

## PROFORMA INVOICE

<b>Vastukala Consultants (I) Pvt Ltd</b> B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : <a href="mailto:accounts@vastukala.org">accounts@vastukala.org</a>	Invoice No. <b>PG-2836/23-24</b>	Dated <b>10-Oct-23</b>
Buyer (Bill to) <b>STATE BANK OF INDIA - HLST BKC</b> HOME LOAN SALES Project Approval Cell, Local Head Office, Synergy, 5th Floor, C-6, G Block, Bandra Kurla Complex, Bandra East, Mumbai 400 051 GSTIN/UIN : 27AAACS8577K2ZO State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment <b>AGAINST REPORT</b>
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. <b>004129/2302920</b>	Delivery Note Date
	Dispatched through	Destination
	Terms of Delivery	

Sl No.	Particulars	HSN/SAC	GST Rate	Amount
1	<b>MASTER VALUATION</b>		18 %	<b>10,500.00</b>
	<b>CGST</b>			<b>945.00</b>
	<b>SGST</b>			<b>945.00</b>
	<b>Total</b>			<b>12,390.00</b>

Amount Chargeable (in words) E. & O.E


**Indian Rupee Twelve Thousand Three Hundred Ninety Only**

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

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

**Remarks:**  
 "Shreeji Neelkanth", Proposed Residential Cum Commercial Building on Plot No. 28, Sector -05, Village - Dapoli, Pushpak Nagar, JNPT Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, Country - India - M/s. Shyam Builders and Developers (Master Valuation)  
 Company's PAN : **AADCV4303R**  
 Declaration  
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.  
 MSME Registration No. - 27222201137

**Company's Bank Details**  
 Bank Name : **State Bank of India**  
 A/c No. : **32632562114**  
 Branch & IFS Code: **MIDC Andheri (E) & SBIN0007074**



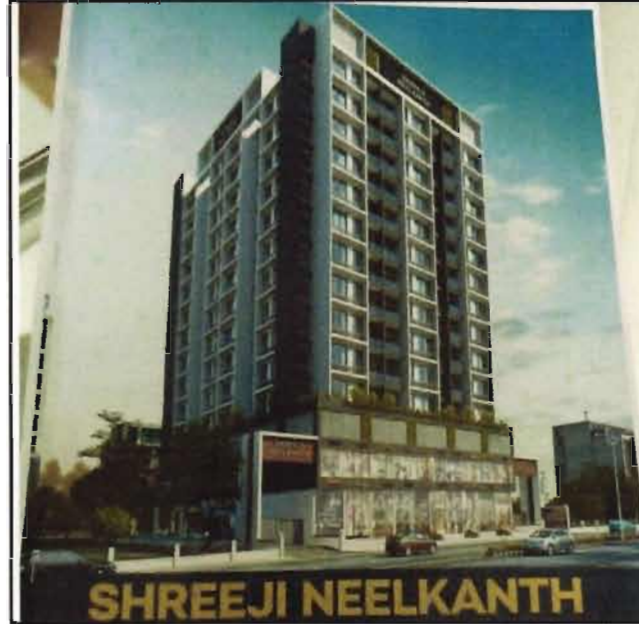
UPI Virtual ID : [vastukala@icici](mailto:vastukala@icici)

**for Vastukala Consultants (I) Pvt Ltd**  
**Asmita Rathod**  
 Digitally signed by Asmita Rathod  
DNI.c=IN, o=Asmita Rathod, ou=Vastukala Consultants (I) Pvt. Ltd, ou=Vastukala  
Number, email=accounts@vastukala.org, c=IN  
 Date: 2023.10.10 11:57:02 +05'30'  
**Authorised Signatory**

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# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Shreeji Neelkanth"**

"Shreeji Neelkanth", Proposed Residential Cum Commercial Building on Plot No. 28, Sector -05,  
Village - Dapoli, Pushpak Nagar, JNPT Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206,  
State - Maharashtra, Country - India

**Latitude Longitude: 18°58'09.0"N 73°04'28.0"E**

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

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



### **Our Pan India Presence at :**

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

## MASTER VALUATION REPORT OF "Shreeji Neelkanth"

**"Shreeji Neelkanth", Proposed Residential Cum Commercial Building on Plot No. 28, Sector -05, Village - Dapoli, Pushpak Nagar, JNPT Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India**

**Latitude Longitude: 18°58'09.0"N 73°04'28.0"E**

### NAME OF DEVELOPER: M/s. Shyam Builders and Developers

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **04<sup>th</sup> October 2023** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at **"Shreeji Neelkanth"**, Proposed Residential Cum Commercial Building on Plot No. 28, Sector -05, Village - Dapoli, Pushpak Nagar, JNPT Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India. It is about 5.3 Km. distance from Khandeshwar railway station of Harbour Line Railway of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing.

#### 2. Developer Details:

Name of builder	M/s. Shyam Builders and Developers	
Project Registration Number	Project	RERA Project Number
	Shreeji Neelkanth	P52000052344
Register office address	M/s. Shyam Builders and Developers Office No. 103, 1 <sup>st</sup> Floor, B – Wing, "The Greater Eastern Summit", Plot No. 66, Sector 15, CBD Belapur, Navi Mumbai, Pin – 400 614, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Lalji Patni (Builder Person - Mobile No. 9892766957) Mr. Sudhakar Chavan (Relationship Manager –7021164639) Reshma (Builder Person – Mobile No. 9082255091/83696 01768)	
E – mail ID & Website	<a href="mailto:shreejigroup02@gmail.com">shreejigroup02@gmail.com</a> <a href="http://www.shreejilifespacesgroup.com">www.shreejilifespacesgroup.com</a>	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Road
On or towards South	Open Plot
On or towards East	Road & Open Plot
On or towards West	Road & Open Plot



#### Our Pan India Presence at :

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

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

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

To,

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

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

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

Bandra Kurla Complex, Bandra (East),

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

**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I		<b>General</b>	
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 04.10.2023
	b)	Date on which the valuation is made	: 10.10.2023
3.	List of documents produced for perusal		
	1.	Copy of Affidavit cum Declaration date 24.08.2023 of M/s. Shyam Builders & Developers	
	2.	Copy of Legal Title Report & Search Report date 21.06.2023 issued by Adv. Sanket Vijay Dalvi	
	3.	Copy of CA Certificate date 24.08.2023 issued by CA Deepak Patel (M G D G & Associates)	
	4.	Copy of MAHARERA Registration Certificate of Project No. P52000052344 issued by Maharashtra Real Estate Regulatory Authority date 14.08.2023. Last Modified date 10.08.2023	
	5.	Copy of NOC for Height Clearance No. NAVI / WEST / B / 101222 / 702329 date 01.11.2022	
	6.	Copy of Fire NOC No. CIDCO / FIRE / HQ / 2023 / E-211710 date 23.05.2023 issued by CIDCO	
	7.	Copy of Allotment of R / R + C/C Plot date 12.10.2022 issued by CIDCO	
	8.	Copy of Commencement Certificate No. CIDCO / BP – 18540 / TPO / (NM & K) / 2023 / 10991 date 07.07.2023 issued by CIDCO	
	9.	Copy of Approved Plan No. CIDCO / BP – 18540 / TPO / (NM & K) / 2023 / 10991 date 07.07.2023 issued by CIDCO (Number of Copies – Five – Sheet No. 1 / 5 to 5 / 5)	
		<b>Approved upto:</b>	
		<b>Number of Floors</b>	
		<b>Basement + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Commercial Shop / Part Parking) + 2<sup>nd</sup> Floor (Podium) 3<sup>rd</sup> to 7<sup>th</sup> upper floors.</b>	
	Project Name (with address & phone nos.)	:	<b>"Shreeji Neelkanth"</b> , Proposed Residential Cum Commercial Building on Plot No. 28, Sector -05, Village - Dapoli, Pushpak Nagar, JNPT Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, 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)	:	<b>M/s. Shyam Builders and Developers</b>  <b>Address:</b> Office No. 103, 1 <sup>st</sup> Floor, B – Wing, "The Greater

			<b>Eastern Summit"</b> , Plot No. 66, Sector 15, CBD Belapur, Navi Mumbai, Pin – 400 614, State - Maharashtra, Country - India <u>Contact Person :</u> Mr. Lalji Patni (Builder Person - Mobile No. 9892766957) Mr. Sudhakar Chavan (Relationship Manager - 7021164639) Reshma (Builder Person - Mobile No. 90822 55091/83696 01768)
5.	Brief description of the property (Including Leasehold / freehold etc.)		
<b>TYPE OF THE BUILDING</b>			
<b>Project</b>		<b>Number of Floors</b>	
Shreeji Neelkanth		Proposed Basement + Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Commercial Shop / Part Parking) + 2 <sup>nd</sup> Floor (Podium) 3 <sup>rd</sup> to 13 <sup>th</sup> upper floors <b>as per information provided by builder. The building permission as on date is received till Basement + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Commercial Shop / Part Parking) + 2<sup>nd</sup> Floor (Podium) 3<sup>rd</sup> to 7<sup>th</sup> upper floors.</b>	
<b>LEVEL OF COMPLETEION:</b>			
<b>Project</b>		<b>Present stage of Construction</b>	<b>Percentage of work completion</b>
Shreeji Neelkanth		Excavation work is in progress.	0%
<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>			
Expected completion date as informed by builder is <b>December - 2027 (As per MAHARERA Certificate)</b>			
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.			
<b>PROPOSED PROJECT AMENITIES:</b>			
<ul style="list-style-type: none"> <li>➤ Vitrified tiles flooring in all rooms</li> <li>➤ Granite Kitchen platform with Stainless Steel Sink</li> <li>➤ Powder coated aluminum sliding windows with M.S. Grills</li> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> <li>➤ Garden</li> <li>➤ Club House</li> <li>➤ Kids Play Area</li> </ul>			
6.	Location of property		
	a)	Plot No. / Survey No.	: Plot No. 28,
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: Plot No. 28, Sector -05 at Village – Dapoli
	d)	Ward / Taluka	: Taluka – Panvel
	e)	Mandal / District	: District – Raigad
7.	Postal address of the property		: <b>"Shreeji Neelkanth"</b> , Proposed Residential Cum Commercial Building on Plot No. 28, Sector -05,

		Village - Dapoli, Pushpak Nagar, JNPT Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, Country - India		
8.	City / Town	:	Dapoli, Pushpak Nagar, Navi Mumbai	
	Residential area	:	Yes	
	Commercial area	:	Yes	
	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	:	CIDCO, Village - Dapoli	
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.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North	Plot No. 29	Plot No. 29	Open Plot & Road
	South	Plot No. 27	Plot No. 27	Open Plot
	East	20.00 Mtr Wide Road	20.00 Mtr Wide Road	Road & Open Plot
	West	Plot No. 13 & 14	Plot No. 13 & 14	Road & Open Plot
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	18°58'09.0"N 73°04'28.0"E	
14.	Extent of the site	:	Plot area – 2499.68 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 2499.68 Sq. M. (As per Approved Plan & RERA Certificate)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work not yet started	
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>			
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. CIDCO / BP – 18540 / TPO / (NM & K) / 2023 / 10991 date 07.07.2023 issued by CIDCO (Number of Copies – Five – Sheet No. 1 / 5 to 5 / 5) <b>Approved upto:</b>									
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Shreeji Neelkanth</td> <td>CIDCO / BP – 18540 / TPO / (NM &amp; K) / 2023 / 10991 date 07.07.2023 issued by CIDCO</td> </tr> </tbody> </table>	Project	Number of Floors	Shreeji Neelkanth	CIDCO / BP – 18540 / TPO / (NM & K) / 2023 / 10991 date 07.07.2023 issued by CIDCO					
Project	Number of Floors											
Shreeji Neelkanth	CIDCO / BP – 18540 / TPO / (NM & K) / 2023 / 10991 date 07.07.2023 issued by CIDCO											
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.	:	20.00 Mtr. Wide Road									
14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	Connected to Municipal sewer									
17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developing area									
19.	<b>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-coast / tidal level must be incorporated)</b>	:	No									
<b>Part – A (Valuation of land)</b>												
1	Size of plot	:	Plot area – 2499.68 Sq. M. (As per Approved Plan & RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office ( an evidence thereof to be enclosed)	:	₹ 49,400.00 per Sq. M. for Residential ₹ 4,390.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan &amp; 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>2499.68</td> <td>4390</td> <td>1,09,73,595.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2499.68	4390	1,09,73,595.00
As per Approved Plan & RERA Certificate												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
2499.68	4390	1,09,73,595.00										

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 not yet started				
	d) Number of floors and height of each floor including basement, if any	:					
	<b>Project</b>		<b>Number of Floors</b>				
	<b>Shreeji Neelkanth</b>		Proposed Basement + Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Commercial Shop / Part Parking) + 2 <sup>nd</sup> Floor (Podium) 3 <sup>rd</sup> to 13 <sup>th</sup> upper floors <b>as per information provided by builder. The building permission as on date is received till Basement + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Commercial Shop / Part Parking) + 2<sup>nd</sup> Floor (Podium) 3<sup>rd</sup> to 7<sup>th</sup> upper floors.</b>				
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>				
	f) Condition of the building	:					
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started				
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CIDCO / BP – 18540 / TPO / (NM & K) / 2023 / 10991 date 07.07.2023 issued by CIDCO (Number of Copies – Five – Sheet No. 1 / 5 to 5 / 5)				
	h) Approved map / plan issuing authority	:	<b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td><b>Shreeji Neelkanth</b></td> <td>CIDCO / BP – 18540 / TPO / (NM &amp; K) / 2023 / 10991 date 07.07.2023 issued by CIDCO</td> </tr> </tbody> </table>	Project	Number of Floors	<b>Shreeji Neelkanth</b>	CIDCO / BP – 18540 / TPO / (NM & K) / 2023 / 10991 date 07.07.2023 issued by CIDCO
Project	Number of Floors						
<b>Shreeji Neelkanth</b>	CIDCO / BP – 18540 / TPO / (NM & K) / 2023 / 10991 date 07.07.2023 issued by CIDCO						
	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 not yet started
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden	:	N.A. Building Construction work not yet started



	paneling, grills etc.		
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>		
	a) No. of water closets and their type	:	N.A. Building Construction work not yet started
	b) No. of wash basins	:	
	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:**

<b>Remarks:</b>	
<b>Proposed as per site information</b>	<b>As per Sanctioned Approval Plan</b>
<b>Number of Floors</b>	<b>Copy of Approved Plan No. CIDCO / BP – 18540 / TPO / (NM &amp; K) / 2023 / 10991 date 07.07.2023 issued by CIDCO</b>
<b>Proposed Basement + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Commercial Shop / Part Parking) + 2<sup>nd</sup> Floor (Podium) 3<sup>rd</sup> to 13<sup>th</sup> upper floors.</b>	<b>Approved upto:</b>
	<b>Number of Floors</b>
	<b>Basement + Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Commercial Shop / Part Parking) + 2<sup>nd</sup> Floor (Podium) 3<sup>rd</sup> to 7<sup>th</sup> upper floors.</b>
<b><u>We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. CIDCO. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.</u></b>	

**1a) Shreeji Neelkanth (Approved Inventory):**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder (Chajja + Balcony + S.S.+40% Natural Terrace Area) in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	301	3	2 BHK	656	162	818	900	10600	86,70,800	91,91,048	19000	22,49,500
2	302	3	2 BHK	602	181	783	861	10600	82,99,800	87,97,788	18500	21,53,250
3	303	3	2 BHK	589	191	780	858	10600	82,68,000	87,64,080	18500	21,45,000
4	304	3	1 BHK	380	133	513	564	10600	54,37,800	57,64,068	12000	14,10,750
5	305	3	1 BHK	338	135	473	520	10600	50,13,800	53,14,628	11000	13,00,750
6	306	3	1 BHK	338	135	473	520	10600	50,13,800	53,14,628	11000	13,00,750
7	307	3	1 BHK	380	133	513	564	10600	54,37,800	57,64,068	12000	14,10,750
8	308	3	2 BHK	525	218	743	817	10600	78,75,800	83,48,348	17500	20,43,250
9	309	3	1 BHK	354	170	524	576	10600	55,54,400	58,87,664	12500	14,41,000
10	310	3	1 BHK	354	170	524	576	10600	55,54,400	58,87,664	12500	14,41,000
11	311	3	1 BHK	375	210	585	644	10600	62,01,000	65,73,060	13500	16,08,750
12	401	4	2 BHK	469	100	569	626	10600	60,31,400	63,93,284	13500	15,64,750
13	402	4	2 BHK	487	94	581	639	10600	61,58,600	65,28,116	13500	15,97,750
14	403	4	2 BHK	589	115	704	774	10600	74,62,400	79,10,144	16500	19,36,000
15	404	4	2 BHK	602	115	717	789	10600	76,00,200	80,56,212	17000	19,71,750
16	405	4	2 BHK	589	115	704	774	10600	74,62,400	79,10,144	16500	19,36,000
17	406	4	1 BHK	380	79	459	505	10600	48,65,400	51,57,324	10500	12,62,250
18	407	4	1 BHK	338	75	413	454	10600	43,77,800	46,40,468	9500	11,35,750
19	408	4	1 BHK	338	75	413	454	10600	43,77,800	46,40,468	9500	11,35,750
20	409	4	1 BHK	380	79	459	505	10600	48,65,400	51,57,324	10500	12,62,250
21	410	4	2 BHK	525	96	621	683	10600	65,82,600	69,77,556	14500	17,07,750
22	411	4	1 BHK	354	70	424	466	10600	44,94,400	47,64,064	10000	11,66,000
23	412	4	1 BHK	354	70	424	466	10600	44,94,400	47,64,064	10000	11,66,000
24	413	4	1 BHK	354	70	424	466	10600	44,94,400	47,64,064	10000	11,66,000
25	414	4	2 BHK	487	94	581	639	10600	61,58,600	65,28,116	13500	15,97,750
26	415	4	1 BHK	469	94	563	619	10600	59,67,800	63,25,868	13000	15,48,250
27	501	5	2 BHK	469	100	569	626	10650	60,59,850	64,23,441	13500	15,64,750
28	502	5	2 BHK	487	94	581	639	10650	61,87,650	65,58,909	13500	15,97,750
29	503	5	2 BHK	589	115	704	774	10650	74,97,600	79,47,456	16500	19,36,000
30	504	5	2 BHK	602	115	717	789	10650	76,36,050	80,94,213	17000	19,71,750
31	505	5	2 BHK	589	115	704	774	10650	74,97,600	79,47,456	16500	19,36,000
32	506	5	1 BHK	380	79	459	505	10650	48,88,350	51,81,651	11000	12,62,250
33	507	5	1 BHK	338	75	413	454	10650	43,98,450	46,62,357	9500	11,35,750
34	508	5	1 BHK	338	75	413	454	10650	43,98,450	46,62,357	9500	11,35,750
35	509	5	1 BHK	380	79	459	505	10650	48,88,350	51,81,651	11000	12,62,250
36	510	5	2 BHK	525	96	621	683	10650	66,13,650	70,10,469	14500	17,07,750



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Builder (Chajja + Balcony + S.S.+40% Natural Terrace Area) in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
37	511	5	1 BHK	354	70	424	466	10650	45,15,600	47,86,536	10000	11,66,000
38	512	5	1 BHK	354	70	424	466	10650	45,15,600	47,86,536	10000	11,66,000
39	513	5	1 BHK	354	70	424	466	10650	45,15,600	47,86,536	10000	11,66,000
40	514	5	2 BHK	487	94	581	639	10650	61,87,650	65,58,909	13500	15,97,750
41	515	5	1 BHK	469	94	563	619	10650	59,95,950	63,55,707	13000	15,48,250
42	601	6	2 BHK	469	100	569	626	10700	60,88,300	64,53,598	13500	15,64,750
43	602	6	2 BHK	487	94	581	639	10700	62,16,700	65,89,702	13500	15,97,750
44	603	6	2 BHK	589	115	704	774	10700	75,32,800	79,84,768	16500	19,36,000
45	604	6	2 BHK	602	115	717	789	10700	76,71,900	81,32,214	17000	19,71,750
46	605	6	2 BHK	589	115	704	774	10700	75,32,800	79,84,768	16500	19,36,000
47	606	6	1 BHK	380	79	459	505	10700	49,11,300	52,05,978	11000	12,62,250
48	607	6	1 BHK	338	75	413	454	10700	44,19,100	46,84,246	10000	11,35,750
49	608	6	1 BHK	338	75	413	454	10700	44,19,100	46,84,246	10000	11,35,750
50	609	6	1 BHK	380	79	459	505	10700	49,11,300	52,05,978	11000	12,62,250
51	610	6	2 BHK	525	96	621	683	10700	66,44,700	70,43,382	14500	17,07,750
52	611	6	1 BHK	354	70	424	466	10700	45,36,800	48,09,008	10000	11,66,000
53	612	6	1 BHK	354	70	424	466	10700	45,36,800	48,09,008	10000	11,66,000
54	613	6	1 BHK	354	70	424	466	10700	45,36,800	48,09,008	10000	11,66,000
55	614	6	2 BHK	487	94	581	639	10700	62,16,700	65,89,702	13500	15,97,750
56	615	6	1 BHK	469	94	563	619	10700	60,24,100	63,85,546	13500	15,48,250
57	703	7	2 BHK	589	115	704	774	10750	75,68,000	80,22,080	16500	19,36,000
58	704	7	2 BHK	602	115	717	789	10750	77,07,750	81,70,215	17000	19,71,750
59	705	7	2 BHK	589	115	704	774	10750	75,68,000	80,22,080	16500	19,36,000
60	706	7	1 BHK	380	79	459	505	10750	49,34,250	52,30,305	11000	12,62,250
61	707	7	1 BHK	338	75	413	454	10750	44,39,750	47,06,135	10000	11,35,750
62	708	7	1 BHK	338	75	413	454	10750	44,39,750	47,06,135	10000	11,35,750
63	709	7	1 BHK	380	79	459	505	10750	49,34,250	52,30,305	11000	12,62,250
64	710	7	2 BHK	525	96	621	683	10750	66,75,750	70,76,295	14500	17,07,750
65	711	7	1 BHK	354	70	424	466	10750	45,58,000	48,31,480	10000	11,66,000
<b>Total</b>				<b>29131</b>	<b>6680</b>	<b>35811</b>	<b>39392</b>		<b>38,15,42,100.00</b>	<b>40,44,34,626.00</b>		<b>9,84,80,250</b>

**1b) Sheeji Neelkanth (Proposed Inventory Approval Pending):**

Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. Ft.	As per Builder (Chajja + Balcony + S.S.+40% Natural Terrace Area) in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
66	701	7	2 BHK	469	100	569	626	10750	61,16,750	64,83,755	13500	15,64,750
67	702	7	2 BHK	487	94	581	639	10750	62,45,750	66,20,495	14000	15,97,750
68	712	7	1 BHK	354	70	424	466	10750	45,58,000	48,31,480	10000	11,66,000
69	713	7	1 BHK	354	70	424	466	10750	45,58,000	48,31,480	10000	11,66,000
70	714	7	2 BHK	487	94	581	639	10750	62,45,750	66,20,495	14000	15,97,750
71	715	7	1 BHK	469	94	563	619	10750	60,52,250	64,15,385	13500	15,48,250
72	801	8	2 BHK	469	100	569	626	10800	61,45,200	65,13,912	13500	15,64,750
73	802	8	2 BHK	487	94	581	639	10800	62,74,800	66,51,288	14000	15,97,750
74	803	8	2 BHK	589	115	704	774	10800	76,03,200	80,59,392	17000	19,36,000
75	804	8	2 BHK	602	115	717	789	10800	77,43,600	82,08,216	17000	19,71,750
76	805	8	2 BHK	589	115	704	774	10800	76,03,200	80,59,392	17000	19,36,000
77	806	8	1 BHK	380	79	459	505	10800	49,57,200	52,54,632	11000	12,62,250
78	807	8	1 BHK	338	75	413	454	10800	44,60,400	47,28,024	10000	11,35,750
79	808	8	1 BHK	338	75	413	454	10800	44,60,400	47,28,024	10000	11,35,750
80	809	8	1 BHK	380	79	459	505	10800	49,57,200	52,54,632	11000	12,62,250
81	810	8	2 BHK	525	96	621	683	10800	67,06,800	71,09,208	15000	17,07,750
82	811	8	1 BHK	354	70	424	466	10800	45,79,200	48,53,952	10000	11,66,000
83	812	8	1 BHK	354	70	424	466	10800	45,79,200	48,53,952	10000	11,66,000
84	813	8	1 BHK	354	70	424	466	10800	45,79,200	48,53,952	10000	11,66,000
85	814	8	2 BHK	487	94	581	639	10800	62,74,800	66,51,288	14000	15,97,750
86	901	9	2 BHK	469	100	569	626	10850	61,73,650	65,44,069	13500	15,64,750
87	902	9	2 BHK	487	94	581	639	10850	63,03,850	66,82,081	14000	15,97,750
88	903	9	2 BHK	589	115	704	774	10850	76,38,400	80,96,704	17000	19,36,000
89	904	9	2 BHK	602	115	717	789	10850	77,79,450	82,46,217	17000	19,71,750
90	905	9	2 BHK	589	115	704	774	10850	76,38,400	80,96,704	17000	19,36,000
91	906	9	1 BHK	380	79	459	505	10850	49,80,150	52,78,959	11000	12,62,250
92	907	9	1 BHK	338	75	413	454	10850	44,81,050	47,49,913	10000	11,35,750
93	908	9	1 BHK	338	75	413	454	10850	44,81,050	47,49,913	10000	11,35,750
94	909	9	1 BHK	380	79	459	505	10850	49,80,150	52,78,959	11000	12,62,250
95	910	9	2 BHK	525	96	621	683	10850	67,37,850	71,42,121	15000	17,07,750
96	911	9	1 BHK	354	70	424	466	10850	46,00,400	48,76,424	10000	11,66,000
97	912	9	1 BHK	354	70	424	466	10850	46,00,400	48,76,424	10000	11,66,000
98	913	9	1 BHK	354	70	424	466	10850	46,00,400	48,76,424	10000	11,66,000
99	914	9	2 BHK	487	94	581	639	10850	63,03,850	66,82,081	14000	15,97,750
100	915	9	1 BHK	469	94	563	619	10850	61,08,550	64,75,063	13500	15,48,250

Sr. No.	Flat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	As per Builder (Chajja + Balcony + S.S.+40% Natural Terrace Area) in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
101	1001	10	2 BHK	469	100	569	626	10900	62,02,100	65,74,226	13500	15,64,750
102	1002	10	2 BHK	487	94	581	639	10900	63,32,900	67,12,874	14000	15,97,750
103	1003	10	2 BHK	589	115	704	774	10900	76,73,600	81,34,016	17000	19,36,000
104	1004	10	2 BHK	602	115	717	789	10900	78,15,300	82,84,218	17500	19,71,750
105	1005	10	2 BHK	589	115	704	774	10900	76,73,600	81,34,016	17000	19,36,000
106	1006	10	1 BHK	380	79	459	505	10900	50,03,100	53,03,286	11000	12,62,250
107	1007	10	1 BHK	338	75	413	454	10900	45,01,700	47,71,802	10000	11,35,750
108	1008	10	1 BHK	338	75	413	454	10900	45,01,700	47,71,802	10000	11,35,750
109	1009	10	1 BHK	380	79	459	505	10900	50,03,100	53,03,286	11000	12,62,250
110	1010	10	2 BHK	525	96	621	683	10900	67,68,900	71,75,034	15000	17,07,750
111	1011	10	1 BHK	354	70	424	466	10900	46,21,600	48,98,896	10000	11,66,000
112	1012	10	1 BHK	354	70	424	466	10900	46,21,600	48,98,896	10000	11,66,000
113	1013	10	1 BHK	354	70	424	466	10900	46,21,600	48,98,896	10000	11,66,000
114	1014	10	2 BHK	487	94	581	639	10900	63,32,900	67,12,874	14000	15,97,750
115	1015	10	1 BHK	469	94	563	619	10900	61,36,700	65,04,902	13500	15,48,250
116	1101	11	2 BHK	469	100	569	626	10950	62,30,550	66,04,383	14000	15,64,750
117	1102	11	2 BHK	487	94	581	639	10950	63,61,950	67,43,667	14000	15,97,750
118	1103	11	2 BHK	589	115	704	774	10950	77,08,800	81,71,328	17000	19,36,000
119	1104	11	2 BHK	602	115	717	789	10950	78,51,150	83,22,219	17500	19,71,750
120	1105	11	2 BHK	589	115	704	774	10950	77,08,800	81,71,328	17000	19,36,000
121	1106	11	1 BHK	380	79	459	505	10950	50,26,050	53,27,613	11000	12,62,250
122	1107	11	1 BHK	338	75	413	454	10950	45,22,350	47,93,691	10000	11,35,750
123	1108	11	1 BHK	338	75	413	454	10950	45,22,350	47,93,691	10000	11,35,750
124	1109	11	1 BHK	380	79	459	505	10950	50,26,050	53,27,613	11000	12,62,250
125	1110	11	2 BHK	525	96	621	683	10950	67,99,950	72,07,947	15000	17,07,750
126	1111	11	1 BHK	354	70	424	466	10950	46,42,800	49,21,368	10500	11,66,000
127	1112	11	1 BHK	354	70	424	466	10950	46,42,800	49,21,368	10500	11,66,000
128	1113	11	1 BHK	354	70	424	466	10950	46,42,800	49,21,368	10500	11,66,000
129	1114	11	2 BHK	487	94	581	639	10950	63,61,950	67,43,667	14000	15,97,750
130	1201	12	2 BHK	469	100	569	626	11000	62,59,000	66,34,540	14000	15,64,750
131	1202	12	2 BHK	487	94	581	639	11000	63,91,000	67,74,460	14000	15,97,750
132	1203	12	2 BHK	589	115	704	774	11000	77,44,000	82,08,640	17000	19,36,000
133	1204	12	2 BHK	602	115	717	789	11000	78,87,000	83,60,220	17500	19,71,750
134	1205	12	2 BHK	589	115	704	774	11000	77,44,000	82,08,640	17000	19,36,000
135	1206	12	1 BHK	380	79	459	505	11000	50,49,000	53,51,940	11000	12,62,250
136	1207	12	1 BHK	338	75	413	454	11000	45,43,000	48,15,580	10000	11,35,750
137	1208	12	1 BHK	338	75	413	454	11000	45,43,000	48,15,580	10000	11,35,750



Sr. No.	Flat No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. Ft.	As per Builder (Chajja + Balcony + S.S.+40% Natural Terrace Area) in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
138	1209	12	1 BHK	380	79	459	505	11000	50,49,000	53,51,940	11000	12,62,250
139	1210	12	2 BHK	525	96	621	683	11000	68,31,000	72,40,860	15000	17,07,750
140	1211	12	1 BHK	354	70	424	466	11000	46,64,000	49,43,840	10500	11,66,000
141	1212	12	1 BHK	354	70	424	466	11000	46,64,000	49,43,840	10500	11,66,000
142	1213	12	1 BHK	354	70	424	466	11000	46,64,000	49,43,840	10500	11,66,000
143	1214	12	2 BHK	487	94	581	639	11000	63,91,000	67,74,460	14000	15,97,750
144	1215	12	1 BHK	469	94	563	619	11000	61,93,000	65,64,580	13500	15,48,250
145	1301	13	2 BHK	469	100	569	626	11050	62,87,450	66,64,697	14000	15,64,750
146	1302	13	2 BHK	487	94	581	639	11050	64,20,050	68,05,253	14000	15,97,750
147	1303	13	2 BHK	589	115	704	774	11050	77,79,200	82,45,952	17000	19,36,000
148	1304	13	2 BHK	602	115	717	789	11050	79,22,850	83,98,221	17500	19,71,750
149	1305	13	2 BHK	589	115	704	774	11050	77,79,200	82,45,952	17000	19,36,000
150	1306	13	1 BHK	380	79	459	505	11050	50,71,950	53,76,267	11000	12,62,250
151	1307	13	1 BHK	338	75	413	454	11050	45,63,650	48,37,469	10000	11,35,750
152	1308	13	1 BHK	338	75	413	454	11050	45,63,650	48,37,469	10000	11,35,750
153	1309	13	1 BHK	380	79	459	505	11050	50,71,950	53,76,267	11000	12,62,250
154	1310	13	2 BHK	525	96	621	683	11050	68,62,050	72,73,773	15000	17,07,750
155	1311	13	1 BHK	354	70	424	466	11050	46,85,200	49,66,312	10500	11,66,000
156	1312	13	2 BHK	487	94	581	639	11050	64,20,050	68,05,253	14000	15,97,750
157	1313	13	1 BHK	469	94	563	619	11050	62,21,150	65,94,419	13500	15,48,250
<b>Total</b>				<b>41264</b>	<b>8240</b>	<b>49504</b>	<b>54454</b>		<b>54,02,31,650.00</b>	<b>57,26,45,549.00</b>		<b>13,61,36,000</b>

### Summary of the Project:

Project	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Approved	1 BHK - 36 2 BHK - 29	65	35811	39392	38,15,42,100.00	40,44,34,626.00
Proposed	1 BHK - 47 2 BHK - 45	92	49504	54454	54,02,31,650.00	57,26,45,549.00
<b>Total</b>		<b>157</b>	<b>85315</b>	<b>93846</b>	<b>92,17,73,750.00</b>	<b>97,70,80,175.00</b>

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	92,17,73,750.00
Final Realizable Value After Completion in ₹	97,70,80,175.00

<b>Cost of Construction</b> <b>(Total Built up area x Rate)</b> <b>93846 Sq. Ft. x ₹ 2500.00</b>	<b>23,46,15,000.00</b>
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Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work not yet started
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	N.A. Building Construction work not yet started
2. Separate lumber room	
3. Separate water tank / sump	
4. Trees, gardening	
Total	

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

**Total abstract of the entire property**

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part – D	Amenities	
Part – E	Pavement	
Part – F	Services	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		<b>₹ 92,17,73,750.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 97,70,80,175.00</b>

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 ₹ 10,000 to ₹ 11,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 10,600.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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## Actual Site Photographs



## Route Map of the property


Site u/r



Latitude Longitude: 18°58'09.0"N 73°04'28.0"E

**Note:** The Blue line shows the route to site from nearest railway station (Khandeshwar – 7.3 Km.)

## Ready Reckoner Rate



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 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
बाजारमूल्य दर पत्रक

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User Manual
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Year  
 20232024

**Annual Statement of Rates**

Language  
 English


Selected District: रायगड

Select Taluka: पन्वेल

Select Village: दापोली

Vibhag Number: 6

Assessment Type	Assessment Range	Rate Rs/-
विरासत शेत जमिन	0-1.25	3124900
विरासत शेत जमिन	1.26-2.50	3427900
विरासत शेत जमिन	2.51-5.00	3780800
विरासत शेत जमिन	5.01-7.50	4157900
विरासत शेत जमिन	7.51-10.00	4428800
विरासत शेत जमिन	10.01-12.50	4455100
विरासत शेत जमिन	12.51-च्या पुढे	4898900
विनशेती वामीनी/भूखंड	0-0.00	4390
		1 2 3 4



**Department of Registration & Stamps**  
 Government of Maharashtra

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

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**Annual Statement of Rates**

Language  
 English

Selected District: रायगड

Select Taluka: पन्वेल

Select Village: दापोली

Vibhag Number: 6

Assessment Type	Assessment Range	Rate Rs/-
हफ्तेवरील वामीनी	0-0.00	4950
मासवारी वामीनी	0-0.00	5680
खंड - फळवाग	0-0.00	0
कच्चा - फळवाग	0-0.00	0
नारक - फळवाग	0-0.00	0
वेळी - फळवाग	0-0.00	0
सहविहा	0-0.00	49400
कुर्घने	0-0.00	68500
		1 2 3 4



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### Sales Instances nearby

सूची क्र.2		ग्राम विभाग : सह दु मि पनवेल 5
8/10/23		दल संख्या : 10060 2023
89-90-2023		नंदादी
Note-Generated Through eSearch Module For original report please contact concern SRO office		Regn 63m
गावाचे नाव : दापोती		
1.विशेषता क्रम	बंदरगाव	
2.मालका	3982000	
3.आकारमान अर्जादरम्यान बांधणीकरिता आकाराची टोळी जी पर्यटन व कसु वगैरे	2887509 04	
4.पू.मान पोखीसा व वसवनांक,अवस्था	2) पाविलेचे नाव राणशेट्टार कॉनि . इतर माहिती प्रमाण क्षेत्र क्रिभा का 6 दर 49400 - प्रति चौ.मी. सरदरिका का 100L दहाय्य भवता.भगवती एसीएम 1, पॉट नं 39, सेक्टर नं 5 पुण्या नगर,ता. पनवेल,जि.राणशेट्टार क्षेत्र 47.902 चौ.मी. कारपेट एरिया 111 कार पार्किंग सह ( Plot Number : 39 ; SECTOR NUMBER : 5 ; )	
5. क्षेत्रफळ	47.902 चौ.मीटर	
6.आवाराची किंवा भुडी देण्या अंशत किंवा		
7. दरम्यान काल देवा-वा विद्युत देवा-वा वगैराने काय किंवा दिवशी वापरण्यात घुसवण्या किंवा अंशत अंशत अंशत,प्रतिदिने नाव व पत्र	1) नाव-ने कोठे ठेवण्याचे ठरि भागिदार ठरि विकसनात नाव ठरि कु.कु.कसुप संशय संशय बंधने . . . 89-94 पत्र-वॉट नं . . . नगाव नं . . . इतरांते नाव . . . कॉनि नं . . . रोट नं 398 394 कैलाश देवा. विकसना देव वा बावुण. पारकोव देव. म्हाणु. मुंबई . पिन कोड-400011 पिन नं-4205 38140	
8.दरम्यान काल देवा-वा पत्रसाथे व किंवा दिवशी वापरण्यात घुसवण्या किंवा अंशत अंशत,प्रतिदिने नाव व पत्र	1) नाव-अंश कसुप . . . 89-35 पत्र-वॉट नं . . . नगाव नं . . . इतरांते नाव . . . कॉनि नं . . . रोट नं 4402 हाय किंवा संकर 194, वेणव ईश्ट. नवी मुंबई, म्हाणु. हाणे. पिन कोड-400766 पिन नं-457962079	
9. दरम्यान काल दिवसात दिवस	15.06.2023	
10.दरम्यान दिवशी दिवसात दिवस	15.06.2023	
11.अनुमानात खंड व रूढ	10060 2023	
12.आवारा/आवाराचे पुढील मुल्य	239000	
13.आवारा/आवाराचे नैदादी मुल्य	30000	

सूची क्र.2		ग्राम विभाग : सह दु मि पनवेल 5
8/10/23		दल संख्या : 8756 2023
89-90-2023		नंदादी
Note-Generated Through eSearch Module For original report please contact concern SRO office		Regn 63m
गावाचे नाव : दापोती		
1.विशेषता क्रम	बंदरगाव	
2.मालका	5250000	
3.आकारमान अर्जादरम्यान बांधणीकरिता आकाराची टोळी जी पर्यटन व कसु वगैरे	2674219 6	
4.पू.मान पोखीसा व वसवनांक,अवस्था	1) पाविलेचे नाव राणशेट्टार कॉनि . इतर माहिती प्रमाण क्षेत्र क्रिभा का 6 दर 49400 - प्रति चौ.मी. सरदरिका का 803,चौथा माला,भगवती एसीएम 1, पॉट नं 39, सेक्टर नं 5 पुण्या नगर,ता. पनवेल,जि.राणशेट्टार क्षेत्र 46.3 7 चौ.मी. कारपेट एरिया 111 सीक कार पार्किंग सह ( Plot Number : 39 ; SECTOR NUMBER : 5 ; )	
5. क्षेत्रफळ	46.372 चौ.मीटर	
6.आवाराची किंवा भुडी देण्या अंशत किंवा		
7. दरम्यान काल देवा-वा विद्युत देवा-वा वगैराने काय किंवा दिवशी वापरण्यात घुसवण्या किंवा अंशत अंशत अंशत,प्रतिदिने नाव व पत्र	1) नाव-ने कोठे ठेवण्याचे ठरि भागिदार ठरि विकसनात नाव ठरि कु.कु.कसुप संशय संशय बंधने . . . 89-94 पत्र-वॉट नं . . . नगाव नं . . . इतरांते नाव . . . कॉनि नं . . . रोट नं 398 394 कैलाश देवा. विकसना देव वा बावुण. पारकोव देव. म्हाणु. मुंबई . पिन कोड-400011 पिन नं-4205 38140	
8.दरम्यान काल देवा-वा पत्रसाथे व किंवा दिवशी वापरण्यात घुसवण्या किंवा अंशत अंशत,प्रतिदिने नाव व पत्र	1) नाव-अंश कसुप वगैराने . . . 89-34 पत्र-वॉट नं . . . नगाव नं . . . इतरांते नाव . . . कॉनि नं . . . रोट नं 398 394 कैलाश देवा. विकसना देव वा बावुण. पारकोव देव. म्हाणु. मुंबई . पिन कोड-400011 पिन नं-4205 38140 2) नाव-अंश कसुप वगैराने . . . 89-48 पत्र-वॉट नं . . . नगाव नं . . . इतरांते नाव . . . कॉनि नं . . . रोट नं 398 394 कैलाश देवा. विकसना देव वा बावुण. पारकोव देव. म्हाणु. मुंबई . पिन कोड-400011 पिन नं-4205 38140 3) नाव-अंश कसुप वगैराने . . . 89-16 पत्र-वॉट नं . . . नगाव नं . . . इतरांते नाव . . . कॉनि नं . . . रोट नं 398 394 कैलाश देवा. विकसना देव वा बावुण. पारकोव देव. म्हाणु. मुंबई . पिन कोड-400011 पिन नं-4205 38140	
9. दरम्यान काल दिवसात दिवस	26.05.2023	
10.दरम्यान दिवशी दिवसात दिवस	26.05.2023	
11.अनुमानात खंड व रूढ	8756 2023	
12.आवारा/आवाराचे पुढील मुल्य	345000	
13.आवारा/आवाराचे नैदादी मुल्य	30000	



### Sales Instances nearby

1561529 09/10/2023 Note - Generated Through eSearch Module For original report please contact concern SRO office.		सूची क्र.2 दृष्यन निकास सह दु.नि.पन्वेल 5 रसा क्रमांक - 2563/2023 मंडली: Regn 53m
<b>गवाचे नाव : दामोली</b>		
(1) विक्रीचा प्रकार	करारनामा	
(2) मालका	7538000	
(3) भाडानगर/भाडेदरत्याचा बांधिलक्यादरम्यान अकारणी देणे को बंददरान ते मनुदू करावे	2694552.64	
(4) भू मालक यादीवसाय व प्रकल्पका अस्तित्वात	1) प्रातिकेचे नाव: रायगडदत्तर वर्तन ., इतर माहिती: प्रभाव क्षेत्र विभाग क्र 6 दर 49400 - प्रति चौ मी. सरदरिका क्र 911. अकरावा मजला भयवती एरसीवा 1,पॉट नं 39,सेक्टर नं 5,पुणेकर नगर.ता पन्वेल,जि रायगड,(क्षेत्र 44.520 चौ.मी. कारपेट एरिया).1 स्टिर कार पार्किंग सह) ( Plot Number : 39 ; SECTOR NUMBER : 5 ; )	
(5) क्षेत्रफळ	44.520 चौ.मीटर	
(6) आकारणी किंवा चुकी देण्यात असेल तेव्हा		
(7) दस्तऐवज करून देणे.या विषय ट्रेडिंग-या मळकाराचे नाव किंवा विषयी याबाबतचा हुकुमनामा किंवा अद्वैत अकारण प्रक्रियेचे नाव व मस	1)- नाव.जे कोडी ट्रेडिंगची सवि भणीदार चौकी रीकमाल रसा रसा कु तु मनुदू मलिक बंधनर हदारे .- प्ल.33 पसा.पॉट नं ., भागा नं.- इमारतीचे नाव ., बांधक नं., रोड नं 263/304 केदार मलिक शिवाला रसा म्हादुल. पारकोल इतर. म्हादुल. पुणेई. पिन कोड-400017 पिन नं.-ADDP81347	
(8) दस्तऐवज करून देणे.या मळकाराचे व किंवा देवणी याबाबतचा हुकुमनामा किंवा अद्वैत अकारण प्रक्रियेचे नाव व मस	1)- नाव. जेम तुळकाराया कारावली .- प्ल. 10, पसा.पॉट नं ., भागा नं ., इमारतीचे नाव ., बांधक नं., रोड नं. विविध नं 52/801, दून अर अर कोमलेकर, पारक बीच रोड, देवणी मलिक म्हादुल उरका संकर 34, 36, 38, लोदुदर, नेरळ देव, लोदुदर, नेरळ देव, लोदुदर, उणे. पिन कोड-400106 पिन नं.-AAJG81187K 2)- नाव. जेम तुळकाराया कारावली .- प्ल. 45, पसा.पॉट नं ., भागा नं ., इमारतीचे नाव ., बांधक नं., रोड नं. विविध नं 52/801, दून अर अर कोमलेकर, पारक बीच रोड, देवणी मलिक म्हादुल उरका संकर 34, 36, 38, लोदुदर, नेरळ देव, लोदुदर, उणे. पिन कोड-400106 पिन नं.-AAJF809127K 3)- नाव. शिवात जेम कारावली .- प्ल. 33, पसा.पॉट नं ., भागा नं ., इमारतीचे नाव ., बांधक नं., रोड नं. विविध नं 52/801, दून अर अर कोमलेकर, पारक बीच रोड, देवणी मलिक म्हादुल उरका संकर 34, 36, 38, लोदुदर, नेरळ देव, लोदुदर, उणे. पिन कोड-400106 पिन नं.-ADCP81340Q	
(9) दस्तऐवज करून देण्याचा दिनांक	16/02/2023	
(10) इतर नोंदणी करणाऱ्या दिनांक	16/02/2023	
(11) अनुमतीस सादर व मस	2563/2023	
(12) भाडानगर/भाड्याचो मूळक मूळक	452300	
(13) भाडानगर/भाड्याचो नोंदणी मूळक	30000	

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## Price Indicators Projects nearby Locality

**HOUSING.COM** Buy in New Mumbai

**POPULAR PROJECTS**

- ₹52.0 L - 83.0 L**  
Shreejith Delta Plaza  
By Shreejith Enterprises  
Powai Nagar, New Mumbai  
Configuration: 1, 2 BHK Apartments
- ₹58.25 L - 56.87 L**  
King Taj EMI  
By King Developers  
Powai Nagar, New Mumbai  
Configuration: 1, 2 BHK Apartments

**1 BHK Flat**  
By SHREEJITH ENTERPRISES  
Shreejith Delta Plaza, Bangerpada, Powai Nagar, New Mumbai  
Best location & Zero Brokerage Know More

**₹50.0 L** EMI starts at ₹26,484  
₹6.99 K/sq.ft

**715 sq.ft** Build Up Area  
**₹6.99 K/sq.ft** Avg. Price  
**1 BHK** Configuration  
**31st Dec. 2024** Possession status  
**Middle** of 12 floors  
**East facing** Facing  
**Unfurnished** Furnishing

**HOUSING.COM** Buy in New Mumbai

**POPULAR PROJECTS**

- ₹52.0 L - 83.0 L**  
Shreejith Delta Plaza  
By Shreejith Enterprises  
Powai Nagar, New Mumbai  
Configuration: 1, 2 BHK Apartments
- ₹58.25 L - 56.87 L**  
King Taj EMI  
By King Developers  
Powai Nagar, New Mumbai  
Configuration: 1, 2 BHK Apartments

**2 BHK Flat**  
By SHREEJITH ENTERPRISES  
Shreejith Delta Plaza, Bangerpada, Powai Nagar, New Mumbai  
Zero Brokerage Know More

**₹72.0 L** EMI starts at ₹38,134  
₹6.76 K/sq.ft

**1065 sq.ft** Build Up Area  
**₹6.76 K/sq.ft** Avg. Price  
**2 BHK** Configuration  
**12th Aug. 2023** Possession status  
**Lower** of 12 floors  
**Unfurnished** Furnishing

## Price Indicators Projects nearby Locality

HOUSING.COM Buy in Mumbai
Patlipada Nagar


Shreenathji Delta Flora

By SHREENATHJI ENTERPRISES

Plot No: 125, Sector: 18, Patlipada, District: Navi Mumbai

**₹52.0 L - 83.0 L** | ₹13.30 K/sq.ft  
EMI starts at ₹21.5k

[Contact Seller](#)



1, 2 BHK Apartments  
Configurations

Dec. 2028  
Possession Starts

₹13.50 K/sq.ft  
Avg. Price

391.00 sq.ft - 661.00 sq.ft.  
Carpet Area  
Sizes

HOUSING.COM Buy in Mumbai
Patlipada Nagar

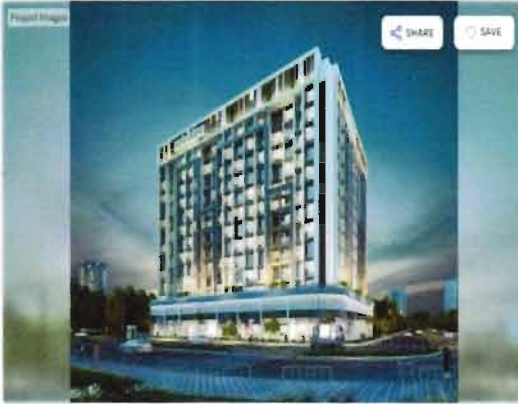
Shreenathji Delta Greens

By SHREENATHJI ENTERPRISES

Plot No: 68, Sector: 14, Patlipada, District: Navi Mumbai

**₹49.1 L - 1.04 Cr** | ₹12.99 K/sq.ft  
EMI starts at ₹26.00k

[Contact Seller](#)



1, 2, 3 BHK Apartments  
Configurations

Mar. 2027  
Possession Starts

₹12.99 K/sq.ft  
Avg. Price

378.00 sq.ft - 837.00 sq.ft.  
Carpet Area  
Sizes

## Price Indicators Projects nearby Locality


HOUSING.COM
Buy or Rent Mumbai

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Shree Empire

By SHREE EMPIRE HOUSING DEVELOPERS

Plot No. 11, Sector 1, Poshikar Nagar, Sakinaka, Mumbai



1, 2 BHK Apartments  
Configurations

Dec. 2027  
Possession Starts

₹12.18 K/sq.ft  
Avg. Price

324.00 sq.ft. - 505.00 sq.ft.  
(Carpet Area)  
Sizes

₹39.5 L - 59.5 L | ₹12.18 K/sq.ft  
2BHK starts at ₹28.92 L

[See More](#)

[Contact Developer](#)


HOUSING.COM
Buy or Rent Mumbai

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Shreenathji Delta Flora

By SHREENATHJI DEVELOPERS

Plot No. 102, Sector 1, Poshikar Nagar, Sakinaka, Mumbai



1, 2 BHK Apartments  
Configurations

Dec. 2028  
Possession Starts


₹13.50 K/sq.ft  
Avg. Price

391.00 sq.ft. - 661.00 sq.ft.  
(Carpet Area)  
Sizes

₹52.0 L - 83.0 L | ₹13.50 K/sq.ft  
2BHK starts at ₹27.54 L


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Vastukala Consultants (I) Pvt. Ltd.  
Valuation & Appraisal  
Chartered & Licensed  
Member's Register  
107/17B MIDC PLOT 215



## Price Indicators Projects nearby Locality

**1 BHK Flat** ₹39.0 L EMI starts at ₹2865 x

By **ARISE LEADERS**  
Prime Exteriors Through Saragpada, PUNEER Nagar, New Mumbai

625 sq.ft Build Up Area   ₹6.24 K/sq.ft Avg. Price   1 BHK Configuration   2nd Oct. 2023 Possession status   Higher of 7 floors   North-East Facing Facing   Unfurnished Furnishing

22 more

**2 BHK Flat** ₹74.0 L EMI starts at ₹3976 x

By **SHREEDHAR GROUP**  
Shreeji Group Through Saragpada, PUNEER Nagar, New Mumbai

1135 sq.ft Build Up Area   ₹6.52 K/sq.ft Avg. Price   2 BHK Configuration   31st Dec. 2024 Possession status   Lower of 12 floors   North facing Facing   Unfurnished Furnishing

14 more

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 : 10.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO  
CHALIKWAR**

Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admn,  
2.5.4.20=98222b6c4fa435d431e0c29a24865913490c3d33d4133  
315779e17a18b5652, postalCode=400009, st=Maharashtra,  
serialNumber=41a566560eb8cc99d022a55afca3c4eb31f91bd7  
394a287a29a327b625bf, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.10 12:08:18 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

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

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date

Signature  
(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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

(Annexure-I)

### DECLARATION-CUM-UNDERTAKING

I, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 10.10.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 04.10.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the



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Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Shyam Builders and Developers</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 04.10.2023 Valuation Date - 10.10.2023 Date of Report - 10.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 04.10.2023
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **10<sup>th</sup> October 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Shyam Builders and Developers**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

**Property Title**

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

**Environmental Conditions**

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

**Town Planning**

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

**Area**

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

**Condition & Repair**

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about , or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

**Valuation Methodology**

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar

properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

### **Not a Structural Survey**

We state that this is a valuation report and not a structural survey

### **Other**

All measurements, areas and ages quoted in our report are approximate

### **Legal**

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

### **Property specific assumptions**

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

## ***ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS***

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.



**(Annexure - II)**

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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

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

#### **Confidentiality**

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

#### **Information Management**

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

#### **Gifts and hospitality:**

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



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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=Admin,  
2.5.4.20e9d3236c9f35d03e0c79e2b86913990c5d33d41333  
115279b17438b5662, postalCode=400099, st=Maharashtra,  
serialNumber=11a5a544ab6cc95862a55a8fca3cdeb11711c2a1  
94e282e29a377b4258fc, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.10 12:08:42 +05'30'

Auth. Sign.