

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-2562/23-24	Dated 20-Sep-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
Buyer (Bill to) STATE BANK OF INDIA - HLST BKC HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 003676 / 2302642	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

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

Amount Chargeable (in words)

E. & O.E

Indian Rupee Twelve Thousand Three Hundred Ninety Only

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

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

Remarks:

""""Jai Kamal""", Proposed Redevelopment on Plot bearing CTS No. 206 of Village – Deonar, Deonar Village Road, N. G. Acharya Marg, Govandi (East), Mumbai, PIN - 400 088, State - Maharashtra, Country - India- M/s. Ameet Infra (Master Valuation)

Company's Service Tax No. : **AADCV4303RSD001**

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

Authorised Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

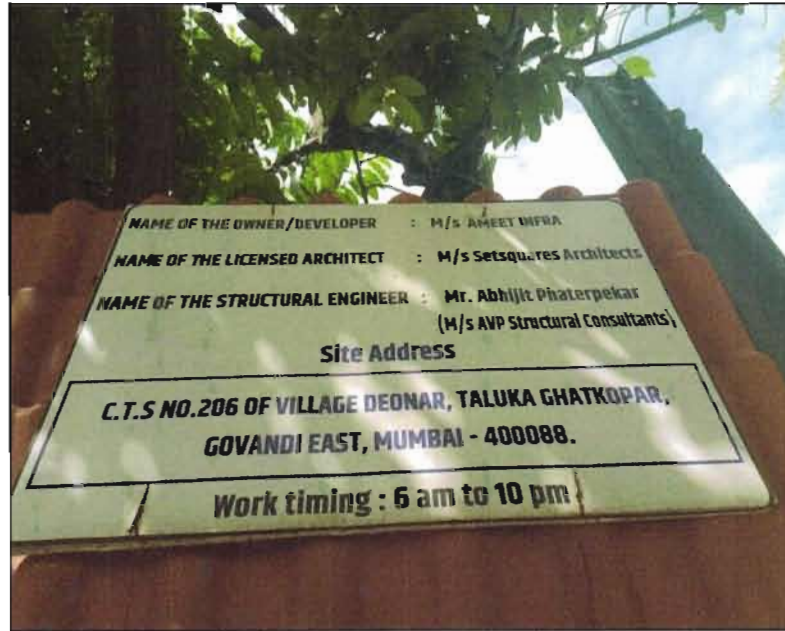
Think.Innovate.Create

An ISO 9001:2015 Certified Company

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MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Jai Kamal"

"Jai Kamal", Proposed Redevelopment on Plot bearing CTS No. 206 of Village – Deonar, Deonar Village Road, N. G. Acharya Marg, Govandi (East), Mumbai, PIN - 400 088, State - Maharashtra, Country - India

Latitude Longitude: 19°03'13.3"N 72°54'52.7"E

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

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



Our Pan India Presence at :

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

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

Vastu/SBI/Mumbai/09/2023/3676/2302642

20/19-286-V

Date: 20.09.2023

MASTER VALUATION REPORT OF "Jai Kamal"

"Jai Kamal", Proposed Redevelopment on Plot bearing CTS No. 206 of Village – Deonar, Deonar Village Road, N. G. Acharya Marg, Deonar, Govandi (East), Mumbai, PIN - 400 088, State - Maharashtra, Country - India

Latitude Longitude: 19°03'13.3"N 72°54'52.7"E

NAME OF DEVELOPER: M/s. Ameet Infra

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 **18th September 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Jai Kamal", Proposed Redevelopment on Plot bearing CTS No. 206 of Village – Deonar, Deonar Village Road, N. G. Acharya Marg, Govandi (East), Mumbai, PIN - 400 088, State - Maharashtra, Country – India. It is about 290 Mtr. travel distance from Deonar Railway Station of Harbour Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing 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. Ameet Infra	
Project Registration Number	Project	RERA Project Number
	Jai Kamal	P51800052049
Register office address	M/s. Ameet Infra Office at 224, "Swastik Chambers", Umarshi Bappa Chowk, Off Sion Trombay Road, Chembur, Mumbai - 400 071, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Ameet Narwani (Builder Person - Mobile No. 9930094499)	
E – mail ID & Website	ameet.narwani@gmail.com www.ameetdevelopers.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Yash Heights & Under Construction Building
On or towards South	Deonar Village Road & SRP High School
On or towards East	Trupati Building
On or towards West	Krishna Kutir & Govandi Station Road



Our Pan India Presence at :

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

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

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

To,

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

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 : 18.09.2023				
	b)	Date on which the valuation is made : 20.09.2023				
3.	List of documents produced for perusal					
	1.	Copy of Title certificate of Property from Adv. S. Venkateshwar Advocate dated 10.04.2023.				
	2.	Copy of Search Report No. RK / KN / SEP / 10 / 2022 dated 06.08.2022 issued by RK Consultant.				
	3.	Copy of Deed of Conveyance date 31.03.2023 b/w. Mr. Kamal alias Kamlesh D. Narwani (the Vendor) AND M/s. Ameet Infra (the Purchaser)				
	4.	Copy of Intimation of Disapproval No. P- 13232 / 2022 / (206) / M / E Ward / Deonar – E / IOD / 1 / New dated 31.05.2023 issued by Municipal Corporation of Greater Mumbai.				
	5.	Copy of Height Clearance NOC No. SNCR / WEST / B / 120922 / 730612 date 27.12.2022 issued by Airports Authority of India. (Valid upto- 26.12.2030)				
	6.	Copy of Fire Protection & Fire Fighting Safety No. P- 13232 / 2022 / (206) / M / E Ward / Deonar - E – CFO / 1 / New date 28.11.2022 issued by Brihan Mumbai Municipal Corporation, Mumbai Fire Brigade.				
	7.	Copy of MAHARERA Registration Certificate of Project No. P51800052049 issued by Maharashtra Real Estate Regulatory Authority date 19.07.2023. Last Modified date 22.06.2023				
	8.	Copy of Commencement Certificate No. P-13232 / 2022 / (206) / M / E -Ward / Deonar -E / CC / 1 / New date 21.10.2022 issued by Municipal Corporation of Greater Mumbai This C.C. upto Plinth level as per approved IOD plans date 31.05.2023. This C.C. is valid upto 15.06.2024.				
	9.	Copy of Approved Plan No. P-13232 / 2022 / (206) / M / E -Ward / Deonar -E date 31.05.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Three - Sheet No. 1 to 3) Approved upto:				
		<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Jai Kamal</td> <td>Ground + 1st & 2nd Floors (Commercial) + 3rd to 18th upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Jai Kamal	Ground + 1 st & 2 nd Floors (Commercial) + 3 rd to 18 th upper floors.
Project	Number of Floors					
Jai Kamal	Ground + 1 st & 2 nd Floors (Commercial) + 3 rd to 18 th upper floors.					
	Project Name (with address & phone nos.)	: "Jai Kamal", Proposed Redevelopment on Plot bearing CTS No. 206 of Village – Deonar, Deonar Village Road, N. G. Acharya Marg, Govandi (East), Mumbai, PIN - 400 088, 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. Ameet Infra Address: Office at 224, " Swastik Chambers ", Umarshi Bappa Chowk, Off Sion Trombay Road, Chembur, Mumbai - 400 071, State - Maharashtra, Country - India Contact Person : Mr. Ameet Narwani (Builder Person - Mobile No. 9930094499)
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	
TYPE OF THE BUILDING			
Project		Number of Floors	
Jai Kamal		Proposed Ground + 1 st & 2 nd Floors (Commercial) + 3 rd to 18 th upper floors.	
LEVEL OF COMPLETEION:			
Project		Present stage of Construction	Percentage of work completion
Jai Kamal		Foundation work is in progress.	0%
DATE OF COMPLETION & FUTURE LIFE:			
Expected completion date as informed by builder is August - 2026 (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:			
<ul style="list-style-type: none"> ➤ Vitrified tiles flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Powder coated aluminum sliding windows with M.S. Grills ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Gymnasium ➤ Garden ➤ Club House ➤ Kids Play Area ➤ Children's Play Zone 			
6.	Location of property	:	
	a) Plot No. / Survey No.	:	CTS No. 206
	b) Door No.	:	Not applicable
	c) C. T. S. No. / Village	:	CTS No. 206 of Village – Deonar
	d) Ward / Taluka	:	M/E - Ward
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	"Jai Kamal" , Proposed Redevelopment on Plot bearing CTS No. 206 of Village – Deonar, Deonar Village Road, N. G. Acharya Marg,



				Govandi (East), Mumbai, PIN - 400 088, State - Maharashtra, Country - India
8.	City / Town	:	Deonar, Govandi (East), Mumbai	
	Residential area	:	Yes	
	Commercial area	:	No	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	CTS No. 198 & 201	CTS No. 198 & 201	Yash Heights & Under Construction Building
	South	18.00 M Wide DP Road	18.00 M Wide DP Road	Deonar Village Road & SRP High School
	East	CTS No. 205	CTS No. 205	Trupati Building
	West	CTS No. 207	CTS No. 207	Krishna Kutir & Govandi Station Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°03'13.3"N 72°54'52.7"E	
14.	Extent of the site	:	Plot area – 482.00 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 – 482.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
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. P-13232 / 2022 / (206) / M / E -Ward / Deonar -E date 31.05.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Three - Sheet No. 1 to 3) Approved upto:				
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Jai Kamal</td> <td>Ground + 1st & 2nd Floors (Commercial) + 3rd to 18th upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Jai Kamal	Ground + 1 st & 2 nd Floors (Commercial) + 3 rd to 18 th upper floors.
Project	Number of Floors						
Jai Kamal	Ground + 1 st & 2 nd Floors (Commercial) + 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.	:	18.00 M. 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 developed area				
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No				
Part – A (Valuation of land)							
1	Size of plot	:	Plot area – 482.00 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 / 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)	:	₹ 2,07,880.00 per Sq. M. for Residential ₹ 92,080.00 per Sq. M. for Land				
5	Assessed / adopted rate of valuation	:	As per table attached to the report				
6	Estimated value of land	:	As per Approved Plan				



			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)
			482	92080	4,43,82,560.00
Part – B (Valuation of Building)					
1	Technical details of the building	:			
	a) Type of Building (Residential / Commercial / Industrial)	:			Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:			N.A. Building Construction work is in progress
	c) Year of construction	:			N.A. Building Construction work is in progress
	d) Number of floors and height of each floor including basement, if any	:			
	Project		Number of Floors		
	Jai Kamal		Proposed Ground + 1st & 2nd Floors (Commercial) + 3rd to 18th upper floors.		
	e) Plinth area floor-wise	:			As per table attached to the report
	f) Condition of the building	:			
	i) Exterior – Excellent, Good, Normal, Poor	:			N.A. Building Construction work is in progress
	ii) Interior – Excellent, Good, Normal, Poor	:			N.A. Building Construction work is in progress
	g) Date of issue and validity of layout of approved map	:			Copy of Approved Plan No. P-13232 / 2022 / (206) / M / E -Ward / Deonar -E date 31.05.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Three - Sheet No. 1 to 3)
	h) Approved map / plan issuing authority	:			31.05.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Three - Sheet No. 1 to 3) Approved upto:
			Project	Number of Floors	
			Jai Kamal	Ground + 1st & 2nd Floors (Commercial) + 3rd to 18th upper floors.	
	i) Whether genuineness or authenticity of approved map / plan is verified	:			Yes
	j) Any other comments by our empanelled valuers on authentic of approved plan	:			No.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress

6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Jai Kamal:

Sr. No.	Flat No.	Floor No.	Comp.	As per RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	301	3	2 BHK	767	844	25500	1,95,58,500.00	2,15,14,350.00	45000	25,31,100.00
2	401	4	2 BHK	665	732	25590	1,70,17,350.00	1,87,19,085.00	39000	21,94,500.00
3	501	5	2 BHK	665	732	25680	1,70,77,200.00	1,87,84,920.00	39000	21,94,500.00
4	601	6	2 BHK	665	732	25770	1,71,37,050.00	1,88,50,755.00	39500	21,94,500.00
5	701	7	2 BHK	390	429	25860	1,00,85,400.00	1,10,93,940.00	23000	12,87,000.00
6	801	8	2 BHK	665	732	25950	1,72,56,750.00	1,89,82,425.00	39500	21,94,500.00
7	901	9	2 BHK	665	732	26040	1,73,16,600.00	1,90,48,260.00	39500	21,94,500.00
8	902	9	1 BHK	434	477	26040	1,13,01,360.00	1,24,31,496.00	26000	14,32,200.00
9	1001	10	2 BHK	665	732	26130	1,73,76,450.00	1,91,14,095.00	40000	21,94,500.00
10	1002	10	1 BHK	434	477	26130	1,13,40,420.00	1,24,74,462.00	26000	14,32,200.00
11	1101	11	2 BHK	665	732	26220	1,74,36,300.00	1,91,79,930.00	40000	21,94,500.00
12	1102	11	1 BHK	434	477	26220	1,13,79,480.00	1,25,17,428.00	26000	14,32,200.00
13	1201	12	2 BHK	665	732	26310	1,74,96,150.00	1,92,45,765.00	40000	21,94,500.00
14	1202	12	1 BHK	434	477	26310	1,14,18,540.00	1,25,60,394.00	26000	14,32,200.00
15	1301	13	2 BHK	665	732	26400	1,75,56,000.00	1,93,11,600.00	40000	21,94,500.00

16	1302	13	1 BHK	434	477	26400	1,14,57,600.00	1,26,03,360.00	26500	14,32,200.00
17	1402	14	1 BHK	434	477	26490	1,14,96,660.00	1,26,46,326.00	26500	14,32,200.00
18	1501	15	2 BHK	665	732	26580	1,76,75,700.00	1,94,43,270.00	40500	21,94,500.00
19	1502	15	1 BHK	434	477	26580	1,15,35,720.00	1,26,89,292.00	26500	14,32,200.00
20	1601	16	2 BHK	665	732	26670	1,77,35,550.00	1,95,09,105.00	40500	21,94,500.00
21	1602	16	1 BHK	434	477	26670	1,15,74,780.00	1,27,32,258.00	26500	14,32,200.00
22	1701	17	2 BHK	665	732	26760	1,77,95,400.00	1,95,74,940.00	41000	21,94,500.00
23	1702	17	1 BHK	434	477	26760	1,16,13,840.00	1,27,75,224.00	26500	14,32,200.00
24	1801	18	2 BHK	665	732	26850	1,78,55,250.00	1,96,40,775.00	41000	21,94,500.00
25	1802	18	1 BHK	434	477	26850	1,16,52,900.00	1,28,18,190.00	26500	14,32,200.00
Total				14142	15556		37,11,46,950.00	40,82,61,645.00		4,66,68,600.00

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 ₹
Jai Kamal	1 BHK - 10 2 BHK - 15	25	14142	15556	37,11,46,950.00	40,82,61,645.00
Refuge Floor – 14 th floor - Flat No. 1						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	37,11,46,950.00
Final Realizable Value After Completion in ₹	40,82,61,645.00
Cost of Construction (Total Built up area x Rate) 15556 Sq. Ft. x ₹ 3000.00	4,66,68,600.00

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

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



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

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

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development		
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 37,11,46,950.00
Final Realizable Value After Completion in ₹		:	₹ 40,82,61,645.00

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 ₹ 25,000 to ₹ 27,500.00 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 ₹ 25,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



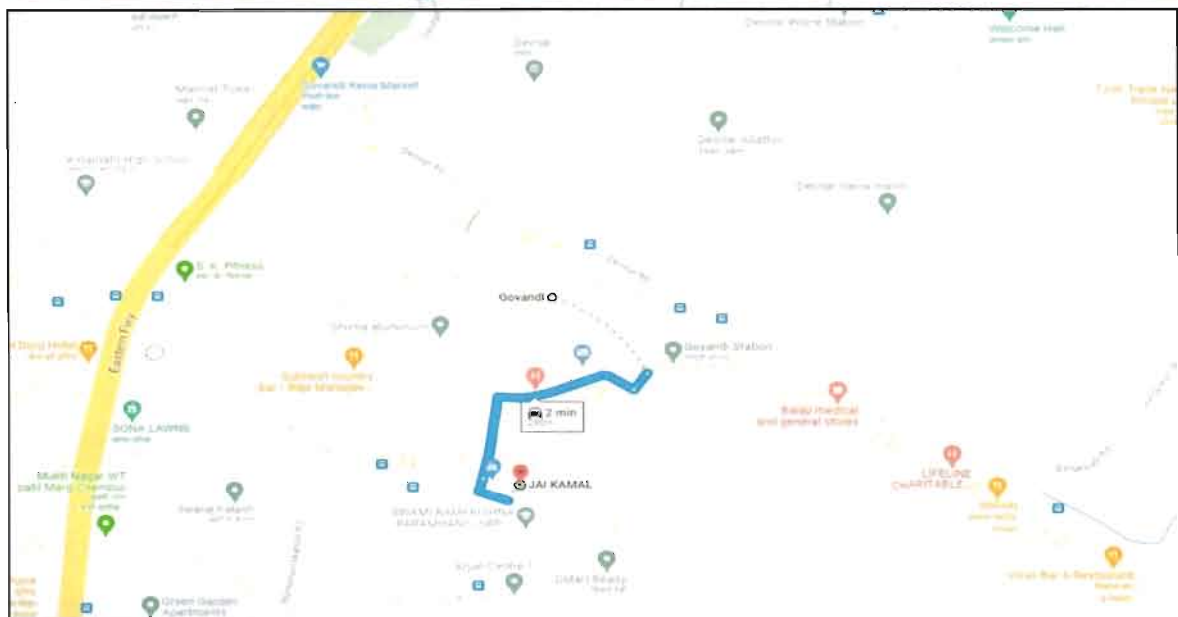
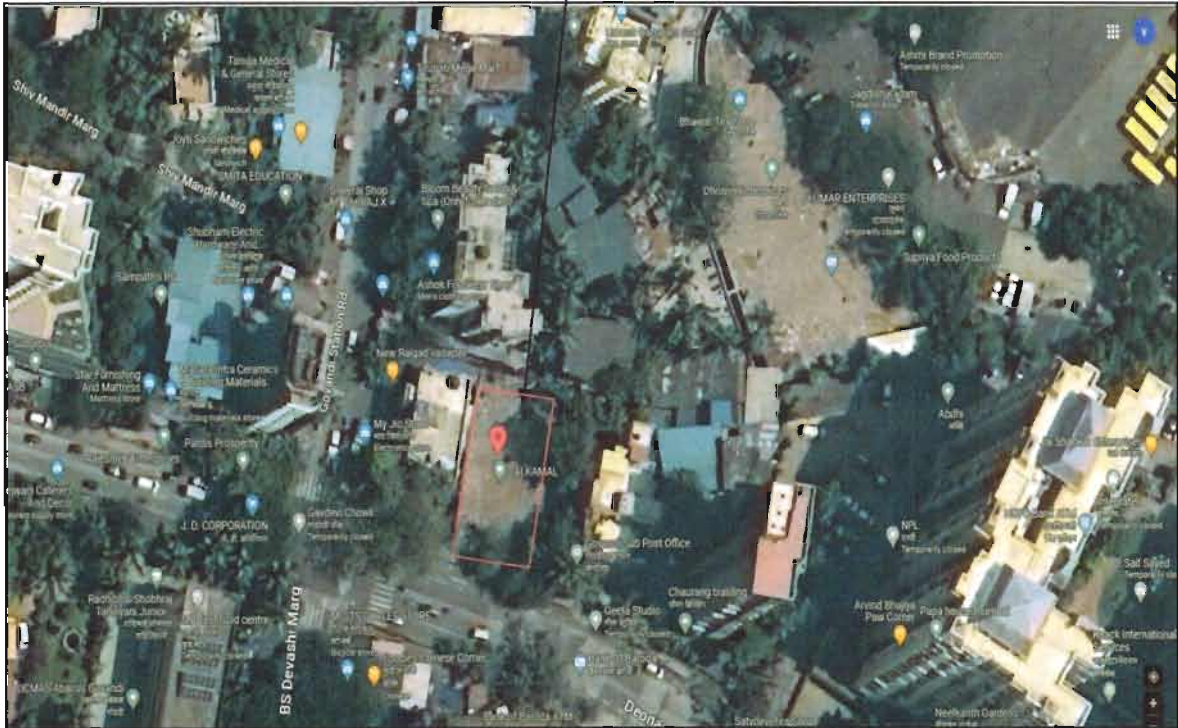
eate

11/1



Route Map of the property


Site u/r



Latitude Longitude: 19°03'13.3"N 72°54'52.7"E

Note: The Blue line shows the route to site from nearest railway station (Govandi – 290 Mtr.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

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

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

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: देवतार - कुर्ला

Search By: Survey No. Location

Enter Survey No: 206

उपविभाग	भूमी जमीन	निवासी सदनिका	श्रीफ्रीस दुकाने	श्रीघोमिक (Rs./)	एकक Attribute
100/471 -भुभाग: उत्तरेस हार्बर रेल्वे मार्ग, पूर्वेस 13.40मी,वि.पो.रस्ता, दक्षिणेस व्ही.एन.पुरब मार्ग व पश्चिमेस गावाची सीमा.	92080	207880	239060	259850	207880 चौ. मीटर.

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: देवतार - कुर्ला

Search By: Survey No. Location

Select	उपविभाग	भूमी जमीन	निवासी सदनिका	श्रीफ्रीस दुकाने	श्रीघोमिक (Rs./)	एकक
SurveyNo	100/468-भुभाग: उत्तरेस घाटकोपर - मानखुर्द लिंक रोड, पूर्वेस गावाची सीमा, दक्षिणेस रेल्वे मार्ग व पश्चिमेस गावाची सीमा.	64340	128950	148300	184000	128950 चौ. मीटर
SurveyNo	100/469 -भुभाग : उत्तरेस व्ही.एन.पुरब मार्ग पूर्वेस गावाची सीमा, दक्षिणेस डाटा पांवर लाईन व पश्चिमेस गावाची सीमा.	78090	187070	209540	233390	187070 चौ. मीटर
SurveyNo	100/470-भुभाग: डाटा पांवर लाईनचे दक्षिणेकडील गावाचा उर्वरित सर्व भाग.	25080	58600	68800	90000	58550 चौ. मीटर
SurveyNo	100/471 -भुभाग: उत्तरेस हार्बर रेल्वे मार्ग, पूर्वेस 13.40मी,वि.पो.रस्ता, दक्षिणेस व्ही.एन.पुरब मार्ग व पश्चिमेस गावाची सीमा.	92080	207880	239060	259850	207880 चौ. मीटर
SurveyNo	100/472-भुभाग: उत्तरेस वई सीमा, पूर्वेस गावाची सीमा, दक्षिणेस घाटकोपर - मानखुर्द रस्ता व पश्चिमेस गावाची सीमा.	23270	61050	67100	73960	61050 चौ. मीटर

12

Survey No. 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209A, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290,



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www.vastukala.org


Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > 865 Sq-ft


₹ 2.40 Cr

EMI: ₹ 1.08L

Can I afford it?

PREMIUM PROJECT

2 BHK, 865 Sq-ft Flat For Sale in **Deonar, Mumbai**



2 Beds
2 Baths
2 Balconies
1 Covered Parking
Jogging an...
Visitor Parking

Carpet Area 865 sqft ₹ 2774.6/sqft	Developer Tridhaatu	Project Tridhaatu AUM	Floor 7 (Out of 21 Floors)
Transaction Type New Property	Facing North - East	Lifts 3	Furnished Status Unfurnished

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾


Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Govandi > 1 BHK Flats for Sale in Govandi > 700 Sq-ft

₹ 1.30 Cr

EMI: ₹ 55k

Can I afford it?

1 BHK, 700 Sq-ft Flat For Sale in **Govandi, Mumbai**



1 Bed
2 Baths
Unfurnished

Carpet Area 478 sqft ₹ 27197/sqft	Floor 3 (Out of 20 Floors)	Transaction Type New Property
Facing North	Furnished Status Unfurnished	Type Of Ownership Freehold
Age Of Construction New Construction		

Newly Constructed Property

Contact Agent

Get Phone No.

Last contact made 33 days ago

More Details

Price Breakup:	₹ 1.3 Cr ₹ 6,50,000 Approx. Registration Charges ₹ 4,000 Monthly
Booking Amount:	₹ 2.0 Lac
Address:	Tridhaatu Morya, Opp. Vikrant Industrial Estate Chembur Deonar Link, Road, Deonar Village Rd 400088, Govandi, Mumbai - Harbour Line, Maharashtra

Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

[Home](#) > [Property for sale in Mumbai](#) > [Flats for sale in Mumbai](#) > [Flats for sale in Shivaji Nagar - Aarey Milk Colony](#) > [2 BHK Flats for sale in Shivaji Nagar - Aarey Milk Colony](#) > [433 sq ft](#)

₹1.20 Cr EMI - ₹54k [Get pre-approved loan](#)

2 BHK 630 Sq. ft Flat For Sale - Shivaji Nagar - Aarey Milk Colony, Mumbai

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area 533 sqft ~ ₹2284/sqft	Developer Dotom Realty	Project Dotom Domain
Floor 20 (Out of 33 Floors)	Transaction Type New Property	Additional Rooms 1 Study Room
Facing North - East	Lifts 4	Furnished Status Unfurnished

Contact Agent
Get Phone No.

🕒 Last contact made 56 days ago

More Details

Price Breakup	₹1.2 Cr ₹5 Per sq. Unit Monthly
Booking Amount	₹1.0 Lac
RERA ID	P51800023311
Address	New Gautam Nagar, Chatkopar - Mankhurd Rd, Govandi East, Mumbai, Maharashtra 400043., Shivaji Nagar - Aarey Milk Colony, Mumbai - Harbour Line, Maharashtra

magicbricks
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[Home](#) > [Property for sale in Mumbai](#) > [Flats for sale in Mumbai](#) > [Flats for sale in Govandi](#) > [2 BHK Flats for sale in Govandi](#) > [1321 sq ft](#)

₹2.31 Cr EMI - ₹1.04L [View much more on List](#) PREMIUM PROJECT

2 BHK 1320 Sq. ft Flat For Sale - Govandi, Mumbai

2 Beds 2 Baths 2 Balconies 1 Covered Parking

Carpet Area
866 sqft ~
₹2667/sqft

Developer
Tridhaatu

Project
Tridhaatu AUM

Transaction Type
New Property

Facing
East

Lifts
3

Floor
2 (Out of 2 Floors)

Furnished Status
Unfurnished

Price Indicators Projects nearby Locality

2 BHK Flat ₹2.4 Cr (EMI starts at ₹19 Lacs)

By CONCRETE BUILDERS

₹21.82 K/sq.ft Avg. Price

1100 sq.ft Build Up Area

2 BHK Configuration

15th Dec. 2022 Possession Status

Higher of 22 floors

North-East facing Facing

Semi-Furnished Furnishing

22 more

OVERVIEW PROMOTIONS FURNISHINGS BUY-O-METER AMENITIES PRICE TRENDS REGISTRY RECORDS LOCALITY

2 BHK Flat ₹2.22 Cr (EMI starts at ₹19 Lacs)

By CONCRETE BUILDERS

₹22.49 K/sq.ft Avg. Price

988 sq.ft Build Up Area

2 BHK Configuration

1st Aug. 2023 Possession Status

Higher of 21 floors

East facing Facing

Semi-Furnished Furnishing

33 more

OVERVIEW PROMOTIONS FURNISHINGS BUY-O-METER AMENITIES PRICE TRENDS REGISTRY RECORDS LOCALITY PROJ >

Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Deonar Farm Road > 2 BHK Flats for sale in Deonar Farm Road > 1380 Sq.ft

₹ 2.0 Cr

EMI: ₹ 90k | [Can I afford it?](#)

2 BHK, 1380 Sq-ft Flat For Sale In **Deonar Farm Road, Mumbai**

Photo not uploaded by advertiser

Request Photos

2 Beds
2 Baths
1 Covered Parking
Unfurnished
Jogging area
Service/Good

Carpet Area 742 sqft ₹ 26.95/sqft	Floor 18 (Out of 21 Floors)	Transaction Type New Property	Facing East
Lifts 3	Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Leasehold

magicbricks
Buy ▾ Rent ▾ Sell ▾ Flats for sale ▾

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Chembur > 2 BHK Flats for sale in Chembur > 776 Sq.ft

₹ 2.10 Cr

EMI: ₹ 98k | [Get loan offers from top banks](#) | [Check EMI calculator](#)

2 BHK, 776 Sq-ft Flat For Sale In **Chembur, Mumbai**

2 Beds
2 Baths
1 Balcony
1 Covered Parking
Jogging area
Premium Era

Carpet area 776 sqft ₹ 27.06/sqft	Developer Tridhaatu	Project Tridhaatu AUM	Floor 5 (Out of 20 Floors)
Transaction Type New Property	Facing East	Lifts 3	Furnished Status Unfurnished

Contact Agent
Get Phone No

Last contact made 749 days ago

More Details

Price Breakup	₹ 2.1 Cr ₹ 10,50,000 add-on: Registration Charges ₹ 8 Per sq. unit (excl. tax)
Booking Amount	₹ 5.0 Lac
RERA ID	PS1800008769
Address	Govandi, Mumbai, Chembur, Mumbai - Harbour Line, Maharashtra
Landmarks	near borba devi temple, govandi
Furnishing	Unfurnished

Price Indicators Projects nearby Locality

The screenshot shows the MagicBricks website interface for the project 'Tridhaatu AUM'. At the top, there is a navigation bar with options like Buy, Rent, Sell, Home Loans, Property Services, MB Advice, and Help. A promotional banner for '20% OFF on Home Shifting' is visible. The main content area features a large image of the apartment building, a 'View on Map' button, and a 'Project Video by MagicBricks' player. Below the image, there are tabs for Overview, Properties, About Project, Amenities, Floor Plan & Units, Project Details, Ratings & Reviews, About Locality, and Properties Snapshot. The project name 'Tridhaatu AUM' is prominently displayed, along with a 3.7-star rating from 4 reviews and a 'Write a review' button. The project is located in Coopers, Mumbai. Key details include 'On-going' status and 'Possession by Dec, 2023'. Price information shows a range from ₹ 2.31 Cr to ₹ 3.65 Cr, with a 'Contact Agent' button and a 'Download Brochure' link. The page also shows '23 BHK Flats' and a '2BHK Flat' listing.

The screenshot shows the MagicBricks website interface for the project 'Raheja Acropolis'. The layout is similar to the previous screenshot, with a navigation bar and a '20% OFF on Home Shifting' banner. The main content area features a map view of the project location in Deira, Sector 137, with a 'View on Map' button. The project name 'Raheja Acropolis' is displayed, along with a 'Write a review' button. The project is located in Deira, Mumbai. Key details include 'Ready To Move' status. Price information shows a range from ₹ 3.20 Cr onwards, with a 'Contact Agent' button. The page also shows 'Individual' and 'Agent' options for viewing properties. The page footer includes 'IND +91' and a phone number.

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

Place : Mumbai

Date : 20.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO
CHALIKWAR**

Director

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admn,
2.5.4.25-983286c46e135d03e9c39e268659134901f34334413
31113278617a18b5652, postalCode=400009, st=Maharashtra,
serialNumber=41a56a566abf8c89d6b2a55a8f6e3c4eb31f31bd
7e394e282e29a327b025b6c, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.09.20 18:06:26 +05'30'

Auth. Sign.**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

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

₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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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 20.09.2023 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 18.09.2023. 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.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Ameet Infra
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 Barkat Hodekar – 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 - 18.09.2023 Valuation Date - 20.09.2023 Date of Report - 20.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 18.09.2023
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

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **20th 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. Ameet Infra**. 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. Ameet Infra** . 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.

