

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-2288/23-24	Dated 1-Sep-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) STATE BANK OF INDIA - HLST BKC HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 3299 / 2302357	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**

Remarks:

"Kerala Village Phase- 2", Proposed Revised Tourist Home Layout on Survey No. 396 (Pt), 397(Pt) and 399, Village- Satgaon, Ansal Survana Villas Road, Khaire Road, Near Shenwa Naka, Taluka – Shahapur, Dist. –Thane, PIN – 421 601, State - Maharashtra, Country - India - M/s. Elixir Realty (Mr. John Mathew) - Project Valuation

Company's PAN : **AADCV4303R**

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137

Company's Bank Details

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



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Pooja Dagare

Authorised Signatory

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: "Kerala Village Phase- 2"

"Kerala Village Phase- 2", Proposed Revised Tourist Home Layout on Survey No. 396 (Pt), 397(Pt) and 399, Village- Satgaon, Ansal Survana Villas Road, Khaire Road, Near Shenwa Naka, Taluka – Shahapur, Dist. –Thane, PIN – 421 601, State - Maharashtra, Country - India

Latitude Longitude: 19°27'22.3"N 73°26'52.7"E

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

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



Our Pan India Presence at :

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

MASTER VALUATION REPORT OF "Kerala Village Phase- 2"

"Kerala Village Phase- 2", Proposed Revised Tourist Home Layout on Survey No. 396 (Pt), 397(Pt) and 399, Village- Satgaon, Ansal Survana Villas Road, Khaire Road, Near Shenwa Naka, Taluka – Shahapur, Dist. –Thane, PIN – 421 601, State - Maharashtra, Country - India

Latitude Longitude: 19°27'22.3"N 73°26'52.7"E

NAME OF DEVELOPER: M/s. Elixir Realty (Mr. John Mathew)

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 **24th August 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Kerala Village Phase- 2"**, Proposed Revised Tourist Home Layout on Survey No. 396 (Pt), 397(Pt) and 399, Village- Satgaon, Ansal Survana Villas Road, Khaire Road, Near Shenwa Naka, Taluka – Shahapur, Dist. –Thane, PIN – 421 601, State - Maharashtra, Country - India. It is about 3.3 Km. travel distance from Satgaon Bus Stop. Surface transport to the property is by buses, Auto, & private vehicles. The property is in developing locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Elixir Realty (Mr. John Mathew)	
Project Registration Number	Project	RERA Project Number
	Kerala Village Phase- 2	P51700051512
Register office address	M/s. Elixir Realty (Mr. John Mathew) Office No. 18, "Saket Shopping Centre", Saket Complex, Majiwada, Thane (West), State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Swadeepa Rajput (Builder person- Mobile No.: 7738983760) Mr. Sagar (Site Engineer – Mobile No. 7218630998)	
E – mail ID & Website	swadeepa@charmgroup.in https://keralavillage.in/	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Type B and Type C Bungalows & River
On or towards South	Open Plot
On or towards East	River & Open Plot
On or towards West	15 M Wide Ansal Survana Villas Road & Open Plot



Our Pan India Presence at :

- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- 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 : 24.08.2023
	b)	Date on which the valuation is made : 01.09.2023
3.	List of documents produced for perusal	
	1.	Copy of Registration Certificate of No. 27AJEPM8876D1ZU of Elixir Realty dated 08.12.2020
	2.	Copy of Affidavit cum Declaration of Mr. John Mathew, date -29.11.2022
	3.	Copy of Deed of Conveyance date 04.09.2014 b/w. Mr. Hakimuddin Arsiwala, Mr. Sanjay Shinde, Mr. Tirathraj Jaisingh and Mr. Irfan Khan (the Vendors) AND Mr. Johu Mathew (the Purchasers)
	4.	Copy of Sale Deed date 09.10.2012 b/w. Mr. Altaf Hussain Misri Saraguroh (the Vendor) AND Mr. Hakimuddin Arsiwala, Mr. Sanjay Shinde, Mr. Tirathraj Jaisingh and Mr. Irfan Khan (the Purchasers)
	5.	Copy of Legal Title Report date 22.12.2022 issued by Adv. A. P. Tiwari
	6.	Copy of Search report date 19.07.2017 issued by G. H. Jagtap
	7.	Copy of Revised NA Order Permission under the order passed by the Collector, Thane under No. Mahasul/ K-1/ T 11/ SBP/ Sathgaon/ Tal- Shahapur/ SR- 78/2022, Date- 17th May, 2023.
	8.	Copy of Search Report date 19.07.2017 issued by
	9.	Copy of Architect Certificate date 30.062023 issued by Ar. John Varghase (As per RERA Certificate)
	10.	Copy of Engineer's Certificate date 30.062023 issued by Mr. Ajay Mahale and Associates (As per RERA Certificate)
	11.	Copy of MAHARERA Registration Certificate of Project No. P51700051512 issued by Maharashtra Real Estate Regulatory Authority date 23.06.20. Last Modified: 30.07.2023
	12.	Copy of N.A. Order Cum Commencement Certificate No. Mahasul / C -1 / T-11 / SBP / Satgaon / Taluka – Shahapur / SSR – 78 / 2022 date 17.05.2023 issued by District Collector Thane
	13.	Copy of Approval Plan Copy No. BS / Rekhakan / SBP / Village – Satgaon / Taluka Shahapur / SStthane / 2725 / date 14.11.2022 issued by Assistant Director of Town Planning Thane
	Approved upto:	
	Building Type	Number of Floors
	D	Stilt + 1 st to 5 th Upper Floors.
14.	E	Stilt + 1 st to 7 th Upper floors.

Project Name (with address & phone nos.)	"Kerala Village Phase- 2", Proposed revised tourist home layout on Survey No.- 396(PT), 397(PT) and 399, Village- Satgaon, Taluka – Shahapur, Dist. –Thane, PIN – 421601, State - Maharashtra, Country - India															
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Elixir Realty (Mr. John Mathew) Address: Office No. 18, "Saket Shopping Centre", Saket Complex, Majiwada, Thane (West), State - Maharashtra, Country – India Contact Person : Swadeepa Rajput (Builder person- Mobile No.: 7738983760) Mr. Sagar (Site Engineer – Mobile No. 7218630998)															
5. Brief description of the property (Including Leasehold / freehold etc.)	:															
<p>About "Kerala Village Phase- 2" Project: Kerala Village is a little paradise in Shahapur surrounded by green, pollution-free lands, an hour's drive from Thane. The premium project has 24 naluketu villas and 5 exclusive buildings of studio apartments with an Ayurvedic Resort to rejuvenate your soul. Tastefully designed and carefully constructed, our villas offer an understated luxury stay and create one of the most beautiful times. Kerala Village Phase- 2 was launched in July 2016. RERA ID is P51700051512. Kerala Village Phase- 2 is RERA-compliant and all necessary approvals are in place.</p> <p>TYPE OF THE BUILDING</p> <table border="1" data-bbox="300 1256 1294 1408"> <thead> <tr> <th>Building Type</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>D</td> <td>Proposed Stilt + 1st to 5th Upper Floors.</td> </tr> <tr> <td>E</td> <td>Proposed Stilt + 1st to 7th Upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1" data-bbox="300 1469 1382 1635"> <thead> <tr> <th>Building Type</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>D</td> <td>RCC work upto 3rd floor slab is completed.</td> <td>30%</td> </tr> <tr> <td>E</td> <td>Plinth work is completed.</td> <td>10%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2025 (As per MAHARERA Certificate) 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> <ul style="list-style-type: none"> ➤ Vitrified tiles flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Powder coated aluminum sliding windows with M.S. Grills 		Building Type	Number of Floors	D	Proposed Stilt + 1 st to 5 th Upper Floors.	E	Proposed Stilt + 1 st to 7 th Upper floors.	Building Type	Present stage of Construction	Percentage of work completion	D	RCC work upto 3rd floor slab is completed.	30%	E	Plinth work is completed.	10%
Building Type	Number of Floors															
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D	RCC work upto 3rd floor slab is completed.	30%														
E	Plinth work is completed.	10%														

	<ul style="list-style-type: none"> ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Gymnasium ➤ Yoga Area ➤ Garden ➤ Club House 			
6.	Location of property			
	a)	Plot No. / Survey No.	:	Survey No. - 396(PT), 397(PT) and 399
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Satgaon
	d)	Ward / Taluka	:	Taluka – Shahapur
	e)	Mandal / District	:	District – Thane
7.	Postal address of the property		:	“Kerala Village Phase- 2”, Proposed Revised Tourist Home Layout on Survey No. 396 (Pt), 397(Pt) and 399, Village- Satgaon, Ansal Survana Villas Road, Khaire Road, Near Shenwa Naka, Taluka – Shahapur, Dist. –Thane, PIN – 421 601, State - Maharashtra, Country - India
8.	City / Town		:	Satgaon, Shahapur
	Residential area		:	Yes
	Commercial area		:	No
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Rural
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Assistant Director, Town Planning, Thane, Village Satgaon.
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	Survey No. 382	Survey No. 382	Type B and Type C Bungalows
	South	Survey No. 402	Survey No. 402	Open Plot
	East	Survey No. 401	Survey No. 401	River
	West	15 Mtr Wide Road	15 Mtr Wide Road	15 M Wide Ansal Survana Villas Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals

	North	:	-	-						
	South	:	-	-						
	East	:	-	-						
	West	:	-	-						
14.2	Latitude, Longitude & Co-ordinates of property		19°27'22.3"N 73°26'52.7"E							
14.	Extent of the site	:	Total Plot area – 29770.00 Sq. M. (As per Approved Plan) Plot area – 8045.18 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 – 29770.00 Sq. M. (As per Approved Plan) Plot area – 8045.18 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		Middle class							
2.	Development of surrounding areas	:	Normal							
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 and commercial purpose							
8.	Any usage restriction	:	Residential and commercial							
9.	Is plot in town planning approved layout?	:	Copy of Approval Plan Copy No. BS / Rekhakan / SBP / Village – Satgaon / Taluka Shahapur / SStane / 2725 / date 14.11.2022 issued by Assistant Director of Town Planning Thane Approved upto:							
			<table border="1"> <thead> <tr> <th>Building Type</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>D</td> <td>Stilt + 1st to 5th Upper Floors.</td> </tr> <tr> <td>E</td> <td>Stilt + 1st to 7th Upper floors.</td> </tr> </tbody> </table>		Building Type	Number of Floors	D	Stilt + 1 st to 5 th Upper Floors.	E	Stilt + 1 st to 7 th Upper floors.
Building Type	Number of Floors									
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E	Stilt + 1 st to 7 th Upper floors.									
10.	Corner plot or intermittent plot?	:	Intermittent							
11.	Road facilities	:	Yes							
12.	Type of road available at present	:	B. T. Road							
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	15 Mtr. Wide Road							
14.	Is it a Land – Locked land?	:	No							
15.	Water potentiality	:	Municipal Water supply							
16.	Underground sewerage system	:	Connected to Municipal sewer							
17.	Is Power supply is available in the site	:	Yes							

18.	Advantages of the site	:	Located in developing 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 – 29770.00 Sq. M. (As per Approved Plan) Plot area – 8045.18 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 evidence thereof to be enclosed)	:	₹ 37,300.00 per Sq. M. for Residential ₹ 43,200.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	As per table attached to the report																		
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>29770</td> <td>43200</td> <td>128,60,64,000.00</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>8045.18</td> <td>43200</td> <td>34,75,51,776.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	29770	43200	128,60,64,000.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	8045.18	43200	34,75,51,776.00
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8045.18	43200	34,75,51,776.00																			
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 Type		Number of Floors																		
	D		Proposed Stilt + 1st to 5th Upper Floors.																		
	E		Proposed Stilt + 1st to 7th 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 Approval Plan Copy No. BS / Rekhakan / SBP / Village – Satgaon / Taluka Shahapur / SStthane / 2725 / date 14.11.2022 issued by Assistant Director of Town Planning Thane						
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building Type</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>D</td> <td>Stilt + 1st to 5th Upper Floors.</td> </tr> <tr> <td>E</td> <td>Stilt + 1st to 7th Upper floors.</td> </tr> </tbody> </table>	Building Type	Number of Floors	D	Stilt + 1 st to 5 th Upper Floors.	E	Stilt + 1 st to 7 th Upper floors.
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E	Stilt + 1 st to 7 th Upper floors.								
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.						

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1) Building Type - E:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan 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	101	1	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
2	102	1	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
3	103	1	1 BHK	272	98	370	407	6600	24,42,000.00	25,88,520.00	5500	9,76,800
4	104	1	1 BHK	272	98	370	407	6600	24,42,000.00	25,88,520.00	5500	9,76,800
5	105	1	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
6	106	1	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
7	201	2	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
8	202	2	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
9	203	2	1 BHK	272	98	370	407	6600	24,42,000.00	25,88,520.00	5500	9,76,800
10	204	2	1 BHK	272	98	370	407	6600	24,42,000.00	25,88,520.00	5500	9,76,800
11	205	2	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
12	206	2	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
13	301	3	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
14	302	3	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
15	303	3	1 BHK	272	98	370	407	6600	24,42,000.00	25,88,520.00	5500	9,76,800
16	304	3	1 BHK	272	98	370	407	6600	24,42,000.00	25,88,520.00	5500	9,76,800
17	305	3	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
18	306	3	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
19	401	4	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
20	402	4	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
21	403	4	1 BHK	272	98	370	407	6600	24,42,000.00	25,88,520.00	5500	9,76,800
22	404	4	1 BHK	272	98	370	407	6600	24,42,000.00	25,88,520.00	5500	9,76,800
23	405	4	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
24	406	4	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
25	502	5	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
26	503	5	1 BHK	272	98	370	407	6600	24,42,000.00	25,88,520.00	5500	9,76,800
27	504	5	1 BHK	272	98	370	407	6600	24,42,000.00	25,88,520.00	5500	9,76,800
28	505	5	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
29	506	5	1 BHK	272	106	378	416	6600	24,94,800.00	26,44,488.00	5500	9,97,920
Total				7888	2994	10882	11970		7,18,21,200.00	7,61,30,472.00		2,87,28,480

2) Building Type D:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan 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	101	1	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
2	102	1	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
3	103	1	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
4	104	1	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
5	105	1	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
6	106	1	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
7	107	1	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
8	108	1	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
9	109	1	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
10	110	1	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
11	111	1	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
12	112	1	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
13	113	1	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
14	114	1	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
15	201	2	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
16	202	2	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
17	203	2	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
18	204	2	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
19	205	2	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
20	206	2	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
21	207	2	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
22	208	2	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
23	209	2	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
24	210	2	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
25	211	2	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
26	212	2	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
27	213	2	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
28	214	2	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
29	301	3	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
30	302	3	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
31	303	3	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
32	304	3	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
33	305	3	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
34	306	3	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
35	307	3	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
36	308	3	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
37	309	3	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
38	310	3	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
39	311	3	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
40	312	3	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
41	313	3	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
42	314	3	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
43	401	4	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
44	402	4	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
45	403	4	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
46	404	4	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
47	405	4	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
48	406	4	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan 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 ₹
49	407	4	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
50	408	4	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
51	409	4	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
52	410	4	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
53	411	4	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
54	412	4	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
55	413	4	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
56	414	4	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
57	501	5	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
58	502	5	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
59	503	5	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
60	504	5	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
61	505	5	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
62	506	5	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
63	507	5	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
64	508	5	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
65	509	5	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
66	510	5	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
67	511	5	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
68	512	5	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
69	513	5	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
70	514	5	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
71	601	6	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
72	602	6	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
73	603	6	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
74	604	6	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
75	605	6	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
76	606	6	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
77	607	6	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
78	608	6	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
79	609	6	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
80	610	6	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
81	611	6	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
82	612	6	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
83	613	6	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
84	614	6	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
85	701	7	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
86	702	7	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
87	703	7	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
88	704	7	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
89	705	7	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
90	706	7	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
91	707	7	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
92	708	7	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
93	709	7	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
94	710	7	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
95	711	7	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
96	712	7	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
97	713	7	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480
98	714	7	1 RK	247	34	282	310	6600	18,61,200.00	20,10,096.00	4000	7,44,480

Sr. No.	Fiat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Approved Plan 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 ₹
Total				24206	3332	27636	30400		18,23,97,600.00	19,69,89,408.00		7,29,59,040

Summary of the Project:

Building Type	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 ₹
E	1 BHK - 29	29	10882	11970	7,18,21,200.00	7,61,30,472.00
D	1 RK - 98	98	27636	30400	18,23,97,600.00	19,69,89,408.00
Total		127	38518	42370	25,42,18,800.00	27,31,19,880.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	25,42,18,800.00
Final Realizable Value After Completion in ₹	27,31,19,880.00
Cost of Construction (Total Built up area x Rate) 42370 Sq. Ft. x ₹ 2400.00	10,16,87,520.00

Building Type	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
E	30	11970	2,87,28,480.00	86,18,544.00
D	10	30400	7,29,59,000.00	72,95,900.00
Total		42370	10,16,87,520.00	1,59,14,448.00

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	
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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 ₹		:	₹ 25,42,18,800.00
Final Realizable Value After Completion in ₹		:	₹ 27,31,19,880.00

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 ₹ 5,500 to ₹ 7,000.00 per Sq. Ft. on Carpet area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 6,600.00 per Sq. Ft. on Carpet Area for valuation.

Actual Site Photographs



Think.Innovate.Create

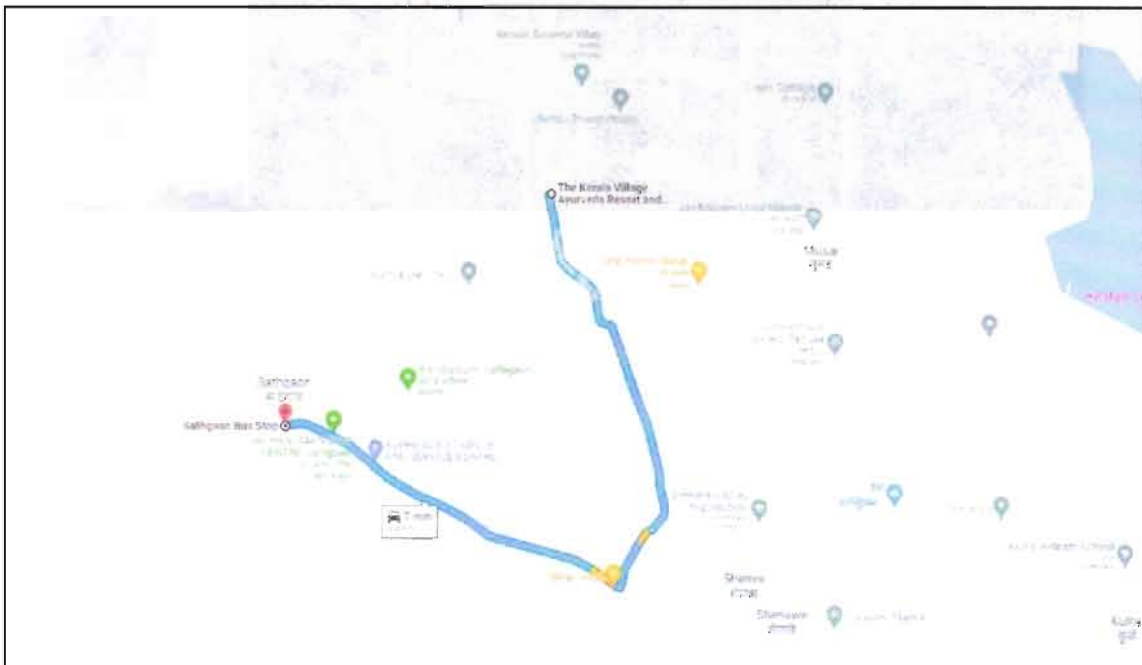


Vastukala Consultants (I) Pvt. Ltd.
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Route Map of the property


Site u/r



Latitude Longitude: 19°27'22.3"N 73°26'52.7"E


Note: The Blue line shows the route to site from nearest Bus Stop (Satgaon – 3.3 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)

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Year: 2023-2024 Language: English


Selected District: Thane

Select Taluka: Shahapur

Select Village: Sathgaon


Vibhag Number: 7

Assesment Type	Assesment Range	Rate Rs/-	Unit
जिरापत भोत जमीन	0-1.25	2590100	हेक्टर
जिरापत भोत जमीन	1.26-2.50	3041500	हेक्टर
जिरापत भोत जमीन	2.51-5.00	3198500	हेक्टर
जिरापत भोत जमीन	5.01-7.50	3393200	हेक्टर
जिरापत भोत जमीन	7.51-10.00	3556500	हेक्टर
जिरापत भोत जमीन	10.01-12.50	3699700	हेक्टर
जिरापत भोत जमीन	12.51-च्या पुढे	4149200	हेक्टर
खुली जमीन	0-0	43200	बोरस मीटर
12			



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: Thane

Select Taluka: Shahapur

Select Village: Sathgaon

Vibhag Number: 7

Assesment Type	Assesment Range	Rate Rs/-	Unit
खुली जमीन	0-0	2290	बोरस मीटर
खुली जमीन	0-0	2530	बोरस मीटर
निवासी	0-0.00	57300	बोरस मीटर
हायवेवरील जमिनी	0-0	2380	बोरस मीटर
भौतिक किमती जमिनी	0-0.00	2370	बोरस मीटर
12			

Price Indicators

Elixir Kerala Village
By **Dear Realty** in **Thiruvananthapuram**

₹21 L onwards Request a Call Back

OVERVIEW LOCATION BUY RENT

Gallery

1, 2, 3 BHK 273 - 2810 sq ft
Dec-2022 Ready to move ₹ 21 L - 2.35 Cr
Apartment/Villa Aug-2017

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans (Levels) Total
1 BHK Apartment <small>Sold out</small>	NA	377 - 386 sq ft <small>407 - 416 sq ft</small>	₹ 21 L - 28.97 L	NA
2 BHK Apartment <small>Sold out</small>	NA	546 sq ft <small>575 sq ft</small>	₹ 41.99 L	NA
3 BHK Apartment <small>Sold out</small>	NA	735 sq ft <small>764 sq ft</small>	₹ 56.15 L	NA
2 BHK Villa <small>Sold out</small>	NA	880 sq ft <small>909 sq ft</small>	₹ 70.01 L	NA
3 BHK Villa <small>Sold out</small>	NA	1820 - 2810 sq ft <small>1849 - 2859 sq ft</small>	₹ 1.53 Cr - 2.35 Cr	NA

magicbricks Login Post Property

Buy Rent Sell Home Loans Property Services MB Advisor Help 20% Off on Home Shifting

Elixir Kerala Village 3.9 5 reviews Write a review

By **Dear Realty Pvt. Ltd**
Thiruvananthapuram

₹ 18.2 Lac - ₹ 21 Lac Contact

Price Indicators Projects nearby Locality

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Find the right Property by calling **Upto 35 Owners** directly
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1 BHK Flat For Sale in Galaxy Apartment, [Shahapur, Thane](#)

1 Bed
 Na Bath
 1 Balcony
 Semi-Furnished

Carpet Area 280 sqft ~ ₹ 7500/sqft	Developer Galaxy Developers	Project Galaxy Apartment
Floor 1 (Out of 6 Floors)	Transaction Type Resale	Status Ready to Move
Facing North	Furnished Status Semi-Furnished	Type Of Ownership Co-operative Society

Near Model English School, Opp. Lait English school

commonfloor.com
Thane
Buy
🔍

Ansals Suvarna Villas

By Ansal Housing Limited in [Bhalsapur](#)

₹ 54.60 L onwards

OVERVIEW
LOCATION
BUY
RENT

Gallery

2, 3 BHK

1300 - 2250 sq ft

Jan-2016 (Ready to Move)

₹ 54.60 L - 94.50 L

Villa

Apr-2010

+10 IMAGES

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour
2 BHK Villa Sold out	1300 - 1310 sq ft	NA	₹ 54.60 L - 56.28 L	NA
3 BHK Villa Sold out	1800 - 2250 sq ft	NA	₹ 75.60 L - 94.50 L	NA

Year-Sold Out



Price Indicators Projects nearby Locality

commonfloor.com
A Quality Community

Thane Buy Community or Building Project Name

Seva Green Willows

By Seva Group in Shalgaon

₹20.28 L onwards

OVERVIEW
LOCATION
BUY
RENT

Gallery

1, 2 BHK

507 - 1164 sq ft

477 - 186 sq ft

Jun-2021 (Ready to move)

₹ 20.28 L - 46.56 L

RowHouse

Sep-2017

PERA ID: [MH17080008](#)

commonfloor.com
A Quality Community

Thane Buy Community or Building Project Name

Bhide Euro Ville Phase II

By Bhide Lifestyle World in Shalgaon

₹37.99 L onwards

OVERVIEW
LOCATION
BUY
RENT

Gallery

1, 2, 3 BHK

546 - 1092 sq ft.

363 - 217 sq ft.

Dec-2022 (Ready to move)

₹ 37.99 L - 49.99 L

Villa

Jul-2017

PERA ID: [MH17080008](#)

Think Innovative Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org

Price Indicators Projects nearby Locality

1BHK Apartment for Sale
Project: [Sreebhya Palayam City](#) in [Shabharada](#)

₹15 Lakhs

415 Sq Ft (Built-up Area) | 311 Sq Ft (Carpet Area) | 1 BHK

1 Home | New Booking

OVERVIEW | LOCATION

Features

Yes	Not Furnished	Home-Maintaining Terms...	2nd Floor	04-Aug
No				

1BHK Apartment for Sale
Project: [Sreebhya Palayam City](#) in [Shabharada](#)

₹21 Lakhs

560 Sq Ft (Built-up Area) | 420 Sq Ft (Carpet Area) | 1 BHK

1 Home | New Booking

OVERVIEW | LOCATION

Features

Yes	Not Furnished	Home-Maintaining Terms...	2nd Floor	16-Aug
No				

Price Indicators Projects nearby Locality

The screenshot shows a listing on commonfloor.com for a 1 BHK apartment for sale. The project is 'Vikhram Saharwal' in 'Saharwal'. The price is ₹ 20 Lakhs. The area is 550 Sq.Ft. (11.26 MM) and 413 Sq.Ft. (8.37 MM). The listing is marked as 'New Booking'. The 'Features' section includes: Yes, Not Furnished, Thane Marketing Team..., 2nd Floor, and 27-Jul.

The screenshot shows a listing on PROPTIGER for 'Siddhi Royal Palm Phase 1' in 'Saharwal Mumbai'. The listing is for a 2 BHK unit with an area of 362 - 579 sq ft. The listing is marked as 'New Booking'. The listing is marked as 'New Booking'.

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 : 01.09.2023

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

**MANOJ BABURAO
CHALIKWAR**

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 01.09.2023 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 24.08.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Elixir Realty (Mr. John Mathew)
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 Nikhil Sonawane – Valuation Engineer Vinita Surve – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 24.08.2023 Valuation Date - 01.09.2023 Date of Report - 01.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 24.08.2023
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 **01th September 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Elixir Realty (Mr. John Mathew)**. 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. Elixir Realty (Mr. John Mathew)**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, c=IN
c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, c=IN
Date: 2023.08.12 12:28:25.61, +05'30'

Auth. Sign.