500
49	2701	27	4 BHK	2042	260	2302	2532	36380	8,37,46,760.00	9,21,21,436.00	192000
50	2702	27	4 BHK	2042	260	2302	2532	36380	8,37,46,760.00	9,21,21,436.00	192000
51	2802 / 2902	28 & 29	5 BHK	2995	353	3348	3683	36460	12,20,68,080.00	13,42,74,888.00	279500
52	2802	28	4 BHK	2042	260	2302	2532	36460	8,39,30,920.00	9,23,24,012.00	192500
53	2901	29	4 BHK	2042	260	2302	2532	36540	8,41,15,080.00	9,25,26,588.00	193000
54	3001	30	4 BHK	2042	260	2302	2532	36620	8,42,99,240.00	9,27,29,164.00	193000
55	3002	30	4 BHK	2042	260	2302	2532	36620	8,42,99,240.00	9,27,29,164.00	193000
56	3101	31	4 BHK	2042	260	2302	2532	36700	8,44,83,400.00	9,29,31,740.00	193500
57	3102	31	4 BHK	2042	260	2302	2532	36700	8,44,83,400.00	9,29,31,740.00	193500
58	3201	32	4 BHK	2042	260	2302	2532	36780	8,46,67,560.00	9,31,34,316.00	194000
59	3202	32	4 BHK	2042	260	2302	2532	36780	8,46,67,560.00	9,31,34,316.00	194000
60	3301	33	4 BHK	2042	260	2302	2532	36860	8,48,51,720.00	9,33,36,892.00	194500
61	3302	33	4 BHK	2042	260	2302	2532	36860	8,48,51,720.00	9,33,36,892.00	194500

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder RERA Carpet Area in Sq. ft.	As per Draft Plan Deck 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 Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹
62	3401	34	4 BHK	2042	260	2302	2532	36940	8,50,35,880.00	9,35,39,468.00	195000
63	3402	34	4 BHK	2042	260	2302	2532	36940	8,50,35,880.00	9,35,39,468.00	195000
Total				90317	11451	101768	111945		3,66,99,61,120.00	4,03,69,57,232.00	

Summary of the Project:

Particulars	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 ₹
Approved	4 BHK - 19 5 BHK - 01	20	46908	51599	1,62,83,29,520.00	1,79,11,62,472.00
Proposed	4 BHK - 40 5 BHK - 03	43	101768	111945	3,66,99,61,120.00	4,03,69,57,232.00
Total		63	148676	163544	5,29,82,90,640.00	5,82,81,19,704.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	5,29,82,90,640.00
Final Realizable Value After Completion in ₹	5,82,81,19,704.00
Cost of Construction (Total Built up area x Rate) 163544 Sq. Ft. x ₹ 3000.00	49,06,32,000.00

Project Name	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Viceroy Prive	05	163544	49,06,32,000.00	2,45,31,600.00

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 ₹		₹ 5,29,82,90,640.00
Final Realizable Value After Completion in ₹		₹ 5,82,81,19,704.00

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 ₹ 34,000 to ₹ 37,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 34,300.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.


Actual Site Photographs



T create



Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

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 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year: 2023/2024
Language: English


Selected District: मुंबई (उपनगर)

Select Village: पोईसर (मोरीवली)

Search By: Survey No Location

Enter Survey No: 809 Search

उपविभाग	पुणे कमीत	निवासी उपविभाग	नोंदणी	दुकाने	श्रीघोषिक	एकक (Rs./)	Attribute
78/349-पुभाग: उत्तरेस गावाची सीमा, पुर्वेस 36.60 मी. रेंद वि.सो. रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस दुदगली महाभाग.	82130	176080	202500	251200	176080	चौरस मीटर	सि.टी.एस. नंबर
78/351-पुभाग: उत्तरेस गावाची सीमा, पुर्वेस राष्ट्रीय उद्यान, दक्षिणेस गावाची सीमा व पश्चिमेस 36.60 मी. रेंद वि.सो. रस्ता.	82650	171770	199000	247900	171770	चौरस मीटर	सि.टी.एस. नंबर


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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Year: 2023/2024
Language: English

Selected District: मुंबई (उपनगर)

Select Village: पोईसर (मोरीवली)

Search By: Survey No Location

Select	उपविभाग	पुणे कमीत	निवासी उपविभाग	नोंदणी	दुकाने	श्रीघोषिक	एकक (Rs./)
Survey No	78/349-पुभाग: उत्तरेस गावाची सीमा, पुर्वेस 36.60 मी. रेंद वि.सो. रस्ता, दक्षिणेस गावाची सीमा व पश्चिमेस दुदगली महाभाग.	82130	176080	202500	251200	176080	चौरस मीटर
Survey No	78/350A-पुभाग: संपूर्ण विभाग नोकला 2034 प्रकार Natural Area वा संपूर्ण विभागास क्षमाविद्द विभाग	24790	0	0	0	0	चौरस मीटर
Survey No	78/350-पुभाग: राष्ट्रीय उद्यान	36000	66480	0	86850	0	चौरस मीटर
Survey No	78/351-पुभाग: उत्तरेस गावाची सीमा, पुर्वेस राष्ट्रीय उद्यान, दक्षिणेस गावाची सीमा व पश्चिमेस 36.60 मी. रेंद वि.सो. रस्ता.	82650	171770	199000	247900	171770	चौरस मीटर
Survey No	78/352-रस्ता: दुदगली महाभाग.	96900	183410	221200	293800	183410	चौरस मीटर

1/2

Survey Number: 805A, 805C, 809A/1/1/9, 809A/1/1/10, 839, 775, 817, 799, 802, 804, 805, 806, 842, 778, 811, 838, 839, 841, 816, 812, 813, 819, 816, 807, 777, 803, 814, 818, 808, 809A/1/1/8, 809A/1/1/7, 809A/1/1/11, 809A/1/1/11, 794A/1, 799B, 799D, 840B, 840A/2, 794A/2, 809A/1/1/10, 809A/1/1/11, 809A/1/1/12, 809A/1/1/13, 809A/1/1/2, 809A/1/1/3, 793B, 818C/8, 818C/7, 818C/2, 818C/5, 790/7, 792/8, 790/10, 840PT, 837PT, 809A/1/1/8, 809A/1/1/6A.

Price Indicators

99acres Buy - Enter Locality / Project / Society / Landmark

Home / Property in Mumbai / Real Estate in Mumbai / Real Estate in Andheri / 4BHK Flats in Thakur Village

Posted on Apr 23, 2023 | Under Construction

8.5 Cr @ 36,956 per sq.ft. **4BHK 4Baths**

Estimated EM: 6,78,898

Real Apartment for Sale

8.5 Cr @ 36,956 per sq.ft. Mumbai Andheri Dahisar

RERA STATUS NOT AVAILABLE [Request more information on this listing page](#)

[Overview](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Explore Locality](#) [Resonance](#)

Property (8) [Explore Locality Photos/Videos](#)

Area
Carpet area: 2300 sq.ft.

Price
8.5 Cr
@ 36,956 per sq.ft. [Request more info](#)

Configuration
4 Bedrooms, 4 Bathrooms, 3 Balconies with Study Room, Servant Room, Store Room

Address
Viceroy Prive
Thakur Village, Mumbai Andheri Dahisar

Floor Number
5th of 44 Floors

Facing
East

Overlooking
Pool Park/Garden, Club, Main Road, Others

Possession
By 2025

[Request Photos](#)

99acres Buy - Enter Locality / Project / Society / Landmark

Home / Property in Mumbai / Real Estate in Mumbai / Real Estate in Andheri / 4BHK Flats in Thakur Village

Posted on Apr 22, 2023 | Under Construction

8 Cr @ 34,782 per sq.ft. **4BHK 4Baths**

Estimated EM: 4,38,963

Flat Apartment for Sale

8 Cr @ 34,782 per sq.ft. Mumbai Andheri Dahisar

RERA STATUS NOT AVAILABLE [Request more information on this listing page](#)

[Overview](#) [Dealer Details](#) [Price Trends](#) [Registry Record](#) [Explore Locality](#) [Resonance](#)

Property (8) [Explore Locality Photos/Videos](#)

Area
Carpet area: 2300 sq.ft.

Price
8 Cr
+ Govt Charges & Tax
@ 34,782 per sq.ft.

Configuration
4 Bedrooms, 4 Bathrooms, 3 Balconies with Servant Room

Address
PROJECT
Thakur Village, Mumbai Andheri Dahisar

Floor Number
5th of 34 Floors

Facing
East

Overlooking
Park/Garden

Possession
Oct 2026

[Request Photos](#)

Price Indicators

99acres Buy - Enter locality / Project / Society / Locality

8 Cr | 4BHK 4Baths

Overview | Dealer Details | Price Trends | Registry Record | Explore Locality | Recent

Property (6)

- Super Built up area 2315 sq.ft.
- Built Up area: 2780 sq.ft.
- Carpet area: 2300 sq.ft.
- Price: 8 Cr + Govt Charges & Tax @ 34,782 per sq.ft.
- Floor Number: 7th of 34 Floors
- Address: Thakur Village, Mumbai Andheri District
- Facing: East
- Completion: Dec 2025

8.0 Cr | 4 BHK 2299 Sq-ft Flat For Sale in Thakur Village, Mumbai

Overview | More Details | About Locality | Property Services

4 Beds | 5 Baths | 3 Balconies | 3 Covered Parking | Jogging and St...

Carpet Area 2299 sqft = 34,798 sqft	Floor 10 (Out of 34 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing North - East	Lifts 3	Furnished Status Unfurnished	Car Parking 3 Covered

offer Free Car Parking

Contact Agent | Get Phone No.

More Details

Price Breakup	= 8 Cr = 25,000 Monthly
Booking Amount	= 51.0 Lac
RERA ID	P51800049560

Price Indicators




magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾



Home > Property > Mumbai > Flats for Sale > Mumbai > Flats for Sale > Thakur Village > 4 BHK, 2499 Sq-ft

8.25 Cr

Get ₹ 2,47,500 cashback on Home Loan

4 BHK, 2499 Sq-ft Flat For Sale in [Thakur Village, Mumbai](#)

4 Beds
5 Baths
3 Balconies
3 Covered Parking
Skyline View
Smart Home

Carpet Area 2299 sqft <small>≈ 25.885/sqft</small>	Floor 38 (Out of 45 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing West	Lifts 2	Furnished Status Unfurnished	Car Parking 3 Covered





magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾



Home > Property > Mumbai > Flats for Sale > Mumbai > Flats for Sale > Thakur Village > 4 BHK, 3395 Sq-ft

8.11 Cr

Get ₹ 2,41,300 cashback on Home Loan

4 BHK, 3395 Sq-ft Flat For Sale in [Thakur Village, Mumbai](#)

4 Beds
4 Baths
3 Balconies
3 Covered Parking
Laundry Ser...
Visitor Parking

Carpet Area 2261 sqft <small>≈ 35.880/sqft</small>	Floor 10 (Out of 34 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing West	Lifts 4	Furnished Status Unfurnished	Car Parking 3 Covered

Price Indicators Projects nearby Locality

99acres Buy - Enter Locality / Project / Society / Landmark

2.75 Cr ₹ 25,605 per sq.ft. **3BHK 3Baths**
 Estimated AMR ₹ 2,75,000

Area: 1074 sq.ft. | Carpet area: 1074 sq.ft. | Configuration: 3 Bedrooms, 3 Bathrooms, No Balcony
 Price: ₹ 2.75 Crore+ Govt Charges & Tax @ 25,605 per sq.ft. | Address: S D Aquila, Thakur Village, Mumbai Andheri Dahisar
 Floor Number: 35th of 64 Floors | Facing: North East
 Possession: By 2025

99acres Buy - Enter Locality / Project / Society / Landmark

3.8 Cr ₹ 32,395 per sq.ft. **3BHK 3Baths**
 Estimated AMR ₹ 3,80,000

Area: 1173 sq.ft. | Carpet area: 1173 sq.ft. | Configuration: 3 Bedrooms, 3 Bathrooms, 1 Balcony with Store Room
 Price: ₹ 3.8 Crore+ Govt Charges & Tax @ 32,395 per sq.ft. | Address: Shivana by viceroy, Thakur Village, Mumbai Andheri Dahisar
 Floor Number: 30th of 35 Floors | Facing: West
 Amenities: Pool/Park/Garden, Club, Main Road | Possession: New 2023


Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kandivli East > 2 BHK Flats for Sale in Kandivli East > 900 Sq-ft



1.75 Cr Get ₹ 52,500 cashback on Home Loan

2 BHK 900 Sq-ft Flat For Sale [Kandivli East, Mumbai](#)



2 Beds
2 Baths
1 Balcony
Semi-Furnished

Carpet Area 700 sqft + ± 25,000 sqft	Developer Surya Group	Project Priti Vihar
Floor 5 (Out of 7 Floors)	Transaction Type Resale	Status Ready to Move
Facing North	Lift 1	Furnished Status Semi-Furnished


+12 Photos

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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Thakur Village > 2 BHK Flats for Sale in Thakur Village > 1100 Sq-ft

2.40 Cr Get ₹ 172,000 cashback on Home Loan PREMIUM PROJECT



2 BHK 1100 Sq-ft Flat For Sale [Thakur Village, Mumbai](#)







2 Beds
2 Baths
1 Covered Parking
Unfurnished

Service/Co...
Visitor Parking

Carpet Area 855 sqft + ± 28,070 sqft	Developer Thakur Group	Project Vishnu Shivam Tower	Floor 19 (Out of 29 Floors)
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+1 Photos




Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Thakur Village > 2 BHK Flats for Sale in Thakur Village > 1330 Sq-ft

2.60 Cr
Get ₹ 78,000 cashback on Home Loan
PREMIUM PROJECT

2 BHK 1330 Sq-ft Flat For Sale [Thakur Village, Mumbai](#)

2 Beds
2 Baths
1 Balcony
2 Covered Parking

Smart Home
Theme base...




Carpet Area 785 sqft * = 33121sqft	Developer Viceroy Properties	Project Viceroy SAVANA	Floor 15 (Out of 34 Floors)
Transaction Type New Property	Facing East	Lifts 3	Furnished Status Unfurnished

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Thakur Village > 4 BHK > 3800 Sq-ft

7.80 Cr
Get ₹ 2,34,000 cashback on Home Loan
PREMIUM PROJECT

4 BHK 3800 Sq-ft Flat For Sale [Thakur Village, Mumbai](#)

4 Beds
4 Baths
1 Balcony
3 Covered Parking

Wrap Around...
Concierge Se...




Carpet Area 2300 sqft * = 33913sqft	Developer Viceroy Properties	Project Viceroy SAVANA	Floor 10 (Out of 40 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Lifts 4

Price Indicators Projects nearby Locality

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Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

7.49 Cr Get ₹ 22,24,700 cashback on Home Loan PREMIUM PROJECT

5 BHK 3400 Sq-ft Flat For Sale Kandivali East, Mumbai

5 Beds 5 Baths 3 Balconies Unfurnished




Service/God. Visitor Parking

Carpet Area 2500 sqft + ± 29960 sqft	Developer Viceroy Properties	Project Viceroy SAVANA	Floor 15 (Out of 42 Floors)
Transaction Type Resale	Additional Rooms 1 Store Room	Facing East	Furnished Status Unfurnished

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

12.0 Cr Get ₹ 2,60,000 cashback on Home Loan PREMIUM PROJECT

5 BHK 4600 Sq-ft Flat For Sale Kandivali East, Mumbai

5 Beds 5 Baths 4 Balconies Unfurnished

Outdoor Te. Laundry Serv.

Carpet Area 3200 sqft + ± 37500 sqft	Developer Viceroy Properties	Project Viceroy SAVANA	Floor 7 (Out of 36 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Furnished Status Unfurnished



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Price Indicators Projects nearby Locality

99acres Buy Filter Location Floor Society Landmark

3BHK 4Baths
4.11 Cr

Carpet area: 1173 sq.ft. | 3 Bedrooms, 4 Bathrooms, 1 Balcony

Price: 4.11 Cr (excl. Govt Charges & Tax) @ 35,038 per sq.ft.

30th of 35 Floors

Location: Park/Garden, Main Road

Project: Viceroy SAVANA, Kandivli East, Mumbai

magicbricks Buy Rent Sell Home Loans

7.79 Cr Get ₹ 2,33,999 cashback on Home Loan

4 BHK 2600 Sq-ft Flat For Sale **Thakur Village, Mumbai**

4 Beds | 4 Baths | 1 Balcony | 3 Covered Parking

Concierge S. | Theme base..

Carpet Area 2300 sqft * = 33,913 sqft	Developer Viceroy Properties	Project Viceroy SAVANA	Floor 11 (Out of 34 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Lifts 3

(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 11.05.2023 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 05.05.2023. 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. Simba Properties LLP
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;	Manoj B. Chalikwar – Regd. Valuer Aniket Navale – 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 - 05.05.2023 Valuation Date - 11.05.2023 Date of Report - 11.05.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 05.05.2023
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 **11th May 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 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. Simba Properties LLP**. 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. Simba Properties LLP**. 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

(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

