

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-1746/23-24	Dated 27-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 AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 002594 / 2301803	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:

"Sahakar Revanta", Proposed Redevelopment on Plot bearing C.T.S. No. 847, 847/1 to 19 of Village – Pahadi Goregaon, Aarey Road, Opp. Ambamata Mandir, Off S. V. Road, Near Bata Showroom, Goregaon (West), Mumbai, PIN – 400 104, State - Maharashtra, Country - India - M/s. Sahakar Builders & Developers (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

Ratod
 Authorised Signatory

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Vastukala Consultants (I) Pvt. Ltd.

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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Sahakar Revanta"

"Sahakar Revanta", Proposed Redevelopment on Plot bearing C.T.S. No. 847, 847/1 to 19 of Village – Pahadi Goregaon, Aarey Road, Opp. Ambamata Mandir, Off S. V. Road, Near Bata Showroom, Goregaon (West), Mumbai, PIN – 400 104, State - Maharashtra, Country - India

Latitude Longitude: 19°09'55.8"N 72°50'47.1"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 "Sahakar Revanta"

"Sahakar Revanta", Proposed Redevelopment on Plot bearing C.T.S. No. 847, 847/1 to 19 of Village – Pahadi Goregaon, Aarey Road, Opp. Ambamata Mandir, Off S. V. Road, Near Bata Showroom, Goregaon (West), Mumbai, PIN – 400 104, State - Maharashtra, Country - India

Latitude Longitude: 19°09'55.8"N 72°50'47.1"E

NAME OF DEVELOPER: M/s. Sahakar Builders & Developers

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 **18th July 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Sahakar Revanta"**, Proposed Redevelopment on Plot bearing C.T.S. No. 847, 847/1 to 19 of Village – Pahadi Goregaon, Aarey Road, Opp. Ambamata Mandir, Off S. V. Road, Near Bata Showroom, Goregaon (West), Mumbai, PIN – 400 104, State - Maharashtra, Country - India. It is about 1.5 Km. travel distance from Goregaon 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. Sahakar Builders & Developers	
Project Registration Number	Project	RERA Project Number
	Sahakar Revanta	P51800051407
Register office address	M/s. Sahakar Builders & Developers Office at 204A, "Western Edge II", Off Western Express Highway, Behind Metro Cash & Carry, Borivali (East), Mumbai - 400 066, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Nihir B. Thakkar (Builder Person – Mobile No. 9820217767) Mr. Ronak Joshi (Builder Person – Mobile No. 9324139675) Mr. Mitesh Parikh (Site Incharge – Mobile No. 9820634498)	
E – mail ID & Website	info@sahakar-group.in sales@sahakar-group.in www.sahakar-group.in	



3. Boundaries of the Property:

Direction	Particulars
On or towards North	Gori Niwas & Aarey Road
On or towards South	Jay Rajendra Park CHSL, Nalanda Shopping Centre & Bandu Gore Marg
On or towards East	Rajendra Park Building
On or towards West	S. V. Road



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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 : 18.07.2023
	b)	Date on which the valuation is made : 27.07.2023
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report from Adv. Smita Sawant dated 10.10.2022	
	2. Copy of Amendment Partnership Deed date 02.01.2019 b/w. Mr. Sarju B. Thakkar (the Party of First part & two others) Partnership firm M/s. Sahakar Builders & Developers	
	3. Copy of Affidavit – Cum – Declaration date 04.07.2023 of M/s. Sahakar Builders & Developers	
	4. Copy of MAHARERA Registration Certificate of Project No. P51800051407 issued by Maharashtra Real Estate Regulatory Authority date 08.06.2023. Last Modified date 16.05.2023	
	5. Copy of CA Certificate date 10.05.2023 issued by Nehali & Co. (Nehali Dhaval Doshi)	
	6. Copy of Letter of Authority date 16.08.2022 issued by M/s. Sahakar Builders & Developers	
	7. Copy of NOC for Height Clearance No. JUHU / West / B / 111622 / 726790 date 30.11.2022 issued by Airports Authority of India	
	8. Copy of Fire Safety requirement for the proposed construction of high rise residential building Ref No. P-11251 / 2022 (847) P/S -Ward / Pahadi Goregaon -W / CFO / 1 / New date 16.11.2022 issued by Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade	
	9. Copy of IOD No. P-11251 / 2022 (847) P/S -Ward / Pahadi Goregaon -W / IOD / 1 / New dated 23.02.2023 issued by issued by Municipal Corporation of Greater Mumbai	
	10. Copy of Commencement Certificate No. P-11251 / 2022 (847) P/S -Ward / Pahadi Goregaon -W / CC / 1 / New dated 11.05.2022 issued by issued by Municipal Corporation of Greater Mumbai First C.C. is granted for the work of Wing – A & B upto top of 5th Podium floor as per amended approved plan date 05.04.2023. This C.C. is valid upto 19.04.2024	
	11. Copy of Amended Plan Approval Letter No. P-11251 / 2022 (847) P/S -Ward / Pahadi Goregaon -W / 337 / 2 / Amend dated 05.04.2023 issued by issued by Municipal Corporation of Greater Mumbai	
	12. Copy of Amended Plan No. P-11251 / 2022 (847) P/S -Ward / Pahadi Goregaon -W dated 05.04.2023 issued by issued by Municipal Corporation of Greater Mumbai (Number of Copies - Fourteen Sheet No. 1/14 to 14/14) Approved upto:	
	Wing	Number of Floors

	A	Ground (Part) + Stilt (Part) + 1 st to 4 th Podium Parking + 5 th Floors (Part E -Deck / Part Podium) + 6 th to 21 st Residential Upper Floors.												
	B	Stilt + 1 st to 4 th Podium Parking + 5 th Floors (Part E -Deck / Part Podium) + 6 th to 22 nd (Part) Residential Upper Floors.												
	Project Name (with address & phone nos.)	: "Sahakar Revanta", Proposed Redevelopment on Plot bearing C.T.S. No. 847, 847/1 to 19 of Village – Pahadi Goregaon, Aarey Road, Opp. Ambamata Mandir, Off S. V. Road, Near Bata Showroom, Goregaon (West), Mumbai, PIN – 400 104, 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. Sahakar Builders & Developers Address: Office at 204A, "Western Edge II", Off Western Express Highway, Behind Metro Cash & Carry, Borivali (East), Mumbai - 400 066, State - Maharashtra, Country - India Contact Person : Mr. Nihir B. Thakkar (Builder Person – Mobile No. 9820217767) Mr. Ronak Joshi (Builder Person – Mobile No. 9324139675) Mr. Mitesh Parikh (Site Incharge – Mobile No. 9820634498)												
5.	Brief description of the property (Including Leasehold / freehold etc.)	:												
<p>About "Sahakar Revanta" Project: SAHAKAR REVANTA will be constructed on 0.75 acres of land parcel, 2 tower with G+5P+17 floors having 2 BHK, 3 BHK premium residences. Sahakar New Upcoming project is Near Jawahar Nagar, Opposite Ambe Mata Mandir, Goregaon West, Mumbai with Goregaon Railway Station just 100m, D-mart is around 2.1km and Western Express Highway at a distance of 3.1km from the project. Sahakar Group Goregaon West Project Internal Amenities Vetrified Tiles, Branded Fittings, Kitchen Platform & many more. Sahakar Group project External Amenities has 35+ luxurious with likes of Multipurpose hall, Swimming Pool, Gymnasium, Kids Play area, Indoor games & Many More. New project in Goregaon West project has one type of car parking facility - Podium Level. Sahakar Goregaon Rera Possession - December 2026 and Target Possession - December 2025.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st to 4th Podium Parking + 5th Floors (Part E - Deck / Part Podium) + 6th to 21st Residential Upper Floors.</td> </tr> <tr> <td>B</td> <td>Proposed Stilt + 1st to 4th Podium Parking + 5th Floors (Part E -Deck / Part Podium) + 6th to 22nd (Part) Residential Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A to B</td> <td>Excavation work is in progress</td> <td>0%</td> </tr> </tbody> </table>			Wing	Number of Floors	A	Proposed Ground (Part) + Stilt (Part) + 1 st to 4 th Podium Parking + 5 th Floors (Part E - Deck / Part Podium) + 6 th to 21 st Residential Upper Floors.	B	Proposed Stilt + 1 st to 4 th Podium Parking + 5 th Floors (Part E -Deck / Part Podium) + 6 th to 22 nd (Part) Residential Upper Floors.	Wing	Present stage of Construction	Percentage of work completion	A to B	Excavation work is in progress	0%
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DATE OF COMPLETION & FUTURE LIFE:																										
Expected completion date as informed by builder is September - 2029 (As per MAHARERA Certificate)																										
Future estimated life of the Structure is 60 years (After Completion) Subject to proper, preventive periodic maintenance & Structural repairs																										
PROPOSED PROJECT AMENITIES:																										
<table border="1"> <tr> <td>➤ Italian Marble flooring in all rooms</td> <td>➤ Skating Rink</td> </tr> <tr> <td>➤ Granite Kitchen platform with Stainless Steel Sink</td> <td>➤ Box Cricket</td> </tr> <tr> <td>➤ Powder coated aluminum sliding windows with M.S. Grills</td> <td>➤ Meditation Area</td> </tr> <tr> <td>➤ Laminated wooden flush doors with Safety door</td> <td>➤ Stack Parking</td> </tr> <tr> <td>➤ Concealed wiring</td> <td>➤ Library</td> </tr> <tr> <td>➤ Concealed plumbing</td> <td>➤ Senior Citizen Sitout</td> </tr> <tr> <td>➤ Swimming Pool</td> <td>➤ Kids Play Area</td> </tr> <tr> <td>➤ Senior Citizen Corner Area</td> <td>➤ Tennis Court</td> </tr> <tr> <td>➤ Jogging Track</td> <td>➤ Rooftop Terrace Amenities</td> </tr> <tr> <td>➤ Fitness Centre</td> <td>➤ Health Care Center</td> </tr> <tr> <td>➤ Party corner</td> <td>➤ Kids Toddler</td> </tr> <tr> <td>➤ Yoga Deck</td> <td>➤ Multi-purpose Hall</td> </tr> </table>		➤ 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	➤ Rooftop Terrace Amenities	➤ Fitness Centre	➤ Health Care Center	➤ Party corner	➤ Kids Toddler	➤ Yoga Deck	➤ Multi-purpose Hall	
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6.	Location of property	:																								
	a) Plot No. / Survey No.	: Plot No. 5B, Survey No. 100, Hissa No. 1 (Part), Survey No. 101/1 (part)																								
	b) Door No.	: Not applicable																								
	c) C. T.S. No. / Village	: C.T.S. No. 847, 847/1 to 19 of Village – Pahadi Goregaon																								
	d) Ward / Taluka	: P/ S - Ward																								
	e) Mandal / District	: Mumbai Suburban District																								
7.	Postal address of the property	: "Sahakar Revanta" , Proposed Redevelopment on Plot bearing C.T.S. No. 847, 847/1 to 19 of Village – Pahadi Goregaon, Aarey Road, Opp. Ambamata Mandir, Off S. V. Road, Near Bata Showroom, Goregaon (West), Mumbai, PIN – 400 104, State - Maharashtra, Country - India																								
8.	City / Town	: Goregaon (West), Mumbai																								
	Residential area	: Yes																								
	Commercial area	: No																								
	Industrial area	: No																								
9.	Classification of the area	:																								
	i) High / Middle / Poor	: Middle Class																								
	ii) Urban / Semi Urban / Rural	: Urban																								
10	Coming under Corporation limit / Village Panchayat / Municipality	: Municipal Corporation of Greater Mumbai																								
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	: No																								
12	In Case it is Agricultural land, any conversion to house site	: N.A.																								



	plots is contemplated			
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	By abutting 18. 30 Mtr. wide Aarey Road	By abutting 18. 30 Mtr. wide Aarey Road	Gori Niwas & Aarey Road
	South	By land bearing CTS No. 832	By land bearing CTS No. 832	Jay Rajendra Park CHSL, Nalanda Shopping Centre & Bandu Gore Marg
	East	By land bearing CTS No. 848 CTS No 853	By land bearing CTS No. 848 CTS No 853	Rajendra Park Building
	West	By land bearing CTS No. 846 845 840	By land bearing CTS No. 846 845 840	S. V. 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°09'55.8"N 72°50'47.1"E	
14.	Extent of the site		: Plot area – 2959.40 Sq. M. (As per Approved Plan & as per RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Plot area – 2959.40 Sq. M. (As per Approved Plan & as per RERA Certificate)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
II	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 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-11251 / 2022 (847) P/S -Ward / Pahadi Goregaon -W dated 05.04.2023 issued by issued by Municipal Corporation of Greater Mumbai (Number of Copies - Fourteen Sheet No. 1/14 to 14/14) Approved upto:	

			Wing		Number of Floors										
			A	B											
			A		Ground (Part) + Stilt (Part) + 1 st to 4 th Podium Parking + 5 th Floors (Part E -Deck / Part Podium) + 6 th to 21 st Residential Upper Floors.										
			B		Stilt + 1 st to 4 th Podium Parking + 5 th Floors (Part E -Deck / Part Podium) + 6 th to 22 nd (Part) Residential Upper Floors.										
10.	Corner plot or intermittent plot?	:	Intermittent												
11.	Road facilities	:	Yes												
12.	Type of road available at present	:	B. T. Road												
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Existing 18.30 Mtr. Wide Aarey 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 – 2959.40 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)	:	₹ 1,46,200.00 per Sq. M. for Residential ₹ 70,510.00 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>2959.40</td> <td>70,510</td> <td>20,86,67,294.00</td> </tr> </tbody> </table>				As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2959.40	70,510	20,86,67,294.00
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2959.40	70,510	20,86,67,294.00													
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)	:													
	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	:							
	Wing		Number of Floors						
	A		Proposed Ground (Part) + Stilt (Part) + 1st to 4th Podium Parking + 5th Floors (Part E -Deck / Part Podium) + 6th to 21st Residential Upper Floors.						
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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-11251 / 2022 (847) P/S -Ward / Pahadi Goregaon -W dated 05.04.2023 issued by issued by Municipal Corporation of Greater Mumbai (Number of Copies - Fourteen Sheet No. 1/14 to 14/14)						
h)	Approved map / plan issuing authority	:	05.04.2023 issued by issued by Municipal Corporation of Greater Mumbai (Number of Copies - Fourteen Sheet No. 1/14 to 14/14) Approved upto:						
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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



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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:

1) Wing - A:

Sr. No.	Flat No.	Floor No.	Comp.	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	601	6	1 BHK	361	397					11,91,300.00
2	602	6	1 BHK	365	402					12,04,500.00
3	603	6	1 BHK	363	399					11,97,900.00
4	604	6	1 BHK	358	394					11,81,400.00
5	605	6	1 BHK	361	397					11,91,300.00
6	701	7	1 BHK	361	397					11,91,300.00
7	702	7	1 BHK	365	402					12,04,500.00
8	703	7	1 BHK	363	399					11,97,900.00
9	704	7	1 BHK	358	394					11,81,400.00
10	705	7	1 BHK	361	397					11,91,300.00
11	801	8	1 BHK	361	397					11,91,300.00
12	802	8	1 BHK	365	402					12,04,500.00
13	803	8	1 BHK	363	399					11,97,900.00
14	804	8	1 BHK	358	394					11,81,400.00
15	805	8	1 BHK	361	397					11,91,300.00
16	901	9	1 BHK	361	397					11,91,300.00
17	902	9	1 BHK	365	402					12,04,500.00
18	903	9	1 BHK	363	399					11,97,900.00

Sr. No.	Flat No.	Floor No.	Comp.	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 ₹
19	904	9	1 BHK	358	394		Land Owner's Share			11,81,400.00
20	905	9	1 BHK	361	397	27770	1,00,24,970.00	1,10,27,467.00	23000	11,91,300.00
21	1001	10	1 BHK	361	397		Land Owner's Share			11,91,300.00
22	1002	10	1 BHK	365	402		Land Owner's Share			12,04,500.00
23	1003	10	1 BHK	363	399	27860	1,01,13,180.00	1,11,24,498.00	23000	11,97,900.00
24	1004	10	1 BHK	358	394		Land Owner's Share			11,81,400.00
25	1005	10	1 BHK	361	397		Land Owner's Share			11,91,300.00
26	1101	11	1 BHK	361	397		Land Owner's Share			11,91,300.00
27	1102	11	1 BHK	365	402		Land Owner's Share			12,04,500.00
28	1103	11	1 BHK	363	399		Land Owner's Share			11,97,900.00
29	1104	11	1 BHK	358	394		Land Owner's Share			11,81,400.00
30	1105	11	1 BHK	361	397		Land Owner's Share			11,91,300.00
31	1201	12	1 BHK	361	397		Land Owner's Share			11,91,300.00
32	1202	12	1 BHK	365	402		Land Owner's Share			12,04,500.00
33	1203	12	1 BHK	363	399		Land Owner's Share			11,97,900.00
34	1204	12	1 BHK	358	394		Land Owner's Share			11,81,400.00
35	1205	12	1 BHK	361	397		Land Owner's Share			11,91,300.00
36	1301	13	1 BHK	361	397		Land Owner's Share			11,91,300.00
37	1302	13	1 BHK	365	402		Land Owner's Share			12,04,500.00
38	1303	13	1 BHK	363	399		Land Owner's Share			11,97,900.00
39	1304	13	1 BHK	358	394		Land Owner's Share			11,81,400.00
40	1305	13	1 BHK	361	397		Land Owner's Share			11,91,300.00
41	1401	14	1 BHK	361	397		Land Owner's Share			11,91,300.00
42	1402	14	1 BHK	365	402	28220	1,03,00,300.00	1,13,30,330.00	23500	12,04,500.00
43	1403	14	1 BHK	363	399	28220	1,02,43,860.00	1,12,68,246.00	23500	11,97,900.00
44	1404	14	1 BHK	358	394		Land Owner's Share			11,81,400.00
45	1405	14	1 BHK	361	397		Land Owner's Share			11,91,300.00
46	1501	15	1 BHK	458	504		Land Owner's Share			15,11,400.00
47	1502	15	1 BHK	365	402		Land Owner's Share			12,04,500.00
48	1503	15	1 BHK	363	399		Land Owner's Share			11,97,900.00
49	1504	15	1 BHK	358	394		Land Owner's Share			11,81,400.00
50	1505	15	1 BHK	458	504		Land Owner's Share			15,11,400.00
51	1601	16	1 BHK	458	504		Land Owner's Share			15,11,400.00
52	1602	16	1 BHK	365	402		Land Owner's Share			12,04,500.00
53	1603	16	1 BHK	363	399	28400	1,03,09,200.00	1,13,40,120.00	23500	11,97,900.00

Sr. No.	Flat No.	Floor No.	Comp.	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 ₹
54	1604	16	1 BHK	358	394					11,81,400.00
55	1605	16	1 BHK	458	504					15,11,400.00
56	1701	17	1 BHK	458	504					15,11,400.00
57	1702	17	1 BHK	365	402	28490	1,03,98,850.00	1,14,38,735.00	24000	12,04,500.00
58	1703	17	1 BHK	363	399	28490	1,03,41,870.00	1,13,76,057.00	23500	11,97,900.00
59	1704	17	1 BHK	358	394					11,81,400.00
60	1705	17	1 BHK	458	504					15,11,400.00
61	1801	18	1 BHK	458	504					15,11,400.00
62	1802	18	1 BHK	365	402					12,04,500.00
63	1803	18	1 BHK	363	399					11,97,900.00
64	1804	18	1 BHK	358	394					11,81,400.00
65	1805	18	1 BHK	458	504					15,11,400.00
66	1901	19	1 BHK	458	504					15,11,400.00
67	1902	19	1 BHK	365	402					12,04,500.00
68	1903	19	1 BHK	363	399					11,97,900.00
69	1904	19	1 BHK	358	394					11,81,400.00
70	1905	19	1 BHK	458	504					15,11,400.00
71	2001	20	1 BHK	458	504					15,11,400.00
72	2002	20	1 BHK	365	402	28760	1,04,97,400.00	1,15,47,140.00	24000	12,04,500.00
73	2003	20	1 BHK	363	399					11,97,900.00
74	2004	20	2.5 BHK	852	937					28,11,600.00
75	2101	21	1 BHK	458	504					15,11,400.00
76	2102	21	1 BHK	365	402					12,04,500.00
77	2103	21	1 BHK	363	399					11,97,900.00
78	2104	21	2.5 BHK	852	937					28,11,600.00
Total				30358	33394		8,22,29,630.00	9,04,52,593.00		10,01,81,400.00

2) Wing - B:

Sr. No.	Flat No.	Floor No.	Comp.	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	601	6	2 BHK	690	759					22,77,000.00
2	602	6	2 BHK	700	770	27500	1,92,50,000.00	2,11,75,000.00	44000	23,10,000.00
3	603	6	2 BHK	650	715					21,45,000.00
4	604	6	2 BHK	688	757					22,70,400.00

Sr. No	Flat No.	Floor No.	Comp.	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	605	6	3 BHK	1005	1106	27500	2,76,37,500.00	3,04,01,250.00	63500	33,16,500.00
6	701	7	2 BHK	690	759					22,77,000.00
7	702	7	2 BHK	700	770					23,10,000.00
8	703	7	2 BHK	650	715					21,45,000.00
9	704	7	2 BHK	688	757					22,70,400.00
10	705	7	3 BHK	1005	1106	27590	2,77,27,950.00	3,05,00,745.00	63500	33,16,500.00
11	803	8	2 BHK	650	715	27680	1,79,92,000.00	1,97,91,200.00	41000	21,45,000.00
12	804	8	2 BHK	688	757					22,70,400.00
13	805	8	3 BHK	1005	1106	27680	2,78,18,400.00	3,06,00,240.00	64000	33,16,500.00
14	901	9	2 BHK	690	759					22,77,000.00
15	902	9	2 BHK	700	770					23,10,000.00
16	903	9	2 BHK	650	715	27770	1,80,50,500.00	1,98,55,550.00	41500	21,45,000.00
17	904	9	2 BHK	688	757					22,70,400.00
18	905	9	3 BHK	1005	1106	27770	2,79,08,850.00	3,06,99,735.00	64000	33,16,500.00
19	1001	10	2 BHK	690	759					22,77,000.00
20	1002	10	2 BHK	700	770					23,10,000.00
21	1003	10	2 BHK	685	754	27860	1,90,84,100.00	2,09,92,510.00	43500	22,60,500.00
22	1004	10	3 BHK	933	1026	27860	2,59,93,380.00	2,85,92,718.00	59500	30,78,900.00
23	1005	10	3 BHK	1005	1106					33,16,500.00
24	1101	11	2 BHK	690	759					22,77,000.00
25	1102	11	2 BHK	700	770					23,10,000.00
26	1103	11	2 BHK	685	754	27950	1,91,45,750.00	2,10,60,325.00	44000	22,60,500.00
27	1104	11	3 BHK	933	1026	27950	2,60,77,350.00	2,86,85,085.00	60000	30,78,900.00
28	1105	11	3 BHK	1005	1106	27950	2,80,89,750.00	3,08,98,725.00	64500	33,16,500.00
29	1201	12	2 BHK	690	759					22,77,000.00
30	1202	12	2 BHK	700	770	28040	1,96,28,000.00	2,15,90,800.00	45000	23,10,000.00
31	1203	12	2 BHK	685	754	28040	1,92,07,400.00	2,11,28,140.00	44000	22,60,500.00
32	1204	12	3 BHK	933	1026	28040	2,61,61,320.00	2,87,77,452.00	60000	30,78,900.00
33	1205	12	3 BHK	1005	1106	28040	2,81,80,200.00	3,09,98,220.00	64500	33,16,500.00
34	1301	13	2 BHK	690	759					22,77,000.00
35	1302	13	2 BHK	700	770	28130	1,96,91,000.00	2,16,60,100.00	45000	23,10,000.00
36	1303	13	2 BHK	685	754	28130	1,92,69,050.00	2,11,95,955.00	44000	22,60,500.00
37	1304	13	3 BHK	933	1026	28130	2,62,45,290.00	2,88,69,819.00	60000	30,78,900.00
38	1305	13	3 BHK	1005	1106	28130	2,82,70,650.00	3,10,97,715.00	65000	33,16,500.00
39	1401	14	2 BHK	690	759					22,77,000.00

Sr. No	Flat No.	Floor No.	Comp.	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 ₹
40	1402	14	2 BHK	700	770	28220	1,97,54,000.00	2,17,29,400.00	45500	23,10,000.00
41	1403	14	2 BHK	685	754	28220	1,93,30,700.00	2,12,63,770.00	44500	22,60,500.00
42	1404	14	3 BHK	933	1026	28220	2,63,29,260.00	2,89,62,186.00	60500	30,78,900.00
43	1405	14	3 BHK	1005	1106	28220	2,83,61,100.00	3,11,97,210.00	65000	33,16,500.00
44	1503	15	2 BHK	685	754	28310	1,93,92,350.00	2,13,31,585.00	44500	22,60,500.00
45	1504	15	3 BHK	933	1026	28310	2,64,13,230.00	2,90,54,553.00	60500	30,78,900.00
46	1505	15	3 BHK	1005	1106	28310	2,84,51,550.00	3,12,96,705.00	65000	33,16,500.00
47	1601	16	2 BHK	690	759		Land Owner's Share			22,77,000.00
48	1602	16	2 BHK	700	770	28400	1,98,80,000.00	2,18,68,000.00	45500	23,10,000.00
49	1603	16	2 BHK	685	754	28400	1,94,54,000.00	2,13,99,400.00	44500	22,60,500.00
50	1604	16	3 BHK	933	1026	28400	2,64,97,200.00	2,91,46,920.00	60500	30,78,900.00
51	1605	16	3 BHK	1005	1106	28400	2,85,42,000.00	3,13,96,200.00	65500	33,16,500.00
52	1701	17	2 BHK	690	759		Land Owner's Share			22,77,000.00
53	1702	17	2 BHK	700	770		Land Owner's Share			23,10,000.00
54	1703	17	2 BHK	685	754	28490	1,95,15,650.00	2,14,67,215.00	44500	22,60,500.00
55	1704	17	3 BHK	933	1026	28490	2,65,81,170.00	2,92,39,287.00	61000	30,78,900.00
56	1705	17	3 BHK	1005	1106	28490	2,86,32,450.00	3,14,95,695.00	65500	33,16,500.00
57	1801	18	2 BHK	690	759		Land Owner's Share			22,77,000.00
58	1802	18	2 BHK	700	770	28580	2,00,06,000.00	2,20,06,600.00	46000	23,10,000.00
59	1803	18	2 BHK	685	754	28580	1,95,77,300.00	2,15,35,030.00	45000	22,60,500.00
60	1804	18	3 BHK	933	1026	28580	2,66,65,140.00	2,93,31,654.00	61000	30,78,900.00
61	1805	18	3 BHK	1005	1106	28580	2,87,22,900.00	3,15,95,190.00	66000	33,16,500.00
62	1901	19	2 BHK	690	759		Land Owner's Share			22,77,000.00
63	1902	19	2 BHK	700	770	28670	2,00,69,000.00	2,20,75,900.00	46000	23,10,000.00
64	1903	19	2 BHK	685	754	28670	1,96,38,950.00	2,16,02,845.00	45000	22,60,500.00
65	1904	19	3 BHK	933	1026	28670	2,67,49,110.00	2,94,24,021.00	61500	30,78,900.00
66	1905	19	3 BHK	1005	1106	28670	2,88,13,350.00	3,16,94,685.00	66000	33,16,500.00
67	2001	20	2 BHK	690	759		Land Owner's Share			22,77,000.00
68	2002	20	2 BHK	700	770	28760	2,01,32,000.00	2,21,45,200.00	46000	23,10,000.00
69	2003	20	2 BHK	685	754	28760	1,97,00,600.00	2,16,70,660.00	45000	22,60,500.00
70	2004	20	3 BHK	933	1026	28760	2,68,33,080.00	2,95,16,388.00	61500	30,78,900.00
71	2005	20	3 BHK	1005	1106	28760	2,89,03,800.00	3,17,94,180.00	66000	33,16,500.00
72	2101	21	2 BHK	690	759		Land Owner's Share			22,77,000.00
73	2102	21	2 BHK	700	770	28850	2,01,95,000.00	2,22,14,500.00	46500	23,10,000.00
74	2103	21	2 BHK	685	754	28850	1,97,62,250.00	2,17,38,475.00	45500	22,60,500.00

Sr. No.	Flat No.	Floor No.	Comp.	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 ₹
75	2104	21	3 BHK	933	1026	28850	2,69,17,050.00	2,96,08,755.00	61500	30,78,900.00
76	2105	21	3 BHK	1005	1106	28850	2,89,94,250.00	3,18,93,675.00	66500	33,16,500.00
77	2201	22	2 BHK	690	759	Land Owner's Share				22,77,000.00
78	2203	22	2 BHK	685	754	28940	1,98,23,900.00	2,18,06,290.00	45500	22,60,500.00
79	2204	22	3 BHK	933	1026	28940	2,70,01,020.00	2,97,01,122.00	62000	30,78,900.00
80	2205	22	3 BHK	1005	1106	28940	2,90,84,700.00	3,19,93,170.00	66500	33,16,500.00
Total				63621	69983		1,26,61,52,500.00	1,39,27,67,750.00		20,99,49,300.00

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						
Sale Flat	1 BHK - 08	08	2908	3199	8,22,29,630.00	9,04,52,593.00
Land Owner's Share	1 BHK - 68 2.5 BHK - 02	70	27450	30195	-	-
Total (a)		78	30358	33394	8,22,29,630.00	9,04,52,593.00
B - Wing						
Sale Flat	2 BHK - 24 3 BHK - 29	53	44714	49185	1,26,61,52,500.00	1,39,27,67,750.00
Land Owner's Share	2 BHK - 26 3 BHK - 01	27	18907	20798	-	-
Total (b)		80	63621	69983	1,26,61,52,500.00	1,39,27,67,750.00
Total (a + b)		158	93979	103377	1,34,83,82,130.00	1,48,32,20,343.00
Refuge Floor – 8 th Floor - Flat Nos. 1 & 2 and 15 th Floor – 1 & 2 (Wing – B)						
		Particulars		Flat Nos.		
		Sale Flat (Wing – A & B)		61		
		Land Owner's Share (Wing – A & B)		97		
		Total		158		

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,34,83,82,130.00
Final Realizable Value After Completion in ₹	1,48,32,20,343.00
Cost of Construction (Total Built up area x Rate) 103377 Sq. Ft. x ₹ 3000.00	31,01,31,000.00

Part – C (Extra Items)		Amount in ₹
1.	Portico	N.A. Building Construction work is in progress
2.	Ornamental front door	
3.	Sit out / Verandah with steel grills	
4.	Overhead water tank	
5.	Extra steel / collapsible gates	
Total		

Part – D (Amenities)		Amount in ₹
1.	Wardrobes	N.A. Building Construction work is in progress
2.	Glazed tiles	
3.	Extra sinks and bath tub	
4.	Marble / ceramic tiles flooring	
5.	Interior decorations	
6.	Architectural elevation works	
7.	Paneling works	
8.	Aluminum works	
9.	Aluminum hand rails	
10.	False ceiling	
Total		

Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is in progress
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
Total		

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

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part – D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 1,34,83,82,130.00
Final Realizable Value After Completion in ₹		₹ 1,48,32,20,343.00

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 ₹ 27,000 to ₹ 29,000.00 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 ₹ 27,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Think.Innovate.Create



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www.vastukala.org

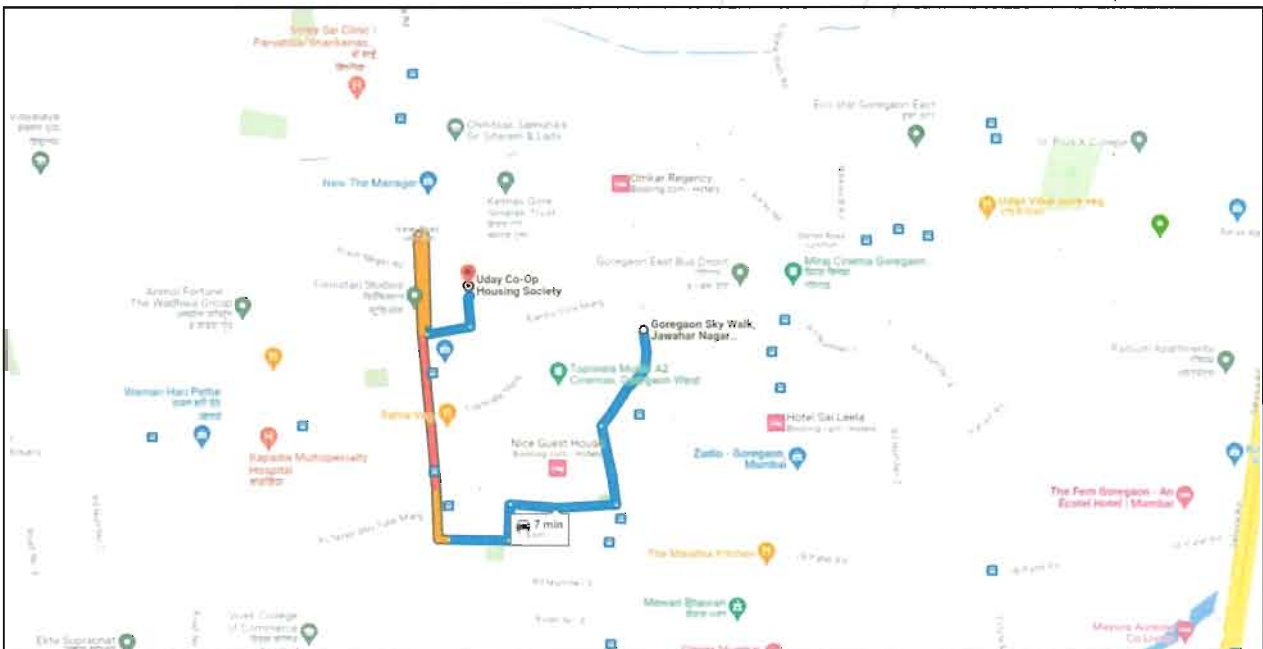
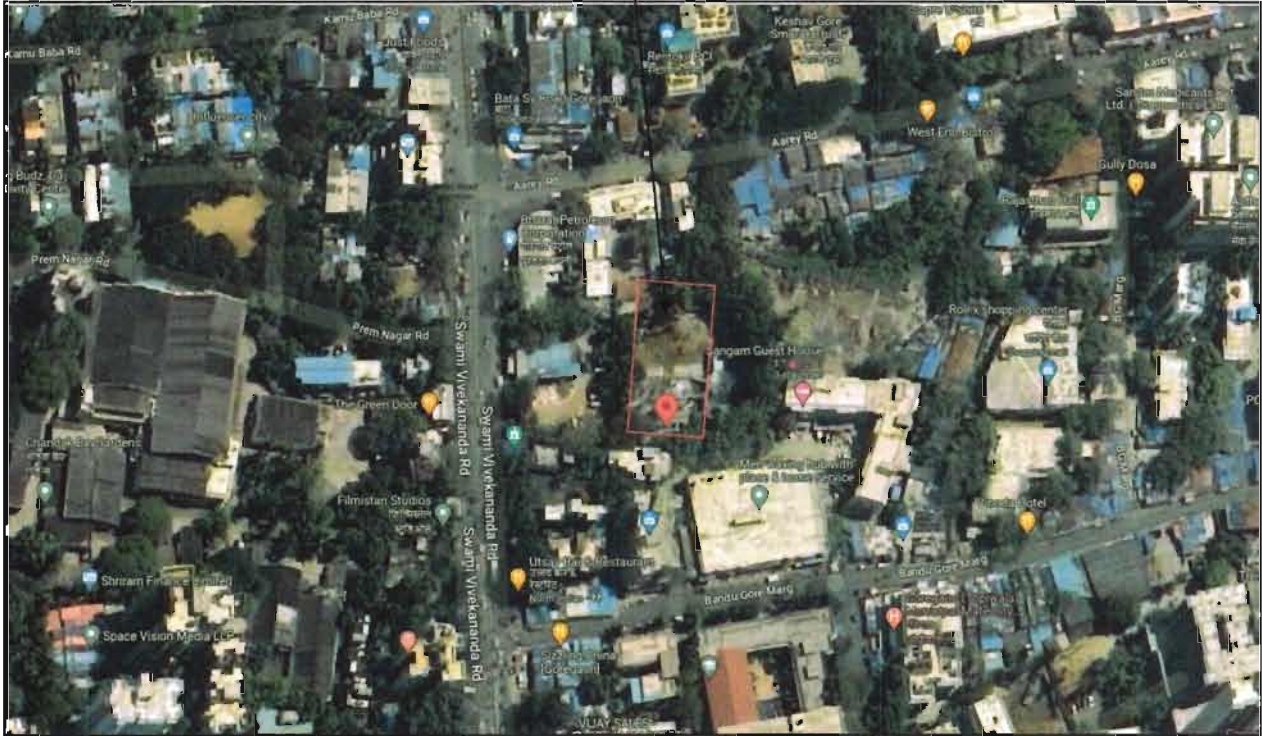


Actual Site Photographs



Think.Innovate.Create

Route Map of the property Site,u/r



Latitude Longitude: 19°09'55.8"N 72°50'47.1"E

Note: The Blue line shows the route to site from nearest railway station (Goregaon – 1.5 Km.)



Ready Reckoner Rate

DIVISION / VILLAGE : PAHADI GOREGAON WEST Commence From 1st April 2023 To 31st March 2024						
Type of Area	Urban	Local Body Type	Corporation "A" Class			
Local Body Name	Municipal Corporation of Greater Mumbai					
Land Mark	Terrain: Village Boundary to the North, Railway Line to the East, Village Boundary to the South, Swami Vivekanand Road (S. V. Road) to the West.					
Rate of Land + Building in ₹ per sq. m. Built-Up						
Zone	Sub Zone	Land	Residential	Office	Shop	Industrial
57	57/267	70510	146200	168130	196200	146200
700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 742, 743, 744, 745, 746/7, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 807, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 845, 846, 847 , 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866.						

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Price Indicators

HOUSING.COM Buy in Mumbai

2 BHK Flat

₹2.05 Cr EM starts at ₹1.03 Lacs

Unfurnished Possession: Possession West, Mumbai

REBANTA Real the Luxury Ready Move

820 sq.ft. Build Up Area

₹25.00 K/sq.ft Avg. Price

Ready to move Possession status

Higher of 22 floors

North facing Facing

Unfurnished Furnishing

magicbricks Buy Rent Sell Home Loans

₹2.80 Cr How much can I get? PREMIUM PROJECT

3 BHK 1850 Sq. ft Flat For Sale Goregaon West, Mumbai

3 Beds 3 Baths 2 Covered Parking Unfurnished

Carpet Area	Developer	Project	Floor
1005 sq.ft ₹27.85/sq.ft	Sahakar Group	Sahakar Revanta	12 (Out of 22 Floors)
Transaction Type	Facing	..	Furnished Status
New Property	East	5	Unfurnished

Near Bata showroom Goregaon west

Contact Agent Get Phone No.

Price Indicators

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence

Home Property for Sale in Mumbai Property for Sale in Durgam Chawl Property for Sale in Sahakar Revanta, Mumbai 2 Bedroom 700 Sq.Ft Apartment in Goregaon West Mumbai

Sahakar Revanta
2 Bedroom 700 Sq.Ft. Apartment in Goregaon West Mumbai
Listing ID #5477376

₹ 2.04 Cr.

Need Loan? Get Pre-Check Score

- 2 Bedrooms + Extra Room
- Semi-Furnished
- 2 Bathroom
- 700 Sq.Ft. (Carpet Area)

Get instant Home Loan Request for Call

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence

Home Property for Sale in Mumbai Property for Sale in Durgam Chawl Property for Sale in Sahakar Revanta, Mumbai 3 Bedroom 1005 Sq.Ft Apartment in Goregaon West Mumbai

Sahakar Revanta
3 Bedroom 1005 Sq.Ft. Apartment in Goregaon West Mumbai
Listing ID #5531778

₹ 2.97 Cr.

Need Loan? Get Pre-Check Score

- 3 Bedrooms
- Unfurnished
- 2 Bathroom
- 1005 Sq.Ft. (Carpet Area)

Get instant Home Loan Request for Call

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Jawahar Nagar - Goregaon West > 2 BHK Flats for sale in Jawahar Nagar - Goregaon West > 900 sq.ft

₹ 2.05 Cr [How much loan can I get?](#) **PREMIUM PROJECT**

2 BHK 900 Sq-ft Flat For Sale Jawahar Nagar, Mumbai

2 Beds 2 Baths 1 Covered Parking Unfurnished Wrap Around Bar/Lounge

Carpet Area 685 sqft ₹ 29.927/sqft	Developer Sahakar Group	Project Sahakar Revanta	Floor Upper Basement (Out of 23 Floors)
Transaction Type New Property	Facing East	Lifts 3	Furnished Status Unfurnished

East Facing Property

Price Indicators

magicbricks Buy Rent Sell Home Loans

Home » Property for sale in Mumbai » Flats for sale in Mumbai » Flats for sale in Goregaon West » 2 BHK Flats for Sale in Goregaon West » 1200 Sq-ft

₹2.10 Cr [How much loan can I get?](#) **PREMIUM PROJECT**

2 BHK 1200 Sq-ft Flat For Sale **Goregaon West, Mumbai**

2 Beds 2 Baths 1 Covered Parking Unfurnished Service/Goods...

Carpet Area 700 sqft ₹ 30,000/sqft	Developer Sahakar Group	Project Sahakar Revanta	Floor 5 (Out of 22 Floors)
Transaction Type New Property	Facing East	Lifts 3	Furnished Status Unfurnished

East Facing Property

magicbricks Buy Rent Sell Home Loans

Home » Property for sale in Mumbai » Flats for sale in Mumbai » Flats for sale in Goregaon West » 2 BHK Flats for Sale in Goregaon West » 685 Sq-ft

₹2.0 Cr [How much loan can I get?](#) **PREMIUM PROJECT**

2 BHK 685 Sq-ft Flat For Sale **Goregaon West, Mumbai**

2 Beds 2 Baths 1 Covered Parking Unfurnished Service/Goods... Visitor Parking

Carpet Area 685 sqft ₹ 29,197/sqft	Developer Sahakar Group	Project Sahakar Revanta	Floor 1 (Out of 20 Floors)
Transaction Type New Property	Facing East	Lifts 5	Furnished Status Unfurnished

Price Indicators

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

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

₹ 2.95 Cr
How much loan can I get?
PREMIUM PROJECT

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

Photo not uploaded
by advertiser

Request Photos

3 Beds
3 Baths
1 Covered Parking
Unfurnished
Outdoor Te...
Visitor Parking

Carpet Area 1005 sqft ~ ₹ 29,353/sqft	Developer Sahakar Group	Project Sahakar Revanta	Floor 70 (Out of 70 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Unfurnished

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Goregaon West > 3 BHK Flats for Sale in Goregaon West > 1400 Sq-ft.

₹ 2.76 Cr
How much loan can I get?
PREMIUM PROJECT

3 BHK 1400 Sq-ft Flat For Sale Goregaon West, Mumbai

Photo not uploaded
by advertiser

Request Photos

3 Beds
3 Baths
1 Covered Parking
Unfurnished

Carpet Area 933 sqft ~ ₹ 29,582/sqft	Developer Sahakar Group	Project Sahakar Revanta	Floor 12 (Out of 22 Floors)
Transaction Type New Property	Facing East	Lifts 3	Furnished Status Unfurnished

Price Indicators Projects nearby Locality

Kalpataru Radiance C
By KALPATARU GROUP
Cts No. 250/5A Part - II Village Pimpri - 41 Benauli, Goregaon West, Western Suburbs, Mumbai.

₹2.2 Cr - 3.32 Cr | ₹2700 K/sq.ft
EMI starts at ₹1.0K Lacs

2, 3 BHK Apartments Configurations
Dec. 2023 Possession Starts
₹2700 K/sq.ft Avg. Price
815.00 sq.ft. - 1231.00 sq.ft. (Carpet Area) Sizes

₹1.17 Cr [How much loan can I get?](#)

1 BHK 713 Sq-ft Flat For Sale **Piramal Nagar, Mumbai**

1 Bed | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area 432 sqft * ₹27,083/sqft	Project Yash Parekh Celeste	Floor Upper Basement (Out of 14 Floors)
Transaction Type New Property	Facing North	Lifts 2
Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Co-operative Society

Contact Agent | Get Phone No. | Last contact made 38 days ago

More Details

Price Breakup: ₹1.17 Cr | ₹5,85,000 Approx. Registration Charges | ₹4,300 Monthly

Booking Amount: ₹5.0 Lac

Address: Coregaon West, Mumbai, Piramal Nagar, Mumbai - Western Mumbai, Maharashtra

Landmarks: S.V.Road, Piramal Nagar, Coregaon West



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 Goregaon West > 1 BHK Flats for Sale in Goregaon West > 397 Sq-ft

₹1.02 Cr [How much loan can I get?](#)

1 BHK 397 Sq-ft Flat For Sale **Goregaon West, Mumbai**

1 Bed
2 Baths
Unfurnished

Super Built-Up Area 397 sqft ~ ₹25,693/sqft	Project Yash Parekh Celeste	Floor 7 (Out of 14 Floors)
Transaction Type New Property	Facing East	Furnished Status Unfurnished
Type Of Ownership Co-operative Society	Age Of Construction Under Construction	

East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.02 Cr
Address	Coregaon West, Mumbai - Western Mumbai, Maharashtra

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Goregaon West > 2 BHK Flats for Sale in Goregaon West > 602 Sq-ft

₹1.53 Cr [How much loan can I get?](#)

2 BHK 602 Sq-ft Flat For Sale **Goregaon West, Mumbai**

2 Beds
2 Baths
1 Covered Parking
Unfurnished

Super Built-Up Area 602 sqft ~ ₹25,415/sqft	Project Yash Parekh Celeste	Floor 7 (Out of 14 Floors)
Transaction Type New Property	Facing East	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Co-operative Society	Age Of Construction Under Construction

East Facing Property

Contact Agent
Get Phone No.

More Details

Price Breakup	₹1.53 Cr
Address	Coregaon West, Mumbai - Western Mumbai, Maharashtra



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 Piramal Nagar > 2 BHK Flats for sale in Piramal Nagar > 993 sq ft

₹1.61 Cr [How much loan can I get?](#)

2 BHK 993 Sq.ft. Flat For Sale **Piramal Nagar, Mumbai**

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area: 602 sqft ₹26.74/sqft	Project: Yash Parekh Celeste	Floor: Upper Basement (Out of 14 Floors)
Transaction Type: New Property	Facing: East	Lifts: 2
Furnished Status: Unfurnished	Car Parking: 1 Covered	Type Of Ownership: Co-operative Society

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

More Details

Price Breakup	₹1.61 Cr ₹8,05,000 Approx. Registration Charges ₹6,000 Monthly
Booking Amount	₹10.0 Lac
Address	Coregaon West, Mumbai, Piramal Nagar, Mumbai - Western Mumbai, Maharashtra
Landmarks	S.V.Road, Piramal Nagar, Coregaon West

makaan
Buy
Pick Location, Builder Or Project



Silver Serene Coregaon West, Mumbai

₹1.6 Cr (Est.) View Price Trends 2 bhk 656 sq ft Under Construction

Price Indicators Projects nearby Locality

99acres Buy - Explore Locality | Projects | Society | Landmarks

₹1.44 Cr Estimated EM ₹1.13,213 **2BHK 3Baths**

REAL STATUS REGISTERED Registration No. P1/23046544 Website: <https://maharashtra.gov.in/>

[Overview](#) [Society](#) [Dealer Details](#) [Explore Locality](#) [Recommendations](#) [Articles](#)

Property (10) **Society (14)**

- Price**
Carpet area: 594 sq.ft. ₹24,542 per sq.ft.
- Configuration**
3 Bedrooms, 3 Bathrooms, 3+ Balconies
- Address**
Rudra ODC 1
Goregaon West, Mumbai Andheri-Dahisar
- Floor Number**
11th of 20 Floors
- Facing**
East
- Completion**
Jun 2024 View Construction Status

99acres Buy - Explore Locality | Projects | Society | Landmarks

₹1.05 Cr Estimated EM ₹1.1,884 **1BHK 2Baths**

REAL STATUS REGISTERED Registration No. P1/19113237 Website: <https://maharashtra.gov.in/>

[Overview](#) [Society](#) [Dealer Details](#) [Price Trends](#) [Explore Locality](#) [Recommendations](#)

Property (6)

- Price**
Carpet area: 405 sq.ft. ₹25,925 per sq.ft. (Negotiable) View Price Details
- Configuration**
1 Bedroom, 2 Bathrooms, No Balcony View Floor Plan
- Address**
Ashapura Dnyana Villa
Jawahar Nagar, Mumbai Andheri-Dahisar
- Floor Number**
5th of 8 Floors
- Facing**
East
- Completion**
Within 3 months

(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 27.07.2023 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 18.07.2023. 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. Sahakar Builders & Developers
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 - 18.07.2023 Valuation Date - 27.07.2023 Date of Report - 27.07.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 18.07.2023
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 **27th 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 advice 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. Sahakar Builders & Developers**. 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. Sahakar Builders & Developers**. 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
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Auth. Sign.

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