

# PROJECT VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Aria Park"**

"Aria Park", Proposed Residential Building on Plot bearing C.T.S. No. 481, 482, 485 & 486, T Ward, Mahatma Phule Road, Hanuman Chowk, Village – Mulund – E, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.

**Latitude Longitude: 19°10'20.2"N 72°57'39.5"E**

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### Valuation Done for:

**State Bank of India**

**Wagle Ind. Est. Branch**




Regional Business Office, Region-II, Wagle Ind. Area, Plot No. B-35, 2nd Floor, Wagle Circle, Thane (West) - 400 604, State - Maharashtra, Country - India.



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : [thane@vastukala.org](mailto:thane@vastukala.org), Tel. : 80978 82976 / 90216 25621

#### **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](mailto:mumbai@vastukala.org)

Vastu/SBI/Thane/08/2023/3121/2302181  
23/20-327-PY  
Date: 21.08.2023

To,  
**The Branch Manager,**  
**State Bank of India**  
**Wagle Ind. Est. Branch**  
Regional Business Office, Region-II,  
Wagle Ind. Area, Plot No. B-35, 2nd Floor,  
Wagle Circle, Thane (West) - 400 604,  
State - Maharashtra, Country - India.

**Sub:** Project Valuation for "**Aria Park**" at Mulund (East), Mumbai, PIN Code – 400 081.

Dear Sir,

In accordance with your Mail as stated above, we enclose our Report on Project Valuation for "**Aria Park**", Proposed Residential Building on Plot bearing C.T.S. No. 481, 482, 485 & 486, T Ward, Mahatma Phule Road, Hanuman Chowk, Village – Mulund – E, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.

The project is being developed by M/s. Konark Realtors. Konark Realtors carries a rich legacy of over 3 decades built on the trust and belief of our customers and stakeholders. We have developed in excess of 1 million sq. ft. of prime real estate in Mumbai and have provided homes to more than 800 families in Mumbai. Timely completion of projects coupled with strong planning and design innovation gives the group an edge over its competitors.

M/s. Konark Realtors is developing a Residential Building on Plot bearing C.T.S. No. 481, 482, 485 & 486, T Ward, Mahatma Phule Road, Hanuman Chowk, Village – Mulund – E, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India. Project is comprising of Residential Sale Building and Staff Quarter Building.

Wing B is Staff Quarter Building and Wing A is Residential Sale Building is proposed of Ground Floor + 1<sup>st</sup> to 22<sup>nd</sup> Upper Floors with total RERA carpet area of 63,070.00 Sq. Ft. which consists 2BHK & 3 BHK Flat with total 71 nos. of Sell flats along with Amenities.



**Thane** : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

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TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

In this regard, SBI, Wagle Ind. Est. Branch Regional Business Office, Region-II, Wagle Ind. Area, Plot No. B-35, 2nd Floor, Wagle Circle, Thane (West) - 400 604, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Project Valuation of the said project.

Our analysis of the project valuation is enclosed in this report. This Report forms an integral whole and cannot be split in parts. The outcome of the report/ study can only lead to proper conclusions if the Report as a whole is taken into account.

The information used by Vastukala Consultants (I) Pvt. Ltd. (VCIPL) in preparing this report has been obtained from a variety of sources and other relevant documents provided by the client & bank. As agreed, we have performed our project valuation exercise with the data available related to the business, considering the market prospects and projections. Our results are dependent on documents provided by client & bank, the underlying assumptions, which has been analysed at a broader level by VCIPL while assessing their reasonableness.

Sale Realisation from the Project is ₹ 132.53 Cr. and Net Present Value of the project as on date is ₹ 31.75 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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

## PROJECT VALUATION REPORT OF "Aria Park"

"Aria Park", Proposed Residential Building on Plot bearing C.T.S. No. 481, 482, 485 & 486, T Ward, Mahatma Phule Road, Hanuman Chowk, Village – Mulund – E, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.

Latitude Longitude: 19°10'20.2"N 72°57'39.5"E

### NAME OF DEVELOPER: M/s. Konark Realtors.

Pursuant to instructions from State Bank of India, Wagle Industrial Estate Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **14<sup>th</sup> August 2023** for approval of project finance purpose.

#### 1. Location Details:

Proposed Residential Building on Plot bearing C.T.S. No. 481, 482, 485 & 486, T Ward, Mahatma Phule Road, Hanuman Chowk, Village – Mulund – E, Mulund (East), Mumbai – 400 081. It is about 550 M. distance from Mulund 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 middle class & developed.

#### 2. Developer Details:

Name of builder	M/s. Konark Realtors.
Project Registration Number	P51800027835
Register office address	M/s. Konark Realtors. A/3 Everest Building, Tardeo, Mumbai – 400034, State - Maharashtra, Country – India
Contact Numbers	Contact Person: Mr. Shekhar Nair (Accountant) Mobile No. 9321079676
E – mail ID and Website	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Ganesh Bhuvan Building
On or towards South	Dnyaneshwar Darshan & Open Plot of same owner
On or towards East	Chawl
On or towards West	Mahatma Phule Road



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mumbai@vastukala.org

**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,

**The Branch Manager,****State Bank of India****Wagle Ind. Est. Branch**

Regional Business Office, Region-II,

Wagle Ind. Area, Plot No. B-35, 2nd Floor,

Wagle Circle, Thane (West) - 400 604,

State - Maharashtra, Country - India.

**VALUATION REPORT (IN RESPECT OF PROJECT FINANCE)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Wagle Ind. Est. Branch, to assess Fair Market value of the Project for bank loan purpose.
2.	a)	Date of inspection : 14.08.2023
	b)	Date on which the valuation is made : 21.08.2023
3.	List of documents produced for perusal	
	1.	Copy of Deed of Conveyance Reg. No. BDR-3/9410/2012 dated 25.12.2012 for CTS No. 477 & 486 between Mr. Abhay Trimbak Patil & 4 others (The Vendors) and M/s. Konark Realtors (The Purchasers).
	2.	Copy of Deed of Conveyance Reg. No. BDR-3/2294/2011 dated 19.03.2011 for CTS No. 481 between Mr. Pandurang Mangal Vaity & 7 others (The Vendors) and M/s. Konark Realtors (The Purchasers).
	3.	Copy of Deed of Conveyance Reg. No. BDR-14/4246/2012 dated 31.05.2012 for CTS No. 482 & 485 between Mr. Yashwant J. Vaity & 7 others (The Vendors) and M/s. Konark Realtors (The Purchasers).
	4.	Copy of Deed of Conveyance Reg. No. BDR-7/3484/2012 dated 08.05.2012 for CTS No. 477 & 486 between Dr. Nitin Vasant Patil & 1 other (The Vendors) and M/s. Konark Realtors (The Purchasers).
	5.	Copy of Agreement for Transfer / Utilization of FSI (TDR) dated 09.11.2021 between Shri Bhawanishankar H. Sharma (First Part) and M/s. Konark Realtors (Second Part) for 197.50 Sq. M.
	6.	Copy of Agreement for Transfer / Utilization of FSI (TDR) dated 16.11.2021 between Shri Narendra Amrutlal Sheth (First Part) and M/s. Konark Realtors (Second Part) for 350.00 Sq. M.
	7.	Copy of Agreement for Transfer / Utilization of FSI (TDR) dated 16.11.2021 between Mr. Rajeev Garg (The Transferors) and M/s. Konark Realtors (The Transferees) for 841.00 Sq. M.
	8.	Copy of Conveyance Deed Reg. No. KRL-4/3458/2021 dated 16.02.2021 between M/s. Konark Realtors (The Seller) and Mrs. Savitribai K. Vaity (The Purchaser) for Flat No. 301 & 302.
	9.	Copy of Approved Plan No. CHE/ES/1414/T/337(NEW) dated 21.06.2023 issued by Municipal Corporation of Greater Mumbai (MCGM) <b>Approved upto:</b> <b>Wing A: Ground Floor + 1<sup>st</sup> to 22<sup>nd</sup> Upper Floor</b> <b>Wing B: Ground Floor + 1<sup>st</sup> to 7<sup>th</sup> Upper Floor</b>
	10.	Copy of Commencement Certificate No. CHE/ES/1414/T/337(NEW)/FCC/4/Amend dated 05.01.2023 valid upto 04.11.2023 issued by Municipal Corporation of Greater Mumbai (MCGM) <b>Approved upto:</b> <b>Wing A: Ground Floor + 1<sup>st</sup> to 22<sup>nd</sup> Upper Floor</b> <b>Wing B: Ground Floor + 1<sup>st</sup> to 7<sup>th</sup> Upper Floor</b>
	11.	Copy of CA Certificate dated 19.08.2023 issued by M/s. Vinod Kumar Jain & Co.
	12.	Copy of Architect Certificate No. 847/2021/930 dated 20.07.2023 issued by M/s. Daisaria Associates.
	13.	Copy of Engineer Certificate dated 12.07.2023 issued by M/s. Destech Structural Consulatnts



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	14. Copy of RERA Certificate No. P51800027835 dated 25.04.2023 issued by Maharashtra Real Estate Regulatory Authority.																					
	Project Name (with address & phone nos.)	:	<b>"Aria Park"</b> , Proposed Residential Building on Plot bearing C.T.S. No. 481, 482, 485 & 486, T Ward, Mahatma Phule Road, Hanuman Chowk, Village – Mulund – E, Mulund (East), Mumbai – 400 081, 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)	:	<b>M/s. Konark Realtors.</b>  A/3 Everest Building, Tardeo, Mumbai – 400034, State - Maharashtra, Country – India  <u>Contact Person:</u> Mr. Shekhar Nair (Accountant) Mobile No. 9321079676																			
5.	Brief description of the property (Including Leasehold / freehold etc.):																					
	<p><b><u>ABOUT PROJECT:</u></b></p> <p>Aria Park invites 71 families to reside in a world of privileges. Each home is exquisitely designed with airy and spacious rooms that provide plenty of natural light and ventilation to ensure that the residents enjoy the benefits of better interior aesthetics and energy efficient environments. Easily accessible by both rail and road, the building is in the same vicinity as some of the finest parks, dining venues, malls and schools. Situated at a prime location of Mulund East, Aria Park is a meticulously designed project of Mumbai. It covers an area of 1668 Sq-m giving enough green space to residents. The 71 in this project all come with smart interiors and well-utilized spaces.</p> <p>The residential dwellings are in Under Construction state. The project comprises of 1 tower, each of which has been carefully constructed. The project launch date is 01 November 2019. The estimated possession date of the project is 01 November 2023.</p> <p>The grand Aria Park project's commencement certificate has been granted. The status of the occupancy certificate of this project not granted. Aria Park project was created by the well-known developer Konark Realtors. Providing a great living experience, Aria Park provides best in class amenities such as Earth quake resistant, Health club with Steam / Jacuzzi, Large Clubhouse, 3 Tier Security System, Grand Entrance lobby, Premium branded fittings, Park, Lift, Kids play area, Bank &amp; ATM. The address of this smartly planned project is CTS No. 481, 482, 485, 486, Gavan Pada, Opp. Chintamani Deshmukh Garden, Mulund East, Mumbai. The pin code for this project is 400081. At Aria Park, you can enjoy a modern lifestyle as all conveniences are easily available.</p> <p><b><u>TYPE OF THE BUILDING</u></b></p> <table border="1"> <thead> <tr> <th>Building</th> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td rowspan="2">"Aria Park"</td> <td>A</td> <td>Proposed building of Ground Floor + 1<sup>st</sup> to 22<sup>nd</sup> Upper Floors as per approved plan.</td> </tr> <tr> <td>B</td> <td>Proposed building of Ground Floor + 1<sup>st</sup> to 7<sup>th</sup> Upper Floors as per approved plan.</td> </tr> </tbody> </table> <p><b><u>LEVEL OF COMPLETEION:</u></b></p> <table border="1"> <thead> <tr> <th>Building</th> <th>Wing</th> <th>Present stage of Construction</th> <th>% of work completion</th> <th>% of total cost incurred till date</th> </tr> </thead> <tbody> <tr> <td>"Aria Park"</td> <td>A</td> <td>Till 22<sup>nd</sup> Floor Slab work is completed, till 21<sup>st</sup> Floor Block work is completed, till 20<sup>th</sup> Floor Plaster work, Door Frame &amp; Window Frame works are completed, Gypsum work is completed upto 14<sup>th</sup> Floor and 2 Flat flooring is completed upto 11<sup>th</sup> Floor</td> <td>70%</td> <td>66%</td> </tr> </tbody> </table>				Building	Wing	Number of Floors	"Aria Park"	A	Proposed building of Ground Floor + 1 <sup>st</sup> to 22 <sup>nd</sup> Upper Floors as per approved plan.	B	Proposed building of Ground Floor + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floors as per approved plan.	Building	Wing	Present stage of Construction	% of work completion	% of total cost incurred till date	"Aria Park"	A	Till 22 <sup>nd</sup> Floor Slab work is completed, till 21 <sup>st</sup> Floor Block work is completed, till 20 <sup>th</sup> Floor Plaster work, Door Frame & Window Frame works are completed, Gypsum work is completed upto 14 <sup>th</sup> Floor and 2 Flat flooring is completed upto 11 <sup>th</sup> Floor	70%	66%
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	B	95% work is completed, Final finishing work is in progress.	95%	
<b>PROPOSED DATE OF COMPLETION &amp; FUTURE LIFE:</b>				
Expected completion date as informed by builder is <b>30.06.2026 (As per RERA Certificate)</b>				
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.				
<b>PROPOSED PROJECT AMENITIES:</b>				
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				
Fire Fighting System				
Power Back Up				
Convenient Car Parking				
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	-
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	C.T.S. No. 481, 482, 485 & 486, Village – Mulund – E
	d)	Ward / Taluka	:	T Ward, Taluka – Kurla
	e)	Mandal / District	:	District – Mumbai Suburban
7.	Postal address of the property		:	"Aria Park", Proposed Residential Building on Plot bearing C.T.S. No. 481, 482, 485 & 486, T Ward, Mahatma Phule Road, Hanuman Chowk, Village – Mulund – E, Mulund (East), Mumbai – 400 081, State – Maharashtra, Country – India.
8.	City / Town		:	Mulund (East), Mumbai
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Higher Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Mulund (East), Municipal Corporation of Greater Mumbai (MCGM)
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.	<b>Boundaries of the property</b>	<b>As per Agreement</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North	As per table attached below	CTS No. 480, 479	Ganesh Bhuvan Building

	South	As per table attached below	CTS No. 484, 494	Dnyaneshwar Darshan & Open Plot of same owner
	East	As per table attached below	CTS No. 493, 488	Chawl
	West	As per table attached below	CTS No. 478, 483	Mahatma Phule Road
<b>Boundaries as per Agreement: -</b>				
		<b>North</b>	<b>South</b>	<b>East</b>
	CTS No. 477	CTS No. 477 A & MP Road	CTS No. 483 & MP Road	CTS No. 483
	CTS No. 481	CTS No. 479	CTS No. 482	CTS No. 486
	CTS No. 482	CTS No. 478 & 481	CTS No. 484	CTS No. 486
	CTS No. 485	CTS No. 486	CTS No. 497 & 494	CTS No. 493 & 488
				<b>West</b>
				Mahatma Phule Road
				CTS No. 478 & CTS No. 483 (pt.)
				CTS No. 483
				CTS No. 484
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°10'20.2"N 72°57'39.5"E	
14.	Extent of the site		: Net Plot Area of 4,408.00 Sq. M. (As per Approved Plan) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Net Plot Area of 4,408.00 Sq. M. (As per Approved Plan) 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	
<b>II CHARACTERISTICS OF THE SITE</b>				
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. CHE/ES/1414/T/337(NEW) dated 21.06.2023 issued by Municipal Corporation of Greater Mumbai (MCGM) <b>Approved upto:</b> <b>Wing A: Ground Floor + 1<sup>st</sup> to 22<sup>nd</sup> Upper Floor</b> <b>Wing B: Ground Floor + 1<sup>st</sup> to 7<sup>th</sup> Upper Floor</b>	
10.	Corner plot or intermittent plot?		: Intermittent Plot	
11.	Road facilities		: Yes	
12.	Type of road available at present		: Concrete Road	
13.	Width of road – is it below 20 ft. or more than 20		: 18 M wide road	



	ft.		
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
<b>Part – A (Valuation of land)</b>			
1	Size of plot	:	Net Plot Area of 4,408.00 Sq. M. (As per Approved Plan)
	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 (evidence thereof to be enclosed)	:	<b>₹ 67,520.00 per Sq. M. for Land</b> <b>₹ 1,33,330.00 per Sq. M. for Residential Flat</b>
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>
6	<b>Estimated value of land</b>	:	<b>As per table attached to the report</b>
<b>Part – B (Valuation of Building)</b>			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C. Framed structure
	c) Year of construction	:	Building Construction work is in progress
	d) Number of floors and height of each floor including basement, if any	:	
	<b>Building</b>	<b>Wing</b>	<b>Number of Floors</b>
	<b>"Aria Park"</b>	<b>A</b>	Proposed building of Ground Floor + 1 <sup>st</sup> to 22 <sup>nd</sup> Upper Floors as per approved plan.
		<b>B</b>	Proposed building of Ground Floor + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floors as per approved plan.
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>
	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	:	1. Copy of Approved Plan No. CHE/ES/1414/T/337(NEW) dated 21.06.2023 issued by Municipal Corporation of Greater Mumbai (MCGM) <b>Approved upto:</b> <b>Wing A: Ground Floor + 1<sup>st</sup> to 22<sup>nd</sup> Upper Floor</b> <b>Wing B: Ground Floor + 1<sup>st</sup> to 7<sup>th</sup> Upper Floor</b>

		2. Copy of Commencement Certificate No. CHE/ES/1414/T/337(NEW)/FCC/4/Amend dated 05.01.2023 valid upto 04.11.2023 issued by Municipal Corporation of Greater Mumbai (MCGM) <b>Approved upto:</b> <b>Wing A: Ground Floor + 1<sup>st</sup> to 22<sup>nd</sup> Upper Floor</b> <b>Wing B: Ground Floor + 1<sup>st</sup> to 7<sup>th</sup> Upper Floor</b>
	h) Approved map / plan issuing authority	: Municipal Corporation of Greater Mumbai
	i) Whether genuineness or authenticity of approved map / plan is verified	: Verified
	j) Any other comments by our empaneled valuers on authentic of approved plan	: N.A.

**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
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: 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	: -
<b>4.</b>	<b>Plumbing installation</b>	
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	:
	e) Water meters, taps etc.	:
	f) Any other fixtures	: N.A. Building Construction work is in progress
<b>Remarks:</b>		

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 below table attached in the report
Part – B	Building	:	
	Land development		
Part – C	Compound wall	:	
Part – D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	

**CA Certificate dated 19.08.2023 issued by M/s. Vinod Kumar Jain & Co.**

Sr. No.	Particulars	Incurred Amount in ₹ (Cr.)
1.	Land Cost	1.79
2.	TDR	3.13
3.	Fungible FSI & Approval Charges	10.80
4.	Site Development Charges	-
5.	Construction Cost	25.82
6.	Architect, Legal & Professional Cost	1.49
7.	Selling & Marketing Advertising Expenses	2.19
8.	Admin & Other Cost	4.40
9.	Interest – Bank Finance	-
10.	Contingency	-
<b>Total Cost Incurred</b>		<b>49.62</b>

**Construction Area****Wing B: -**

Sr. No.	Floor	Net Built Up Area in Sq. M.	Free FSI / Premium FSI Area in Sq. M.				Total Construction Area in Sq. M.
			Staircase / Lift / Lobby Area	Refuge Area	Stilt Area	Amenities Area	
1	Ground	9.88	30.46	-	-	-	40.34
2	1st	119.37	30.46	-	-	-	149.83
3	2nd	119.37	30.46	-	-	-	149.83
4	3rd	119.37	30.46	-	-	-	149.83
5	4th	119.37	30.46	-	-	-	149.83
6	5th	119.37	30.46	-	-	-	149.83
7	6th	119.37	30.46	-	-	-	149.83
8	7th	119.37	30.46	-	-	-	149.83
25	OHT / LMR	-	30.46	-	-	-	30.46
<b>Total Area in Sq. M.</b>		<b>845.47</b>	<b>274.14</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,119.61</b>

**Wing A: -**

Sr. No.	Floor	Net Built Up Area in Sq. M.	Free FSI / Premium FSI Area in Sq. M.				Total Construction Area in Sq. M.
			Staircase / Lift / Lobby Area	Refuge Area	Stilt Area	Amenities Area	
1	Ground	-	58.74	-	340.02	-	398.76
2	1st	199.93	58.74	-	140.09	-	398.76
3	2nd	199.93	58.74	-	140.09	-	398.76
4	3rd	199.93	58.74	-	140.09	-	398.76
5	4th	199.93	58.74	-	140.09	-	398.76
6	5th	199.93	58.74	-	140.09	-	398.76
7	6th	199.93	58.74	-	140.09	-	398.76
8	7th	199.93	58.74	-	140.09	-	398.76
9	8th	142.84	57.18	88.61	-	111.32	399.95
10	9th	341.58	57.18	-	-	-	398.76
11	10th	341.58	57.18	-	-	-	398.76
12	11th	341.58	57.18	-	-	-	398.76
13	12th	341.58	57.18	-	-	-	398.76
14	13th	341.58	57.18	-	-	-	398.76
15	14th	341.58	57.18	-	-	-	398.76
16	15th	244.25	57.18	97.33	-	-	398.76
17	16th	341.58	57.18	-	-	-	398.76
18	17th	341.58	57.18	-	-	-	398.76
19	18th	341.58	57.18	-	-	-	398.76
20	19th	341.58	57.18	-	-	-	398.76
21	20th	341.58	57.18	-	-	-	398.76
22	21st	341.58	57.18	-	-	-	398.76
23	22nd	341.58	57.18	-	-	-	398.76
25	OHT / LMR	-	57.18	-	-	-	57.18
<b>Total Area in Sq. M.</b>		<b>6,227.14</b>	<b>1,384.80</b>	<b>185.94</b>	<b>1,320.65</b>	<b>111.32</b>	<b>9,229.85</b>

**The floor wise Area Statement of the Project is as table below:****Wing B: -**

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Member Inventory
1	1st Floor	101	3 Rooms	29.39	316.00	348.00	Quarters
2	1st Floor	102	1 Room	42.01	452.00	497.00	Quarters
3	2nd Floor	201	2 Rooms	27.50	296.00	326.00	Quarters
4	2nd Floor	202	2 Rooms	25.21	271.00	298.00	Quarters
5	2nd Floor	203	2 Rooms	27.50	296.00	326.00	Quarters
6	2nd Floor	204	2 Rooms	28.19	303.00	333.00	Quarters
7	3rd Floor	301	2 Rooms	27.50	296.00	326.00	Quarters
8	3rd Floor	302	2 Rooms	25.21	271.00	298.00	Quarters
9	3rd Floor	303	2 Rooms	27.50	296.00	326.00	Quarters
10	3rd Floor	304	2 Rooms	28.19	303.00	333.00	Quarters
11	4th Floor	401	2 Rooms	27.50	296.00	326.00	Quarters
12	4th Floor	402	2 Rooms	25.21	271.00	298.00	Quarters
13	4th Floor	403	2 Rooms	27.50	296.00	326.00	Quarters
14	4th Floor	404	2 Rooms	28.19	303.00	333.00	Quarters
15	5th Floor	501	2 Rooms	27.50	296.00	326.00	Quarters
16	5th Floor	502	2 Rooms	25.21	271.00	298.00	Quarters
17	5th Floor	503	2 Rooms	27.50	296.00	326.00	Quarters
18	5th Floor	504	2 Rooms	28.19	303.00	333.00	Quarters
19	6th Floor	601	2 Rooms	27.50	296.00	326.00	Quarters
20	6th Floor	602	2 Rooms	25.21	271.00	298.00	Quarters
21	6th Floor	603	2 Rooms	27.50	296.00	326.00	Quarters
22	6th Floor	604	2 Rooms	28.19	303.00	333.00	Quarters
23	7th Floor	701	2 Rooms	55.14	594.00	653.00	Quarters
24	7th Floor	702	2 Rooms	53.31	574.00	631.00	Quarters
<b>TOTAL</b>				<b>721.85</b>	<b>7,766.00</b>	<b>8,544.00</b>	

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**Wing A: -**

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Sold / Unsold Inventory
1	1st Floor	101	3BHK	92.99	1,001.00	1,101.00	UNSOLD
2	1st Floor	102	3BHK	95.78	1,031.00	1,134.00	UNSOLD
3	2nd Floor	201	3BHK	93.12	1,002.00	1,102.00	UNSOLD
4	2nd Floor	202	3BHK	96.06	1,034.00	1,137.00	UNSOLD
5	3rd Floor	301	3BHK	93.12	1,002.00	1,102.00	Land Owner
6	3rd Floor	302	3BHK	96.06	1,034.00	1,137.00	Land Owner
7	4th Floor	401	3BHK	93.12	1,002.00	1,102.00	SOLD
8	4th Floor	402	3BHK	96.06	1,034.00	1,137.00	UNSOLD
9	5th Floor	501	3BHK	93.12	1,002.00	1,102.00	SOLD
10	5th Floor	502	3BHK	96.06	1,034.00	1,137.00	UNSOLD
11	6th Floor	601	3BHK	93.12	1,002.00	1,102.00	SOLD
12	6th Floor	602	3BHK	96.06	1,034.00	1,137.00	UNSOLD
13	7th Floor	701	3BHK	93.12	1,002.00	1,102.00	SOLD
14	7th Floor	702	3BHK	96.06	1,034.00	1,137.00	UNSOLD
15	8th Floor	801	Refuge	-	-	-	Refuge
16	8th Floor	802	Fitness	-	-	-	Fitness
17	8th Floor	803	2BHK	66.28	713.00	784.00	SOLD
18	8th Floor	804	2BHK	65.76	708.00	779.00	SOLD
19	9th Floor	901	3BHK	93.12	1,002.00	1,102.00	SOLD
20	9th Floor	902	3BHK	96.06	1,034.00	1,137.00	SOLD
21	9th Floor	903	2BHK	66.28	713.00	784.00	UNSOLD
22	9th Floor	904	2BHK	65.76	708.00	779.00	UNSOLD
23	10th Floor	1001	3BHK	93.12	1,002.00	1,102.00	SOLD
24	10th Floor	1002	3BHK	96.06	1,034.00	1,137.00	SOLD
25	10th Floor	1003	2BHK	66.28	713.00	784.00	SOLD
26	10th Floor	1004	2BHK	65.76	708.00	779.00	UNSOLD
27	11th Floor	1101	3BHK	93.12	1,002.00	1,102.00	SOLD
28	11th Floor	1102	3BHK	96.06	1,034.00	1,137.00	SOLD
29	11th Floor	1103	2BHK	66.28	713.00	784.00	SOLD
30	11th Floor	1104	2BHK	65.76	708.00	779.00	SOLD
31	12th Floor	1201	3BHK	93.12	1,002.00	1,102.00	SOLD
32	12th Floor	1202	3BHK	96.06	1,034.00	1,137.00	SOLD
33	12th Floor	1203	2BHK	66.28	713.00	784.00	SOLD
34	12th Floor	1204	2BHK	65.76	708.00	779.00	SOLD
35	13th Floor	1301	3BHK	93.12	1,002.00	1,102.00	SOLD
36	13th Floor	1302	3BHK	96.06	1,034.00	1,137.00	SOLD
37	13th Floor	1303	2BHK	66.28	713.00	784.00	UNSOLD
38	13th Floor	1304	2BHK	65.76	708.00	779.00	SOLD
39	14th Floor	1401	3BHK	93.12	1,002.00	1,102.00	SOLD
40	14th Floor	1402	3BHK	96.06	1,034.00	1,137.00	SOLD
41	14th Floor	1403	2BHK	66.28	713.00	784.00	SOLD
42	14th Floor	1404	2BHK	65.76	708.00	779.00	SOLD
43	15th Floor	1501	Refuge	-	-	-	Refuge
44	15th Floor	1502	3BHK	96.06	1,034.00	1,137.00	UNSOLD
45	15th Floor	1503	2BHK	66.28	713.00	784.00	UNSOLD
46	15th Floor	1504	2BHK	66.28	713.00	784.00	SOLD
47	16th Floor	1601	3BHK	93.12	1,002.00	1,102.00	SOLD
48	16th Floor	1602	3BHK	96.06	1,034.00	1,137.00	SOLD
49	16th Floor	1603	2BHK	66.28	713.00	784.00	SOLD
50	16th Floor	1604	2BHK	65.76	708.00	779.00	SOLD



Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Sold / Unsold Inventory
51	17th Floor	1701	3BHK	93.12	1,002.00	1,102.00	SOLD
52	17th Floor	1702	3BHK	96.06	1,034.00	1,137.00	SOLD
53	17th Floor	1703	2BHK	66.28	713.00	784.00	UNSOLD
54	17th Floor	1704	2BHK	65.76	708.00	779.00	SOLD
55	18th Floor	1801	3BHK	93.12	1,002.00	1,102.00	SOLD
56	18th Floor	1802	3BHK	96.06	1,034.00	1,137.00	SOLD
57	18th Floor	1803	2BHK	66.28	713.00	784.00	SOLD
58	18th Floor	1804	2BHK	65.76	708.00	779.00	UNSOLD
59	19th Floor	1901	3BHK	93.12	1,002.00	1,102.00	SOLD
60	19th Floor	1902	3BHK	96.06	1,034.00	1,137.00	UNSOLD
61	19th Floor	1903	2BHK	66.28	713.00	784.00	UNSOLD
62	19th Floor	1904	2BHK	65.76	708.00	779.00	UNSOLD
63	20th Floor	2001	3BHK	93.12	1,002.00	1,102.00	UNSOLD
64	20th Floor	2002	3BHK	96.06	1,034.00	1,137.00	UNSOLD
65	20th Floor	2003	2BHK	66.28	713.00	784.00	UNSOLD
66	20th Floor	2004	2BHK	65.76	708.00	779.00	UNSOLD
67	21st Floor	2101	3BHK	93.12	1,002.00	1,102.00	UNSOLD
68	21st Floor	2102	3BHK	96.06	1,034.00	1,137.00	UNSOLD
69	21st Floor	2103	2BHK	66.28	713.00	784.00	UNSOLD
70	21st Floor	2104	2BHK	65.76	708.00	779.00	UNSOLD
71	22nd Floor	2201	3BHK	93.12	1,002.00	1,102.00	UNSOLD
72	22nd Floor	2202	3BHK	96.06	1,034.00	1,137.00	UNSOLD
73	22nd Floor	2203	2BHK	66.28	713.00	784.00	UNSOLD
74	22nd Floor	2204	2BHK	65.76	708.00	779.00	UNSOLD
<b>TOTAL</b>				<b>5,860.37</b>	<b>63,070.00</b>	<b>69,363.00</b>	

### Land Owner's Flat Inventory

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
1	3rd Floor	301	3BHK	93.12	1,002.00	1,102.00
2	3rd Floor	302	3BHK	96.06	1,034.00	1,137.00
<b>TOTAL</b>				<b>189.18</b>	<b>2,036.00</b>	<b>2,239.00</b>

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**Sold Flat Inventory**

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
1	4th Floor	401	3BHK	1,002.00	1,102.00	2,67,44,509.00	1,19,18,557.00	1,48,25,952.00
2	5th Floor	501	3BHK	1,002.00	1,102.00	1,91,57,402.00	1,17,30,769.00	74,26,633.00
3	6th Floor	601	3BHK	1,002.00	1,102.00	2,35,92,660.00	2,01,72,413.00	34,20,247.00
4	7th Floor	701	3BHK	1,002.00	1,102.00	1,63,77,000.00	1,42,28,531.00	21,48,469.00
5	8th Floor	803	2BHK	713.00	784.00	1,36,95,000.00	1,24,54,747.00	12,40,253.00
6	8th Floor	804	2BHK	708.00	779.00	1,71,00,000.00	1,44,70,270.00	26,29,730.00
7	9th Floor	901	3BHK	1,002.00	1,102.00	1,69,60,000.00	1,66,37,773.00	3,22,227.00
8	9th Floor	902	3BHK	1,034.00	1,137.00	2,38,10,000.00	1,54,93,440.00	83,16,560.00
9	10th Floor	1001	3BHK	1,002.00	1,102.00	1,83,75,000.00	1,31,02,460.00	52,72,540.00
10	10th Floor	1002	3BHK	1,034.00	1,137.00	2,15,25,000.00	1,72,97,596.00	42,27,404.00
11	10th Floor	1003	2BHK	713.00	784.00	1,48,96,000.00	1,34,37,692.00	14,58,308.00
12	11th Floor	1101	3BHK	1,002.00	1,102.00	91,80,000.00	42,30,768.00	49,49,232.00
13	11th Floor	1102	3BHK	1,034.00	1,137.00	2,45,00,000.00	2,22,15,578.00	22,84,422.00
14	11th Floor	1103	2BHK	713.00	784.00	1,53,60,000.00	1,21,88,307.00	31,71,693.00
15	11th Floor	1104	2BHK	708.00	779.00	1,54,37,000.00	1,38,36,370.00	16,00,630.00
16	12th Floor	1201	3BHK	1,002.00	1,102.00	1,67,00,000.00	1,35,19,408.00	31,80,592.00
17	12th Floor	1202	3BHK	1,034.00	1,137.00	1,89,00,000.00	1,68,63,675.00	20,36,325.00
18	12th Floor	1203	2BHK	713.00	784.00	1,42,86,000.00	1,56,59,857.00	(13,73,857.00)
19	12th Floor	1204	2BHK	708.00	779.00	1,38,90,000.00	1,24,39,394.00	14,50,606.00
20	13th Floor	1301	3BHK	1,002.00	1,102.00	1,62,00,000.00	99,29,230.00	62,70,770.00
21	13th Floor	1302	3BHK	1,034.00	1,137.00	1,67,00,000.00	1,36,10,960.00	30,89,040.00
22	13th Floor	1304	2BHK	708.00	779.00	1,63,05,000.00	1,52,78,152.00	10,26,848.00
23	14th Floor	1401	3BHK	1,002.00	1,102.00	1,62,00,000.00	1,38,21,154.00	23,78,846.00
24	14th Floor	1402	3BHK	1,034.00	1,137.00	1,55,00,000.00	1,31,07,339.00	23,92,661.00
25	14th Floor	1403	2BHK	713.00	784.00	1,11,75,000.00	73,44,227.00	38,30,773.00
26	14th Floor	1404	2BHK	708.00	779.00	1,66,67,000.00	1,50,00,301.00	16,66,699.00
27	15th Floor	1504	2BHK	713.00	784.00	1,44,40,000.00	1,28,93,076.00	15,46,924.00
28	16th Floor	1601	3BHK	1,002.00	1,102.00	1,69,06,914.00	1,32,39,396.00	36,67,518.00
29	16th Floor	1602	3BHK	1,034.00	1,137.00	1,70,02,394.00	1,13,94,039.00	56,08,355.00
30	16th Floor	1603	2BHK	713.00	784.00	1,56,00,000.00	1,48,19,998.00	7,80,002.00
31	16th Floor	1604	2BHK	708.00	779.00	1,17,00,000.00	91,72,230.00	25,27,770.00
32	17th Floor	1701	3BHK	1,002.00	1,102.00	2,81,77,234.00	65,18,621.00	2,16,58,613.00
33	17th Floor	1702	3BHK	1,034.00	1,137.00	1,80,00,000.00	1,71,57,463.00	8,42,537.00
34	17th Floor	1704	2BHK	708.00	779.00	1,46,67,000.00	38,26,922.00	1,08,40,078.00
35	18th Floor	1801	3BHK	1,002.00	1,102.00	1,58,00,000.00	1,35,00,000.00	23,00,000.00
36	18th Floor	1802	3BHK	1,034.00	1,137.00	2,48,22,463.00	2,10,88,027.00	37,34,436.00
37	18th Floor	1803	2BHK	713.00	784.00	1,20,00,000.00	1,05,96,633.00	14,03,367.00
38	19th Floor	1901	3BHK	1,002.00	1,102.00	1,10,00,000.00	1,00,00,000.00	10,00,000.00
<b>TOTAL</b>				<b>33,994.00</b>	<b>37,386.00</b>	<b>64,93,48,576.00</b>	<b>50,41,95,373.00</b>	<b>14,51,53,203.00</b>





**Unsold Flats Inventory**

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area (In Sq. Ft.)	Built-up Area (In Sq. Ft.)	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	1st Floor	101	3BHK	1,001.00	1,101.00	25,000.00	2,50,25,000.00
2	1st Floor	102	3BHK	1,031.00	1,134.00	25,000.00	2,57,75,000.00
3	2nd Floor	201	3BHK	1,002.00	1,102.00	25,000.00	2,50,50,000.00
4	2nd Floor	202	3BHK	1,034.00	1,137.00	25,000.00	2,58,50,000.00
5	4th Floor	402	3BHK	1,034.00	1,137.00	25,000.00	2,58,50,000.00
6	5th Floor	502	3BHK	1,034.00	1,137.00	25,000.00	2,58,50,000.00
7	6th Floor	602	3BHK	1,034.00	1,137.00	25,000.00	2,58,50,000.00
8	7th Floor	702	3BHK	1,034.00	1,137.00	25,000.00	2,58,50,000.00
9	9th Floor	903	2BHK	713.00	784.00	25,000.00	1,78,25,000.00
10	9th Floor	904	2BHK	708.00	779.00	25,000.00	1,77,00,000.00
11	10th Floor	1004	2BHK	708.00	779.00	25,000.00	1,77,00,000.00
12	13th Floor	1303	2BHK	713.00	784.00	25,000.00	1,78,25,000.00
13	15th Floor	1502	3BHK	1,034.00	1,137.00	25,000.00	2,58,50,000.00
14	15th Floor	1503	2BHK	713.00	784.00	25,000.00	1,78,25,000.00
15	17th Floor	1703	2BHK	713.00	784.00	25,000.00	1,78,25,000.00
16	18th Floor	1804	2BHK	708.00	779.00	25,000.00	1,77,00,000.00
17	19th Floor	1902	3BHK	1,034.00	1,137.00	25,000.00	2,58,50,000.00
18	19th Floor	1903	2BHK	713.00	784.00	25,000.00	1,78,25,000.00
19	19th Floor	1904	2BHK	708.00	779.00	25,000.00	1,77,00,000.00
20	20th Floor	2001	3BHK	1,002.00	1,102.00	25,000.00	2,50,50,000.00
21	20th Floor	2002	3BHK	1,034.00	1,137.00	25,000.00	2,58,50,000.00
22	20th Floor	2003	2BHK	713.00	784.00	25,000.00	1,78,25,000.00
23	20th Floor	2004	2BHK	708.00	779.00	25,000.00	1,77,00,000.00
24	21st Floor	2101	3BHK	1,002.00	1,102.00	25,000.00	2,50,50,000.00
25	21st Floor	2102	3BHK	1,034.00	1,137.00	25,000.00	2,58,50,000.00
26	21st Floor	2103	2BHK	713.00	784.00	25,000.00	1,78,25,000.00
27	21st Floor	2104	2BHK	708.00	779.00	25,000.00	1,77,00,000.00
28	22nd Floor	2201	3BHK	1,002.00	1,102.00	25,000.00	2,50,50,000.00
29	22nd Floor	2202	3BHK	1,034.00	1,137.00	25,000.00	2,58,50,000.00
30	22nd Floor	2203	2BHK	713.00	784.00	25,000.00	1,78,25,000.00
31	22nd Floor	2204	2BHK	708.00	779.00	25,000.00	1,77,00,000.00
<b>TOTAL</b>				<b>27,040.00</b>	<b>29,738.00</b>		<b>67,60,00,000.00</b>

**TOTAL SUMMARY**

Particulars	RERA Carpet Area in Sq. Ft.	Rate in ₹	Mkt. Value in ₹	Received Amount in ₹	Receivable Amount in ₹
Unsold Flat	27,040.00	25,000.00	67,60,00,000.00	-	-
Sold Flat	33,994.00	-	64,93,48,576.00	50,41,95,373.00	14,51,53,203.00
Land Owner Flat	2,036.00	-	-	-	-
<b>Total</b>	<b>63,070.00</b>		<b>132,53,48,576.00</b>	<b>50,41,95,373.00</b>	<b>14,51,53,203.00</b>
<b>Total Income from Sale in Cr.</b>			<b>132.53</b>	<b>50.42</b>	<b>14.52</b>

**COST OF PROJECT**

Project expenses	Incurred Cost in ₹	To be Incurred Cost in ₹	Total (₹ in Cr.)
Land Cost + Stamp Duty	1.62	-	1.62
TDR Cost	3.22	-	3.22
Construction Cost of Wing B Building	25.82	13.24	3.02
Construction Cost of Wing A Building			36.04
Approval Cost of Fungible Cost & Development cess premium	10.80	2.20	13.00
Architect Cost, RCC & other Professional fees	1.49	0.85	2.34
Administrative Expenses	4.40	2.00	6.40
Marketing Expenses	2.19	3.11	5.30
Interest Cost	-	1.70	1.70
Contiguous Cost	-	1.17	1.17
<b>Total Cost</b>	<b>49.54</b>	<b>24.28</b>	<b>73.82</b>

➤ **Land Cost:**

As per Present Ready Reckoner rate the Project Land Value is ₹ 29.76 Cr. considering Land Rate @ ₹67,520.00 per Sq. M. & Net Plot Area of 4,408.00 Sq. M.

As per document cost of land and stamp duty is ₹ 1,62,08,470.00 i.e., ₹ 1.62 Cr. which is 2.20% of Total Project Cost.

Sr. No.	Agreement Name	Date	Particulars	Total Amount in ₹	Incurred Amount in ₹
1	Conveyance Deed	08.05.2012	Purchase Cost	25,00,000.00	25,00,000.00
2			Stamp Duty	3,47,150.00	3,47,150.00
3			Reg. Fees	30,000.00	30,000.00
4				1,160.00	1,160.00
5	Conveyance Deed	25.09.2012	Purchase Cost	25,00,000.00	25,00,000.00
6			Stamp Duty	3,47,200.00	3,47,200.00
7			Reg. Fees	30,000.00	30,000.00
8				1,400.00	1,400.00
9	Conveyance Deed	19.03.2011	Purchase Cost	18,00,000.00	18,00,000.00
10			Stamp Duty	4,55,000.00	4,55,000.00
11			Reg. Fees	30,000.00	30,000.00
12				920.00	920.00
13	Conveyance Deed	31.05.2012	Purchase Cost	61,00,000.00	61,00,000.00
14			Stamp Duty	20,34,000.00	20,34,000.00
15			Reg. Fees	30,000.00	30,000.00
16				1,640.00	1,640.00
<b>TOTAL</b>				<b>1,62,08,470.00</b>	<b>1,62,08,470.00</b>

➤ **TDR Charges:**

The TDR charges is ₹3,22,41,865.00 i.e., ₹3.22 Cr. which is 4.37% of Total Project Cost.

Sr. No.	Agreement Name	Date	Area in Sq. M.	Particulars	Incurred Amount in ₹
1	Agreement for Transfer / TDR Agreement / SRA/1382/ Land	09.11.2021	197.50	Purchase Cost	91,81,400.00
2				Stamp Duty	2,75,750.00
3	Agreement for Transfer / TDR Agreement / 001009	16.11.2021	350.00	Purchase Cost	1,03,20,500.00
4				Stamp Duty	3,09,915.00
5	Agreement for Transfer / TDR Agreement / 000993	26.09.2019	841.00	Purchase Cost	1,18,00,000.00
6				Stamp Duty	3,54,300.00
<b>TOTAL</b>					<b>3,22,41,865.00</b>

➤ **Building Cost of Construction of Wing B:**

Construction area = 1,119.61 Sq. M.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹3,02,29,470.00 i.e., ₹3.02 Cr. which comes ₹27,000.00 per Sq. M. on construction area for building.

The total construction area is 1,119.61 Sq. M., projected cost of ₹3.02 Cr is 4.09% of total project cost.

➤ **Building Cost of Construction of Wing A:**

Construction area = 9,229.85 Sq. M.

No. of Stack Parking = 71 Nos.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹29,53,55,200.00 i.e., ₹29.54 Cr. which comes ₹32,000.00 per Sq. M. on construction area for building, cost of deep excavation & piling work is ₹2,95,35,520.00 i.e., ₹2.95 Cr. which comes 10% of cost of construction and cost for construction of stack car parking is ₹3,55,00,000.00 i.e., ₹3.55 Cr. which comes ₹5,00,000.00 per car parking.

Hence, total cost of construction (Cost of Construction of Building + Cost of Construction of Stack Car Parking + Cost of Deep Excavation & Piling Work) is ₹36,03,90,720.00 i.e., ₹36.04 Cr.

The total construction area is 9,229.85 Sq. M., projected cost of ₹36.04 Cr is 48.82% of total project cost

➤ **Approval Charges:**

The Total Approval Cost (Fungible Cost & Development Cess Premium) as per information provided by the developer is ₹13,00,00,000.00 i.e., ₹13.00 Cr. which is 17.61% of Total Project Cost.

➤ **Architect Cost, RCC & Other Professional Charges:**

The total Architect charges of ₹2,34,37,211.00 i.e., ₹2.34 Cr. is 6% of total construction cost & it is line up with Market trend.

The professional charge consists of Architect & Legal which in market is in the range of 3% - 6% of Total Construction cost of the project.

➤ **Administrative Expenses:**

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 8.67% of total project cost which comes to ₹6,40,00,000.00 i.e., ₹6.40 Cr.

➤ **Marketing Expenses:**

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 4% of total Sale income from the project which comes to ₹5,30,13,943.00 i.e., ₹5.30 Cr.

The marketing charge consists of brokerage & commission which in market is in the range of 2% - 4% of Total Sale income of the property.

➤ **Interest Costs:**

The Interest cost for the term loan is expected to be ₹1,70,00,000.00 i.e., ₹1.70 Cr., which is 2.30% of total project cost.

As per information provided by the client.

➤ **Contingency Costs:**

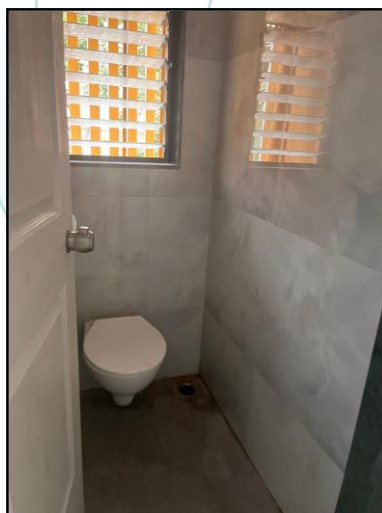
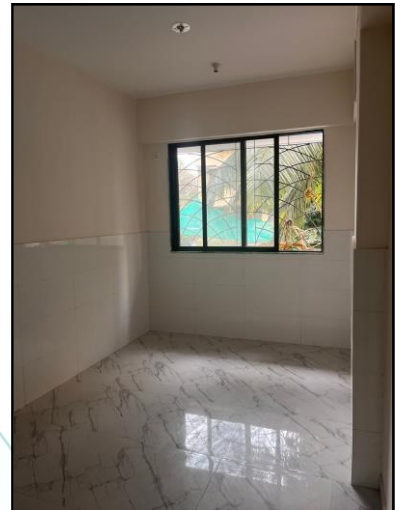
The contingency charges estimated at 3% of total cost of construction which comes to ₹1,17,18,606.00 i.e., ₹1.17 Cr.

**PROFIT FROM THE PROJECT:**

Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	132.53
Less: Total projected Expenses	73.82
Estimated Surplus	58.71
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	17.61
Net Surplus (3-4)	41.10
PV (discounted @ 8% for 3 years)	Rs.32.63
Add:	
Expenses already incurred as on date (As per the certified Trial Balance Sheet of the project)	49.54
Less:	50.42
Present Value of the project potential/ Land Value as on Date	Rs. 31.75
The realizable value of the property	Rs. 28.58
Distress value of the property	Rs. 25.40

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## Actual Site Photographs

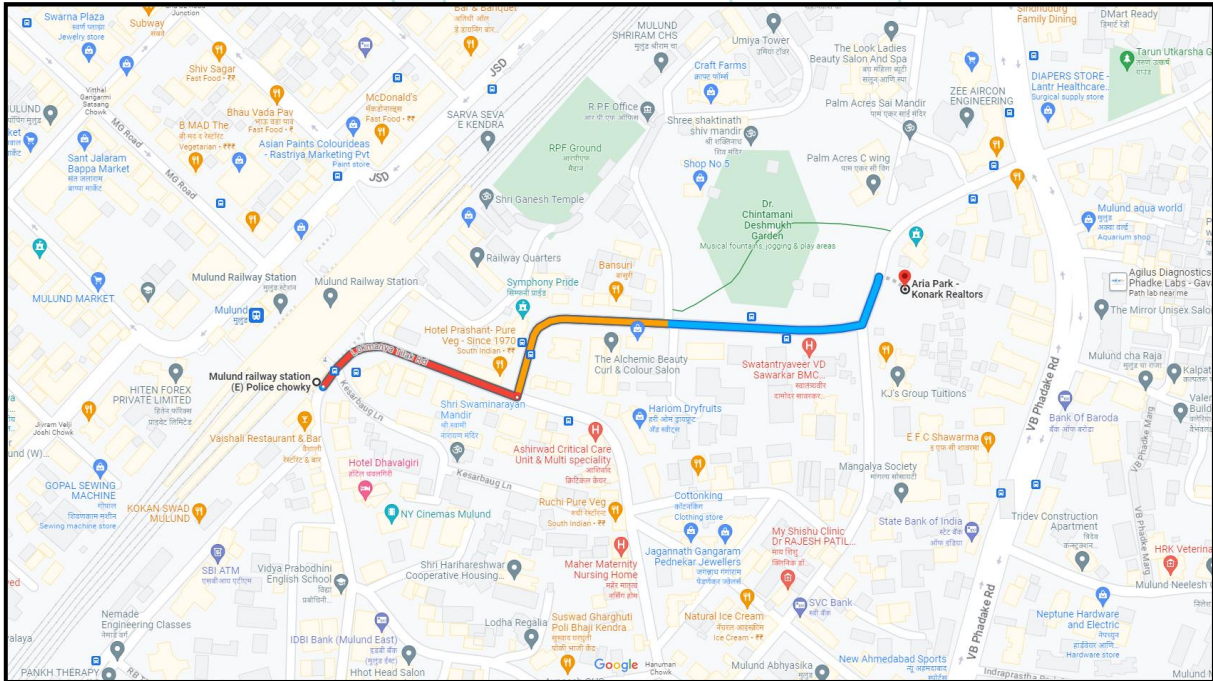
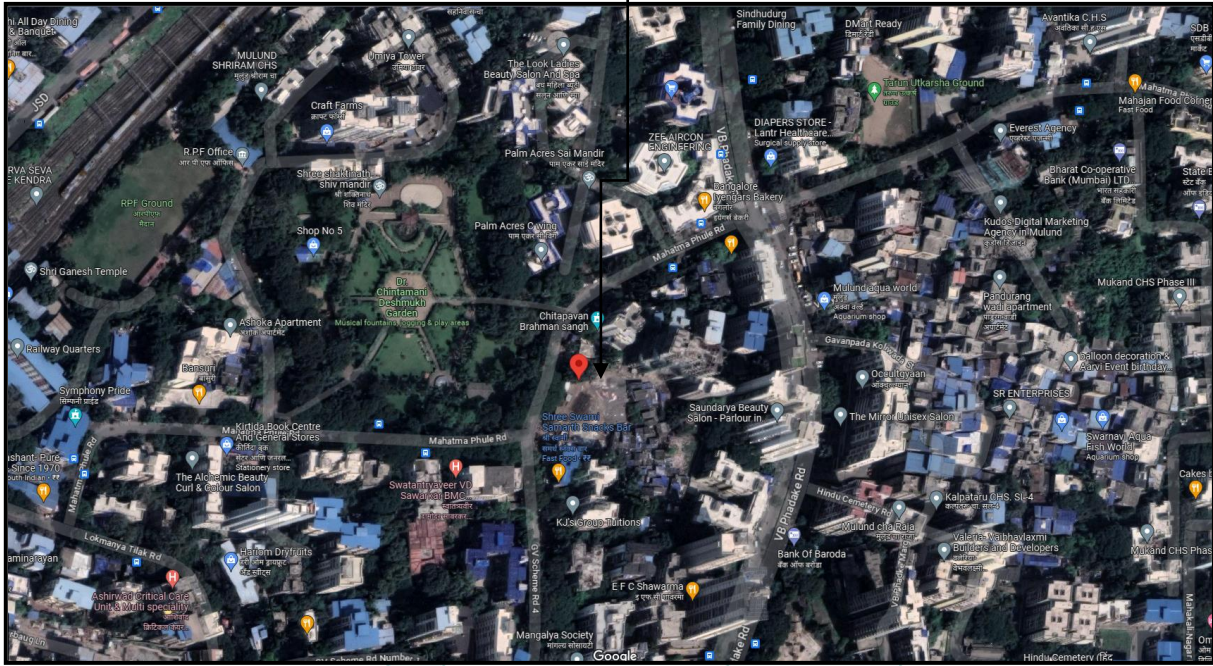


## Actual Site Photographs



# Route Map of the property


Site u/r



**Latitude Longitude: 19°10'20.2"N 72°57'39.5"E**


**Note:** The Blue line shows the route to site from nearest railway station (Mulund – 550 M.)

**Ready Reckoner 2023 – 2024**



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 )

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Select Village:

Search By:  Survey No.  Location

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उपविभाग	खुली जमीन	निवासी सदनिका	ऑफीसदुकाने	औद्योगिक	एकक (Rs.)	Attribute
124/570 -भुभाग: रेल्वे लाईन व पूर्वे द्रुतगती मार्ग यामधील सर्व मिळकती.	67520	133330	153220	224800	139250	चौ. मीटर सि.टी.एस. नंबर

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**Registered Sales Instances**

सूची क्र.2	
10265391 23-08-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दुय्यम निबंधक : सह दु.नि. कुर्ला 4 दस्त क्रमांक : 10265/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : मुलुंड</b>	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	26095750
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	15916602.075
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: फ्लॉट नं. 1102, माळा नं: 11 वा मजला, इमारतीचे नाव: ए विंग,अरिया पार्क, ब्लॉक नं: महात्मा फुले रोड,चिंतामणी देशमुख गार्डन समोर, रोड : मुलुंड पूर्व,मुंबई-400081, इतर माहिती: सदनिकेचे क्षेत्रफळ 966 चौ. फुट. रेरा कारपेट,अतिरिक्त बाल्कनी एरिया 65 चौ फुट कारपेट,एकुण क्षेत्रफळ 1031 चौ. फुट. कारपेट,एक कार पार्किंग सहित,सी टी एस नं 481,482,485 आणि 486,व्हिलेज - मुलुंड पूर्व( ( C.T.S. Number : 481, 482, 485 AND 486 ; ) )
(5) क्षेत्रफळ	1031 चौ. फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कोणार्क रिअल्टर्स लॉफे भागिदार आलोक कैलाशचंद्र अग्रवाल वय:-65 पत्ता:-प्लॉट नं: ऑफिस नं ए/3 , माळा नं: -, इमारतीचे नाव: एव्हेरेस्ट, ब्लॉक नं: तारदेव, रोड नं: मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400034 पॅन नं:-AAKFK3997N
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संपदा विद्याधिश उपाध्ये वय:-40; पत्ता:-प्लॉट नं: फ्लॉट नं. 10 , माळा नं: -, इमारतीचे नाव: वसंत भुवन , ब्लॉक नं: हिंदू कॉलनी, 1 ली गल्ली , रोड नं: दादर पूर्व, मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400014 पॅन नं:-AORPM7102C 2): नाव:-विद्याधिश गुरुराज उपाध्ये वय:-44; पत्ता:-प्लॉट नं: फ्लॉट नं. 10 , माळा नं: -, इमारतीचे नाव: वसंत भुवन , ब्लॉक नं: हिंदू कॉलनी, 1 ली गल्ली, रोड नं: दादर पूर्व, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400014 पॅन नं:-AAQPU5652G
(9) दस्तऐवज करुन दिल्याचा दिनांक	25/05/2023
(10)दस्त नोंदणी केल्याचा दिनांक	25/05/2023
(11)अनुक्रमांक,खंड व पृष्ठ	10265/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1565800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

## Price Indicators for Flats

**NOBROKER** Home / Mumbai / Mulund East / Konark Aria Park / Project

**Konark Aria Park**  
 1, Gavanpada Rd, Hanuman Chowk, Mulund East Mumbai, Maharashtra 400081, India

0.41 acres | 73 Units | 2,3 bedrooms

₹1.81 Crores - ₹2.52 Crores  
 EMI starts from ₹1.35 Lakh / Month

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**Top Benefits**

- Aesthetics Interior Homes
- Airy And Spacious Rooms
- Great Connectivity To Mulund Station

**KONARK REALTORS**  
 6 Total Projects

Konark group has been in the real estate and construction industry for about 25 years. They have successfully delivered around 1500 premium quality homes to their valuable customers till date, in and around Navi Mumbai. Konark Group consistently strives to deliver quality construction of residential and commercial units that are compliant with RERA, integrity, consistency and transparency are rooted in their business ethics which bounds them to live by their

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3 BHK Flat For Sale in Aria Park, **Mulund East, Mumbai**

3 Beds | 3 Baths | Semi-Furnished | Large Clubh... | Visitor Parking

Super Built-Up Area <b>1031 sqft</b> ₹25,994/sqft	Developer <b>Konark Realtors</b>	Project <b>Aria Park</b>	Transaction Type <b>New Property</b>
Furnished Status <b>Semi-Furnished</b>	Type Of Ownership <b>Freehold</b>	Age Of Construction <b>Under Construction</b>	

## Price Indicators for Flats

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% Special Price by Owner

2 BHK Flat For Sale in Aria Park, **Mulund East, Mumbai**

🛏 2 Beds
🚿 2 Baths
🏠 Semi-Furnished

Super Built-Up Area	Developer	Project
715 sqft ▾	Konark Realtors	Aria Park
₹26,573/sqft		
Transaction Type	Furnished Status	Type Of Ownership
New Property	Semi-Furnished	Freehold
Age Of Construction		
Under Construction		

+5 Photos

☰

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🔍

India Property > Property in Mumbai > Property in Mulund East > Konark Aria Park

PROJECT RERA ID : P51800027835

### Konark Aria Park ♥

by Konark Realtors Mumbai

📍 Mulund East, Mumbai [\(show on map\)](#)

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2, 3 BHK Apartment	715 - 1,001 sq ft Carpet Area ⓘ	₹ 1.53 Cr - ₹ 2.60 Cr Builder Price <a href="#">See inclusions</a>
--------------------	---------------------------------	--

## Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We hope this will satisfy your requirements.

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

Place: Mumbai

Date: 21.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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

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

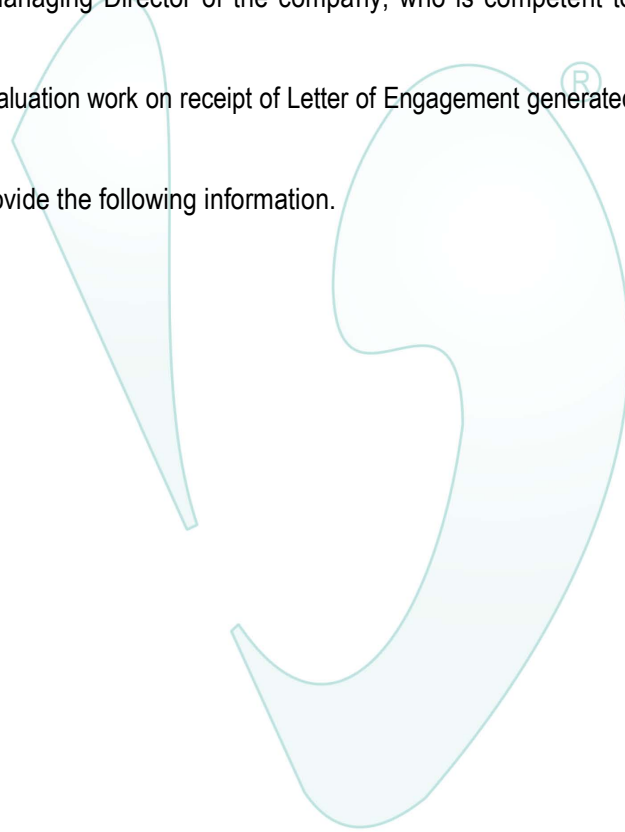
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## DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 21.08.2023 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 14.08.2022. 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 Chairman & Managing 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.



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	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration is owned by M/s. Konark Realtors.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Wagle Ind. Est. Branch to assess Fair Market value of the Project for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Ashwin Patel – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Suraj Zore – Valuation Engineer
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 – 12.08.2022 Valuation Date – 21.08.2023 Date of Report – 21.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 14.08.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
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, residential land size, location, sustained demand for residential land, all round development of commercial and residential 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 **21<sup>st</sup> 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 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 documents / information 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 of **M/s. The Heritage Lifestyles & Developers Pvt. Ltd.** 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. The Heritage Lifestyles & Developers Pvt. Ltd.** 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 documents / 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 document 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.

**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.
- 26.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).
- 27.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.**

- 28.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.
- 29.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.**

- 30.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.
- 31.A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

**Miscellaneous**

- 32.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.
- 33.A valuer shall follow this code as amended or revised from time to time.

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**DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE**

This exercise is to assess **Master Valuation** of the property under reference as on **21<sup>st</sup> August 2023**.

The term **Fair Market Value** is defined as

*“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress”.*

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

**DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

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

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Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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