

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Three Leaves Phase One"

"Three Leaves Phase One", Proposed Amalgamation with Residential and Commercial Building on Survey No. 789/3 at Village - Nashik Shiwar, Govind Nagar, Radha Vasudev Batavia Nagar, Old Canal Link Road, Nashik, Taluka & District - Nashik, PIN - 422 009, State - Maharashtra, Country - India

Latitude Longitude: 19°59'02.0"N 73°46'31.3"E

Think.Innovate.Create

Valuation Done for:

**Union Bank of India
RLP Nashik Branch**

Union Loan Point Nashik, Nawandar Sankul, 1366, M-1 RACCA Colony, Near Soni Paithani, Sharanpur Road, Nashik, Pin Code - 422 101, State - Maharashtra, Country - India



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

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TeleFax : +91 22 28371325/24
mumbai@vastukala.org

MASTER VALUATION REPORT OF "Three Leaves Phase One"

"Three Leaves Phase One", Proposed Amalgamation with Residential and Commercial Building on Survey No. 789/3 at Village - Nashik Shiwar, Govind Nagar, Radha Vasudev Batavia Nagar, Old Canal Link Road, Nashik, Taluka & District - Nashik, PIN - 422 009, State - Maharashtra, Country - India

Latitude Longitude: 19°59'02.0"N 73°46'31.3"E

NAME OF DEVELOPER: M/s. Deepak Infra & Homes Pvt. Ltd.

Pursuant to instructions from Union Bank of India, RLP Nashik Branch, Project Approval Cell, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **12th September 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Three Leaves Phase One"**, Proposed Amalgamation with Residential and Commercial Building on Survey No. 789/3 at Village - Nashik Shiwar, Govind Nagar, Radha Vasudev Batavia Nagar, Old Canal Link Road, Nashik, Taluka & District - Nashik, PIN - 422 009, State - Maharashtra, Country - India. It is about 10.8 Km. travel distance from Nashik Railway Station. Surface transport to the property is by buses, Auto, taxis & private vehicles. Surface transport to the property is by buses, taxis & private vehicles. The property is in 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	Sagar Bhagwat Pawar	
Project Registration Number	Project	RERA Project Number
	Three Leaves Phase One	P51600047728
Register office address	M/s. Deepak Infra & Homes Pvt. Ltd. Office No. 101, 1 st Floor, "Anand Plaza" , Nashik Pune Road, Near Vidyut Bhawan, Nashik Road, Taluka & Dist. - Nashik, PIN Code - 422 101, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Mukund Bagul (Builder Person - Mobile No. 9890044278) Jayshree (Builder Person - Mobile No. 9226089113)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Mahindra Club
On or towards South	Road & House
On or towards East	Open Plot
On or towards West	Old Canal Link Road



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

To,
The Branch Manager,
Union Bank of India
RLP Nashik Branch

Union Loan Point Nashik, Nawandar Sankul, 1366,
M-1 RACCA Colony, Near Soni Paithani,
Sharanpur Road, Nashik, Pin Code - 422 002,
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 Union Bank of India, Home Loans Sales, Project Approval Cell, RLP Nashik Branch to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 11.09.2023
	b)	Date on which the valuation is made : 14.09.2023
3.	List of documents produced for perusal	
	1.	Copy of Title Search Report date 04.09.2023 issued by Adv. Manish S. Chindhade
	2.	Copy of Development Agreement date 07.09.2022 b/w. M/s. Deepak Infra & Homes Pvt. Ltd. (the Developer) AND Mr. Kashinath N. Motkari & others (the Seller)
	3.	Copy of Affidavit Cum Declaration date 15.10.2022 of M/s. Deepak Infra & Homes Pvt. Ltd.
	4.	Copy of Engineer's Certificate date 18.01.2023 issued by Er. Mukund Bagul (As per RERA Certificate)
	5.	Copy of Architect's Certificate date 01.07.2023 issued by AR. Dhiraj Walunj (As per RERA Certificate)
	6.	Copy of MAHARERA Registration Certificate of Project No. P51600047728 issued by Maharashtra Real Estate Regulatory Authority date 21.11.2022. Last Modified date 08.07.2023
	7.	Copy of Sanction of Building Permission and Commencement Certificate No. B2 / BP / 253 / 2022 date 21.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik
	8.	Copy of Approved Plan No. B2 / BP / 253 / 2022 date 21.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Sheet No. 1/10)
	Approved upto:	
	Building	Number of Floors
	A	Basement + Ground + 3 Podiums + 1st to 32nd Upper Floors.
	C	Basement + Ground + 3 Podiums + 1st to 31st Upper Floors.
	Project Name (with address & phone nos.)	: "Three Leaves Phase One", Proposed Amalgamation with Residential and Commercial Building on Survey No. 789/3 at Village - Nashik Shiwar, Govind Nagar, Radha Vasudev Batavia Nagar, Old Canal Link Road, Nashik, Taluka & District - Nashik, PIN - 422 009, State - Maharashtra, Country - India
4.	Name of the owner(s) and his / their address (es)	: M/s. Deepak Infra & Homes Pvt. Ltd.

	with Phone no. (details of share of each owner in case of joint ownership)	<p>Address: Office No. 101, 1st Floor, "Anand Plaza", Nashik Pune Road, Near Vidyut Bhawan, Nashik Road, Taluka & Dist. - Nashik, PIN Code - 422 101, State - Maharashtra, Country – India</p> <p>Contact Person: Mr. Mukund Bagul (Builder Person - Mobile No. 9890044278) Jayshree (Builder Person – Mobile No. 9226089113)</p>												
5.	Brief description of the property (Including Leasehold / freehold etc.)	<p>About "Three Leaves Phase One" Project: Nestled in the heart of the city, the Three Leaves residential complex stands tall as a testament to the art of luxury living. With its 32 floors and 512 total units spread over 5.8 acres, Three Leaves offers an unparalleled living experience that is both opulent and sophisticated. The complex offers a range of ultra-premium 3 and 4 BHK luxurious apartments. From the plush interiors to the breath-taking views of the cityscape, every detail has been meticulously crafted to offer residents an unparalleled living experience that is both elegant and comfortable. Come and experience the world of Three Leaves, and discover the art of luxury living like never before.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed Basement + Ground + 3 Podiums + 1st to 32nd Upper Floors.</td> </tr> <tr> <td>C</td> <td>Proposed Basement + Ground + 3 Podiums + 1st to 31st Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A & C</td> <td>At present work not yet started.</td> <td>0%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2030 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <ul style="list-style-type: none"> ➤ Vitrified tiles flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Powder coated aluminum sliding windows with Mosquito Net ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Landscaping & Tree Planting ➤ Water Conservation, Rain water Harvesting ➤ Sewage Treatment Plant ➤ Garden 	Building	Number of Floors	A	Proposed Basement + Ground + 3 Podiums + 1 st to 32 nd Upper Floors.	C	Proposed Basement + Ground + 3 Podiums + 1 st to 31 st Upper Floors.	Building	Present stage of Construction	Percentage of work completion	A & C	At present work not yet started.	0%
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Building	Present stage of Construction	Percentage of work completion												
A & C	At present work not yet started.	0%												
6.	Location of property	:												

	a)	Plot No. / Survey No.	:	Survey No. 789/3
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Survey No. 789/3 at Village - Nashik Shiwar
	d)	Ward / Taluka	:	Taluka - Nashik
	e)	Mandal / District	:	Dist. - Nashik
7.		Postal address of the property	:	" Three Leaves Phase One ", Proposed Amalgamation with Residential and Commercial Building on Survey No. 789/3 at Village - Nashik Shiwar, Govind Nagar, Radha Vasudev Batavia Nagar, Old Canal Link Road, Nashik, Taluka & District - Nashik, PIN - 422 009, State - Maharashtra, Country - India
8.		City / Town	:	Govind Nagar, Old Canal Link Road, Nashik
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10		Coming under Corporation limit / Village Panchayat / Municipality	:	Nashik Municipal Corporation, Nashik
11		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12		In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.		Boundaries of the property		As per MAHARERA
		North		Survey No. 789/4 2 P
		South		Survey No. 798/2
		East		Survey No. 799
		West		30.00 Mtr. Wide Road
				Mahindra Club
				Road & House
				Open Plot
				Old Canal Link Road
13a		Boundaries of the property		As per Title Report Building -A
		North		Survey No. 789/4 2 P
		South		Survey No. 798/2
		East		Building B
		West		Commercial Building
				As per Title Report Building -C
				Survey No. 789/4 2 P
				Survey No. 798/2
				Open Plot
				Building B
14.1		Dimensions of the site		N. A. as the land is irregular in shape
				A
				B
				As per the Deed
				Actuals
		North	:	-
				-

	South	:	-	-						
	East	:	-	-						
	West	:	-	-						
14.2	Latitude, Longitude & Co-ordinates of property	:	19°59'02.0"N 73°46'31.3"E							
14.	Extent of the site	:	Total Plot area – 23074.02 Sq. M. (As per Approved Plan) Plot area – 10609.77 (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 – 23074.02 Sq. M. (As per Approved Plan) Plot area – 10609.77 (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?	:	Copy of Approved Plan No. B2 / BP / 253 / 2022 date 21.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Sheet No. 1/10) Approved upto:							
			<table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Basement + Ground + 3 Podiums + 1st to 32nd Upper Floors.</td> </tr> <tr> <td>C</td> <td>Basement + Ground + 3 Podiums + 1st to 31st Upper Floors.</td> </tr> </tbody> </table>		Building	Number of Floors	A	Basement + Ground + 3 Podiums + 1 st to 32 nd Upper Floors.	C	Basement + Ground + 3 Podiums + 1 st to 31 st Upper Floors.
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10.	Corner plot or intermittent plot?	:	Intermittent							
11.	Road facilities	:	Yes							
12.	Type of road available at present	:	B. T. Road							
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	09.00 Mtr. Wide Road							
14.	Is it a Land – Locked land?	:	No							
15.	Water potentiality	:	Municipal Water supply							
16.	Underground sewerage system	:	Connected to Municipal sewer							
17.	Is Power supply is available in the site	:	Yes							
18.	Advantages of the site	:	Located in 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	:	Total Plot area – 23074.02 Sq. M. (As per Approved Plan) Plot area – 10609.77 (As per RERA Certificate)																		
	North & South	:	-																		
	East & West	:	-																		
2	Total extent of the plot	:	As per table attached to the report																		
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.																		
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 19,000.00 per Sq. M. for Land ₹ 40,000.00 per Sq. M. for Residential																		
5	Assessed / adopted rate of valuation	:	As per table attached to the report																		
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Total Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>23074.02</td> <td>19000</td> <td>43,84,06,380.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>10609.777</td> <td>19000</td> <td>20,15,85,630.00</td> </tr> </tbody> </table>	As per Approved Plan			Total Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	23074.02	19000	43,84,06,380.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	10609.777	19000	20,15,85,630.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)																			
10609.777	19000	20,15,85,630.00																			
Part – B (Valuation of Building)																					
1	Technical details of the building	:																			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																		
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress																		
	c) Year of construction	:	N.A. Building Construction work is in progress																		
	d) Number of floors and height of each floor including basement, if any	:																			
	Building		Number of Floors																		
	A		Proposed Basement + Ground + 3 Podiums + 1st to 32nd Upper Floors.																		
	C		Proposed Basement + Ground + 3 Podiums + 1st to 31st 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 not yet started																		
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet																		

			started						
g)	Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. B2 / BP / 253 / 2022 date 21.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Sheet No. 1/10)						
h)	Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Basement + Ground + 3 Podi + 1st to 32nd Upper Floors.</td> </tr> <tr> <td>R^C</td> <td>Basement + Ground + 3 Podi + 1st to 31st Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	A	Basement + Ground + 3 Podi + 1 st to 32 nd Upper Floors.	R ^C	Basement + Ground + 3 Podi + 1 st to 31 st Upper Floors.
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R ^C	Basement + Ground + 3 Podi + 1 st to 31 st 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 Under Construction
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	N.A. Building Construction work not yet started
	c) No. of urinals	:	

d) No. of bath tubs	:	
e) Water meters, taps etc.	:	
f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER APPROVED PLAN & DEVELOPER'S INFORMATION:

Remarks:

As per approved plan & site information, there are total three Buildings A, B & C, these are proposed to be constructed in this project. At present construction work of only Building A & C are in progress. For the purposed of the valuation, we have considered only Building A & C.

1) Building -A:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
1	101	1	4 BHK	1940	224	2164	2380	9800	2,12,07,200	2,01,46,840	1,69,65,760	44000
2	102	1	4 BHK	1940	224	2164	2380	9800	2,12,07,200	2,01,46,840	1,69,65,760	44000
3	103	1	4 BHK	2071	229	2300	2530	9800	2,25,40,000	2,14,13,000	1,80,32,000	47000
4	104	1	4 BHK	2071	229	2300	2530	9800	2,25,40,000	2,14,13,000	1,80,32,000	47000
5	201	2	4 BHK	1940	224	2164	Land Owner's Share					
6	202	2	4 BHK	1940	224	2164						
7	203	2	4 BHK	2071	229	2300						
8	204	2	4 BHK	2071	229	2300						
9	301	3	4 BHK	1940	224	2164	2380	9800	2,12,07,200	2,01,46,840	1,69,65,760	44000
10	302	3	4 BHK	1940	224	2164	2380	9800	2,12,07,200	2,01,46,840	1,69,65,760	44000
11	303	3	4 BHK	2071	229	2300	2530	9800	2,25,40,000	2,14,13,000	1,80,32,000	47000
12	304	3	4 BHK	2071	229	2300	2530	9800	2,25,40,000	2,14,13,000	1,80,32,000	47000
13	401	4	4 BHK	1940	224	2164	Land Owner's Share					
14	402	4	4 BHK	1940	224	2164						
15	403	4	4 BHK	2071	229	2300						
16	404	4	4 BHK	2071	229	2300						
17	501	5	4 BHK	1940	224	2164	2380	9800	2,12,07,200	2,01,46,840	1,69,65,760	44000
18	502	5	4 BHK	1940	224	2164	2380	9800	2,12,07,200	2,01,46,840	1,69,65,760	44000
19	503	5	4 BHK	2071	229	2300	2530	9800	2,25,40,000	2,14,13,000	1,80,32,000	47000
20	504	5	4 BHK	2071	229	2300	2530	9800	2,25,40,000	2,14,13,000	1,80,32,000	47000
21	601	6	4 BHK	1940	224	2164	2380	9800	2,12,07,200	2,01,46,840	1,69,65,760	44000
22	602	6	4 BHK	1940	224	2164	2380	9800	2,12,07,200	2,01,46,840	1,69,65,760	44000
23	603	6	4 BHK	2071	229	2300	2530	9800	2,25,40,000	2,14,13,000	1,80,32,000	47000
24	604	6	4 BHK	2071	229	2300	2530	9800	2,25,40,000	2,14,13,000	1,80,32,000	47000
25	701	7	4 BHK	1940	224	2164	2380	Land Owner's Share				
26	702	7	4 BHK	1940	224	2164	2380					
27	703	7	4 BHK	2071	229	2300	2530					
28	704	7	4 BHK	2071	229	2300	2530	Land Owner's Share				
29	801	8	4 BHK	1940	224	2164	2380					

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
30	802	8	4 BHK	1940	224	2164	2380					
31	803	8	4 BHK	2071	229	2300	2530					
32	804	8	4 BHK	2071	229	2300	2530					
33	901	9	4 BHK	1940	224	2164	2380	9950	2,15,31,800	2,04,55,210	1,72,25,440	45000
34	902	9	4 BHK	1940	224	2164	2380	9950	2,15,31,800	2,04,55,210	1,72,25,440	45000
35	903	9	4 BHK	2071	229	2300	2530	9950	2,28,85,000	2,17,40,750	1,83,08,000	47500
36	904	9	4 BHK	2071	229	2300	2530	9950	2,28,85,000	2,17,40,750	1,83,08,000	47500
37	1001	10	4 BHK	1940	224	2164	2380					
38	1002	10	4 BHK	1940	224	2164	2380					
39	1003	10	4 BHK	2071	229	2300	2530					
40	1004	10	4 BHK	2071	229	2300	2530					
41	1101	11	4 BHK	1940	224	2164	2380	10050	2,17,48,200	2,06,60,790	1,73,98,560	45500
42	1102	11	4 BHK	1940	224	2164	2380	10050	2,17,48,200	2,06,60,790	1,73,98,560	45500
43	1103	11	4 BHK	2071	229	2300	2530	10050	2,31,15,000	2,19,59,250	1,84,92,000	48000
44	1104	11	4 BHK	2071	229	2300	2530	10050	2,31,15,000	2,19,59,250	1,84,92,000	48000
45	1201	12	4 BHK	1940	224	2164	2380	10100	2,18,56,400	2,07,63,580	1,74,85,120	45500
46	1202	12	4 BHK	1940	224	2164	2380	10100	2,18,56,400	2,07,63,580	1,74,85,120	45500
47	1203	12	4 BHK	2071	229	2300	2530	10100	2,32,30,000	2,20,68,500	1,85,84,000	48500
48	1204	12	4 BHK	2071	229	2300	2530	10100	2,32,30,000	2,20,68,500	1,85,84,000	48500
49	1301	13	4 BHK	1940	224	2164	2380	10150	2,19,64,600	2,08,66,370	1,75,71,680	46000
50	1302	13	4 BHK	1940	224	2164	2380	10150	2,19,64,600	2,08,66,370	1,75,71,680	46000
51	1303	13	4 BHK	2071	229	2300	2530	10150	2,33,45,000	2,21,77,750	1,86,76,000	48500
52	1304	13	4 BHK	2071	229	2300	2530	10150	2,33,45,000	2,21,77,750	1,86,76,000	48500
53	1401	14	4 BHK	1940	224	2164	2380	10200	2,20,72,800	2,09,69,160	1,76,58,240	46000
54	1402	14	4 BHK	1940	224	2164	2380	10200	2,20,72,800	2,09,69,160	1,76,58,240	46000
55	1403	14	4 BHK	2071	229	2300	2530	10200	2,34,60,000	2,22,87,000	1,87,68,000	49000
56	1404	14	4 BHK	2071	229	2300	2530	10200	2,34,60,000	2,22,87,000	1,87,68,000	49000
57	1501	15	4 BHK	1940	224	2164	2380	10250	2,21,81,000	2,10,71,950	1,77,44,800	46000
58	1502	15	4 BHK	1940	224	2164	2380	10250	2,21,81,000	2,10,71,950	1,77,44,800	46000
59	1503	15	4 BHK	2071	229	2300	2530	10250	2,35,75,000	2,23,96,250	1,88,60,000	49000
60	1504	15	4 BHK	2071	229	2300	2530	10250	2,35,75,000	2,23,96,250	1,88,60,000	49000
61	1601	16	4 BHK	1940	224	2164	2380	10300	2,22,89,200	2,11,74,740	1,78,31,360	46500
62	1602	16	4 BHK	1940	224	2164	2380	10300	2,22,89,200	2,11,74,740	1,78,31,360	46500
63	1603	16	4 BHK	2071	229	2300	2530	10300	2,36,90,000	2,25,05,500	1,89,52,000	49500
64	1604	16	4 BHK	2071	229	2300	2530	10300	2,36,90,000	2,25,05,500	1,89,52,000	49500
65	1701	17	4 BHK	1940	224	2164	2380	10350	2,23,97,400	2,12,77,530	1,79,17,920	46500
66	1702	17	4 BHK	1940	224	2164	2380	10350	2,23,97,400	2,12,77,530	1,79,17,920	46500
67	1703	17	4 BHK	2071	229	2300	2530	10350	2,38,05,000	2,26,14,750	1,90,44,000	49500
68	1704	17	4 BHK	2071	229	2300	2530	10350	2,38,05,000	2,26,14,750	1,90,44,000	49500

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹					
				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.												
69	1801	18	4 BHK	1940	224	2164	2380	10400	2,25,05,600	2,13,80,320	1,80,04,480	47000					
70	1802	18	4 BHK	1940	224	2164	2380	10400	2,25,05,600	2,13,80,320	1,80,04,480	47000					
71	1803	18	4 BHK	2071	229	2300	2530	10400	2,39,20,000	2,27,24,000	1,91,36,000	50000					
72	1804	18	4 BHK	2071	229	2300	2530	10400	2,39,20,000	2,27,24,000	1,91,36,000	50000					
73	1901	19	4 BHK	1940	224	2164	2380	Land Owner's Share									
74	1902	19	4 BHK	1940	224	2164	2380										
75	1903	19	4 BHK	2071	229	2300	2530										
76	1904	19	4 BHK	2071	229	2300	2530										
77	2001	20	4 BHK	1940	224	2164	2380										
78	2002	20	4 BHK	1940	224	2164	2380										
79	2003	20	4 BHK	2071	229	2300	2530										
80	2004	20	4 BHK	2071	229	2300	2530										
81	2101	21	4 BHK	1940	224	2164	2380						10550	2,28,30,200	2,16,88,690	1,82,64,160	47500
82	2102	21	4 BHK	1940	224	2164	2380						10550	2,28,30,200	2,16,88,690	1,82,64,160	47500
83	2103	21	4 BHK	2071	229	2300	2530	10550	2,42,65,000	2,30,51,750	1,94,12,000	50500					
84	2104	21	4 BHK	2071	229	2300	2530	10550	2,42,65,000	2,30,51,750	1,94,12,000	50500					
85	2201	22	4 BHK	1940	224	2164	2380	10600	2,29,38,400	2,17,91,480	1,83,50,720	48000					
86	2202	22	4 BHK	1940	224	2164	2380	10600	2,29,38,400	2,17,91,480	1,83,50,720	48000					
87	2203	22	4 BHK	2071	229	2300	2530	10600	2,43,80,000	2,31,61,000	1,95,04,000	51000					
88	2204	22	4 BHK	2071	229	2300	2530	10600	2,43,80,000	2,31,61,000	1,95,04,000	51000					
89	2301	23	4 BHK	1940	224	2164	2380	10650	2,30,46,600	2,18,94,270	1,84,37,280	48000					
90	2302	23	4 BHK	1940	224	2164	2380	10650	2,30,46,600	2,18,94,270	1,84,37,280	48000					
91	2303	23	4 BHK	2071	229	2300	2530	10650	2,44,95,000	2,32,70,250	1,95,96,000	51000					
92	2304	23	4 BHK	2071	229	2300	2530	10650	2,44,95,000	2,32,70,250	1,95,96,000	51000					
93	2401	24	4 BHK	1940	224	2164	Land Owner's Share										
94	2402	24	4 BHK	1940	224	2164											
95	2403	24	4 BHK	2071	229	2300											
96	2404	24	4 BHK	2071	229	2300											
97	2501	25	4 BHK	1940	224	2164	2380	10750	2,32,63,000	2,20,99,850	1,86,10,400	48500					
98	2502	25	4 BHK	1940	224	2164	2380	10750	2,32,63,000	2,20,99,850	1,86,10,400	48500					
99	2503	25	4 BHK	2071	229	2300	2530	10750	2,47,25,000	2,34,88,750	1,97,80,000	51500					
100	2504	25	4 BHK	2071	229	2300	2530	10750	2,47,25,000	2,34,88,750	1,97,80,000	51500					
101	2601	26	4 BHK	1940	224	2164	2380	10800	2,33,71,200	2,22,02,640	1,86,96,960	48500					
102	2602	26	4 BHK	1940	224	2164	Land Owner's Share										
103	2603	26	4 BHK	2071	229	2300											
104	2604	26	4 BHK	2071	229	2300											
105	2701	27	4 BHK	1940	224	2164	Land Owner's Share										
106	2702	27	4 BHK	1940	224	2164											
107	2703	27	4 BHK	2071	229	2300											

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
108	2704	27	4 BHK	2071	229	2300						
109	2801	28	4 BHK	1940	224	2164						
110	2802	28	4 BHK	1940	224	2164						
111	2803	28	4 BHK	2071	229	2300						
112	2804	28	4 BHK	2071	229	2300						
113	2901	29	4 BHK	1940	224	2164	2380	10950	2,36,95,800	2,25,11,010	1,89,56,640	49500
114	2902	29	4 BHK	1940	224	2164	2380	10950	2,36,95,800	2,25,11,010	1,89,56,640	49500
115	2903	29	4 BHK	2071	229	2300	2530	10950	2,51,85,000	2,39,25,750	2,01,48,000	52500
116	2904	29	4 BHK	2071	229	2300	2530	10950	2,51,85,000	2,39,25,750	2,01,48,000	52500
117	3001	30	4 BHK	1940	224	2164	2380					
118	3002	30	4 BHK	1940	224	2164	2380					
119	3003	30	4 BHK	2071	229	2300	2530					
120	3004	30	4 BHK	2071	229	2300	2530					
121	3101	31	4 BHK	1940	224	2164	2380	11050	2,39,12,200	2,27,16,590	1,91,29,760	50000
122	3102	31	4 BHK	1940	224	2164	2380	11050	2,39,12,200	2,27,16,590	1,91,29,760	50000
123	3103	31	4 BHK	2071	229	2300	2530	11050	2,54,15,000	2,41,44,250	2,03,32,000	53000
124	3104	31	4 BHK	2071	229	2300	2530	11050	2,54,15,000	2,41,44,250	2,03,32,000	53000
125	3201	32	4 BHK	1940	224	2164						
126	3202	32	4 BHK	1940	224	2164						
127	3203	32	4 BHK	2071	229	2300						
128	3204	32	4 BHK	2071	229	2300						
Total				256704	28992	285696	314266		1,76,87,95,200	1,68,03,55,440	1,41,50,36,160	

2) Building – C:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
1	101	1	3 BHK	1485	169	1654	1819	9800	1,62,09,200	1,53,98,740	1,29,67,360	34000
2	102	1	3 BHK	1485	169	1654	1819	9800	1,62,09,200	1,53,98,740	1,29,67,360	34000
3	103	1	3 BHK	1435	186	1621	1783	9800	1,58,85,800	1,50,91,510	1,27,08,640	33000
4	104	1	3 BHK	1436	186	1622	1784	9800	1,58,95,600	1,51,00,820	1,27,16,480	33000
5	201	2	3 BHK	1485	169	1654	1819					
6	202	2	3 BHK	1485	169	1654	1819					
7	203	2	3 BHK	1435	186	1621	1783					
8	204	2	3 BHK	1436	186	1622	1784					
9	301	3	3 BHK	1485	169	1654	1819	9800	1,62,09,200	1,53,98,740	1,29,67,360	34000
10	302	3	3 BHK	1485	169	1654	1819	9800	1,62,09,200	1,53,98,740	1,29,67,360	34000
11	303	3	3 BHK	1435	186	1621	1783	9800	1,58,85,800	1,50,91,510	1,27,08,640	33000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹	
				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.								
12	304	3	3 BHK	1436	186	1622	1784	9800	1,58,95,600	1,51,00,820	1,27,16,480	33000	
13	401	4	3 BHK	1485	169	1654	1819	Land Owner's Share					
14	402	4	3 BHK	1485	169	1654	1819						
15	403	4	3 BHK	1435	186	1621	1783						
16	404	4	3 BHK	1436	186	1622	1784						
17	501	5	3 BHK	1485	169	1654	1819						
18	502	5	3 BHK	1485	169	1654	1819						
19	503	5	3 BHK	1435	186	1621	1783						
20	504	5	3 BHK	1436	186	1622	1784						
21	601	6	3 BHK	1485	169	1654	1819	9800	1,62,09,200	1,53,98,740	1,29,67,360	34000	
22	602	6	3 BHK	1485	169	1654	1819	9800	1,62,09,200	1,53,98,740	1,29,67,360	34000	
23	603	6	3 BHK	1435	186	1621	1783	9800	1,58,85,800	1,50,91,510	1,27,08,640	33000	
24	604	6	3 BHK	1436	186	1622	1784	9800	1,58,95,600	1,51,00,820	1,27,16,480	33000	
25	701	7	3 BHK	1485	169	1654	1819	9850	1,62,91,900	1,54,77,305	1,30,33,520	34000	
26	702	7	3 BHK	1485	169	1654	1819	9850	1,62,91,900	1,54,77,305	1,30,33,520	34000	
27	703	7	3 BHK	1435	186	1621	1783	9850	1,59,66,850	1,51,68,508	1,27,73,480	33500	
28	704	7	3 BHK	1436	186	1622	1784	9850	1,59,76,700	1,51,77,865	1,27,81,360	33500	
29	801	8	3 BHK	1485	169	1654	1819	Land Owner's Share					
30	802	8	3 BHK	1485	169	1654	1819						
31	803	8	3 BHK	1435	186	1621	1783						
32	804	8	3 BHK	1436	186	1622	1784						
33	901	9	3 BHK	1485	169	1654	1819	9950	1,64,57,300	1,56,34,435	1,31,65,840	34500	
34	902	9	3 BHK	1485	169	1654	1819	9950	1,64,57,300	1,56,34,435	1,31,65,840	34500	
35	903	9	3 BHK	1435	186	1621	1783	9950	1,61,28,950	1,53,22,503	1,29,03,160	33500	
36	904	9	3 BHK	1436	186	1622	1784	9950	1,61,38,900	1,53,31,955	1,29,11,120	33500	
37	1001	10	3 BHK	1485	169	1654	1819	Land Owner's Share					
38	1002	10	3 BHK	1485	169	1654	1819						
39	1003	10	3 BHK	1435	186	1621	1783						
40	1004	10	3 BHK	1436	186	1622	1784						
41	1101	11	3 BHK	1485	169	1654	1819	10050	1,66,22,700	1,57,91,565	1,32,98,160	34500	
42	1102	11	3 BHK	1485	169	1654	1819	10050	1,66,22,700	1,57,91,565	1,32,98,160	34500	
43	1103	11	3 BHK	1435	186	1621	1783	10050	1,62,91,050	1,54,76,498	1,30,32,840	34000	
44	1104	11	3 BHK	1436	186	1622	1784	10050	1,63,01,100	1,54,86,045	1,30,40,880	34000	
45	1201	12	3 BHK	1485	169	1654	1819	10100	1,67,05,400	1,58,70,130	1,33,64,320	35000	
46	1202	12	3 BHK	1485	169	1654	1819	10100	1,67,05,400	1,58,70,130	1,33,64,320	35000	
47	1203	12	3 BHK	1435	186	1621	1783	10100	1,63,72,100	1,55,53,495	1,30,97,680	34000	
48	1204	12	3 BHK	1436	186	1622	1784	10100	1,63,82,200	1,55,63,090	1,31,05,760	34000	
49	1301	13	3 BHK	1485	169	1654	1819	10150	1,67,88,100	1,59,48,695	1,34,30,480	35000	

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
50	1302	13	3 BHK	1485	169	1654	1819	10150	1,67,88,100	1,59,48,695	1,34,30,480	35000
51	1303	13	3 BHK	1435	186	1621	1783	10150	1,64,53,150	1,56,30,493	1,31,62,520	34500
52	1304	13	3 BHK	1436	186	1622	1784	10150	1,64,63,300	1,56,40,135	1,31,70,640	34500
53	1401	14	3 BHK	1485	169	1654	1819	10200	1,68,70,800	1,60,27,260	1,34,96,640	35000
54	1402	14	3 BHK	1485	169	1654	1819	10200	1,68,70,800	1,60,27,260	1,34,96,640	35000
55	1403	14	3 BHK	1435	186	1621	1783	10200	1,65,34,200	1,57,07,490	1,32,27,360	34500
56	1404	14	3 BHK	1436	186	1622	1784	10200	1,65,44,400	1,57,17,180	1,32,35,520	34500
57	1501	15	3 BHK	1485	169	1654	1819	10250	1,69,53,500	1,61,05,825	1,35,62,800	35500
58	1502	15	3 BHK	1485	169	1654	1819	10250	1,69,53,500	1,61,05,825	1,35,62,800	35500
59	1503	15	3 BHK	1435	186	1621	1783	10250	1,66,15,250	1,57,84,488	1,32,92,200	34500
60	1504	15	3 BHK	1436	186	1622	1784	10250	1,66,25,500	1,57,94,225	1,33,00,400	34500
61	1601	16	3 BHK	1485	169	1654	1819	10300	1,70,36,200	1,61,84,390	1,36,28,960	35500
62	1602	16	3 BHK	1485	169	1654	1819	10300	1,70,36,200	1,61,84,390	1,36,28,960	35500
63	1603	16	3 BHK	1435	186	1621	1783	10300	1,66,96,300	1,58,61,485	1,33,57,040	35000
64	1604	16	3 BHK	1436	186	1622	1784	10300	1,67,06,600	1,58,71,270	1,33,65,280	35000
65	1701	17	3 BHK	1485	169	1654	1819	10350	1,71,18,900	1,62,62,955	1,36,95,120	35500
66	1702	17	3 BHK	1485	169	1654	1819	10350	1,71,18,900	1,62,62,955	1,36,95,120	35500
67	1703	17	3 BHK	1435	186	1621	1783	10350	1,67,77,350	1,59,38,483	1,34,21,880	35000
68	1704	17	3 BHK	1436	186	1622	1784	10350	1,67,87,700	1,59,48,315	1,34,30,160	35000
69	1801	18	3 BHK	1485	169	1654	1819	10400	1,72,01,600	1,63,41,520	1,37,61,280	36000
70	1802	18	3 BHK	1485	169	1654	1819	10400	1,72,01,600	1,63,41,520	1,37,61,280	36000
71	1803	18	3 BHK	1435	186	1621	1783	10400	1,68,58,400	1,60,15,480	1,34,86,720	35000
72	1804	18	3 BHK	1436	186	1622	1784	10400	1,68,68,800	1,60,25,360	1,34,95,040	35000
73	1901	19	3 BHK	1485	169	1654	1819					
74	1902	19	3 BHK	1485	169	1654	1819					
75	1903	19	3 BHK	1435	186	1621	1783					
76	1904	19	3 BHK	1436	186	1622	1784					
77	2001	20	3 BHK	1485	169	1654	1819					
78	2002	20	3 BHK	1485	169	1654	1819					
79	2003	20	3 BHK	1435	186	1621	1783					
80	2004	20	3 BHK	1436	186	1622	1784					
81	2101	21	3 BHK	1485	169	1654	1819	10550	1,74,49,700	1,65,77,215	1,39,59,760	36500
82	2102	21	3 BHK	1485	169	1654	1819	10550	1,74,49,700	1,65,77,215	1,39,59,760	36500
83	2103	21	3 BHK	1435	186	1621	1783	10550	1,71,01,550	1,62,46,473	1,36,81,240	35500
84	2104	21	3 BHK	1436	186	1622	1784	10550	1,71,12,100	1,62,56,495	1,36,89,680	35500
85	2201	22	3 BHK	1485	169	1654	1819	10600	1,75,32,400	1,66,55,780	1,40,25,920	36500
86	2202	22	3 BHK	1485	169	1654	1819	10600	1,75,32,400	1,66,55,780	1,40,25,920	36500
87	2203	22	3 BHK	1435	186	1621	1783	10600	1,71,82,600	1,63,23,470	1,37,46,080	36000

Land Owner's Share

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Total Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				Carpet Area in Sq. ft.	Balcony Area in Sq. ft.							
88	2204	22	3 BHK	1436	186	1622	1784	10600	1,71,93,200	1,63,33,540	1,37,54,560	36000
89	2301	23	3 BHK	1485	169	1654	1819	10650	1,76,15,100	1,67,34,345	1,40,92,080	36500
90	2302	23	3 BHK	1485	169	1654	1819	10650	1,76,15,100	1,67,34,345	1,40,92,080	36500
91	2303	23	3 BHK	1435	186	1621	1783	10650	1,72,63,650	1,64,00,468	1,38,10,920	36000
92	2304	23	3 BHK	1436	186	1622	1784	10650	1,72,74,300	1,64,10,585	1,38,19,440	36000
93	2401	24	3 BHK	1485	169	1654	1819	Land Owner's Share				
94	2402	24	3 BHK	1485	169	1654	1819					
95	2403	24	3 BHK	1435	186	1621	1783					
96	2404	24	3 BHK	1436	186	1622	1784					
97	2501	25	3 BHK	1485	169	1654	1819	10750	1,77,80,500	1,68,91,475	1,42,24,400	37000
98	2502	25	3 BHK	1485	169	1654	1819	10750	1,77,80,500	1,68,91,475	1,42,24,400	37000
99	2503	25	3 BHK	1435	186	1621	1783	10750	1,74,25,750	1,65,54,463	1,39,40,600	36500
100	2504	25	3 BHK	1436	186	1622	1784	10750	1,74,36,500	1,65,64,675	1,39,49,200	36500
101	2601	26	3 BHK	1485	169	1654	1819	Land Owner's Share				
102	2602	26	3 BHK	1485	169	1654	1819					
103	2603	26	3 BHK	1435	186	1621	1783					
104	2604	26	3 BHK	1436	186	1622	1784					
105	2701	27	3 BHK	1485	169	1654	1819					
106	2702	27	3 BHK	1485	169	1654	1819					
107	2703	27	3 BHK	1435	186	1621	1783					
108	2704	27	3 BHK	1436	186	1622	1784					
109	2801	28	3 BHK	1485	169	1654	1819					
110	2802	28	3 BHK	1485	169	1654	1819					
111	2803	28	3 BHK	1435	186	1621	1783					
112	2804	28	3 BHK	1436	186	1622	1784					
113	2901	29	3 BHK	1485	169	1654	1819	10950	1,81,11,300	1,72,05,735	1,44,89,040	37500
114	2902	29	3 BHK	1485	169	1654	1819	10950	1,81,11,300	1,72,05,735	1,44,89,040	37500
115	2903	29	3 BHK	1435	186	1621	1783	10950	1,77,49,950	1,68,62,453	1,41,99,960	37000
116	2904	29	3 BHK	1436	186	1622	1784	10950	1,77,60,900	1,68,72,855	1,42,08,720	37000
117	3001	30	3 BHK	1485	169	1654	1819	Land Owner's Share				
118	3002	30	3 BHK	1485	169	1654	1819					
119	3003	30	3 BHK	1435	186	1621	1783					
120	3004	30	3 BHK	1436	186	1622	1784					
121	3101	31	3 BHK	1485	169	1654	1819	11050	1,82,76,700	1,73,62,865	1,46,21,360	38000
122	3102	31	3 BHK	1485	169	1654	1819	11050	1,82,76,700	1,73,62,865	1,46,21,360	38000
123	3103	31	3 BHK	1435	186	1621	1783	11050	1,79,12,050	1,70,16,448	1,43,29,640	37500
124	3104	31	3 BHK	1436	186	1622	1784	11050	1,79,23,100	1,70,26,945	1,43,38,480	37500
Total				181071	22010	203081	223389		1,28,10,48,050	1,21,69,95,648	1,02,48,38,440	

Summary of the Project:

Particulars	Comp. / Total Number of Flat	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
A – Sale Flat	4 BHK - 77	171796	188976	1,76,87,95,200.00	1,68,03,55,440.00	1,41,50,36,160.00
A – Land Owner's Share	4 BHK – 51	113900	125290	-	-	-
Total (a)	128	285696	314266	1,76,87,95,200.00	1,68,03,55,440.00	1,41,50,36,160.00
C – Sale Flat	3 BHK - 76	124469	136916	1,28,10,48,050.00	1,21,69,95,648.00	1,02,48,38,440.00
C – Land Owner's Share	3 BHK - 48	78612	86473	-	-	-
Total (b)	124	203081	223389	1,28,10,48,050.00	1,21,69,95,648.00	1,02,48,38,440.00
Total (a+ b)	252	488777	537655	3,04,98,43,250.00	2,89,73,51,088.00	2,43,98,74,600.00

Particulars	Market Value (₹)
Fair Market Value as on date	3,04,98,43,250.00
Realizable Value as on date	2,89,73,51,088.00
Distress Sale Value as on date	2,43,98,74,600.00
Cost of Construction (Total Built up area x Rate) 537655 Sq. Ft. x ₹ 2500.00	1,34,41,37,500.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work not yet started
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 not yet started
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 not yet started
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report	
Part – B	Building	:		
	Land development			
Part – C	Compound wall	:		
Part - D	Amenities	:		
Part – E	Pavement	:		
Part – F	Services	:		
Fair Market Value as on date in ₹		:		₹ 3,04,98,43,250.00
Realizable Value as on date in ₹		:		₹ 2,89,73,51,088.00
Distress Sale Value as on date in ₹		:		₹ 2,43,98,74,600.00

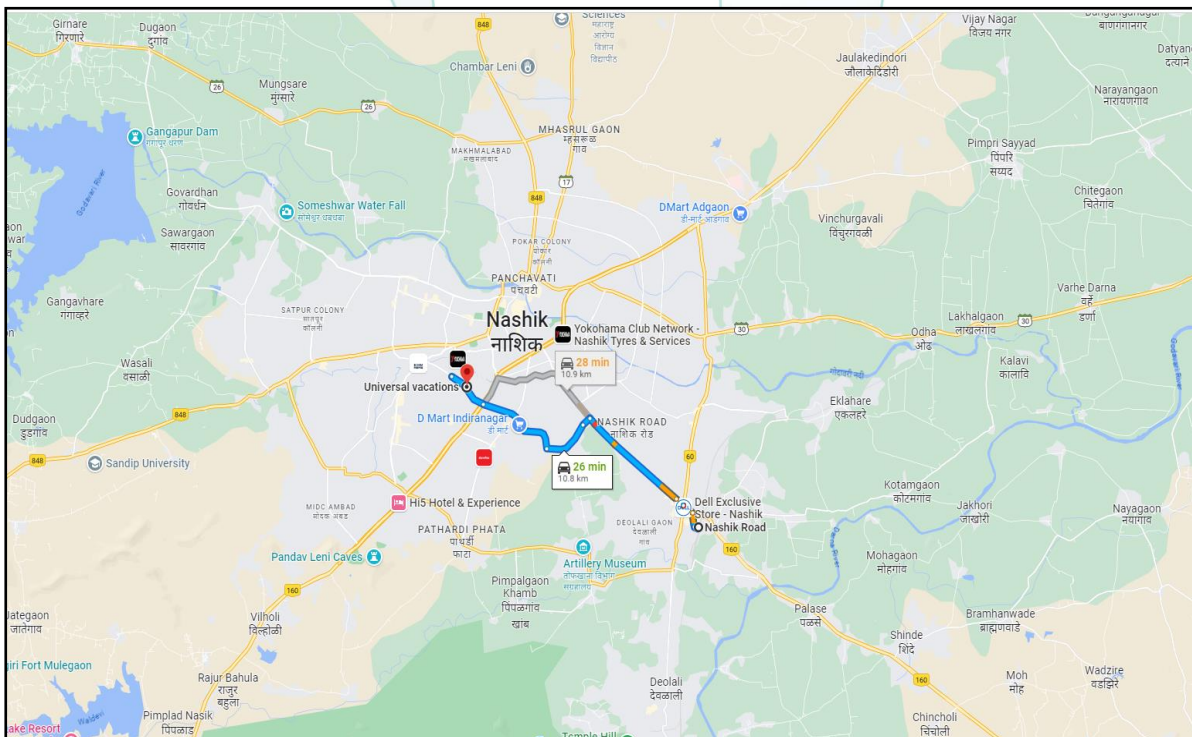
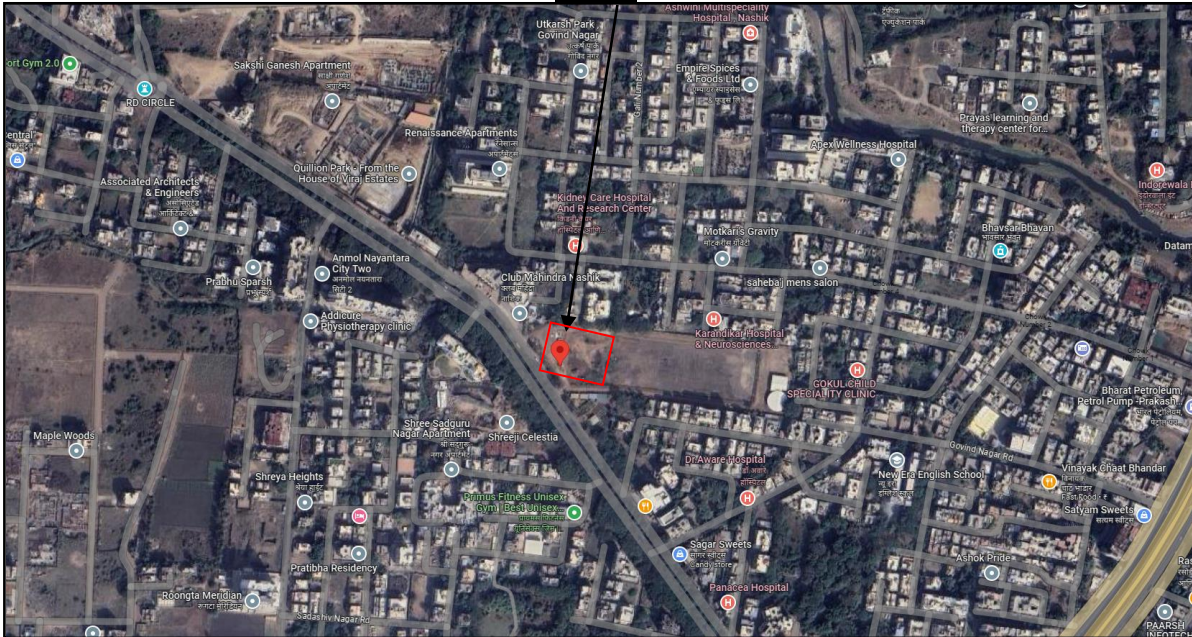
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 8,000 to ₹ 11,500.00 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 commercial and residential application in the locality etc. We estimate ₹ 9,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°59'02.0"N 73°46'31.3"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik– 10.8 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
वाजारमूल्य दर पत्रक

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Year
 20232024 ▼

Annual Statement of Rates

Language
 English ▼

Selected District नाशिक ▼
Select Taluka नाशिक ▼
Select Village मौजे नाशिक - गावठाण ,त. र. यो. क्र. -1 व 2 वगळता : ▼
Search By Survey No Location
Enter Survey No

उपविभाग	हुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकर (Rs.)	Attribute
1.3.5 - नदिन मुंबई आग्रा मार्गापासुन पश्चिम व उत्तरेकडे जाणारा कॅनॉललगतचा रस्ता - रहिवास व तत्सम विभागातील मिळकती	19000	40000	46000	50000	0	चौ. मीटर	सर्व्हे नंबर

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Price Indicators Projects nearby Locality

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Shreeji The Crown


By SHREEJI GROUP
Govind Nagar, Mumbai Naka, Nashik

Last updated: May 11, 2023

₹1.08 Cr - 1.57 Cr


EMI starts at ₹53.62 K
All Inclusive Prices

Contact Developer




Project Images

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3, 4 BHK Apartments Configurations

Aug. 2026 Possession Starts

Price on request Avg. Price

1621.00 sq.ft. - 2388.00 sq.ft. (Builtup Area) Sizes

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Roongta Meridian


By LALIT ROONGTA BUILDER & DEVELOPERS
Govind Nagar, Nashik

Last updated: Mar 28, 2023

₹61.23 L - 68.72 L | ₹4.25 K/sq.ft


EMI starts at ₹32.42 K
All Inclusive

Contact Developer

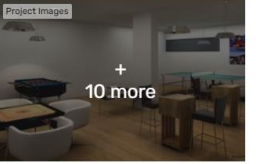


Project Images

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Project Images



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3 BHK Apartment Configuration

Oct. 2021 Possession Starts

₹4.25 K/sq.ft Avg. Price


1199.00 sq.ft. - 1302.00 sq.ft. (Builtup Area) Sizes

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Dwarika, Nashik
Configurations
2, 3 BHK Apartments

Interested →




Gangapur, Nashik
Configuration
3 BHK Apartment

Interested →

Home / Nashik / Govind Nagar / The Avenue Aura Last updated: May 18, 2023

The Avenue Aura

By THE AVENUE NX
Govind Nagar, Nashik




3, 4 BHK Penthouse, Apart...
Configurations
Dec, 2023
Possession Starts
₹5.83 K/sq.ft
Avg. Price


₹86.5 L - 1.6 Cr | ₹5.83 K/sq.ft
EMI starts at ₹42.95 K

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

Contact Developer



Project Images



Project Images

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Home / Nashik / Govind Nagar / Grandezza Apartment Last updated: May 15, 2023

Grandeza Apartment

By LALIT ROONGTA BUILDER & DEVELOPERS
Govind Nagar, Off 100ft Ring Road, Nashik




2, 3 BHK Apartments
Configurations
Under Construction
Possession Status
₹4.25 K/sq.ft
Avg. Price


₹42.12 L - 58.31 L | ₹4.25 K/sq.ft
EMI starts at ₹22.30 K

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

Contact Developer



Project Images



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Dwarka, Nashik
Configurations
2, 3 BHK Apartments

Interested →

Dangapur, Nashik
Configuration
3 BHK Apartment

Interested →

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The Avenue Aura

By THE AVENUE NX
Govind Nagar, Nashik

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3, 4 BHK Penthouse, Apart...
Configurations

Dec, 2023
Possession Starts

₹5.83 K/sq.ft
Avg. Price

1484.00 sq.ft. - 2672.00 sq...
(Builtup Area)
Sizes

₹86.5 L - 1.6 Cr | ₹5.83 K/sq.ft
EMI starts at ₹42.95 K

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

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Configurations
2, 3 BHK Apartments

Interested →

Configurations
2, 3 BHK Apartments

Interested →

Home / Nashik / Govind Nagar / Anmol Nayantara City One Phase 2 Last updated: Dec 28, 2021

Anmol Nayantara City One Phase 2

By ANMOL NAYANTARA
785/12 3/1, Govind Nagar, Nashik

Project Images
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3, 4, 5 BHK Apartments
Configurations

Dec, 2018
Possession Starts

₹7.26 K/sq.ft
Avg. Price

971.00 sq.ft. - 2488.00 sq.ft.
(Carpet Area)
Sizes

₹70.49 L - 1.81 Cr | ₹7.26 K/sq.ft
EMI starts at ₹37.33 K

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

Contact Developer

Price Indicators Projects nearby Locality

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Govind Nagar

Gangapur, Nashik
Configuration
3 BHK Apartment

Interested →

Gangapur, Nashik
Configurations
2, 3 BHK Apartments

Interested →

Home / Nashik / Govind Nagar / Anmol Nayantara City One Phase 4

Last updated: Jul 7, 2021

Anmol Nayantara City One Phase 4

By ANMOL NAYANTARA

Plot No.785/1 2 3/1, 785/12 3/6, Govind Nagar, Nashik

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

₹70.28 L - 1.74 Cr | ₹7.15 K/sq.ft
EMI starts at ₹37.22 K

Become the first to Rate

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3, 4.5 BHK Apartments Configurations

Dec, 2019 Possession Starts

₹7.15 K/sq.ft Avg. Price

983.00 sq.ft. - 2440.00 sq.ft... (Carpet Area) Sizes

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Govind Nagar

Gangapur, Nashik

Interested →

Home / Nashik / Govind Nagar / Shantiniketan

Last updated: Jul 29, 2023

Shantiniketan

By JANAKI GROUP

Plot No. 1, 2 S.No. 788/2, Opposite Ashwini Hospital, Murlidhar Vazare Nagar (Govind Nagar), Near Prakash Petrol Pump, Nashik

All Inclusive Price

₹68.4 L - 79.04 L
EMI starts at ₹36.22 K

Become the first to Rate

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Project Images

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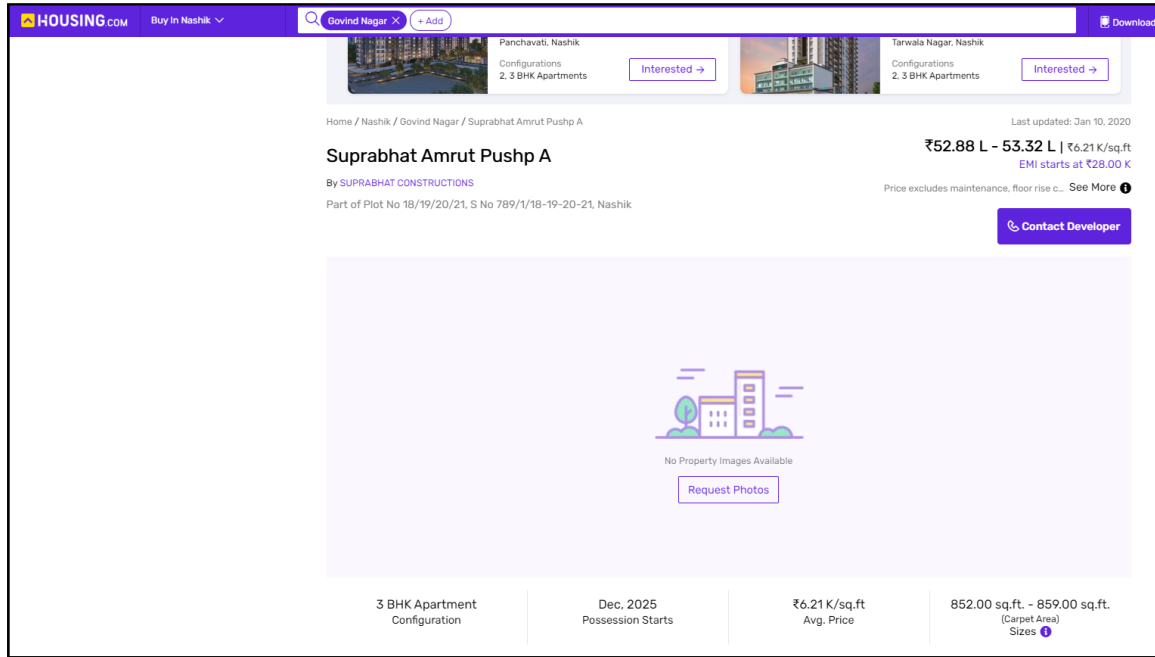
3 BHK Apartment Configuration

Ready to Move Possession Status

Price on request Avg. Price

1440.00 sq.ft. - 1664.00 sq.ft... (Builtup Area) Sizes

Price Indicators Projects nearby Locality



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Panchavati, Nashik
Configurations
2, 3 BHK Apartments [Interested →](#)

Tarwala Nagar, Nashik
Configurations
2, 3 BHK Apartments [Interested →](#)


Home / Nashik / Govind Nagar / Suprabhat Amrut Pushp A Last updated: Jan 10, 2020

Suprabhat Amrut Pushp A

₹52.88 L - 53.32 L | ₹6.21 K/sq.ft
EMI starts at ₹28.00 K

By SUPRABHAT CONSTRUCTIONS Price excludes maintenance, floor rise c... See More ⓘ

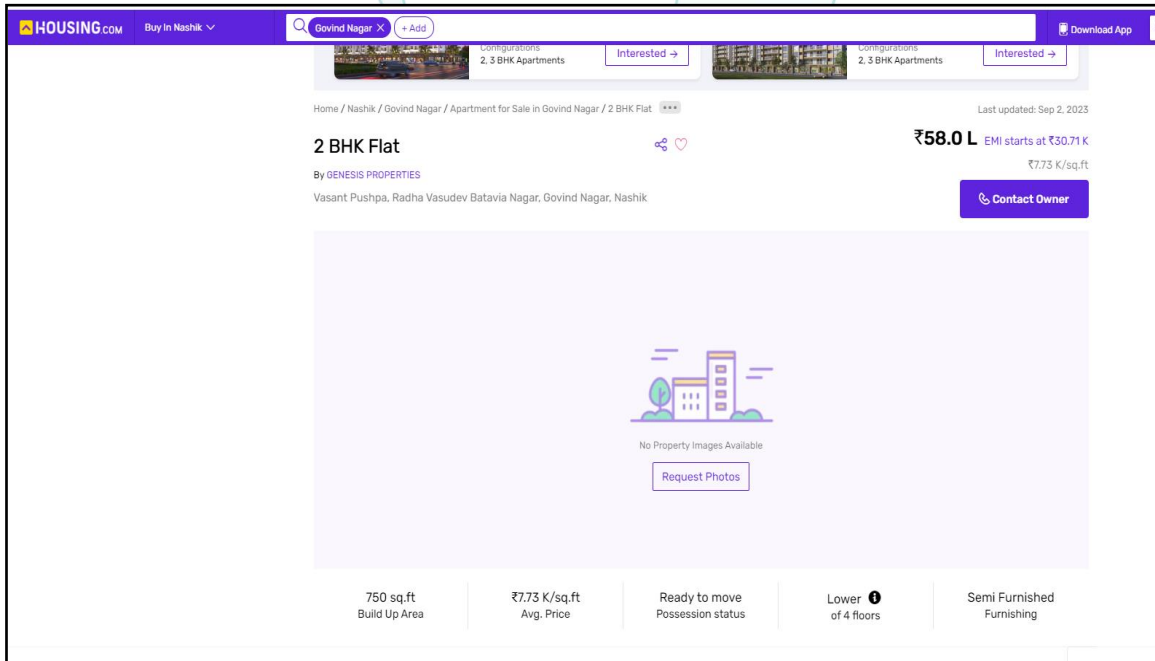
Part of Plot No 1B/19/20/21, S No 7B9/1/1B-19-20-21, Nashik [Contact Developer](#)



No Property Images Available

[Request Photos](#)

3 BHK Apartment Configuration	Dec. 2025 Possession Starts	₹6.21 K/sq.ft Avg. Price	852.00 sq.ft. - 859.00 sq.ft. (Carpet Area) Sizes ⓘ
-------------------------------	-----------------------------	--------------------------	---



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Configurations
2, 3 BHK Apartments [Interested →](#)

Configurations
2, 3 BHK Apartments [Interested →](#)


Home / Nashik / Govind Nagar / Apartment for Sale in Govind Nagar / 2 BHK Flat Last updated: Sep 2, 2023

2 BHK Flat

₹58.0 L EMI starts at ₹30.71 K
₹7.73 K/sq.ft

By GENESIS PROPERTIES [Contact Owner](#)

Vasant Pushpa, Radha Vasudev Batavia Nagar, Govind Nagar, Nashik



No Property Images Available

[Request Photos](#)

750 sq.ft Build Up Area	₹7.73 K/sq.ft Avg. Price	Ready to move Possession status	Lower ⓘ of 4 floors	Semi Furnished Furnishing
-------------------------	--------------------------	---------------------------------	---------------------	---------------------------

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

Place: Nashik

Date: 14.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign. [®]

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

UBI Emp No. ROS:ADV:Valuer/033:008:2021-22

Certificate

This is to certify that Copy of Approved Plan No. **B2 / BP / 253 / 2022** date **21.10.2022** issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik

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).

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Date

Signature

(Name & Designation of the Inspecting Official/s)

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

Annexure – I

DECLARATION FROM VALUERS

I, hereby declare that:

- a. The information furnished in my valuation report dated 14.09.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I/ my authorized representative have personally inspected the property on 11.09.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
- i. I am Director of the company, who is competent to sign this valuation report.
- j. 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. Deepak Infra & Homes Pvt. Ltd.
2.	Purpose of valuation and appointing authority	As per request from Union Bank of India, Home Loans Sales, Project Approval Cell, RLP Nashik Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Swapnil Wagh – Site Engineer Vinita Surve – Processing Manager
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 - 11.09.2023 Valuation Date - 14.09.2023 Date of Report - 14.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 11.09.2023
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 **14th 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. Deepak Infra & Homes 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. Deepak Infra & Homes 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

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****{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}**

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

UBI Emp No. ROS:ADV:Valuer/033:008:2021-22

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