

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-2651/23-24	Dated 27-Sep-23
	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
Buyer (Bill to) PUNJAB NATIONAL BANK - BKC Plot No. C-9, G-Block, Ground Floor, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051 GSTIN/UIN : 27AAACP0165G3ZN State Name : Maharashtra, Code : 27	Buyer's Order No.	Dated
	Dispatch Doc No. 003867/2302733	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	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 Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
	15,000.00	9%	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**

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**

Declaration

NOTE – AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details

Bank Name : **PUNJAB NATIONAL BANK**
 A/c No. : **1756002100016739**
 Branch & IFS Code : **Goregaon (E.) & PUNB0175600**



UPI Virtual ID : Vastukala@icici

for **Vastukala Consultants (I) Pvt Ltd**

Asmita Rathod

Digitally signed by Asmita Rathod
 DN: cn=Asmita Rathod, o=Vastukala Consultants
 89 Pte. Ltd., ou=Vastukala Mumbai,
 email=accounts@vastukala.org, c=IN
 Date: 2023.09.27 16:46:17 +05'30'

Authorized Signatory

This is a Computer Generated Invoice



Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



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

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

MASTER VALUATION REPORT OF "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. Developer Details:

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, Andheri (West) Mumbai, PIN - 400 058, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Ms. Neha (Builder Person- 8080804157) Mr. Ronnie (CRM – 9819477776/8291175002)	
E – mail ID & Website		

3. Boundaries of the Property:

Direction	Particulars
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



Our Pan India Presence at :

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

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

	Engineer of Slum Rehabilitation Authority											
	14. Copy of Approved Plan No. SRA / ENG / dated 16.02.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Sheet No. 1/6 to 6/6) Approved upto:											
	Project	Number of Floors										
	Platinum Grandeur	Ground (Part) + Stilt (Part) + 1 st to 4 th floors (Podiums) + 5 th (Part Parking / Part Amenity) + 1 th to 15 th Upper Floors + 16 th Floor (Part Residential / Part Terrace)										
	Project Name (With address & phone nos.)	: "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										
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s Platinum Strategic Developers LLP Address: 901, "Peninsula Heights", C.D. Barifiwala Road, Andheri (West) Mumbai, PIN - 400 058, State - Maharashtra, Country – India Contact Person: Ms. Neha (Builder Person- 8080804157) Mr. Ronnie (CRM – 9819477776/8291175002)										
5.	Brief description of the property (Including Leasehold / freehold etc.)	:										
<p>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.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Platinum Grandeur</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st to 4th floors (Podiums) + 5th (Part Parking / Part Amenity) + 1st to 15th Upper Floors + 16th (part) Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Platinum Grandeur</td> <td>Excavation work is in progress.</td> <td>0%</td> </tr> </tbody> </table>			Project	Number of Floors	Platinum Grandeur	Proposed Ground (Part) + Stilt (Part) + 1 st to 4 th floors (Podiums) + 5 th (Part Parking / Part Amenity) + 1 st to 15 th Upper Floors + 16 th (part) Upper Floors.	Project	Present stage of Construction	Percentage of work completion	Platinum Grandeur	Excavation work is in progress.	0%
Project	Number of Floors											
Platinum Grandeur	Proposed Ground (Part) + Stilt (Part) + 1 st to 4 th floors (Podiums) + 5 th (Part Parking / Part Amenity) + 1 st to 15 th Upper Floors + 16 th (part) Upper Floors.											
Project	Present stage of Construction	Percentage of work completion										
Platinum Grandeur	Excavation work is in progress.	0%										

13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	By Layout Road	By Layout Road	Road & Ground
	South	By Plot No. 102	By Plot No. 102	Model JP Road & Gyan Kendra Cricket Ground
	East	By Layout Road	By Layout Road	Road & Shivkrupa Society
	West	By Plot No. 100	By Plot No. 100	Shilpa CHSL / Anjawddp CHSL
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		: 19°08'00.1"N 72°49'28.8"E	
14.	Extent of the site		: Total Plot area – 836 Sq. M. (As per Approved Plan and Rera Site)	
15.	Extent of the site considered for Valuation (least of 14A & 14B)		: Total Plot area – 836 Sq. M. (As per Approved Plan and Rera Site)	
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. SRA / ENG / dated 16.02.2023 issued by Executive Engineer Slum Rehabilitation Authority. Approved upto:	
			Project	Number of Floors
			Platinum Grandeur	Ground (Part) + Stilt (Part) + 1st to 4th floors (Podiums) + 5th (Part Parking / Part Amenity) + 1st to 15th Upper Floors + 16th (part) Upper Floors.
10.	Corner plot or intermittent plot?		: Intermittent	
11.	Road facilities		: Yes	



12.	Type of road available at present	:	B. T. Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	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 – 836 Sq. M. (As per Approved Plan and Rera Site)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,94,450 per Sq. M. for Residential ₹ 1,04,590 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan & RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>836</td> <td>104590</td> <td>8,74,37,240.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	836	104590	8,74,37,240.00
As per Approved Plan & RERA Certificate												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
836	104590	8,74,37,240.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
	Project		Number of Floors									
	Platinum Grandeur		Proposed Ground (Part) + Stilt (Part) + 1st to 4th floors (Podiums) + 5th (Part Parking / Part Amenity) + 1st to 15th Upper Floors + 16th (part) Upper Floors.									
	e) Plinth area floor-wise	:	As per table attached to the report									
	f) Condition of the building	:										



	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. SRA / ENG / dated 16.02.2023 issued by Executive Engineer Slum Rehabilitation Authority.				
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Platinum Grandeur</td> <td>Ground (Part) + Stilt (Part) + 1st to 4th floors (Podiums) + 5th (Part Parking / Part Amenity) + 1st to 15th Upper Floors + 16th (part) Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Platinum Grandeur	Ground (Part) + Stilt (Part) + 1 st to 4 th floors (Podiums) + 5 th (Part Parking / Part Amenity) + 1 st to 15 th Upper Floors + 16 th (part) Upper Floors.
Project	Number of Floors						
Platinum Grandeur	Ground (Part) + Stilt (Part) + 1 st to 4 th floors (Podiums) + 5 th (Part Parking / Part Amenity) + 1 st to 15 th Upper Floors + 16 th (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. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	N.A. Building Construction work is in progress

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

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

- 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)
- As per approved plan Total sale flats - 22 and as per builder's inventory Total sale flats – 43.
- 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.

1) Platinum Grandeur:

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 ₹
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					
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					
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					
22	602	6	1 BHK	300	360					

Land Owner's Share

Land Owner's Share

PTC Unit



Think.innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



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					
28	608	6	1 BHK	300	360					
29	701	7	1 BHK	300	360					
30	702	7	1 BHK	300	360					
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					
43	807	8	1 BHK	300	360					
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					
53	1001	10	1 BHK	300	360					
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

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 ₹
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
Total				37727	45272		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	-	-	-
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 (Total Built up area x Rate) 45273 Sq. Ft. x ₹ 3000.00	13,58,19,000.00

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.

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org





Actual Site Photographs



Think.Innovate.Create

Ready Reckoner Rate


Department of Registration and Stamp
Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन


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

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

Year: 2023-2024
Language: English



Selected District: MumbaiSubUrban

Select Village: आंबिवली (अंधरी)

Search By: Survey No. Location

Enter Survey No: 141 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिसदुकाने	औद्योगिक	एकक (Rs.)	Attribute
47/231-मुभाग: उत्तरेस व पुर्वेस गावची हद्द, दक्षिणेस जयप्रकाश मार्ग व गावाची हद्द व पश्चिमेस दिवा देसाई मार्ग.	104590	194450	223620	244470	194450	चौ मीटर सि.टी.एस. नंबर


Department of Registration and Stamp
Government of Maharashtra
नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन


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

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

Year: 2023-2024
Language: English

Selected District: MumbaiSubUrban

Select Village: आंबिवली (अंधरी)

Search By: Survey No. Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिसदुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	47/228-मुभाग: उत्तरेकडे जयप्रकाश मार्ग, पुर्वेस, दक्षिणेस व पश्चिमेस गावाची हद्द	111990	195410	224730	288300	198840 चौ. मीटर
SurveyNo	47/229-रस्ता: जयप्रकाश मार्ग - अंधरी स्टेशन ते लिंक रोड जंक्शनपर्यंत	109010	176020	195320	287000	170330 चौ. मीटर
SurveyNo	47/230-रस्ता: जयप्रकाश मार्ग - लिंक रोड जंक्शन ते पश्चिमेस गाव हद्दीपर्यंत	118460	211290	242980	264110	211290 चौ. मीटर
SurveyNo	47/231-मुभाग: उत्तरेस व पुर्वेस गावाची हद्द, दक्षिणेस जयप्रकाश मार्ग व गावाची हद्द व पश्चिमेस दिवा देसाई मार्ग.	104590	194450	223620	244470	194450 चौ. मीटर
SurveyNo	47/232-मुभाग: उत्तरेस गावाची सीमा, पुर्वेस दिवा देसाई मार्ग, दक्षिणेस गावाची सीमा, पश्चिमेस लिंक रोड.	112350	209630	241080	262040	209630 चौ. मीटर

12

Survey No. 141

Price Indicators

HOUSING.COM Buy in Mumbai

Home / Mumbai / Western Suburbs / Andheri East / Platinum Grandeur

Platinum Grandeur ₹3.36 Cr - 3.4 Cr | ₹40.00 K/sq.ft

By **PLATINUM CORP DEVELOPERS LLP**
 D/E/2/P Road, Andheri East, Western Suburbs, Mumbai

[Contact Sellers](#)

2 BHK Apartment Configuration Dec. 2026 Possession Starts ₹40.00 K/sq.ft Avg. Price 790.00 sq.ft. (Carpet Area) 800.00 sq.ft. (Sales)

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in DN Nagar > 2 BHK Flats for sale in DN Nagar > 1100 Sq.ft.

₹3.20 Cr EMI - ₹144L | [Get Loan offers from 34+ banks](#) PREMIUM PROJECT

2 BHK 1100 Sq.ft Flat For Sale **DN Nagar, Mumbai**

2 Beds 2 Baths 1 Balcony Semi-Furnished Smart Home Skydeck

Carpet Area 802 sqft ₹39,900/sqft	Developer Platinum Corp	Project Platinum Grandeur	Floor 11 (Out of 16 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Semi-Furnished

Price Indicators

99acres Buy ▾ Mumbai Andheri-Dahisar ✕ Add more 🔍

Platinum Grandeur ☆ View Number

Developer: **Platinum Strategic Developers**

CONSTRUCTION STATUS
New Launch
 Completion in Dec, 2026

₹ **3.36 - 5.89 Cr** • Govt. Charges

Configuration	Carpet Area	Price Range
2 BHK Apartment	789.96 - 799.97 sq. ft.	₹ 3.36 - 3.41 Cr • Govt. Charges
3 BHK Apartment	1384.99 sq. ft.	₹ 5.89 Cr • Govt. Charges

square yards Mumbai ▾ Buy ▾ Rent ▾ Projects ▾ Agents ▾ Services ▾ Resources ▾ Intelligence Sell or Rent Property

Home | New Projects in Mumbai | Property in Mumbai | Projects in Versova | Platinum Grandeur

Platinum Grandeur
Versova, Mumbai

₹ **3.00 Cr to 5.26 Cr**

Status: **New Launch**

Project Size: 43 units • 0.21 Acres

Configurations: 2,3 BHK Flat from 790 Sq. Ft. to 1385 Sq. Ft. (Carpet)

1763 Views | 5 Enquiries

GET A CALL BACK

Need Loan?
Get Free Credit Score

Why Invest through Square Yards?

- 🔴 **Zero Brokerage** - 100% Service, 0% Brokerage. We charge our customers nothing. Not today, not ever.
- 🔴 **Lowest Price Guaranteed** - Highly unlikely, but if you find a lower price anywhere, tell us and we will match it.
- 🔴 **Full Service Support** - Our sales personnel are accountable for every step - site visits, home loans & post-sales.

Price Indicators




magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Dn Nagar > 3 BHK Flats for Sale in Dn Nagar > 1288 Sq-ft

₹2.80 Cr
EMI - ₹1,26L
Get pre-approved loan
PREMIUM PROJECT

3 BHK 1288 Sq-ft Flat For Sale **DN Nagar, Mumbai**

3 Beds
3 Baths
2 Covered Parking
Semi-Furnished
Service/Co...
Meditation A...

Carpet Area 805 sqft ₹34,783/sqft	Developer Platinum Corp	Project Platinum Life	Floor 10 (Out of 15 Floors)
Transaction Type New Property	Lifts 2	Furnished Status Semi-Furnished	Car Parking 2 Covered




magicbricks

[Buy](#) [Rent](#) [Sell](#) [Home Loans](#)

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > 1232 Sq-ft

₹2.80 Cr
EMI - ₹1,26L
Get pre-approved loan

2 BHK 1232 Sq-ft Flat For Sale in **Versova, Mumbai**

2 Beds
2 Baths
1 Covered Parking
Unfurnished
Water Front
Skyline View

Carpet Area 800 sqft ₹35,000/sqft	Floor 6 (Out of 23 Floors)	Transaction Type New Property	Facing East
Lifts 5	Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Freehold

East Facing Property

Price Indicators Projects nearby Locality

99acres Buy - Enter Locality / Project / Society / Landmark

Posted on Sep 02, 2023 | Ready to move

₹1.5 Cr @ 29,126 per sq.ft. | **1BHK 1Bath**
Flat/Apartment for Sale
Model Town, Mumbai Andheri-Dahisar, Mumbai

STATUS: **NOT AVAILABLE** | Website: <https://mumbai.99acres.com/>

Overview | Dealer Details | Recommendations | Articles

Property (5)

- Area:** Super Built up area 515 sq.ft. | Built Up area: 475 sq.ft. | Carpet area: 415 sq.ft.
- Price:** ₹ 1.5 Crore @ 29,126 per sq.ft. (View Price Details)
- Floor:** 5th of 9 Floors
- Configuration:** 1 Bedroom, 1 Bathroom, No Balcony
- Address:** ON REQUEST | Model Town, Mumbai Andheri-Dahisar
- Facing:** East
- Property Age:** 0 to 1 Year Old

99acres Buy - Enter Locality / Project / Society / Landmark

Posted on May 28, 2023 | Ready to move

₹2.25 Cr @ 36,290 per sq.ft. | **2BHK 2Baths**
Flat/Apartment for Sale
Model Town, Mumbai Andheri-Dahisar, Mumbai

STATUS: **NOT AVAILABLE** | Website: <https://mumbai.99acres.com/>

Overview | Owner Details | Recommendations | Articles

Property (3)

- Area:** Carpet area: 620 sq.ft.
- Price:** ₹ 2.25 Crore + GST/Garges & Tax @ 36,290 per sq.ft. (Negotiable)
- Floor Number:** 6th of 11 Floors
- Configuration:** 2 Bedrooms, 2 Bathrooms, No Balcony
- Address:** Andheri Ekta Chs | Model Town, Mumbai Andheri-Dahisar
- Facing:** West
- Property Age:** 0 to 1 Year Old

Request Photos

Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > 790 Sq-ft

₹ 2.18 Cr EMI: ₹ 98k Can I afford it? PREMIUM PROJECT

2 BHK 790 Sq-ft Flat For Sale **Model Town Andheri West, Mumbai**

2 Beds
2 Baths
1 Covered Parking
Unfurnished
Skydeck
Fireplace

Carpet Area 575 sqft - ₹ 37.97/sqft	Developer Platinum Corp	Project Platinum Pristine	Floor 7 (Out of 13 Floors)
Transaction Type New Property	Status Ready to Move	Additional Rooms 1 Store Room	Facing West

Contact Agent
Get Phone No.
Last contact made 11 days ago

More Details

Price Breakup	₹ 2.18 Cr ₹ 10,90,000 Approx. Registration Charges ₹ 10 Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	P51800032796

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > 900 Sq-ft

₹ 2.10 Cr EMI: ₹ 95k Can I afford it?

2 BHK 900 Sq-ft Flat For Sale **Model Town Andheri West, Mumbai**

2 Beds
2 Baths
1 Covered Parking
Furnished
Jogging an
Mini Cinema

Carpet Area 565 sqft - ₹ 37.16/sqft	Developer MDM Realty Group	Project MDM Zion	Floor 7 (Out of 9 Floors)
Transaction Type New Property	Status Ready to Move	Facing East	Lifts 2

Contact Agent
Get Phone No.
Last contact made 25 days ago

More Details

Price Breakup	₹ 2.1 Cr ₹ 10,50,000 Approx. Registration Charges ₹ 4,000 Monthly
Booking Amount	₹ 11.0 Lac
Address	Andheri West, Mumbai, Model Town Andheri West, Mumbai - Western Mumbai.



Price Indicators Projects nearby Locality

MDM Zion
By MDM REALTY
Near RTD, Madhav Towers Andheri west, Western Suburbs, Mumbai

₹1.61 Cr - 1.67 Cr | ₹31.50 K/sq.ft
BHK starts at ₹79.92 K

1 BHK Apartment Configuration
Dec. 2023 Possession Starts
₹31.50 K/sq.ft Avg. Price
400.00 sq.ft. - 415.00 sq.ft. (Carpet Area) Sizes

Hubtown The Premiere Residences Beverly
By HUBTOWN
S.T. No. 81175, Andheri west, Western Suburbs, Mumbai

₹2.39 Cr - 3.99 Cr | ₹35.00 K/sq.ft
BHK starts at ₹1.19 Lacs

2, 2.5, 3 BHK Apartments Configurations
Jan. 2029 Possession Starts
₹35.00 K/sq.ft Avg. Price
682.00 sq.ft. - 1139.00 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality

Tattva Mittal Cove
By TATTVA MITTAL GROUP
STD. 165A, 165B, OP Using Disha Project, Andheri West, Western Suburbs, Mumbai

₹2.05 Cr | ₹32.00 K/sq.ft
EMI starts at ₹1.02 Lacs

2 BHK Apartment Configuration
Dec. 2022 Possession Starts
₹32.00 K/sq.ft Avg. Price
640.00 sq.ft. (Carpet Area) Size

₹1.50 Cr | EMI: ₹ 68K | [San Lafford 157](#) | VERIFIED ON SITE

1 BHK 515 Sq-ft Flat For Sale in **Model Town Andheri West, Mumbai**

1 Bed | 1 Bath | Unfurnished

Carpet Area: 415 sqft - ₹36.14/sqft
Floor: 5 (Out of 9 Floors)
Transaction Type: New Property

Status: Ready to Move
Facing: East
Lifts: 2

Furnished Status: Unfurnished
Car Parking: 1 Open
Type Of Ownership: Freehold

East Facing Property | Near chacha nehru park | Newly Constructed Property

Contact Agent | Get Phone No. | Last contact made 5 days ago

More Details

Price Breakup: ₹1.5 Cr | ₹7,50,000 Approx. Registration Charges | ₹2,500 Monthly

Booking Amount: ₹5.0 Lac

Address: Model town, andheri east., Model Town Andheri West, Mumbai - Western Mumbai, Maharashtra


Landmarks: Near chacha nehru park.

Price Indicators Projects nearby Locality

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

₹1.50 Cr EMI - ₹68k | [Get pre-approved loan](#) PREMIUM LOCALITY

1 BHK 415 Sq-ft Flat For Sale in [Four Bungalows, Mumbai](#)



1 Photos

1 Bed 1 Bath Furnished

Carpet Area 415 sqft ~ ₹36,145/sqft	Floor 2 (Out of 9 Floors)	Transaction Type New Property
Facing East	Lifts 2	Furnished Status Furnished
Car Parking 1 Open	Type Of Ownership Freehold	Age Of Construction Under Construction

Contact Agent

Get Phone No.


Last contact made 17 days ago

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for sale in Mumbai > 600 Sq-ft

₹1.65 Cr EMI - ₹74k | [Get pre-approved loan](#)

1 BHK 600 Sq-ft Flat For Sale in [Model Town Andheri West, Mumbai](#)



1 Photos

1 Bed 2 Baths Furnished

Carpet Area 415 sqft ~ ₹39,759/sqft	Floor 6 (Out of 9 Floors)	Transaction Type New Property
Facing East	Furnished Status Furnished	Type Of Ownership Freehold
Age Of Construction Under Construction		

Contact Agent

Get Phone No.

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
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.09.27 11:41:37 +05'30'



Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

PNB Empanelment No. ZO:SAMD:1138

Enclosures	
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

Think.Innovate.Create

(Annexure-I)

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.
- l. 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	As per request from Punjab National Bank, BKC 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 – 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;	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:

1. 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 B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.09.27 11:41:26 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

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