

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-1510/23-24	Dated 12-Jul-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
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	Buyer's Order No.	Dated
	Dispatch Doc No. 2347 /2301509	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:
 "GNP Landmark", Proposed Building on Land Bearing Survey No. 61, Hissa No. 9/1, 9/2 & 1/A/2 at Village - Barave, Next to Spring Time Club, Near Vani Vidyalaya Primary School, Club Road, Khadakpada, Kalyan (West), Taluka - Kalyan, Dist. - Thane, PIN - 421 301, State - Maharashtra, Country - India - M/s. GNP Landmark (Project Valuation)

Company's PAN : **AADCV4303R**

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

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


 UPI Virtual ID : vastukala@icici

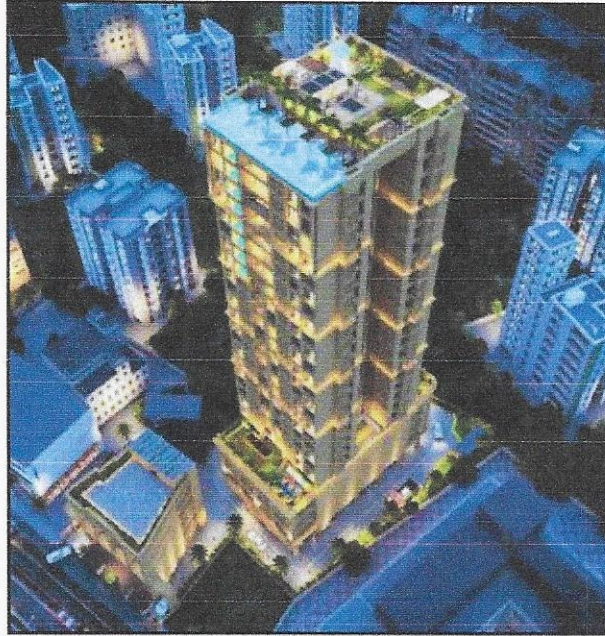
for Vastukala Consultants (I) Pvt Ltd

Rattool
 Authorised Signatory

This is a Computer Generated Invoice



MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "GNP Landmark"

"GNP Landmark", Proposed Building on Land Bearing Survey No. 61, Hissa No. 9/1, 9/2 & 1/A/2 at Village – Barave, Next to Spring Time Club, Near Vani Vidyalaya Primary School, Club Road, Khadakpada, Kalyan (West), Taluka – Kalyan, Dist. – Thane, PIN – 421 301, State - Maharashtra, Country - India

Latitude Longitude: 19°15'13.1"N 73°08'32.8"E

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

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



Our Pan India Presence at :

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

Regd. Office : 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



MASTER VALUATION REPORT OF "GNP Landmark"

"GNP Landmark", Proposed Building on Land Bearing Survey No. 61, Hissa No. 9/1, 9/2 & 1/A/2 at Village – Barave. Next to Spring Time Club, Near Vani Vidyalaya Primary School, Club Road, Khadakpada, Kalyan (West), Taluka – Kalyan, Dist. – Thane, PIN – 421 301, State - Maharashtra, Country - India

Latitude Longitude: 19°15'13.1"N 73°08'32.8"E

NAME OF DEVELOPER: M/s. GNP Landmark

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 **8th July 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "GNP Landmark", Proposed Building on Land Bearing Survey No. 61, Hissa No. 9/1, 9/2 & 1/A/2 at Village – Barave, Next to Spring Time Club, Near Vani Vidyalaya Primary School, Club Road, Khadakpada, Kalyan (West), Taluka – Kalyan, Dist. – Thane, PIN – 421 301, State - Maharashtra, Country - India. It is about 3.5 Km. travel distance from Kalyan Railway Station of Central 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 middle class & developed.

2. Developer Details:

Name of builder	M/s. GNP Landmark	
Project Registration Number	Project	RERA Project Number
	GNP Landmark	P51700049895
Register office address	M/s. GNP Landmark Office No. 1203, 12 th Floor, "Rupa Solitaire", Millennium Business Park, Thane Belapur Road, Mahape, Navi Mumbai, Pin – 400 710, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Rohit Dixit (Builder Person - Mobile No. 9819343299) Jaya (Sales Person – Mobile No. 8976791480)	
E – mail ID & Website	rohit@gnpgroup.net www.gnpgroup.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Cinemax Parking Road
On or towards South	Vani Vidyalaya Primary School
On or towards East	Tycoon's Residency & Embrald CHSL
On or towards West	Club Road



Our Pan India Presence at :

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

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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 : 12.07.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report from Adv. Hemant Patil & Associates dated 27.02.2023
	2.	Copy of Agreement for Assignment of Development Rights date 13.12.2022 b/w. Mr. Girish Pawar (the Assignor) AND M/s. GNP Landmark (the Assignees)
	3.	Copy of M/s. Milestone Estate (the First Party) AND M/s. GNP Landmark (the Second Party)
	4.	Copy of Deed of Conveyance date 20.09.2022 b/w. Mr. Girish Pawar (the Vendors) AND M/s. GNP Landmark (the Purchaser)
	5.	Copy of Deed of Rectification date 27.06.2022 b/w. Mr. Shrikant D. Shitole (the Vendor) AND Mr. Girish Pawar (the Purchaser)
	6.	Copy of Deed of Rectification date 06.09.2022 b/w. Mr. Girish Pawar (the First Party) AND Mr. Shrikant D. Shitole (the Second party)
	7.	Copy of Partnership Deed date 15.03.2021 b/w. Mr. Girish Narayan Pawar (First Part) AND Mr. Kaustubh Shekhar Latke (Second Part) AND Mr. Yash Girish Pawar (the Third Part) Herein after All Collectively called as M/s. GNP Landmark
	8.	Copy of Deed of Conveyance date 03.09.2020 b/w. Mr. Girish Pawar (the Purchaser) AND Mr. Kaustubh Shekhar Latke (the Purchaser)
	9.	Copy of Deed of Conveyance for 10.10.2018 b/w. Mr. Shrikant D. Shitole (the Vendor) AND Mr. Girish Pawar (the Purchaser)
	10.	Copy of Architect Certificate date 12.11.2022 issued by Ar. Shirish G. Nachane (As per RERA Certificate)
	11.	Copy of Engineer's Certificate date 15.12.2022 issued by Epicons Consultants Pvt. Ltd.
	12.	Copy of MAHARERA Registration Certificate of Project No. P51700049895 issued by Maharashtra Real Estate Regulatory Authority date 06.03.2023. Last Modified date 27.02.2023
	13.	Copy of NOC date 04.01.2022 issued by Kalyan Dombivli Municipal Corporation
	14.	Copy of Fire NOC Certificate No. FIRE / HQ / KDMC / OW/ 2022 /132 date 11.02.2022 issued by Kalyan Dombivli Municipal Corporation



	15. Copy of Affidavit Cum Declaration of M/s. GNP Landmark date 17.03.2023				
	16. Copy of Commencement Certificate No. KDMC / TPD / BP / KD / 2022- 23 / 08 dated 13.04.2022 issued by Assistant Director of Town Planning Kalyan Dombivli Municipal Corporation				
	17. Copy of Approved Plan No. KDMC / TPD / BP / KD / 2022 – 23 / 08 dated 13.04.2022 issued by Assistant Director of Town Planning Kalyan Dombivli Municipal Corporation				
	Approved upto:				
	<table border="1"> <thead> <tr> <th>Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>Stilt (part) + Ground (part) + 1st Floor (KDMC) + 1st to 3rd floors (Podiums) + 4th floor (Service Floor) + 5th to 11th upper floors.</td> </tr> </tbody> </table>	Building No.	Number of Floors	2	Stilt (part) + Ground (part) + 1 st Floor (KDMC) + 1 st to 3 rd floors (Podiums) + 4 th floor (Service Floor) + 5 th to 11 th upper floors.
Building No.	Number of Floors				
2	Stilt (part) + Ground (part) + 1 st Floor (KDMC) + 1 st to 3 rd floors (Podiums) + 4 th floor (Service Floor) + 5 th to 11 th upper floors.				
	Project Name (with address & phone nos.) : "GNP Landmark" , Proposed Building on Land Bearing Survey No. 61, Hissa No. 9/1, 9/2 & 1/A/2 at Village – Barave, Next to Spring Time Club, Near Vani Vidyalaya Primary School, Club Road, Khadakpada, Kalyan (West), Taluka – Kalyan, Dist. – Thane, PIN – 421 301, 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. GNP Landmark Address: Office No. 1203, 12 th Floor, "Rupa Solitaire" , Millennium Business Park, Thane Belapur Road, Mahape, Navi Mumbai, Pin – 400 710, State - Maharashtra, Country - India Contact Person : Mr. Rohit Dixit (Builder Person - Mobile No. 9819343299) Jaya (Sales Person – Mobile No. 8976791480)				
5.	Brief description of the property (Including Leasehold / freehold etc.) :				
	About "GNP Landmark" Project: GNP Landmark is a project by GNP Landmark. The project is offering 2 BHK, 3 BHK & 5 BHK. GNP Landmark is a Under Construction residential project. There are 64 units. There is 1 building in this project. GNP Landmark is located in Khadakpada, Kalyan West. GNP Landmark was launched in April 2023. RERA ID is P51700049895. GNP Landmark is RERA-compliant and all necessary approvals are in place. GNP Landmark a venture which truly is luxurious and one of its kind like a pearl. Skillfully planned by GNP Group, a well known name in real estate world; GNP Group has delivered many successful projects and has helped so many families find their dream home. And now GNP Group is back with a bang, a luxurious residential project and massive commercial venture. Filled with 2 BHK & 3 BHK and spacious 5 BHK with plunge pool in apartments and huge commercial spaces. Located in one of the prime location Khadakpada Kalyan, The project has market-defining facilities in residence, wellness & security.				
	TYPE OF THE BUILDING				
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floor (Service Floor) + 5th to 24th upper floors as per information provided by builder. The building permission as on date is received till Stilt (part) + Ground (part) + 1st Floor (KDMC) + 1st to 3rd floors (Podiums) + 4th floor (Service Floor) + 5th to 11th upper floors.

LEVEL OF COMPLETEION:

Building No.	Present stage of Construction	Percentage of work completion
2	Foundation work is completed.	05%

DATE OF COMPLETION & FUTURE LIFE:

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

- Vitrified tiles flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Gymnasium
- Yoga Area
- Garden
- Club House
- Swimming Pool
- Senior Citizen Corner Area
- Jogging Track
- Fitness Centre

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 61, Hissa No. 9/1, 9/2 & 1/A/2
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Survey No. 61, Hissa No. 9/1, 9/2 & 1/A/2 at Village - Barave
	d) Ward / Taluka	:	Taluka - Kalyan
	e) Mandal / District	:	District - Thane
7.	Postal address of the property	:	"GNP Landmark", Proposed Building on Land Bearing Survey No. 61, Hissa No. 9/1, 9/2 & 1/A/2 at Village - Barave, Next to Spring Time Club, Near Vani Vidyalaya Primary School, Club Road, Khadakpada, Kalyan (West), Taluka - Kalyan, Dist. - Thane, PIN - 421 301, State - Maharashtra, Country - India
8.	City / Town	:	Kalyan (West)
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No

9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Assistant Director of Town Planning Kalyan Dombivli Municipal Corporation
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	Survey No. 61/1(pt), Mileston Estate Commercial Complex	Spring Time Club	Cinemax Parking Road
	South	Survey No. 61/1(pt), School Reservation	Vani Vidyalay	Vani Vidyalaya Primary School
	East	Survey No. 61/1(pt), Schoold Reservation	Wadhwa Society	Tycoon's Residency & Embrald CHSL
	West	Survey No. 61/1(pt) & Survey no. 61/9 (pt), Schoold Reservation	Road	Club Road
14.1	Dimensions of the site		:	N. A. as the land is irregular in shape
				A As per the Deed
				B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		:	19°15'13.1"N 73°08'32.8"E
14.	Extent of the site		:	Plot area – 2880.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)		:	Plot area – 2880.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
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	CHARACTERSTICS OF THE SITE			
1.	Classification of locality		:	Middle class
2.	Development of surrounding areas		:	Good
3.	Possibility of frequent flooding/ sub-merging		:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus		:	All available near by

	Stop, Market etc.										
5.	Level of land with topographical conditions	: Plain									
6.	Shape of land	: Irregular									
7.	Type of use to which it can be put	: For residential purpose									
8.	Any usage restriction	: Residential									
9.	Is plot in town planning approved layout?	: Copy of Approved Plan No. KDMC / TPD / BP / KD / 2022 – 23 / 08 dated 13.04.2022 issued by Assistant Director of Town Planning Kalyan Dombivli Municipal Corporation Approved upto:									
		<table border="1"> <thead> <tr> <th>Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>Stilt (part) + Ground (part) + 1st Floor (KDMC) + 1st to 3rd floors (Podiums) + 4th floor (Service Floor) + 5th to 11th upper floors.</td> </tr> </tbody> </table>	Building No.	Number of Floors	2	Stilt (part) + Ground (part) + 1 st Floor (KDMC) + 1 st to 3 rd floors (Podiums) + 4 th floor (Service Floor) + 5 th to 11 th 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.	: 06.00 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-cost / tidal level must be incorporated)	: No									
Part – A (Valuation of land)											
1	Size of plot	: Plot area = 2880.00 Sq. M. (As per Approved Plan & 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)	: ₹ 67,700.00 per Sq. M. for Residential ₹ 22,600.00 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></td> <td></td> <td></td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)			
As per Approved Plan & RERA Certificate											
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)									

		2880	22600	6,50,88,000.00				
Part – B (Valuation of Building)								
1	Technical details of the building	:						
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential					
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress					
	c) Year of construction	:	N.A. Building Construction work is in progress					
	d) Number of floors and height of each floor including basement, if any	:						
	Building No.		Number of Floors					
	2		Proposed Stilt (part) + Ground (part) + 1 st Floor (KDMC) + 1 st to 3 rd floors (Podiums) + 4 th floor (Service Floor) + 5 th to 24 th upper floors as per information provided by builder. The building permission as on date is received till Stilt (part) + Ground (part) + 1st Floor (KDMC) + 1st to 3rd floors (Podiums) + 4th floor (Service Floor) + 5th to 11th upper floors.					
	e) Plinth area floor-wise	:	As per table attached to the report					
	f) Condition of the building	:						
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress					
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress					
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. KDMC / TPD / BP / KD / 2022 – 23 / 08 dated 13.04.2022 issued by Assistant Director of Town Planning Kalyan Dombivli Municipal Corporation					
	h) Approved map / plan issuing authority	:	<p>Assistant Director of Town Planning Kalyan Dombivli Municipal Corporation</p> <p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>Stilt (part) + Ground (part) + 1st Floor (KDMC) + 1st to 3rd floors (Podiums) + 4th floor (Service Floor) + 5th to 11th upper floors.</td> </tr> </tbody> </table>		Building No.	Number of Floors	2	Stilt (part) + Ground (part) + 1 st Floor (KDMC) + 1 st to 3 rd floors (Podiums) + 4 th floor (Service Floor) + 5 th to 11 th upper floors.
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes					
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.					

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed



5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	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:						
Building No.	Proposed as per site information	As per Sanctioned Approval Plan				
2	Proposed Stilt (part) + Ground (part) + 1 st Floor (KDMC) + 1 st to 3 rd floors (Podiums) + 4 th floor (Service Floor) + 5 th to 24 th upper floors.	<p>Copy of Approved Plan No. KDMC / TPD / BP / KD / 2022 -23 / 08 dated 13.04.2022 issued by Assistant Director of Town Planning Kalyan Dombivli Municipal Corporation</p> <p>Approval upto:</p> <table border="1"> <thead> <tr> <th>Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2</td> <td>Stilt (part) + Ground (part) + 1st Floor (KDMC) + 1st to 3rd floors (Podiums) + 4th floor (Service Floor) + 5th to 11th upper floors.</td> </tr> </tbody> </table>	Building No.	Number of Floors	2	Stilt (part) + Ground (part) + 1 st Floor (KDMC) + 1 st to 3 rd floors (Podiums) + 4 th floor (Service Floor) + 5 th to 11 th upper floors.
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<p><u>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. Assistant Director of Town Planning Kalyan Dombivli Municipal Corporation. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.</u></p>						

1a) Building No. 2, (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved 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 ₹
1	501	5	3 BHK	1150	1265	13500	1,55,25,000.00	1,59,90,750.00	33500	32,89,000.00
2	502	5	2 BHK	857	943	13500	1,15,69,500.00	1,19,16,585.00	25000	24,51,020.00
3	503	5	2 BHK	857	943	13500	1,15,69,500.00	1,19,16,585.00	25000	24,51,020.00
4	504	5	3 BHK	1150	1265	13500	1,55,25,000.00	1,59,90,750.00	33500	32,89,000.00
5	601	6	3 BHK	1150	1265	13540	1,55,71,000.00	1,60,38,130.00	33500	32,89,000.00
6	602	6	2 BHK	857	943	13540	1,16,03,780.00	1,19,51,893.00	25000	24,51,020.00
7	603	6	2 BHK	857	943	13540	1,16,03,780.00	1,19,51,893.00	25000	24,51,020.00
8	604	6	3 BHK	1150	1265	13540	1,55,71,000.00	1,60,38,130.00	33500	32,89,000.00
9	701	7	3 BHK	1150	1265	13580	1,56,17,000.00	1,60,85,510.00	33500	32,89,000.00
10	702	7	2 BHK	857	943	13580	1,16,38,060.00	1,19,87,202.00	25000	24,51,020.00
11	703	7	2 BHK	857	943	13580	1,16,38,060.00	1,19,87,202.00	25000	24,51,020.00
12	704	7	3 BHK	1150	1265	13580	1,56,17,000.00	1,60,85,510.00	33500	32,89,000.00
13	801	8	3 BHK	1150	1265	13620	1,56,63,000.00	1,61,32,890.00	33500	32,89,000.00
14	802	8	2 BHK	857	943	13620	1,16,72,340.00	1,20,22,510.00	25000	24,51,020.00
15	803	8	2 BHK	857	943	13620	1,16,72,340.00	1,20,22,510.00	25000	24,51,020.00
16	804	8	3 BHK	1150	1265	13620	1,56,63,000.00	1,61,32,890.00	33500	32,89,000.00
17	901	9	3 BHK	1150	1265	13660	1,57,09,000.00	1,61,80,270.00	33500	32,89,000.00
18	902	9	2 BHK	857	943	13660	1,17,06,620.00	1,20,57,819.00	25000	24,51,020.00
19	903	9	2 BHK	857	943	13660	1,17,06,620.00	1,20,57,819.00	25000	24,51,020.00
20	904	9	3 BHK	1150	1265	13660	1,57,09,000.00	1,61,80,270.00	33500	32,89,000.00
21	1001	10	5 BHK	2136	2350	13700	2,92,63,200.00	3,01,41,096.00	63000	61,08,960.00
22	1002	10	5 BHK	2136	2350	13700	2,92,63,200.00	3,01,41,096.00	63000	61,08,960.00
23	1101	11	5 BHK	2136	2350	13740	2,93,48,640.00	3,02,29,099.00	63000	61,08,960.00
24	1102	11	5 BHK	2136	2350	13740	2,93,48,640.00	3,02,29,099.00	63000	61,08,960.00
Total				28614	31475		38,97,74,280.00	40,14,67,508.00		8,18,36,040.00

1b) Building No. 2, (Proposed Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder 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	1201	12	3 BHK	1146	1261	13780	1,57,91,880.00	1,62,65,636.00	34000	32,77,560.00
26	1202	12	2 BHK	849	934	13780	1,16,99,220.00	1,20,50,197.00	25000	24,28,140.00
27	1203	12	2 BHK	849	934	13780	1,16,99,220.00	1,20,50,197.00	25000	24,28,140.00



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Sr. No.	Flat No.	Floor No.	Comp.	As per Builder 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 ₹
28	1204	12	3 BHK	1146	1261	13780	1,57,91,880.00	1,62,65,636.00	34000	32,77,560.00
29	1301	13	3 BHK	1146	1261	13820	1,58,37,720.00	1,63,12,852.00	34000	32,77,560.00
30	1302	13	2 BHK	849	934	13820	1,17,33,180.00	1,20,85,175.00	25000	24,28,140.00
31	1303	13	2 BHK	849	934	13820	1,17,33,180.00	1,20,85,175.00	25000	24,28,140.00
32	1304	13	3 BHK	1146	1261	13820	1,58,37,720.00	1,63,12,852.00	34000	32,77,560.00
33	1401	14	3 BHK	1146	1261	13860	1,58,83,560.00	1,63,60,067.00	34000	32,77,560.00
34	1402	14	2 BHK	849	934	13860	1,17,67,140.00	1,21,20,154.00	25500	24,28,140.00
35	1403	14	2 BHK	849	934	13860	1,17,67,140.00	1,21,20,154.00	25500	24,28,140.00
36	1404	14	3 BHK	1146	1261	13860	1,58,83,560.00	1,63,60,067.00	34000	32,77,560.00
37	1501	15	3 BHK	1146	1261	13900	1,59,29,400.00	1,64,07,282.00	34000	32,77,560.00
38	1502	15	2 BHK	849	934	13900	1,18,01,100.00	1,21,55,133.00	25500	24,28,140.00
39	1503	15	2 BHK	849	934	13900	1,18,01,100.00	1,21,55,133.00	25500	24,28,140.00
40	1504	15	3 BHK	1146	1261	13900	1,59,29,400.00	1,64,07,282.00	34000	32,77,560.00
41	1601	16	3 BHK	1146	1261	13940	1,59,75,240.00	1,64,54,497.00	34500	32,77,560.00
42	1602	16	2 BHK	849	934	13940	1,18,35,060.00	1,21,90,112.00	25500	24,28,140.00
43	1603	16	2 BHK	849	934	13940	1,18,35,060.00	1,21,90,112.00	25500	24,28,140.00
44	1604	16	3 BHK	1146	1261	13940	1,59,75,240.00	1,64,54,497.00	34500	32,77,560.00
45	1701	17	3 BHK	1146	1261	13980	1,60,21,080.00	1,65,01,712.00	34500	32,77,560.00
46	1702	17	2 BHK	849	934	13980	1,18,69,020.00	1,22,25,091.00	25500	24,28,140.00
47	1703	17	2 BHK	849	934	13980	1,18,69,020.00	1,22,25,091.00	25500	24,28,140.00
48	1704	17	3 BHK	1146	1261	13980	1,60,21,080.00	1,65,01,712.00	34500	32,77,560.00
49	1801	18	5 BHK	2106	2317	14020	2,95,26,120.00	3,04,11,904.00	63500	60,23,160.00
50	1802	18	5 BHK	2106	2317	14020	2,95,26,120.00	3,04,11,904.00	63500	60,23,160.00
51	1901	19	5 BHK	2106	2317	14060	2,96,10,360.00	3,04,98,671.00	63500	60,23,160.00
52	1902	19	5 BHK	2106	2317	14060	2,96,10,360.00	3,04,98,671.00	63500	60,23,160.00
53	2001	20	5 BHK	2106	2317	14100	2,96,94,600.00	3,05,85,438.00	63500	60,23,160.00
54	2002	20	5 BHK	2106	2317	14100	2,96,94,600.00	3,05,85,438.00	63500	60,23,160.00
55	2101	21	5 BHK	2106	2317	14140	2,97,78,840.00	3,06,72,205.00	64000	60,23,160.00
56	2102	21	5 BHK	2106	2317	14140	2,97,78,840.00	3,06,72,205.00	64000	60,23,160.00
57	2201	22	5 BHK	2106	2317	14180	2,98,63,080.00	3,07,58,972.00	64000	60,23,160.00
58	2202	22	5 BHK	2106	2317	14180	2,98,63,080.00	3,07,58,972.00	64000	60,23,160.00
59	2301	23	5 BHK	2106	2317	14220	2,99,47,320.00	3,08,45,740.00	64500	60,23,160.00
60	2302	23	5 BHK	2106	2317	14220	2,99,47,320.00	3,08,45,740.00	64500	60,23,160.00
61	2401	24	5 BHK	2106	2317	14260	3,00,31,560.00	3,09,32,507.00	64500	60,23,160.00
62	2402	24	5 BHK	2106	2317	14260	3,00,31,560.00	3,09,32,507.00	64500	60,23,160.00

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder 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 ₹
Total				53424	58766		74,91,90,960.00	77,16,66,690.00		15,27,92,640.00

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Approved	2 BHK - 10	24	28614	31475	38,97,74,280.00	40,14,67,508.00
	3 BHK - 10					
	5 BHK - 04					
Proposed	2 BHK - 12	38	53424	58766	74,91,90,960.00	77,16,66,690.00
	3 BHK - 12					
	5 BHK - 14					
Total		62	82038	90242	1,13,89,65,240.00	1,17,31,34,198.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,13,89,65,240.00
Final Realizable Value After Completion in ₹	1,17,31,34,198.00
Cost of Construction (Total Built up area x Rate) 90242 Sq. Ft. x ₹ 2600.00	23,46,29,200.00

Building No.	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
2	5	90242	23,46,29,200.00	1,17,31,460.00

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	



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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		

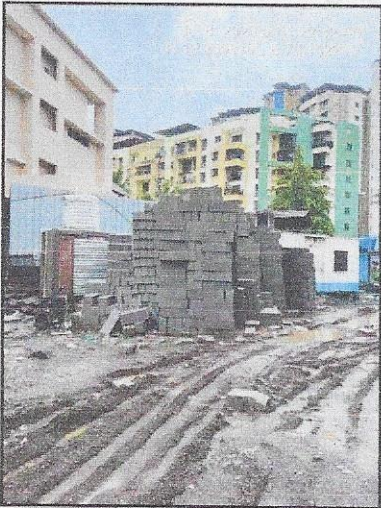
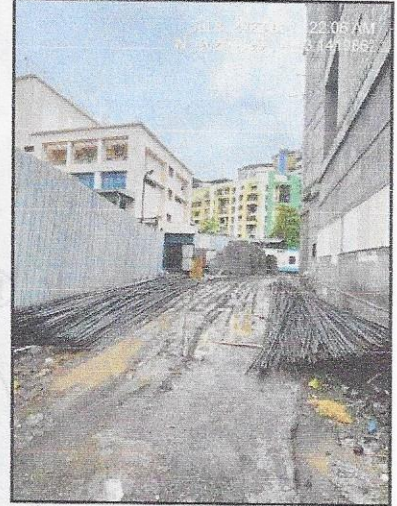
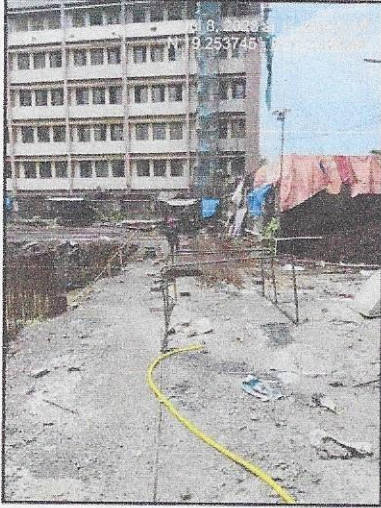
Part – F (Services)	:	Amount in ₹
1. Water supply arrangements	:	N.A. Building Construction work is in progress
2. Drainage arrangements	:	
3. Compound wall	:	
4. C.B. deposits, fittings etc.	:	
5. Pavement	:	
Total		

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 ₹		:	₹ 1,13,89,65,240.00
Final Realizable Value After Completion in ₹		:	₹ 1,17,31,34,198.00

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 ₹ 12,500 to ₹ 14,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 13,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



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19.253746, E 76.344229

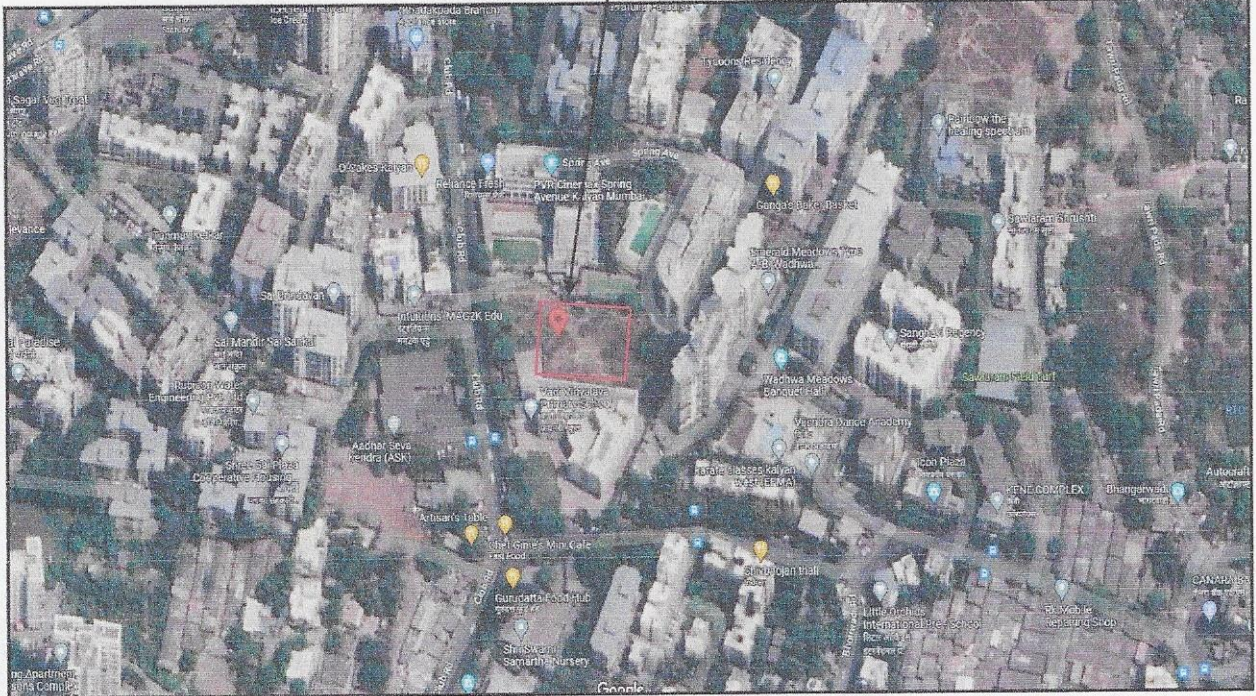


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Route Map of the property

Site u/r



Latitude Longitude: 19°15'13.1"N 73°08'32.8"E

Note: The Blue line shows the route to site from nearest railway station (Kalyan – 3.5 Km.)




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Annual Statement of Rates

Year: 2023/2024

Selected District: ठाणे

Select Taluka: कल्याण

Select Village: गावाचे नाव : थारगवे

Search By: Survey No Location

Enter Survey No: 61

Language: English

उपविभाग	बूटी अमीन	निवासी संविका	जोफिस इमाने	बीसोयिक एकक (Rs.)	Attribute
17/60 - विभाग.8व थारगवे वा गात्रातील सर्व मिळकत	22600	67700	77800 84700	77800	बी. मीटर मकॅने नगर

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Price Indicators

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GNP Landmark ☆
Khadakpada, Mumbai

CONSTRUCTION STATUS
New Launch
Completion in Jan, 2022

₹ 1.24 - 2.95 Cr + Govt. Charges

2 BHK Apartment	3 BHK Apartment	5 BHK Apartment
863.05 sq.ft. (80.14 sq.m.)	1,149.59 sq.ft. (106.61 sq.m.)	2,136.25 sq.ft. (198.37 sq.m.)
₹ 1.24 Cr + Govt. Charges	₹ 1.6 Cr + Govt. Charges	₹ 2.95 Cr + Govt. Charges

99acres Buy ▾ Khadakpada X Add more

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Owner Verified Under construction Ready To Move With Photos

GNP Landmark ☆
2, 3, 5 BHK Apartment in Khadakpada, Mumbai

₹ 1.24 - 2.95 Cr

2 BHK Apartment	3 BHK Apartment	5 BHK Apartment
863.05 sq.ft. (80.14 sq.m.)	1,149.59 sq.ft. (106.61 sq.m.)	2,136.25 sq.ft. (198.37 sq.m.)
₹ 1.24 Cr	₹ 1.6 Cr	₹ 2.95 Cr

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5 BHK Flat For Sale in GNP Landmark,



5 Beds
 5 Baths
 5 Balconies
 50 Covered Parking

Carpet Area

2106 sqft ~

₹14,008/sqft

Transaction Type

Resale

Lifts

2

Project

GNP Landmark

Additional Rooms

1 Servant Room

Furnished Status

Unfurnished

Floor


18 (Out of 24 Floors)

Facing

North

Car Parking

50 Covered, 50 Open



+3 Photos

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Price Indicators Projects nearby Locality

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Suviam Pearl Phase I

By LAXMI CONSTRUCTION


Sil Chouk, Kharakpada, Kalyan West, Beyond Thane, Thane

Last updated: Mar 28, 2025

₹85 L - 1.2 Cr


EMI starts at ₹42.20 K

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Project Images

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2-3 BHK Apartments Configurations

Dec. 2026 Possession Starts

Price on request Avg. Price

581.00 sq.ft. - 743.00 sq.ft. (Carpet Area) Sizes

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Rutu Riverview Classic

By RUTU GROUP

Asharwad Road, Near Chankya Nagar, Kharakpada, Beyond Thane, Thane

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Last updated: Mar 9, 2025

₹49.02 L - 85.3 L

EMI starts at ₹25.96 K


All Inclusive Price

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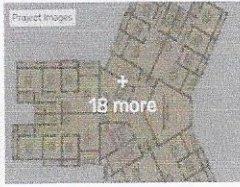


Project Images

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Project Images

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1, 2 BHK Apartments Configurations

Under Construction Possession Status

Price on request Avg. Price

378.00 sq.ft. - 642.00 sq.ft. (Carpet Area) Sizes



Price Indicators Projects nearby Locality

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Seasons One
By UNIQUE ENTERPRISES
Durgam Khairi, Raza Hotel, Kalyan West, Beyond Thane, Thane

Last updated On 11/2023
₹11 Cr - 1.65 Cr | ₹13.36 K/sq.ft
EMI starts at ₹64.6 K
Please consider all-thing except stamp. See More

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2, 3 BHK Apartments
Configurations

Oct. 2026
Possession Starts

₹13.36 K/sq.ft
Avg. Price

700.00 sq.ft. - 1115.00 sq.ft.
(Carpet Area)
Sizes

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Vikash Ritz Tower B
By VIKASH DEVELOPERS MUMBAI
Kalyan West, Beyond Thane, Thane

Last updated On 23/2023
₹54 L - 92 L | ₹11.00 K/sq.ft
EMI starts at ₹28.40 K
All inclusive Price

Contact Seller



1, 2, 3 BHK Apartments
Configurations

Sep. 2026
Possession Starts

₹11.00 K/sq.ft
Avg. Price

462.00 sq.ft. - 781.00 sq.ft.
(Carpet Area)
Sizes



Price Indicators

Projects nearby Locality



3 BHK Flat in Khadakpada
Tycoons Residency

₹ 2.05 Cr ₹ 14,137/sq.ft 1,450 sq.ft. (135 sq.m.) Carpet Area 3 BHK 4 BHKC

✓ Private Garden ✓ Overlooking Park/Garden ✓ Furnished

A rare and lavish semi-Furnished 3 bhk penthouse with a huge p... more

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₹45 Lac ₹ 12,000 per sq.ft. 1BHK 1Bath

Estimated EM: ₹35,902 Flat/Apartment for Sale

Address: Adharwad, Adharwad, Mumbai Beyond Thane, Mumbai

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Property (8)

- Area Carpet area: 375 sq.ft. (348 sq.m.)
- Price ₹ 45 Lac + Govt Charges & Tax @ 12,000 per sq.ft. Approximate Price Per Sq.ft.
- Floor Number 5th of 7 Floors
- Overlooking Park/Garden, Main Road
- Configuration 1 Bedroom, 1 Bathroom, 2 Balconies
- Address mohan registry Adharwad, Mumbai Beyond Thane
- Facing North-West
- Property Age 10+ Year Old

Price Indicators Projects nearby Locality

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

Home > Property in Mumbai > Flats > Home's Flats in Khadakpada > 3 BHK Flats in Khadakpada

Posted on Jun 14, 2023 | Ready to move

₹1.5 Cr @ 11,805 per sq.ft. **3BHK 2Baths**

Estimated EMI ₹1,5,836

1 Flat Apartment for Sale

PRICE STATUS NOT AVAILABLE. Please [click here](#) to report an issue.

Overview | Owner Details | Price Trends | Registry Record | Explore Locality | Recomm

Property ID: [unreadable]

Price
Carpet area: 1440 sq.ft. | ₹11,805/sq.ft.

Configuration
3 Bedrooms, 2 Bathrooms, 2 Balconies with Pooja Room, Study Room, Others

ADDRESS
Godrej Hills
Khadakpada, Mumbai Beyond Thane

Other Features
High Rise
2 of 2 Floors

Property Age
10+ Year Old

Photos (1/1)

magicbricks Buy | Rent | Sell | Home Loans

Home > Property for sale in Kalyan > Flats for Sale in Kalyan > Flats for Sale in Godrej Hills > 2 BHK Flats for Sale in Godrej Hills > 950 Sq-ft

₹84.0 Lac [How much loan can I get?](#)

2 BHK 950 Sq-ft Flat For Sale in

2 Beds **2 Baths** **1 Balcony** **1 Covered Parking**

Carpet Area
730 sqft - ₹11,507/sqft

Floor
37 (Out of 38 Floors)

Transaction Type
New Property

Facing
East

Lifts
4

Furnished Status
Semi-Furnished

Car Parking
1 Covered

Type Of Ownership
Freehold

Age Of Construction
Under Construction

East Facing Property

Contact Agent | Get Phone No.

More Details

Price Breakup: ₹84 Lac | ₹6 Monthly

Booking Amount: ₹50 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 : 12.07.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, c=IN
2.5.4.21=f82220508d55807140d57c368f9134f3c26238412331
1527961314860502, cn=MANOJ BABURAO CHALIKWAR
c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, c=IN
1428220796227962351c, cn=MANOJ BABURAO CHALIKWAR
Email: 2023/07/12 12:02:34 +05'30'

Auth. Sign.

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)

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 12.07.2023 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. GNP Landmark
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 Deepak Jain – 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 - 12.07.2023 Date of Report - 12.07.2023
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



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **12th 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. GNP Landmark**. 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. GNP Landmark**. 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.



