

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.	Dated
	PG-2306/23-24	31-Mar-21
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
	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.	Delivery Note Date
	003300 / 2302377	
	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	MASTER VALUATION		18 %	10,500.00
		CGST		945.00
		SGST		945.00
	Total			12,390.00

Amount Chargeable (in words) E. & O.E

Indian Rupee Twelve Thousand Three Hundred Ninety Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
	10,500.00	9%	945.00	9%	945.00	1,890.00
Total	10,500.00		945.00		945.00	1,890.00

Tax Amount (in words) : **Indian Rupee One Thousand Eight Hundred Ninety Only**

Remarks:
 "Shakti Trombay 88", Proposed Reconstruction of Existing Building Koli House CTS No. 291, 291/ 1 to 291/3, Village – Turbhe bearing Survey No. 1351, Trombay, Mumbai, Pin - 400088, State - Maharashtra, Country- India - M/s. Vashu Raheja Sons Realty LLP (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

Ratted
 Authorized Signatory

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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Shakti Trombay 88"

"Shakti Trombay 88", Proposed Reconstruction of Existing Building Koli House CTS No. 291, 291/ 1 to 291/3, Village – Turbhe bearing Survey No. 1351, Trombay, Mumbai, Pin - 400088, State - Maharashtra, Country- India

Think.Innovate.Create

Latitude Longitude: 19°02'03.0"N 72°56'56.8"E




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

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



Our Pan India Presence at :

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

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

MASTER VALUATION REPORT OF " Shakti Trombay 88"

"Shakti Trombay 88", Proposed Reconstruction of Existing Building Koli House CTS No. 291, 291/ 1 to 291/3, Village – Turbhe bearing Survey No. 1351, Trombay, Mumbai, Pin - 400088, State - Maharashtra, Country- India

Latitude Longitude: 19°02'03.0"N 72°56'56.8"E

NAME OF DEVELOPER: M/s. Vashu Raheja Sons Realty LLP

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **25th August 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Shakti Trombay 88"**, Proposed Reconstruction of Existing Building Koli House CTS No. 291, 291/ 1 to 291/3, Village – Turbhe bearing Survey No. 1351, Trombay, Mumbai, Pin - 400088, State - Maharashtra, Country- India. It is about 4 Km. travel distance from Mankhurd Railway Station of Harbour Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Vashu Raheja Sons Realty LLP	
Project Registration Number	Project	RERA Project Number
	Shakti Trombay 88	P51800049964
Register office address	M/s. Vashu Raheja Sons Realty LLP Office No. 43/44, 4 th Floor, "Kalpataru Court", Dr. C.G. Road, Behind R.K. Studio, Chembur (East), Mumbai, PIN - 400074, Maharashtra, India.	
Contact Numbers	Contact Person : Mr. Nitin Raheja (Builder person- Mobile No.: 9820.08525685) Mr. Amol Tembe (Builder Legal Co-ordinator- 9819186484) Harshada Rode (Builder Person – Mobile No. 9702367072)	
E – mail ID & Website		

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Trombay Post Office & VN Purav Road
On or towards South	Shri Sai Baba Mandir
On or towards East	Trombay Municipal Marathi School
On or towards West	Roob Road



Our Pan India Presence at :

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

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

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

To,

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

Sl. No.	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a) Date of inspection	: 25.08.2023
	b) Date on which the valuation is made	: 02.09.2023
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report date- 28.04.2023 issued by Adv. Amol K. Tembe	
	2. Copy of Registration Certificate of No. 27AASFV0276D1ZX from M/s Vashu Raheja Sons Realty LLP date- 17.01.2022.	
	3. Copy of NOC for Height Clearance No. SNCR/ WEST/ B/ 081822/ 689343 date- 02.01.2023 issued by Airports Authority of India	
	4. Copy of NOC for Fire Fighting No. P-11270/ 2022/ (CTS NO. 291/ 1 TO 291/ 3) / M/ E Ward/ Turbhe-E. date- 21.07.2022 issued by Municipal Corporation of Greater Mumbai Fire Brigade	
	5. Copy of Development Agreement date 21.03.2022 b/w. Mr. Chintamani M. Koli & othes (the Owners) AND M/s. Vashu Raheja Sons Realty LLP (the Developers)	
	6. Copy of Architect Certificate date 31.05.2023 issued by Ar. Tejas Chhadva, B.H. Wadhwa & Chhadva Associates (As per RERA Certificate)	
	7. Copy of Engineer's Certificate date 24.08.2023 issued by Mr. Vikas Gokhale, Associated Structural Engineers (As per RERA Certificate)	
	8. Copy of Engineer's Certificate date 14.06.2023 issued by Mr. Vikas Gokhale, Associated Structural Engineers LLP	
	9. Copy of MAHARERA Registration Certificate of Project No. P51800049964 issued by Maharashtra Real Estate Regulatory Authority date 06.03.2023. (Last Modified- date- 02.08.2023)	
	10. Copy of Amended Plan Approval Letter No. P-11270/2022/ (CTS No. 291/ 1 TO 291/ 3)/ M/ E Ward/ TURBHE-E/ 337 / 1/ Amend dated 12.04.2023 issued by Municipal Corporation of Greater Mumbai	
	11. Copy of Commencement Certificate No P-11270/2022/ (CTS No. 291/ 1 TO 291/ 3)/ M/ E Ward/ TURBHE-E/ FCC/ 1/ New dated 12.05.2022 issued by Municipal Corporation of Greater Mumbai. C.C. upto to 3rd floors as per approved IOD plans date 12.04.2023. This C.C. is valid upto 29.12.2024	
	12. Copy of Approved Plan No. No P-11270/2022/ (CTS No. 291/ 1 TO 291/ 3)/ M/ E Ward/ TURBHE-E/ dated 12.04.2023 issued by Municipal Corporation of Greater Mumbai	
	Approved upto:	
	Project	Number of Floors

13.	Shakti Trombay 88	Ground (Part) + Stilt (Part) + 1 st floor (Part Fitness Centre / Part Society Office / Part Residential) + 2 nd to 3 rd Upper floors.										
14. Copy of Concession Plan date 16.02.2023												
	Project Name (with address & phone nos.)	"Shakti Trombay 88", Proposed Reconstruction of Existing Building Koli House CTS No. 291, 291/1 to 291/3, Village – Turbhe bearing Survey No. 1351, Trombay, Mumbai, Pin - 400088, State - Maharashtra, Country- India										
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p>M/s. Vashu Raheja Sons Realty LLP</p> <p>Address: Office No. 43/44, 4th Floor, "Kalpataru Court" , Dr. C.G. Road, Behind R.K. Studio, Chembur (East), Mumbai, PIN - 400074, Maharashtra, India..</p> <p>Contact Person : Mr. Nitin Raheja (Builder person- Mobile No.: 9820.08525685) Mr. Amol Tembe (Builder Legal Co-ordinator- 9819186484) Harshada Rode (Builder Person – Mobile No. 9702367072)</p>										
5.	Brief description of the property (Including Leasehold / freehold etc.)											
<p>About "Shakti Trombay 88" Project: Shakti Trombay 88, is a dwelling of brilliant Apartments in Mumbai with all contemporary attributes required for a modern-day lifestyle. shakti Trombay 88 brought to us by a renowned builder in Trombay guarantee a hassle free lifestyle to its inhabitants. The floor plan of shakti Trombay 88 enables the best utilization of the space. The shakti Trombay 88 offers 1 BHK and 2 BHK luxurious Apartments in Mumbai. The master plan of shakti Trombay 88 comprises of well-designed Apartments in Mumbai.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Shakti Trombay 88</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st (Part Fitness Centre / Part Society Office / Part Residential) + 2nd to 9th Upper floors as per information provided by builder. The building permission as on date is received till Ground (Part) + Stilt (Part) + 1st floor (Part Fitness Centre / Part Society Office / Part Residential) + 2nd to 3rd Upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Shakti Trombay 88</td> <td>RCC work upto 5th Floor slab is completed.</td> <td>30%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is June- 2025 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic</p>			Project	Number of Floors	Shakti Trombay 88	Proposed Ground (Part) + Stilt (Part) + 1 st (Part Fitness Centre / Part Society Office / Part Residential) + 2 nd to 9 th Upper floors as per information provided by builder. The building permission as on date is received till Ground (Part) + Stilt (Part) + 1st floor (Part Fitness Centre / Part Society Office / Part Residential) + 2nd to 3rd Upper floors.	Project	Present stage of Construction	Percentage of work completion	Shakti Trombay 88	RCC work upto 5 th Floor slab is completed.	30%
Project	Number of Floors											
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Project	Present stage of Construction	Percentage of work completion										
Shakti Trombay 88	RCC work upto 5 th Floor slab is completed.	30%										

maintenance & Structural repairs.			
PROPOSED PROJECT AMENITIES:			
➤ Vitrified tiles flooring in all rooms			
➤ Granite Kitchen platform with Stainless Steel Sink			
➤ Powder coated aluminum sliding windows with M.S. Grills			
➤ Laminated wooden flush doors with Safety door			
➤ Concealed wiring			
➤ Concealed plumbing			
➤ Gymnasium			
➤ Yoga Area			
➤ Garden			
➤ Club House			
➤ Swimming Pool			
➤ Senior Citizen Corner Area			
➤ Jogging Track			
➤ Fitness Centre			
6.	Location of property		
	a)	Plot No. / Survey No.	: Survey No-1351
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: CTS No. 291, 291/ 1 to 291/3, Turbhe
	d)	Ward / Taluka	: Taluka – Kurla
	e)	Mandal / District	: District – Mumbai Suburban
7.	Postal address of the property		“ Shakti Trombay 88 ”, Proposed Reconstruction of Existing Building Koli House CTS No. 291, 291/ 1 to 291/3, Village – Turbhe bearing Survey No. 1351, Trombay, Mumbai, Pin - 400088, State - Maharashtra, Country- India
8.	City / Town		: Trombay, Mumbai
	Residential area		: Yes
	Commercial area		: No
	Industrial area		: No
9.	Classification of the area		
	i) High / Middle / Poor		: Middle Class
	ii) Urban / Semi Urban / Rural		: Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		: Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		: No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		: N.A.
13	Boundaries of the property	As per Documents	As per RERA Certificate
			As per Site

			88	Part Society Office / Part Residential) + 2nd to 3rd Upper floors.									
10.	Corner plot or intermittent plot?	:	Intermittent										
11.	Road facilities	:	Yes										
12.	Type of road available at present	:	Roob Road										
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	9.15 Mtr. Wide D. P. Road										
14.	Is it a Land – Locked land?	:	No										
15.	Water potentiality	:	Municipal Water supply										
16.	Underground sewerage system	:	Connected to Municipal sewer										
17.	Is Power supply is available in the site	:	Yes										
18.	Advantages of the site	:	Located in developed area										
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No										
Part – A (Valuation of land)													
1	Size of plot	:	Plot area – 820.08 Sq. M. (As per Approved Plan & RERA Certificate)										
	North & South	:	-										
2	East & West	:	-										
3	Total extent of the plot	:	As per table attached to the report										
4	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.										
5	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 54,700.00 per Sq. M. for Residential ₹ 21,880.00 per Sq. M. for Land										
6	Assessed / adopted rate of valuation	:	As per table attached to the report										
	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan & RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>820.08</td> <td>21880</td> <td>1,79,43,350.00</td> </tr> </tbody> </table>		As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	820.08	21880	1,79,43,350.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)											
820.08	21880	1,79,43,350.00											
Part – B (Valuation of Building)													
1	Technical details of the building	:											
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential										
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress										
	c) Year of construction	:	N.A. Building Construction work is in progress										
	d) Number of floors and height of each floor including basement, if any	:											
	Project		Number of Floors										
	Shakti Trombay 88		Proposed Ground (Part) + Stilt (Part) + 1 st floor (Part Fitness Centre / Part Society Office / Part Residential) + 2 nd to 9 th Upper floors as per information provided by builder. The building permission as on date is received till Ground (Part) + Stilt (Part) + 1st floor										

		(Part Fitness Centre / Part Society Office / Part Residential) + 2 nd to 3 rd Upper floors.				
e)	Plinth area floor-wise	As per table attached to the report				
f)	Condition of the building	:				
	i) Exterior – Excellent, Good, Normal, Poor	N.A. Building Construction work is in progress				
	ii) Interior – Excellent, Good, Normal, Poor	N.A. Building Construction work is in progress				
g)	Date of issue and validity of layout of approved map	: Copy of Approved Plan No. No P-11270/2022/ (CTS No. 291/ 1 TO 291/ 3)/ M/ E Ward/ TURBHE-E/ dated 12.04.2023 issued by Municipal Corporation of Greater Mumbai				
h)	Approved map / plan issuing authority					
i)	Whether genuineness or authenticity of approved map / plan is verified	: Approved upto: <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Shakti Trombay 88</td> <td>Ground (Part) + Stilt (Part) + 1st floor (Part Fitness Centre / Part Society Office / Part Residential) + 2nd to 3rd Upper floors</td> </tr> </tbody> </table>	Project	Number of Floors	Shakti Trombay 88	Ground (Part) + Stilt (Part) + 1 st floor (Part Fitness Centre / Part Society Office / Part Residential) + 2 nd to 3 rd Upper floors
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Shakti Trombay 88	Ground (Part) + Stilt (Part) + 1 st floor (Part Fitness Centre / Part Society Office / Part Residential) + 2 nd to 3 rd Upper floors					
j)	Whether genuineness or authenticity of approved map / plan is verified	Yes				
k)	Any other comments by our empanelled valuers on authentic of approved plan	: No				

Specifications of construction (floor-wise) in respect of

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

	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation		
	a) No. of water closets and their type	:	N.A. Building Construction work is in progress
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

Remarks:				
Project	Proposed as per site information			
Shakti Trombay 88	Proposed Ground (Part) + Stilt (Part) + 1st (Part Fitness Centre / Part Society Office / Part Residential) + 2nd to 9th Upper floors.			
		As per Sanctioned Approval Plan Copy of Approved Plan No. No P-11270/2022/ (CTS No. 291/ 1 TO 291/ 3)/ M/ E Ward/ TURBHE-E/ dated 12.04.2023 issued by Municipal Corporation of Greater Mumbai Approval upto: <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Shakti Trombay 88</td> <td>Ground (Part) + Stilt (Part) + 1st floor (Part Fitness Centre / Part Society Office / Part Residential) + 2nd to 3rd Upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors
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Shakti Trombay 88	Ground (Part) + Stilt (Part) + 1 st floor (Part Fitness Centre / Part Society Office / Part Residential) + 2 nd to 3 rd Upper floors.			

We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Municipal Corporation of Greater Mumbai. Accordingly we have given the separate valuation of approved and proposed construction given by Builder & Concession Plan only.

1a) Shakti Trombay 88, (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	103	1	1 BHK	382	420					12,60,600
2	104	1	1 BHK	385	424					12,70,500
3	105	1	1 BHK	383	421					12,63,900
4	106	1	1 BHK	382	420					12,60,600
5	201	2	1 BHK	382	420					12,60,600
6	202	2	1 BHK	382	420					12,60,600
7	203	2	1 BHK	382	420					12,60,600
8	204	2	1 BHK	385	424	21500	82,77,500.00	86,08,600.00	18000	12,70,500
9	205	2	1 BHK	383	421					12,63,900
10	206	2	1 BHK	382	420					12,60,600
11	301	3	1 BHK	382	420					12,60,600

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
12	302	3	1 BHK	382	420	21500	82,13,000.00	85,41,520.00	18000	12,60,600
13	303	3	1 BHK	382	420	21500	82,13,000.00	85,41,520.00	18000	12,60,600
14	304	3	1 BHK	385	424	21500	82,77,500.00	86,08,600.00	18000	12,70,500
15	305	3	1 BHK	383	421	21500	82,34,500.00	85,63,880.00	18000	12,63,900
16	306	3	1 BHK	382	420	21500	82,13,000.00	85,41,520.00	18000	12,60,600
Total				6124	6736		4,94,28,500.00	5,14,05,640.00		

1b) Shakti Trombay 88, (Proposed Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹		
17	401	4	1 BHK	382	420		Land Owner's Share			12,60,600		
18	402	4	1 BHK	382	420	21500	82,13,000.00	85,41,520.00	18000	12,60,600		
19	403	4	1 BHK	382	420	21500	82,13,000.00	85,41,520.00	18000	12,60,600		
20	404	4	1 BHK	385	424	21500	82,77,500.00	86,08,600.00	18000	12,70,500		
21	405	4	1 BHK	383	421	21500	82,34,500.00	85,63,880.00	18000	12,63,900		
22	406	4	1 BHK	382	420	21500	82,13,000.00	85,41,520.00	18000	12,60,600		
23	501	5	1 BHK	382	420		Land Owner's Share			12,60,600		
24	502	5	1 BHK	382	420	21500	82,13,000.00	85,41,520.00	18000	12,60,600		
25	503	5	1 BHK	382	420		Land Owner's Share			12,60,600		
26	504	5	1 BHK	385	424	21500	82,77,500.00	86,08,600.00	18000	12,70,500		
27	505	5	1 BHK	383	421	21500	82,34,500.00	85,63,880.00	18000	12,63,900		
28	506	5	1 BHK	382	420	21500	82,13,000.00	85,41,520.00	18000	12,60,600		
29	601	6	1 BHK	382	420	21500	82,13,000.00	85,41,520.00	18000	12,60,600		
30	602	6	1 BHK	382	420	21500	82,13,000.00	85,41,520.00	18000	12,60,600		
31	603	6	1 BHK	382	420		Land Owner's Share			12,60,600		
32	604	6	1 BHK	385	424	21500	82,77,500.00	86,08,600.00	18000	12,70,500		
33	605	6	1 BHK	383	421	21500	82,34,500.00	85,63,880.00	18000	12,63,900		
34	606	6	1 BHK	382	420	21500	82,13,000.00	85,41,520.00	18000	12,60,600		
35	701	7	1 BHK	382	420		Land Owner's Share			12,60,600		
36	702	7	1 BHK	382	420	21500	82,13,000.00	85,41,520.00	18000	12,60,600		
37	703	7	1 BHK	382	420	21500	82,13,000.00	85,41,520.00	18000	12,60,600		
38	704	7	1 BHK	385	424		Land Owner's Share			12,70,500		
39	705	7	1 BHK	383	421					12,63,900		
40	706	7	1 BHK	382	420					12,60,600		
41	801	8	1 BHK	382	420					12,60,600		
42	802	8	1 BHK	382	420	21500	82,13,000.00	85,41,520.00	18000	12,60,600		
43	803	8	1 BHK	382	420		Land Owner's Share			12,60,600		

Particular	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Shakti Trombay 88	30	21891	6,56,73,000.00	1,97,01,900.00

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

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

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

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

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹			₹ 25,51,83,500.00
Final Realizable Value After Completion in ₹			₹ 26,53,90,840.00

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 ₹ 20,500.00 to ₹ 22,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 21,500.00 per Sq. Ft. on Carpet Area for valuation.

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Actual Site Photographs



Route Map of the property

Site u/r




Latitude Longitude: 19°02'03.0"N 72°56'56.8"E

Note: The Blue line shows the route to site from nearest railway station (Mankhurd – 4 Km.)




Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



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

[Home](#)
[Valuation Guidelines](#) | [User Manual](#)

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban


Select Village: तुभ - कर्ली

Search By: Survey No. Location

Enter Survey No: 291 Search


उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने औद्योगिक	एकक (Rs.)	Attribute
92/421-भुभाग:व्हा.एन.पुरव.मार्गाच्या दक्षिणेकडील गावाचा उर्वरित भाग.	21880	54700	67740 83500 63360	चौ.मीटर	सि.टी.एस. नंबर

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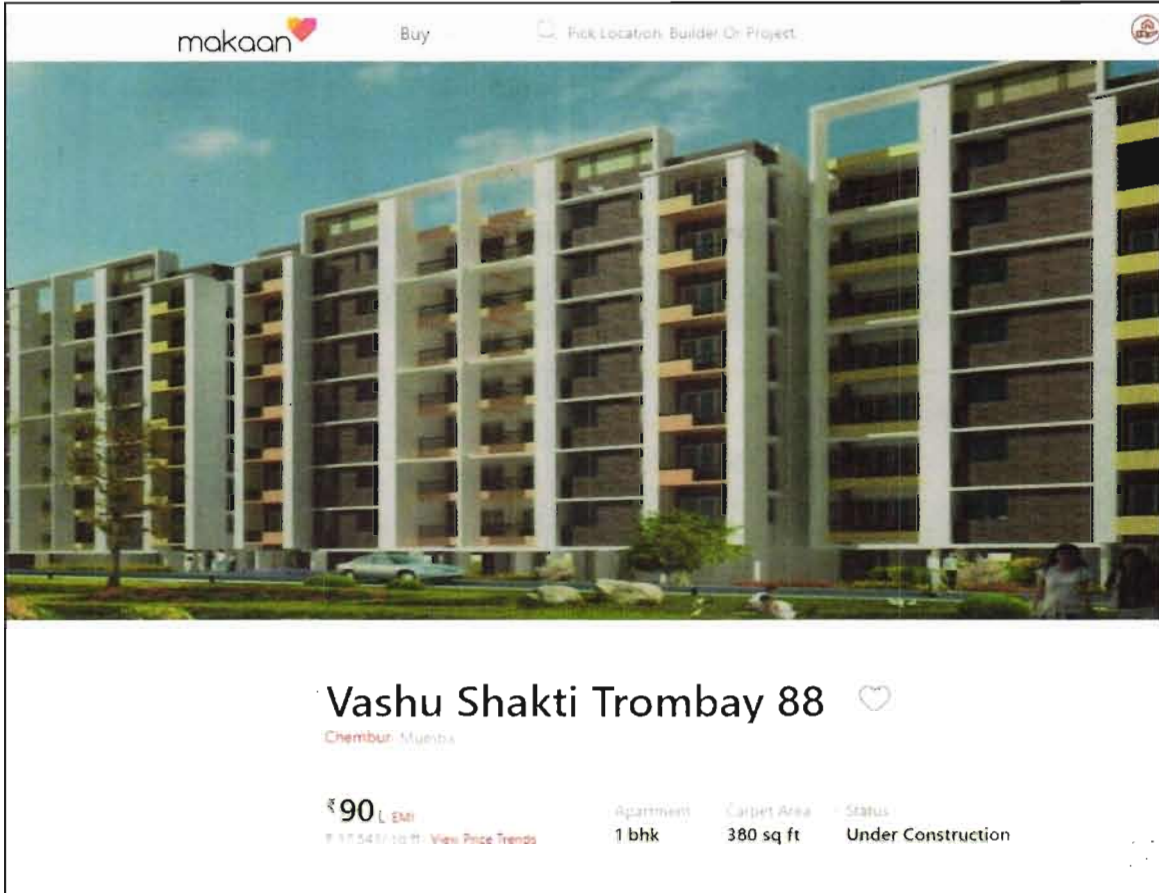


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Price Indicators



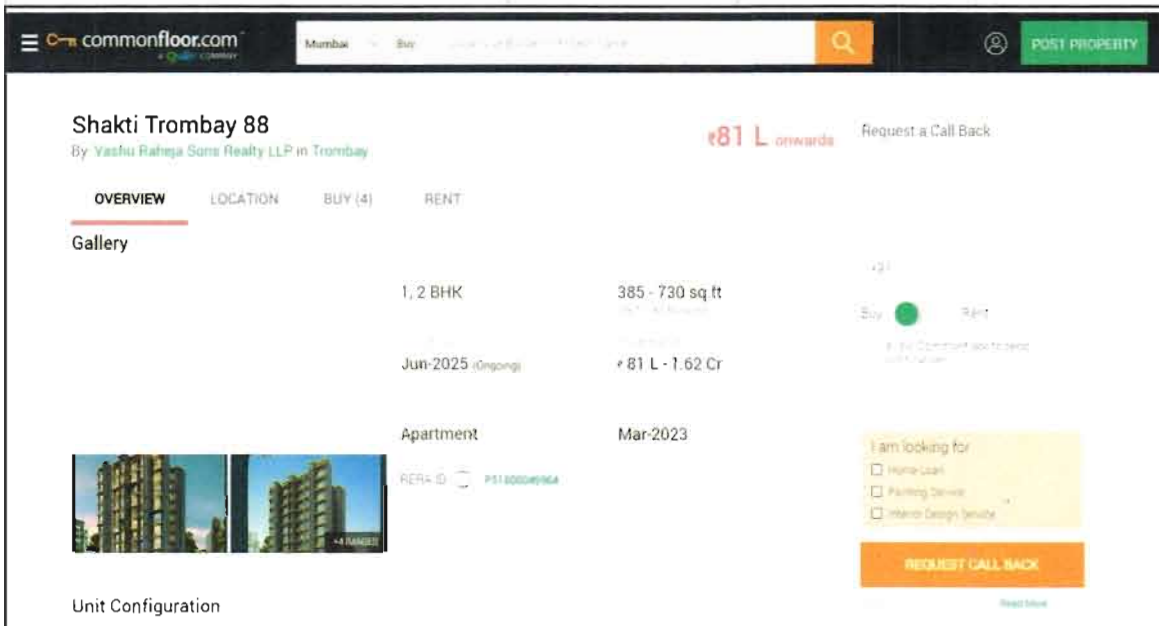
makaan Buy Pick Location, Builder Or Project

Vashu Shakti Trombay 88

Chembur, Mumbai

₹90 L EMI
₹ 17,549 / sq ft [View Price Trends](#)

Apartment 1 bhk
Carpet Area 380 sq ft
Status Under Construction



commonfloor.com Mumbai Buy Pick Location, Builder Or Project

Shakti Trombay 88

By Yashu Raheja Sons Realty LLP in Trombay

₹81 L onwards [Request a Call Back](#)

OVERVIEW LOCATION BUY (4) RENT

Gallery

1, 2 BHK 385 - 730 sq ft
Jun-2025 (Ongoing) ₹ 81 L - 1.62 Cr

Apartment Mar-2023

RERA ID: PS180049964

I am looking for:
 Home Loan
 Parking Service
 Interior Design Service

REQUEST CALL BACK

Unit Configuration

Price Indicators

blox

Home > Properties in Mumbai > Properties in Chembur > Vashu Shakti Trombay 88

Vashu Shakti Trombay 88

Shakti Trombay 88, Trombay, Chembur, Mumbai, Maharashtra 400068

₹81 Lacs Onwards

Overview Amenities Price & Floor Plan Locality Developer FAQs

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Trombay > 1 BHK Flats for Sale in Trombay > 530 Sq-ft

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

1 BHK 530 Sq-ft Flat For Sale in **Trombay, Mumbai**

1 Bed 1 Bath 1 Covered Parking Semi-Furnished

Carpet Area
380 sqft
₹23168/sqft

Floor
8 (Out of 9 Floors)

Transaction Type
New Property

Additional Rooms
1 Store Room

Facing
North - East

Lifts
2

Furnished Status
Semi-Furnished

Car Parking
1 Covered

Type Of Ownership
Freehold

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

More Details

Price Breakup ₹88 Lac | ₹4,40,000 Approx. Registration Charges

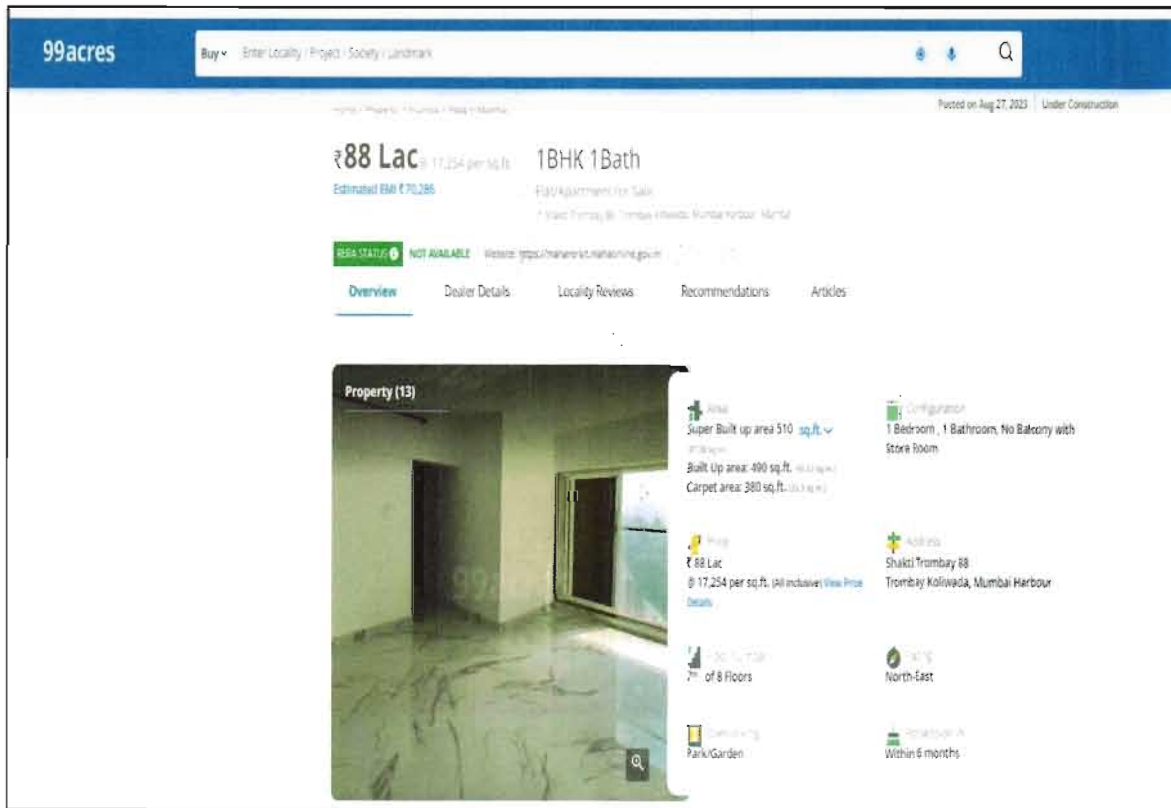
Booking Amount ₹10.0 Lac [Secure Now](#)

Address 001., Trombay, Mumbai - Harbour Line, Maharashtra

Landmarks Trombay

Furnishing Semi-Furnished

Price Indicators



99acres Buy ▾ Enter Locality / Project / Society / Landmark

Home / Mumbai / Ready to Move / Picked on Aug 27, 2023 / Under Construction

₹88 Lac

Estimated EMI ₹70,285

1BHK 1Bath

Ready to Move

7 Floors Trombay 88, Trombay Koliwada, Mumbai Harbour, Mumbai

RERA STATUS: **NOT AVAILABLE** Website: <https://maharera.maharashtra.gov.in/>

Overview Dealer Details Locality Reviews Recommendations Articles

Property (13)

Area
Super Built up area: 510 sq.ft.
Built Up area: 490 sq.ft.
Carpet area: 380 sq.ft.

Configuration
1 Bedroom, 1 Bathroom, No Balcony with Store Room

Price
₹88 Lac
@ 17,254 per sq.ft. (All Inclusive) [View Price Details](#)

Address
Shakti Trombay 88
Trombay Koliwada, Mumbai Harbour

Floor
7th of 8 Floors

Orientation
North-East

Completion
Park/Garden

Completion
Within 6 months




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Price Indicators Projects nearby Locality

magicbricks
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₹1.24 Cr [EMI - ₹ 56k](#) | [Get pre-approved loan](#)

2 BHK 620 Sq-ft Flat For Sale [Govandi, Mumbai](#)



2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area
620 sqft *
₹ 20,000/sqft

Developer
North Property Developers LLP

Project
North Star

Transaction Type
New Property

Status
Under Construction

Lifts
5

Furnished Status
Unfurnished

Car Parking
1 Covered

Contact Agent

Get Phone No.

Last contact made 104 days ago

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Home / Mumbai / Sell / Apartment For Sale in Govandi / 2 BHK Flat

Last updated: Aug 1, 2023

2 BHK Flat


By [RUNWAL](#)


Mumbai (Mumbai), Khandivli, Govandi, Mumbai


0.00% Zero brokerage [View More](#)

₹2.25 Cr EMI starts at ₹112 Lacs

[Contact Seller](#)







+
31 more

1062 sq.ft
Build Up Area

₹21.19 K/sq.ft
Avg. Price

2 BHK
Configuration

21st Jul. 2023
Possession status

Lower 0
of 29 Floors

North-East facing
Facing


Unfurnished
Furnishing

Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

₹99.8 Lac EMI - ₹45k | [Get Loan offers from 34+ banks](#) ✔ ZERO BROKERAGE

1 BHK 399 Sq-ft Flat For Sale **Tilak Nagar Chembur, Mumbai**



1 Bed
2 Baths
Semi-Furnished

Carpet Area
399 sqft
₹25,005/sqft

Transaction Type
New Property

Furnished Status
Semi-Furnished

Developer
Srushtiraj Enterprises

Project
Srushti Raj Siddhi

Status
Under Construction

Lifts
2

Contact Builder

Download Brochure

99acres
Buy
Enter Locality
Project
Society
Landmark

₹81 Lac ₹20,049 per sq.ft **2BHK 2Baths**

Estimated EMI ₹64,825

REDA STATUS NOT AVAILABLE Website: <https://realestate.infonow.com/en/property>

[Overview](#) [Dealer Details](#) [Recommendations](#) [Articles](#)

Area
Carpet area: 404 sq.ft

Price
₹81 Lac
@ 20,049 per sq.ft. (All inclusive, Negotiable) [View Price Details](#)

Floor Number
8th of 11 Floors

Orientation
Sea facing

Completion
2 Bedrooms, 2 Bathrooms, 3 Balconies

Apartments
Gaurisuta Apartments
Koliwada, Navi Mumbai

Region
South-East

Property Age
1 to 5 Year Old

Request Photos

Price Indicators Projects nearby Locality

Runwal Timeless
 By Runwal
 Near Wadpada Metro Station, Central Mumbai Suburbs, Mumbai.
 ₹1.59 Cr - 2.55 Cr | ₹23.00 K/sq.ft
 EMI starts at ₹78,94 K
 Contact Sellers

2. 3 BHK Apartments Configurations
 Under Construction Possession Status
 ₹23.00 K/sq.ft Avg. Price
 583.00 sq.ft. - 916.00 sq.ft. (Carpet Area) Sizes

₹65 Lac - ₹20,312 per sq.ft
 Estimated EMI ₹31,518
 1BHK 1Bath
 1BHK Apartment for Sale
 Trimurti CHS, Mankhurd, Mumbai Harbour, Mumbai.
 NOT AVAILABLE
 Overview | Owner Details | Price Trends | Explore Locality | Recommendations | Article >

Property ID: [ID]
 Carpet area: 320 sq.ft.
 Price: ₹65 Lac @ 20,312 per sq.ft. (Regulated)
 7th of 7 Floors
 1 Bedroom, 1 Bathroom, No Balcony
 Trimurti CHS, Mankhurd, Mumbai Harbour
 16+ Year Old
 Request Photos

Places nearby
 A Wing, Mankhurd, Mumbai Harbour, Mumbai

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 : 02.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=R. o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.201982286-4ad152c03e0c19426865913490c73d33d4111
311527817a18d5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a506ab0cc90d652a55a81ca3cfeb31f31bd2
e394e28f2e79a3275d625dfe, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.02 14:27:14 +05'30'

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 02.09.2023 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 25.08.2023. 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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Vashu Raheja Sons Realty LLP
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Dashrat Jaiswal – Valuation Engineer Vinita Surve – Processing Manager Meetali Rasal – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 25.08.2023 Valuation Date - 02.09.2023 Date of Report - 02.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 25.08.2023
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 **02nd 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. Vashu Raheja Sons Realty LLP**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Vashu Raheja Sons Realty LLP**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR
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ou=india,
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