

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-2242/23-24	Dated 29-Aug-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. 002972 / 2302309	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

Sl 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**

<p><i>Remarks:</i> "Kalpataru Bliss", Proposed Sale Building No. 2 for S. R. Scheme on Plot Beang C. T. S. No. 4958-D, 4958 -D/1 to 124 of Village - Kolkalyan, Off CST Road, Near Mumbai University, Kalina, Santacruz (East), Mumbai- 400 098, State - Maharashtra, Country - India. - M/s. Klassik Vinyl Products LLP (Project Valuation)</p> <p>Company's PAN : AADCV4303R</p> <p><u>Declaration</u> 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</p>	<p>Company's Bank Details Bank Name : State Bank of India A/c No. : 32632562114 Branch & IFS Code : MIDC Andheri (E) & SBIN0007074</p> <div style="text-align: center;">  UPI Virtual ID : vastukala@icici </div> <p style="text-align: right;">for Vastukala Consultants (I) Pvt Ltd Asmita Rathod Digitally signed by Asmita Rathod DN: cn=Asmita Rathod, o=Vastukala Consultants (I) Pvt. Ltd., email=accounts@vastukala.org, c=IN Date: 2023.08.29 11:21:54 +05'30' Authorised Signatory</p>
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This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Kalpataru Bliss"

"Kalpataru Bliss", Proposed Sale Building No. 2 for S. R. Scheme on Plot Bearing C. T. S. No. 4958-D, 4958-D/1 to 124 of Village - Kolkalyan, Off CST Road, Near Mumbai University, Kalina, Santacruz (East), Mumbai- 400 098, State - Maharashtra, Country - India

Think.Innovate.Create

Latitude Longitude: 19°04'19.5"N 72°51'46.1"E

Valuation Done for:

State Bank of India

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



Our Pan India Presence at :

- | | | | |
|---|--|---|--|
|  Mumbai |  Aurangabad |  Pune |  Rajkot |
|  Thane |  Nanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Joipur |

 **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 " Kalpataru Bliss"

"Kalpataru Bliss", Proposed Sale Building No. 2 for S. R. Scheme on Plot Bearing C. T. S. No. 4958-D, 4958-D/1 to 124 of Village - Kolekalyan, Off CST Road, Near Mumbai University, Kalina, Santacruz (East), Mumbai- 400 098, State - Maharashtra, Country - India

Latitude Longitude: 19°04'19.5" N 72°51'46.1" E

NAME OF DEVELOPER: M/s. Klassik Vinyl Products LLP

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 25th July 2023 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Kalpataru Bliss", Proposed Sale Building No. 2 for S. R. Scheme on Plot Bearing C. T. S. No. 4958-D, 4958-D/1 to 124 of Village - Kolekalyan, Off CST Road, Near Mumbai University, Kalina, Santacruz (East), Mumbai- 400 098, State - Maharashtra, Country - India. It is about 10– 15 minutes travel distance from Santacruz Railway Station. Surface transport to the property is by buses, 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 area is higher class & developed.

2. Developer Details:

Name of builder	M/s. Klassik Vinyl Products LLP	
Project Registration Number	Project	RERA Project Number
	Kalpataru Bliss	P51800020262
Register office address	M/s. Klassik Vinyl Products LLP Office No. A/43-44, Sangam Lifespace Ltd., Plot No 7, Near Probhodhan Thakare Ground, Siddharth Nagar, Goregaon (West), Mumbai - 400 104, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Krishnakumar Maurya (CRM – Mobile No. 9833226152)	
E – mail ID And Website	arjun.nayar@kalpataru.com krishna.maurya@kalpataru.com www.kalpataru.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Novmonkia Building
On or towards South	Red Rose Apartment
On or towards East	Manipada Road & Park Bay Apartment
On or towards West	Kaspa Building



Our Pan India Presence at :

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

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

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

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

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General							
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.						
2.	a)	Date of inspection : 25.07.2023						
	b)	Date on which the valuation is made : 29.08.2023						
3.	List of documents produced for perusal							
	1.	Copy of Title Certificate from Adv. Ditendra Mishra dated 21.11.2018						
	2.	Copy of Affidavit cum Declaration of M/s. Klassik Vinyl Products LLP dated 27.03.2019						
	3.	Copy of Details of Encumbrances from Adv. Ditendra Mishra dated 21.11.2018						
	4.	Copy of Architect's certificate issued by Ar. Amruta Ranadive Date. 17.07.2023 (As per RERA Certificate)						
	5.	Copy of Annual Report on Statement of Accounts date 09.09.2021 issued by R.R. Saboo & Co. Chartered Accountants (As per RERA Certificate)						
	6.	Copy of Engineer's certificate issued by Mr. Suresh Shinde Date. 06.07.2023 (As per RERA Certificate)						
	7.	Copy of Engineer's Certificate for Quality Assurance Certificate date 11.05.2023 issued by Suresh Shinde (As per RERA Certificate)						
	8.	Copy of MAHARERA Registration Certificate of Project No. P51800020262 issued by Maharashtra Real Estate Regulatory Authority. Last Modified date 26.07.2023						
	9.	Copy of Commencement Certificate No. HE / PVT / 0106 / 20110607 / AP / S2 dated 15.09.2018 issued by Slum Rehabilitation Authority. (Sale Building No. 2) This C.C. is further extended for full work from 4th to 12th upper floors of Wing -A & Wing – B of Sale Building no. 2 as per amended approved plan date 10.08.2021						
	10.	Copy of Approved Plan No. SRA / ENG / HE / PVT / 0106 / 20110607 / AP / S2 dated 10.08.2021 issued by Slum Rehabilitation Authority (Number of Copies - Twelve - Sheet No. 1/12 to 12/12) Approved upto:						
		<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>3 Basements + Ground (part) + Stilt (part) + 1st to 14th upper floors</td> </tr> <tr> <td>B</td> <td>3 Basements + Ground (part) + Stilt (part) + 1st to 14th upper floors</td> </tr> </tbody> </table>	Wing	Number of Floors	A	3 Basements + Ground (part) + Stilt (part) + 1 st to 14 th upper floors	B	3 Basements + Ground (part) + Stilt (part) + 1 st to 14 th upper floors
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	Project Name (With address & phone nos.)	: "Kalpataru Bliss", Proposed Sale Building No. 2 for S. R. Scheme on Plot Bearing C. T. S. No. 4958-D, 4958-D/1 to 124 of Village - Kolkalyan, Off CST Road. Near Mumbai University, Kalina,						

		Santacruz (East), Mumbai- 400 098, 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)	<p>M/s. Klassik Vinyl Products LLP</p> <p>Address: Office No. A/43-44, Wagle Industrial Estate Road No. 11, Thane - 400 604, State - Maharashtra, Country - India</p> <p>Contact Person: Mr. Krishnakumar Maurya - 9833226152</p>																	
5.	Brief description of the property (Including Leasehold / freehold etc.)																		
<p>About "Kalpataru Bliss": Kalpataru Bliss offers you 2 BHK, 2.5 BHK & 3 BHK Apartments. The Project is developed by Kalpataru Group provides you 2 Wings A & B is a Residential Building. Kalpataru Bliss Santacruz East has single tower in this project, with 14 floors each and just 79 units to offer. Kalpataru Bliss will be an upscale address as it will be spread over an area of 0.95 acres, making it one of the most lavishly built projects in the Mumbai South West region. There is an impressive range of conveniences for every resident and each home at Kalpataru Bliss will have a beautiful view, ensuring a relaxing atmosphere for its owners after a taxing day at work. Kalpataru Bliss is a safe investment opportunity as it is a RERA-registered project with registration number P51800020262.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / A & B</td> <td>3 Basements + Ground (part) + Stilt (part) + 1st to 14th upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>2 / A & B</td> <td>RCC work, Brick work is completed. Internal / External plaster work upto 13th Floor, Flooring work upto 10th Floors & Windows work upto 9th Floors.</td> <td>77%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is March – 2024 (As per MAHARERA Certificate) (Wing – A & B) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1"> <tbody> <tr> <td>➤ Vitrified tiles flooring in all rooms</td> </tr> <tr> <td>➤ Granite Kitchen platform with Stainless Steel Sink</td> </tr> <tr> <td>➤ Powder coated aluminum sliding windows with Mosquito Net</td> </tr> <tr> <td>➤ Laminated wooden flush doors with Safety door</td> </tr> <tr> <td>➤ Concealed wiring</td> </tr> <tr> <td>➤ Concealed plumbing</td> </tr> <tr> <td>➤ Kids Play Area</td> </tr> </tbody> </table>			Building No. / Wing	Number of Floors	2 / A & B	3 Basements + Ground (part) + Stilt (part) + 1 st to 14 th upper floors.	Building No. / Wing	Present stage of Construction	Percentage of work completion	2 / A & B	RCC work, Brick work is completed. Internal / External plaster work upto 13 th Floor, Flooring work upto 10 th Floors & Windows work upto 9 th Floors.	77%	➤ Vitrified tiles flooring in all rooms	➤ Granite Kitchen platform with Stainless Steel Sink	➤ Powder coated aluminum sliding windows with Mosquito Net	➤ Laminated wooden flush doors with Safety door	➤ Concealed wiring	➤ Concealed plumbing	➤ Kids Play Area
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➤ Kids Play Area																			



	➤ Sports Facility			
	➤ Garden			
	➤ Gymnasium			
	➤ Swimming Pool			
	➤ Fitness Centre			
	➤ Indoor Games			
	➤ Multi-Purpose Hall			
	➤ Yoga Area			
	➤ Jogging Track			
	➤ Tennis Court			
	➤ Zumba Room			
	➤ Business Centre			
	➤ Banquet Hall			
6.	Location of property	:		
	a) Plot No. / Survey No.	:	-	
	b) Door No.	:	Not applicable	
	c) C. T. S. No. / Village	:	C. T. S. No. 4958-D, 4958-D/1 to 124 of Village - Kolekalyan	
	d) Ward / Taluka	:	Andheri	
	e) Mandal / District	:	Mumbai	
7.	Postal address of the property	:	"Kalpataru Bliss", Proposed Sale Building No. 2 for S. R. Scheme on Plot Bearing C. T. S. No. 4958-D, 4958-D/1 to 124 of Village - Kolekalyan, Off CST Road, Near Mumbai University, Kalina, Santacruz (East), Mumbai- 400 098, State - Maharashtra, Country – India.	
8.	City / Town	:	Santacruz (East), Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Higher Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Slum Rehabilitation Authority, Village Kolekalyan	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	Road	CTS No. 4953D	Novmonkia Building
	South	CTS No. 4965 & 4950-A	CTS No. 4956 AND 4950 A	Red Rose Apartment
	East	Road	13 M Wide Road	Manipada Road & Park Bay

				Apartment
	West	CTS No. 125	Partly by CTS No. 4958D125 Partly CTS No. 4961	Kaspa Building
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°04'19.5"N 72°51'46.1"E	
14.	Extent of the site		: Total Plot area - 3881.600 Sq. M. (As per Approved Plan) Plot area - 1946.54 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Total Plot area - 3881.600 Sq. M. (As per Approved Plan) Plot area - 1946.54 Sq. M. (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		: Higher class	
2.	Development of surrounding areas		: Good	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential purpose	
8.	Any usage restriction		: Residential	
9.	Is plot in town planning approved layout?		: Copy of Approved Plan No. SRA / ENG / HE / PVT / 0106 / 20110607 / AP / S2 dated 10.08.2021 issued by Slum Rehabilitation Authority (Number of Copies - Twelve - Sheet No. 1/12 to 12/12) Approved upto:	
			Building No. / Wing	Number of Floors
			2 / A & B	3 Basements + Ground (part) + Stilt (part) + 1 st to 14 th upper floors.



10.	Corner plot or intermittent plot?	:	Intermittent																		
11.	Road facilities	:	Yes																		
12.	Type of road available at present	:	CST Road																		
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	13.00 M. wide D. P. 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	:	Total Plot area – 3881.600 Sq. M. (As per Approved Plan) Plot area – 1946.54 Sq. M. (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 vidence thereof to be enclosed)	:	₹ 1,65,190.00 per Sq. M. for Residential ₹ 86,770.00 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>Total Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>3881.60</td> <td>86770</td> <td>33,68,06,432.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>1946.54</td> <td>86770</td> <td>16,89,01,276.00</td> </tr> </tbody> </table>	As per Approved Plan			Total Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3881.60	86770	33,68,06,432.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1946.54	86770	16,89,01,276.00
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1946.54	86770	16,89,01,276.00																			
Part – B (Valuation of Building)																					
1	Technical details of the building	:																			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress																		
	c) Year of construction	:	N.A. Building Construction work is in progress																		
	d) Number of floors and height of each floor including basement, if any	:																			

Building No. / Wing	Number of Floors				
2 / A & B	3 Basements + Ground (part) + Stilt (part) + 1 st to 14 th upper floors.				
e) Plinth area floor-wise	: As per table attached to the report				
f) Condition of the building	:				
i) Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress				
ii) Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress				
g) Date of issue and validity of layout of approved map	: Copy of Approved Plan No. SRA / ENG / HE / PVT / 0106 / 20110607 / AP / S2 dated 10.08.2021 issued by Slum Rehabilitation Authority (Number of Copies - Twelve - Sheet No. 1/12 to 12/12)				
h) Approved map / plan issuing authority	: Approved upto: <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / A & B</td> <td>3 Basements + Ground (part) + Stilt (part) + 1st to 14th upper floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	2 / A & B	3 Basements + Ground (part) + Stilt (part) + 1 st to 14 th upper floors.
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i) Whether genuineness or authenticity of approved map / plan is verified	: Yes				
j) Any other comments by our empanelled valuers on authentic of approved plan	: No.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
3.	Electrical installation	: N.A. Building Construction work is in progress
	Type of wiring	:



	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	
		:	
4.	Plumbing installation		
	a) No. of water closets and their type	:	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:

1. Building No. 2, Wing - A:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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	12	1	2 BHK	709	17	726	799	34000	2,46,84,000.00	2,76,46,080.00	57500	25,55,520
2	21	2	3 BHK	974	18	992	1091	34000	3,37,28,000.00	3,77,75,360.00	78500	34,91,840
3	22	2	2 BHK	709	17	726	799	34000	2,46,84,000.00	2,76,46,080.00	57500	25,55,520
4	23	2	2 BHK	735	17	752	827	34000	2,55,68,000.00	2,86,36,160.00	59500	26,47,040
5	31	3	3 BHK	974	18	992	1091	34000	3,37,28,000.00	3,77,75,360.00	78500	34,91,840
6	31	3	2 BHK	709	17	726	799	34000	2,46,84,000.00	2,76,46,080.00	57500	25,55,520
7	33	3	2 BHK	735	17	752	827	34000	2,55,68,000.00	2,86,36,160.00	59500	26,47,040
8	41	4	3 BHK	974	18	992	1091	34000	3,37,28,000.00	3,77,75,360.00	78500	34,91,840
9	42	4	2 BHK	709	17	726	799	34000	2,46,84,000.00	2,76,46,080.00	57500	25,55,520
10	43	4	2 BHK	735	17	752	827	34000	2,55,68,000.00	2,86,36,160.00	59500	26,47,040
11	51	5	3 BHK	974	18	992	1091	34000	3,37,28,000.00	3,77,75,360.00	78500	34,91,840
12	52	5	2 BHK	709	17	726	799	34000	2,46,84,000.00	2,76,46,080.00	57500	25,55,520
13	53	5	2 BHK	735	17	752	827	34000	2,55,68,000.00	2,86,36,160.00	59500	26,47,040
14	61	6	3 BHK	974	18	992	1091	34000	3,37,28,000.00	3,77,75,360.00	78500	34,91,840
15	62	6	2 BHK	709	17	726	799	34000	2,46,84,000.00	2,76,46,080.00	57500	25,55,520
16	63	6	2 BHK	735	17	752	827	34000	2,55,68,000.00	2,86,36,160.00	59500	26,47,040
17	71	7	3 BHK	974	18	992	1091	34000	3,37,28,000.00	3,77,75,360.00	78500	34,91,840
18	72	7	2 BHK	709	17	726	799	34000	2,46,84,000.00	2,76,46,080.00	57500	25,55,520
19	73	7	2 BHK	735	17	752	827	34000	2,55,68,000.00	2,86,36,160.00	59500	26,47,040
20	81	8	3 BHK	974	18	992	1091	34000	3,37,28,000.00	3,77,75,360.00	78500	34,91,840
21	82	8	3 BHK	881	17	898	988	34000	3,05,32,000.00	3,41,95,640.00	71000	31,60,960
22	91	9	3 BHK	974	18	992	1091	34000	3,37,28,000.00	3,77,75,360.00	78500	34,91,840
23	92	9	2 BHK	709	17	726	799	34000	2,46,84,000.00	2,76,46,080.00	57500	25,55,520
24	93	9	2 BHK	735	17	752	827	34000	2,55,68,000.00	2,86,36,160.00	59500	26,47,040

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
25	101	10	3 BHK	974	18	992	1091	34000	3,37,28,000.00	3,77,75,360.00	78500	34,91,840
26	102	10	2 BHK	709	17	726	799	34000	2,46,84,000.00	2,76,46,080.00	57500	25,55,520
27	103	10	2 BHK	735	17	752	827	34000	2,55,68,000.00	2,86,36,160.00	59500	26,47,040
28	111	11	3 BHK	974	18	992	1091	34000	3,37,28,000.00	3,77,75,360.00	78500	34,91,840
29	112	11	2 BHK	709	17	726	799	34000	2,46,84,000.00	2,76,46,080.00	57500	25,55,520
30	113	11	2 BHK	735	17	752	827	34000	2,55,68,000.00	2,86,36,160.00	59500	26,47,040
31	121	12	3 BHK	974	18	992	1091	34000	3,37,28,000.00	3,77,75,360.00	78500	34,91,840
32	122	12	2 BHK	709	17	726	799	34000	2,46,84,000.00	2,76,46,080.00	57500	25,55,520
33	123	12	2 BHK	735	17	752	827	34000	2,55,68,000.00	2,86,36,160.00	59500	26,47,040
34	131	13	3 BHK	974	18	992	1091	34000	3,37,28,000.00	3,77,75,360.00	78500	34,91,840
35	132	13	2 BHK	709	17	726	799	34000	2,46,84,000.00	2,76,46,080.00	57500	25,55,520
36	133	13	2 BHK	735	17	752	827	34000	2,55,68,000.00	2,86,36,160.00	59500	26,47,040
37	141	14	3 BHK	974	18	992	1091	34000	3,37,28,000.00	3,77,75,360.00	78500	34,91,840
38	142	14	2 BHK	709	17	726	799	34000	2,46,84,000.00	2,76,46,080.00	57500	25,55,520
39	143	14	2 BHK	735	17	752	827	34000	2,55,68,000.00	2,86,36,160.00	59500	26,47,040
Total				31580	676	32256	35482		1,09,67,04,000.00	1,22,83,08,480.00		11,35,41,120

2. Building No. 2, Wing - B:

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. ft.	Total Area in Sq. ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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	12	1	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
2	13	1	2.5 BHK	861	19	880	968	34000	2,99,20,000.00	3,35,10,400.00	70000	30,97,600
3	21	2	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
4	22	2	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
5	23	2	2.5 BHK	861	19	880	968	34000	2,99,20,000.00	3,35,10,400.00	70000	30,97,600
6	31	3	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
7	32	3	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
8	33	3	2.5 BHK	861	19	880	968	34000	2,99,20,000.00	3,35,10,400.00	70000	30,97,600
9	41	4	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
10	42	4	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
11	43	4	2.5 BHK	861	19	880	968	34000	2,99,20,000.00	3,35,10,400.00	70000	30,97,600
12	51	5	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
13	52	5	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
14	53	5	2.5 BHK	861	19	880	968	34000	2,99,20,000.00	3,35,10,400.00	70000	30,97,600
15	61	6	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
16	62	6	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
17	63	6	2.5 BHK	861	19	880	968	34000	2,99,20,000.00	3,35,10,400.00	70000	30,97,600

Sr. No.	Flat No.	Floor No.	Comp.	Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Total 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 ₹
18	71	7	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
19	72	7	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
20	73	7	2.5 BHK	861	19	880	968	34000	2,99,20,000.00	3,35,10,400.00	70000	30,97,600
21	82	8	3 BHK	949	17	966	1063	34000	3,28,44,000.00	3,67,85,280.00	76500	34,00,320
22	83	8	2.5 BHK	861	19	880	968	34000	2,99,20,000.00	3,35,10,400.00	70000	30,97,600
23	91	9	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
24	92	9	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
25	93	9	2.5 BHK	861	19	880	968	34000	2,99,20,000.00	3,35,10,400.00	70000	30,97,600
26	101	10	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
27	102	10	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
28	103	10	2.5 BHK	861	19	880	968	34000	2,99,20,000.00	3,35,10,400.00	70000	30,97,600
29	111	11	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
30	112	11	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
31	113	11	2.5 BHK	861	19	880	968	34000	2,99,20,000.00	3,35,10,400.00	70000	30,97,600
32	121	12	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
33	122	12	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
34	123	12	2.5 BHK	861	19	880	968	34000	2,99,20,000.00	3,35,10,400.00	70000	30,97,600
35	131	13	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
36	132	13	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
37	133	13	2.5 BHK	861	19	880	968	34000	2,99,20,000.00	3,35,10,400.00	70000	30,97,600
38	141	14	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
39	142	14	2 BHK	772	17	789	868	34000	2,68,26,000.00	3,00,45,120.00	62500	27,77,280
Total				31442	689	32131	35344		1,09,24,54,000.00	1,22,35,48,480.00		11,31,01,120

Summary of the Project:

Building No. / Wing	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 ₹
2 / A	2 BHK - 25 3 BHK - 14	39	32256	35482	1,09,67,04,000.00	1,22,83,08,480.00
2 / B	2 BHK - 25 2.5 BHK - 14	39	32131	35344	1,09,24,54,000.00	1,22,35,48,480.00
Total		78	64387	70826	2,18,91,58,000.00	2,45,18,56,960.00
Refuge floor – 8 th floor - Flat Nos. 3 (Wing - A)						
Refuge floor – 8 th floor - Flat Nos. 1 (Wing - B)						



Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	2,18,91,58,000.00
Final Realizable Value After Completion in ₹	2,45,18,56,960.00
Cost of Construction (Total Built up area x Rate) 70826 Sq. Ft. x ₹ 3200.00	22,66,43,520.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A	77	35482	11,35,42,400.00	8,74,27,648.00
B	77	35344	11,31,01,120.00	8,70,87,862.00
Total		70826	22,66,43,520.00	17,45,15,510.00

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 ₹		:	₹ 2,18,91,58,000.00
Final Realizable Value After Completion in ₹		:	₹ 2,45,18,56,960.00

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 ₹ 33,500 to ₹ 37,500.00 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 commercial and residential application in the locality etc We estimate ₹ 34,000.00 per Sq. Ft. on Carpet Area for valuation.

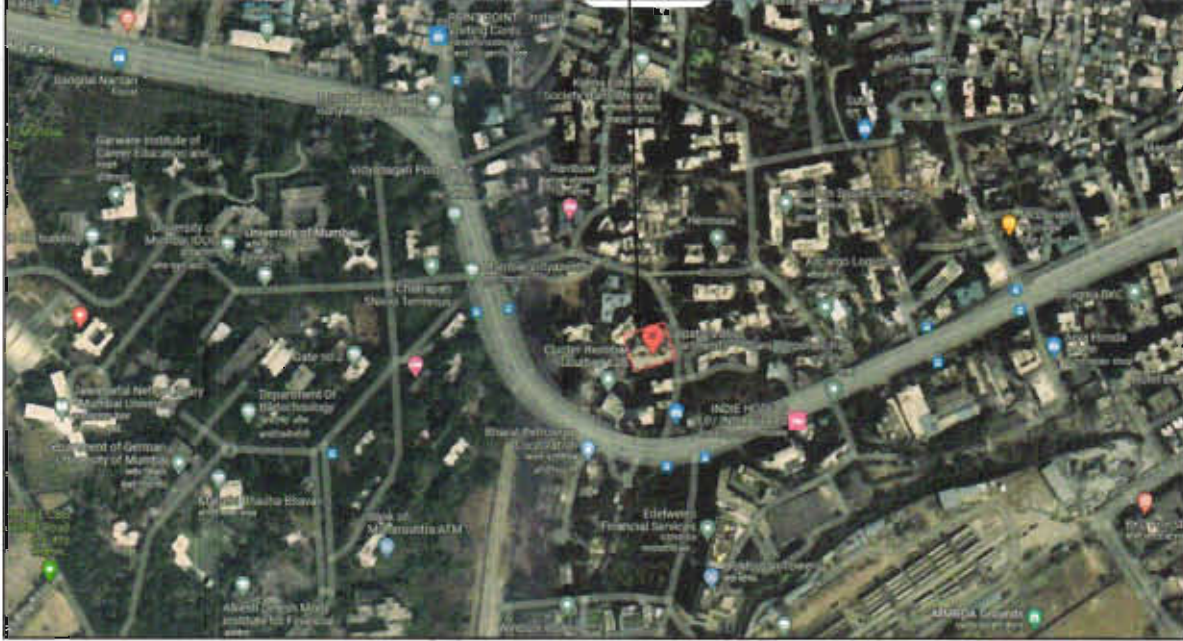
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Actual Site Photographs




Route Map of the property Site u/r



Latitude Longitude: 19°04'19.5"N 72°51'46.1"E

Note: The Blue line shows the route to site from nearest Railway Station (Santacruz East Station –3.2 Km)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: कोठेपानगर (अंधेरी)

Search By: Survey No. Location

Select	उपविभाग	कुली जमीन	निवासी सफरिका	श्रीमंजि दुकाने	श्रीमंजि एकक	एकक (Rs./)
SurveyNo	31/173A-बॉम्बे कुर्ली कॉम्प्लेक्स मधील डी लॉक मधील बासीस मिळकती.	161070	300080	345060403300	300250	ची. मीटर
SurveyNo	31/172B-रत्ना-सि.एच.टी.रोड	110550	213990	246090266870	213090	ची. मीटर
SurveyNo	31/172A-पुंजाय: पूर्वेस मायाची हद्द, पश्चिमेस सि.एच.टी. रोड व पंजीव बवाहूरलाय नेहू रोड चौक्याय 13.40 मी. चौ. रोड, दक्षिणेस सि. एच. टी. रोड व उत्तरेस पंजीव बवाहूरलाय नेहू रोड सामावीय पुंजाय.	66770	165190	189960206480	165190	ची. मीटर
SurveyNo	31/173B - पुंजाय : उत्तरेस सि.एच.टी. रोड, पूर्वेस व पश्चिमेस डी.पी. रोड व दक्षिणेस बॉम्बे कुर्ली कॉम्प्लेक्सची हद्द	167510	323240	385110455400	346290	ची. मीटर
SurveyNo	31/173C - पुंजाय:भारत नगर व टाटा शिवाजी मधील समाविष्ट मिळकती.	96480	177750	204410222180	177750	ची. मीटर

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Sales Instance

8915101 29-06-2023 Note: Generated Through eSearch Module For original report please contact concern SRO office.		सूची क्र.2 इकाई नं. 100 टुने. 00001। रकम नं. 8915 2023 मंडल विद्युत विभाग
महादेव नगर - कोल्हापूर		
(1) विविध भाग	कमल नगर	
(2) क्षेत्र	232/349	
(3) महादेव नगर विद्युत विभाग कोल्हापूर तालुका अन्तर्गत कोल्हापूर नगरपालिका नगरपालिका	145317115	
(4) नगरपालिका व तालुका क्षेत्र	1) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00001। 2) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00002। 3) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00003। 4) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00004। 5) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00005। 6) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00006। 7) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00007। 8) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00008। 9) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00009। 10) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00010।	
(5) क्षेत्र	1.70 हेक्टर	
(6) महादेव नगर विद्युत विभाग		
(7) महादेव नगर विद्युत विभाग व कोल्हापूर नगरपालिका अन्तर्गत कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00001।	1) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00001। 2) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00002। 3) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00003। 4) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00004। 5) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00005। 6) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00006। 7) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00007। 8) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00008। 9) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00009। 10) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00010।	
(8) महादेव नगर विद्युत विभाग व कोल्हापूर नगरपालिका अन्तर्गत कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00001।	1) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00001। 2) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00002। 3) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00003। 4) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00004। 5) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00005। 6) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00006। 7) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00007। 8) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00008। 9) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00009। 10) कोल्हापूर नगरपालिका क्षेत्र, इकाई नं. 100 टुने. 00010।	
(9) महादेव नगर विद्युत विभाग	14062023	
(10) महादेव नगर विद्युत विभाग	22062023	
(11) महादेव नगर विद्युत विभाग	8915 2023	
(12) महादेव नगर विद्युत विभाग	145317115	
(13) महादेव नगर विद्युत विभाग	8000	
(14) महादेव नगर विद्युत विभाग		
महादेव नगर विद्युत विभाग		
महादेव नगर विद्युत विभाग	(i) within the limits of any Municipal Corporation or any Cantonment area situated therein.	

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Sales Instance

६७१११२ १९-०६-२०१३ Note: Generated Through eSearch Module. For original report please contact concern SRO office	सूची क्र. २	कृष्ण लिंगम सह दु.नि. भोसले। १९-०६-२०१३ ६७११२३०३ ०६/०६ Page 18 of 38
यावाचे नाव : कोतेकरवाण		
(१) विक्रेत्याचे नाव	कृष्णलिंगम	
(२) मालकी क्र.	२९९००३०	
(३) महापालिका/शहरीकरण/ग्रामीण विकास/कार्यालय क्रमांक किंवा सी/पद/२२/३ मध्ये क्रमांक	२४१७६३१.९१	
(४) मूळ मालकी क्र. व सध्याचे क्रमांक	१) पालिकेचे मूळ मालकी क्र. १४११४ व गज्या व शि. क्रमांक ४ वीस अपव्हीट अखत्यारि ईट वीस सी/पद/२२/३ मध्ये क्रमांक २९९००३०३० (वे.०००००००००) वीस पालिका मालकी क्र. २९९००३०३० मध्ये क्रमांक २९९००३०३० मध्ये क्रमांक २९९००३०३० मध्ये क्रमांक २९९००३०३० (C.T.S. Number: ४९९००३०३०.१)	
(५) क्षेत्रफळ	९९.९१ चौ.मीटर	
(६) मालकी क्र. व मूळ मालकी क्र. व सध्याचे क्रमांक		
(७) दस्तावेज क्रमांक व दिनांक व दस्तावेज क्रमांक व दिनांक	१) मूळ मालकी क्र. १४११४ व गज्या व शि. क्रमांक ४ वीस अपव्हीट अखत्यारि ईट वीस सी/पद/२२/३ मध्ये क्रमांक २९९००३०३० (वे.०००००००००) वीस पालिका मालकी क्र. २९९००३०३० मध्ये क्रमांक २९९००३०३० मध्ये क्रमांक २९९००३०३० (C.T.S. Number: ४९९००३०३०.१)	
(८) दस्तावेज क्रमांक व दिनांक व दस्तावेज क्रमांक व दिनांक	१) मूळ मालकी क्र. १४११४ व गज्या व शि. क्रमांक ४ वीस अपव्हीट अखत्यारि ईट वीस सी/पद/२२/३ मध्ये क्रमांक २९९००३०३० (वे.०००००००००) वीस पालिका मालकी क्र. २९९००३०३० मध्ये क्रमांक २९९००३०३० मध्ये क्रमांक २९९००३०३० (C.T.S. Number: ४९९००३०३०.१)	
(९) दस्तावेज क्रमांक व दिनांक	११/०६/२०१३	
(१०) मूळ मालकी क्र. व दिनांक	१६/०६/२०१३	
(११) मूळ मालकी क्र. व दिनांक	६/११/२०१३	
(१२) महापालिका/शहरीकरण/ग्रामीण विकास/कार्यालय क्रमांक	१७१९०००	
(१३) महापालिका/शहरीकरण/ग्रामीण विकास/कार्यालय क्रमांक	३०००	
(१४) टीका		
मूळ मालकी क्र. व मूळ मालकी क्र. व सध्याचे क्रमांक		
मूल्य मूळ मालकी क्र. व सध्याचे क्रमांक	(i) within the limits of any Municipal Corporation or any Cantonment was assessed to it	

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Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Santacruz East > 2 BHK Flats for sale in Santacruz East > ₹50 Sq Ft

₹2.75 Cr EMI: ₹1.1L/mo. Can I afford it? PREMIUM PROJECT

2 BHK 950 Sq Ft Flat For Sale **Santacruz East, Mumbai**

2 Beds 2 Baths 1 Covered Parking Unfurnished Visitor Parking

Carpet Area 727 sqft ₹37,827/sqft	Developer Kalpataru Ltd.	Project Kalpataru Bliss Apartment	Floor 11 (Out of 15 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 Santacruz East > 2 BHK Flats for sale in Santacruz East > ₹235 Sq Ft

₹2.70 Cr EMI: ₹1.22L Get emi-approved loan PREMIUM PROJECT

2 BHK 1235 Sq Ft Flat For Sale **Santacruz East, Mumbai**

2 Beds 2 Baths Unfurnished Service/Goods Visitor Parking

Carpet Area 726 sqft ₹37,190/sqft	Developer Kalpataru Ltd.	Project Kalpataru Bliss Apartment	Floor 6 (Out of 14 Floors)
Transaction Type Resale	Facing North - East	Furnished Status Unfurnished	Type Of Ownership Co-operative Society



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www.vastukala.org



Price Indicators

The screenshot shows a real estate listing on the Magicbricks website. The listing is for a 3 BHK, 1408 Sq-ft flat for sale in Santacruz East, Mumbai. The price is ₹3.19 Cr (₹1,149/sq-ft). The listing includes a gallery of images showing the exterior of the building and interior views of the living and dining areas. Key features listed include 3 beds, 3 baths, 1 covered parking, and semi-furnished status. The developer is Kalpataru Ltd., and the project is Kalpataru Bliss Apartment. The property is located on the 12th floor out of 14 floors. The transaction type is New Property, and the facing is East. The listing also mentions 'East Facing Property' and 'Premium Project'.

Property Details	Developer	Project	Floor
3 Beds, 3 Baths, 1 Covered Parking, Semi-Furnished	Kalpataru Ltd.	Kalpataru Bliss Apartment	12 (Out of 14 Floors)
Carpet Area: 860 sqft - ₹36,250/sqft			
Transaction Type: New Property	Facing: East	Lifts: 3	Furnished Status: Semi-Furnished

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Price Indicators

99acres Mumbai South West

Kalpataru Bliss

Why you should consider Kalpataru Bliss?

- Access Control Systems
- Close to Chhatrapati Shivaji International Airport
- Landscaped Garden on First Floor and Terrace

CONSTRUCTION STATUS
Under Construction
Completion in Sep. 2024

₹ 2.5 - 3.37 Cr - Govt. Charges

DEVELOPER BY
Kalpataru Limited

[Download Brochure](#)

HOUSING.COM Mumbai South West

Kalpataru Bliss Apartments

₹ 2.88 Cr - 3.48 Cr
EPR starts at ₹ 43 Lacs

CONSTRUCTION STATUS
Under Construction
Completion in Sep. 2024

DEVELOPER BY
Kalpataru Limited

2, 2.5 BHK Apartments Configurations

Mar. 2025 Possession Starts

Price on request Avg. Price

726.00 sq.ft. - 880.00 sq.ft. Carpet Area Size

Price Indicators

magicbricks Login Post Property

Buy Rent Sell Home Loans Property Services MB Advice Help 20% OFF on Home Shifting

Kalpataru Bliss Apartment View on Map

Follow 16 Photos **5** Project Locality Video

Overview Properties About Project Amenities Floor Plan & Units Project Details Ratings & Reviews About Locality

Kalpataru Bliss Apartment 4.3 ★★★★★ 4 reviews Write a review

By Kalpataru Ltd. Looking for a Property in Kalpataru Bliss Apartment

Sarvastuz East, Mumbai Individual Agents

Under Construction Possession by Jun, 2021

₹ 2.21 Cr - ₹ 3.48 Cr Contact Agents Download Brochure

Item: ₹ 27,000 - ₹ 50,000 IND • IN

2.5 BHK Flats

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence Sell or Rent Property

Home New Projects in Mumbai Projects in Mumbai Projects in Sarvastuz East Kalpataru Bliss

Kalpataru Bliss Compare

Sarvastuz East, Mumbai

₹ 2.88 Cr to ₹ 3.94 Cr Need Loan? Get Your Loan Here

Status: **Advanced Stage Construction**

Project Size: 78 units - 14 floors

Configurations: 2.5 BHK Flat from 725 Sq. Ft. to 945 Sq. Ft. (1 B+2B)

11 Properties for Sale in Kalpataru Bliss

6000 Views 300 Enquiries

GET A CALL BACK

Why Invest through Square Yards?

- Zero Brokerage** - 100% Service, 0% Brokerage. We charge our customers nothing. Not today, not ever!
- Lowest Price Guaranteed** - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- Full Service Support** - Our sales personnel are accountable for every step - site visits, home tours & post-sales.

Price Indicators

NOBROKER My Bookings Post Your Property Sign Up Login

Home / Mumbai / Santacruz East / Kalpataru Bliss / Project

Kalpataru Bliss

Near: University Of Mumbai CST Road, Kalina, Santacruz East, Mumbai

4 BHK units 79 units 2,23,32 bedsrooms

₹2.88 Crores - ₹3.48 Crores

EMI starts from ₹2.15 Lakh / Month

[View Brochure](#) [Request Callback](#)

Top Benefits

- Connectivity To Eastern Express HWY
- Multi tier Security Inside Development
- Proximity To Santacruz Train Station
- Accessibility To Citi Care Hospital

Kalpataru Limited
ESTD 15
To inquire: Call Please

Provided by: Kalpataru Limited's son of India's leading real estate companies. A requirement of land is placed against mortgage and equity can be used as collateral for loans to get an immediate...

PROPTIGER Home / Mumbai / Santacruz East / Kalpataru Bliss / Project

Interested to buy property in Santacruz East ?

Name: _____
PIN: _____ Mobile No: _____

I agree to be contacted by Proptiger via WhatsApp, SMS, Phone, Email etc

[GET CALL BACK](#)

Assured Callback in 5 mins
(Get an assured callback in 5 mins, from sales expert 10 AM - 5 PM IST)

[Contact Proptiger on WhatsAppChat Only](#) **+91-96939-69347**

Kalpataru Bliss Apartments

by Kalpataru Limited

Santacruz East, Mumbai [View on Map](#)


2-3 BHK **726 - 892 sq ft** **₹ 2.88 Cr - ₹ 3.80 Cr**

Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

₹ 4.56 Cr EMI: ₹ 2,06k [Get Loan offers from 34+ banks](#)

4 BHK 1419 Sq-ft Flat For Sale: **Santacruz East, Mumbai**



4 Beds
4 Baths
Unfurnished


<p>Carpet Area 1419 sqft ₹ 32.15/sqft</p>	<p>Developer Sanghvi Realty</p>	<p>Project Sanghvi Infenia</p>	<p>Transaction Type New Property</p>
<p>Status Under Construction</p>	<p>Furnished Status Unfurnished</p>		

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Santacruz East > 2 BHK Flats for sale in Santacruz East > ₹ 20-30 L

₹ 1.45 Cr EMI: ₹ 65k [Can I afford it?](#)

2 BHK 920 Sq-ft Flat For Sale: **Santacruz East, Mumbai**



2 Beds
2 Baths
1 Covered Parking
Unfurnished

<p>Carpet Area 550 sqft ₹ 26.36/sqft</p>	<p>Developer Atmiya Group</p>	<p>Project Atmiya Centria</p>	<p>Transaction Type New Property</p>
<p>Floor 9 (Out of 11 Floors)</p>	<p>Facing East</p>		
<p>Lifts 2</p>	<p>Furnished Status Unfurnished</p>	<p>Car Parking 1 Covered</p>	

✔ East Facing Property

Contact Agent
Get Phone No.

👤 Last contact made 9 days ago



Price Indicators Projects nearby Locality

This screenshot shows the 99acres website listing for the Kolte Alora project in Mumbai South West. The listing includes a main image of the apartment building, a gallery of photos, and a map. Key details include:

- Project Name:** Kolte Alora
- Construction Status:** Under Construction (Completion in May, 2027)
- Price:** ₹ 2.77 Cr + Govt. Charges
- Apartment Type:** 2, 3 BHK Apartment
- Developer:** Kolte Patil Developers Ltd.
- Why you should consider Kolte Alora?**
 - 10 minutes away from BKC
 - High end living experience for your growing aspirations
 - Premium lifestyle amenities

This screenshot shows the 99acres website listing for the Crescent Nexus Ascent project in Mumbai South West. The listing includes a main image of the apartment building, a gallery of photos, and a map. Key details include:

- Project Name:** Crescent Nexus Ascent
- Construction Status:** New Launch (Completion in Dec, 2026)
- Price:** ₹ 1.22 - 1.73 Cr + Govt. Charges
- Apartment Type:** 1, 2 BHK Apartment
- Developer:** Ascent Infraspac
- Why you should consider Crescent Nexus Ascent?**
 - Well connected to future transport
 - Well ventilated and spacious apartment with
 - MTN Metro station is in close vicinity

Price Indicators Projects nearby Locality

99acres Buy - [Area] Locality / Project / Society / Submarket

₹1.11 Cr Estimated EMI: ₹1,26,500 per sq.ft. **1BHK 2Baths**

RISK STATUS: NOT AVAILABLE Register No: P11000019500 - Register Page: [https://maharashtra.gov.in](#)

Overview | Society | Dealer Details | Price Trends | Society Reviews | Locality Reviews

Property (4) | **Society (10)**

Super Built up area: 750 sq.ft. **1 Bedroom, 2 Bathrooms, No Balcony with Store Room**

Built Up area: 520 sq.ft. **50 lakhs**

Carpet area: 418 sq.ft. **40 lakhs**

Price: ₹ 1.11 Crore @ 26,555 per sq.ft. (Inclusive Reg. charges) **50 lakhs**

Project Details: 7 of 7 Floors, West, Dec 2023

Location: Main Road

99acres Buy - [Area] Locality / Project / Society / Submarket

₹1.34 Cr Estimated EMI: ₹1,51,826 **1BHK 2Baths**

RISK STATUS: NOT AVAILABLE Register Page: [https://maharashtra.gov.in](#)

Overview | Dealer Details | Price Trends | Locality Reviews | Recommendations | Alerts

Property (8)

Super Built up area: 700 sq.ft. **1 Bedroom, 2 Bathrooms, No Balcony**

Built Up area: 550 sq.ft. **50 lakhs**

Carpet area: 488 sq.ft. **40 lakhs**

Price: ₹ 1.34 Crore+ Govt Charges & Tax @ 30,044 per sq.ft. (Inclusive) **50 lakhs**

Project Details: 12 of 14 Floors, East, Mar 2024

Location: Park/Garden Main Road

2 people shortlisted this property this week



Price Indicators Projects nearby Locality

HOUSING.COM Buy or Rent Now

Kolte Patil Alora ₹2.77 Cr - 3.54 Cr | ₹56.22 K/sq.ft
2 BHK Starts at ₹1.58 Lacs

By **KOLTE PATIL DEVELOPERS**
Surf Road, Sector 10, Gurgaon, Haryana

Project Images: [Main image of building at night] [Pool area] [15 more images]

2, 3 BHK Apartments Configurations | **May, 2027** Possession Starts | **₹56.22 K/sq.ft** Avg. Price | **744.00 sq.ft - 860.00 sq.ft** Carpet Area | [View](#)

[View More](#) | [View About Project](#) | [About Project](#) | [Floor Plan](#) | [Tour This Project](#) | [Amenities](#)

HOUSING.COM Buy or Rent Now

Rudra Paradise ₹2.25 Cr - 3.8 Cr | ₹55.80 K/sq.ft
2 BHK Starts at ₹1.12 Lacs

By **RUDRA DEVELOPERS**
Plot No. 175-A, 1st Phase, 21st Flr, 24th Cross, 2nd Stage, Sector 10, Gurgaon, Haryana

Project Images: [Living room interior] [Living room interior] [1 more image]

2, 3 BHK Apartments Configurations | **Dec, 2024** Possession Starts | **₹55.80 K/sq.ft** Avg. Price | **632.00 sq.ft - 1067.00 sq.ft** Carpet Area | [View](#)

[View More](#) | [View About Project](#) | [About Project](#) | [Floor Plan](#) | [Tour This Project](#) | [Amenities](#)

Price Indicators Projects nearby Locality

Courtyard
By HSR REALTY
Sagar Park, Swarnashree Nagar, Kaipataru East, Madhav Suburban, Mysuru

₹2.2 Cr - 3.41 Cr | ₹28.00 K/sq.ft.
Starts at ₹1.04 Lacs

2.2.5. 3 BHK Apartments
Configurations

Mar. 2028
Possession Starts

₹34.00 K/sq.ft.
Avg. Price

648.00 sq.ft. - 1004.00 sq.ft.
Starts at ₹1.04 Lacs

16 more

Wolfpack Nav Vishwadharm CHSL
By WOLFPACK HOUSING CORPORATION
Sagar Park, Swarnashree Nagar, Kaipataru East, Madhav Suburban, Mysuru

₹1.58 Cr - 2.31 Cr | ₹36.00 K/sq.ft.
Starts at ₹15.33 L

1.2 BHK Apartments
Configurations

Jun. 2023
Possession Starts

₹38.00 K/sq.ft.
Avg. Price

440.00 sq.ft. - 541.00 sq.ft.
Starts at ₹15.33 L

3 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: 29.08.2023

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) PRIVATE LIMITED,
ou=india,
2.5.4.23=9022a04d21a0c74d379e29801f349a23e3a4171
311279c174788863, postalCode=400008, st=Maharashtra,
serialNumber=4106a000ab8c8988JatChalikwar311279c17171940
=19a4282af9a3276a7088, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.29 17:24:21 +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)

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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 29.08.2023 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 25.07.2023. 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



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- 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. Klassik Vinyl Products LLP
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 Tushar Bhuwad – Valuation Engineer Vinita Surve – Processing Manager Meetali Rasal – 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 - 25.07.2023 Valuation Date – 29.08.2023 Date of Report - 29.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 25.07.2023
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 **29th August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

Information Supplied by Others

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

Future Matters

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

Map and Plans

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Klassik Vinyl Products LLP** 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. Klassik Vinyl Products LLP** 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.

