PROFORMA INVOICE

Invoice No. Dated Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, PG-2651/23-24 27-Sep-23 BOOMERANG, CHANDIVALI FARM ROAD, Mode/Terms of Payment **Delivery Note** ANDHERI-EAST 400072 **AGAINST REPORT** GSTIN/UIN: 27AADCV4303R1ZX Reference No. & Date. Other References State Name: Maharashtra, Code: 27 E-Mail: accounts@vastukala.org Buyer's Order No. Dated Buyer (Bill to) **PUNJAB NATIONAL BANK - BKC** Dispatch Doc No. Delivery Note Date Plot No. C-9, G-Block, Ground Floor, Bandra Kurla Complex, Bandra (East), 003867/2302733 Mumbai - 400 051 Dispatched through Destination GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code: 27 Terms of Delivery **Particulars** HSN/SAC GST SI Amount Rate No. **MASTER VALUATION** 18 % 15.000.00 **CGST** 1,350.00 SGST 1,350.00 Total 17,700.00 Amount Chargeable (in words) E. & O.E Indian Rupee Seventeen Thousand Seven Hundred Only HSN/SAC Taxable Central Tax State Tax Total Rate Value Amount Rate Amount Tax Amount 15,000,00 1,350,00 9% 1,350.00 2,700.00 Total 15,000.00 1.350.00 1,350.00 2,700.00 Tax Amount (in words): Indian Rupee Two Thousand Seven Hundred Only Company's Bank Details Bank Name : PUNJAB NATIONAL BANK A/c No. 1756002100016739 Branch & IFS Code: Goregaon (E.) & PUNB0175600 Remarks: """Platinum Grandeur"", Proposed Redevelopment on Plot bearing CTS No. 833 / 101 Survey No. 141 A of Village - Ambivali, Model JP Road, Model Town, Andheri (West), Mumbai, PIN - 400 053, State -Maharashtra, Country - India - (M/s. Platinum Strategic Developers LLP) (Master Valuation) Company's PAN : AADCV4303R Vastukala@icici Declaration NOTE - AS PER MSME RULES INVOICE NEED TO for Vastukala Consultants (I) Pvt Ltd BE CLEARED WITHIN 45 DAYS OR INTEREST Asmita Rathod 60 Ptv Us. Colvertain Research

This is a Computer Generated Invoice

CHARGES APPLICABLE AS PER THE RULE. MSME Registration No. - 27222201137





Authorised Signatory

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Platinum Grandeur"

"Platinum Grandeur", Proposed Redevelopment on Plot bearing CTS No. 833 / 101 Survey No. 141 A of Village - Ambivali, Model JP Road, Model Town, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, Country - India

Think.Innovate.Create

Latitude Longitude: 19°08'00.1"N 72°49'28.8"E

Valuation Done for: **Punjab National Bank BKC Branch**

PNB Pragati Tower C-9 G Block Bandra Kurla Complex Bandra(East), Mumbai, PIN - 400 051



Our Pan India Presence at :

Mumbai Thane

Aurangabod Pune Nanded P Delhi NCR P Nashik

9 Indore

Ahmedabad V Jaipur

Rajkot Raipur 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

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: PNB / BKC Branch / Platinum Grandeur / (3867/2302733)

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Vastu/Mumbai/09/2023/3867/2302733 27/01-377-MRV Date: 27.09.2023

MASTER VALUATION REPORT OF "Platinum Grandeur"

"Platinum Grandeur", Proposed Redevelopment on Plot bearing CTS No. 833 / 101 Survey No. 141 A of Village – Ambivali, Model JP Road, Model Town, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, Country – India

NAME OF DEVELOPER: M/s. Platinum Strategic Developers LLP

Pursuant to instructions from Punjab National Bank, BKC Branch, 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 16th September 2023 for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Platinum Grandeur", Proposed Redevelopment on Plot bearing CTS No. 833 / 101 Survey No. 141 A of Village – Ambivali, Model JP Road, Model Town, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, Country – India. It is about 650m. travel distance from Versova Metro Station of Red line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is higher class & developed.

2. <u>Developer Details</u>:

Name of builder	M/s. Platinum Strategic	Developers LLP			
Project Registration Number	Project	RERA Project Number			
	Platinum Grandeur	P51800052098			
Register office address	M/s. Platinum Strategic	Developers LLP			
	901, "Peninsula Heights", C.D. Barifiwala Road, An (West) Mumbai, PIN - 400 058, State - Maharashtra, Coul India				
Contact Numbers Think	Contact Person: Ms. Neha (Builder Person- 8080804157) Mr. Ronnie (CRM – 9819477776/8291175002)				
E - mail ID & Website		•			

3. Boundaries of the Property:

Direction	Particulars consultavia
On or towards North	Road & Ground
On or towards South	Model JP Road & Gyan Kendra Cricket Ground
On or towards East	Road & Shivkrupa Society
On or towards West	Shilpa CHSL / Anjawddp CHSL



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,
Punjab National Bank
BKC Branch
PNB Pragati Tower C-9 G Block
Bandra Kurla Complex Bandra(E),Mumbai 400051

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

	General			\			
1.		for which the valuation is made	:	As per request from Punjab National Bank, BKC Branch to assess fair market value of the property for bank loan purpose.			
2.	a)	Date of inspection	4. :	16.09.2023			
	b)	Date on which the valuation is made	1	27.09.2023			
3.	List of do	cuments produced for perusal		1			
	1. Copy	y of Legal Title Report from Adv. Neil Mendevia	, Law S	Scribes dated 23.08.2023			
		y of Affidavit cum Declaration of Mr. Gurminder dated 06.06.2023.	Singh	Seera (Partner) M/s Platinum Strategic Developers			
		y of Intimation of Approval No. K / W / PWT cutive Engineer Slum Rehabilitation Authority.	/ 0170	/ 20221004 / AP / C dated 16.02.2023 issued by			
		y Of Hydraulic Engineer NOC No. HE / 75 / cutive Engineer Water Works, Municipal Corpor		(P & R) / N. O. C. dated 09.05.2023 issued by Greater Mumbai.			
		y of Tax Clearance Certificate No. KW / AA& . Assessor & Collector, Municipal Corporation o		C / 136 / 2022- 23 DATED 24.02.2023 issued by er Mumbai.			
		y of Traffic Consultants Report No. KG / AS- 8 wad, Parking Consultant.	33 / 05	523 / PL- 1 dated 04.05.2023 issued by Mr. Kumar			
		y of Sewerage remark for Main Sewer line & d 10.05.2023 issued by Brihanmumbai Municip		I Drainage line No. E.E. Mech. (MS) / 9293 / WS oration.			
	Esta	te Regulatory Authority date 24.07.2023. Last M	/lodified	No. P51800052098 issued by Maharashtra Real date 24.08.2023			
	21.08	8.2023 issued by Airports Authority of India.		/ 041922 / 667278 dated 22.08.2022 valid upto			
	10. Copy of Firefighting and Fire Protection requirements No. P- 16498 / 2023 / (833) / K / W Ward / AMBIVALI / SRA- CFO / 1 / NEW dated 10.05.2023 issued by Deputy Chief Fire Officer, Mumbai Fire Brigade, Brihanmumbai Municipal Corporation.						
	11. Copy Of Letter of Intent No. K / W / PVT / 017020221004 / LOI dated 19.01.2023 issued by Slum Rehabilitation Authority.						
		y of Commencement Certificate No. K / W / PV cutive Engineer of Slum Rehabilitation Authority		70 / 20221004 / AP / C dated 21.06.2023 issued by			
	This	C.C. is granted for work upto Plinth level.					
	13. Сору	y of IOA Letter No. K / W / PVT / 0170 / 20	221004	/ AP / C dated 16.02.2023 issued by Executive			





	Engineer of Slur	m Rehabilitation Authority			
		ed Plan No. SRA / ENG / dated 16.02. per of Copies – Sheet No. 1/6 to 6/6)	2023	B issued by Executive Engineer Slum	Rehabilitation
	Approved upt	<u>o:</u>			
	Project		Nur	nber of Floors	
	Platinum Grandeur	Ground (Part) + Stilt (Part) + 1st to 4th to 1th to 15th Upper Floors + 16th Floor (Pa		- · · ·	Amenity) +
	Project Name (With address & pho	ne nos.)	:	"Platinum Grandeur", Redevelopment on Plot bearing C 101 Survey No. 141 A of Villag Model JP Road, Model Town, Ar Mumbai, PIN - 400 053, State - Country - India	e – Ambivali, ndheri (West),
4.	,	s) and his / their address (es) with of share of each owner in case of		M/s Platinum Strategic Develope Address: 901, "Peninsula Heights", C. Road, Andheri (West) Mumbai, P State - Maharashtra, Country – Ind Contact Person: Ms. Neha (Builder Person- 808080 Mr. Ronnie (CRM – 9819477776/8)	D. Barifiwala IN - 400 058, ia 4157)
5.	freehold etc.)	the property (Including Leasehold /	:	Development to the different to	

About "Platinum Grandeur" Project: Platinum Strategic Developers has launched the epitome of luxury living in the name of Platinum Grandeur, to offer luxurious and exclusive residences in the heart of Mumbai Andheri-Dahisar. Platinum Grandeur Model Town redefines the comfort living by offering stylish homes in the form of luxury apartments. It is a new launch project. Carefully crafted by its makers to set a new benchmark of exquisiteness and well-being, Platinum Grandeur is going to be the most desirable address in Mumbai Andheri-Dahisar. This project ensures a stress-free life for its residents through its thoughtfully designed floor plans that promise extreme privacy and freedom. Platinum Grandeur Model Town has single tower, with 16 floors each and just 52 units to offer, making it a unique investment opportunity for a select few in Mumbai Andheri-Dahisar property market. The society will be completely ready for possession in Dec, 2026.

TYPE OF THE BUILDING

Project	Number of Floors
Platinum	Proposed Ground (Part) + Stilt (Part) + 1st to 4th floors (Podiums) + 5th (Part Parking /
Grandeur	Part Amenity) + 1 st to 15 th Upper Floors + 16 th (part) Upper Floors.

LEVEL OF COMPLETEION:

Project	Present stage of Construction	Percentage of work completion
Platinum Grandeur	Excavation work is in progress.	0%





de

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is December - 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:

- > Vitrified tiles flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
 Powder coated aluminum sliding windows with M.S. Grills
- > Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Gymnasium
- Yoga Area
- Garden
- Club House
- Swimming Pool
- Senior Citizen Corner Area
- Jogging Track

6.	Location of property		
	a) Plot No. / Survey No.		Survey No. 141 A
	b) Door No.	7	Not applicable
	c) C: T.S. No. / Village	:	CTS No. 833 / 101 Village – Ambivali,
	d) Ward / Taluka	:	K /W Ward, Andheri
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	/	"Platinum Grandeur", Proposed Redevelopment on Plot bearing CTS No. 833 / 101 Survey No. 141 A of Village – Ambivali, Model JP Road, Model Town, Andheri (West), Mumbai, PIN - 400 053, State - Maharashtra, Country – India.
8.	City / Town	:	Andheri (West), Mumbai
	Residential area	e:(Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	;	Middle Class
-	ii) Urban / Semi Urban / Rural	;	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Executive Engineer Slum Rehabilitation Authority, Village - Ambivali
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 pe	er N	IAHARERA	As per Site	
	North	By Layout Road	By I		out Road	Road & Ground	
	South	By Plot No. 102	Ву	By Plot No. 102		Model JP Road & Gyan Kendra Cricke Ground	
	East	By Layout Road	Ву	Lay	out Road	Road & Shivkrupa Society	
	West	By Plot No. 100	Ву	Plo	t No. 100	Shilpa CHSL / Anjawddp CHSL	
14.1	Dimensions of	the site	Т		N. A. as the la	and is irregular in shape	
					A As per th	B Actual e Deed	
	North			1	•	-	
	South	\	7	:	-	-	
	East		1	:	-	-	
	West	\	1	:	-	-	
14.2	Latitude, Long	itude & Co-ordinates of property		:	19°08'00.1"N	72°49'28.8"E	
14.	Extent of the s	ite	1		Total Plot are Rera Site)	ea – 836 Sq. M. (As per Approved Plan an	
15.	Extent of the of 14A& 14B)	site considered for Valuation (le	ast	:	Total Plot are Rera Site)	ea – 836 Sq. M. (As per Approved Plan an	
16		upied by the owner / tenant? tenant since how long? R nonth.	- 1	:	N.A. Building	Construction work is in progress	
II	CHARACTER	STICS OF THE SITE			/		
1.	Classification	of locality		Z.	Middle class		
2.	Development	of surrounding areas		÷	Good		
3.		requent flooding/ sub-merging		:	No		
4.		the Civic amenities like Scho Stop, Market etc.	ool,	:	All available n	near by	
5.		with topographical conditions		:	Plain		
6.	Shape of land	Inink.inn	01	0	Irregular	eare	
7.	Type of use to	which it can be put		:	For residentia	l purpose	
8.	Any usage res	striction		:	Residential		
9.	Is plot in town	planning approved layout?			16.02.2023 Rehabilitation Approved up	Authority.	
					Project	Number of Floors	
					Platinum	Ground (Part) + Stilt (Part) + 1st to 4th	
					Grandeur	floors (Podiums) + 5 th (Part Parking / Part Amenity) + 1 st to 15 th Upper Floors + 16 th (part) Upper Floors.	
10.	Corner plot or	intermittent plot?	_		Intermittent	(part) opper 1 loois.	
11.	Road facilities	· ·	\dashv	•	Yes		
_ ' ' '	, toda idenities	-		•	100		



12.	Type of road ava	ailable at present	:	B. T. Road		
13.	Width of road -	is it below 20 ft. or more than 20	:	Road		
	ft.					
14.	Is it a Land – Lo	cked land?	:	: No		
15.	Water potentialit	γ	1:	: Municipal Water supply		
16.	Underground se	werage system	1:	Connected to Municipal sewer		
17.		is available in the site	1:	Yes		
18.	Advantages of the		1	Located in developed area		
19.		rks, if any like threat of	H	No		
''	•	f land for publics service	Ľ.			
	•	d widening or applicability of		(R)		
		etc.(Distance from sea-cost /	1			
	•	be incorporated)		\		
Part -	A (Valuation of			<u> </u>		
1	Size of plot			Total Plot area - 836 Sq. M. (As per Approved Plan and		
	•			Rera Site)		
	North & South					
	East & West		:	-		
2	Total extent of th	ne plot	:	As per table attached to the report		
3		ket rate (Along With details /	:	As per table attached to the report		
	_	at least two latest deals /		Details of recent transactions/online listings are attached		
	transactions with	h respect to adjacent properties		with the report.		
	in the areas)	, , , ,		17 7		
4	Guideline rate o	btained from the Register's		₹1,94,450 per Sq. M. for Residential		
		nce thereof to be enclosed)	1	₹ 1,04,590 per Sq. M. for Land		
5		ted rate of valuation		As per table attached to the report		
6	Estimated value		:	As per Approved Plan & RERA Certificate		
				Land Area Rate in Value in (₹)		
		1		in Sq. M. Sq. M.		
				836 104590 8,74,37,240.00		
Part -	B (Valuation of	Building) hink Innov	10	ate Create		
1	Technical details			0 10 10 10 10		
	a) Type of Bui	Iding (Residential / Commercial /	:	Residential		
	Industrial)					
	b) Type of cor	nstruction (Load bearing / RCC /	:	N.A. Building Construction work is in progress		
	Steel Frame	<u> </u>				
	c) Year of cons		:	N.A. Building Construction work is in progress		
	,	floors and height of each floor	:			
	including ba	sement, if any				
	Project			Number of Floors		
	Platinum	Platinum Proposed Ground (Part) + Stilt (Part) + 1st to 4th floors (Podiums) + 5th (Part Parking / Part Amenity) + 1st to 15th Upper Floors + 16th (part) Upper Floors.				
	l 🙃 .i.					
<u> </u>	Grandeur	rait Amenity) + 1" to 13" oppe		Tioors To (part) opper Floors.		
	e) Plinth area f		:	As per table attached to the report		





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i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Co	onstruction work is in progress
ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Co	onstruction work is in progress
g) Date of issue and validity of layout of	:	Copy of Appr	oved Plan No. SRA / ENG / dated
approved map		16.02.2023 is	sued by Executive Engineer Slum
h) Approved map / plan issuing authority	1:	Rehabilitation A	uthority.
		Approved upto	<u>):</u>
		Project	Number of Floors
		Platinum	Ground (Part) + Stilt (Part) + 1st to
		Grandeur	4th floors (Podiums) + 5th (Part
	1	(Parking / Part Amenity) + 1st to 15th Upper Floors + 16th (part) 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.	Description		
No.			
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	1	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	(3)	N.A. Building Construction work is in progress
10.	Drainage		Proposed
2.	Compound Wall	:	
	Height		N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation		
	a) No. of water closets and their type	:	N.A. Duilding Construction work in in progress
	b) No. of wash basins	100	N.A. Building Construction work is in progress





c) No. of urinals	
d) No. of bath tubs	3,75
e) Water meters, taps etc.	*5
f) Any other fixtures	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

Remarks:

- 1. As per approved plans on 10th floor PTC (4 units) + Sale (1 unit) & 16th floor (1 MP Room) are mentioned, but as per the provided builder's inventory on the 10th floor 4 flats (2 BHK flats each) & 16th floor 3 flats (2 flats - 2 BHK & 1 flat - 4 BHK)
- 2. As per approved plan Total sale flats 22 and as per builder's inventory Total sale flats 43.
- 3. Amended building plan and building permission is not received yet. Accordingly, we have given the valuation as per approved plan date 16.02.2023 issued by Executive Engineer Slum Rehabilitation Authority.

	n Grand	40011
Flat	Floor	Com
No.	No.	
	Flat No.	Flat Floor No. No.

1) [iatinun									
Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in C	Fair Market Value	Realizable Value	Distress Sale Value in ₹	Expected Rent per month in
1	101	1	2 BHK	525 .	630					
2	102	1	2 BHK	525	630					
3	103	1	2 BHK	525	630					
4	104	1	2 BHK	525	630					
5	201	2	2 BHK	525	630					
6	202	2	2 BHK	525	630					
7	203	2	2 BHK	525	630			Land Owner's Share)	
8	204	2	2 BHK	525	630					
9	301	3	2 BHK	525	630					
10	302	3	2 BHK	525	630					
11	303	3	2 BHK	525	630					
12	304	3	2 BHK	525	630					
13	401	4	2 BHK	525	630					
14	402	4	2 BHK	525	630					
15	403	4	2 BHK	525	630					
16	404	4	2 BHK	525	630					
17	501	5	2 BHK	525	630			and Owner's Share		
18	502	5	2 BHK	525	630					
19	503	5	2 BHK	525	630					
20	504	5	2 BHK	525	630					
21	601	6	1 BHK	300	360			DTO LL-'s		
22	602	6	1 BHK	300	360			PTC Unit		



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft	Rate per Sq. ft. on Carpet area In ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in
23	603	6	1 BHK	300	360					
24	604	6	1 BHK	300	360					
25	605	6	1 BHK	300	360					
26	606	6	1 BHK	300	360					
27	607	6	1 BHK	300	360	1				
28	608	6	1 BHK	300	360					
29	701	7	1 BHK	300	360			PTC Unit		
30	702	7	1 BHK	300	360			PIC UNIL		
31	703	7	1 BHK	300	360					
32	704	7	1 BHK	300	360					
33	705	7	1 BHK	300	360					
34	706	7	1 BHK	300	360					
35	707	7	1 BHK	300	360					
36	708	7	1 BHK	300	360					
37	801	8	1 BHK	300	360					
38	802	8	1 BHK	300	360					
39	803	8	1 BHK	300	360					
40	804	8	1 BHK	300	360					
41	805	8	1 BHK	300	360					
42	806	8	1 BHK	300	360			PTO II-it		
43	807	8	1 BHK	300	360			PTC Unit		
44	808	8	1 BHK	300	360					
45	901	9	1 BHK	300	360					
46	902	9	1 BHK	300	360					
47	903	9	1 BHK	300	360					
48	904	9	1 BHK	300	360					
49	905	9	1 BHK	300	360		•			
50	906	9	1 BHK	300	360					
51	907	9	1 BHK	300	360					
52	908	9	1 BHK	300	360			DTC U-3		
53	1001	10	1 BHK	300	360			PTC Unit		
54	1002	10	1 RK	193	232					
55	1003	10	1 BHK	300	360					
56	1004	10	1 BHK	300	360					
57	1005	10	3 BHK	958	1150	35080	3,36,06,640.00	3,02,45,976.00	2,68,85,312.00	63000





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Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet area in ₹	Fair Market Value	Realizable Value m	Distress Sale Value	Expected Rent per month in
58	1006	10	1 BHK	300	360			PTC Unit		
59	1101	11	2 BHK	746	895	35200	2,62,59,200.00	2,36,33,280.00	2,10,07,360.00	49000
60	1102	11	2 BHK	751	901	35200	2,64,35,200.00	2,37,91,680.00	2,11,48,160.00	49500
61	1103	11	2 BHK	751	901	35200	2,64,35,200.00	2,37,91,680.00	2,11,48,160.00	49500
62	1104	11	2 BHK	746	895	35200	2,62,59,200.00	2,36,33,280.00	2,10,07,360.00	49000
63	1201	12	2 BHK	746	895	35320	2,63,48,720.00	2,37,13,848.00	2,10,78,976.00	49500
64	1202	12	2 BHK	751	901	35320	2,65,25,320.00	2,38,72,788.00	2,12,20,256.00	49500
65	1203	12	2 BHK	751	901	35320	2,65,25,320.00	2,38,72,788.00	2,12,20,256.00	49500
66	1204	12	2 BHK	746	895	35320	2,63,48,720.00	2,37,13,848.00	2,10,78,976.00	49500
67	1301	13	2 BHK	746	895	35440	2,64,38,240.00	2,37,94,416.00	2,11,50,592.00	49500
68	1302	13	2 BHK	751	901	35440	2,66,15,440.00	2,39,53,896.00	2,12,92,352.00	50000
69	1303	13	2 BHK	751	901	35440	2,66,15,440.00	2,39,53,896.00	2,12,92,352.00	50000
70	1304	13	2 BHK	746	895	35440	2,64,38,240.00	2,37,94,416.00	2,11,50,592.00	49500
71	1401	14	2 BHK	746	895	35560	2,65,27,760:00	2,38,74,984.00	2,12,22,208.00	49500
72	1402	14	2 BHK	751	901	35560	2,67,05,560.00	2,40,35,004.00	2,13,64,448.00	50000
73	1403	14	2 BHK	751	901	35560	2,67,05,560.00	2,40,35,004.00	2,13,64,448.00	50000
74	1404	14	2 BHK	746	895	35560	2,65,27,760.00	2,38,74,984.00	2,12,22,208.00	49500
75	1501	15	2 BHK	746	895	35680	2,66,17,280.00	2,39,55,552.00	2,12,93,824.00	50000
76	1502	15	2 BHK	751	901	35680	2,67,95,680.00	2,41,16,112.00	2,14,36,544.00	50000
77	1503	15	2 BHK	751	901	35680	2,67,95,680.00	2,41,16,112.00	2,14,36,544.00	50000
78	1504	15	2 BHK	746	895	35680	2,66,17,280.00	2,39,55,552.00	2,12,93,824.00	50000
79	1603	16	MP Room	306	367	35800	1,09,54,800.00	98,59,320.00	87,63,840.00	20500
	٦	Γotal ⊸		37727	45272	- G	57,50,98,240.00	51,75,88,416.00	46,00,78,592.00	

Summary of the Project:

Particulars	Total Number of Flats	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
Sale Flat	1 MP - 01 2 BHK - 20 3 BHK - 01 Total - 22	16234	19481	57,50,98,240.00	51,75,88,416.00	46,00,78,592.00
Land Owner's Share	2 BHK- 20	10500	12600	-	-	•
PTC Unit	1 RK - 01 1 BHK - 36 Total - 37	10993	13192		10.00	
Total	79	37727	45273	57,50,98,240.00	51,75,88,416.00	46,00,78,592.00





Particulars	Market Value (₹)
Full Fair Market Value as on date	57,50,98,240.00
Realizable Value as on date	51,75,88,416.00
Distress Sale Value as on date	46,00,78,592.00
Cost of Construction	13,58,19,000.00
(Total Built up area x Rate)	
45273 Sq. Ft. x ₹ 3000.00	

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 ₹ 33,500 to ₹ 36,500.00 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 ₹ 34,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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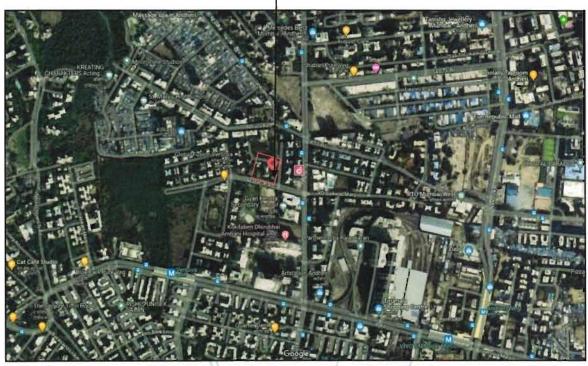
Actual Site Photographs



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Route Map of the property Site u/r





Latitude Longitude: 19°10'40.5"N 72°52'18.1"E

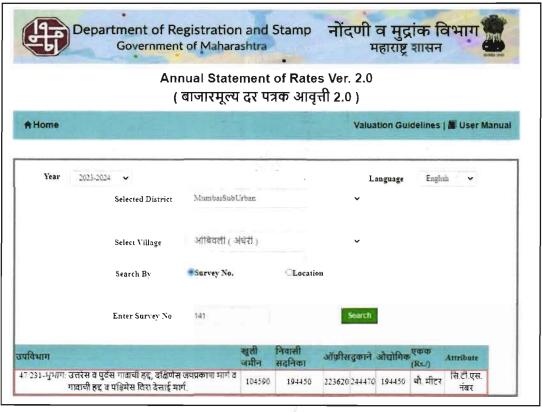
Note: The Blue line shows the route to site from nearest Metro station (Versova – 650 m)

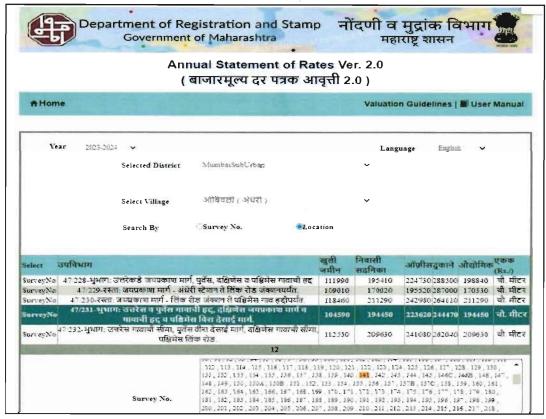






Ready Reckoner Rate

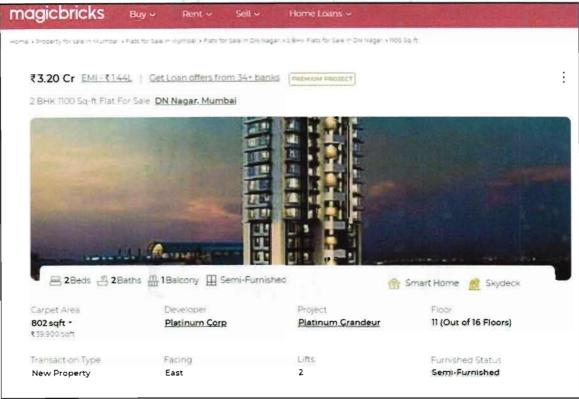




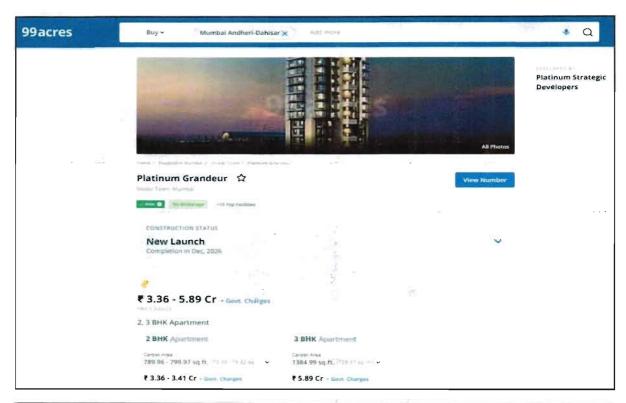


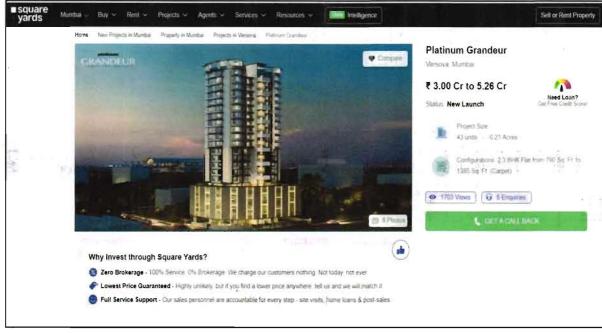


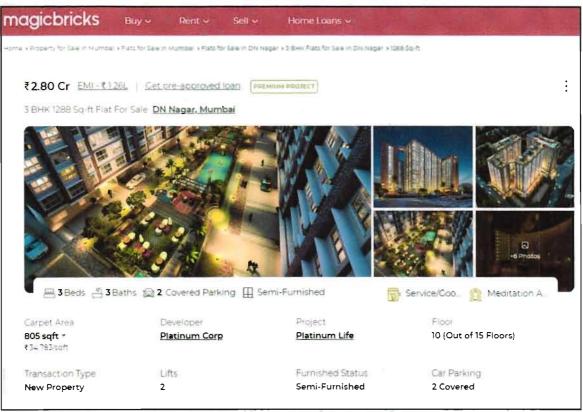


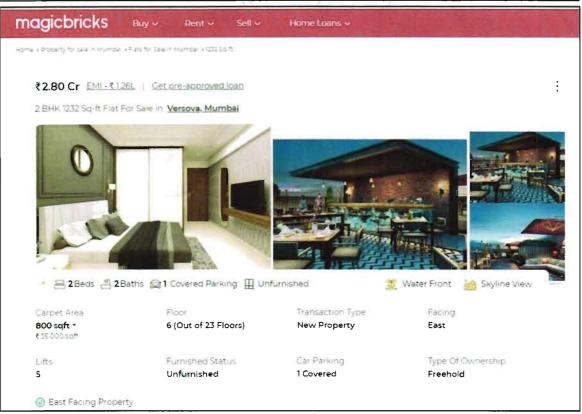






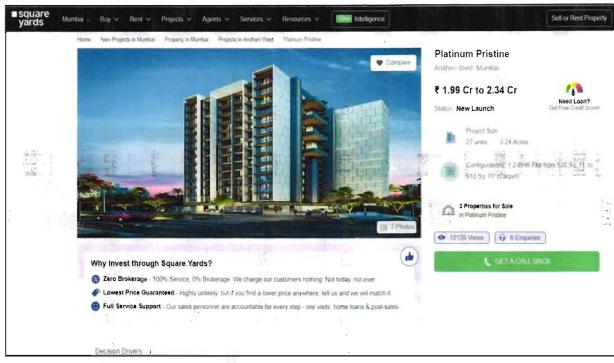


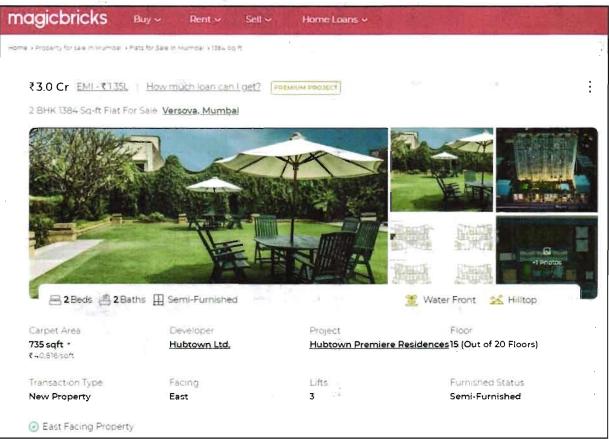






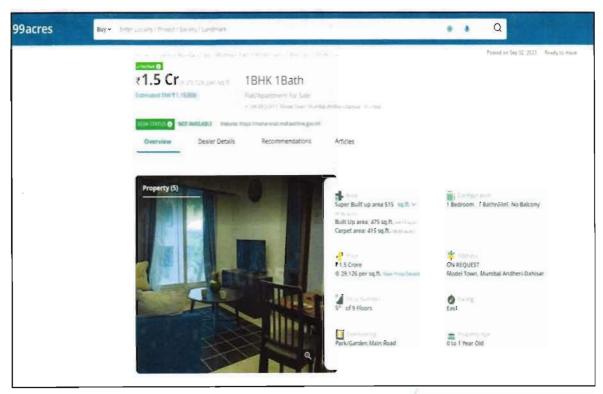


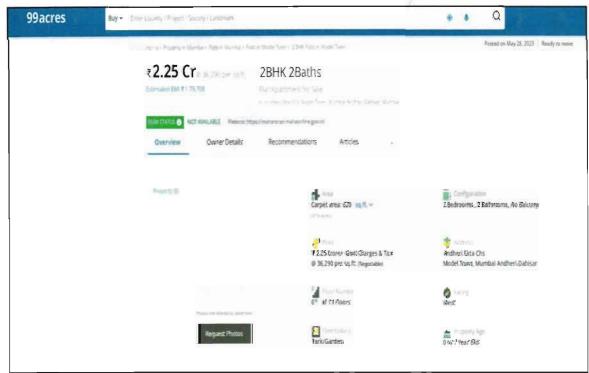






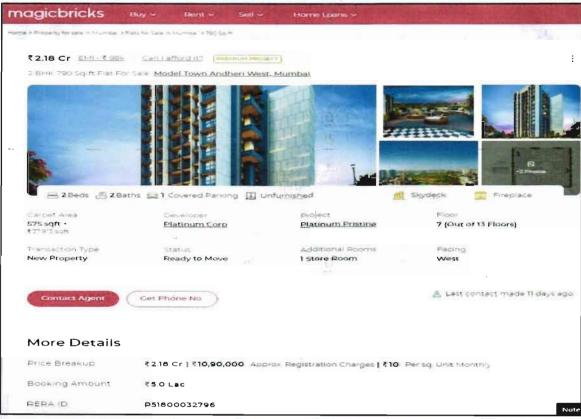


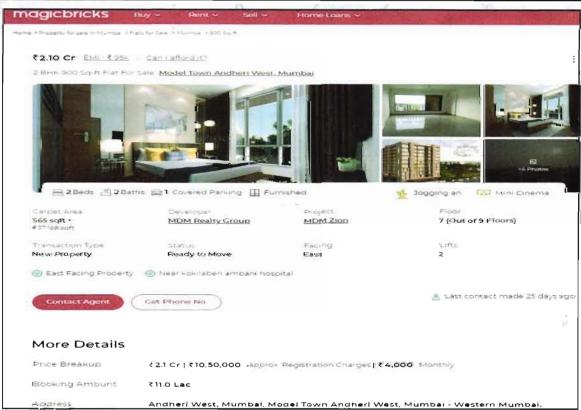






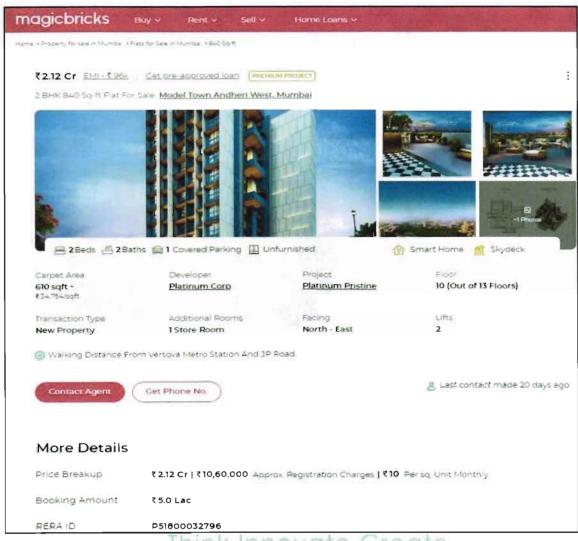


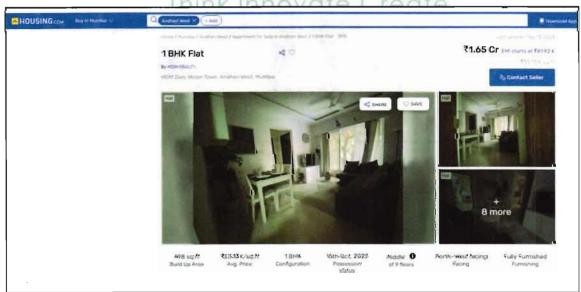






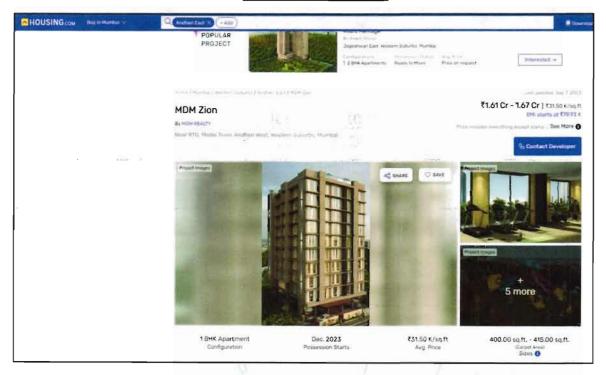








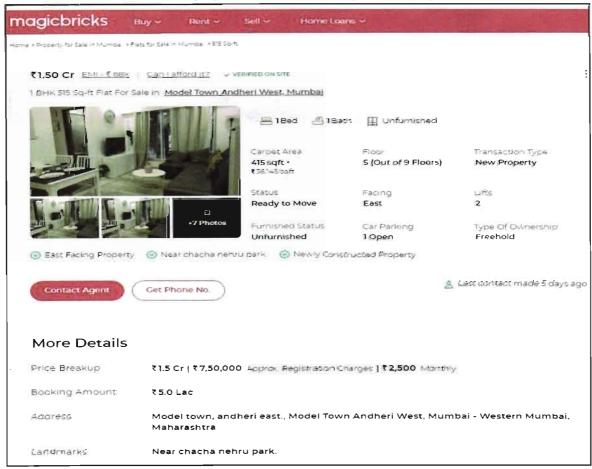








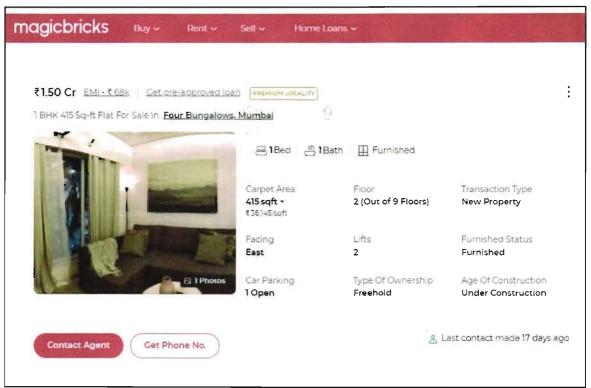


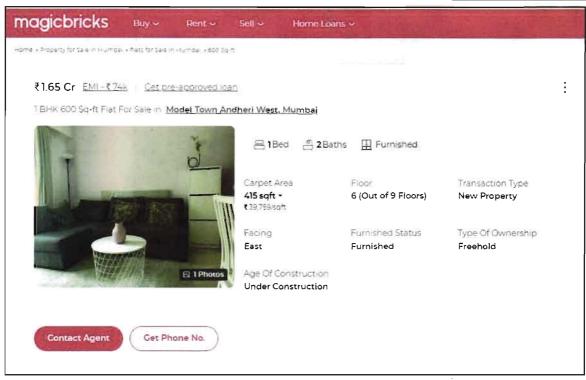






Projects nearby Locality





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: 27.09.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar Digitally sign

B. Chalikwar ou-CMD, emall-cmdgivastukala.org.
Date: 2023.09.27 11:41:37 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 PNB Empanelment No. ZO:SAMD:1138

Enc	osures								
1.	Declaration from the valuer								
2.	Model code of conduct for valuer								
3.	Photograph not allowed								
4.	Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications								
	(Apps)/Internet sites (eg. Google earth)/etc								
5.	Any other relevant documents/extracts								

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DECLARATION-CUM-UNDERTAKING

- I, Sharadkumar B. Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:
- a. The information furnished in my valuation report dated 27.09.2023 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. We have not allowed inspection internally & externally.
- 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.
- 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 registered under Section 34 AB of the Wealth Tax Act, 1957
- j. I am the Director of the company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.
- I. Valuer/authorized representative have visited & valued the right property.



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s Platinum Strategic Developers LLP
2.	Purpose of valuation and appointing authority	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 – Govt. Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Bhavika Chavan – Valuation Engineer Vinita Surve – Processing Manager Meetali Rasal – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 16.09.2023 Valuation Date - 27.09.2023 Date of Report - 27.09.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 16.09.2023
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; Think Inno	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





(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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





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

Confidentiality

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

Information Management

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

Gifts and hospitality:

- 25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
 - Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
- 26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.





Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

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.



DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess Master Valuation of the property under reference as on 27th September 2023.

The term Fair Market Value is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

- Buyer and seller are motivated by self-interest.
- 2. Buyer and seller are well informed and are acting prudently.
- 3. The property is exposed for a reasonable time on the open market.
- 4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar Digitally signed by Sharadkumar 8. Challikwar DN: cn=Sharadkumar 8. Challikwar, o=Vastukala Consultants (f) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN Date: 2023.09.27.11.41.26.405.30

Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09 PNB Empanelment No. ZO:SAMD:1138



