

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: Gami Vivaan

“Gami Vivaan”, Plot No. 17, Sector 7, Bonkode Road, Koparkhairane, Navi Mumbai,
Taluka & Dist. - Thane - 400 709, State - Maharashtra, Country - India

Latitude Longitude: 19°06'00.8"N 73°00'23.6"E

Valuation Done for:

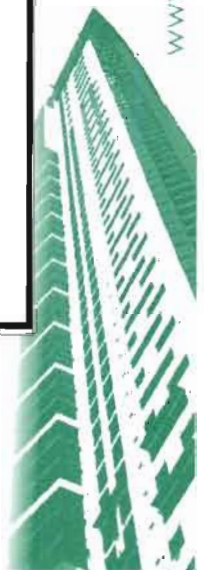
State Bank of India

HLST Ground Floor, Synergy Building, C – 6, G Block
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051

Vastukala Consultants (I) Pvt. Ltd.
Mumbai • Nanded • Navi Mumbai • Aurangabad

Vastukala Consultants (I) Pvt. Ltd.

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MASTER VALUATION REPORT OF “Gami Vivaan”

“Gami Vivaan”, Plot No. 17, Sector 7, Bonkode Road, Koparkhairane, Navi Mumbai,
Taluka & Dist. - Thane - 400 709, State - Maharashtra, Country - India

Latitude Longitude: 19°06'00.8"N 73°00'23.6"E

NAME OF DEVELOPER: M/s. New Parth Developers

Pursuant to instructions from State Bank of India, Home Loan Sales Team, BKC, Mumbai, 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 **10th October 2018** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at Plot No. 17, Sector 7, Bonkode Road, Koparkhairane, Navi Mumbai. It is about 5–7 minutes travel distance from Koparkhairane railway station of Harbour Railway Line of Central Railway. Surface transport to the property is by buses, taxis & private vehicles. The property is in developing locality. The area is middle class & developing.

2. Developer Details:

| | |
|----------------------------------|---|
| Name of builder | M/s. New Parth Developers |
| Project Rera Registration Number | P51700017119 |
| Register office address | Office No. 101, 1st Floor, Real Teck Park, Plot No. 39/2, Sector 30A, Navi Mumbai - 400 703 |
| Contact Numbers | Contact Person : Mr. Suresh Gami - 09702454869 Mr. Vinayak - 9321128020 |
| E – mail ID AND Web Site | shrigamiconstruction@gmail.com www.gamigroup.in |

3. Boundaries of the Property:

| Direction | Particulars |
|---------------------|-----------------------------|
| On or towards North | Sector 8 Koparkhairane Road |
| On or towards South | Road & St. Mary School |
| On or towards East | Open Plot & Road |
| On or towards West | Bonkode Road & Ground |



Mumbai

121, 1st Floor, Akruti Star,
Central Road, MIDC,
Andheri (E), Mumbai - 400 093,
(M.S.), INDIA

Tel. : +91 22 28371325
Fax : +91 22 28371324
mumbai@vastukala.org

Delhi NCR

L-306, Sispal Vihar,
AWHO Society, Sohna Road,
Sector - 49, Gurgaon,
Haryana - 122018, INDIA

Mobile : +91 9216912225
+91 9819670183
delhincr@vastukala.org

Nanded

28, S.G.G.S. -
Stadium Complex,
Gokul Nagar,
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288
+91 2462 239909
nanded@vastukala.org

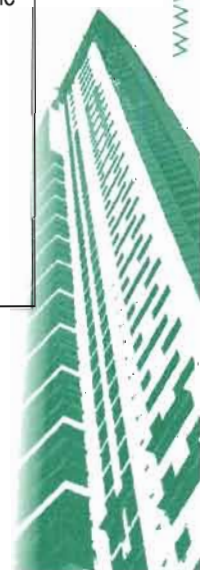
Aurangabad

Plot No. 106, N-3, CIDCO,
Aurangabad - 431 005,
(M.S.), INDIA

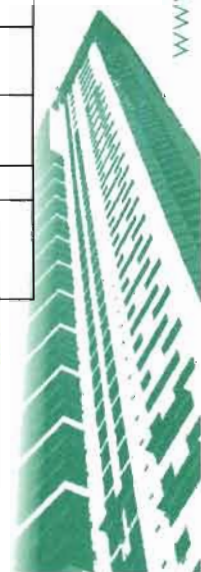
Tel. : +91 240 2485151
Mobile : +91 9167204062
+91 9860863601
aurangabad@vastukala.org

Project Valuation Report

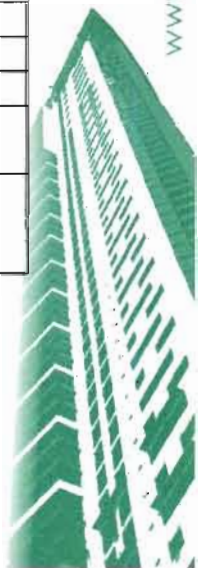
| 1. Introduction | | | | | |
|---|---|-------------------------------|-------------------------------|---|-----|
| a) | Project Name (with address & phone nos.) | | | | |
| | "Gami Vivaan", Plot No. 17, Sector 7, Bonkode Road, Koparkhairane, Navi Mumbai, Taluka & Dist. - Thane - 400 709, State - Maharashtra, Country - India Contact Person: Mr. Suresh Gami - 09702454869 Mr. Vinayak - 9321128020 | | | | |
| b) | Purpose of Valuation | | | | |
| | As per request from State Bank of India, HLST Branch to assess fair market value of the property for bank loan purpose. | | | | |
| c) | Date of Inspection of Property | | | | |
| | 10.10.2018 | | | | |
| d) | Date of Valuation Report | | | | |
| | 13.10.2018 | | | | |
| e) | Name of the Developer of Property (in case of developer built properties) | | | | |
| | M/s. New Parth Developers Office No. 101, 1st Floor, Real Teck Park, Plot No. 39/2, Sector 30A, Navi Mumbai - 400 703 | | | | |
| 2. Physical Characteristics of the Property | | | | | |
| a) | Location of the Property | | | | |
| | "Gami Vivaan", Plot No. 17, Sector 7, Bonkode Road, Koparkhairane, Navi Mumbai, Taluka & Dist. - Thane - 400 709, State - Maharashtra, Country - India | | | | |
| | Brief description of the property | | | | |
| | TYPE OF THE BUILDING | | | | |
| | Number of Floors | | | | |
| | Proposed Basement + Ground + 2 Podiums (Mezzanine & 1st Floor) + Amenity (2nd floor) + 3rd to 15th upper floors. | | | | |
| | LEVEL OF COMPLETEION: | | | | |
| | <table border="1"> <thead> <tr> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>RCC work upto 7th floor slab is completed. Brick work upto 6th floor is completed</td> <td>28%</td> </tr> </tbody> </table> | Present stage of Construction | Percentage of work completion | RCC work upto 7th floor slab is completed. Brick work upto 6th floor is completed | 28% |
| Present stage of Construction | Percentage of work completion | | | | |
| RCC work upto 7th floor slab is completed. Brick work upto 6th floor is completed | 28% | | | | |
| | PROPOSED DATE OF COMPLETION & FUTURE LIFE: | | | | |
| | Expected completion date as informed by builder is December – 2020 Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs. | | | | |
| | PROPOSED PROJECT AMENITIES: | | | | |
| | Vitrified tiles flooring in all rooms | | | | |
| | Granite 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 | |
| | Power Backup | |
| | Club House | |
| | Children's play area | |
| | Garden | |
| | Gymnasium | |
| | Swimming Pool | |
| | Yoga Area | |
| | Landscape Garden | |
| | Nearby landmark | Near FG Naik College |
| | Postal Address of the Property | "Gami Vivaan", Plot No. 17, Sector 7, Bonkode Road, Koparkhairane, Navi Mumbai, Taluka & Dist. - Thane - 400 709, State - Maharashtra, Country - India |
| | Area of the plot/land (supported by a plan) | Plot Area = 1741.950 Sq. M. |
| | Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked. | Solid land |
| | Independent access/approach to the property etc. | Yes |
| | Google Map Location of the Property with a neighborhood layout map | Provided |
| | Details of roads abutting the property | 09.00 M. wide B.M. Road |
| | Description of adjoining property | Located in middle class locality |
| | Plot No. Survey No. | Plot No. 17, Sector 7 |
| | Ward/Village/Taluka | Koparkhairane, Navi Mumbai, Dist. - Thane |
| | Sub-Registry/Block | Navi Mumbai Municipal Corporation |
| | District | Dist. - Thane |
| | Any other aspect | - |
| b) | Plinth Area, Built up Area, and Saleable are to be mentioned separately and clarified | As per table attached to the report |
| c) | Boundaries of the Plot | As per Sale Deed/TIR |
| | | Actual |
| | North | Plot No. 11 & 12 |
| | South | 15 Mtr Wide Road |
| | East | Plot No. 15 |
| | West | Plot of Playgrounds |
| | | Sector 8 Koparkhairane Road |
| | | Road & St. Mary School |
| | | Open Plot & Road |
| | | Bonkode Road & Ground |
| 3. Town Planning parameters | | |
| a) | Master Plan provisions related to property in terms of land use | Residential Building |
| | FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed | FSI permitted: 1.500 FSI Consumed: 1.498 |
| | Ground coverage | As per Approved Plans |
| | Comment on whether OC- Occupancy Certificate has been issued or not | N.A. Building Construction work is in progress |



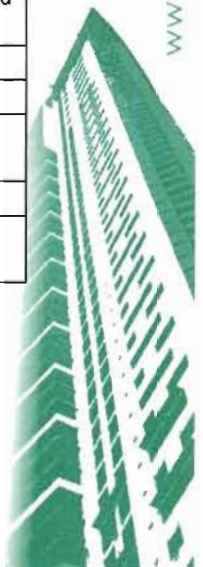
| | | |
|--|---|---|
| | Comment on unauthorized constructions if any | N.A. Building Construction work is in progress |
| | Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc. | Nil |
| | Planning area/zone | Residential |
| | Developmental controls | Copy of Approved Plan No. 20181C / NMMC / 12860 / NRV / BP / A / 1841 dated 03.05.2018 issued by Navi Mumbai Municipal Corporation (Number of Copies - Four - Sheet No. 1/4 to 4/4) |
| | Zoning regulations | Residential |
| | Comment on the surrounding land uses and adjoining properties in terms of uses | Land used for Residential use. |
| | Comment on demolition proceedings if any | No |
| | Comment on compounding / regularization proceedings | Information not available |
| | Any other Aspect | - |
| 4. Document Details and Legal Aspects of Property | | |
| a) | Ownership Documents (Building Permission, Commencement Certificate & Status of Plan) | |
| | Sale Deed, Gift Deed, Lease Deed | |
| | 1. Copy of Tripartite Agreement Registered with Sub Registrar No. TNN - 6 / 14313 / 2017 dated 21.12.2017 between the CIDCO (the Corporation) AND M/s. City Builders (the New licensee) AND M/s. New Parth Developers (the Licensees) | |
| | 2. Copy of Affidavit cum Declaration of M/s. New Parth Developers dated 15.09.2018 | |
| | 3. Copy of Search Report from Adv. M/s. Himanshu Bheda & Associates date 29.01.2018 | |
| | 4. Copy of Registration Certificate of Project No. P51700017119 | |
| | 5. Copy of Architect Certificate dated 27.07.2018 issued by Triarch Design Studio | |
| | 6. Copy of Commencement Certificate No. 20181C / NMMC / 12860 / NRV / BP / A / 1841 dated 03.05.2018 issued by Navi Mumbai Municipal Corporation (Number of Copies - Four - Sheet No. 1/4 to 4/4) | |
| | 7. Copy of Approved Plan No. 20181C / NMMC / 12860 / NRV / BP / A / 1841 dated 03.05.2018 issued by Navi Mumbai Municipal Corporation (Number of Copies - Four - Sheet No. 1/4 to 4/4) | |
| | TIR of the Property | Yes |
| b) | Name of the Owner/s | M/s. New Parth Developers |
| c) | Ordinary status of freehold or leasehold including restrictions on transfer | Freehold |
| d) | Agreement of easement if any | As per TIR |
| e) | Notification of acquisition if any | As per TIR |
| f) | Notification of road widening if any | As per approved plan |
| g) | Heritage restriction, if any | No |
| h) | Comment on transferability of the property ownership | As per TIR |
| i) | Comment on existing mortgages/charges/encumbrances on the property, if any | As per TIR |



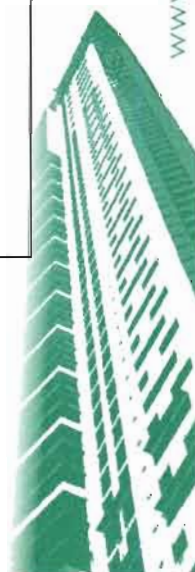
| | | |
|--|---|---|
| j) | Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be | Information not available |
| k) | Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan | Copy of Approved Plan No. 20181C / NMMC / 12860 / NRV / BP / A / 1841 dated 03.05.2018 issued by Navi Mumbai Municipal Corporation (Number of Copies - Four - Sheet No. 1/4 to 4/4) |
| l) | Whether Property is Agricultural Land if yes, any conversion is contemplated | No |
| m) | Whether the property is SARFAESI compliant | As per TIR |
| n) | a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported. | All the provided documents are enclosed with the valuation report. |
| o) | Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged. | Take Legal Opinion |
| p) | Qualification in TIR/mitigation suggested if any. | As per TIR |
| q) | Any other aspect | - |
| 5. Economic Aspects of the Property | | |
| a) | Reasonable letting value | As per table attached to the report |
| | If property is occupied by tenant | N.A. Building Construction work is in progress |
| | Number of tenants | N. A. |
| | Since how long (tenant- wise) | N. A. |
| | Status of tenancy right | Information not available |
| | Rent received per month (tenant-wise) with a comparison of existing market rent | Information not available |
| | Taxes and other outings | Information not available |
| | Property Insurance | Information not available |
| | Monthly maintenance charges | Information not available |
| | Security charges | Information not available |
| | Any other aspect | - |
| 6. Socio-cultural Aspects of the Property | | |
| a) | Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc. | Strategic Location Gami Vivaan, the one-up life. Strategically located in Koperkhairane, Gami Vivaan is carefully designed to raise your lifestyle a notch higher. A project consisting of timeless elevation offering state-of-the-art apartments outfitted with world-class amenities. Gami Vivaan is a state-of-the-art G+15 |



| | | |
|--|---|---|
| | | storey elevation offering 1 BHK, 2 BHK & 3 BHK apartments with a stylish entrance lobby and ample parking space. Come, lead a life that's truly a class apart. |
| b) | Whether property belongs to social infrastructure like hospital, school, old age homes etc. | No |
| 7. Functional and Utilitarian Aspects of the Property | | |
| a) | Description of the functionality and utility of the property in terms of: | |
| | Space allocation | Provided |
| | Storage Spaces | Provided |
| | Utility spaces provided within the building | Provided |
| | Car Parking facility | Provided |
| | Balconies, etc. | Yes |
| b) | Any other aspect | - |
| 8. Infrastructure Availability | | |
| a) | Description of aqua infrastructure availability in terms of i. | |
| | Water supply | Municipal Corporation |
| | Sewerage/sanitation System Underground or Open | Underground Sewerage connected to municipal Corporation line |
| | Storm water drainage | Yes |
| b) | Description of other physical infrastructure facilities viz. | |
| | Solid waste management | Yes |
| | Electricity | N.A. Building Construction work is in progress |
| | Road and public transport connectivity | All well connected with public transport like taxi, bus, private vehicles etc. |
| | Availability of other public utilities nearby | All available near by |
| c) | Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space | All available near by |
| 9. Marketability of the Property | | |
| a) | Marketability of the property in terms of | Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate |
| | Locational attributes | Developing Area |
| | Scarcity | Good |
| | Demand and supply of the kind of subject property | Good |
| | Comparable sale prices in the locality | Price Indicators from online property portals attached. |
| b) | Any other aspect which has relevance on the value or marketability of the | No |



| | | |
|--|--|--|
| | property | |
| 10. Engineering and Technology Aspects of the Property | | |
| a) | Type of construction | R.C.C. framed structures |
| b) | Material & technology used | A Grade |
| c) | Specifications, | Standard |
| d) | Maintenance issues | N. A. Building Construction work is in progress |
| e) | Age of the building | N. A. Building Construction work is in progress |
| f) | Total life of the building | Building Construction work is in progress |
| g) | Extent of deterioration | 60 years (after completion) Subject to proper, preventive periodic Maintenance & structural repairs. |
| h) | Structural safety | As per requirement |
| i) | Protection against natural disaster viz. earthquakes, | Proposed |
| j) | Visible damage in the building | N. A. Building Construction work is in progress |
| k) | System of air-conditioning | N. A. Building Construction work is in progress |
| l) | Provision of firefighting | Provided in building premises |
| m) | Copies of the plan and elevation of the building to be included | Provided |
| 11. Environmental Factors | | |
| a) | Use of environment friendly building materials, Green Building techniques if any | Yes |
| b) | Provision of rain water harvesting | Yes |
| c) | Use of solar heating and lightening systems, etc., | Information not available |
| d) | Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc. | Normal |
| 12. Architectural and aesthetic quality of the Property | | |
| a) | Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc. | Modern Looking |
| 13. Valuation | | |
| a) | Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at. | Composite Method is used for this valuation report. |



| | | |
|----|--|-------------------------------------|
| b) | Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available | As per table attached to the report |
|----|--|-------------------------------------|

| | | |
|---|----------------------|-----------------------|
| d) | Summary of Valuation | |
| | i. Fair Market Value | As per table attached |
| CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION: | | |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Rera Carpet Area in Sq. ft. | Enc. Bal. Area in Sq. ft. | CB. Area in Sq. ft. | FB Area in Sq. ft. | Terr. Area in Sq. ft. | N.Terr. Area in Sq. ft. | Total Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Cost of flat in ₹ | Expected Rent per month in ₹ |
|---------|----------|-----------|-------|------------------------------------|---------------------------|---------------------|--------------------|-----------------------|-------------------------|------------------------------|--------------------------|--------------------------------------|-------------------|------------------------------|
| 1 | 301 | 3 | 2 BHK | 453 | 62 | 76 | 36 | 48 | 0 | 675 | 743 | 17500 | 1,18,12,500.00 | 24500 |
| 2 | 302 | 3 | 3 BHK | 580 | 62 | 89 | 36 | 48 | 0 | 815 | 897 | 17500 | 1,42,62,500.00 | 29500 |
| 3 | 303 | 3 | 1 BHK | 340 | 65 | 48 | 36 | 40 | 0 | 529 | 582 | 17500 | 92,57,500.00 | 19500 |
| 4 | 304 | 3 | 1 BHK | 286 | 61 | 45 | 37 | 45 | 0 | 474 | 521 | 17500 | 82,95,000.00 | 17500 |
| 5 | 305 | 3 | 1 BHK | 270 | 60 | 48 | 36 | 0 | 61 | 475 | 523 | 17500 | 83,12,500.00 | 17500 |
| 6 | 401 | 4 | 2 BHK | 453 | 62 | 76 | 36 | 48 | 0 | 675 | 743 | 17550 | 1,18,46,250.00 | 24500 |
| 7 | 402 | 4 | 3 BHK | 580 | 62 | 89 | 36 | 48 | 0 | 815 | 897 | 17550 | 1,43,03,250.00 | 30000 |
| 8 | 403 | 4 | 1 BHK | 340 | 65 | 48 | 36 | 48 | 0 | 537 | 591 | 17550 | 94,24,350.00 | 19500 |
| 9 | 404 | 4 | 1 BHK | 286 | 61 | 45 | 37 | 48 | 0 | 477 | 525 | 17550 | 83,71,350.00 | 17500 |
| 10 | 405 | 4 | 1 BHK | 270 | 60 | 48 | 36 | 48 | 0 | 462 | 508 | 17550 | 81,08,100.00 | 17000 |
| 11 | 501 | 5 | 2 BHK | 453 | 62 | 76 | 36 | 48 | 0 | 675 | 743 | 17600 | 1,18,80,000.00 | 25000 |
| 12 | 502 | 5 | 3 BHK | 580 | 62 | 89 | 36 | 48 | 0 | 815 | 897 | 17600 | 1,43,44,000.00 | 30000 |
| 13 | 503 | 5 | 1 BHK | 340 | 65 | 48 | 36 | 40 | 0 | 529 | 582 | 17600 | 93,10,400.00 | 19500 |
| 14 | 504 | 5 | 1 BHK | 286 | 61 | 45 | 37 | 45 | 0 | 474 | 521 | 17600 | 83,42,400.00 | 17500 |
| 15 | 505 | 5 | 1 BHK | 270 | 60 | 48 | 36 | 40 | 0 | 454 | 499 | 17600 | 79,90,400.00 | 16500 |
| 16 | 601 | 6 | 2 BHK | 453 | 62 | 76 | 36 | 48 | 0 | 675 | 743 | 17650 | 1,19,13,750.00 | 25000 |
| 17 | 602 | 6 | 3 BHK | 580 | 62 | 89 | 36 | 48 | 0 | 815 | 897 | 17650 | 1,43,84,750.00 | 30000 |
| 18 | 603 | 6 | 1 BHK | 340 | 65 | 48 | 36 | 48 | 0 | 537 | 591 | 17650 | 94,78,050.00 | 19500 |
| 19 | 604 | 6 | 1 BHK | 286 | 61 | 45 | 37 | 48 | 0 | 477 | 525 | 17650 | 84,19,050.00 | 17500 |
| 20 | 605 | 6 | 1 BHK | 270 | 60 | 48 | 36 | 48 | 0 | 462 | 508 | 17650 | 81,54,300.00 | 17000 |
| 21 | 701 | 7 | 2 BHK | 453 | 62 | 76 | 36 | 48 | 0 | 675 | 743 | 17700 | 1,19,47,500.00 | 25000 |
| 22 | 702 | 7 | 3 BHK | 580 | 62 | 89 | 36 | 48 | 0 | 815 | 897 | 17700 | 1,44,25,500.00 | 30000 |
| 23 | 703 | 7 | 1 BHK | 340 | 65 | 48 | 36 | 40 | 0 | 529 | 582 | 17700 | 93,63,300.00 | 19500 |
| 24 | 704 | 7 | 1 BHK | 286 | 61 | 45 | 37 | 45 | 0 | 474 | 521 | 17700 | 83,89,800.00 | 17500 |
| 25 | 705 | 7 | 1 BHK | 270 | 60 | 48 | 36 | 40 | 0 | 454 | 499 | 17700 | 80,35,800.00 | 16500 |



| Sr. No. | Flat No. | Floor No. | Comp. | As per Rera Carpet Area in Sq. ft. | Enc. Bal. Area in Sq. ft. | CB. Area in Sq. ft. | FB Area in Sq. ft. | Terr. Area in Sq. ft. | N.Terr. Area in Sq. ft. | Total Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Cost of flat in ₹ | Expected Rent per month in ₹ |
|---------|---------------|-----------|-------|------------------------------------|---------------------------|---------------------|--------------------|-----------------------|-------------------------|------------------------------|--------------------------|--------------------------------------|-------------------|------------------------------|
| 26 | 801 | 8 | 2 BHK | 453 | 62 | 76 | 36 | 48 | 0 | 675 | 743 | 17750 | 1,19,81,250.00 | 25000 |
| 27 | 802 | 8 | 3 BHK | 580 | 62 | 89 | 36 | 48 | 0 | 815 | 897 | 17750 | 1,44,66,250.00 | 30000 |
| 28 | 803 | 8 | 1 BHK | 340 | 65 | 48 | 36 | 48 | 0 | 537 | 591 | 17750 | 95,31,750.00 | 20000 |
| 29 | 804 | 8 | 1 BHK | 286 | 61 | 45 | 37 | 48 | 0 | 477 | 525 | 17750 | 84,66,750.00 | 17500 |
| 30 | 805 | 8 | 1 BHK | 270 | 60 | 48 | 36 | 48 | 0 | 462 | 508 | 17750 | 82,00,500.00 | 17000 |
| 31 | 901 | 9 | 2 BHK | 453 | 62 | 76 | 36 | 48 | 0 | 675 | 743 | 17800 | 1,20,15,000.00 | 25000 |
| 32 | 902 | 9 | 3 BHK | 580 | 62 | 89 | 36 | 48 | 0 | 815 | 897 | 17800 | 1,45,07,000.00 | 30000 |
| 33 | 903 | 9 | 1 BHK | 340 | 65 | 48 | 36 | 40 | 0 | 529 | 582 | 17800 | 94,16,200.00 | 19500 |
| 34 | 904 | 9 | 1 BHK | 286 | 61 | 45 | 37 | 45 | 0 | 474 | 521 | 17800 | 84,37,200.00 | 17500 |
| 35 | 905 | 9 | 1 BHK | 270 | 60 | 48 | 36 | 40 | 0 | 454 | 499 | 17800 | 80,81,200.00 | 17000 |
| 36 | 1001 | 10 | 2 BHK | 453 | 62 | 76 | 36 | 48 | 0 | 675 | 743 | 17850 | 1,20,48,750.00 | 25000 |
| 37 | 1002 | 10 | 3 BHK | 580 | 62 | 89 | 36 | 48 | 0 | 815 | 897 | 17850 | 1,45,47,750.00 | 30500 |
| 38 | 1003 | 10 | 1 BHK | 340 | 65 | 48 | 36 | 48 | 0 | 537 | 591 | 17850 | 95,85,450.00 | 20000 |
| 39 | 1004 | 10 | 1 BHK | 286 | 61 | 45 | 37 | 48 | 0 | 477 | 525 | 17850 | 85,14,450.00 | 17500 |
| 40 | 1005 | 10 | 1 BHK | 270 | 60 | 48 | 36 | 48 | 0 | 462 | 508 | 17850 | 82,46,700.00 | 17000 |
| 41 | 1101 | 11 | 2 BHK | 453 | 62 | 76 | 36 | 48 | 0 | 675 | 743 | 17900 | 1,20,82,500.00 | 25000 |
| 42 | 1102 | 11 | 3 BHK | 580 | 62 | 89 | 36 | 48 | 0 | 815 | 897 | 17900 | 1,45,88,500.00 | 30500 |
| 43 | 1103 | 11 | 1 BHK | 340 | 65 | 48 | 36 | 40 | 0 | 529 | 582 | 17900 | 94,69,100.00 | 19500 |
| 44 | 1104 | 11 | 1 BHK | 286 | 61 | 45 | 37 | 45 | 0 | 474 | 521 | 17900 | 84,84,600.00 | 17500 |
| 45 | 1105 | 11 | 1 BHK | 270 | 60 | 48 | 36 | 40 | 0 | 454 | 499 | 17900 | 81,26,600.00 | 17000 |
| 46 | 1201 | 12 | 2 BHK | 453 | 62 | 76 | 36 | 48 | 0 | 675 | 743 | 17950 | 1,21,16,250.00 | 25000 |
| 47 | 1202 | 12 | 3 BHK | 580 | 62 | 89 | 36 | 48 | 0 | 815 | 897 | 17950 | 1,46,29,250.00 | 30500 |
| 48 | 1203 | 12 | 1 BHK | 340 | 65 | 48 | 36 | 48 | 0 | 537 | 591 | 17950 | 96,39,150.00 | 20000 |
| 49 | 1204 | 12 | 1 BHK | 286 | 61 | 45 | 37 | 48 | 0 | 477 | 525 | 17950 | 85,62,150.00 | 18000 |
| 50 | 1205 | 12 | 1 BHK | 270 | 60 | 48 | 36 | 48 | 0 | 462 | 508 | 17950 | 82,92,900.00 | 17500 |
| 51 | 1301 | 13 | 2 BHK | 453 | 59 | 76 | 36 | 48 | 0 | 672 | 739 | 18000 | 1,20,96,000.00 | 25000 |
| 52 | 1302 | 13 | 3 BHK | 580 | 90 | 89 | 36 | 48 | 0 | 843 | 927 | 18000 | 1,51,74,000.00 | 31500 |
| 53 | 1303 | 13 | 1 BHK | 340 | 44 | 48 | 36 | 40 | 30 | 538 | 592 | 18000 | 96,84,000.00 | 20000 |
| 54 | 1304 | 13 | 1 BHK | 286 | 58 | 45 | 0 | 45 | 0 | 434 | 477 | 18000 | 78,12,000.00 | 16600 |
| 55 | 1305 | 13 | 1 BHK | 270 | 57 | 48 | 36 | 40 | 0 | 451 | 496 | 18000 | 81,18,000.00 | 17000 |
| 56 | 1401/ 1501 | Duplex | 2 BHK | 673 | 115 | 77 | 36 | 48 | 458 | 1407 | 1548 | 18050 | 2,53,96,350.00 | 53000 |
| 57 | 1402/ 1502 | Duplex | 3 BHK | 772 | 144 | 96 | 36 | 48 | 621 | 1717 | 1889 | 18050 | 3,09,91,850.00 | 64500 |
| 58 | 1403 | 14 | 1 BHK | 343 | 44 | 48 | 33 | 48 | 137 | 653 | 718 | 18050 | 1,17,86,650.00 | 24500 |



| Sr. No. | Flat No. | Floor No. | Comp. | As per Rera Carpet Area in Sq. ft. | Enc. Bal. Area in Sq. ft. | CB. Area in Sq. ft. | FB Area in Sq. ft. | Terr. Area in Sq. ft. | N.Terr. Area in Sq. ft. | Total Carpet Area in Sq. ft. | Built up Area in Sq. ft. | Rate per Sq. ft. on Carpet area in ₹ | Cost of flat in ₹ | Expected Rent per month in ₹ |
|--------------|----------|-----------|-------|------------------------------------|---------------------------|---------------------|--------------------|-----------------------|-------------------------|------------------------------|--------------------------|--------------------------------------|------------------------|------------------------------|
| 59 | 1404 | 14 | 2 BHK | 414 | 52 | 57 | 31 | 48 | 164 | 766 | 843 | 18050 | 1,38,26,300.00 | 29000 |
| Total | | | | 23421 | 3763 | 3644 | 2090 | 2678 | 1471 | 37067 | 40774 | | 65,92,94,650.00 | |

| Carpet area in Sq. Ft. | Built up area in Sq. Ft. | Market Value (₹) |
|------------------------|--------------------------|------------------|
| 1. | 2. | 3. |
| 37067 | 40774 | 65,92,94,650.00 |

| Particulars | Market Value (₹) |
|--|------------------|
| Full Value after completion | 65,92,94,650.00 |
| Cost of Construction (Total Built up area x Rate) 40774 Sq. Ft. x ₹ 2500 | 10,19,34,250.00 |

| Percentage of work done as on date | Built up area in Sq. Ft. | Total Cost Of Construction | Cost of construction as of today |
|------------------------------------|--------------------------|----------------------------|----------------------------------|
| 1. | 2. | 3. | 4. |
| 28 | 40774 | 10,19,34,250.00 | 2,85,41,590.00 |

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director

**Sharad B. Chalikwar**

Chartered Engineer (India)

Govt. Reg. Valuer

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

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| | | |
|----|--|---------------------------|
| e) | In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given. | Price Indicators Attached |
| | Details of last two transactions in the locality/area to be provided, if available. | Not available |
| | Remarks | |

14. Declaration

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. I/ my authorized me / our representative, has inspected the subject property on 10.10.2018
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

For VASTUKALA CONSULTANTS (I) PVT. LTD.


 C.M.D.


 Director
**S. B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Address:**Vastukala Consultants (I) Pvt. Ltd.**Office No. 121, 1st Floor, Ackruti Star,

Central Road, MIDC, Andheri (East),

Mumbai - 400 093

Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date 13.10.2018

Tel No. - +91 22 28371324 /25

Mobile No. - +91 98195 97579

Email Id - mumbai@vastukala.org

| 15. Enclosures | | |
|----------------|---|--|
| a) | Layout plan sketch of the area in which the property is located with latitude and longitude | Latitude and longitude provided along with satellite image of the building |
| b) | Building Plan | Provided |
| c) | Floor Plan | Provided |
| d) | Site Photograph of the property | Site photographs of the property is provided |
| e) | Certified copy of the approved / sanctioned plan wherever applicable from the concerned office | Provided |
| f) | Google Map location of the property | Provided |
| g) | Price trend of the Property in the locality/city from property search sites viz Magickbricks.com , 99Acres.com , Makan.com etc. | Provided |
| h) | Any other relevant documents/ extracts | No |

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Actual Site Photographs



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Route Map of the property

Site u/r



Latitude Longitude: 19°06'00.8"N 73°00'23.6"E

Note: The Blue line shows the route to site from nearest railway station (Koparkhairane - 700 Mtr.)



Price Indicators

Home / New Mumbai / Kopar Khairane / Sector 7

Last Updated: Oct 08, 2018

RERA Certified Projects in Sector 7, Kopar Khairane, Na...

Save Search

Gami Vivaan **All Inclusive Pricing: ₹93.5 L - 1.7 Cr**

By Gami Group

New Projects Only RERA Compliant

Sort By: Relevance

OVERVIEW CONFIGS AMENITIES DEVELOPER DISCUSSIONS

RERA ID: P5170007718

₹93.5 L - ₹1.7 Cr EMI starts at ₹99.6 K

Gami Vivaan **RERA** ✓
by Gami Group
Sector 7, Kopar Khairane

Configs: 1, 2, 3 BHK Apartments Possession Date: Dec, 2020

Gami Group Developer

Contact

Gami Vivaan Price & Floor Plan

| Configuration Type | Carpet Area | All Inclusive Pricing |
|--------------------|--------------|-----------------------|
| 1 BHK | 270.31 sqft. | ₹93.5 L |
| 2 BHK | 340.14 sqft. | ₹1.14 Cr |
| | 453.27 sqft. | ₹1.39 Cr |

Browse properties in nearby locality: Kopar Khairane

₹93.5 L - ₹1.7 Cr EMI starts at ₹99.6 K

Gami Vivaan **RERA** ✓

PROPTIGER

Mumbai

Enter a location, builder, project or RERA ID

Get a Home Loan Offers Sign In

3BHK - 3T 1440 sqft Sold out

View Details

Gami Vivaan **₹93.50 L - 1.70 Cr**

Koparkhairane, Mumbai

Possession date: Dec 20

| | | |
|-----------|-----------------|-------------------|
| 1BHK - 1T | On Request | ₹93.4 L |
| 2BHK - 2T | 340 - 453 sqft. | ₹1.1 Cr - ₹1.3 Cr |
| 3BHK + 3T | On Request | ₹1.7 Cr |

View Details

magicbricks

Buy Rent Sell Tools & Advice What's New Get App Help

1.49 Cr 3 BHK Flat

For Sale in Kopar Khairane, New Mumbai

What's nearby

Builder: Propolis Group **Contact Now**

PROPERTY DETAILS PROJECT DETAILS LOCALITY DETAILS PRICE TRENDS BUILDER DETAILS 105 DISCUSSIONS

Bedrooms: 3 Bathrooms: 3

Carpet area: 960 sq ft ~ 18,821 sqft

Society: Sak Prayash Asthlesha 3 Discussions on forum

Status: Under Construction Possession by: Dec, 2018 Transaction type: New Property

Price Discount of Rs.1 Lacs



Price Indicators

| | | | |
|---|--|-------------------|---|
| 13/10/2018 Note - Generated Through eSearch Module For original report please contact concern SRO office. | | सूची क्र.2 | दुपयम तिथिका: सह दु.नि. ठाणे 3 दस्ता क्रमांक: 13216/2018 नोंदणी: Regn.03m |
| गावाचे नाव : 1) कोपरखैरणे | | | |
| (1) विमोक्षाचा प्रकार | कारणनामा | | |
| (2) मोजकट्या | 8500000 | | |
| (3) बाजारभावाभावेपटकाच्या बाबतिलेपटकाकर आकारणी देणे की पट्टेदार ते मसुदा करावी | 38:0017.6 | | |
| (4) मू.मान्य पोट्टेद्वारा व धरकामांक(असल्यास) | 1) पाकिचे नाव: जरी मुंबई मनपाइतर वर्णान . इतर माहिती: विभाग क 3 76 .सदनिका क -1103,11 वा मजला,शारी विधान प्लॉट न.-17,सेक्टर-07,कोपरखैरणे,जरी मुंबई,31.600 चौ.मी. कारपेट एरिया (Plot Number : 17 , SECTOR NUMBER : 07 ,) | | |
| (5) क्षेत्रफळ | 1) 31.600 चौ.मीटर | | |
| (6)अकारणी किंवा जुडी देण्यात आलेले तेंपू. | | | |
| (7) दस्तऐवज कडून देणाने वा सिव्जन ठेवणाने वा पत्रकारणे नाव किंवा दिवाणी न्यायालयया कुकुमनास किंवा अर्थात असल्यास परिसिवादिचे नाव व पत्र | 1) नाव :- म्हु पाचे डेव्हलपमें तेरें घोरा अंबाबाळ भावजी शारी घोराय लेरें कु. म्हु म्हुपुन - भावजी घम पोट्टे कच-43, पत्र-प्लॉट नं. - माळ नं. - इमारतीचे नाव: श्रीधर नं.101, 1 वा मजला रिवार टोक प्लॉट नं-392 सेक्टर-309,शारी, जरी मुंबई, ब्रॉक नं. - रोड नं. - महाराष्ट्र, ठाणे. पिन कोड-400703 पिन नं.-ACAPG9180B | | |
| (8)दस्तऐवज कडून देणाने वा पत्रकारणे व किंवा दिवाणी न्यायालयया कुकुमनास किंवा अर्थात असल्यास परिसिवादिचे नाव व पत्र | 1) नाव :- सविता बाबायम इरिकाजी कच-31, पत्र-प्लॉट नं. - माळ नं. - इमारतीचे नाव: जे तार 2 11 को-7, महाकाजी अपार्टमेंट, सेक्टर-10, शारी, जरी मुंबई, ब्रॉक नं. - रोड नं. - महाराष्ट्र, ठाणे. पिन कोड-400703 पिन नं.-JBJQ963199G 2) नाव :- बाबायम बा इरिकाजी कच-43, पत्र-प्लॉट नं. - माळ नं. - इमारतीचे नाव: जे तार 2 11 को-7, महाकाजी अपार्टमेंट, सेक्टर-10, शारी, जरी मुंबई, ब्रॉक नं. - रोड नं. - महाराष्ट्र, ठाणे. पिन कोड-400703 पिन नं.-ACQPH0110E | | |
| (9) दस्तऐवज कडून दिव्याचा दिनांक | 21.09.2018 | | |
| (10)दस्ता नोंदणी केव्याचा दिनांक | 21.09.2018 | | |
| (11)अनुक्रमीक, खंड व पृष्ठ | 13216/2018 | | |

| | | | |
|---|--|-------------------|---|
| 13/10/2018 Note - Generated Through eSearch Module For original report please contact concern SRO office. | | सूची क्र.2 | दुपयम तिथिका: सह दु.नि. ठाणे 3 दस्ता क्रमांक: 11503/2018 नोंदणी: Regn.03m |
| गावाचे नाव : 1) कोपरखैरणे | | | |
| (1) विमोक्षाचा प्रकार | कारणनामा | | |
| (2) मोजकट्या | 13000000 | | |
| (3) बाजारभावाभावेपटकाच्या बाबतिलेपटकाकर आकारणी देणे की पट्टेदार ते मसुदा करावी | 4275732 | | |
| (4) मू.मान्य पोट्टेद्वारा व धरकामांक(असल्यास) | 1) पाकिचे नाव: जरी मुंबई मनपाइतर वर्णान . इतर माहिती: प्लॉट नं 3 76 .सदनिका क 1201,12 वा मजला,शारी विधान प्लॉट नं. 17,सेक्टर-07,कोपरखैरणे,जरी मुंबई,42.113 चौ.मी. कारपेट एरिया (Plot Number : 17 ; SECTOR NUMBER : 07 ,) | | |
| (5) क्षेत्रफळ | 1) 41.113 चौ.मीटर | | |
| (6)अकारणी किंवा जुडी देण्यात आलेले तेंपू. | | | |
| (7) दस्तऐवज कडून देणाने वा सिव्जन ठेवणाने वा पत्रकारणे नाव किंवा दिवाणी न्यायालयया कुकुमनास किंवा अर्थात असल्यास परिसिवादिचे नाव व पत्र | 1) नाव :- म्हु पाचे डेव्हलपमें तेरें घोरा अंबाबाळ भावजी शारी घोराय लेरें कु. म्हु म्हुपुन भावजी घम पोट्टे कच-43, पत्र-प्लॉट नं. - माळ नं. - इमारतीचे नाव: श्रीधर नं.101 रिवार टोक प्लॉट नं. 392, सेक्टर-309, शारी, जरी मुंबई, ब्रॉक नं. - रोड नं. - महाराष्ट्र, ठाणे. पिन कोड-400703 पिन नं.-ACAPG9180B | | |
| (8)दस्तऐवज कडून देणाने वा पत्रकारणे व किंवा दिवाणी न्यायालयया कुकुमनास किंवा अर्थात असल्यास परिसिवादिचे नाव व पत्र | 1) नाव :- राजन सुधीर सिंह कच-44, पत्र-प्लॉट नं. - माळ नं. - इमारतीचे नाव: राजपुत किंवा प्लॉट नं. 20 सेक्टर-10 कोपरखैरणे,जरी मुंबई, ब्रॉक नं. - रोड नं. - महाराष्ट्र, ठाणे. पिन कोड-400709 पिन नं.-BJZP90562L 2) नाव :- सुधीर काशेबाब सिंह कच-43, पत्र-प्लॉट नं. - माळ नं. - इमारतीचे नाव: राजपुत किंवा प्लॉट नं. 20 सेक्टर-10 कोपरखैरणे,जरी मुंबई, ब्रॉक नं. - रोड नं. - महाराष्ट्र, ठाणे. पिन कोड-400709 पिन नं.-ALZP90909F1 | | |
| (9) दस्तऐवज कडून दिव्याचा दिनांक | 14.08.2018 | | |
| (10)दस्ता नोंदणी केव्याचा दिनांक | 14.08.2018 | | |
| (11)अनुक्रमीक, खंड व पृष्ठ | 11503/2018 | | |



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **13th October 2018**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are: [®]

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.

Think.Innovate.Create

Director



Sharad B. Chalikwar

Chartered Engineer (India)
Govt. Reg. Valuer
Reg. No. (N) CCIT/1-14/52/2008-09

Vastukala Consultants (I) Pvt. Ltd.

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DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

STATEMENT OF LIMITING CONDITIONS

1. Assumptions are made to the best of our knowledge and belief. Reliance is based on the information furnished to us by the identifier AND/OR client.
2. The valuer shall not be responsible for matters of legal nature that affects the value and opinion expressed by us.
3. If our appearance is required, we will be pleased to appear and give the necessary clarification, provided the fees for each appearance (excluding traveling, dearness allowance and out of pocket expenses) is pre-determined before the acceptance of the assignment under reference.
4. In no event shall the valuer be held responsible or liable for special, direct, indirect or consequential damages, as the assignment has been completed on best efforts, available knowledge and in good intentions of persons concerned and belief.
5. **If it is proved that there is an apparent negligence on the part of a valuer**, liability of this assignment (whether arising from this assignment, negligence or whatsoever) is limited in respect of anyone event or series of events to the actual loss or damage sustained subject to maximum of 80% of the professional fees for the services rendered and in any case not exceeding the amount of ₹ 1,000/- (Rupees one Thousand Only). **All the claims against us shall expire after three month from the date of submission of the valuation report provided by us.**
6. We hereby declare that, the information furnished above is true and correct to the best of our knowledge and belief. We have no direct or indirect interest in the assets valued. We have not been convicted of any offence and sentenced to a term of imprisonment. We have not been found guilty of misconduct in our professional capacity.

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director



Sharad B. Chalikwar

Chartered Engineer (India)

Govt. Reg. Valuer

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

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