

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-2542/23-24	18-Sep-23
	Delivery Note	Mode/Terms of Payment
		AGAINST REPORT
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	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
	003636 / 23026220	
	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 Rate	Central Tax Amount	State Tax Rate	State Tax Amount	Total Tax 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:

"Bhattad Sankalp", Proposed Development of Plot Bearing C. S. No. 2299, Situated at 14, Bhaskar Lane, 18-A, 18-C of Bhuleshwar Division, Near CP Tank Circle, Kumbhar Tukda, Bhuleshwar Lane, Mumbai, PIN - 400 002, State - Maharashtra, Country - India - M/s. R M Bhuther & Co. Developers Pvt. Ltd. (Master 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**

Asmita Rathod

Authorised Signatory

This is a Computer Generated Invoice



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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Bhattad Sankalp"

"Bhattad Sankalp", Proposed Development of Plot Bearing C. S. No. 2299, Situated at 14, Bhaskar Lane, 18-A, 18-C of Bhuleshwar Division, Near CP Tank Circle, Kumbhar Tukda, Bhuleshwar Lane, Mumbai, PIN - 400 002, State - Maharashtra, Country - India

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Latitude Longitude: 18°57'09.5"N 72°49'35.7"E

Valuation Done for:

State Bank of India

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



Our Pan India Presence at :

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

- 📍 **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 "Bhattad Sankalp"

"Bhattad Sankalp", Proposed Development of Plot Bearing C. S. No. 2299, Situated at 14, Bhaskar Lane, 18-A, 18-C of Bhuleshwar Division, Near CP Tank Circle, Kumbhar Tukda, Bhuleshwar Lane, Mumbai, PIN - 400 002, State - Maharashtra, Country - India

Latitude Longitude: 18°57'09.5"N 72°49'35.7"E

NAME OF DEVELOPER: M/s. R M Bhuther & Co. Developers Pvt. Ltd.

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 **12th September 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Bhattad Sankalp"**, Proposed Development of Plot Bearing C. S. No. 2299, Situated at 14, Bhaskar Lane, 18-A, 18-C of Bhuleshwar Division, Near CP Tank Circle, Kumbhar Tukda, Bhuleshwar Lane, Mumbai, PIN - 400 002, State - Maharashtra, Country - India. It is about 1.3 Km. travel distance from Charni Road Railway Station of Central 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 higher class & developed.

2. Developer Details:

Name of builder	M/s. R M Bhuther & Co. Developers Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Bhattad Sankalp	P51900021085
Register office address	M/s. R M Bhuther & Co. Developers Pvt. Ltd. Office No. 104, "Bajaj Bhavan", Nariman Point, Mumbai, Pin - 400 021, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person : Mr. Vijay Sawant (Builder Person - Mobile No. 8080003916)	
E - mail ID & Website	info@bhattadgroup.com www.bhattadgroup.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Gopal Krishna Bhavan
On or towards South	Kamal Deep Building
On or towards East	Jaihind Building & K. M. Zaveri Road
On or towards West	Akshay Building & Sitaram Podar Marg



Our Pan India Presence at :

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

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

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

To,

The Branch Manager,**State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",

5th Floor, C-6, 'G' Block,

Bandra Kurla Complex, Bandra (East),

Mumbai – 400 051, State - Maharashtra, Country - India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

I	General		
1.	Purpose for which the valuation is made		: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 12.09.2023
	b)	Date on which the valuation is made	: 18.09.2023
3.	List of documents produced for perusal		
	1. Copy of Title Certificate dated 16.05.2019 from Adv. George D. Dass		
	2. Copy of Indenture date 04.12.2017 b/w. R M Bhuther & Co. Developers Pvt. Ltd. (the Borrower) AND Mr. Laxminarayan R. Bhattad & Others (the Mortgagee) AND M/s. R M Bhuther & Co. Developers Pvt. Ltd. (the Mortgagor No. 3)		
	3. Copy of Engineer's Certificate date 05.07.2023 issued by Eng. Mr. Vishal Raghvani (As per RERA Certificate)		
	4. Copy of Engineer's Certificate Quality Assurance Certificate date 05.07.2023 issued by Vimaldutta Mishra		
	5. Copy of CA Certificate date 24.04.2023 issued by Atul HMV & Associates LLP Chartered Accountants (As per RERA Certificate)		
	6. Copy of Architect's Certificate date 04.07.2023 issued by Ar. Aniket Bandre & M/s. AB Associates (As per REA Certificate)		
	7. Copy of Electricity Bill Consumer No. 102-001-366*0 date 29.04.2023 in the name of M/s. R M Bhuther & Co. Developers Pvt. Ltd.		
	8. Copy of MHADA NOC No. R / NOC / F – 2283 / 8853 / MBRRB – 2022 / date 24.11.2022 issued by MHADA		
	9. Copy of MAHARERA Registration Certificate of Project No. P51900021085 issued by Maharashtra Real Estate Regulatory Authority date 08.09.2021. Last Modified date 20.07.2023		
	10. Copy of Commencement Certificate No. CHE / CTY / 1140 / C / 337 (NEW) / CC / 4 / Amend date 06.08.2018 issued by Municipal Corporation of Greater Mumbai		
	This C.C. is endorsed upto Plinth Level as per amended approval date 18.11.2021. This CC is valid upto 20.03.2023		
	11. Copy of CC Revalided MCGM Letter No. CHE / CTY / 1140 / C / 337 (NEW) / 337 / 4 / Amend date 22.06.2023 issued by Municipal Corporation of Greater Mumbai		
	12. Copy of Amended Plan Approval Letter No. CHE / CTY / 1140 / C / 337 (NEW) / 337 / 4 / Amend date 18.11.2021 issued by Municipal Corporation of Greater Mumbai		

	13. Copy of Approved Plan No. CHE / CTY / 1140 / C / 337 (NEW) / 337 / 4 / Amend date 18.11.2021 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Ten- Sheet No. 1/10 to 10/10) Approved upto:	<table border="1"> <thead> <tr> <th data-bbox="347 415 496 489">Building No. / Wing</th> <th data-bbox="496 415 1404 489">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="347 489 496 567">1 / B</td> <td data-bbox="496 489 1404 567">2 Basements + Ground + 1st floor (Podium) + 2nd floor (Service floor) + 3rd to 18th upper floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	1 / B	2 Basements + Ground + 1 st floor (Podium) + 2 nd floor (Service floor) + 3 rd to 18 th upper floors.
Building No. / Wing	Number of Floors					
1 / B	2 Basements + Ground + 1 st floor (Podium) + 2 nd floor (Service floor) + 3 rd to 18 th upper floors.					
	Project Name (with address & phone nos.)	: "Bhattad Sankalp" , Proposed Development of Plot Bearing C. S. No. 2299, Situated at 14, Bhaskar Lane, 18-A, 18-C of Bhuleshwar Division, Near CP Tank Circle, Kumbhar Tukda, Bhuleshwar Lane, Mumbai, PIN - 400 002, 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. R M Bhuther & Co. Developers Pvt. Ltd. Address: Office No. 104, "Bajaj Bhavan" , Nariman Point, Mumbai, Pin - 400 021, State - Maharashtra, Country – India. Contact Person : Mr. Vijay Sawant (Builder Person – Mobile No. 8080003916)				
5.	Brief description of the property (Including Leasehold / freehold etc.)					
	<p>About "Bhattad Sankalp" Project: Bhattad Group has launched its new project Sankalp, located at Girgaon in Mumbai. The project is currently in a launched stage with the possession scheduled to be in possession on Dec 23. The well-planned project is offering 1, 2, and 3BHK apartments. The project has been constructed over 0.13 acres of area. The projected compound will have lush greenery, internal roads and footpaths, swimming pool, gymnasium, along with other amenities. Girgaon is one of the prominent residential locations of Mumbai situated on the foothills of Malabar Hills. Khetwadi (1 km), Grant Road, Opera House, and Dwar are some of the areas located close to Girgaon. Girgaon is well-connected to other parts of the city via rail and road transportation. Charni Road Railway Station (1.6 km) and Marine Lines Railway Station (1.9 km) are the two nearest suburban railway stations to Girgaon. The area is well-served by the BEST buses that operate from Girgaon bus terminus towards Marine Lines, Malabar Hill, Walkeshwar and Bandra. Chhatrapati Shivaji International Airport is located at a distance of 19.4 km from Girgaon. Call us to know more.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th data-bbox="300 1735 459 1809">Building No. / Wing</th> <th data-bbox="459 1735 1444 1809">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="300 1809 459 1893">1 / B</td> <td data-bbox="459 1809 1444 1893">Proposed 2 Basements + Ground + 1st floor (Podium) + 2nd floor (Service floor) + 3rd to 18th upper floors.</td> </tr> </tbody> </table>		Building No. / Wing	Number of Floors	1 / B	Proposed 2 Basements + Ground + 1 st floor (Podium) + 2 nd floor (Service floor) + 3 rd to 18 th upper floors.
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LEVEL OF COMPLETEION:

Building No. / Wing	Present stage of Construction	Percentage of work completion
1 / B	Plinth work is completed.	10%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2024 (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:

- Italian Marble 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
- Garden
- Club House
- Kids Play Area
- Children's Play Zone
- Indoor Games
- Jacuzzi
- Jogging Track
- Swimming Pool
- Basketball

6.	Location of property	:	
	a) Plot No. / Survey No.	:	C. S. No. 2299
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	C. S. No. 2299, Bhuleshwar Division,
	d) Ward / Taluka	:	C - Ward
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	" Bhattad Sankalp ", Proposed Development of Plot Bearing C. S. No. 2299, Situated at 14, Bhaskar Lane, 18-A, 18-C of Bhuleshwar Division, Near CP Tank Circle, Kumbhar Tukda, Bhuleshwar Lane, Mumbai, PIN - 400 002, State - Maharashtra, Country - India
8.	City / Town	:	Bhuleshwar Lane, Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class



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	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
	North	C S No. 2310-2299		C S No. 2310-2299	Gopal Krishna Bhavan
	South	CS NO 2296 2297 1-2296		CS NO 2296 2297 1-2296	Kamal Deep Building
	East	DP Road, CS No. 2298		DP Road, CS No. 2298	Jaihind Building & K. M. Zaveri Road
	West	CS No. 1761		CS No. 1761	Akshay Building & Sitaram Podar Marg
14.1	Dimensions of the site			:	N. A. as the land is irregular in shape
				A As per the Deed	B Actuals
	North	:		-	-
	South	:		-	-
	East	:		-	-
	West	:		-	-
14.2	Latitude, Longitude & Co-ordinates of property			:	18°57'09.5"N 72°49'35.7"E
14.	Extent of the site			:	Total Plot area – 2957.38 Sq. M. (As per Approved Plan) Plot area – 521.00 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)			:	Total Plot area – 2957.38 Sq. M. (As per Approved Plan) Plot area – 521.00 Sq. M. (As per RERA Certificate)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.			:	N.A. Building Construction work is in progress
II	CHARACTERSTICS OF THE SITE				
1.	Classification of locality			:	Middle class
2.	Development of surrounding areas			:	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?	:	<div>Copy of Approved Plan No. CHE / CTY / 1140 / C / 337 (NEW) / 337 / 4 / Amend date 18.11.2021 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Ten- Sheet No. 1/10 to 10/10)</div> <div>Approved upto:</div> <table><tr><th>Building No. / Wing</th><th>Number of Floors</th></tr><tr><td>1 / B</td><td>2 Basements + Ground + 1st floor (Podium) + 2nd floor (Service floor) + 3rd to 18th upper floors.</td></tr></table>	Building No. / Wing	Number of Floors	1 / B	2 Basements + Ground + 1 st floor (Podium) + 2 nd floor (Service floor) + 3 rd to 18 th upper floors.					
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1 / B	2 Basements + Ground + 1 st floor (Podium) + 2 nd floor (Service floor) + 3 rd to 18 th upper floors.											
10.	Corner plot or intermittent plot?	:	Intermittent									
11.	Road facilities	:	Yes									
12.	Type of road available at present	:	B. T. Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.3 M. Wide Road									
14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	Connected to Municipal sewer									
17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developed 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	:	<div>Total Plot area – 2957.38 Sq. M. (As per Approved Plan)</div> <div>Plot area – 521.00 Sq. M. (As per RERA Certificate)</div>									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,68,250.00 per Sq. M. for Residential ₹ 82,060.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table><tr><th colspan="3">As per Approved Plan</th></tr><tr><th>Land Area in Sq. M.</th><th>Rate in Sq. M.</th><th>Value in (₹)</th></tr><tr><td></td><td></td><td></td></tr></table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)			
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										



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			2957.38	82060	24,26,82,603.00				
			As per RERA Certificate						
			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)				
			521.00	82060	4,27,53,260.00				
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 floor	:						
	e)	rs and height of each floor including basement, if any	:						
	Building No. / Wing	Number of Floors							
	1 / B	Proposed 2 Basements + Ground + 1 st floor (Podium) + 2 nd floor (Service floor) + 3 rd to 18 th upper floors.							
	f)	Plinth area floor-wise	:	As per table attached to the report					
	g)	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					
	h)	Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CHE / CTY / 1140 / C / 337 (NEW) / 337 / 4 / Amend date 18.11.2021 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Ten- Sheet No. 1/10 to 10/10)					
	i)	Approved map / plan issuing authority	:	Approved upto: <table><tr><td>Building No. / Wing</td><td>Number of Floors</td></tr><tr><td>1 / B</td><td>2 Basements + Ground + 1st floor (Podium) + 2nd floor (Service floor) + 3rd to 18th upper floors.</td></tr></table>		Building No. / Wing	Number of Floors	1 / B	2 Basements + Ground + 1 st floor (Podium) + 2 nd floor (Service floor) + 3 rd to 18 th upper floors.
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	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	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	: N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**Remarks:**

As per approved plan, there are total Two building (Wing-A & Wing -B), Wing - A is Rehab building & Wing - B is Sale building.

1) Building No. 1, Wing – B:

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total 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	301	3	2 BHK	729	0	729	802	Land Owner's Share				28,06,650
2	302	3	1 BHK	476	0	476	524					18,32,600
3	303	3	2 BHK	745	0	745	820					28,68,250
4	304	3	2 BHK	729	0	729	802					28,06,650



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Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total 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 ₹
5	305	3	1 BHK	498	0	498	548	Land Owner's Share				19,17,300
6	306	3	2 BHK	733	0	733	806					28,22,050
7	401	4	2 BHK	729	0	729	802					28,06,650
8	402	4	1 BHK	476	0	476	524					18,32,600
9	403	4	2 BHK	745	0	745	820					28,68,250
10	404	4	2 BHK	729	0	729	802					28,06,650
11	405	4	1 BHK	498	0	498	548					19,17,300
12	406	4	2 BHK	733	0	733	806					28,22,050
13	501	5	2 BHK	729	0	729	802					28,06,650
14	503	5	3 BHK	1235	0	1235	1359					47,54,750
15	504	5	2 BHK	729	0	729	802					28,06,650
16	505	5	1 BHK	498	0	498	548					19,17,300
17	506	5	2 BHK	733	0	733	806					28,22,050
18	601	6	2 BHK	729	0	729	802					28,06,650
19	602	6	1 BHK	476	0	476	524					18,32,600
20	603	6	2 BHK	745	0	745	820					28,68,250
21	604	6	2 BHK	729	0	729	802					28,06,650
22	605	6	1 BHK	499	22	521	573	32360	1,68,59,560.00	1,85,45,516.00	38500	20,05,850
23	606	6	2 BHK	761	16	777	855	32360	2,51,43,720.00	2,76,58,092.00	57500	29,91,450
24	701	7	2 BHK	729	0	729	802	Land Owner's Share				28,06,650
25	702	7	1 BHK	476	0	476	524					18,32,600
26	703	7	2 BHK	745	0	745	820					28,68,250
27	704	7	2 BHK	744	27	771	848	32480	2,50,42,080.00	2,75,46,288.00	57500	29,68,350
28	705	7	1 BHK	499	22	521	573	32480	1,69,22,080.00	1,86,14,288.00	39000	20,05,850
29	706	7	2 BHK	761	16	777	855	32480	2,52,36,960.00	2,77,60,656.00	58000	29,91,450
30	801	8	3 BHK	891	0	891	980	Land Owner's Share				34,30,350
31	804		2 BHK	729	0	729	802					28,06,650
32	805	8	1 BHK	498	0	498	548					19,17,300
33	806	8	2 BHK	733	0	733	806					28,22,050
34	901	9	2 BHK	748	26	774	851	32720	2,53,25,280.00	2,78,57,808.00	58000	29,79,900
35	902	9	1 BHK	495	0	495	545	32720	1,61,96,400.00	1,78,16,040.00	37000	19,05,750
36	903	9	2 BHK	745	0	745	820	Land Owner's Share				28,68,250
37	904	9	3 BHK	948	0	948	1043					36,49,800
38	906	9	3 BHK	1017	0	1017	1119					39,15,450
39	1001	10	2 BHK	748	26	774	851	32840	2,54,18,160.00	2,79,59,976.00	58000	29,79,900
40	1002	10	1 BHK	495	0	495	545	32840	1,62,55,800.00	1,78,81,380.00	37500	19,05,750
41	1003	10	2 BHK	757	29	786	865	32840	2,58,12,240.00	2,83,93,464.00	59000	30,26,100
42	1004	10	2 BHK	744	27	771	848	32840	2,53,19,640.00	2,78,51,604.00	58000	29,68,350

Sr. No.	Fiat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total 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 ₹
43	1005	10	1 BHK	499	22	521	573	32840	1,71,09,640.00	1,88,20,604.00	39000	20,05,850
44	1006	10	2 BHK	761	16	777	855	32840	2,55,16,680.00	2,80,68,348.00	58500	29,91,450
45	1101	11	2 BHK	748	26	774	851	32960	2,55,11,040.00	2,80,62,144.00	58500	29,79,900
46	1102	11	1 BHK	495	0	495	545	32960	1,63,15,200.00	1,79,46,720.00	37500	19,05,750
47	1103	11	2 BHK	757	29	786	865	32960	2,59,06,560.00	2,84,97,216.00	59500	30,26,100
48	1104	11	2 BHK	744	27	771	848	32960	2,54,12,160.00	2,79,53,376.00	58000	29,68,350
49	1105	11	1 BHK	499	22	521	573	32960	1,71,72,160.00	1,88,89,376.00	39500	20,05,850
50	1106	11	2 BHK	761	16	777	855	32960	2,56,09,920.00	2,81,70,912.00	58500	29,91,450
51	1201	12	2 BHK	748	26	774	851	33080	2,56,03,920.00	2,81,64,312.00	58500	29,79,900
52	1202	12	1 BHK	495	0	495	545	33080	1,63,74,600.00	1,80,12,060.00	37500	19,05,750
53	1203	12	2 BHK	757	29	786	865	33080	2,60,00,880.00	2,86,00,968.00	59500	30,26,100
54	1204	12	2 BHK	744	27	771	848	33080	2,55,04,680.00	2,80,55,148.00	58500	29,68,350
55	1205	12	1 BHK	499	22	521	573	33080	1,72,34,680.00	1,89,58,148.00	39500	20,05,850
56	1206	12	2 BHK	761	16	777	855	33080	2,57,03,160.00	2,82,73,476.00	59000	29,91,450
57	1301	13	2 BHK	748	26	774	851	33200	2,56,96,800.00	2,82,66,480.00	59000	29,79,900
58	1302	13	1 BHK	495	0	495	545	33200	1,64,34,000.00	1,80,77,400.00	37500	19,05,750
59	1303	13	2 BHK	757	29	786	865	33200	2,60,95,200.00	2,87,04,720.00	60000	30,26,100
60	1304	13	2 BHK	744	27	771	848	33200	2,55,97,200.00	2,81,56,920.00	58500	29,68,350
61	1305	13	1 BHK	499	22	521	573	33200	1,72,97,200.00	1,90,26,920.00	39500	20,05,850
62	1306	13	2 BHK	761	16	777	855	33200	2,57,96,400.00	2,83,76,040.00	59000	29,91,450
63	1401	14	2 BHK	748	26	774	851	33320	2,57,89,680.00	2,83,68,648.00	59000	29,79,900
64	1402	14	1 BHK	495	0	495	545	33320	1,64,93,400.00	1,81,42,740.00	38000	19,05,750
65	1403	14	2 BHK	757	29	786	865	33320	2,61,89,520.00	2,88,08,472.00	60000	30,26,100
66	1404	14	2 BHK	744	27	771	848	33320	2,56,89,720.00	2,82,58,692.00	59000	29,68,350
67	1405	14	1 BHK	499	22	521	573	33320	1,73,59,720.00	1,90,95,692.00	40000	20,05,850
68	1406	14	2 BHK	761	16	777	855	33320	2,58,89,640.00	2,84,78,604.00	59500	29,91,450
69	1502	15	1 BHK	495	0	495	545	33440	1,65,52,800.00	1,82,08,080.00	38000	19,05,750
70	1503	15	2 BHK	757	29	786	865	33440	2,62,83,840.00	2,89,12,224.00	60000	30,26,100
71	1504	15	2 BHK	744	27	771	848	33440	2,57,82,240.00	2,83,60,464.00	59000	29,68,350
72	1505	15	1 BHK	499	22	521	573	33440	1,74,22,240.00	1,91,64,464.00	40000	20,05,850
73	1506	15	2 BHK	761	16	777	855	33440	2,59,82,880.00	2,85,81,168.00	59500	29,91,450
74	1601	16	2 BHK	748	26	774	851	33560	2,59,75,440.00	2,85,72,984.00	59500	29,79,900
75	1602	16	1 BHK	495	0	495	545	33560	1,66,12,200.00	1,82,73,420.00	38000	19,05,750
76	1603	16	2 BHK	757	29	786	865	33560	2,63,78,160.00	2,90,15,976.00	60500	30,26,100
77	1604	16	2 BHK	744	27	771	848	33560	2,58,74,760.00	2,84,62,236.00	59500	29,68,350
78	1605	16	1 BHK	499	22	521	573	33560	1,74,84,760.00	1,92,33,236.00	40000	20,05,850
79	1606	16	2 BHK	761	16	777	855	33560	2,60,76,120.00	2,86,83,732.00	60000	29,91,450
80	1701	17	2 BHK	748	26	774	851	33680	2,60,68,320.00	2,86,75,152.00	59500	29,79,900

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total 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 ₹
81	1702	17	1 BHK	495	0	495	545	33680	1,66,71,600.00	1,83,38,760.00	38000	19,05,750
82	1703	17	2 BHK	757	29	786	865	33680	2,64,72,480.00	2,91,19,728.00	60500	30,26,100
83	1704	17	2 BHK	744	27	771	848	33680	2,59,67,280.00	2,85,64,008.00	59500	29,68,350
84	1705	17	1 BHK	499	22	521	573	33680	1,75,47,280.00	1,93,02,008.00	40000	20,05,850
85	1706	17	2 BHK	761	16	777	855	33680	2,61,69,360.00	2,87,86,296.00	60000	29,91,450
86	1801	18	2 BHK	748	26	774	851	33800	2,61,61,200.00	2,87,77,320.00	60000	29,79,900
87	1802	18	1 BHK	495	0	495	545	33800	1,67,31,000.00	1,84,04,100.00	38500	19,05,750
88	1803	18	2 BHK	757	29	786	865	33800	2,65,66,800.00	2,92,23,480.00	61000	30,26,100
89	1804	18	2 BHK	744	27	771	848	33800	2,60,59,800.00	2,86,65,780.00	59500	29,68,350
90	1805	18	1 BHK	499	22	521	573	33800	1,76,09,800.00	1,93,70,780.00	40500	20,05,850
91	1806	18	2 BHK	761	16	777	855	33800	2,62,62,600.00	2,88,88,860.00	60000	29,91,450
Total				61729	1183	62912	69203		1,31,95,45,360.00	1,45,14,99,896.00		18,16,85,350

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Sale Flat	1 BHK - 21 2 BHK - 39	60	40978	45076	1,31,95,45,360.00	1,45,14,99,896.00
Land Owner's Share	1 BHK - 08 2 BHK - 19 3 BHK - 04	31	21934	24127	-	-
Total (a)		91	62912	69203	1,31,95,45,360.00	1,45,14,99,896.00

Refuge Floor 8th Floor - Flat No. 2 & 3 & 15th Floor - Flat No. 1

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,31,95,45,360.00
Final Realizable Value After Completion in ₹	1,45,14,99,896.00
Cost of Construction (Total Built up area x Rate) 69203 Sq. Ft. x ₹ 3500.00	24,22,10,500.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
B	10	69203	24,22,10,500.00	2,42,21,000.00

Part - C (Extra Items)	:	Amount in ₹
1. Portico	:	
2. Ornamental front door	:	N.A. Building Construction work is in progress
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 ₹		:	₹ 1,31,95,45,360.00
Final Realizable Value After Completion in ₹		:	₹ 1,45,14,99,896.00

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 ₹ 31,000.00 to ₹ 34,500.00 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 ₹ 32,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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Actual Site Photographs

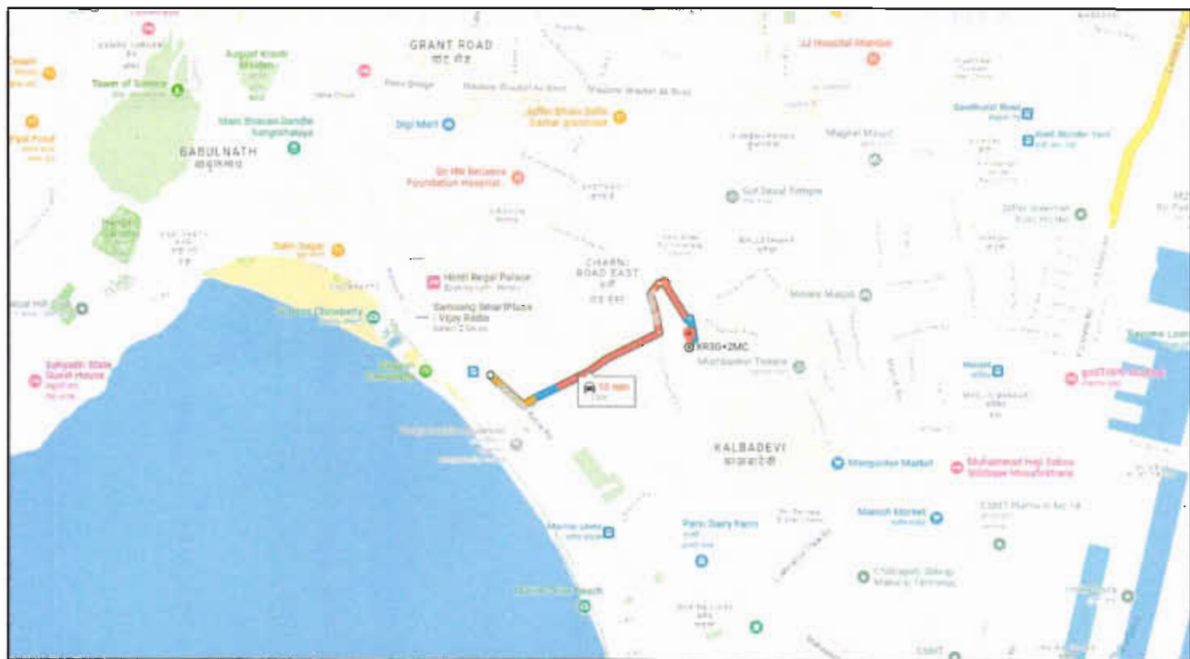


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Route Map of the property

Site u/r



Latitude Longitude: 18°57'09.5"N 72°49'35.7"E

Note: The Blue line shows the route to site from nearest railway station (Charni Road – 1.3 Km.)



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

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Year: 2023-2024
Language: English

Selected District: MumbaiMain

Select Village: भुलेश्वर विलीज

Search By: ☒ Survey No. ☐ Location

Enter Survey No: 2299 Search

उपविभाग	भुली जमीन	निवासी सदनिका	शॉपिंग दुकाने	औद्योगिक	एकक (Rs./)	Attribute
5/48-भूभाग : पश्चिमेस जयशंकर शंकरभेट रोड, पुर्वेकडे भुलेश्वर स्टीट व काळजा देवी रोड, वज्रिणेकडील लोकमान्य टिळक रोड व उत्तरेकडील वॅरीमंटर जयकर मार्ग यामधील भूभाग	82060	168250	254300	301700	168250	चौ. मीटर मि.टी.एम. नंबर

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Price Indicators

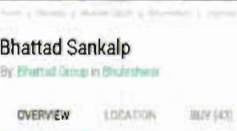
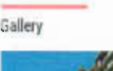

[illegible]

Bhattad Sankalp

By Bhattad Group in Ghadarwara

Overview Location Buy (4X) Rent

Gallery

Size: 1, 2 BHK
Sale: 455 - 786 sq.ft.
and up to 10,00 sq.ft.

Project Status: Dec-2024 (ongoing)
Price Range: ₹1.60 Cr - 3.10 Cr

Property Type: Apartment
Launched Date: May 2019

REDA ID: [view on map](#)

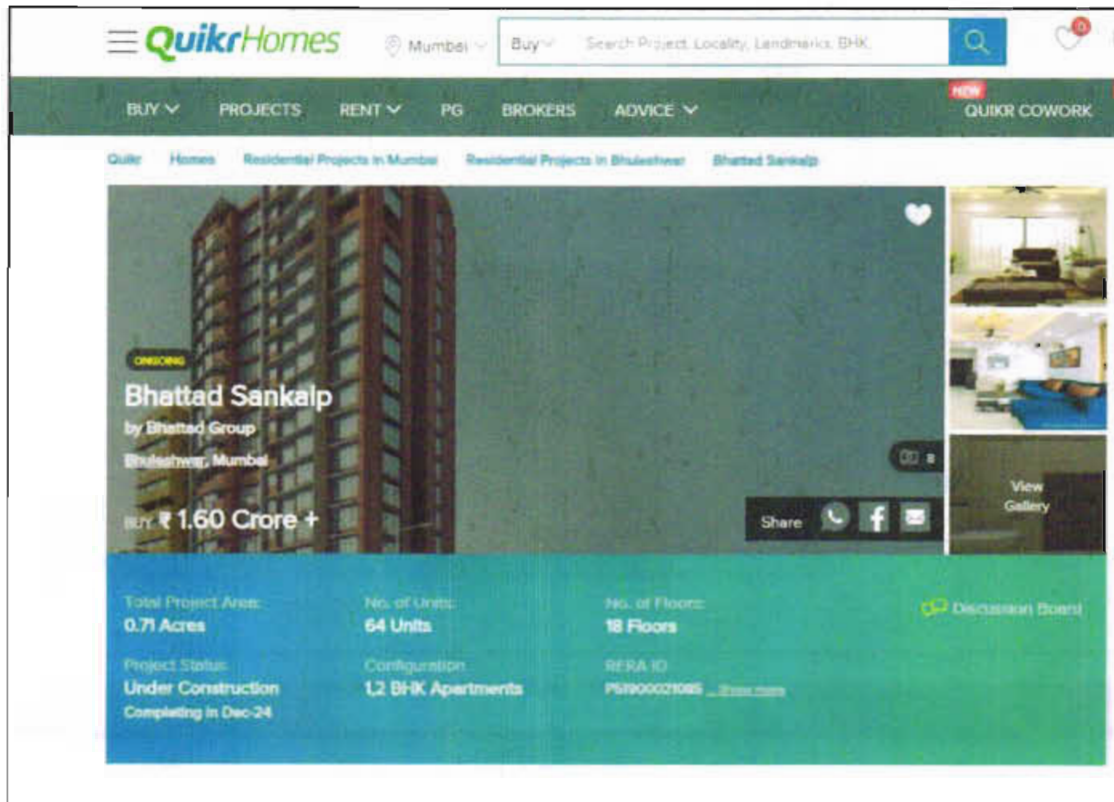
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☐ Ready to Move
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Price Indicators



QuikrHomes Mumbai Buy Search Project, Locality, Landmarks, BHK.

BUY PROJECTS RENT PG BROKERS ADVICE QUIKR COWORK

Quikr Homes Residential Projects in Mumbai Residential Projects in Bhuleshwar Bhattad Sankaip

Bhattad Sankaip
by Bhattad Group
Bhuleshwar, Mumbai

BUY ₹ 1.60 Crore +

Share WhatsApp Facebook Email

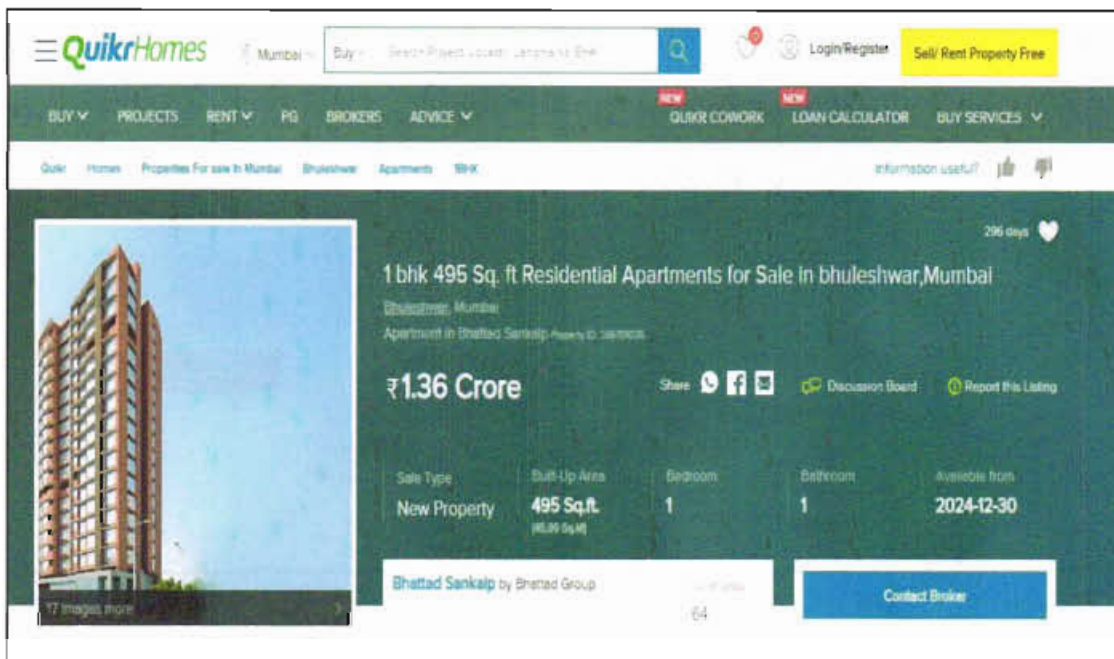
View Gallery

Total Project Area: **0.71 Acres**
Project Status: **Under Construction**
Completing in Dec-24

No. of Units: **64 Units**
Configuration: **1,2 BHK Apartments**

No. of Floors: **18 Floors**
RERA ID: **PSR9000021095** [View more](#)

Discussion Board



QuikrHomes Mumbai Buy Search Project, Locality, Landmarks, BHK Login/Register Sell/Rent Property Free

BUY PROJECTS RENT PG BROKERS ADVICE QUIKR COWORK LOAN CALCULATOR BUY SERVICES

Quikr Homes Properties For sale in Mumbai Bhuleshwar Apartments 1BHK information useful? Like Dislike

296 days

1 bhk 495 Sq. ft Residential Apartments for Sale in Bhuleshwar, Mumbai
Bhuleshwar, Mumbai
Apartment in Bhattad Sankaip, Project ID: 3636/2302620

₹ 1.36 Crore

Share WhatsApp Facebook Email Discussion Board Report this Listing

Sale Type: **New Property** Built-Up Area: **495 Sq. ft** (45.99 Sq. M) Bedroom: **1** Bathroom: **1** Available from: **2024-12-30**

Bhattad Sankaip by Bhattad Group 64 [View more](#)

Contact Broker

Price Indicators

The screenshot displays the QuikrHomes website interface. At the top, there is a navigation bar with the QuikrHomes logo, location filters (Mumbai), and search options (Buy, Sell, Rent Property Free). Below the navigation bar, there are links for BUY, PROJECTS, RENT, PG, BROKERS, and ADVICE. A secondary navigation bar includes links for QUIRK COWORK, LOAN CALCULATOR, and BUY SERVICES. The main content area features a large image of a tall apartment building. To the right of the image, the text reads: "1 bhk 521 Sq. ft Residential Apartments for Sale in bhuleshwar,Mumbai". Below this, it says "Apartment in Bhattad Sankalp Project in BHULESHWAR". The price is listed as "₹1.43 Crore". There are social media sharing icons (WhatsApp, Facebook, Email) and links for "Discussion Board" and "Report this Listing". A table of specifications is shown: Sale Type (New Property), Built Up Area (521 Sq.ft), Bedroom (1), and Available from (2024-12-30). At the bottom, it mentions "Bhattad Sankalp by Bhansali Group" and a "Contact Broker" button.

Property Details	Value
Price	₹1.43 Crore
Built Up Area	521 Sq.ft
Bedroom	1
Available from	2024-12-30

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Yash Heights

By **Yash Group Pvt Ltd**

Phase 1 Building 27.5 L - 2.71 Cr | ₹3100 K/sq ft

1 BHK Starts at ₹39.55 L

[See More](#)

[Contact Developer](#)

27.5 L - 2.71 Cr | ₹3100 K/sq ft

1 BHK Starts at ₹39.55 L

[See More](#)

[Contact Developer](#)

Yash Heights

By **Yash Group Pvt Ltd**

Phase 1 Building 27.5 L - 2.71 Cr | ₹3100 K/sq ft

1 BHK Starts at ₹39.55 L

[See More](#)

[Contact Developer](#)

27.5 L - 2.71 Cr | ₹3100 K/sq ft

1 BHK Starts at ₹39.55 L

[See More](#)

[Contact Developer](#)

Price Indicators

Projects nearby Locality

HOUSING.COM Buy in Mumbai

1 BHK Flat
By **ANANDHARSHAN GROUP**
Juhu, Mumbai West, Juhu, Mumbai

₹1.68 Cr (EMI starts at ₹5,414)
Contact Owner

Project Images (Main image: 3D rendering of a modern apartment building)

Project Images (Inset images: Interior view of a room, and a gallery icon with '+ 4 more')

550 sq.ft Build Up Area
₹50.55 K/sq.ft Avg. Price
Ready to move Possession status
Lower of 22 Floors
East-facing Facing

HOUSING.COM Buy in Mumbai

Nandivardhan Avisha
By **NANDIVARDHAN GROUP**
Juhu, Mumbai South, Juhu, Mumbai

₹1.8 Cr - 3 Cr (EMI starts at ₹5,564)
Contact Developer

Project Images (Main image: 3D rendering of a modern apartment building)

Project Images (Inset images: 3D rendering of a modern apartment building, and a gallery icon with '+ 4 more')

1, 2 BHK Apartments Configurations
Dec. 2020 Possession Starts
₹35.33 K/sq.ft Avg. Price
540.00 sq.ft - 900.00 sq.ft (Buildup Area) Sizes

Price Indicators

Projects nearby Locality



HOUSING.COM Buy in Mumbai

Citymaker Aman Griha
By CITYMAKER BUILDER
Gurgaon, Mumbai South, Mumbai

₹1.39 Cr - 3.9 Cr | 656.00 K/sq.ft
EMI starts at ₹6616 K

1.2 BHK Apartments Configurations

Jun. 2021 Possession Starts

₹35.00 K/sq.ft Avg. Price

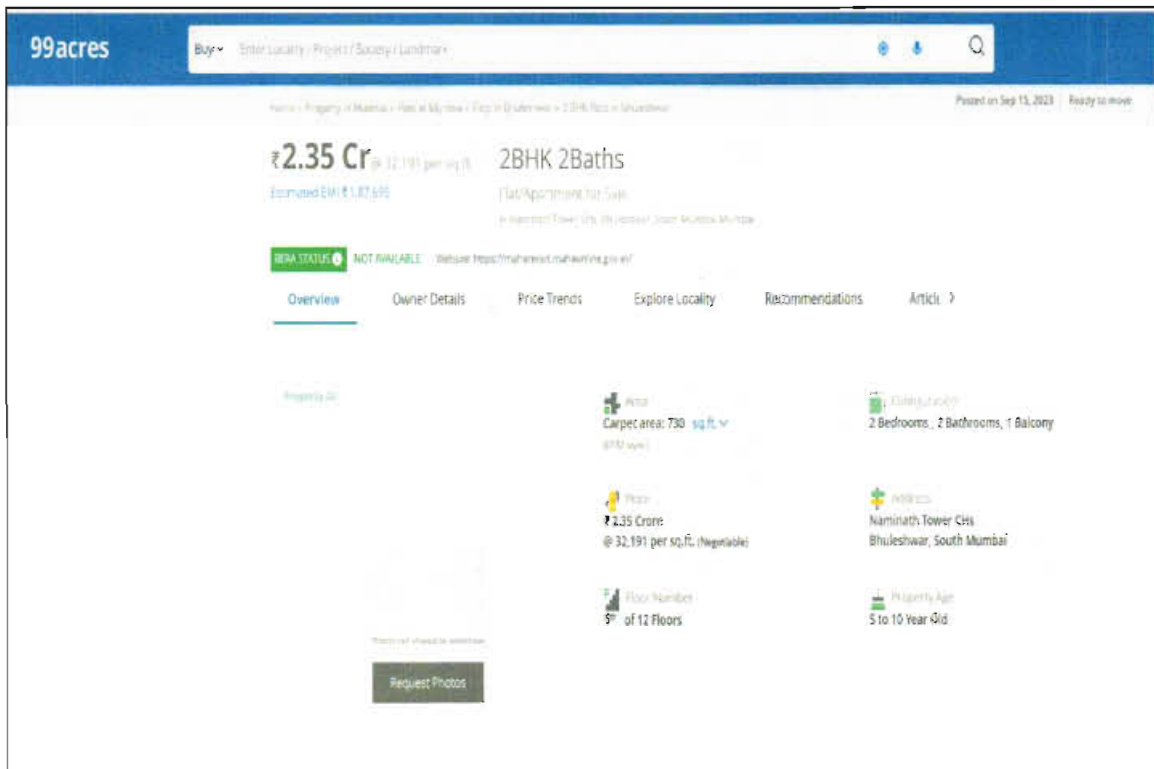
3/95.00 sq.ft. - 1114.00 sq.ft. (Carpet Area) Sizes

1.2 BHK Apartments Configurations

Jun. 2021 Possession Starts

₹35.00 K/sq.ft Avg. Price

3/95.00 sq.ft. - 1114.00 sq.ft. (Carpet Area) Sizes



99acres Buy Enter Locality / Project / Society / Landmark

₹2.35 Cr @ 32,191 per sq.ft.
Estimated EMI ₹1,87,699

2BHK 2Baths
Flat/Apartment for Sale

NOT RAILABLE Website: https://maharashtra.gov.in/

Overview Owner Details Price Trends Explore Locality Recommendations Article

Property ID:

Area: Carpet area: 730 sq.ft. (672 sq.m)

Price: ₹2.35 Crone @ 32,191 per sq.ft. (Negotiable)

Floor Number: 5th of 12 Floors

Configuration: 2 Bedrooms, 2 Bathrooms, 1 Balcony

ADDRESS: Naminath Tower CHS, Bhuleshwar, South Mumbai

Property Age: 5 to 10 Year Old

Request Photos

Place : Mumbai
Date : 18.09.2023

MANOJ BABURAO
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 CHALIWAR
DN: cn=, o=VASTURAK & CONSULTANTS PRIVATE LIMITED,
ou=India,
2.5.4.20=0072047475d0146efcf39d0865913490c1d338a
115279617a1865652, postalCode=400009, st=Maharashtra,
serialNumber=41555956publicKeyInfo#2b2558ba3c3011f1f3
94e28f2c28a3276b250c, c=MANOJ BABURAO CHALIWAR
Date: 2023.09.20 10:13:30 +05'30'

Auth. Sign.

Date _____

Countersigned
(BRANCH MANAGER)

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



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(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 18.09.2023 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 12.09.2023. 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.



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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. R M Bhuther & Co. Developers Pvt. Ltd.
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 Chandan Singh – Valuation Engineer Vinita Surve – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 12.09.2023 Valuation Date - 18.09.2023 Date of Report - 18.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 12.09.2023
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



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Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **18th 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 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. R M Bhuther & Co. Developers Pvt. Ltd.**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



Property Title

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

Environmental Conditions

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

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the 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



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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.



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

26. 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.

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.

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.

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.

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 CHAKRAS
DN: c=IN, o=VASTRAAL CONSULTANTS PRIVATE LIMITED,
ou=chennai,
2.5.4.10=f822c6c4ad15dc92bcfc79e2d655914490cf3d31d1
f15279917af8fb6552, postalCode=400009, st=Maharashtra,
serialNumber=14a25a554648eb9bb2ba55dfda4c1bf1f15
44e10ff999327b6538c, email=BABURAO.CHAKRA@VASTRAALCONSULTANTS.COM
Date: 2021.05.22 10:13:47 +05'30'

Auth. Sign.