

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-1649(A)/23-24 Dated 21-Jul-23
Buyer (Bill to) STATE BANK OF INDIA - HLST BKC HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note Mode/Terms of Payment Reference No. & Date. Other References Buyer's Order No. Dated Dispatch Doc No. 2343 / 2301705 Delivery Note Date Dispatched through Destination Terms of Delivery

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

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

Indian Rupee Twelve Thousand Three Hundred Ninety Only

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

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

Remarks:
 ""The Castle"", Proposed Redevelopment Building on Plot bearing Old C.T.S. No. 1661, 166/1 to 11, New CTS No. 166/ B/1, 166/B/2 of Village – Mandpeshwar, Stone Castle CHSL., Shri. Aurobindo Road, Opp. St. Francis School Playground, Holy Cross Road, I. C. Colony, Borivali (West), Mumbai, PIN - 400 103, State - Maharashtra, Country - India - M/s. Solidago Realty (Project Valuation)
 ""

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



UPI Virtual ID : vastukala@icici

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**

 Authorised Signatory

This is a Computer Generated Invoice

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "The Castle"

"The Castle", Proposed Redevelopment Building on Plot bearing Old C.T.S. No. 1661, 166/1 to 11, New CTS No. 166/ B/1, 166/B/2 of Village – Mandpeshwar, Stone Castle CHSL., Shri. Aurobindo Road, Opp. St. Francis School Playground, Holy Cross Road, L. C. Colony, Borivali (West), Mumbai, PIN - 422 003, State - Maharashtra, Country - India

Latitude Longitude: 19°14'44.9"N 72°51'07.2"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 : B/1-001, U/B Floor, Boomerang,
Chandivali Fairm. Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

MASTER VALUATION REPORT OF "The Castle"

"The Castle", Proposed Redevelopment Building on Plot bearing Old C.T.S. No. 1661, 166/1 to 11, New CTS No. 166/ B/1, 166/B/2 of Village – Mandpeshwar, Stone Castle CHSL., Shri. Aurobindo Road, Opp. St. Francis School Playground, Holy Cross Road, I. C. Colony, Borivali (West), Mumbai, PIN - 400 103, State - Maharashtra, Country - India

Latitude Longitude: 19°14'44.9"N 72°51'07.2"E

NAME OF DEVELOPER: M/s. Solidago Realty

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **08th July 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "The Castle", Proposed Redevelopment Building on Plot bearing Old C.T.S. No. 1661, 166/1 to 11, New CTS No. 166/ B/1, 166/B/2 of Village – Mandpeshwar, Stone Castle CHSL., Shri. Aurobindo Road, Opp. St. Francis School Playground, Holy Cross Road, I. C. Colony, Borivali (West), Mumbai, PIN - 400 103, State - Maharashtra, Country - India. It is about 2.7 Km. travel distance from Borivali 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. Solidago Realty	
Project Registration Number	Project	RERA Project Number
	The Castle	P51800047865
Register office address	M/s. Solidago Realty Office at 402, "Divine Jalpa", TPS III, Jambli Gully, Near Jain Mandir, Near Moksh Plaza, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Manoj Joshi (Builder Person – Mobile No. 9867302774) Hema Chauhan (Builder Person – Mobile No. 7777003111)	
E – mail ID & Website	info@solidago.in www.solidago.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Under Construction Project & Road No. 2
On or towards South	IC Colony Road & Open Plot
On or towards East	Shri Aurobindo Marg & St. Franis Playground
On or towards West	Akshara CHSL & Open Plot



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

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	: 08.07.2023
	b)	Date on which the valuation is made	: 21.07.2023
3.	List of documents produced for perusal		
	1. Copy of Title Certificate from Adv. Waquar Ahmad dated 09.06.2021		
	2. Copy of Redevelopment Agreement date 27.04.2021 b/w. Stone Castle CHSL (the Society) AND Mr. Victor F. Rodrigues & 62 others (the Members) AND M/s. Solidago Realty (the Developer)		
	3. Copy of Leave & License Agreement date 05.04.2022 b/w. Mr. Chauhan Harsh V. (the Licensor) AND M/s. Solidago Realty (the Licensee)		
	4. Copy of Deed of Partnership date 12.12.2018 b/w. Mr. Jayesh P. Chauhan (the First Part), Mr. Pravin V. Chauhan (the Second Part) partnership under the name and style of M/s. Solidago Realty		
	5. Copy of Affidavit – Cum – Declaration date 05.12.2022 of M/s. Solidago Realty		
	6. Copy of MAHARERA Registration Certificate of Project No. P51800047865 issued by Maharashtra Real Estate Regulatory Authority date 28.11.2022. Last Modified date 01.07.2023		
	7. Copy of Engineer's Certificate date 19.04.2023 issued by Sura & Associates (As per RERA Certificate)		
	8. Copy of Engineer's Certificate date 18.01.2023 issued by Sura & Associates		
	9. Copy of Architect's Certificate date 30.03.2023 issued by Parivartan Architects & Engineers (As per RERA Certificate)		
	10. Copy of Architect's Certificate date 11.01.2023 issued by Parivartan Architects & Engineers		
	11. Copy of Fire Safety requirement for the proposed construction of high rise residential building Ref No. P – 8070 / 2021 / (166 (pt) & others / R / N / Ward / Mandpeshwar-M / R / N / CFO / 1 / NEW date 23.10.2021 issued by Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade		
	12. Copy of IOD No. P – 8070 / 2021 / (166 (pt) & others / R / N / Ward / Mandpeshwar-M / R / N / 337 / New date 31.12.2021 issued by Municipal Corporation of Greater Mumbai		
	13. Copy of Commencement Certificate No. P – 8070 / 2021 / (166 (pt) & others / R / N / Ward / Mandpeshwar-M / R / N / CC / 1 / NEW date 29.07.2021 issued by Municipal Corporation of Greater Mumbai This C.C. is granted for work upto Plinth level only as per amended plans date 14.01.2022. This C.C. is valid upto 20.10.2023. This C.C. is now re-endorse upto Plinth level as per amended plan date 31.03.2023		
	14. Copy of Amended Plan Approval Letter No. P-8070 / 2021 / (166 (pt) & othes) R/N/ Ward/ Mandpeshwar -M /		

R/N/337 /1 / Amended date 31.03.2023 issued by Municipal Corporation of Greater Mumbai	
15. Copy of Amended Plan No. P-8070 / 2021 (166 (pt) & othes) R/N/ Ward/ Mandpeshwar -M / R/N dated 31.03.2023 issued by issued by Municipal Corporation of Greater Mumbai (Number of Copies Sheet No. 1/12 to 12/12)	
Approved upto:	
Wing	Number of Floors
A	Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Refuge floor) + 8th to 9th Upper Floors.
B	Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Fitness) + 8th to 9th Upper Floors.
C	Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Society Office) + 8th to 9th Upper Floors.
D	Ground + 1st Floor (Restaurant) + 2nd to 6th floors + 7th Floors (Part Residential / Part Refuge floor) + 8th to 9th Upper Floors.
16. Copy of Concession Plan date 09.02.2023	
Project Name (with address & phone nos.)	: "The Castle" , Proposed Redevelopment Building on Plot bearing Old C.T.S. No. 1661, 166/1 to 11, New CTS No. 166/ B/1, 166/B/2 of Village – Mandpeshwar, Stone Castle CHSL., Shri. Aurobindo Road, Opp. St. Francis School Playground, Holy Cross Road, I. C. Colony, Borivali (West), Mumbai, PIN - 400 103, 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. Solidago Realty Address: Office at 402, "Divine Jalpa" , TPS III, Jambli Gully, Near Jain Mandir, Near Moksh Plaza, Borivali (West), Mumbai - 400 092, State - Maharashtra, Country - India Contact Person : Mr. Manoj Joshi (Builder Person – Mobile No. 9867302774) Hema Chauhan (Builder Person – Mobile No. 7777003111)
5. Brief description of the property (Including Leasehold / freehold etc.)	:
About "The Castle" Project: Solidago The Castle is a residential project in Borivali West, Mumbai. It is set in an area of 0.98 Acres . Solidago The Castle offers Apartment. Available configurations include 1 BHK, 2 BHK, 3 BHK. Apartment, as per the area plan. The property is Under Construction. There are 4 buildings for sale. The project was launched in November 2022 and possession date of Solidago The Castle is Aug, 2027. Solidago The Castle is located in Borivali West. The project is developed by Solidago Realty. There are 56 units for sale. This project meets all mandates as required by the state authority. RERA ID of Solidago The Castle is P51800047865.	

TYPE OF THE BUILDING

Wing	Number of Floors
A	Proposed Ground + 1 st Floor (Commercial) + 2 nd to 6 th floors + 7 th Floors (part Residential / Part Refuge floor) + 8 th to 13 th Upper Floors as per information provided by builder. The building permission as on date is received till Ground + 1 st Floor (Commercial) + 2 nd to 6 th floors + 7 th Floors (Part Residential / Part Refuge floor) + 8 th to 9 th Upper Floors.
B	Proposed Ground + 1 st Floor (Commercial) + 2 nd to 6 th floors + 7 th Floors (part Residential / Part Fitness) + 8 th to 13 th Upper Floors as per information provided by builder. The building permission as on date is received till Ground + 1 st Floor (Commercial) + 2 nd to 6 th floors + 7 th Floors (part Residential / Part Fitness) + 8 th to 9 th Upper Floors.
C	Proposed Ground + 1 st Floor (Commercial) + 2 nd to 6 th floors + 7 th Floors (Part Residential / Part Society Office) + 8 th to 13 th Upper Floors as per information provided by builder. The building permission as on date is received till Ground + 1 st Floor (Commercial) + 2 nd to 6 th floors + 7 th Floors (part Residential / Part Society Office) + 8 th to 9 th Upper Floors..
D	Proposed Ground + 1 st Floor (Commercial) + 2 nd to 6 th floors + 7 th Floors (Part Residential / Part Refuge floor) + 8 th to 13 th Upper Floors as per information provided by builder. The building permission as on date is received till Ground + 1 st Floor (Commercial) + 2 nd to 6 th floors + 7 th Floors (Part Residential / Part Refuge floor) + 8 th to 9 th Upper Floors.

LEVEL OF COMPLETEION:

Wing	Present stage of Construction	Percentage of work completion
A to D	RCC work upto 1 st floor slab is completed	12%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **August - 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:

➤ Italian Marble flooring in all rooms	➤ Skating Rink
➤ Granite Kitchen platform with Stainless Steel Sink	➤ Box Cricket
➤ Powder coated aluminum sliding windows with M.S. Grills	➤ Meditation Area
➤ Laminated wooden flush doors with Safety door	➤ Stack Parking
➤ Concealed wiring	➤ Library
➤ Concealed plumbing	➤ Senior Citizen Sitout
➤ Swimming Pool	➤ Kids Play Area
➤ Senior Citizen Corner Area	➤ Tennis Court
➤ Jogging Track	➤ Resturants
➤ Fitness Centre	➤ Health Care Center

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Old C.T.S. No. 1661, 166/1 to 11, New CTS No. 166/ B/1, 166/B/2
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Old C.T.S. No. 1661, 166/1 to 11, New CTS No. 166/ B/1, 166/B/2 of Village – Mandpeshwar
	d) Ward / Taluka	:	R/ N - Ward



e)	Mandal / District	:	Mumbai Suburban District	
7.	Postal address of the property	:	"The Castle", Proposed Redevelopment Building on Plot bearing Old C.T.S. No. 1661, 166/1 to 11, New CTS No. 166/ B/1, 166/B/2 of Village – Mandpeshwar, Stone Castle CHSL., Shri. Aurobindo Road, Opp. St. Francis School Playground, Holy Cross Road, I. C. Colony, Borivali (West), Mumbai, PIN - 400 103, State - Maharashtra, Country - India	
8.	City / Town	:	Borivali (West), Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Higher Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
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 RERA Certificate	As per Site
	North	13.40 Mtr. Wide D. P. Road & Dwell Inn Apartment	Existing 13.40 Mtr. Wide Road	Under Construction Project & Road No. 2
	South	13.40 Mtr. Wide D. P. Road & Empty Plot (Adani Power Station)	Existing 13.40 Mtr. Wide Road	IC Colony Road & Open Plot
	East	B. D. Ambedkar Marg	Existing 18.30 Mtr. Wide Road	Shri Aurobindo Marg & St. Franis Playground
	West	Partly by Shraddha Romell & Partly by Amidhara	CTS No. 1322A 1316 1072	Akshara CHSL & Open Plot
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°14'44.9"N 72°51'07.2"E	
14.	Extent of the site	:	Total Plot area – 3984.96 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)	: Total Plot area – 3984.96 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 not yet started										
II CHARACTERISTICS OF THE SITE												
1.	Classification of locality	: Higher class										
2.	Development of surrounding areas	: Good										
3.	Possibility of frequent flooding/ sub-merging	: No										
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by										
5.	Level of land with topographical conditions	: Plain										
6.	Shape of land	: Irregular										
7.	Type of use to which it can be put	: For residential purpose										
8.	Any usage restriction	: Residential										
9.	Is plot in town planning approved layout?	: Copy of Amended Plan No. P-8070 / 2021 (166 pt) & othes) R/N/ Ward/ Mandpeshwar -M / R/N dated 31.03.2023 issued by issued by Municipal Corporation of Greater Mumbai (Number of Copies Sheet No. 1/12 to 12/12) Approved upto: <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Refuge floor) + 8th to 9th Upper Floors.</td> </tr> <tr> <td>B</td> <td>Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Fitness) + 8th to 9th Upper Floors.</td> </tr> <tr> <td>C</td> <td>Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Society Office) + 8th to 9th Upper Floors.</td> </tr> <tr> <td>D</td> <td>Ground + 1st Floor (Restaurant) + 2nd to 6th floors + 7th Floors (Part Residential / Part Refuge floor) + 8th to 9th Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Refuge floor) + 8th to 9th Upper Floors.	B	Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Fitness) + 8th to 9th Upper Floors.	C	Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Society Office) + 8th to 9th Upper Floors.	D	Ground + 1st Floor (Restaurant) + 2nd to 6th floors + 7th Floors (Part Residential / Part Refuge floor) + 8th to 9th Upper Floors.
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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.	: Existing 18.30 Mtr. Wide Road										
14.	Is it a Land – Locked land?	: No										
15.	Water potentiality	: Municipal Water supply										
16.	Underground sewerage system	: Connected to Municipal sewer										

17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developed area									
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Total Plot area – 3984.96 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)	:	₹ 1,58,730.00 per Sq. M. for Residential ₹ 65,960.00 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 & RERA Certificate</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>3984.96</td> <td>65960</td> <td>26,28,47,962.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3984.96	65960	26,28,47,962.00
As per Approved Plan & RERA Certificate												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
3984.96	65960	26,28,47,962.00										
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 not yet started									
	c) Year of construction	:	N.A. Building Construction work not yet started									
	d) Number of floors and height of each floor including basement, if any	:										
	Wing	Number of Floors										
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		building permission as on date is received till Ground + 1 st Floor (Commercial) + 2 nd to 6 th floors + 7 th Floors (Part Residential / Part Refuge floor) + 8 th to 9 th 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 Amended Plan No. P-8070 / 2021 (166 pt) & othes) R/N/ Ward/ Mandpeshwar -M / R/N dated 31.03.2023 issued by issued by Municipal Corporation of Greater Mumbai (Number of Copies Sheet No. 1/12 to 12/12)										
h)	Approved map / plan issuing authority	: <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Refuge floor) + 8th to 9th Upper Floors.</td> </tr> <tr> <td>B</td> <td>Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Fitness) + 8th to 9th Upper Floors.</td> </tr> <tr> <td>C</td> <td>Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Society Office) + 8th to 9th Upper Floors.</td> </tr> <tr> <td>D</td> <td>Ground + 1st Floor (Restaurant) + 2nd to 6th floors + 7th Floors (Part Residential / Part Refuge floor) + 8th to 9th Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Refuge floor) + 8th to 9th Upper Floors.	B	Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Fitness) + 8th to 9th Upper Floors.	C	Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Society Office) + 8th to 9th Upper Floors.	D	Ground + 1st Floor (Restaurant) + 2nd to 6th floors + 7th Floors (Part Residential / Part Refuge floor) + 8th to 9th Upper Floors.
Wing	Number of Floors											
A	Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Refuge floor) + 8th to 9th Upper Floors.											
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D	Ground + 1st Floor (Restaurant) + 2nd to 6th floors + 7th Floors (Part Residential / Part Refuge floor) + 8th to 9th Upper Floors.											
i)	Whether genuineness or authenticity of approved map / plan is verified	: Yes										
j)	Any other comments by our empanelled valuers on authentic of approved plan	: No.										

Specifications of construction (floor-wise) in respect of

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

	paneling, grills etc.		
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	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**Remarks:**

<i>Proposed as per site information</i>		<i>As per Approved Plan</i>	
<i>Wing</i>	<i>Number of Floors</i>	<i>Wing</i>	<i>Number of Floors</i>
A	<i>Proposed Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (part Residential / Part Refuge floor) + 8th to 13th Upper Floors.</i>	Copy of Amended Plan No. P-8070 / 2021 (166 pt) & othes) R/N/ Ward/ Mandpeshwar -M / R/N dated 31.03.2023 issued by issued by Municipal Corporation of Greater Mumbai	
B	<i>Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (part Residential / Part Fitness) + 8th to 13th Upper Floors</i>	Approval upto:	
C	<i>Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Society Office) + 8th to 13th Upper Floors.</i>	A	<i>Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Refuge floor) + 8th to 9th Upper Floors.</i>
D	<i>Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Refuge floor) + 8th to 13th Upper Floors.</i>	B	<i>Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (part Residential / Part Fitness) + 8th to 9th Upper Floors.</i>
		C	<i>Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (part Residential / Part Society Office) + 8th to 9th Upper Floors.</i>
		D	<i>Ground + 1st Floor (Commercial) + 2nd to 6th floors + 7th Floors (Part Residential / Part Refuge floor) + 8th to 9th Upper Floors.</i>

We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by

Competent Authority i.e. Municipal Corporation of Greater Mumbai we have given the separate valuation of approved and proposed construction given by Builder & Concession Plan only.

1a) Wing – A (Approved Inventory):

Sr. No.	Fiat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	201	2	2 BHK	634	697					20,92,200.00
2	202	2	2 BHK	617	679					20,36,100.00
3	203	2	3 BHK	918	1010	26500	2,43,27,000.00	2,67,59,700.00	55500	30,29,400.00
4	204	2	3 BHK	837	921					27,62,100.00
5	301	3	2 BHK	634	697					20,92,200.00
6	302	3	2 BHK	617	679					20,36,100.00
7	303	3	3 BHK	918	1010	26590	2,44,09,620.00	2,68,50,582.00	56000	30,29,400.00
8	304	3	3 BHK	837	921					27,62,100.00
9	401	4	2 BHK	634	697					20,92,200.00
10	402	4	2 BHK	617	679					20,36,100.00
11	403	4	3 BHK	918	1010	26680	2,44,92,240.00	2,69,41,464.00	56000	30,29,400.00
12	404	4	3 BHK	837	921					27,62,100.00
13	501	5	2 BHK	646	711					21,31,800.00
14	502	5	2 BHK	617	679	26770	1,65,17,090.00	1,81,68,799.00	38000	20,36,100.00
15	503	5	3 BHK	918	1010	26770	2,45,74,860.00	2,70,32,346.00	56500	30,29,400.00
16	504	5	3 BHK	837	921					27,62,100.00
17	601	6	2 BHK	646	711					21,31,800.00
18	602	6	2 BHK	617	679	26860	1,65,72,620.00	1,82,29,882.00	38000	20,36,100.00
19	603	6	3 BHK	918	1010	26860	2,46,57,480.00	2,71,23,228.00	56500	30,29,400.00
20	604	6	3 BHK	869	956					28,67,700.00
21	701	7	2 BHK	646	711					21,31,800.00
22	703	7	3 BHK	918	1010	26950	2,47,40,100.00	2,72,14,110.00	56500	30,29,400.00
23	704	7	3 BHK	869	956					28,67,700.00
24	801	8	2 BHK	660	726	27040	1,78,46,400.00	1,96,31,040.00	41000	21,78,000.00
25	802	8	2 BHK	617	679	27040	1,66,83,680.00	1,83,52,048.00	38000	20,36,100.00
26	803	8	3 BHK	918	1010	27040	2,48,22,720.00	2,73,04,992.00	57000	30,29,400.00
27	804	8	3 BHK	869	956					28,67,700.00
28	901	9	2 BHK	708	779	27130	1,92,08,040.00	2,11,28,844.00	44000	23,36,400.00
29	902	9	2 BHK	617	679	27130	1,67,39,210.00	1,84,13,131.00	38500	20,36,100.00
30	903	9	3 BHK	918	1010	27130	2,49,05,340.00	2,73,95,874.00	57000	30,29,400.00
31	904	9	3 BHK	869	956					28,67,700.00
Total				23695	26065		30,04,96,400.00	33,05,46,040.00		7,81,93,500.00

1b) Wing – A (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 Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
32	1001	10	2 BHK	708	779	27220	1,92,71,760.00	2,11,98,936.00	44000	23,36,400.00
33	1002	10	2 BHK	617	679	27220	1,67,94,740.00	1,84,74,214.00	38500	20,36,100.00
34	1003	10	3 BHK	918	1010	Land Owner's Share				30,29,400.00
35	1004	10	3 BHK	869	956	27220	2,36,54,180.00	2,60,19,598.00	54000	28,67,700.00
36	1101	11	2 BHK	708	779	27310	1,93,35,480.00	2,12,69,028.00	44500	23,36,400.00
37	1102	11	2 BHK	617	679	27310	1,68,50,270.00	1,85,35,297.00	38500	20,36,100.00
38	1103	11	3 BHK	918	1010	27310	2,50,70,580.00	2,75,77,638.00	57500	30,29,400.00
39	1104	11	3 BHK	869	956	27310	2,37,32,390.00	2,61,05,629.00	54500	28,67,700.00
40	1201	12	2 BHK	708	779	27400	1,93,99,200.00	2,13,39,120.00	44500	23,36,400.00
41	1202	12	2 BHK	617	679	27400	1,69,05,800.00	1,85,96,380.00	38500	20,36,100.00
42	1203	12	3 BHK	918	1010	27400	2,51,53,200.00	2,76,68,520.00	57500	30,29,400.00
43	1204	12	3 BHK	869	956	27400	2,38,10,600.00	2,61,91,660.00	54500	28,67,700.00
44	1301	13	2 BHK	708	779	27490	1,94,62,920.00	2,14,09,212.00	44500	23,36,400.00
45	1302	13	2 BHK	617	679	27490	1,69,61,330.00	1,86,57,463.00	39000	20,36,100.00
46	1303	13	3 BHK	918	1010	Land Owner's Share				30,29,400.00
47	1304	13	3 BHK	869	956	27490	2,38,88,810.00	2,62,77,691.00	54500	28,67,700.00
Total				12448	13693		29,02,91,260.00	31,93,20,386.00		4,10,78,400.00

2a) Wing – B (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	201	2	3 BHK	828	911	Land Owner's Share				27,32,400.00
2	202	2	2 BHK	577	635					19,04,100.00
3	203	2	2 BHK	615	677					20,29,500.00
4	301	3	3 BHK	828	911					27,32,400.00
5	302	3	2 BHK	577	635					19,04,100.00
6	303	3	2 BHK	615	677					20,29,500.00
7	401	4	3 BHK	828	911					27,32,400.00
8	402	4	2 BHK	577	635					19,04,100.00
9	403	4	2 BHK	615	677					20,29,500.00
10	501	5	3 BHK	849	934	Land Owner's Share				28,01,700.00
11	502	5	2 BHK	606	667					19,99,800.00
12	503	5	2 BHK	615	677					20,29,500.00

13	601	6	3 BHK	849	934	Land Owner's Share	28,01,700.00
14	602	6	2 BHK	606	667		19,99,800.00
15	603	6	2 BHK	642	706		21,18,600.00
16	703	7	2 BHK	642	706		21,18,600.00
17	801	8	3 BHK	849	934		28,01,700.00
18	802	8	2 BHK	606	667		19,99,800.00
19	803	8	2 BHK	642	706		21,18,600.00
20	901	9	3 BHK	849	934		28,01,700.00
21	902	9	2 BHK	606	667		19,99,800.00
22	903	9	2 BHK	642	706		21,18,600.00
Total				15063	16569	-	4,97,07,900.00

2b) Wing – B (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 Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
23	1001	10	3 BHK	849	934	27220	2,31,09,780.00	2,54,20,758.00	53000	28,01,700.00
24	1002	10	2 BHK	606	667	Land Owner's Share				19,99,800.00
25	1003	10	2 BHK	642	706		21,18,600.00			
26	1101	11	3 BHK	872	959	27310	2,38,14,320.00	2,61,95,752.00	54500	28,77,600.00
27	1102	11	2 BHK	629	692	27310	1,71,77,990.00	1,88,95,789.00	39500	20,75,700.00
28	1103	11	2 BHK	642	706	Land Owner's Share				21,18,600.00
29	1201	12	3 BHK	872	959	27400	2,38,92,800.00	2,62,82,080.00	55000	28,77,600.00
30	1202	12	2 BHK	629	692	27400	1,72,34,600.00	1,89,58,060.00	39500	20,75,700.00
31	1203	12	2 BHK	642	706	27400	1,75,90,800.00	1,93,49,880.00	40500	21,18,600.00
32	1301	13	3 BHK	872	959	27490	2,39,71,280.00	2,63,68,408.00	55000	28,77,600.00
33	1302	13	2 BHK	629	692	27490	1,72,91,210.00	1,90,20,331.00	39500	20,75,700.00
34	1303	13	2 BHK	642	706	27490	1,76,48,580.00	1,94,13,438.00	40500	21,18,600.00
Total				8526	9379		18,17,31,360.00	19,99,04,496.00		2,81,35,800.00

3a) Wing – C (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	201	2	MP	173	190	Land Owner's Share				5,70,900.00
2	202	2	2 BHK	633	696	26500	1,67,74,500.00	1,84,51,950.00	38500	20,88,900.00
3	203	2	2 BHK	622	684	Land Owner's Share				20,52,600.00
4	301	3	MP	195	215	Land Owner's Share				6,43,500.00

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
5	302	3	2 BHK	633	696	26590	1,68,31,470.00	1,85,14,617.00	38500	20,88,900.00
6	303	3	2 BHK	622	684		Land Owner's Share			20,52,600.00
7	401	4	RK	219	241					7,22,700.00
8	402	4	2 BHK	633	696	26680	1,68,88,440.00	1,85,77,284.00	38500	20,88,900.00
9	403	4	2 BHK	622	684		Land Owner's Share			20,52,600.00
10	501	5	RK	222	244					7,32,600.00
11	502	5	2 BHK	633	696	26770	1,69,45,410.00	1,86,39,951.00	39000	20,88,900.00
12	503	5	2 BHK	622	684		Land Owner's Share			20,52,600.00
13	601	6	RK	222	244					7,32,600.00
14	602	6	2 BHK	638	702	26860	1,71,36,680.00	1,88,50,348.00	39500	21,05,400.00
15	603	6	2 BHK	648	713	26860	1,74,05,280.00	1,91,45,808.00	40000	21,38,400.00
16	701	7	MP	290	319		Land Owner's Share			9,57,000.00
17	801	8	MP	324	356	27040	87,60,960.00	96,37,056.00	20000	10,69,200.00
18	802	8	2 BHK	638	702	27040	1,72,51,520.00	1,89,76,672.00	39500	21,05,400.00
19	803	8	2 BHK	648	713	27040	1,75,21,920.00	1,92,74,112.00	40000	21,38,400.00
20	901	9	1 BHK	394	433		Land Owner's Share			13,00,200.00
21	902	9	2 BHK	638	702	27130	1,73,08,940.00	1,90,39,834.00	39500	21,05,400.00
22	903	9	2 BHK	648	713	27130	1,75,80,240.00	1,93,38,264.00	40500	21,38,400.00
Total				10917	12009		18,04,05,360.00	19,84,45,896.00		3,60,26,100.00

3b) Wing – C (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 Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
23	1001	10	1 BHK	394	433		Land Owner's Share			
24	1002	10	2 BHK	638	702	27220	1,73,66,360.00	1,91,02,996.00	40000	21,05,400.00
25	1003	10	2 BHK	648	713	27220	1,76,38,560.00	1,94,02,416.00	40500	21,38,400.00
26	1101	11	1 BHK	394	433	27310	1,07,60,140.00	1,18,36,154.00	24500	13,00,200.00
27	1102	11	2 BHK	638	702	27310	1,74,23,780.00	1,91,66,158.00	40000	21,05,400.00
28	1103	11	2 BHK	648	713	27310	1,76,96,880.00	1,94,66,568.00	40500	21,38,400.00
29	1201	12	1 BHK	394	433	27400	1,07,95,600.00	1,18,75,160.00	24500	13,00,200.00
30	1202	12	2 BHK	638	702	27400	1,74,81,200.00	1,92,29,320.00	40000	21,05,400.00
31	1203	12	2 BHK	648	713	27400	1,77,55,200.00	1,95,30,720.00	40500	21,38,400.00
32	1301	13	1 BHK	394	433	27490	1,08,31,060.00	1,19,14,166.00	25000	13,00,200.00
33	1302	13	2 BHK	638	702	27490	1,75,38,620.00	1,92,92,482.00	40000	21,05,400.00

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 Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
34	1303	13	2 BHK	648	713	27490	1,78,13,520.00	1,95,94,872.00	41000	21,38,400.00
Total				6720	7392		17,31,00,920.00	19,04,11,012.00		2,21,76,000.00

4a) Wing – D (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	201	2	1 BHK	418	460		Land Owner's Share			13,79,400.00
2	202	2	1 BHK	428	471	26500	1,13,42,000.00	1,24,76,200.00	26000	14,12,400.00
3	203	2	2 BHK	473	520		Land Owner's Share			15,60,900.00
4	204	2	1 BHK	344	378		Land Owner's Share			11,35,200.00
5	301	3	3 BHK	817	899	26590	2,17,24,030.00	2,38,96,433.00	50000	26,96,100.00
6	303	3	2 BHK	473	520		Land Owner's Share			15,60,900.00
7	304	3	1 BHK	399	439		Land Owner's Share			13,16,700.00
8	401	4	3 BHK	812	893	26680	2,16,64,160.00	2,38,30,576.00	49500	26,79,600.00
9	403	4	2 BHK	473	520		Land Owner's Share			15,60,900.00
10	404	4	1 BHK	399	439		Land Owner's Share			13,16,700.00
11	501	5	3 BHK	812	893	26770	2,17,37,240.00	2,39,10,964.00	50000	26,79,600.00
12	503	5	2 BHK	473	520		Land Owner's Share			15,60,900.00
13	504	5	1 BHK	399	439		Land Owner's Share			13,16,700.00
14	601	6	3 BHK	812	893	26860	2,18,10,320.00	2,39,91,352.00	50000	26,79,600.00
15	603	6	2 BHK	473	520		Land Owner's Share			15,60,900.00
16	604	6	1 BHK	399	439		Land Owner's Share			13,16,700.00
17	701	7	3 BHK	812	893	26950	2,18,83,400.00	2,40,71,740.00	50000	26,79,600.00
18	704	7	1 BHK	419	461		Land Owner's Share			13,82,700.00
19	801	8	3 BHK	812	893	27040	2,19,56,480.00	2,41,52,128.00	50500	26,79,600.00
20	803	8	2 BHK	473	520		Land Owner's Share			15,60,900.00
21	804	8	1 BHK	419	461		Land Owner's Share			13,82,700.00
22	901	9	3 BHK	812	893	27130	2,20,29,560.00	2,42,32,516.00	50500	26,79,600.00
23	903	9	2 BHK	487	536	27130	1,32,12,310.00	1,45,33,541.00	30500	16,07,100.00
24	904	9	1 BHK	419	461	27130	1,13,67,470.00	1,25,04,217.00	26000	13,82,700.00
Total				13057	14363		18,87,26,970.00	20,75,99,667.00		4,30,88,100.00



4b) Wing – D (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 Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
25	1001	10	3 BHK	812	893	27220	2,21,02,640.00	2,43,12,904.00	50500	26,79,600.00
26	1003	10	2 BHK	601	661		Land Owner's Share			19,83,300.00
27	1004	10	1 BHK	419	461	27220	1,14,05,180.00	1,25,45,698.00	26000	13,82,700.00
28	1101	11	3 BHK	812	893	27310	2,21,75,720.00	2,43,93,292.00	51000	26,79,600.00
29	1103	11	2 BHK	601	661	27310	1,64,13,310.00	1,80,54,641.00	37500	19,83,300.00
30	1104	11	1 BHK	419	461	27310	1,14,42,890.00	1,25,87,179.00	26000	13,82,700.00
31	1201	12	3 BHK	812	893	27400	2,22,48,800.00	2,44,73,680.00	51000	26,79,600.00
32	1203	12	2 BHK	601	661	27400	1,64,67,400.00	1,81,14,140.00	37500	19,83,300.00
33	1204	12	1 BHK	419	461	27400	1,14,80,600.00	1,26,28,660.00	26500	13,82,700.00
34	1301	13	3 BHK	812	893	27490	2,23,21,880.00	2,45,54,068.00	51000	26,79,600.00
35	1303	13	2 BHK	601	661	27490	1,65,21,490.00	1,81,73,639.00	38000	19,83,300.00
36	1304	13	1 BHK	419	461	27490	1,15,18,310.00	1,26,70,141.00	26500	13,82,700.00
Total				7328	8061		18,40,98,220.00	20,25,08,042.00		2,41,82,400.00

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A - Wing (Approved & Proposed Inventory)						
Approved - Sale Flat	2 BHK - 06 3 BHK - 08	14	11180	12298	30,04,96,400.00	33,05,46,040.00
Approved - Land Owner's Share	2 BHK - 09 3 BHK - 08	17	12515	13767	-	-
Proposed - Sale Flat	2 BHK - 08 3 BHK - 06	14	10612	11673	29,02,91,260.00	31,93,20,386.00
Proposed - Land Owner's Share	3 BHK - 02	2	1836	2020	-	-
Total (a)		47	36143	39758	59,07,87,660.00	64,98,66,426.00
B - Wing (Approved & Proposed Inventory)						
Approved - Sale Flat	0	0	0	0	-	-
Approved - Land Owner's Share	2 BHK - 15 3 BHK - 07	22	15063	16569	-	-
Proposed - Sale Flat	2 BHK - 05 3 BHK - 04	9	6636	7300	18,17,31,360.00	19,99,04,496.00
Proposed - Land Owner's Share	2 BHK - 03	3	1890	2079	-	-
Total (b)		34	23589	25948	18,17,31,360.00	19,99,04,496.00
C - Wing (Approved & Proposed Inventory)						
Approved - Sale Flat	MP Room - 01 1 BHK - 10	11	6714	7385	18,04,05,360.00	19,84,45,896.00

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Approved - Land Owner's Share	MP Room - 03 RK - 03 1 BHK - 01 2 BHK - 04	11	4203	4623	-	-
Proposed - Sale Flat	1 BHK - 03 2 BHK - 08	11	6326	6959	17,31,00,920.00	19,04,11,012.00
Proposed - Land Owner's Share	1 BHK - 01	01	394	433	-	-
Total (C)		34	17637	19400	35,35,06,280.00	38,88,56,908.00
D - Wing (Approved & Proposed Inventory)						
Approved - Sale Flat	1 BHK - 02 2 BHK - 01 3 BHK - 07	10	7023	7725	18,87,26,970.00	20,75,99,667.00
Approved - Land Owner's Share	1 BHK - 08 2 BHK - 06	14	6034	6637	-	-
Proposed - Sale Flat	1 BHK - 04 2 BHK - 03 3 BHK - 04	11	6727	7400	18,40,98,220.00	20,25,08,042.00
Proposed - Land Owner's Share	2 BHK - 01	1	601	661	-	-
Total (D)		36	20385	22423	37,28,25,190.00	41,01,07,709.00
Grand Total (a + b + c + d)		151	97754	107529	1,49,88,50,490.00	1,64,87,35,539.00
Refuge Floor – 7 th Floor - Flat Nos. 2 (Wing – A)						
Refuge Floor – 7 th Floor - Flat No. 3 (Wing – D)						
		Particulars		Flat Nos.		
		Approved - Sale Flat		35		
		Proposed - Sale Flat		45		
		Approved - Land Owner's Share		64		
		Proposed - Land Owner's Share		07		
		Total		151		

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,49,88,50,490.00
Final Realizable Value After Completion in ₹	1,64,87,35,539.00
Cost of Construction (Total Built up area x Rate) 107529 Sq. Ft. x ₹ 3000.00	32,52,88,200.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A to D	12	107529	32,52,88,200.00	3,87,10,584.00

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 ₹		₹ 1,49,88,50,490.00
Final Realizable Value After Completion in ₹		₹ 1,64,87,35,539.00

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 ₹ 26,000 to ₹ 28,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 26,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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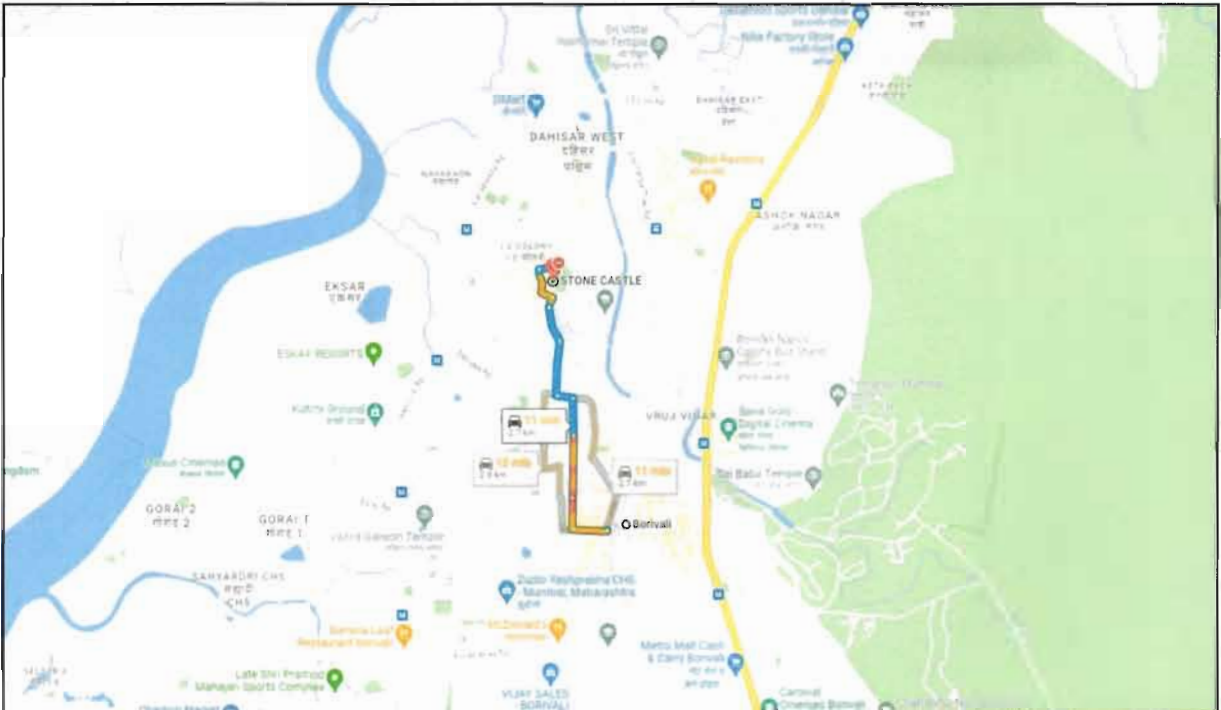


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°14'44.9"N 72°51'07.2"E

Note: The Blue line shows the route to site from nearest railway station (Borivali – 2.7 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

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महाराष्ट्र शासन



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वाजारमूल्य दर पत्रक

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Selected District: मुंबई(उपनगर)

Select Village: मंडपेश्वर (बोगीवली)

Search By: Survey No Location


Enter Survey No: 166

उपविभाग	बुली नमीन	निवासी सदनिका	बॉकीस	दुकाने	बौधोपिक	एकक (Rs./)	Attribute
88/408-पुभाग: मंडपेश्वर गावातील सर्व मिळकती.	65960	158730	182530	226200	143370	बौस मीटर	मि.टी.एम. नंबर



Department of Registration & Stamps
Government of Maharashtra

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महाराष्ट्र शासन



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Annual Statement of Rates

Year: 2023/2024 Language: English

Selected District: मुंबई(उपनगर)

Select Village: मंडपेश्वर (बोगीवली)

Search By: Survey No Location

Select	उपविभाग	बुली नमीन	निवासी सदनिका	बॉकीस	दुकाने	बौधोपिक	एकक (Rs./)
SurveyNo	88/408-पुभाग: मंडपेश्वर गावातील सर्व मिळकती.	65960	158730	182530	226200	143370	बौस मीटर
Survey Number	138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 154, 155, 155, 156, 156, 157, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 168, 169, 170, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 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, 48/49						



Price Indicators

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₹2.30 Cr [How much loan can I get?](#) **PREMIUM PROJECT**

3 BHK 812 Sq-ft Flat For Sale **IC Colony, Mumbai**

3 Beds 3 Baths Semi-Furnished Private pool Bar/Lounge

Carpet Area 812 sqft - ₹28.325/sqft	Developer Solidago Realty	Project Solidago The Castle	Floor 10 (Out of 13 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Semi-Furnished

magicbricks Buy Rent Sell Home Loans

Home -> Property for sale in Mumbai -> Flats for Sale in Mumbai -> Flats for Sale in IC Colony -> 2 BHK Flats for Sale in IC Colony -> 920 Sq-ft

₹1.93 Cr [How much loan can I get?](#) **PREMIUM PROJECT**

2 BHK 920 Sq-ft Flat For Sale **IC Colony, Mumbai**

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area 708 sqft - ₹27.260/sqft	Developer Solidago Realty	Project Solidago The Castle
Floor Upper Basement (Out of 13 Floors)	Transaction Type New Property	Facing West
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup	₹1.93 Cr ₹9,65,000 Approx. Registration Charges ₹8 Per sq. Unit Monthly
Booking Amount	₹5.0 Lac
Address	Mount Poisar Road, Borivali West, Mumbai, Maharashtra, IC Colony, Mumbai -



Price Indicators

The screenshot shows the Proppillar Real Estate Advisory website. The main heading is "PROPPILLAR REAL ESTATE ADVISORY". Below the header, there are navigation links for "HOME" and "ABOUT". A large banner image shows a modern residential building. Below the banner, there are several smaller images showing different views of the project. A navigation menu includes "DETAILS", "ABOUT PROJECT", "AMENITIES", "FLOOR PLANS", and "ADDRESS". The "Details" section is highlighted, showing the following information:

Price:	Start from ₹1,75,00,000	Apartment Type:	2 BHK, 3 BHK
Bedrooms:	2/3	Property Status:	Under Construction
Bathrooms:	2/3	Possession Date:	August 2027
Garage:	1	MAHARERA No:	PS1800047863
Year work Started:	2022		

The screenshot shows a real estate listing for "The Castle by Solidago" on a platform like 99acres. The listing includes a search bar with "Mumbai Andheri-Dahisar X" and "99acres" in the top left. The main image shows a modern apartment building at night. Below the image, the title "The Castle by Solidago" is displayed with a star icon. The listing is categorized as "New Launch" with a completion date of "Aug. 2027". The price range is listed as "₹ 1.75 - 2.3 Cr + Govt. Charges". A "Download Brochure" button is visible. The listing also includes a "Why you should consider The Castle by Solidago?" section with bullet points:

- Largest redevelopment of 6 acres
- Ready opposite to Francis ground, next to Church -> Along panoramic view
- A 10,000 sq ft. Sky lounge with 25+ indulgences

Additional details include "View Number" and "Contact Builder" buttons. The listing is by "SOLIDAGO REALTY" and "SOLIDAGO".

Price Indicators

clicbrics Mumbai
Property Price ▾ Home Estimates Discover For Dev

Solidago The Castle

Borivali West 1, 2, 3 BHK Apartment 324 - 917 Sq.ft

Description
Location
Amenities
Specification
About Developer
Nearby Sold
Nea

Solidago Realty presents **Solidago The Castle**, a residential project in Borivali West Mumbai. The project offers spacious and ventilated **Solidago The Castle Apartment**. The project is under construction and the possession date of the project is August 2027.

The super area of 1 BHK starts from 324 sqft.

The BSP of the project starts from ₹ 24846. The project is equipped with modern amenities such as to facilitate the needs of the residents.

The project is RERA registered **P51800047865**.

BHK	Area	Base Price (₹)	Quoted Price (₹)
1 BHK	324 Sq.ft	24,846/Sq.ft	80.5L
1 BHK	419 Sq.ft	24,846/Sq.ft	1.04Cr
2 BHK	487 Sq.ft	24,846/Sq.ft	1.21Cr
2 BHK	708 Sq.ft	24,718/Sq.ft	1.75Cr
3 BHK	824 Sq.ft	26,092/Sq.ft	2.15Cr
3 BHK	917 Sq.ft	26,144/Sq.ft	2.4Cr

clicbrics Mumbai
Property Price ▾ Home Estimates Discover For Dev

Solidago The Castle

Borivali West 1, 2, 3 BHK Apartment 324 - 917 Sq.ft

Aug - 2027

Transaction History
Price Insights
EMI Calculator
Description
Location
Amenities
Spe

Transaction History

Sold Price	Area	Price
(₹)	(Sq.ft)	(₹)
₹1.68Cr	678 Sq.ft	₹24.77K
Apr 2023	#502, Floor 5	/ Sq.ft
₹1.5Cr	934 Sq.ft	₹16.08K
Mar 2023	#1001, Block 2	/ Sq.ft
₹1.83Cr	678 Sq.ft	₹26.96K
Mar 2023	#592, Floor 5	/ Sq.ft
₹2.21Cr	893 Sq.ft	₹24.77K
Mar 2023	#2011, Block 2	/ Sq.ft



Price Indicators Projects nearby Locality

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Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivli West > 2 BHK Flats for Sale in Borivli West > 930 Sq-ft

₹1.40 Cr

How much loan can I get?

2 BHK 930 Sq-ft Flat For Sale Borivli West, Mumbai

2 Beds
2 Baths
1 Covered Parking
Unfurnished

<p>Carpet Area 530 sqft ₹26.415/sqft</p>	<p>Project Caruda Shatrunjay</p>	<p>Floor 5 (Out of 41 Floors)</p>
<p>Transaction Type New Property</p>	<p>Facing East</p>	<p>Lifts 4</p>
<p>Furnished Status Unfurnished</p>	<p>Car Parking 1 Covered</p>	<p>Type Of Ownership Freehold</p>

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.4 Cr ₹7,00,000 Approx. Registration Charges ₹8,900 Monthly
Booking Amount	₹10.0 Lac
Address	Borivli West, Mumbai - Western Mumbai, Maharashtra

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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivli West > 3 BHK Flats for Sale in Borivli West > 1250 Sq-ft

₹3.14 Cr

How much loan can I get?

3 BHK 1250 Sq-ft Flat For Sale Borivli West, Mumbai

3 Beds
3 Baths
1 Balcony
Unfurnished

Outdoor Te. Laundry Serv.

<p>Carpet Area 1065 sqft ₹29.484/sqft</p>	<p>Developer Arkade Group</p>	<p>Project Arkade Crown</p>
<p>Transaction Type New Property</p>	<p>Additional Rooms 1 Store Room</p>	<p>Facing East</p>
		<p>Furnished Status Unfurnished</p>


Price Indicators Projects nearby Locality

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali West > 2 BHK Flats for Sale in Borivali West > 880 Sq-ft

₹1.41 Cr [How much loan can I get?](#)

2 BHK 880 Sq-ft Flat For Sale **Borivali West, Mumbai**



2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area
575 sqft
₹24,522/sqft

Floor
7 (Out of 22 Floors)

Facing
East

East Facing Property

Developer
Sai Lee Builders and Developers

Project
Prathamesh Solitaire

Transaction Type
New Property

Lifts
2

Additional Rooms
1 Study Room

Furnished Status
Unfurnished

[+3 Photos](#)

[Contact Agent](#) [Get Phone No.](#)

More Details

Price Breakup ₹1.41 Cr | ₹7,05,000 Approx. Registration Charges | ₹5,750 Monthly


Booking Amount ₹10.0 Lac

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali West > 2 BHK Flats for Sale in Borivali West > 1400 Sq-ft

₹1.85 Cr [How much loan can I get?](#)

2 BHK 1400 Sq-ft Flat For Sale **Borivali West, Mumbai**



2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area
689 sqft
₹26,851/sqft

Transaction Type
New Property

Furnished Status
Unfurnished

Project
QMLH 4024A

Floor
6 (Out of 23 Floors)

Facing
West

Lifts
3

Car Parking
1 Covered

Type Of Ownership
Freehold

[+4 Photos](#)

[Contact Agent](#) [Get Phone No.](#) Last contact made 5 days ago

More Details

Price Breakup ₹1.85 Cr | ₹9,25,000 Approx. Registration Charges | ₹5,512 Monthly

Booking Amount ₹10.0 Lac

Address Borivali West, Mumbai, Borivali West, Mumbai - Western Mumbai, Maharashtra



Price Indicators Projects nearby Locality


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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali West > 3 BHK Flats for Sale in Borivali West > 1800 Sq-ft

₹2.80 Cr

How much loan can I get?

3 BHK 1800 Sq-ft Flat For Sale **Borivali West, Mumbai**



3 Beds 3 Baths 1 Covered Parking Unfurnished Fireplace Service/Good

Carpet Area 987 sqft ~ ₹28.36/sqft	Project OM Hansa	Floor 6 (Out of 23 Floors)	Transaction Type New Property
Facing West	Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali West > 3 BHK Flats for Sale in Borivali West > 1500 Sq-ft

₹2.35 Cr

How much loan can I get?

3 BHK 1500 Sq-ft Flat For Sale **Borivali West, Mumbai**



3 Beds 3 Baths 1 Covered Parking Unfurnished Visitor Parking

Carpet Area 890 sqft ~ ₹26.40/sqft	Project Garuda Shatrunjay	Floor 5 (Out of 41 Floors)	Transaction Type New Property
Facing East	Lifts 4	Furnished Status Unfurnished	Car Parking 1 Covered

Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali > West > 2 BHK Flats for Sale in Borivali > West > 799 Sq-ft

₹2.04 Cr
How much loan can I get?
⋮

2 BHK 799 Sq-ft Flat For Sale **Borivali West, Mumbai**

Photo not uploaded
by advertiser

Request Photos

2 Beds
2 Baths
2 Balconies
Unfurnished
Service/Goods

Carpet Area 679 sqft ₹3004+ sqft	Developer Arkade Group	Project Arkade Crown	Floor 16 (Out of 22 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Furnished Status Unfurnished

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali > West > 3 BHK Flats for Sale in Borivali > West > 1045 Sq-ft

₹2.35 Cr
How much loan can I get?
⋮

3 BHK 1045 Sq-ft Flat For Sale **Borivali, Mumbai**

3 Beds
3 Baths
1 Covered Parking
Unfurnished
Sand pit

Carpet Area 845 sqft ₹2780/sqft	Developer Romell Group	Project Romell Serene	Floor 12 (Out of 20 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing West	Lifts 3

Price Indicators Projects nearby Locality


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Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali West > 1 BHK Flats for Sale in Borivali West > 688 Sq-ft

₹1.05 Cr

How much loan can I get?

1 BHK 688 Sq-ft Flat For Sale Borivali West, Mumbai



1 Bed
 2 Baths
 1 Balcony
 1 Covered Parking

Carpet Area
408 sqft ~
₹25,735/sqft

Floor
18 (Out of 22 Floors)

Lifts
2

Developer
Sethia Infrastructure

Transaction Type
New Property

Furnished Status
Unfurnished

Project
Sethia Marine View

Facing
East

Car Parking
1 Covered

✔ East Facing Property ✔ Near Maxus Mall (gorai)

Contact Agent
Get Phone No.

👤 Last contact made 10 days ago

More Details

Price Breakup ₹1.05 Cr | ₹5,25,000 Approx. Registration Charges | ₹4,200 Monthly

Booking Amount ₹1.0 Lac


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Borivali > 2 BHK Flats for Sale in Borivali > 810 Sq-ft

₹1.73 Cr

How much loan can I get?

2 BHK 810 Sq-ft Flat For Sale Borivali, Mumbai



2 Beds
 2 Baths
 1 Covered Parking
 Unfurnished

Carpet Area
610 sqft ~
₹28,261/sqft

Floor
12 (Out of 20 Floors)

Facing
East

Developer
Romell Group

Transaction Type
New Property

Lifts
3

Project
Romell Serene

Additional Rooms
1 Store Room

Furnished Status
Unfurnished

✔ East Facing Property

Contact Agent
Get Phone No.

👤 Last contact made 72 days ago

More Details

Price Breakup ₹1.73 Cr | ₹3,100 Monthly

Booking Amount ₹2.0 Lac

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

Place : Mumbai

Date : 21.07.2023

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

MANOJ BABURAO CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No: CAT-I-F-1763

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



The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____ . We are satisfied that the fair and reasonable market value of the property is ₹ _____ (Rupees _____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Think.Innovate.Create

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, 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 21.07.2023 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 08.07.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty



- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Solidago Realty
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Chandan Singh – Valuation Engineer Vinita Surve – Processing Officer
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 - 08.07.2023 Valuation Date - 21.07.2023 Date of Report - 21.07.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 08.07.2023
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 **21st July 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. Solidago Realty**. 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. Solidago Realty** . 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

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=India, email=manojbaburao@vastukala.com, c=IN, st=West Bengal, postalCode=700005, serialNumber=1, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.07.21 11:38:43 +05'30'

Auth. Sign.