

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 Buyer (Bill to) STATE BANK OF INDIA - HLST BKC HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Invoice No. PG-1847/23-24 Delivery Note Reference No. & Date. Buyer's Order No. Dispatch Doc No. 002596 / 2301903 Dispatched through Terms of Delivery	Dated 4-Aug-23 Mode/Terms of Payment AGAINST REPORT Other References Dated Delivery Note Date Destination
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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:

"Vrindavan Elite", Proposed Redevelopment of Existing Building No. 24, known as Kannamwar Nagar Vrindavan CHS Ltd. on Plot bearing CTS No. 356 (Pt), Survey No. 113 (Pt) of Village - Hariyali at Kannamwar Nagar, Road No. 1, Vikhroli (East), Mumbai, PIN - 400 083, State - Maharashtra, Country - India - M/s. Matrix Constructions (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

Rattod
 Authorised Signatory

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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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MASTER VALUATION REPORT

Vrindavan Elite

by Elite Developers

Building No. 24, Kannamwar Nagar 1, Vikhroli, Mumbai, Maharashtra 400083, India



Details of the property under consideration:

Name of Project: "Vrindavan Elite"

"Vrindavan Elite", Proposed Redevelopment of Existing Building No. 24, known as Kannamwar Nagar Vrindavan CHS Ltd. on Plot bearing CTS No. 356 (Pt), Survey No. 113 (Pt) of Village – Hariyali at Kannamwar Nagar, Road No. 1, Vikhroli (East), Mumbai, PIN - 400 083, State - Maharashtra, Country - India

Latitude Longitude: 19°06'47.1"N 72°56'05.7"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 "Vrindavan Elite"

"Vrindavan Elite", Proposed Redevelopment of Existing Building No. 24, known as Kannamwar Nagar Vrindavan CHS Ltd. on Plot bearing CTS No. 356 (Pt), Survey No. 113 (Pt) of Village – Hariyali at Kannamwar Nagar, Road No. 1, Vikhroli (East), Mumbai, PIN - 400 083, State - Maharashtra, Country - India

Latitude Longitude: 19°06'47.1"N 72°56'05.7"E

NAME OF DEVELOPER: M/s. Matrix Constructions

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 **17th August 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Vrindavan Elite", Proposed Redevelopment of Existing Building No. 24, known as Kannamwar Nagar Vrindavan CHS Ltd. on Plot bearing CTS No. 356 (Pt), Survey No. 113 (Pt) of Village – Hariyali at Kannamwar Nagar, Road No. 1, Vikhroli (East), Mumbai, PIN - 400 083, State - Maharashtra, Country – India. It is about 1.0 Km. travel distance from Vikhroli Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. 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. Matrix Constructions	
Project Registration Number	Project	RERA Project Number
	Vrindavan Elite	P51800048196
Register office address	M/s. Matrix Constructions Office at A-104, "Kailash Park", Barave Road, Near Radha Nagar, Khadakpada, Kalyan (West), Taluka & Dist. – Thane, Pin – 421 301, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Manish Asrani (Builder Person - Mobile No. 9920156454) Mr. Kalpesh Jain (Sales Person – Mobile No. 8591610278)	
E – mail ID	matrixconstructions9@gmail.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Aditya CHSL
On or towards South	Building No. 26
On or towards East	Building No. 25 & Road No. 1
On or towards West	Aatmaram Surve Marg



Our Pan India Presence at :

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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 : 17.07.2023
	b)	Date on which the valuation is made : 04.08.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report from Adv. Sushil Kumar Pal dated 04.08.2022
	2.	Copy of Search Report date 04.08.2022 issued by R. K. Consultant
	3.	Copy of Deed of Sale date 19.04.2022 b/w. MHADA (the Authority) AND Kannamwar Nagar Vrundavan CHSL (the Society)
	4.	Copy of Encumbrances Letter – Finance date 01.12.2022 issued by M/s. Matrix Constructions
	5.	Copy of Pilling Work Completion Certificate date 06.02.2023 issued by M/s. Archo Consultants
	6.	Copy of Affidavit – Cum – Declaration date 06.01.2022 of Kannamwar Vrundavan CHSL
	7.	Copy of CA Certificate date 28.02.2023 issued by CA Kishore Mehta & Associate Chartered Accountants
	8.	Copy of Property Tax No. SX0305890030000 date 01.03.2022
	9.	Copy of Society Letter date 19.04.2022
	10.	Copy of Fire Protection & Fire Fighting Letter No. FB / HR / RV1 / 267 date 01.04.2022 issued by Dy. Chief Fire Officer, Mumbai Fire Brigade, MCGM
	11.	Copy of MHADA Letter No. DE-III / EE / Kurla Dn. / MB / 3212 / 2021 ET / 3929 /2021 date 29.01.2021 issued by MHADA
	12.	Copy of MAHARERA Registration Certificate of Project No. P51800048196 issued by Maharashtra Real Estate Regulatory Authority date 15.12.2022.
	13.	Copy of NOC for Height Clearance No. SNCR / WEST / B / 012123 / 738221 date 02.02.2023, Valid upto 01.02.2031 issue by Airports Authority of India
	14.	Copy of Intimation of Approval (IOA) No. MH / EE / BP Cell / GM / MHADA – 9 / 1148 / 2022 date 20.07.2022 issued by Building Permission Cell / Greater Mumbai / MHADA
	15.	Copy of Commencement Certificate No. MH / EE (BP) / GM / MHADA – 9 / 1148 / 2023 / CC / 1 / NEW dated 02.09.2022 issued by Executive Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA This C.C. issue upto Plinth level as per approved Zero FSI IOA plans date 20.07.2022. This C.C. is valid upto 01.09.2023.
	16.	Copy of Approved Plan No. MHADA / EE / (BP) / GM / MHADA – 9 / 1148 / 2022 dated 20.07.2022 issued by Ex. Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA (Number of Copies - One -

Sheet No. 1/1)		
Approved upto:		
Project	Number of Floors	
Vrindavan Elite	Ground upper floor only.	
Project Name (with address & phone nos.)	: "Vrindavan Elite" , Proposed Redevelopment of Existing Building No. 24, known as Kannamwar Nagar Vrindavan CHS Ltd. on Plot bearing CTS No. 356 (Pt), Survey No. 113 (Pt) of Village – Hariyali at Kannamwar Nagar, Road No. 1, Vikhroli (East), Mumbai, PIN - 400 083, 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. Matrix Constructions Address: Office at A-104, "Kailash Park" , Barave Road, Near Radha Nagar, Khadakpada, Kalyan (West), Taluka & Dist. – Thane, Pin – 421 301, State - Maharashtra, Country - India Contact Person : Mr. Manish Asrani (Builder Person - Mobile No. 9920156454) Mr. Kalpesh Jain (Sales Person – Mobile No. 8591610278)	
5. Brief description of the property (Including Leasehold / freehold etc.)	:	
<p>About "Vrindavan Elite" Project: Residential project, Matrix Vrindavan Elite in Mumbai is offering units for sale in Kurla West. Check out some Apartment that suit your lifestyle and liking. Possession date of Matrix Vrindavan Elite is Oct, 2026. The property offers 1 BHK, 2 BHK units. As per the area plan. The project by Matrix Constructions is set in 0.14 Acres. This residential project was launched in January 2023. It has 115 units. There is 1 building in this project. Contact for further details. Matrix Vrindavan Elite is located in Building No- 24, Kannamwar Nagar- 1, Vikhroli East. Matrix Vrindavan Elite follows all rules as prescribed by the state RERA. All details are furnished on the RERA portal as well. ID is P51800048196.</p>		
TYPE OF THE BUILDING		
Project	Number of Floors	
Vrindavan Elite	Proposed Ground + 1 st Floor (Part Residential / Fitness Centre / Society Office) + 2 nd to 22 nd Upper Floors as per information provided by builder. The building permission as on date is received till Ground upper floor only.	
LEVEL OF COMPLETEION:		
Project	Present stage of Construction	Percentage of work completion
Vrindavan Elite	Plinth work is completed.	10%
DATE OF COMPLETION & FUTURE LIFE:		
Expected completion date as informed by builder is October - 2026 (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				
➤ Garden				
➤ Club House				
➤ Kids Play Area				
➤ Children's Play Zone				
6.	Location of property			:
	a)	Plot No. / Survey No.	:	CTS No. 356 (Pt)
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Survey No. 113 (Pt) of Village – Hariyali
	d)	Ward / Taluka	:	-
	e)	Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property			:
	"Vrindavan Elite", Proposed Redevelopment of Existing Building No. 24, known as Kannamwar Nagar Vrindavan CHS Ltd. on Plot bearing CTS No. 356 (Pt), Survey No. 113 (Pt) of Village – Hariyali at Kannamwar Nagar, Road No. 1, Vikhroli (East), Mumbai, PIN - 400 083, State - Maharashtra, Country - India			
8.	City / Town			:
	Residential area			:
	Commercial area			:
	Industrial area			:
9.	Classification of the area			:
	i) High / Middle / Poor			:
	ii) Urban / Semi Urban / Rural			:
10.	Coming under Corporation limit / Village Panchayat / Municipality			:
				:
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area			:
				:
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated			:
				:
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	Building No. 22	Building No. 22	Aditya CHSL

	South	Building No. 26	Building No. 26	Building No. 26
	East	Building No. 25	Building No. 25	Building No. 25 & Road No. 1
	West	12.20 Mtr. Wide Road	Road	Aatmaram Surve Marg
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°06'47.1"N 72°56'05.7"E	
14.	Extent of the site		: Plot area – 585.00 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 – 585.00 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 is in progress	
II	CHARACTERISTICS OF THE SITE			
1.	Classification of locality		: Middle class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential purpose	
8.	Any usage restriction		: Residential	
9.	Is plot in town planning approved layout?		: Copy of Approved Plan No. MHADA / EE / (BP) / GM / MHADA – 9 / 1148 / 2022 dated 20.07.2022 issued by Ex. Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA (Number of Copies - One - Sheet No. 1/1) Approved upto:	
			Project	Number of Floors
			Vrindavan Elite	Ground upper floor only.
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.	:	12.20 M. Wide Road									
14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	Connected to Municipal sewer									
17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developed area									
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area – 585.00 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)	:	₹ 1,39,830.00 per Sq. M. for Residential ₹ 58,970.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>585</td> <td>58970</td> <td>3,44,97,450.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	585	58970	3,44,97,450.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
585	58970	3,44,97,450.00										
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	:										
	Project		Number of Floors									
	Vrindavan Elite		Proposed Ground + 1 st Floor (Part Residential / Fitness Centre / Society Office) + 2 nd to 22 nd Upper Floors as per information provided by builder. The building permission as on date is received till Ground upper floor only.									
	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. MHADA / EE / (BP) / GM / MHADA – 9 / 1148 / 2022 dated 20.07.2022 issued by Ex. Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA (Number of Copies - One - Sheet No. 1/1)				
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Vrindavan Elite</td> <td>Ground upper floor only.</td> </tr> </tbody> </table>	Project	Number of Floors	Vrindavan Elite	Ground upper floor only.
Project	Number of Floors						
Vrindavan Elite	Ground upper floor only.						
	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	:	N.A. Building Construction work is in progress
	b) No. of wash basins	:	



c) No. of urinals	:	
d) No. of bath tubs	:	
e) Water meters, taps etc.	:	
f) Any other fixtures	:	

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

Project	Proposed as per site information	As per Sanctioned Approval Plan				
Vrindavan Elite	Proposed Ground + 1 st Floor (Part Residential / Fitness Centre / Society Office) + 2 nd to 22 nd Upper Floors.	Copy of Approved Plan No. MHADA / EE / (BP) / GM / MHADA – 9 / 1148 / 2022 dated 20.07.2022 issued by Ex. Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA Approval upto: <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Vrindavan Elite</td> <td>Ground upper floor.</td> </tr> </tbody> </table>	Project	Number of Floors	Vrindavan Elite	Ground upper floor.
Project	Number of Floors					
Vrindavan Elite	Ground upper floor.					

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. Ex. Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA. Accordingly the valuation is done on the basis of details of proposed structure given by builder only.

1) Vrindavan Elite (Proposed Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	599	659		Land Owner's Share			18,44,920.00
2	102	1	1 BHK	369	406	17000	62,73,000.00	67,74,840.00	14000	11,36,520.00
3	103	1	1 BHK	385	424	17000	65,45,000.00	70,68,600.00	14500	11,85,800.00
4	201	2	2 BHK	599	659		Land Owner's Share			18,44,920.00
5	202	2	1 BHK	369	406	17060	62,95,140.00	67,98,751.00	14000	11,36,520.00
6	203	2	1 BHK	385	424	17060	65,68,100.00	70,93,548.00	15000	11,85,800.00
7	204	2	1 BHK	362	398	17060	61,75,720.00	66,69,778.00	14000	11,14,960.00
8	205	2	1 BHK	362	398	17060	61,75,720.00	66,69,778.00	14000	11,14,960.00
9	301	3	2 BHK	599	659		Land Owner's Share			18,44,920.00
10	302	3	1 BHK	369	406	17120	63,17,280.00	68,22,662.00	14000	11,36,520.00
11	303	3	1 BHK	385	424	17120	65,91,200.00	71,18,496.00	15000	11,85,800.00
12	304	3	1 BHK	362	398	17120	61,97,440.00	66,93,235.00	14000	11,14,960.00
13	305	3	1 BHK	362	398	17120	61,97,440.00	66,93,235.00	14000	11,14,960.00
14	401	4	2 BHK	599	659		Land Owner's Share			18,44,920.00
15	402	4	1 BHK	369	406	17180	63,39,420.00	68,46,574.00	14500	11,36,520.00
16	403	4	1 BHK	385	424	17180	66,14,300.00	71,43,444.00	15000	11,85,800.00

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
17	404	4	1 BHK	362	398	17180	62,19,160.00	67,16,693.00	14000	11,14,960.00
18	405	4	1 BHK	362	398	17180	62,19,160.00	67,16,693.00	14000	11,14,960.00
19	501	5	2 BHK	599	659	Land Owner's Share				18,44,920.00
20	502	5	1 BHK	369	406	17240	63,61,560.00	68,70,485.00	14500	11,36,520.00
21	503	5	1 BHK	385	424	17240	66,37,400.00	71,68,392.00	15000	11,85,800.00
22	504	5	1 BHK	362	398	17240	62,40,880.00	67,40,150.00	14000	11,14,960.00
23	505	5	1 BHK	362	398	17240	62,40,880.00	67,40,150.00	14000	11,14,960.00
24	601	6	2 BHK	599	659	Land Owner's Share				18,44,920.00
25	602	6	1 BHK	369	406	17300	63,83,700.00	68,94,396.00	14500	11,36,520.00
26	603	6	1 BHK	385	424	17300	66,60,500.00	71,93,340.00	15000	11,85,800.00
27	604	6	1 BHK	362	398	17300	62,62,600.00	67,63,608.00	14000	11,14,960.00
28	605	6	1 BHK	362	398	17300	62,62,600.00	67,63,608.00	14000	11,14,960.00
29	701	7	2 BHK	599	659	Land Owner's Share				18,44,920.00
30	702	7	1 BHK	369	406	17360	64,05,840.00	69,18,307.00	14500	11,36,520.00
31	703	7	1 BHK	385	424	17360	66,83,600.00	72,18,288.00	15000	11,85,800.00
32	704	7	1 BHK	362	398	17360	62,84,320.00	67,87,066.00	14000	11,14,960.00
33	705	7	1 BHK	362	398	17360	62,84,320.00	67,87,066.00	14000	11,14,960.00
34	801	8	2 BHK	599	659	Land Owner's Share				18,44,920.00
35	802	8	1 BHK	369	406	17420	64,27,980.00	69,42,218.00	14500	11,36,520.00
36	803	8	1 BHK	385	424	17420	67,06,700.00	72,43,236.00	15000	11,85,800.00
37	804	8	1 BHK	362	398	17420	63,06,040.00	68,10,523.00	14000	11,14,960.00
38	805	8	1 BHK	362	398	17420	63,06,040.00	68,10,523.00	14000	11,14,960.00
39	901	9	2 BHK	599	659	Land Owner's Share				18,44,920.00
40	902	9	1 BHK	369	406	17480	64,50,120.00	69,66,130.00	14500	11,36,520.00
41	903	9	1 BHK	385	424	17480	67,29,800.00	72,68,184.00	15000	11,85,800.00
42	904	9	1 BHK	362	398	17480	63,27,760.00	68,33,981.00	14000	11,14,960.00
43	905	9	1 BHK	362	398	17480	63,27,760.00	68,33,981.00	14000	11,14,960.00
44	1001	10	2 BHK	599	659	Land Owner's Share				18,44,920.00
45	1002	10	1 BHK	369	406	17540	64,72,260.00	69,90,041.00	14500	11,36,520.00
46	1003	10	1 BHK	385	424	17540	67,52,900.00	72,93,132.00	15000	11,85,800.00
47	1004	10	1 BHK	362	398	17540	63,49,480.00	68,57,438.00	14500	11,14,960.00
48	1005	10	1 BHK	362	398	17540	63,49,480.00	68,57,438.00	14500	11,14,960.00
49	1101	11	2 BHK	599	659	Land Owner's Share				18,44,920.00
50	1102	11	1 BHK	369	406	17600	64,94,400.00	70,13,952.00	14500	11,36,520.00
51	1103	11	1 BHK	385	424	17600	67,76,000.00	73,18,080.00	15000	11,85,800.00

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
52	1104	11	1 BHK	362	398	17600	63,71,200.00	68,80,896.00	14500	11,14,960.00
53	1105	11	1 BHK	362	398	17600	63,71,200.00	68,80,896.00	14500	11,14,960.00
54	1201	12	2 BHK	599	659		Land Owner's Share			18,44,920.00
55	1202	12	1 BHK	369	406	17660	65,16,540.00	70,37,863.00	14500	11,36,520.00
56	1203	12	1 BHK	385	424	17660	67,99,100.00	73,43,028.00	15500	11,85,800.00
57	1204	12	1 BHK	362	398	17660	63,92,920.00	69,04,354.00	14500	11,14,960.00
58	1205	12	1 BHK	362	398	17660	63,92,920.00	69,04,354.00	14500	11,14,960.00
59	1301	13	2 BHK	599	659		Land Owner's Share			18,44,920.00
60	1302	13	1 BHK	369	406	17720	65,38,680.00	70,61,774.00	14500	11,36,520.00
61	1303	13	1 BHK	385	424	17720	68,22,200.00	73,67,976.00	15500	11,85,800.00
62	1304	13	1 BHK	362	398	17720	64,14,640.00	69,27,811.00	14500	11,14,960.00
63	1305	13	1 BHK	362	398	17720	64,14,640.00	69,27,811.00	14500	11,14,960.00
64	1401	14	2 BHK	599	659		Land Owner's Share			18,44,920.00
65	1402	14	1 BHK	369	406	17780	65,60,820.00	70,85,686.00	15000	11,36,520.00
66	1403	14	1 BHK	385	424	17780	68,45,300.00	73,92,924.00	15500	11,85,800.00
67	1404	14	1 BHK	362	398	17780	64,36,360.00	69,51,269.00	14500	11,14,960.00
68	1405	14	1 BHK	362	398	17780	64,36,360.00	69,51,269.00	14500	11,14,960.00
69	1501	15	2 BHK	599	659		Land Owner's Share			18,44,920.00
70	1502	15	1 BHK	369	406	17840	65,82,960.00	71,09,597.00	15000	11,36,520.00
71	1503	15	1 BHK	385	424	17840	68,68,400.00	74,17,872.00	15500	11,85,800.00
72	1504	15	1 BHK	362	398	17840	64,58,080.00	69,74,726.00	14500	11,14,960.00
73	1505	15	1 BHK	362	398	17840	64,58,080.00	69,74,726.00	14500	11,14,960.00
74	1601	16	2 BHK	599	659		Land Owner's Share			18,44,920.00
75	1602	16	1 BHK	369	406	17900	66,05,100.00	71,33,508.00	15000	11,36,520.00
76	1603	16	1 BHK	385	424	17900	68,91,500.00	74,42,820.00	15500	11,85,800.00
77	1604	16	1 BHK	362	398	17900	64,79,800.00	69,98,184.00	14500	11,14,960.00
78	1605	16	1 BHK	362	398	17900	64,79,800.00	69,98,184.00	14500	11,14,960.00
79	1701	17	2 BHK	599	659	17960	1,07,58,040.00	1,16,18,683.00	24000	18,44,920.00
80	1702	17	1 BHK	369	406	17960	66,27,240.00	71,57,419.00	15000	11,36,520.00
81	1703	17	1 BHK	385	424	17960	69,14,600.00	74,67,768.00	15500	11,85,800.00
82	1704	17	1 BHK	362	398	17960	65,01,520.00	70,21,642.00	14500	11,14,960.00
83	1705	17	1 BHK	362	398	17960	65,01,520.00	70,21,642.00	14500	11,14,960.00
84	1801	18	2 BHK	599	659	18020	1,07,93,980.00	1,16,57,498.00	24500	18,44,920.00
85	1802	18	1 BHK	369	406	18020	66,49,380.00	71,81,330.00	15000	11,36,520.00
86	1803	18	1 BHK	385	424	18020	69,37,700.00	74,92,716.00	15500	11,85,800.00

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
87	1804	18	1 BHK	362	398	18020	65,23,240.00	70,45,099.00	14500	11,14,960.00
88	1805	18	1 BHK	362	398	18020	65,23,240.00	70,45,099.00	14500	11,14,960.00
89	1901	19	2 BHK	599	659	18080	1,08,29,920.00	1,16,96,314.00	24500	18,44,920.00
90	1902	19	1 BHK	369	406	18080	66,71,520.00	72,05,242.00	15000	11,36,520.00
91	1903	19	1 BHK	385	424	18080	69,60,800.00	75,17,664.00	15500	11,85,800.00
92	1904	19	1 BHK	362	398	18080	65,44,960.00	70,68,557.00	14500	11,14,960.00
93	1905	19	1 BHK	362	398	18080	65,44,960.00	70,68,557.00	14500	11,14,960.00
94	2001	20	2 BHK	599	659	18140	1,08,65,860.00	1,17,35,129.00	24500	18,44,920.00
95	2002	20	1 BHK	369	406	18140	66,93,660.00	72,29,153.00	15000	11,36,520.00
96	2003	20	1 BHK	385	424	18140	69,83,900.00	75,42,612.00	15500	11,85,800.00
97	2004	20	1 BHK	362	398	18140	65,66,680.00	70,92,014.00	15000	11,14,960.00
98	2005	20	1 BHK	362	398	18140	65,66,680.00	70,92,014.00	15000	11,14,960.00
99	2101	21	2 BHK	599	659	18200	1,09,01,800.00	1,17,73,944.00	24500	18,44,920.00
100	2102	21	1 BHK	369	406	18200	67,15,800.00	72,53,064.00	15000	11,36,520.00
101	2103	21	1 BHK	385	424	18200	70,07,000.00	75,67,560.00	16000	11,85,800.00
102	2104	21	1 BHK	362	398	18200	65,88,400.00	71,15,472.00	15000	11,14,960.00
103	2105	21	1 BHK	362	398	18200	65,88,400.00	71,15,472.00	15000	11,14,960.00
104	2201	22	2 BHK	599	659	18260	1,09,37,740.00	1,18,12,759.00	24500	18,44,920.00
105	2202	22	1 BHK	369	406	18260	67,37,940.00	72,76,975.00	15000	11,36,520.00
106	2203	22	1 BHK	385	424	18260	70,30,100.00	75,92,508.00	16000	11,85,800.00
107	2204	22	1 BHK	362	398	18260	66,10,120.00	71,38,930.00	15000	11,14,960.00
108	2205	22	1 BHK	362	398	18260	66,10,120.00	71,38,930.00	15000	11,14,960.00
Total				44970	49467		62,60,36,420.00	67,61,19,334.00		13,85,07,600.00

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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 ₹
Sale Flat	1 BHK - 86 2 BHK - 06	92	35386	38925	62,60,36,420.00	67,61,19,334.00
Land Owner's Share	2 BHK - 16	16	9584	10542	-	-
Total		108	44970	49467	62,60,36,420.00	67,61,19,334.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	62,60,36,420.00
Final Realizable Value After Completion in ₹	67,61,19,334.00
Cost of Construction (Total Built up area x Rate) 49467 Sq. Ft. x ₹ 2800.00	13,85,07,600.00

Building	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Vrindavan Elite	10	49467	13,85,07,600.00	1,38,50,760.00

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 ₹		:	₹ 62,60,36,420.00
Final Realizable Value After Completion in ₹		:	₹ 67,61,19,334.00

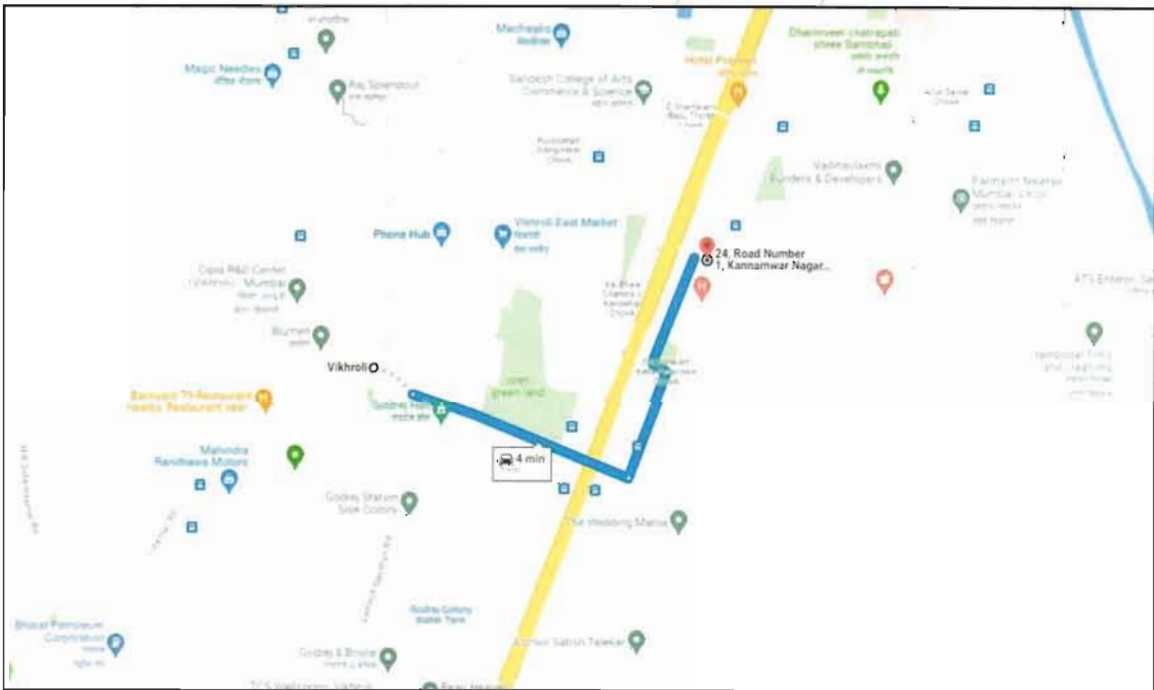
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 16,500 to ₹ 19,500.00 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 ₹ 17,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°06'47.1"N 72°56'05.7"E

Note: The Blue line shows the route to site from nearest railway station (Vikhroli – 1.0 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Feedback

Year
2023/2024
Annual Statement of Rates
Language
English

Selected District: मुंबई (उपनगर)
 Select Village: हरियाली - कुर्ना
 Search By: Survey No Location

Select	जमिनाचे	कुणी बपील	निवासी कारिका	बोडीस	दुकाने	बैजोरिक	एकक (Rs./)
SurveyNo	112/537 - भुभार, हुन्नती मार्गाच्या पूर्वेत असलेल्या सर्व निळकती (कमठवार नगर)	58970	139830	160810	174790	139830	चौरस मीटर
SurveyNo	112/538A- 5 हेक्टर पेक्षा जास्त असलेल्या निळकती.	80410	163350	170690	236100	161430	चौरस मीटर
SurveyNo	112/538- रस्ता, लाल बहादूर शास्त्री मार्ग.	84640	161200	185380	236100	161200	चौरस मीटर

12

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Price Indicators

HOUSING.COM Buy/Rent Mumbai

Vrindavan Elite

₹75.0 L - 1.3 Cr | ₹20.72 K/sq ft

1.2 BHK Apartments Configurations

Oct. 2026 Possession Starts

₹20.72 K/sq ft Avg. Price

362.00 sq.ft. - 600.00 sq.ft. Carpet Area Sizes

1.2 BHK Apartments Configurations

Oct. 2026 Possession Starts

₹20.72 K/sq ft Avg. Price

362.00 sq.ft. - 600.00 sq.ft. Carpet Area Sizes

magicbricks Buy Rent Sell Home Loans

₹67.8 Lac [How much loan can I get?](#)

1 BHK 616 Sq.ft Flat For Sale: [Vikhroli East, Mumbai](#)

1 Bed 2 Baths 1 Covered Parking Unfurnished

Carpet Area: 385 sqft ~ ₹176/sqft

Floor: 18 (Out of 22 Floors)

Lifts: 3

Developer: [Matrix Constructions](#)

Project: [Matrix Vrindavan Elite](#)

Transaction Type: **New Property**

Facing: **East**

Furnished Status: **Unfurnished**

Car Parking: **1 Covered**

East Facing Property

Contact Agent Get Phone No.

More Details

Price Breakup: ₹67.8 Lac | ₹3,39,000 Approx. Registration Charges | ₹3,100 Monthly

Booking Amount: ₹1.5 Lac **Secure Now**

Address: Vikhroli East, Mumbai, Maharashtra, Vikhroli East, Mumbai - Central Mumbai, Maharashtra


Price Indicators

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Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Vikhroli East > 1 BHK Flats for Sale in Vikhroli East > 590 Sq.ft.

₹ 62.4 Lac [How much loan can I get?](#)

1 BHK 590 Sq.ft. Flat For Sale **Vikhroli East, Mumbai**



2 Photos

✓ East Facing Property

Contact Agent
Get Phone No.

1 Bed
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 369 sqft ~ ₹16,911/sqft	Developer Matrix Constructions	Project Matrix Vrindavan Elite
Floor 16 (Out of 22 Floors)	Transaction Type New Property	Facing East
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered

More Details

Price Breakup : ₹ 62.4 Lac | ₹ 3,12,000 Approx. Registration Charges | ₹ 3,000 Monthly

Booking Amount : ₹ 1.5 Lac [Secure Now](#)

Address : Vikhroli East, Mumbai, Maharashtra, Vikhroli East, Mumbai - Central Mumbai, Maharashtra


Landmarks : Spacious 1BHK, located in Vikhroli East

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Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Vikhroli East > 2 BHK Flats for Sale in Vikhroli East > 960 Sq.ft.

₹ 1.10 Cr [How much loan can I get?](#)

2 BHK 960 Sq.ft. Flat For Sale **Vikhroli East, Mumbai**



2 Photos

✓ East Facing Property

Contact Agent
Get Phone No.

2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 600 sqft ~ ₹18,333/sqft	Developer Matrix Constructions	Project Matrix Vrindavan Elite
Floor 20 (Out of 22 Floors)	Transaction Type New Property	Additional Rooms 1 Study Room
Facing East	Lifts 3	Furnished Status Unfurnished

More Details

Price Breakup : ₹ 1.1 Cr | ₹ 5,50,000 Approx. Registration Charges | ₹ 4,800 Monthly



Booking Amount : ₹ 2.0 Lac [Secure Now](#)

Address : Vikhroli East, Mumbai, Maharashtra, Vikhroli East, Mumbai - Central Mumbai, Maharashtra

Landmarks : Spacious 2BHK, located in Vikhroli East



Price Indicators

PROJECT RERA ID: P51800048196

Vrindavan Elite

by Matrix Constructions Kuria

Kurla, Mumbai [\(show on map\)](#)

[Download Brochures](#)

1, 2 BHK
Apartment

362 - 600 sq ft
Carpet Area

₹ 75.00 L - ₹ 1.30 Cr
Builder Price
[See Inclusions](#)

Overview

Floor Plan

Amenities

Gallery

Neighbourhood



Overview

<p>Oct '26 Possession Start Date</p>	<p>Launch Status Jan '23 Launch Date</p>	<p>0.14 Acres Total Area</p>
<p>115 Total Launched apartments</p>		<p>New Availability</p>

Vrindavan Elite Floor Plans

1 BHK

2 BHK

Floor Plan	Carpet Area	Builder Price
	<p>362 sq ft (1BHK+1T)</p>	<p>₹ 75.00 L</p>
<p>No Floor Plan</p>	<p>370 sq ft (1BHK+1T)</p>	<p>₹ 78.00 L</p>
	<p>385 sq ft (1BHK+1T)</p>	<p>₹ 80.00 L</p>

Price Indicators

Vrindavan Elite, Kannamwar Nagar 1, Vikhroli East

Vrindavan Elite

by Elite Developers
Building No. 24, Kannamwar Nagar 1, Vikhroli, Mumbai, Maharashtra 400083, India

75 Lacs*

Onwards
Last Updated: 1 Apr 2023



Config Area:
362 - 600 sqft

Configurations:
1.2 BHK

Avg Price per Sqft:
21K per Sqft.

Number of Floors:
Unfurnished

RERA:
PS1800048196

Built up Area:
488 - 610 sqft

Possession Date:
Dec 2024

No. of Floors:
22

Property Status:
Under Construction

[Contact Us](#)

[Download Brochure](#)

[Floor Plan & Layout](#) [Amenities](#) [Location](#) [About Developer](#) [Location Benefits](#)

FLOOR PLAN

Sales Instance nearby

14679169 02-08-2023 Note - Generated Through eSearch Module For original report please contact concern SRO office	सूची क्र.2	दुपान निवाचक सहटुमि कुर्ती 1 इसल क्रमंक 14679 2023 नॉदणी Regn 6.3m
गावाचे नाव : हरियाली		
(1) किंवाचा प्रकार	करारनामा	
(2) सोबतचा	3279443	
(3) काढारनामा, भूअडोपट, वाचा, बळीतणपटकाकार, आकाराची डेली वी पटदेखार ते मनुषु करारी	4705139.67	
(4) भू मालक पोट्टिसना व परक्रमांक, असण्याचा	1) पार्लिकेचे नाव Mumbai Ma na pa इतर वर्धन सदनिका न सदनिका न वी 1401 वी विंग, माळा न 14 वा मजला, इमारतीचे नाव हावरे अमरा बिल्डींग न 49, ब्लॉक न कडुमवार नगर - 1, विकाळी - पूर्व रोड मुंबई - 400083, इतर माहिती भोजे हरियाली, सॉटनिकेचे क्षेत्रफळ 27.81 वी मी रेश कारपेट (C.T.S Number 356 (पार्ट) Survey Number 113(part))	
(5) क्षेत्रफळ	30.59 चौ मीटर	
(6) आकाराची किंवा दुटी देण्या असेल तेव्हा		
(7) इमारतीचे काम देणा, वा किंवा देणा, वा पडकाराचे नाव किंवा विद्यार्थी म्यालायचा दुरुपचारा किंवा अडोप असण्याचा प्रतिक्रिचे नाव व पत्र	1) नाव मेसर्स हावरे अमरा एन एन वी लोके भागीदार उजवात बलीत हावरे पाया लोके कु मु, मनुषुन अडोप अडोप बळगा वय - 1 पत्र, पत्र न ओडीस न 413 - 416, माळा न 4 वा मजला, इमारतीचे नाव हावरे अमरा बिल्डींग, ब्लॉक न वली, नवी मुंबई, रोड न रोडर 17, वली, म्हापट्टु, THANE विन कोड -400703 पिन न -AAOFH1279Q 2) नाव काळमवार नाव परकुल वी लोके लोके अडोप संजय अडोप अडोप, संकर वी विंगिद बलात काळडी रोडर वी कुभाद हावरे अडोप पाया लोके कु मु, हावरे मनुषुन मेसर्स हावरे अमरा एन एन वी लोके भागीदार उजवात बलीत हावरे पाया लोके कु मु, मनुषुन अडोप अडोप बळगा वय - 1 पत्र, पत्र न ओडीस न 413 - 416, माळा न 4 वा मजला, इमारतीचे नाव हावरे अमरा बिल्डींग, ब्लॉक न वली, नवी मुंबई, रोड न रोडर 17, म्हापट्टु, THANE विन कोड -400703 पिन न -AAAKT181U	
(8) इमारतीचे काम देणा, वा पडकाराचे व किंवा विद्यार्थी म्यालायचा दुरुपचारा किंवा अडोप असण्याचा प्रतिक्रिचे नाव व पत्र	1) नाव काळडी प्यलिंग प्यार वय - 55, पत्र, पत्र न सी-11502, माळा न, इमारतीचे नाव लोक म्यलिंग, ब्लॉक न लोक एवपट, जे एन सी रोड, मुंबई पॅडिंग रोड न, म्हापट्टु, MUMBAI विन कोड -400080 पिन न -832891673K	
(9) इमारतीचे काम देण्याचा दिनांक	15-07-2023	
(10) इतर नोंदणी देण्याचा दिनांक	23-07-2023	
(11) अनुक्रमांक खंड व पत्र	14679 2023	
(12) काढारनामा देणाचे मुद्रांक शुल्क	316770	
(13) काढारनामा देणाचे नोंदणी शुल्क	30000	
(14) नोंदणी		
मुद्रांक शुल्क आकारातले विद्यार्थी प्रसोतल म्हापट्टु		
मुद्रांक शुल्क आकारातले विद्यार्थी अनुसोतल	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicators Projects nearby Locality

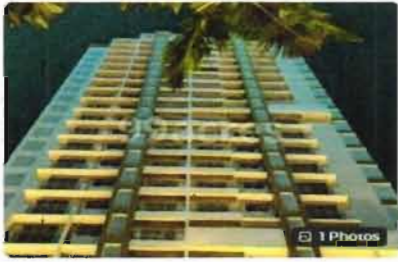
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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kannamwar Nagar 2 > 1 BHK Flats for Sale in Kannamwar Nagar 2 > 500 Sq-ft

₹77.0 Lac

How much loan can I get?

1 BHK 500 Sq-ft Flat For Sale **Kannamwar Nagar 2, Mumbai**



1 Bed 2 Baths Unfurnished

Carpet Area
419 sqft
₹18.17/sqft

Floor
10 (Out of 22 Floors)

Lifts
3

East Facing Property

Contact Agent
Get Phone No.

Last contact made 28 days ago

Developer	Adityaraj Group	Project	Adityaraj Shiyraj
Transaction Type	New Property	Facing	East
Furnished Status	Unfurnished	Type Of Ownership	Power Of Attorney

More Details

Price Breakup	₹77 Lac ₹3,85,000 Approx. Registration Charges ₹2,000 Monthly
Booking Amount	₹2.0 Lac Secure Now
RERA ID	PS1800045791
Address	Vikhroli East, Mumbai, Kannamwar Nagar 2, Mumbai - Central Mumbai, Maharashtra


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Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kannamwar Nagar 2 > 1 BHK Flats for Sale in Kannamwar Nagar 2 > 501 Sq-ft

₹64.0 Lac

How much loan can I get?

1 BHK 501 Sq-ft Flat For Sale **Kannamwar Nagar 2, Mumbai**



1 Bed 2 Baths 1 Covered Parking Unfurnished

Carpet Area
371 sqft
₹17.25/sqft

Floor
12 (Out of 23 Floors)

Lifts
3

East Facing Property

Contact Agent
Get Phone No.

Last contact made 5 days ago

Developer	Kripa Elite Group	Project	Kripa Elite Serene
Transaction Type	New Property	Facing	East
Furnished Status	Unfurnished	Car Parking	1 Covered

More Details

Price Breakup	₹64 Lac ₹3,20,050 Approx. Registration Charges ₹3,000 Monthly
Booking Amount	₹1.0 Lac Secure Now
Address	Building No 74, Kannamwar Nagar II, Vikhroli East, Mumbai, Maharashtra, Kannamwar Nagar 2, Mumbai - Central Mumbai, Maharashtra

Price Indicators





Projects nearby Locality

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Sell
Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in kannamwar Nagar 2 > 2 BHK Flats for Sale in kannamwar Nagar 2 > 650 Sq-ft

₹88.0 Lac [How much loan can I get?](#)

2 BHK 650 Sq-ft Flat For Sale **Kannamwar Nagar 2, Mumbai**

+7 Photos

2 Beds
2 Baths
1 Balcony
Unfurnished

Carpet Area: 533 sqft ~ ₹16.51/sqft	Developer: Cooperative Group Housing Society	Project: Shivraj CHS
Floor: 17 (Out of 22 Floors)	Transaction Type: New Property	Facing: East
Lifts: 3	Furnished Status: Unfurnished	Car Parking: 1 Open

East Facing Property

Contact Agent
Get Phone No.
Last contact made 8 days ago

More Details





Price Breakup	₹88 Lac ₹4.40,000 Approx. Registration Charges ₹2,500 Monthly
Booking Amount	₹1.0 Lac Secure Now
RERA ID	P51800045791
Address	Kannamwar Nagar II, Vikhroli East, Mumbai, Maharashtra, India., Kannamwar Nagar 2 Mumbai - Central Mumbai, Maharashtra

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in kannamwar Nagar 2 > 2 BHK Flats for Sale in kannamwar Nagar 2 > 760 Sq-ft

₹1.0 Cr [How much loan can I get?](#)

2 BHK 760 Sq-ft Flat For Sale **Kannamwar Nagar 2, Mumbai**

+6 Photos

2 Beds
2 Baths
Unfurnished

Carpet Area: 490 sqft ~ ₹20.408/sqft	Developer: Valbhavixmi Builders & Developers	Project: Templum Heights
Floor: 12 (Out of 22 Floors)	Transaction Type: New Property	Status: Ready to Move
Facing: East	Lifts: 4	Furnished Status: Unfurnished

More Details

Price Breakup	₹1 Cr ₹5,00,000 Approx. Registration Charges ₹2,500 Monthly
Booking Amount	₹5.0 Lac Secure Now
Address	Vikhroli East, Mumbai, Kannamwar Nagar 2, Mumbai - Central Mumbai, Maharashtra
Landmarks	opp. Eastern express highway walk in distance school shopping complex



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Price Indicators Projects nearby Locality

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Buy
Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Kannamwar Nagar 2 > 2 BHK Flats for Sale in Kannamwar Nagar 2 > 790 sq.ft

₹94.1 Lac [How much loan can I get?](#)

2 BHK 790 sq.ft Flat For Sale **Kannamwar Nagar 2, Mumbai**

+5 Photos

East Facing Property

2 Beds 2 Baths Semi-Furnished

Carpet Area 529 sqft ₹17,788/sqft	Developer Adityaraj Group	Project Adityaraj Avenue
Floor 12 (Out of 22 Floors)	Transaction Type New Property	Facing East
Lifts 2	Furnished Status Semi-Furnished	Type Of Ownership Co-operative Society

[Contact Agent](#)

[Get Phone No.](#)

Last contact made 10 days ago

More Details

Price Breakup	₹94.1 Lac ₹4,70,500 Approx. Registration Charges
Booking Amount	₹1.0 Lac Secure Now
RERA ID	P51800024409
Address	Vikhroli East, Mumbai, Kannamwar Nagar 2, Mumbai - Central Mumbai, Maharashtra

HOUSING.COM
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Vikhroli East
4 km
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Vaibhavluxmi Central Park

By VAIBHAVLAXMI BUILDERS


27, No. 15A Pt. Survey No. 133 Pt. Vikhroli Central Mumbai Suburb, Mumbai

₹75.1 L - 1.24 Cr | ₹19.50 K/sq.ft

EMI starts at ₹37.28 K

[Price indicates approximate. Realise... See More](#)

[Contact Sellers](#)



1, 2 BHK Apartments Configurations

May, 2026 Possession Starts

₹19.50 K/sq.ft Avg. Price

385.00 sq.ft. - 637.00 sq.ft. (Carpet Area) Sizes

+ 14 more

Price Indicators Projects nearby Locality

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Reliable Unique Heights

By RELIABLE INDIA CORPORATION

Vikhroli, Central Mumbai Suburbs, Mumbai


★ 5 [Write a Review](#)

Last updated: Aug 16, 2022


₹84.21 L - 87.15 L | ₹21.00 K/sq.ft

EMI starts at ₹41.81K


[Contact Seller](#)



Project Images



Project Images



+ 4 more

1 BHK Apartment Configuration

Apr. 2022 Possession Starts

₹21.00 K/sq.ft Avg. Price

401.00 sq.ft. - 415.00 sq.ft. (Carpet Area) Sizes

HOUSING.COM Buy in Mumbai

Vikhroli East + Add

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Home / Mumbai / Vikhroli / Vikhroli East / Adityaraj Shivraj CHS

Adityaraj Shivraj CHS

By ADITHYAN GROUP


Vikhroli East, Central Mumbai Suburbs, Mumbai

Last updated: Jun 24, 2022


₹68.0 L - 91.0 L | ₹17.13 K/sq.ft

EMI starts at ₹36.01K

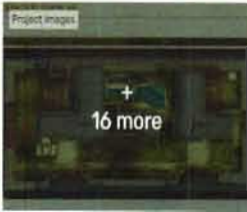
[Contact Sellers](#)



Project Images



Project Images



+ 16 more

1, 2 BHK Apartments Configurations

Mar. 2026 Possession Starts

₹17.13 K/sq.ft Avg. Price

397.00 sq.ft. - 533.00 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai

Adityaraj Avenue

₹75.66 L - 1.17 Cr | ₹19.60 K/sq.ft
EMI starts at ₹37.56 K

By ADITYARAJ BUILDERS

1, 2 BHK Apartments Configurations

Jun, 2024 Possession Starts

₹19.60 K/sq.ft Avg. Price

386.00 sq.ft - 596.00 sq.ft Carpet Area Sizes

19 more

Overview/Home Highlights More About Project About Project Floor Plan Tour This Project Amenities

HOUSING.COM Buy in Mumbai

2 BHK Flat

₹1.5 Cr EMI starts at ₹74.47 K

By ADITYARAJ BUILDERS

Adityaraj Manoharan CHS Kamthekar Nagar II, Vikhroli East, Mumbai

₹20.89 K/sq.ft

718 sq.ft Build Up Area

₹20.89 K/sq.ft Avg. Price

1 Years Old Age of property

Ready to move Possession status

Middle of 22 floors

East facing Facing

Unfurnished Furnishing

16 more

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 : 04.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=INDIA,
c=IN, email=manojbaburaochalikwar@vastukala.com, serialNumber=1, uri=mailto:manojbaburaochalikwar@vastukala.com,
c=INDIA, o=MANOJ BABURAO CHALIKWAR
Date: 2023.08.04 15:28:21 +05'30'

Auth. Sign.

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 27.06.2023 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 17.07.2023. 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. Matrix Constructions
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 Suraj Zore – 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 - 17.07.2023 Valuation Date - 04.08.2023 Date of Report - 04.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.07.2023
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 **04th 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. Matrix Constructions**. 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. Matrix Constructions**. 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD.
2.5.4.20=9B2786C4F4E0F3D63454F490E7E1364131
153279B1FA088432, postalCode=400015, streetName=, email=, cn=
MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD.
394c26d79a1776a2f288c3c34c18ba8b4054a354810a
Date: 2023.08.04 11:28:05 +0530

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