

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: " Shree Saptashrunghi Heights"

"Shree Saptashrunghi Heights", Proposed Commercial Cum Residential Building Plot No. 16, Survey No. 84/2/2/4 (part) at Village - Wadala, Opposite Vista Co-operative Housing Society, Behind Rajsarathi Society, Indira Nagar, Nashik, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India

Latitude Longitude: 19°58'08.7"N 73°47'20.6"E

Valuation Done for:

State Bank of India

AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building, Plot No. 45-47, D - Road, MIDC, Satpur, Nashik, PIN – 422 007, State - Maharashtra, Country - India



Nashik : 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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 **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 " Shree Saptashrunghi Heights"

**"Shree Saptashrunghi Heights", Proposed Commercial Cum Residential Building Plot No. 16,
Survey No. 84/2/2/4 (part) at Village - Wadala, Opposite Vista Co-operative Housing Society,
Behind Rajsarathi Society, Indira Nagar, Nashik, Taluka & District - Nashik,
PIN Code - 422 006, State - Maharashtra, Country - India**

Latitude Longitude: 19°58'08.7"N 73°47'20.6"E

NAME OF DEVELOPER: M/s. Pritam Construction Prop Pritamsingh Ajmersingh Birdi

Pursuant to instructions from State Bank of India, AGM HLST, Administrative Office, Satpur, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **22nd August 2023** for approval of Advance Processing Facility.

1. Location Details:

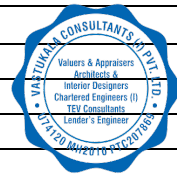
The property is situated at **"Shree Saptashrunghi Heights"**, Proposed Commercial Cum Residential Building Plot No. 16, Survey No. 84/2/2/4 at Village - Wadala, Opposite Vista Co-operative Housing Society, Behind Rajsarathi Society, Indira Nagar, Nashik, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India. It is about 4.8 Km. distance from CBS Nashik Bus Depot. Surface transport to the property is by buses, Auto, taxis & private vehicles. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Pritam Construction Prop Pritamsingh Ajmersingh Birdi	
Project Registration Number	Project	RERA Project Number
	Shree Saptashrunghi Heights	P51600045934
Register office address	M/s. Pritam Construction Prop Pritamsingh Ajmersingh Birdi House No. 30, "Surjeet Villa" , Suchitra Nagar, Behind Inayat Cafe, Nashik, Taluka & Dist. - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Ranjeet Singh (Builder Person - Mobile No. 7668900008 / 02532592703)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Raj Saarathi Society
On or towards South	Open Plot
On or towards East	Road & Vista Building
On or towards West	Open Plot & Residential Building



Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

**The Branch Manager,
State Bank of India**AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building,
Plot No. 45-47, D - Road, MIDC, Satpur, Nashik, PIN – 422 007,
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, Satpur Nashik to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 22.08.2023
	b)	Date on which the valuation is made : 23.08.2023
3.	List of documents produced for perusal	
	1. Copy of Confirmation Deed date 08.05.2009 b/w Mr. Rahul Pradeep Gupta (the Vendor) AND Mr. Ganpat G. Khode & Seven others (the Purchaser)	
	2. Copy of Legal Title Report issued by Adv. Santosh B. Shetty date 14.05.2022 (As per RERA Certificate)	
	3. Copy of Title Search Report date 13.08.2022 Adv. Mukund R. odhekar	
	4. Copy of Affidavit Cum Declaration of Promoter M/s. Pritam Construction Prop Pritamsingh Ajmersingh Birdi through its partner of Mr. Mangesh P. Shende date 18.05.2022 (As per RERA Certificate)	
	5. Copy of Architect's Certificate date 21.03.2022 issued by Prakash Pawar & Associates (As per RERA Certificate)	
	6. Copy of Engineer's Certificate date 23.05.2022 issued by Nilesh Subhash Pawar	
	7. Copy of MAHARERA Registration Certificate of Project No. P51600045934 issued by Maharashtra Real Estate Regulatory Authority date 15.06.2022. Last Modified date 07.06.2022	
	8. Copy of Sanction of Building Permission and Commencement Certificate No. LND / BP / B4 / 507 / 2022 dated 27.01.2022 Executive Engineer Town Planning Nashik Municipal Corporation issued by Nashik Municipal Corporation	
	9. Copy of Approved Plan No. B4 / BP / 507 / 2022 dated 27.01.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik	
	Approved upto:	
	Project	Number of Floors
	Shree Saptashrunghi Heights	Basement + Ground Floor (Part Commercial / Part Fitness Center / Part Society Office + 1st to 6th Upper Floors.
	10. Copy of 7/12 extract	
	11. Copy of N.A. Order date 23.10.2003 issued by District Collector, Nashik	
	Project Name (with address & phone nos.)	: "Shree Saptashrunghi Heights" , Proposed Commercial Cum Residential Building Plot No. 16, Survey No. 84/2/2/4 at Village - Wadala, Opposite Vista Co-operative Housing Society, Behind Rajsarathi

			Society, Indira Nagar, Nashik, Taluka & District - Nashik, PIN Code - 422 006, 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. Pritam Construction Prop Pritamsingh Ajmersingh Birdi Address: House No. 30, "Surjeet Villa", Suchitra Nagar, Behind Inayat Cafe, Nashik, Taluka & Dist. - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India Contact Person: Mr. Ranjeet Singh (Builder Person - Mobile No. 7668900008 / 02532592703)									
5.	Brief description of the property (Including Leasehold / freehold etc.)	:										
TYPE OF THE BUILDING: <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Shree Saptashrunghi Heights</td> <td>Basement + Ground Floor (Part Commercial / Part Fitness Center / Part Society Office) + 1st to 6th Upper Floors.</td> </tr> </tbody> </table>				Project	Number of Floors	Shree Saptashrunghi Heights	Basement + Ground Floor (Part Commercial / Part Fitness Center / Part Society Office) + 1 st to 6 th Upper Floors.					
Project	Number of Floors											
Shree Saptashrunghi Heights	Basement + Ground Floor (Part Commercial / Part Fitness Center / Part Society Office) + 1 st to 6 th Upper Floors.											
LEVEL OF COMPLETEION: <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>Shree Saptashrunghi Heights</td> <td>RCC work & Brick work, Internal / External Plaster work is completed.</td> <td>71%</td> </tr> </tbody> </table>				Project	Present stage of Construction	Percentage of work completion	Shree Saptashrunghi Heights	RCC work & Brick work, Internal / External Plaster work is completed.	71%			
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Shree Saptashrunghi Heights	RCC work & Brick work, Internal / External Plaster work is completed.	71%										
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.												
PROPOSED PROJECT AMENITIES: <table border="1"> <tbody> <tr><td>➤ Vitrified tiles flooring in all rooms</td></tr> <tr><td>➤ Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>➤ Powder coated aluminum sliding windows with Mosquito Net</td></tr> <tr><td>➤ Laminated wooden flush doors with Safety door</td></tr> <tr><td>➤ Concealed wiring</td></tr> <tr><td>➤ Concealed plumbing</td></tr> <tr><td>➤ Landscaping & Tree Planting</td></tr> <tr><td>➤ Water Conservation, Rain water Harvesting</td></tr> <tr><td>➤ Sewage Treatment Plant</td></tr> </tbody> </table>				➤ Vitrified tiles flooring in all rooms	➤ Granite Kitchen platform with Stainless Steel Sink	➤ Powder coated aluminum sliding windows with Mosquito Net	➤ Laminated wooden flush doors with Safety door	➤ Concealed wiring	➤ Concealed plumbing	➤ Landscaping & Tree Planting	➤ Water Conservation, Rain water Harvesting	➤ Sewage Treatment Plant
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➤ Sewage Treatment Plant												
6.	Location of property	:										
	a)	Plot No. / Survey No.	Plot No. 16, Survey No. 84/2/2/4									
	b)	Door No.	Not applicable									
	c)	C. T.S. No. / Village	Survey No. 84/2/2/4, Village - Wadala									
	d)	Ward / Taluka	Taluka - Nashik									

	e)	Mandal / District	:	Dist. - Nashik
7.		Postal address of the property	:	" Shree Saptashrunghi Heights ", Proposed Commercial Cum Residential Building Plot No. 16, Survey No. 84/2/2/4 at Village - Wadala, Opposite Vista Co-operative Housing Society, Behind Rajsarathi Society, Indira Nagar, Nashik, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India
8.		City / Town	:	Nashik
		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	:	Executive Engineer Town Planning Nashik Municipal Corporation, Nashik
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 Plan
				As per MAHARERA
				As per Site
		North		Survey No. 84 (part)
		South		Survey No. 84 (part)
		East		18.00 Mtr. DP Road
		West		Layout Open Space
				Survey No. 84 (part)
				Survey No. 84 (part)
				18.00 Mtr. Road
				Open Space
				Raj Saarathi Society
				Open Plot
				Road & Vista Building
				Open Plot & Residential Building
14.1		Dimensions of the site	:	N. A. as the land is irregular in shape
				A
				B
				As per the Deed
				Actuals
		North	:	-
		South	:	-
		East	:	-
		West	:	-
14.2		Latitude, Longitude & Co-ordinates of property	:	19°58'08.7"N 73°47'20.6"E
14.		Extent of the site	:	Plot area - 1076.13 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.		Extent of the site considered for Valuation (least of 14A & 14B)	:	Plot area - 1076.13 Sq. M. (As per Approved Plan & RERA Certificate)
16		Whether occupied by the owner / tenant? If	:	N.A. Building Construction work is in progress

	occupied by tenant since how long? Rent received per month.						
II	CHARACTERSTICS OF THE SITE						
1.	Classification of locality	:	Middle class				
2.	Development of surrounding areas	:	Good				
3.	Possibility of frequent flooding/ sub-merging	:	No				
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by				
5.	Level of land with topographical conditions	:	Plain				
6.	Shape of land	:	Irregular				
7.	Type of use to which it can be put	:	For residential purpose				
8.	Any usage restriction	:	Residential				
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. B4 / BP / 507 / 2022 dated 27.01.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik Approved upto:				
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Shree Saptashrunghi Heights</td> <td>Basement + Ground Floor (Part Commercial / Part Fitness Center / Part Society Office + 1st to 6th Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Shree Saptashrunghi Heights	Basement + Ground Floor (Part Commercial / Part Fitness Center / Part Society Office + 1 st to 6 th Upper Floors.
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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.	:	18.00 Mtr. Wide DP 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 publics 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	:	Plot area - 1076.13 Sq. M. (As per Approved Plan & RERA Certificate)				
	North & South	:	-				
	East & West	:	-				
2	Total extent of the plot	:	As per table attached to the report				
3	Prevailing market rate (Along With details / reference of at least two latest deals /	:	As per table attached to the report Details of recent transactions/online listings are				

	transactions with respect to adjacent properties in the areas)		attached with the report.						
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 36,500.00 per Sq. M. for Residential ₹ 12,300.00 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>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>1076.13</td> <td>12300</td> <td>1,32,36,399.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1076.13	12300	1,32,36,399.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
1076.13	12300	1,32,36,399.00							
Part – B (Valuation of Building)									
1	Technical details of the building	:							
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential (R)						
	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	:							
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	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. B4 / BP / 507 / 2022 dated 27.01.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik						
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Shree Saptashrunghi Heights</td> <td>Basement + Ground Floor (Part Commercial / Part Fitness Center / Part Society Office) + 1st to 6th Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Shree Saptashrunghi Heights	Basement + Ground Floor (Part Commercial / Part Fitness Center / Part Society Office) + 1 st to 6 th Upper Floors.		
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No						

Specifications of construction (floor-wise) in respect of

Sr.	Description	
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No.		
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Under Construction
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 APPROVED PLAN & DEVELOPER'S INFORMATION:

1) Shree Saptashrunghi Heights:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Carpet Area in Sq. ft.	Built up Area in Sq. ft. (10%)	Rate per Sq. ft. on Total Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				RERA Carpet Area in Sq. ft.	Balcony + Covered Terrace Area in Sq. ft.							
1	1	1	2 BHK	704	141	845	930	5600	47,32,000.00	44,95,400.00	37,85,600.00	10000
2	2	1	2 BHK	688	127	815	897	5600	45,64,000.00	43,35,800.00	36,51,200.00	9500
3	3	1	1 BHK	475	124	599	659	5600	33,54,400.00	31,86,680.00	26,83,520.00	7000
4	4	1	2 BHK	675	123	798	878	5600	44,68,800.00	42,45,360.00	35,75,040.00	9500
5	5	1	2 BHK	704	119	823	905	5600	46,08,800.00	43,78,360.00	36,87,040.00	9500
6	6	2	2 BHK	704	141	845	930	5600	47,32,000.00	44,95,400.00	37,85,600.00	10000
7	7	2	2 BHK	688	127	815	897	5600	45,64,000.00	43,35,800.00	36,51,200.00	9500

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				RERA Carpet Area in Sq. ft.	Balcony + Covered Terrace Area in Sq. ft.							
8	8	2	1 BHK	475	124	599	659	5600	33,54,400.00	31,86,680.00	26,83,520.00	7000
9	9	2	2 BHK	675	123	798	878	5600	44,68,800.00	42,45,360.00	35,75,040.00	9500
10	10	2	2 BHK	704	119	823	905	5600	46,08,800.00	43,78,360.00	36,87,040.00	9500
11	11	3	2 BHK	704	141	845	930	5600	47,32,000.00	44,95,400.00	37,85,600.00	10000
12	12	3	2 BHK	688	127	815	897	5600	45,64,000.00	43,35,800.00	36,51,200.00	9500
13	13	3	1 BHK	475	124	599	659	5600	33,54,400.00	31,86,680.00	26,83,520.00	7000
14	14	3	2 BHK	675	123	798	878	5600	44,68,800.00	42,45,360.00	35,75,040.00	9500
15	15	3	2 BHK	704	119	823	905	5600	46,08,800.00	43,78,360.00	36,87,040.00	9500
16	16	4	2 BHK	704	141	845	930	5600	47,32,000.00	44,95,400.00	37,85,600.00	10000
17	17	4	2 BHK	688	127	815	897	5600	45,64,000.00	43,35,800.00	36,51,200.00	9500
18	18	4	1 BHK	475	124	599	659	5600	33,54,400.00	31,86,680.00	26,83,520.00	7000
19	19	4	2 BHK	675	123	798	878	5600	44,68,800.00	42,45,360.00	35,75,040.00	9500
20	20	4	2 BHK	704	119	823	905	5600	46,08,800.00	43,78,360.00	36,87,040.00	9500
21	21	5	2 BHK	704	141	845	930	5600	47,32,000.00	44,95,400.00	37,85,600.00	10000
22	22	5	2 BHK	688	127	815	897	5600	45,64,000.00	43,35,800.00	36,51,200.00	9500
23	23	5	1 BHK	475	124	599	659	5600	33,54,400.00	31,86,680.00	26,83,520.00	7000
24	24	5	2 BHK	675	123	798	878	5600	44,68,800.00	42,45,360.00	35,75,040.00	9500
25	25	5	2 BHK	704	119	823	905	5600	46,08,800.00	43,78,360.00	36,87,040.00	9500
26	26	6	2 BHK	704	141	845	930	5600	47,32,000.00	44,95,400.00	37,85,600.00	10000
27	27	6	2 BHK	688	127	815	897	5600	45,64,000.00	43,35,800.00	36,51,200.00	9500
28	28	6	1 BHK	475	124	599	659	5600	33,54,400.00	31,86,680.00	26,83,520.00	7000
29	29	6	2 BHK	675	123	798	878	5600	44,68,800.00	42,45,360.00	35,75,040.00	9500
30	30	6	2 BHK	704	119	823	905	5600	46,08,800.00	43,78,360.00	36,87,040.00	9500
Total				19476	3804	23280	25608		13,03,68,000.00	12,38,49,600.00	10,42,94,400.00	

Summary of the Project: Create

Project	Comp. / Total Number of Flat	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
Shree Saptashrunghi Heights	1 BHK - 06 2 BHK - 24 Total - 30	23280	25608	13,03,68,000.00	12,38,49,600.00	10,42,94,400.00
		Flat Composition / Number of Flat	REA Carpet Area in Sq. M.	REA Carpet Area in Sq. Ft.		
		1 BHK - 06	44.17	475.00		
		2 BHK - 12	65.43	704.00		
		2 BHK - 06	63.91	688.00		
		2 BHK - 06	62.73	675.00		

Particulars	Market Value (₹)
Fair Market Value as on date	13,03,68,000.00
Realizable Value as on date	12,38,49,600.00
Distress Sale Value as on date	10,42,94,400.00
Cost of Construction (Total Built up area x Rate) 25608 Sq. Ft. x ₹ 2300.00	5,88,98,400.00

Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction in (₹)	Cost of construction as of today in (₹)
Shree Saptashrunghi Heights	71	25608	5,88,98,400.00	4,18,17,864.00

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	:	
Fair Market Value as on date in ₹		:	₹ 13,03,68,000.00
Realizable Value as on date in ₹		:	₹ 12,38,49,600.00
Distress Sale Value as on date in ₹		:	₹ 10,42,94,400.00

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 ₹ 5,000 to ₹ 6,000.00 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 commercial and residential application in the locality etc. We estimate ₹ 5,600.00 per Sq. Ft. on Carpet Area for valuation.

Actual Site Photographs

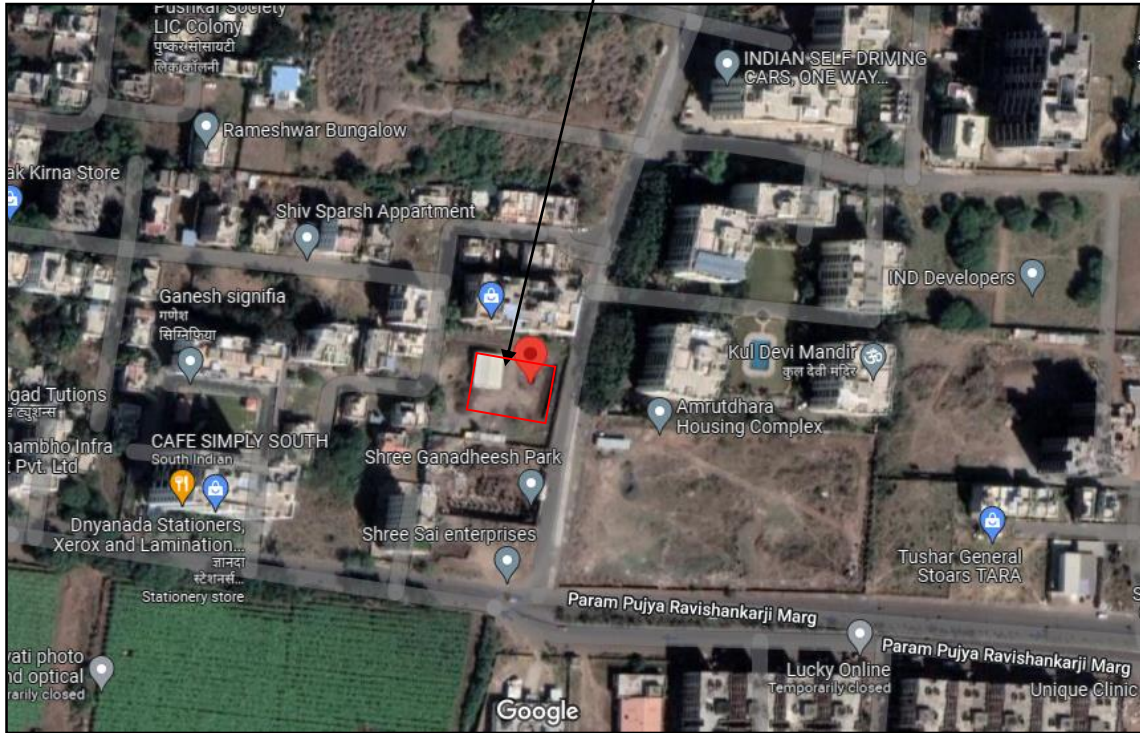


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°58'08.7"N 73°47'20.6"E

Note: The Blue line shows the route to site from nearest Bus Depot (CBS Nashik– 4.8 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन


नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

Home
Valuation Rules User Manual
Close
Feedback

Year
20232024
Language
English

Selected District: नाशिक
 Select Taluka: नाशिक
 Select Village: मोजे वडाळा गांव
 Search By: Survey No Location
 Enter Survey No: 84

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
25.3 - 30 मीटर रुंद रस्ता वडाळा गावापासुन फेम टॉकीज कडे जाणारा रस्ता - रहिवास व तत्सम विभागातील मिळकती	12300	36500	41970	45620	0	चौ. मीटर	सर्व्हे नंबर


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year
20232024
Language
English

Selected District: नाशिक
 Select Taluka: नाशिक
 Select Village: मोजे वडाळा गांव
 Search By: Survey No Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	25.3 - 30 मीटर रुंद रस्ता वडाळा गावापासुन फेम टॉकीज कडे जाणारा रस्ता - रहिवास व तत्सम विभागातील मिळकती	12300	36500	41970	45620	0	चौ. मीटर
SurveyNo	25.4 - 18 मीटर रुंद रस्ता पाथर्डी गावाकडे जाणारा रस्ता राजसारथी सो. लगतचा रस्ता - रहिवास व तत्सम विभागातील मिळकती	15100	38700	44500	50300	0	चौ. मीटर
SurveyNo	25.5 - 30 मीटर रुंद रस्ता राजसारथी सोसायटी ते पाथर्डी कडे जाणारा रस्ता - रहिवास व तत्सम विभागातील मिळकती	14500	38500	44270	49400	0	चौ. मीटर
SurveyNo	25.6 - वडाळा गावातील अंतर्गत भागातील पुणे रस्त्यावरील कॅनॉल तसेच स.क्र. 6, 7, 8, च्या पुर्व हद्दीपर्यंत रहिवासी व तत्सम विभागातील मिळकती.	12200	36400	41120	45500	0	चौ. मीटर
SurveyNo	25.7-वडाळा गावातील अंतर्गत भागातील कॅनॉल तसेच सर्व्हे क्र.6,7,8 च्या पुर्व हद्दीपासून वडाळा गावातील पश्चिम हद्दीपर्यंतचे रहिवास व तत्सम विभागातील मिळकती. (वडाळा गावठाण व त्यासभोवतालचे नकाशात दशावित्यानुसार स.नं.वगळता)	11500	35700	40120	44620	0	चौ. मीटर

1 2 3

Price Indicators Projects nearby Locality

Ashoka Atharva Heights
By ASHOKA REALTY
S. No 11(P), Next To Bharat Petrol Pump, Dasak, Nashik

₹28.18 L - 36.89 L | ₹4.24 K/sq.ft
EMI starts at ₹14.92 K
All Inclusive

2 BHK Apartment Configuration | Aug, 2023 Possession Starts | ₹4.24 K/sq.ft Avg. Price | 665.00 sq.ft. - 855.00 sq.ft. (Super Builtup Area) Sizes

2 BHK Flat
By PARAM DEVELOPERS
Param Ishwar Pratishtha, Tirumla Nagar, Wadala Gaon, Nashik


₹50.0 L EMI starts at ₹26.48 K
₹5.00 K/sq.ft

1000 sq.ft Build Up Area | ₹5.00 K/sq.ft Avg. Price | 2 Year Old Age of property | Ready to move Possession status | Middle of 4 floors | Unfurnished Furnishing

Price Indicators Projects nearby Locality

HOUSING.COM
Download App

POPULAR PROJECTS




₹41.69 L - 53.58 L

Jaikumar Parksyde Nest
By Jaikumar Constructions Ltd
Panchavati, Nashik

Configurations
2, 3 BHK Apartments

Interested →



₹38.79 L - 58.0 L

ANAND GRAM
By Map Infra
Tarwala Nagar, Nashik

Configurations
2, 3 BHK Apartments

Interested →

Home / Nashik / Wadala Gaon / Apartment for Sale in Wadala Gaon / 2 BHK Flat

2 BHK Flat


Shyam Gloria, Wadala Gaon, Nashik

₹55.0 L

EMI starts at ₹29.13 K

₹5.60 K/sq.ft

Contact Owner



982 sq.ft
Build Up Area

₹5.60 K/sq.ft
Avg. Price

Ready to move
Possession status

Higher of 5 floors

Unfurnished
Furnishing

HOUSING.COM
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Home / Nashik / Indira Nagar / Amrutdhara

Amrutdhara

By RAVI MAHAJAN BUILDERS & DEVELOPERS

Indira Nagar, Nashik


OFFER Get Rs 5 lac discount on the spot booking upto 30 Sep 2023 Know More


₹40.5 L - 50.8 L

EMI starts at ₹21.45 K

Price excludes maintenance, floor rise c... See More

Contact Developer






2 BHK Apartment
Configuration

Dec, 2025
Possession Starts

Price on request
Avg. Price


875.00 sq.ft. - 1060.00 sq.ft.
(Builtup Area)
Sizes



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Price Indicators Projects nearby Locality


99 acres
Buy ▾ | Nasik ✕ | Add more





Outdoors 3

Home > Projects in Nasik > Indira Nagar > Vraj Wind Space



Vraj Wind Space ☆

Indira Nagar, Nasik

View Number

RERA No Brokerage +10 Top Facilities

CONSTRUCTION STATUS

New Launch

Completion in Aug, 2026

₹ 45.03 - 60.44 L + Govt. Charges

PRICE RANGE

2, 3 BHK Apartment

2 BHK Apartment	3 BHK Apartment
Built-up Area 1140 sq.ft. (105.91 sq.m.) ▾	Built-up Area 1475 - 1530 sq.ft. (137.03 - 142.14 sq.m.) ▾
₹ 45.03 L + Govt. Charges	₹ 58.26 - 60.44 L + Govt. Charges

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

Home > Property in Nasik > Builder Floor in Nasik

Posted on Aug 21, 2023 | Ready to move

₹49 Lac

@ 4,470 per sq.ft.

Estimated EMI ₹39,136

2BHK 2Baths


Independent/Builder Floor for Sale

in Indira Nagar, Nasik, Maharashtra

RERA STATUS NOT AVAILABLE | Website: <https://maharera.ti.mahaonline.gov.in/>

Overview
Owner Details
Recommendations

Property (10)



Photos (1/9) | Floor Plan (1)

<p>Area</p> <p>Built Up area: 1100 sq.ft. ▾ (102.19 sq.m.)</p> <p>Carpet area: 781 sq.ft. (72.56 sq.m.)</p>	<p>Configuration</p> <p>2 Bedrooms , 2 Bathrooms, 3 Balconies</p> <p>View Floor Plan</p>
<p>Price</p> <p>₹ 49 Lac+ Govt Charges & Tax</p> <p>@ 4,470 per sq.ft. (Negotiable) View Price Details</p>	<p>Address</p> <p>Indira Nagar, Nasik</p>
<p>Floor Number</p> <p>2nd of 5 Floors</p>	<p>Facing</p> <p>West</p>
<p>Overlooking</p> <p>Main Road</p>	<p>Property Age</p> <p>0 to 1 Year Old</p>

Price Indicators Projects nearby Locality

HOUSING.COM Buy in Nashik

POPULAR PROJECTS

₹38.79 L - 58.0 L Popular

ANAND GRAM
By Map Infra
Tarwala Nagar, Nashik.

Configurations
2, 3 BHK Apartments

₹38 L - 51.51 L Popular

Pride Laxmi Ramna
By Aditya Developers
Deolali Gaon, Nashik.

Configurations
2, 3 BHK Apartments

Home / Nashik / Wadala Gaon / Sonaje Sai Ganesh Park Last updated: Apr 6, 2018

Sonaje Sai Ganesh Park

By **SONAJE INFRASTRUCTURE**
Off Sawata Mali Road, Near Vitthal Rukmini Temple, Nashik

₹32.4 L | ₹3.00 K/sq.ft
EMI starts at ₹17,16 K
Price excludes maintenance, floor rise c...

Project Images

2 BHK.

2 BHK Apartment Configuration

Ready to Move Possession Status

₹3.00 K/sq.ft Avg. Price

1080.00 sq.ft. (Saleable Area) Size

99acres Buy

Home > Property in Nashik > Flats in Nashik > Flats in Indira Nagar > 2 BHK Flats in Indira Nagar Posted on Jul 30, 2023 | Ready to move

₹43 Lac @ 4,432 per sq.ft.
Estimated EMI ₹34,344

2BHK 2Baths
Flat/Apartment for Sale
in Pooja Enclave, Indira Nagar, Nashik, Maharashtra

RERA STATUS Website: <https://maharera.mahaonline.gov.in/>

[Overview](#) [Society](#) [Owner Details](#) [Society Reviews](#) [Recommendations](#)

Property (5) Society (7)

<p>Area Built Up area: 970 sq.ft. (90.12 sq.m.)</p>	<p>Configuration 2 Bedrooms, 2 Bathrooms, 1 Balcony</p>
<p>Price ₹43 Lac + Govt Charges & Tax @ 4,432 per sq.ft.</p>	<p>Address Pooja Enclave, Indira Nagar, Nashik</p>
<p>Floor Number 5th of 9 Floors</p>	<p>Facing South-West</p>
<p>Property Age 1 to 5 Year Old</p>	

Price Indicators Projects nearby Locality

HOUSING.COM Buy In Nashik

POPULAR PROJECTS

₹41.69 L - 53.58 L Popular

Jaikumar Parksyde Nest
By Jaikumar Constructions Ltd
Panchavati, Nashik

Configurations:
2, 3 BHK Apartments

₹38.79 L - 58.0 L Popular

ANAND GRAM
By Map Infra
Tarwala Nagar, Nashik

Configurations:
2, 3 BHK Apartments

Home / Nashik / Wadala Gaon / Apartment for Sale in Wadala Gaon / 2 BHK Flat Last updated: Jun 13, 2023

2 BHK Flat **₹55.0 L** EMI starts at ₹29.13 K

Shyam Gloria, Wadala Gaon, Nashik ₹5.60 K/sq.ft

Samsung Quad Camera
Shot with my Galaxy A71

982 sq.ft
Build Up Area

₹5.60 K/sq.ft
Avg. Price

Ready to move
Possession status

Higher of 5 floors

Unfurnished
Furnishing

99acres Buy

Home > Flats in Nashik > Flats in Indira Nagar > 3 BHK Flats in Indira Nagar Posted on Jun 30, 2023 | Under Construction

₹62.25 Lac @ 4,662 per sq.ft. **3BHK 2Baths**

Estimated EMI ₹49,719 Flat/Apartment for Sale

in Shubha Sankul Heights, Indira Nagar, Nashik, Maharashtra

REERA STATUS REGISTERED | Registration No: P51600046291 | Website: <https://maharera.it.mahaonline.gov.in/>

Overview | Society | Dealer Details | Society Reviews | Recommendations

Property (1) | **Society (9)**

13 people already contacted since last week

Area
Built Up area: 1335 sq.ft. (124.03 sq.m.)

Configuration
3 Bedrooms, 2 Bathrooms, 2 Balconies

Price
₹62.25 Lac+ Govt Charges & Tax @ 4,662 per sq.ft. (All Inclusive, Negotiable)

Address
Shubha Sankul Heights
Indira Nagar, Nashik

Floor Number
3rd of 7 Floors

Facing
West

Overlooking
Main Road

Possession in
By 2025

Price Indicators Projects nearby Locality

HOUSING.COM Buy In Nashik + Add

Home / Nashik / Indira Nagar / Amrutdhara Last updated: Aug 17, 2023


Amrutdhara

By RAVI MAHAJAN BUILDERS & DEVELOPERS


Indira Nagar, Nashik

₹40.5 L - 50.8 L
EMI starts at ₹21.45 K
Price excludes maintenance, floor rise c... See More

OFFER Get Rs 5 lac discount on the spot booking upto 30 Sep 2023 [Know More](#)



2 BHK Apartment Configuration



5 लाखों की घरघरीत सूट
+ 7 more
25% off

Dec, 2025 Possession Starts

Price on request Avg. Price

875.00 sq.ft. - 1060.00 sq.ft. (Builtup Area) Sizes

[Overview/Home](#) [Highlights](#) [Promotions](#) [More About Project](#) [About Project](#) [Floor Plan](#) [Tour This Project](#)

99acres Buy

Home > Flats in Nashik > Flats in Indira Nagar > 2 BHK Flats in Indira Nagar Posted on Jun 30, 2023 | Under Construction

₹42 Lac


@ 4,692 per sq.ft.
Estimated EMI ₹33,546

2BHK 2Baths

Flat/Apartment for Sale
In Shubha Sankul Heights, Indira Nagar, Nashik, Maharashtra

REKA STATUS REGISTERED | Registration No: P51600046291 | Website: <https://maharerait.mahaonline.gov.in/>

[Overview](#) [Society](#) [Dealer Details](#) [Society Reviews](#) [Recommendations](#)



6 people already contacted since last week

Area
Built Up area: 895 sq.ft. (81.15 sq.m)

Configuration
2 Bedrooms, 2 Bathrooms, 1 Balcony

Price
₹ 42 Lac+ Govt Charges & Tax @ 4,692 per sq.ft. (All inclusive, Negotiable)

Address
Shubha Sankul Heights
Indira Nagar, Nashik

Floor Number
5th of 7 Floors

Facing
West

Overlooking
Main Road

Possession In
Dec 2025

Price Indicators Projects nearby Locality

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Buy In Nashik

Indira Nagar + Add

Download App
List Property Free
Saved

Home / Nashik / Indira Nagar / Vraj Central Vista

Vraj Central Vista

By KRRISH GROUP
Indira Nagar, Rajiv Nagar, Nashik


Last updated: Aug 4, 2023

₹49.8 L - 61.5 L | ₹4.17 K/sq.ft

EMI starts at ₹26.37 K


Basic Price

Contact Developer




Project Images

SHARE SAVE



Project Images



Project Images

+ 8 more

2, 3 BHK Apartments Configurations

Dec, 2026 Possession Starts

₹4.17 K/sq.ft Avg. Price

1194.00 sq.ft. - 1482.00 sq... (Builtup Area) Sizes

Overview/Home
Highlights
More About Project
Floor Plan
Tour This Project
Amenities
Price Trends
Ca >

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Home / Nashik / Indira Nagar / CK Shree Ganadhis Park

CK Shree Ganadhis Park


By CK DEVELOPERS NASHIK
DGP Nagar Road, Indira Nagar, Nashik

Price includes everything except stamp ... See More

₹28.08 L - 59.39 L | ₹3.80 K/sq.ft


EMI starts at ₹14.87 K

Contact Developer




Project Images

SHARE SAVE



Project Images



Project Images

+ 9 more

1, 2, 3 BHK Apartments Configurations

Oct, 2025 Possession Starts

₹3.80 K/sq.ft Avg. Price

685.00 sq.ft. - 1455.00 sq.ft. (Builtup Area) Sizes

Overview/Home
More About Project
About Project
Recommended Properties
Floor Plan
Tour This Project
>

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: Nashik

Date: 23.08.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature

Think.Innovate.Create (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 23.08.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 22.08.2023. 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. Pritam Construction Prop Pritamsingh Ajmersingh Birdi
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur Nashik Branch 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 Sachin Raundal – Site Engineer Vinita Surve – Processing Manager Chintamani Chaudhari-Valuation Engineer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 22.08.2023 Valuation Date - 24.08.2023 Date of Report - 24.08.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 22.08.2023
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 **24th August 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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

Think.Innovate.Create

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