

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 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	Invoice No. PG-779/23-24	Dated 25-May-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 31470 / 2300781	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**

Company's Bank Details

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

Remarks:

""Merushikhar"", Proposed Dvelopment on Plot Bearing C. T. S. No. 186, 187, 188 & 189 of Village - Mogra, Parshi Panchayat Road, Jijamata Colony, Andheri (East), Mumbai, PIN Code - 400 053, State - Maharashtra, Country - India - M/s. Savvy Infrastructure Pvt. Ltd. (Project Valuation)



UPI Virtual ID : vastukala@icici

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

for Vastukala Consultants (I) Pvt Ltd

Rattoch
 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: "Merushikhar"

"Merushikhar", Proposed Development on Plot Bearing C. T. S. No. 186, 187, 188 & 189 of Village - Mogra, Parshi Panchayat Road, Jijamata Colony, Andheri (East), Mumbai, PIN Code – 400 053, State - Maharashtra, Country - India

Latitude Longitude: 19°07'32.8"N 72°51'14.5"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 "Merushikhar"

"Merushikhar", Proposed Development on Plot Bearing C. T. S. No. 186, 187, 188 & 189 of Village - Mogra, Parshi Panchayat Road, Jijamata Colony, Andheri (East), Mumbai, PIN Code – 400 053, State - Maharashtra, Country - India

Latitude Longitude: 19°07'32.8"N 72°51'14.5"E

NAME OF DEVELOPER: M/s. Savvy Infrastructure Pvt. Ltd.

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 **23rd May 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Merushikhar", Proposed Development on Plot Bearing C. T. S. No. 186, 187, 188 & 189 of Village - Mogra, Parshi Panchayat Road, Jijamata Colony, Andheri (East), Mumbai, PIN Code – 400 053, State - Maharashtra, Country - India. It is about 850 Mtr. travel distance from Andheri Metro 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. Savvy Infrastructure Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Merushikhar	P51800049155
Register office address	M/s. Savvy Infrastructure Pvt. Ltd. Unit No. 1005, B - Wing, "Kanakia Wall Street", Andheri Kurla Road, Hanuman Nagar, Chakala Mumbai, PIN Code - 400 093, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Sejal Rajshree (Asstt. Manager - Mobile No. 9875153468 Mr. Nikhil Shah (Sales Person - Mobile No. 9324034825)	
E - mail ID and Website	kunal.jethva@atssavvy.com www.savvygroup.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Parsi Panchayat Road
On or towards South	Emerald Apartment
On or towards East	Internal Road & Open Plot
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
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	: 23.05.2023
	b)	Date on which the valuation is made	: 25.05.2023
3.	List of documents produced for perusal		
	1. Copy of Title Certificate date 08.04.2021 issued by Adv. Divya Shah Associates		
	2. Copy of Title Certificate date 22.01.2021 issued by Adv. Jinita Shah		
	3. Copy of Development Agreement date 19.12.2022 b/w. Mr. Divyesh N. Patel, Mr. Rishikesh N. Patel & Mrs. Seema Patel (the First Owner) & other Owners AND M/s. Savvy Infrastructure Pvt. Ltd. (the Developer)		
	4. Copy of Affidavit Cum Declaration of M/s. Savvy Infrastructure Pvt. Ltd. Landowner of the project Merushikhar date 20.12.2022		
	5. Copy of MAHARERA Registration Certificate of Project No. P51800049155 issued by Maharashtra Real Estate Regulatory Authority date 01.02.2023. Last Modified date 27.01.2023		
	6. Copy of Revised NOC No. AAI / RHQ / WR / DOAS / Auth. / Juhu / West / B / 080520 / 477435 / 96 / 347 - 50 date 27.09.2022 issued by Airports Authority of India		
	7. Copy of Authorised for issuance of Revised Height Clearance date 26.09.2022 issued by Airports Authority of India		
	8. Copy of Fire Safety Requirement for the proposed Construction of High -rise residential building no. 2 Certificate date 29.10.2021 issued by MCGM		
	Copy of Commencement Certificate No. P-6691 / 2021 (186A & others) / K / E Ward / Mogra / 337 / 1 / NEW date 31.12.2021 issued by Municipal Corporation of Greater Mumbai C.C. upto plinth level for Wing -A and Wing - B as per approved plan date 31.12.2021.		
	9. Copy of Approved Plan No. P-6691 / 2021 (186A & others) / K / E Ward / Mogra / 337 / 1 / NEW date 31.12.2021 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Eleven - Sheet No. 1 to 7)		
	Wing	Number of Floors	
	A	Ground (part) + Stilt (part) + 1st to 2nd floors (Podiums) + 1st floor (Commercial) + 2nd to 13th Upper floors	
	B	Stilt + 1st to 2nd floors (Podiums) + 1st (Part Residential & Part Fitness Center) + 5th floors + 6th (part) Upper floors.	

10. Copy of Concession Plan date 02.12.2021																			
Project Name (with address & phone nos.)	: "Merushikhar" , Proposed Dvelopment on Plot Bearing C. T. S. No. 186, 187, 188 & 189 of Village - Mogra, Parshi Panchayat Road, Jijamata Colony, Andheri (East), Mumbai, PIN Code – 400 053, 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. Savvy Infrastructure Pvt. Ltd. Unit No. 1005, B - Wing, "Kanakia Wall Street" , Andheri Kurla Road, Hanuman Nagar, Chakala Mumbai, PIN Code - 400 093, State - Maharashtra, Country - India <u>Contact Person</u> : Sejal Rajshree (Asstt. Manager - Mobile No. 9875153468 Mr. Nikhil Shah (Sales Person - Mobile No. 9324034825)																		
5. Brief description of the property (Including Leasehold / freehold etc.)	: About "Merushikhar" Project: Savvy Merushikhar is a residential development in Andheri, Mumbai. The project is built by Savvy Infrastructures. They provide 1BHK, 2BHK, 2.5BHK apartments with all necessities. TYPE OF THE BUILDING <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed Ground (part) + Stilt (part) + 1st to 2nd floors (Podiums) + 1st floor (Commercial) + 2nd to 13th Upper floors.</td> </tr> <tr> <td>B</td> <td>Proposed Stilt + 1st to 2nd floors (Podiums) + 1st (Part Residential & Part Fitness Center) + 2nd to 11th floors + 12th (part) Upper floors as per information provided by builder. The building permission as on date is received till Stilt + 1st to 2nd floors (Podiums) + 1st (Part Residential & Part Fitness Center) + 5th floors + 6th (part) Upper floors.</td> </tr> </tbody> </table> LEVEL OF COMPLETEION: <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>Foundation work is in progress.</td> <td>0%</td> </tr> </tbody> </table> DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is March - 2027 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs. PROPOSED PROJECT AMENITIES: <table border="1"> <tbody> <tr> <td>➤ Italian marble flooring for living, dining, bedrooms and kitchen.</td> </tr> <tr> <td>➤ Granite Kitchen platform with Stainless Steel Sink</td> </tr> <tr> <td>➤ Powder coated aluminum sliding windows with M.S. Grills</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> </tbody> </table>	Wing	Number of Floors	A	Proposed Ground (part) + Stilt (part) + 1 st to 2 nd floors (Podiums) + 1 st floor (Commercial) + 2 nd to 13 th Upper floors.	B	Proposed Stilt + 1 st to 2 nd floors (Podiums) + 1 st (Part Residential & Part Fitness Center) + 2 nd to 11 th floors + 12 th (part) Upper floors as per information provided by builder. The building permission as on date is received till Stilt + 1st to 2nd floors (Podiums) + 1st (Part Residential & Part Fitness Center) + 5th floors + 6th (part) Upper floors.	Wing	Present stage of Construction	Percentage of work completion	A & B	Foundation work is in progress.	0%	➤ 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
Wing	Number of Floors																		
A	Proposed Ground (part) + Stilt (part) + 1 st to 2 nd floors (Podiums) + 1 st floor (Commercial) + 2 nd to 13 th Upper floors.																		
B	Proposed Stilt + 1 st to 2 nd floors (Podiums) + 1 st (Part Residential & Part Fitness Center) + 2 nd to 11 th floors + 12 th (part) Upper floors as per information provided by builder. The building permission as on date is received till Stilt + 1st to 2nd floors (Podiums) + 1st (Part Residential & Part Fitness Center) + 5th floors + 6th (part) Upper floors.																		
Wing	Present stage of Construction	Percentage of work completion																	
A & B	Foundation work is in progress.	0%																	
➤ 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																			

	<ul style="list-style-type: none"> ➤ Garden ➤ Fitness Centre ➤ Yoga ➤ Gymnasium ➤ Children's Play Area ➤ Kids play area ➤ Jogging track ➤ Swimming pool 			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	C. T. S. No. 186, 187, 188 & 189
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	C. T. S. No. 186, 187, 188 & 189 of Village - Mogra,
	d)	Ward / Taluka	:	R/ S -Ward
	e)	Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property		:	"Merushikhar", Proposed Dvelopment on Plot Bearing C. T. S. No. 186, 187, 188 & 189 of Village - Mogra, Parshi Panchayat Road, Jijamata Colony, Andheri (East), Mumbai, PIN Code – 400 053, State - Maharashtra, Country - India
8.	City / Town		:	Andheri (East), Mumbai
	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		:	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	As per Site
	North	18 Mtr. Wide Parsi Panchayat Road	18 Mtr. Wide Parsi Panchayat Road	Parsi Panchayat Road
	South	CTS No. 185	CTS No. 185	Emerald Apartment
	East	CTS No. 190	CTS No. 190	Internal Road & Open Plot
	West	18 Mtr. Wide Road	18 Mtr. Wide Road	Internal Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A	B

		As per the Deed	Actuals						
	North	-	-						
	South	-	-						
	East	-	-						
	West	-	-						
14.2	Latitude, Longitude & Co-ordinates of property	19°07'32.8"N 72°51'14.5"E							
14.	Extent of the site	Plot area - 3589.60 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 - 3589.60 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	CHARACTERISTICS 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. P-6691 / 2021 (186A & others) / K / E Ward / Mogra / 337 / 1 / NEW date 31.12.2021 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Eleven - Sheet No. 1 to 7) Approved upto:							
		<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground (part) + Stilt (part) + 1st to 2nd floors (Podiums) + 1st floor (Commercial) + 2nd to 13th Upper floors.</td> </tr> <tr> <td>B</td> <td>Stilt + 1st to 2nd floors (Podiums) + 1st (Part Residential & Part Fitness Center) + 5th floors + 6th (part) Upper floors.</td> </tr> </tbody> </table>		Wing	Number of Floors	A	Ground (part) + Stilt (part) + 1 st to 2 nd floors (Podiums) + 1 st floor (Commercial) + 2 nd to 13 th Upper floors.	B	Stilt + 1 st to 2 nd floors (Podiums) + 1 st (Part Residential & Part Fitness Center) + 5 th floors + 6 th (part) Upper floors.
Wing	Number of Floors								
A	Ground (part) + Stilt (part) + 1 st to 2 nd floors (Podiums) + 1 st floor (Commercial) + 2 nd to 13 th Upper floors.								
B	Stilt + 1 st to 2 nd floors (Podiums) + 1 st (Part Residential & Part Fitness Center) + 5 th floors + 6 th (part) 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.	18.00 Mtr. Wide Parsi Panchayat Road							
14.	Is it a Land – Locked land?	No							
15.	Water potentiality	Municipal Water supply							
16.	Underground sewerage system	Connected to Municipal sewer							

17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developed area									
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area - 3589.60 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)	:	₹ 1,44,460.00 per Sq. M. for Residential ₹ 68,370.00 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>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>3589.60</td> <td>68370</td> <td>24,54,20,952.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3589.60	68370	24,54,20,952.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
3589.60	68370	24,54,20,952.00										
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	:										
	<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed Ground (part) + Stilt (part) + 1st to 2nd floors (Podiums) + 1st floor (Commercial) + 2nd to 13th Upper floors.</td> </tr> <tr> <td>B</td> <td>Proposed Stilt + 1st to 2nd floors (Podiums) + 1st (Part Residential & Part Fitness Center) + 2nd to 11th floors + 12th (part) Upper floors as per information provided by builder. The building permission as on date is received till Stilt + 1st to 2nd floors (Podiums) + 1st (Part Residential & Part Fitness Center) + 5th floors + 6th (part) Upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Proposed Ground (part) + Stilt (part) + 1 st to 2 nd floors (Podiums) + 1 st floor (Commercial) + 2 nd to 13 th Upper floors.	B	Proposed Stilt + 1 st to 2 nd floors (Podiums) + 1 st (Part Residential & Part Fitness Center) + 2 nd to 11 th floors + 12 th (part) Upper floors as per information provided by builder. The building permission as on date is received till Stilt + 1st to 2nd floors (Podiums) + 1st (Part Residential & Part Fitness Center) + 5th floors + 6th (part) Upper floors.	:				
Wing	Number of Floors											
A	Proposed Ground (part) + Stilt (part) + 1 st to 2 nd floors (Podiums) + 1 st floor (Commercial) + 2 nd to 13 th Upper floors.											
B	Proposed Stilt + 1 st to 2 nd floors (Podiums) + 1 st (Part Residential & Part Fitness Center) + 2 nd to 11 th floors + 12 th (part) Upper floors as per information provided by builder. The building permission as on date is received till Stilt + 1st to 2nd floors (Podiums) + 1st (Part Residential & Part Fitness Center) + 5th floors + 6th (part) 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-6691 / 2021 (186A & others) / K / E Ward / Mogra / 337 / 1 / NEW date 31.12.2021 issued by Municipal									
	h) Approved map / plan issuing authority	:										

		Corporation of Greater Mumbai (Number of Copies - Eleven - Sheet No. 1 to 7) Approved upto:						
		<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground (part) + Stilt (part) + 1st to 2nd floors (Podiums) + 1st floor (Commercial) + 2nd to 13th Upper floors.</td> </tr> <tr> <td>B</td> <td>Stilt + 1st to 2nd floors (Podiums) + 1st (Part Residential & Part Fitness Center) + 5th floors + 6th (part) Upper floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Ground (part) + Stilt (part) + 1 st to 2 nd floors (Podiums) + 1 st floor (Commercial) + 2 nd to 13 th Upper floors.	B	Stilt + 1 st to 2 nd floors (Podiums) + 1 st (Part Residential & Part Fitness Center) + 5 th floors + 6 th (part) Upper floors.
Wing	Number of Floors							
A	Ground (part) + Stilt (part) + 1 st to 2 nd floors (Podiums) + 1 st floor (Commercial) + 2 nd to 13 th Upper floors.							
B	Stilt + 1 st to 2 nd floors (Podiums) + 1 st (Part Residential & Part Fitness Center) + 5 th floors + 6 th (part) 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
Wing	Number of Floors	Copy of Approved Plan No. P-6691 / 2021 (186A & others) / K / E Ward / Mogra / 337 / 1 / NEW date 31.12.2021 issued by Municipal Corporation of Greater Mumbai
B	Proposed Stilt + 1 st to 2 nd floors (Podiums) + 1 st (Part Residential & Part Fitness Center) + 2 nd to 11 th floors + 12 th (part) Upper floors.	
		Approval upto:
Wing	Number of Floors	
B	Stilt + 1 st to 2 nd floors (Podiums) + 1 st (Part Residential & Part Fitness Center) + 5 th floors + 6 th (part) 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 Concession Plan only.

1) A- Wing (Approved):

Sr. No.	Flat No.	Floor No.	Comp.	Approved Plan Carpet 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 ₹
1	201	2	2.5 BHK	726	799	28000	2,03,28,000.00	2,23,60,800.00	46500
2	202	2	2.5 BHK	726	799	28000	2,03,28,000.00	2,23,60,800.00	46500
3	203	2	1 BHK	405	446	28000	1,13,40,000.00	1,24,74,000.00	26000
4	204	2	1 BHK	407	448	28000	1,13,96,000.00	1,25,35,600.00	26000
5	205	2	1 BHK	419	461	28000	1,17,32,000.00	1,29,05,200.00	27000
6	206	2	2 BHK	627	690	28000	1,75,56,000.00	1,93,11,600.00	40000
7	207	2	2 BHK	627	690	28000	1,75,56,000.00	1,93,11,600.00	40000
8	301	3	2.5 BHK	726	799	28090	2,03,93,340.00	2,24,32,674.00	46500
9	302	3	2.5 BHK	726	799		Land Owner's Share		
10	303	3	1 BHK	405	446	28090	1,13,76,450.00	1,25,14,095.00	26000
11	304	3	1 BHK	407	448	28090	1,14,32,630.00	1,25,75,893.00	26000
12	305	3	1 BHK	419	461	28090	1,17,69,710.00	1,29,46,681.00	27000
13	306	3	2 BHK	627	690	28090	1,76,12,430.00	1,93,73,673.00	40500
14	307	3	2 BHK	627	690	28090	1,76,12,430.00	1,93,73,673.00	40500
15	401	4	2.5 BHK	726	799	28180	2,04,58,680.00	2,25,04,548.00	47000
16	402	4	2.5 BHK	726	799	28180	2,04,58,680.00	2,25,04,548.00	47000
17	403	4	1 BHK	405	446	28180	1,14,12,900.00	1,25,54,190.00	26000
18	404	4	1 BHK	407	448	28180	1,14,69,260.00	1,26,16,186.00	26500
19	405	4	1 BHK	419	461	28180	1,18,07,420.00	1,29,88,162.00	27000

Sr. No.	Flat No.	Floor No.	Comp.	Approved Plan Carpet 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 ₹
20	406	4	2 BHK	627	690	28180	1,76,68,860.00	1,94,35,746.00	40500
21	407	4	2 BHK	627	690	28180	1,76,68,860.00	1,94,35,746.00	40500
22	501	5	2.5 BHK	726	799	28270	2,05,24,020.00	2,25,76,422.00	47000
23	502	5	2.5 BHK	726	799	Land Owner's Share			
24	506	5	3 BHK	841	925	28270	2,37,75,070.00	2,61,52,577.00	54500
25	507	5	2 BHK	627	690	Land Owner's Share			
26	601	6	2.5 BHK	726	799	28360	2,05,89,360.00	2,26,48,296.00	47000
27	602	6	2.5 BHK	726	799	28360	2,05,89,360.00	2,26,48,296.00	47000
28	603	6	1 BHK	405	446	28360	1,14,85,800.00	1,26,34,380.00	26500
29	604	6	1 BHK	407	448	28360	1,15,42,520.00	1,26,96,772.00	26500
30	605	6	1 BHK	419	461	28360	1,18,82,840.00	1,30,71,124.00	27000
31	606	6	2 BHK	627	690	28360	1,77,81,720.00	1,95,59,892.00	40500
32	607	6	2 BHK	627	690	28360	1,77,81,720.00	1,95,59,892.00	40500
33	701	7	2.5 BHK	726	799	28450	2,06,54,700.00	2,27,20,170.00	47500
34	702	7	2.5 BHK	726	799	28450	2,06,54,700.00	2,27,20,170.00	47500
35	703	7	1 BHK	405	446	Land Owner's Share			
36	704	7	1 BHK	407	448	Land Owner's Share			
37	705	7	1 BHK	419	461	28450	1,19,20,550.00	1,31,12,605.00	27500
38	706	7	2 BHK	627	690	28450	1,78,38,150.00	1,96,21,965.00	41000
39	707	7	2 BHK	627	690	Land Owner's Share			
40	801	8	2.5 BHK	726	799	28540	2,07,20,040.00	2,27,92,044.00	47500
41	802	8	2.5 BHK	726	799	28540	2,07,20,040.00	2,27,92,044.00	47500
42	803	8	1 BHK	405	446	28540	1,15,58,700.00	1,27,14,570.00	26500
43	804	8	1 BHK	407	448	28540	1,16,15,780.00	1,27,77,358.00	26500
44	805	8	1 BHK	419	461	28540	1,19,58,260.00	1,31,54,086.00	27500
45	806	8	2 BHK	627	690	28540	1,78,94,580.00	1,96,84,038.00	41000
46	807	8	2 BHK	627	690	28540	1,78,94,580.00	1,96,84,038.00	41000
47	901	9	2.5 BHK	722	794	28630	2,06,70,860.00	2,27,37,946.00	47500
48	902	9	2.5 BHK	722	794	28630	2,06,70,860.00	2,27,37,946.00	47500
49	903	9	1 BHK	405	446	28630	1,15,95,150.00	1,27,54,665.00	26500
50	904	9	1 BHK	407	448	Land Owner's Share			
51	905	9	1 BHK	419	461	Land Owner's Share			
52	906	9	2 BHK	627	690	Land Owner's Share			
53	907	9	2 BHK	627	690	28630	1,79,51,010.00	1,97,46,111.00	41000
54	1001	10	2.5 BHK	726	799	28720	2,08,50,720.00	2,29,35,792.00	48000

Sr. No.	Flat No.	Floor No.	Comp.	Approved Plan Carpet 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 ₹
5	105	1	1 BHK	419	461	28000	1,17,32,000.00	1,29,05,200.00	27000
6	106	1	2 BHK	627	690	28000	1,75,56,000.00	1,93,11,600.00	40000
7	201	2	2.5 BHK	722	794	28000	2,02,16,000.00	2,22,37,600.00	46500
8	202	2	2.5 BHK	719	791	28000	2,01,32,000.00	2,21,45,200.00	46000
9	203	2	1 BHK	405	446	28000	1,13,40,000.00	1,24,74,000.00	26000
10	204	2	1 BHK	407	448	28000	1,13,96,000.00	1,25,35,600.00	26000
11	205	2	1 BHK	419	461	Land Owner's Share			
12	206	2	2 BHK	627	690	28000	1,75,56,000.00	1,93,11,600.00	40000
13	207	2	2 BHK	627	690	28000	1,75,56,000.00	1,93,11,600.00	40000
14	301	3	2.5 BHK	722	794	28090	2,02,80,980.00	2,23,09,078.00	46500
15	302	3	2.5 BHK	719	791	Land Owner's Share			
16	303	3	1 BHK	405	446	28090	1,13,76,450.00	1,25,14,095.00	26000
17	304	3	1 BHK	407	448	28090	1,14,32,630.00	1,25,75,893.00	26000
18	305	3	1 BHK	419	461	28090	1,17,69,710.00	1,29,46,681.00	27000
19	306	3	2 BHK	627	690	Land Owner's Share			
20	307	3	2 BHK	627	690	28090	1,76,12,430.00	1,93,73,673.00	40500
21	401	4	2.5 BHK	722	794	28180	2,03,45,960.00	2,23,80,556.00	46500
22	402	4	2.5 BHK	719	791	28180	2,02,61,420.00	2,22,87,562.00	46500
23	403	4	1 BHK	405	446	28180	1,14,12,900.00	1,25,54,190.00	26000
24	404	4	1 BHK	407	448	28180	1,14,69,260.00	1,26,16,186.00	26500
25	405	4	1 BHK	419	461	28180	1,18,07,420.00	1,29,88,162.00	27000
26	406	4	2 BHK	627	690	28180	1,76,68,860.00	1,94,35,746.00	40500
27	407	4	2 BHK	627	690	28180	1,76,68,860.00	1,94,35,746.00	40500
28	501	5	2.5 BHK	722	794	28270	2,04,10,940.00	2,24,52,034.00	47000
29	503	5	1 BHK	405	446	28270	1,14,49,350.00	1,25,94,285.00	26000
30	504	5	1 BHK	407	448	28270	1,15,05,890.00	1,26,56,479.00	26500
31	505	5	1 BHK	419	461	28270	1,18,45,130.00	1,30,29,643.00	27000
32	506	5	2 BHK	627	690	28270	1,77,25,290.00	1,94,97,819.00	40500
33	507	5	2 BHK	627	690	Land Owner's Share			
34	605	6	1 BHK	419	461	28270	1,18,45,130.00	1,30,29,643.00	27000
35	606	6	2 BHK	627	690	28270	1,77,25,290.00	1,94,97,819.00	40500
36	607	6	2 BHK	627	690	28270	1,77,25,290.00	1,94,97,819.00	40500
Total				19957	21953		45,10,39,190.00	49,61,43,109.00	

2b) B- Wing (Proposed Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Draft Plan Carpet 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 ₹
37	601	6	2.5 BHK	726	799	28270	2,05,24,020.00	2,25,76,422.00	47000
38	602	6	2.5 BHK	719	791	28270	2,03,26,130.00	2,23,58,743.00	46500
39	603	6	1 BHK	405	446	28270	1,14,49,350.00	1,25,94,285.00	26000
40	604	6	1 BHK	407	448	28270	1,15,05,890.00	1,26,56,479.00	26500
41	701	7	2.5 BHK	722	794	28360	2,04,75,920.00	2,25,23,512.00	47000
42	702	7	2.5 BHK	719	791	28360	2,03,90,840.00	2,24,29,924.00	46500
43	703	7	1 BHK	405	446				
44	704	7	1 BHK	407	448				
Land Owner's Share									
45	705	7	1 BHK	419	461	28360	1,18,82,840.00	1,30,71,124.00	27000
46	706	7	2 BHK	627	690	28360	1,77,81,720.00	1,95,59,892.00	40500
47	707	7	2 BHK	627	690				
Land Owner's Share									
48	801	8	2.5 BHK	722	794	28450	2,05,40,900.00	2,25,94,990.00	47000
49	802	8	2.5 BHK	719	791	28450	2,04,55,550.00	2,25,01,105.00	47000
50	803	8	1 BHK	405	446	28450	1,15,22,250.00	1,26,74,475.00	26500
51	804	8	1 BHK	407	448	28450	1,15,79,150.00	1,27,37,065.00	26500
52	805	8	1 BHK	419	461	28450	1,19,20,550.00	1,31,12,605.00	27500
53	806	8	2 BHK	627	690	28450	1,78,38,150.00	1,96,21,965.00	41000
54	807	8	2 BHK	627	690	28450	1,78,38,150.00	1,96,21,965.00	41000
55	901	9	2.5 BHK	722	794	28540	2,06,05,880.00	2,26,66,468.00	47000
56	902	9	2.5 BHK	719	791	28540	2,05,20,260.00	2,25,72,286.00	47000
57	903	9	1 BHK	405	446	28540	1,15,58,700.00	1,27,14,570.00	26500
58	904	9	1 BHK	407	448				
59	905	9	1 BHK	419	461				
Land Owner's Share									
60	906	9	2 BHK	627	690				
61	907	9	2 BHK	627	690	28540	1,78,94,580.00	1,96,84,038.00	41000
62	1001	10	2.5 BHK	722	794	28630	2,06,70,860.00	2,27,37,946.00	47500
63	1002	10	2.5 BHK	719	791				
Land Owner's Share									
64	1003	10	1 BHK	405	446	28630	1,15,95,150.00	1,27,54,665.00	26500
65	1004	10	1 BHK	407	448	28630	1,16,52,410.00	1,28,17,651.00	26500
66	1005	10	1 BHK	419	461				
Land Owner's Share									
67	1006	10	2 BHK	627	690	28630	1,79,51,010.00	1,97,46,111.00	41000
68	1007	10	2 BHK	627	690				
Land Owner's Share									
69	1101	11	2.5 BHK	722	794	28720	2,07,35,840.00	2,28,09,424.00	47500

Sr. No.	Flat No.	Floor No.	Comp.	As per Draft Plan Carpet 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 ₹
70	1102	11	2.5 BHK	719	791	28720	2,06,49,680.00	2,27,14,648.00	47500
71	1103	11	1 BHK	405	446	Land Owner's Share			
72	1104	11	1 BHK	407	448	28720	1,16,89,040.00	1,28,57,944.00	27000
73	1105	11	1 BHK	419	461	Land Owner's Share			
74	1106	11	2 BHK	627	690	Land Owner's Share			
75	1107	11	2 BHK	627	690	28720	1,80,07,440.00	1,98,08,184.00	41500
76	1206	12	2 BHK	627	690	28810	1,80,63,870.00	1,98,70,257.00	41500
77	1207	12	2 BHK	627	690	28810	1,80,63,870.00	1,98,70,257.00	41500
Total				23141	25455		48,56,90,000.00	53,42,59,000.00	

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	1 BHK - 25 2 BHK - 18 2.5 BHK - 19 3 BHK - 01	63	36168	39785	1,02,97,21,740.00	1,13,26,93,914.00
A - Land Owner's Share	1 BHK - 08 2 BHK - 05 2.5 BHK - 04	17	9325	10258	0	0
Total (a)		80	45493	50043	1,02,97,21,740.00	1,13,26,93,914.00
Approved Inventory						
B - Sale	1 BHK - 13 2 BHK - 09 2.5 BHK - 07	29	16034	17637	45,11,89,760.00	49,63,08,736.00
B - Land Owner's Share	1 BHK - 03 2 BHK - 02 2.5 BHK - 02	7	3923	4315	-	-
Total (b)		36	19957	21952	45,11,89,760.00	49,63,08,736.00
Proposed Inventory						
B - Sale	1 BHK - 10 2 BHK - 08 2.5 BHK - 11	29	17033	18736	48,72,22,970.00	53,59,45,267.00
B - Land Owner's Share	1 BHK - 07 2 BHK - 04 2.5 BHK - 01	12	6108	6719	-	-
Total (c)		41	23141	25455	48,72,22,970.00	53,59,45,267.00
Total (b + c)		77	43098	47407	93,84,12,730.00	1,03,22,54,003.00
Grand Total (a + b + c)		157	88591	97450	1,96,81,34,470.00	2,16,49,47,917.00
Refuge Floor - 5th Floor - Flat No. 3,4,5 and 11th Floor - Flat No. 2 (Wing -A)						
Refuge Floor - 5th Floor - Flat No. 2 (Wing - B)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,96,81,34,470.00
Final Realizable Value After Completion in ₹	2,16,49,47,917.00
Cost of Construction (Total Built up area x Rate) 97450 Sq. Ft. x ₹ 3000.00	29,23,50,000.00

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 ₹		:	₹ 1,96,81,34,470.00
Final Realizable Value After Completion in ₹		:	₹ 2,16,49,47,917.00

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 ₹ 26,500 to ₹ 29,500.00 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 of commercial and residential application in the locality etc. We estimate ₹ 28,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.

Think.Innovate.Create

An ISO 9001:2015 Certified Company

www.vastukala.org

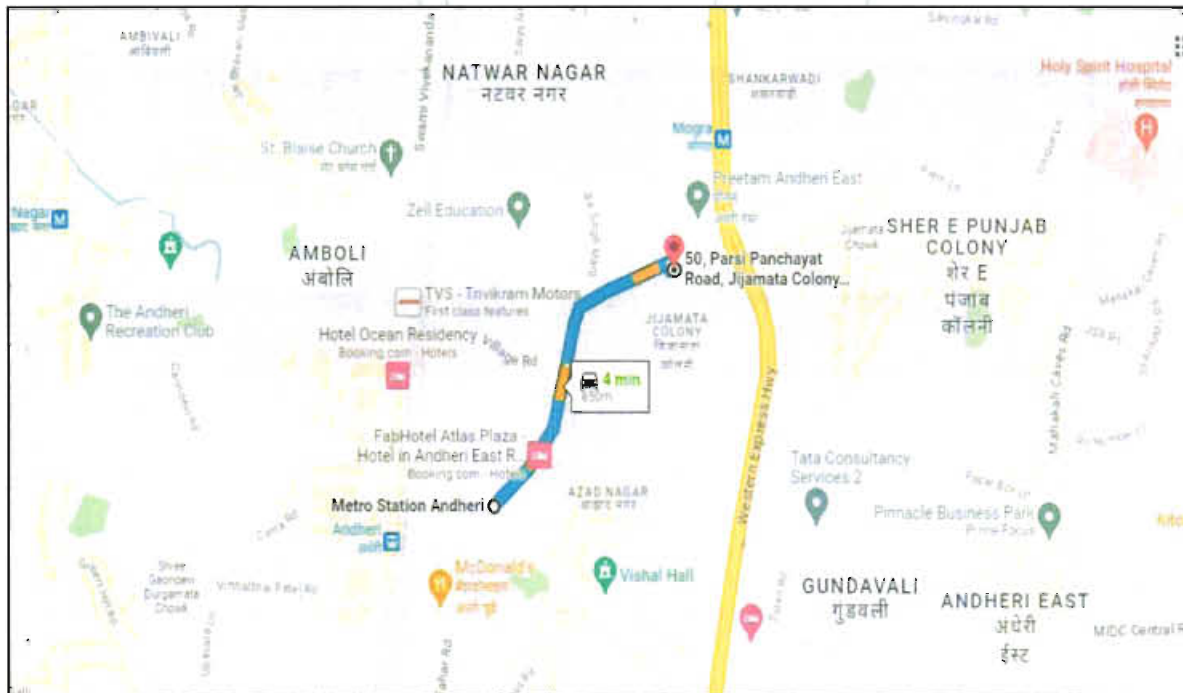
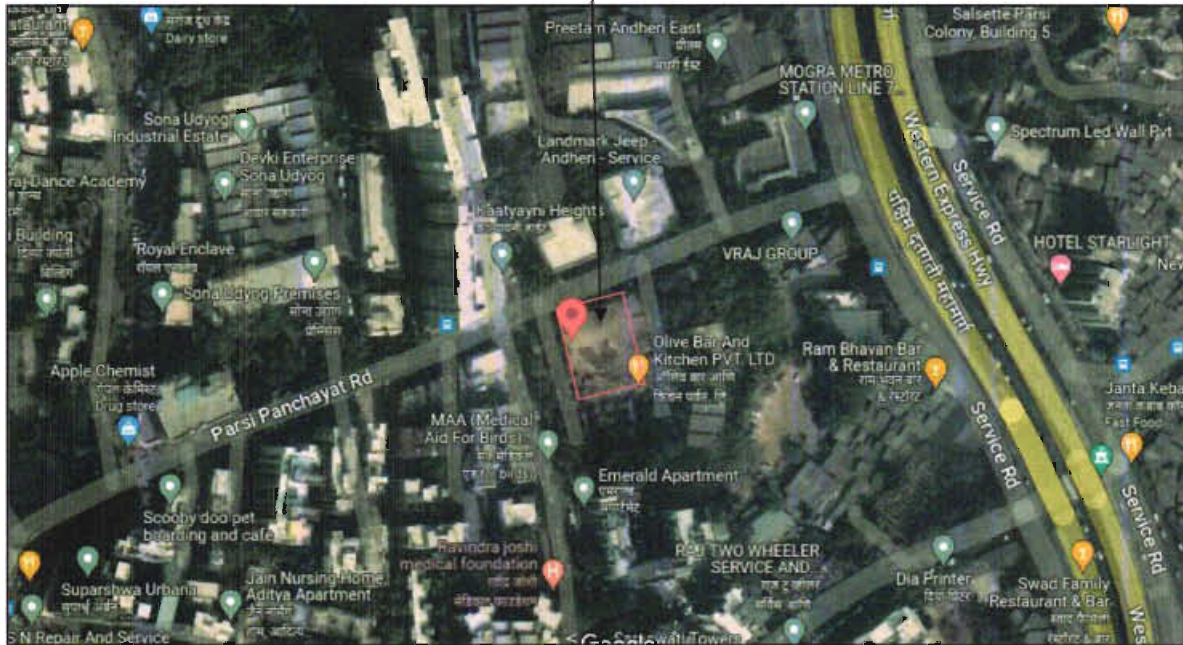


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°07'32.8"N 72°51'14.5"E

Note: The Blue line shows the route to site from nearest Metro Railway Station (Andheri – 850 Mtr.)

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

Home
Valuation Rules
User Manual
Close
Feedback

Year

2023/2024

Annual Statement of Rates

Language

English

Selected District मुंबई (उपनगर)

Select Village मोगरा (अंधेरी)

Search By Survey No Location

Select	उपविभाग	सुरती अरीय	निवासी अरीय	ऑफिस	दुकाने	औद्योगिक	एकूट (Pta.)
SurveyNo	46/222-भुभाग: उभरेस, पश्चिमेस व दक्षिमेस गावाची हद्द व पुर्वेस रेल्वे लाईन	56570	104280	119930	177700	104280	बीएस मीटर
SurveyNo	46/223-रस्ता: स्वामी विवेकानंद मार्ग.	70800	110350	126900	182600	110350	बीएस मीटर
SurveyNo	46/224-भुभाग: उभरेस गावाची हद्द, पुर्वेस दुधगती मार्ग, दक्षिमेस रेल्वे सडके व दुधगती सडके चौकथारा 18.30 मि.सेट वि.वा. रस्ता व पश्चिमेस रेल्वे लाईन	68370	144460	166130	202700	144460	बीएस मीटर
SurveyNo	46/225-भुभाग: उभरेस रेल्वे सडके व दुधगती सडके चौकथारा 18.30 मि.सेट रस्ता, पुर्वेस दुधगती मार्ग, दक्षिमेस गावाची हद्द व पश्चिमेस गाव हद्द.	59910	119360	137290	241200	119360	बीएस मीटर
SurveyNo	46/226-भुभाग: उभर, पुर्वेस व दक्षिमेस गावाची हद्द व पश्चिमेस वेवंग, दुधगती मार्ग व अंधेरीसडके चौकथारा पश्चिमेसदक्षिमेस दक्षिमेसदक्षिमेस 18.30 मि.सेट वि.वा. रस्ता	79630	152190	175020	206900	152190	बीएस मीटर

DIVISION / VILLAGE : MOGRA
Commence From 1st April 2023 To 31st March 2024

Type of Area	Urban	Local Body Type	Corporation 'A' Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: On North Village Boundary, On East Express Highway, On South 18.30 m. D.P. Road between Railway Sub-Way to Western Express Highway Sub-Way, On West Railway Line.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
46	46/224	68370	144460	166130	202700	144460

71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 90A, 90B, 90C, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 110/3, 110/5, 111, 111A, 112, 113, 114, 114A, 114B, 115, 116, 117, 118, 119, 120, 121, 122, 123, 123pt, 124, 125, 126, 127, 128, 129, 129A/1, 129A/2, 129B/1, 130, 131, 133, 133/1, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146pt, 179, 180, 181, 181A/1, 181A/2, 182, 182pt, 183, 184, 185, **186, 186A**, 187, 188, 189, 189A, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 207C, 207D, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



Price Indicators Projects nearby Locality

Arihant Enclave
By **ARIHANT DEVELOPERS**
Old Nagardas Road, Andheri East, Western Suburbs, Mumbai

₹1.3 Cr - 2.16 Cr
EMI starts at ₹4,344
Start: 19th Nov 2022

[Contact Seller](#)

Project Images: [SHARE](#) [SAVE](#)

1, 2 BHK Apartments Configurations Dec. 2025 Possession Starts Price on request Avg. Price 445.00 sq.ft. - 655.00 sq.ft. (Carpet Area) Sizes

Sakar Swapna CHSL
By **SAKAR SWAPNA CHSL**
Andheri East, Western Suburbs, Mumbai

₹1.84 Cr - 2.54 Cr | 28.95 K/sq.ft.
EMI starts at ₹1,354
Last updated: Oct 26, 2022

[Contact Seller](#)

Project Images: [SHARE](#) [SAVE](#)

2, 3 BHK Apartments Configurations Apr. 2025 Possession Starts 28.95 K/sq.ft. Avg. Price 511.00 sq.ft. - 790.00 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai


Download App

Kaatyayni Heights

By STARHEIM DEVELOPERS PVT LTD

Plot No. 424, 1 to 32, Andheri East, Western Suburb, Mumbai

[Become the Lead to Rate](#)



Project Images SHARE SAVE

Last updated: 04/4/2022

₹1.36 Cr - 3.25 Cr | 28.00 K/sq.ft

EMI starts at 6752 K

[Contact Seller](#)

1, 2, 3 BHK Apartments Configurations

Dec. 2022 Possession Starts

28.00 K/sq.ft Avg. Price

412.00 sq.ft - 860.00 sq.ft (Carpet Area) Sizes

HOUSING.COM Buy in Mumbai


Download App

Royal Fantasy Phase I

By ROYAL FANTASY CONSTRUCTIONS

Plot No. 424, 1 to 32, Andheri East, Western Suburb, Mumbai

[Become the Lead to Rate](#)



Project Images SHARE SAVE

Last updated: 04/4/2022

₹1.95 Cr - 2.85 Cr | 28.00 K/sq.ft

EMI starts at 9681 K

[Contact Developer](#)

2, 3 BHK Apartments Configurations

Jun. 2021 Possession Starts

28.00 K/sq.ft Avg. Price

696.00 sq.ft - 1079.00 sq.ft (Carpet Area) Sizes

Price Indicators Projects nearby Locality

Amey Apartments
 ₹1.95 Cr - 2.53 Cr | 26.10 K/sq.ft
 BHK starts at ₹6.80 L

2. 3 BHK Apartments Configurations
 Dec. 2025 Possession Starts
 26.10 K/sq.ft Avg. Price
 747.00 sq.ft. - 969.00 sq.ft. Carpet Area Sizes

1 BHK Flat in Maruthi Bhavan For Sale in Andheri East
 ₹1.1 Crores | ₹74,500/Month | 600 sq.ft.

1 Bedroom	Apr 15, 2023
2 Bathroom	Immediately
NA	Maruthi Bhavan
Bike	Note

Get Owner's Details | Price trends by NBEstimate | Report what was not correct in this property



Price Indicators Projects nearby Locality

99acres Buy All Residential SEARCH

2BHK Flat/Apartment Amey Apartments Mumbai

Mogra Park, Mumbai Andheri-Dahisar, Mumbai

Under Construction

₹ 1.94 - 2.1 Crore 747 - 810 sq.ft. **Under Construction**

NO BROKERAGE **Ready to Move** REGISTRATION NO: 75180048021

Floor Plan	Project Details	Recommendations	Dealer Details
1 BHK PLAN	40.12 SQ.MT.	40.12 SQ.MT.	PRICE 20.15 L
2 BHK PLAN	747 SQ.MT.	747 SQ.MT.	PRICE 1.94 CRORES
3 BHK PLAN	810 SQ.MT.	810 SQ.MT.	PRICE 2.1 CRORES

NOBROKER My Savings **Post New Property** Sign In

1 BHK Flat in Andheri Minal Society For Sale in Andheri... **1.25 Crores** **₹ 71,643/Month** **560** **Two Months Lease?**

Location: **Learn More** **Apply Now**

1 Bedroom **May 11, 2023**

1 Bathroom **Immediately**

1 Car **None**

Call Dealer on Call **Share** **Save**

Price trends by NB Estimate **Check Now**

Report what was not correct in the property

Listed by Broker | Sold Out | Wrong info



(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 25.05.2023 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 23.05.2023. 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
- n. I have not been convicted of an offence connected with any proceeding under the

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Savvy Infrastructure Pvt. Ltd.
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 Tushar Bhuvad – 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 - 23.05.2023 Valuation Date - 25.05.2023 Date of Report - 25.05.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 23.05.2023
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 **25th 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. Savvy Infrastructure Pvt. Ltd.** 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. Savvy Infrastructure Pvt. Ltd.** 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

MANOJ BABURAO
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA,
c=IN, email=MANOJ.BABURAO@VASTUKALA.COM, serial=1495793344, version=3
Reason: I am a Signer
Date: 2023.05.29 11:09:11 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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