

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Shreeji The Crown"

"Shreeji The Crown", Proposed Residential Cum Commercial Building on Plot No. 27+28/A+B/1, Survey No. 804/B+ 804/A/4/4+ 804/A/5+803/27+28 at Village -Nashik Shiwar, Mumbai – Agra National Highway -3, Service Road, Govind Nagar, Nashik, PIN - 422 009, State - Maharashtra, Country - India

Latitude Longitude: 19°59'02.2"N 73°46'56.4"E

Think.Innovate.Create

Valuation Done for:

State Bank of India

AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building, Plot No. 45-47, D - Road, MIDC, Satpur, Nashik, PIN – 422 007, State - Maharashtra, Country - India



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

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 "Shreeji The Crown"

"Shreeji The Crown", Proposed Residential Cum Commercial Building on Plot No. 27+28/A+B/1, Survey No. 804/B+ 804/A/4/4+ 804/A/5+803/27+28 at Village -Nashik Shiwar, Mumbai – Agra National Highway - 3, Service Road, Govind Nagar, Nashik, PIN - 422 009, State - Maharashtra, Country - India

Latitude Longitude: 19°59'02.2"N 73°46'56.4"E

NAME OF DEVELOPER: M/s. Shreeji Life Space

Pursuant to instructions from State Bank of India, AGM HLST, Administrative Office, Satpur, Nashik, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **07th October 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Shreeji The Crown", Proposed Residential Cum Commercial Building on Plot No. 27+28/A+B/1, Survey No. 804/B+ 804/A/4/4+ 804/A/5+803/27+28 at Village -Nashik Shiwar, Mumbai – Agra National Highway - 3, Service Road, Govind Nagar, Nashik, PIN - 422 009, State - Maharashtra, Country - India. It is about 8.6 Km. travel distance from Nashik Railway Station Surface transport to the property is by buses, Auto, taxis & private vehicles. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Shreeji Life Space	
Project Registration Number	Project	RERA Project Number
	Shreeji The Crown	P51600034517
Register office address	M/s. Shreeji Life Space Survey No. 777/2/2A, Plot No. 44, Tidke Nagar Road, Karmayogi Nagar, Nashik, Taluka & Dist. – Nashik, Pin – 422 009, State - Maharashtra, Country - India	
Contact Numbers	Contact Person: Mr. Nitin Joshi (Builder Person - Mobile No. 8888773311) Pooja Bagwale (Builder Person – Mobile No. 9226006270)	
E – mail ID And Website	shreejigroup99@gmail.com , www.shreejinsk.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Suyojit Complex / Omkar Apartment
On or towards South	Internal Road & Bharat Petroleum Petrol Pump
On or towards East	Mumbai – Agra National Highway / Nashik Flyover
On or towards West	Road & Gurudev Plaza



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

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**AGM HLST, Administrative Office, 1st Floor, BSNL - CTTC Building,
Plot No. 45-47, D - Road, MIDC, Satpur, Nashik, PIN – 422 007,
State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur Nashik to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 07.10.2023
	b)	Date on which the valuation is made : 10.10.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report date 29.03.2022 issued by Adv. Manish Vilas Lonari
	2.	Copy of Joint Venture Agreement date 06.12.2021 b/w. Shreeji Life Space (the Developer) AND M/s. Anantjyot Hotels Pvt. Ltd. (Land Owners)
	3.	Copy of Architect's Certificate date 30.11.2022 issued by Ar. Sumit M. Kumath & Ar. Bansri S. Kumath (As per RERA Certificate)
	4.	Copy of MAHARERA Registration Certificate of Project No. P51600034517 issued by Maharashtra Real Estate Regulatory Authority date 25.09.2023. Last Modified date 21.07.2023
	5.	Copy of Certificate of Percentage of Completion work of Shreeji the Crown date 06.04.2023 issued by Er. Kishor Chodda (Unique Consultantz Structural Consultant)
	6.	Copy of Sanction of Building Permission and Commencement Certificate No. LND / BP B2 / BP / 228 / 2022 date 06.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Sheet No. 1/18 to 18/18)
	7.	Copy of Amended Approved Plan No. B2 / BP / 228 / 2022 date 06.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Sheet No. 1/18 to 18/18)
	Approved upto:	
	Wing	Number of Floors
	A	2 Basements + Ground (Part) + Stilt (Part) + 1 st Floor (Commercial) + 2 nd Floor (Podium) + 3 rd to 8 th Floors (Residential) + 9 th Floor (Recreational Floor) + 11 th Upper Floors.
	B	2 Basements + Ground (Part) + Stilt (Part) + 1 st Floor (Commercial) + 2 nd Floor (Podium) + 3 rd to 8 th Floors (Residential) + 9 th Floor (Recreational Floor) + 11 th Upper Floors.
	Project Name (with address & phone nos.)	: "Shreeji The Crown" , Proposed Residential Cum Commercial Building on Plot No. 27+28/A+B/1, Survey No. 804/B+ 804/A/4/4+ 804/A/5+803/27+28 at Village -Nashik Shiwar, Mumbai – Agra National

		Highway - 3, Service Road, Govind Nagar, Nashik, PIN - 422 009, 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)	<p>M/s. Shreeji Life Space</p> <p>Address: Survey No. 777/2/2A, Plot No. 44, Tidke Nagar Road, Karmayogi Nagar, Nashik, Taluka & Dist. – Nashik, Pin – 422 009, State - Maharashtra, Country - India</p> <p>Contact Person: Mr. Nitin Joshi (Builder Person - Mobile No. 8888773311) Pooja Bagwale (Builder Person – Mobile No. 9226006270)</p>												
5.	Brief description of the property (Including Leasehold / freehold etc.)													
<p>About "Shreeji The Crown" Project: Shreeji The Crown Is a Residential Development in Govind Nagar, Nasik. The Project Is Built by Shreeji Group. They Provide 3BHK, 4BHK Apartments. The RERA registration number of this project is P51600034517.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1st Floor (Commercial) + 2nd Floor (Podium) + 3rd to 8th Floors (Residential) + 9th Floor (Recreational Floor) + 10th to 28th Upper Floors.</td> </tr> <tr> <td>B</td> <td>Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1st Floor (Commercial) + 2nd Floor (Podium) + 3rd to 8th Floors (Residential) + 9th Floor (Recreational Floor) + 11th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Plinth work is completed. RCC work upto 1st floor work is in progress.</td> <td>10%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is June – 2028 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <ul style="list-style-type: none"> ➤ Vitrified tiles flooring in all rooms ➤ Granite Kitchen platform with Stainless Steel Sink ➤ Powder coated aluminum sliding windows with Mosquito Net ➤ Laminated wooden flush doors with Safety door ➤ Concealed wiring ➤ Concealed plumbing ➤ Landscaping & Tree Planting ➤ Water Conservation, Rain water Harvesting 			Wing	Number of Floors	A	Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1 st Floor (Commercial) + 2 nd Floor (Podium) + 3 rd to 8 th Floors (Residential) + 9 th Floor (Recreational Floor) + 10 th to 28 th Upper Floors.	B	Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1 st Floor (Commercial) + 2 nd Floor (Podium) + 3 rd to 8 th Floors (Residential) + 9 th Floor (Recreational Floor) + 11 th Upper Floors.	Wing	Present stage of Construction	Percentage of work completion	A & B	Plinth work is completed. RCC work upto 1 st floor work is in progress.	10%
Wing	Number of Floors													
A	Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1 st Floor (Commercial) + 2 nd Floor (Podium) + 3 rd to 8 th Floors (Residential) + 9 th Floor (Recreational Floor) + 10 th to 28 th Upper Floors.													
B	Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1 st Floor (Commercial) + 2 nd Floor (Podium) + 3 rd to 8 th Floors (Residential) + 9 th Floor (Recreational Floor) + 11 th Upper Floors.													
Wing	Present stage of Construction	Percentage of work completion												
A & B	Plinth work is completed. RCC work upto 1 st floor work is in progress.	10%												

	<ul style="list-style-type: none"> ➤ Sewage Treatment Plant ➤ Swimming Pool ➤ Garden Area ➤ Gymnasium 			
6.	Location of property	:		
	a)	Plot No. / Survey No.	:	Plot No. 27+28/A+B/1, Survey No. 804/B+ 804/A/4/4+ 804/A/5+803/27+28
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Plot No. 27+28/A+B/1, Survey No. 804/B+ 804/A/4/4+ 804/A/5+803/27+28 at Village -Nashik Shiwar
	d)	Ward / Taluka	:	Taluka - Nashik
	e)	Mandal / District	:	Dist. - Nashik
7.	Postal address of the property	:	"Shreeji The Crown", Proposed Residential Cum Commercial Building on Plot No. 27+28/A+B/1, Survey No. 804/B+ 804/A/4/4+ 804/A/5+803/27+28 at Village -Nashik Shiwar, Mumbai – Agra National Highway - 3 Service Road, Govind Nagar, Nashik, PIN - 422 009, State - Maharashtra, Country - India	
8.	City / Town	:	Mumbai – Agra National Highway, Service Road, Govind Nagar, Nashik	
	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	:	Executive Engineer Town Planning Nashik Municipal Corporation, Nashik	
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Plan	As per MAHARERA	As per Site
	North	Data Matrix Building & Omkar Society	12.00 Mtr. Wide Road	Road & Suyojit Complex / Omkar Apartment
	South	12.00 Mtr. Wide Road	09.00 Mtr. Wide Road	Internal Road & Bharat Petroleum Petrol Pump
	East	Road	12.00 Mtr. Wide Road	Mumbai – Agra National Highway / Nashik Flyover
	West	Colony Road	Adj Survey No. 803P/N 27 + 28 /2	Road & Gurudev Plaza
14.1	Dimensions of the site	N. A. as the land is irregular in shape		
		A		B

		As per the Deed	Actuals						
	North	:	-						
	South	:	-						
	East	:	-						
	West	:	-						
14.2	Latitude, Longitude & Co-ordinates of property	:	19°59'02.2"N 73°46'56.4"E						
14.	Extent of the site	:	Plot area – 5627.73 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 – 5627.73 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 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	:	Regular						
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 Amended Approved Plan No. B2 / BP / 228 / 2022 date 06.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Sheet No. 1/18 to 18/18) Approved upto:						
			<table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>2 Basements + Ground (Part) + Stilt (Part) + 1st Floor (Commercial) + 2nd Floor (Podium) + 3rd to 8th Floors (Residential) + 9th Floor (Recreational Floor) + 10th to 28th Upper Floors.</td> </tr> <tr> <td>B</td> <td>2 Basements + Ground (Part) + Stilt (Part) + 1st Floor (Commercial) + 2nd Floor (Podium) + 3rd to 8th Floors (Residential) + 9th Floor (Recreational Floor) + 11th Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	2 Basements + Ground (Part) + Stilt (Part) + 1 st Floor (Commercial) + 2 nd Floor (Podium) + 3 rd to 8 th Floors (Residential) + 9 th Floor (Recreational Floor) + 10 th to 28 th Upper Floors.	B	2 Basements + Ground (Part) + Stilt (Part) + 1 st Floor (Commercial) + 2 nd Floor (Podium) + 3 rd to 8 th Floors (Residential) + 9 th Floor (Recreational Floor) + 11 th Upper Floors.
Wing	Number of Floors								
A	2 Basements + Ground (Part) + Stilt (Part) + 1 st Floor (Commercial) + 2 nd Floor (Podium) + 3 rd to 8 th Floors (Residential) + 9 th Floor (Recreational Floor) + 10 th to 28 th Upper Floors.								
B	2 Basements + Ground (Part) + Stilt (Part) + 1 st Floor (Commercial) + 2 nd Floor (Podium) + 3 rd to 8 th Floors (Residential) + 9 th Floor (Recreational Floor) + 11 th Upper Floors.								
10.	Corner plot or intermittent plot?	:	Intermittent						
11.	Road facilities	:	Yes						

12.	Type of road available at present	:	B. T. Road		
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.00 Mtr. Wide Road		
14.	Is it a Land – Locked land?	:	No		
15.	Water potentiality	:	Municipal Water supply		
16.	Underground sewerage system	:	Connected to Municipal sewer		
17.	Is Power supply is available in the site	:	Yes		
18.	Advantages of the site	:	Located in developed area		
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No		
Part – A (Valuation of land)					
1	Size of plot	:	Plot area – 5627.73 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)	:	₹ 45,500.00 per Sq. M. for Residential ₹ 32,000.00 per Sq. M. for Land		
5	Assessed / adopted rate of valuation	:	As per table attached to the report		
6	Estimated value of land	:	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)
			5627.73	32000	18,00,87,360
Part – B (Valuation of Building)					
1	Technical details of the building	:			
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential Cum Commercial		
	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	:			
	Wing		Number of Floors		
	A		Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1st Floor (Commercial) + 2nd Floor (Podium) + 3rd to 8th Floors (Residential) + 9th Floor (Recreational Floor) + 10th to 28th Upper Floors.		
	B		Proposed 2 Basements + Ground (Part) + Stilt (Part) + 1st Floor (Commercial) + 2nd Floor (Podium) + 3rd to 8th Floors (Residential) + 9th Floor (Recreational Floor) + 11th 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 Amended Approved Plan No. B2 / BP / 228 / 2022 date 06.10.2022 issued by Executive Engineer Town Planning Nashik Municipal Corporation, Nashik (Number of Copies - Sheet No. 1/18 to 18/18)						
h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>2 Basements + Ground (Part) (Part) + 1st Floor (Commercial Floor (Podium) + 3rd to 8th (Residential) + 9th (Recreational Floor) + 10th Upper Floors.</td> </tr> <tr> <td>B</td> <td>2 Basements + Ground (Part) (Part) + 1st Floor (Commercial Floor (Podium) + 3rd to 8th (Residential) + 9th (Recreational Floor) + 11th Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	2 Basements + Ground (Part) (Part) + 1 st Floor (Commercial Floor (Podium) + 3 rd to 8 th (Residential) + 9 th (Recreational Floor) + 10 th Upper Floors.	B	2 Basements + Ground (Part) (Part) + 1 st Floor (Commercial Floor (Podium) + 3 rd to 8 th (Residential) + 9 th (Recreational Floor) + 11 th Floors.
Wing	Number of Floors							
A	2 Basements + Ground (Part) (Part) + 1 st Floor (Commercial Floor (Podium) + 3 rd to 8 th (Residential) + 9 th (Recreational Floor) + 10 th Upper Floors.							
B	2 Basements + Ground (Part) (Part) + 1 st Floor (Commercial Floor (Podium) + 3 rd to 8 th (Residential) + 9 th (Recreational Floor) + 11 th Floors.							
i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
j) Any other comments by our empanelled valuers on authentic of approved plan	:	No						

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Under Construction
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	

3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation		
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

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

1) A - Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area + Covered Terrace Area in Sq. Ft.	As per Approved Plan Open Terrace Area in Sq. Ft. (25%)	Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft. (Carpet + Balcony) (10%)	Rate per Sq. ft. on Total Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				A	B	C	A + B + C	(A + B) + 10%					
1	301	3	4 BHK	1402	159	335	1896	1717	8300	1,57,36,800	1,49,49,960	1,25,89,440	33000
2	302	3	3 BHK	1011	136	354	1501	1262	8300	1,24,58,300	1,18,35,385	99,66,640	26000
3	303	3	3 BHK	1011	136	63	1210	1262	8300	1,00,43,000	95,40,850	80,34,400	21000
4	304	3	4 BHK	1402	159	183	1744	1717	8300	1,44,75,200	1,37,51,440	1,15,80,160	30000
5	401	4	4 BHK	1402	159	0	1561	1717	8300	1,29,56,300	1,23,08,485	1,03,65,040	27000
6	402	4	3 BHK	1011	136	0	1147	1262	8300	95,20,100	90,44,095	76,16,080	20000
7	403	4	3 BHK	1011	136	0	1147	1262	8300	95,20,100	90,44,095	76,16,080	20000
8	404	4	4 BHK	1402	159	0	1561	1717	8300	1,29,56,300	1,23,08,485	1,03,65,040	27000
9	501	5	4 BHK	1402	159	0	1561	1717	8300	1,29,56,300	1,23,08,485	1,03,65,040	27000
10	502	5	3 BHK	1011	136	0	1147	1262	8300	95,20,100	90,44,095	76,16,080	20000
11	503	5	3 BHK	1011	136	0	1147	1262	8300	95,20,100	90,44,095	76,16,080	20000
12	504	5	4 BHK	1402	159	0	1561	1717	8300	1,29,56,300	1,23,08,485	1,03,65,040	27000
13	601	6	4 BHK	1402	159	0	1561	1717	8350	1,30,34,350	1,23,82,633	1,04,27,480	27000
14	602	6	3 BHK	1011	136	0	1147	1262	8350	95,77,450	90,98,578	76,61,960	20000
15	603	6	3 BHK	1011	136	0	1147	1262	8350	95,77,450	90,98,578	76,61,960	20000
16	604	6	4 BHK	1402	159	0	1561	1717	8350	1,30,34,350	1,23,82,633	1,04,27,480	27000
17	701	7	4 BHK	1402	159	0	1561	1717	8400	1,31,12,400	1,24,56,780	1,04,89,920	27500
18	702	7	3 BHK	1011	136	0	1147	1262	8400	96,34,800	91,53,060	77,07,840	20000
19	703	7	3 BHK	1011	136	0	1147	1262	8400	96,34,800	91,53,060	77,07,840	20000
20	704	7	4 BHK	1402	159	0	1561	1717	8400	1,31,12,400	1,24,56,780	1,04,89,920	27500

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area + Covered Terrace Area in Sq. Ft.	As per Approved Plan Open Terrace Area in Sq. Ft. (25%)	Total Carpet Area in Sq. ft.	Built up Area in Sq. ft. (Carpet + Balcony) (10%)	Rate per Sq. ft. on Total Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				A	B	C	A + B + C	(A + B) + 10%					
21	801	8	4 BHK	1402	159	0	1561	1717	8450	1,31,90,450	1,25,30,928	1,05,52,360	27500
22	802	8	3 BHK	1011	136	0	1147	1262	8450	96,92,150	92,07,543	77,53,720	20000
23	803	8	3 BHK	1011	136	0	1147	1262	8450	96,92,150	92,07,543	77,53,720	20000
24	804	8	4 BHK	1402	159	0	1561	1717	8450	1,31,90,450	1,25,30,928	1,05,52,360	27500
25	1001	10	4 BHK	1402	159	60	1621	1717	8550	1,38,59,550	1,31,66,573	1,10,87,640	29000
26	1002	10	3 BHK	1011	136	47	1194	1262	8550	1,02,08,700	96,98,265	81,66,960	21500
27	1003	10	3 BHK	1011	136	47	1194	1262	8550	1,02,08,700	96,98,265	81,66,960	21500
28	1004	10	4 BHK	1402	159	60	1621	1717	8550	1,38,59,550	1,31,66,573	1,10,87,640	29000
29	1101	11	4 BHK	1402	159	0	1561	1717	8600	1,34,24,600	1,27,53,370	1,07,39,680	28000
30	1102	11	3 BHK	1011	136	0	1147	1262	8600	98,64,200	93,70,990	78,91,360	20500
31	1103	11	3 BHK	1011	136	0	1147	1262	8600	98,64,200	93,70,990	78,91,360	20500
32	1104	11	4 BHK	1402	159	0	1561	1717	8600	1,34,24,600	1,27,53,370	1,07,39,680	28000
33	1201	12	4 BHK	1402	159	0	1561	1717	8650	1,35,02,650	1,28,27,518	1,08,02,120	28000
34	1202	12	4 BHK	1402	374	310	2086	1954	8650	1,80,43,900	1,71,41,705	1,44,35,120	37500
35	1203	12	4 BHK	1402	374	310	2086	1954	8650	1,80,43,900	1,71,41,705	1,44,35,120	37500
36	1204	12	4 BHK	1402	159	0	1561	1717	8650	1,35,02,650	1,28,27,518	1,08,02,120	28000
37	1301	13	4 BHK	1402	159	0	1561	1717	8700	1,35,80,700	1,29,01,665	1,08,64,560	28500
38	1302	13	4 BHK	1402	374	0	1776	1954	8700	1,54,51,200	1,46,78,640	1,23,60,960	32000
39	1303	13	4 BHK	1402	374	0	1776	1954	8700	1,54,51,200	1,46,78,640	1,23,60,960	32000
40	1304	13	4 BHK	1402	159	0	1561	1717	8700	1,35,80,700	1,29,01,665	1,08,64,560	28500
41	1401	14	4 BHK	1402	159	0	1561	1717	8750	1,36,58,750	1,29,75,813	1,09,27,000	28500
42	1402	14	4 BHK	1402	346	0	1748	1923	8750	1,52,95,000	1,45,30,250	1,22,36,000	32000
43	1403	14	4 BHK	1402	346	0	1748	1923	8750	1,52,95,000	1,45,30,250	1,22,36,000	32000
44	1404	14	4 BHK	1402	159	0	1561	1717	8750	1,36,58,750	1,29,75,813	1,09,27,000	28500
45	1501	15	4 BHK	1402	159	0	1561	1717	8800	1,37,36,800	1,30,49,960	1,09,89,440	28500
46	1502	15	4 BHK	1402	317	0	1719	1891	8800	1,51,27,200	1,43,70,840	1,21,01,760	31500
47	1503	15	4 BHK	1402	317	0	1719	1891	8800	1,51,27,200	1,43,70,840	1,21,01,760	31500
48	1504	15	4 BHK	1402	159	0	1561	1717	8800	1,37,36,800	1,30,49,960	1,09,89,440	28500
49	1601	16	4 BHK	1402	159	0	1561	1717	8850	1,38,14,850	1,31,24,108	1,10,51,880	29000
50	1602	16	4 BHK	1402	289	0	1691	1860	8850	1,49,65,350	1,42,17,083	1,19,72,280	31000
51	1603	16	4 BHK	1402	289	0	1691	1860	8850	1,49,65,350	1,42,17,083	1,19,72,280	31000
52	1604	16	4 BHK	1402	159	0	1561	1717	8850	1,38,14,850	1,31,24,108	1,10,51,880	29000
53	1701	17	4 BHK	1402	159	0	1561	1717	8900	1,38,92,900	1,31,98,255	1,11,14,320	29000
54	1702	17	4 BHK	1402	260	0	1662	1828	8900	1,47,91,800	1,40,52,210	1,18,33,440	31000
55	1703	17	4 BHK	1402	260	0	1662	1828	8900	1,47,91,800	1,40,52,210	1,18,33,440	31000
56	1704	17	4 BHK	1402	159	0	1561	1717	8900	1,38,92,900	1,31,98,255	1,11,14,320	29000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area + Covered Terrace Area in Sq. Ft.	As per Approved Plan Open Terrace Area in Sq. Ft. (25%)	Total Carpet Area in Sq. ft.	Built up Area in Sq. ft. (Carpet + Balcony) (10%)	Rate per Sq. ft. on Total Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				A	B	C	A + B + C	(A + B) + 10%					
57	1801	18	4 BHK	1402	159	0	1561	1717	8950	1,39,70,950	1,32,72,403	1,11,76,760	29000
58	1802	18	4 BHK	1402	232	0	1634	1797	8950	1,46,24,300	1,38,93,085	1,16,99,440	30500
59	1803	18	4 BHK	1402	232	0	1634	1797	8950	1,46,24,300	1,38,93,085	1,16,99,440	30500
60	1804	18	4 BHK	1402	159	0	1561	1717	8950	1,39,70,950	1,32,72,403	1,11,76,760	29000
61	1901	19	4 BHK	1402	159	0	1561	1717	9000	1,40,49,000	1,33,46,550	1,12,39,200	29500
62	1902	19	4 BHK	1402	203	0	1605	1766	9000	1,44,45,000	1,37,22,750	1,15,56,000	30000
63	1903	19	4 BHK	1402	203	0	1605	1766	9000	1,44,45,000	1,37,22,750	1,15,56,000	30000
64	1904	19	4 BHK	1402	159	0	1561	1717	9000	1,40,49,000	1,33,46,550	1,12,39,200	29500
65	2001	20	4 BHK	1402	159	0	1561	1717	9050	1,41,27,050	1,34,20,698	1,13,01,640	29500
66	2002	20	4 BHK	1402	187	0	1589	1748	9050	1,43,80,450	1,36,61,428	1,15,04,360	30000
67	2003	20	4 BHK	1402	187	0	1589	1748	9050	1,43,80,450	1,36,61,428	1,15,04,360	30000
68	2004	20	4 BHK	1402	159	0	1561	1717	9050	1,41,27,050	1,34,20,698	1,13,01,640	29500
69	2101	21	4 BHK	1402	159	0	1561	1717	9100	1,42,05,100	1,34,94,845	1,13,64,080	29500
70	2102	21	4 BHK	1402	187	0	1589	1748	9100	1,44,59,900	1,37,36,905	1,15,67,920	30000
71	2103	21	4 BHK	1402	187	0	1589	1748	9100	1,44,59,900	1,37,36,905	1,15,67,920	30000
72	2104	21	4 BHK	1402	159	0	1561	1717	9100	1,42,05,100	1,34,94,845	1,13,64,080	29500
73	2201	22	4 BHK	1402	159	0	1561	1717	9150	1,42,83,150	1,35,68,993	1,14,26,520	30000
74	2202	22	4 BHK	1402	187	0	1589	1748	9150	1,45,39,350	1,38,12,383	1,16,31,480	30500
75	2203	22	4 BHK	1402	187	0	1589	1748	9150	1,45,39,350	1,38,12,383	1,16,31,480	30500
76	2204	22	4 BHK	1402	159	0	1561	1717	9150	1,42,83,150	1,35,68,993	1,14,26,520	30000
77	2301	23	4 BHK	1402	159	0	1561	1717	9200	1,43,61,200	1,36,43,140	1,14,88,960	30000
78	2302	23	4 BHK	1402	203	0	1605	1766	9200	1,47,66,000	1,40,27,700	1,18,12,800	31000
79	2303	23	4 BHK	1402	203	0	1605	1766	9200	1,47,66,000	1,40,27,700	1,18,12,800	31000
80	2304	23	4 BHK	1402	159	0	1561	1717	9200	1,43,61,200	1,36,43,140	1,14,88,960	30000
81	2401	24	4 BHK	1402	159	0	1561	1717	9250	1,44,39,250	1,37,17,288	1,15,51,400	30000
82	2402	24	4 BHK	1402	232	0	1634	1797	9250	1,51,14,500	1,43,58,775	1,20,91,600	31500
83	2403	24	4 BHK	1402	232	0	1634	1797	9250	1,51,14,500	1,43,58,775	1,20,91,600	31500
84	2404	24	4 BHK	1402	159	0	1561	1717	9250	1,44,39,250	1,37,17,288	1,15,51,400	30000
85	2501	25	4 BHK	1402	159	0	1561	1717	9300	1,45,17,300	1,37,91,435	1,16,13,840	30000
86	2502	25	4 BHK	1402	260	0	1662	1828	9300	1,54,56,600	1,46,83,770	1,23,65,280	32000
87	2503	25	4 BHK	1402	260	0	1662	1828	9300	1,54,56,600	1,46,83,770	1,23,65,280	32000
88	2504	25	4 BHK	1402	159	0	1561	1717	9300	1,45,17,300	1,37,91,435	1,16,13,840	30000
89	2601	26	4 BHK	1402	159	0	1561	1717	9350	1,45,95,350	1,38,65,583	1,16,76,280	30500
90	2602	26	4 BHK	1402	289	0	1691	1860	9350	1,58,10,850	1,50,20,308	1,26,48,680	33000
91	2603	26	4 BHK	1402	289	0	1691	1860	9350	1,58,10,850	1,50,20,308	1,26,48,680	33000
92	2604	26	4 BHK	1402	159	0	1561	1717	9350	1,45,95,350	1,38,65,583	1,16,76,280	30500

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area + Covered Terrace Area in Sq. Ft.	As per Approved Plan Open Terrace Area in Sq. Ft. (25%)	Total Carpet Area in Sq. ft.	Built up Area in Sq. ft. (Carpet + Balcony) (10%)	Rate per Sq. ft. on Total Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				A	B	C	A + B + C	(A + B) + 10%					
93	2701	27	4 BHK	1402	159	0	1561	1717	9400	1,46,73,400	1,39,39,730	1,17,38,720	30500
94	2702	27	4 BHK	1402	317	0	1719	1891	9400	1,61,58,600	1,53,50,670	1,29,26,880	33500
95	2703	27	4 BHK	1402	317	0	1719	1891	9400	1,61,58,600	1,53,50,670	1,29,26,880	33500
96	2704	27	4 BHK	1402	159	0	1561	1717	9400	1,46,73,400	1,39,39,730	1,17,38,720	30500
97	2801	28	4 BHK	1402	159	0	1561	1717	9450	1,47,51,450	1,40,13,878	1,18,01,160	30500
98	2802	28	4 BHK	1402	346	0	1748	1923	9450	1,65,18,600	1,56,92,670	1,32,14,880	34500
99	2803	28	4 BHK	1402	346	0	1748	1923	9450	1,65,18,600	1,56,92,670	1,32,14,880	34500
100	2804	28	4 BHK	1402	159	0	1561	1717	9450	1,47,51,450	1,40,13,878	1,18,01,160	30500
Total				133944	19332	1769	155045	168604		1,37,43,03,900	1,30,55,88,705	1,09,94,43,120	

2) B – Wing:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area + Covered Terrace Area in Sq. Ft.	As per Approved Plan Open Terrace Area in Sq. Ft. (25%)	Total Carpet Area in Sq. ft.	Built up Area in Sq. ft. (10%)	Rate per Sq. ft. on Total Carpet Area in ₹	Fair Market Value in ₹	Realizable Value in ₹	Distress Sale Value in ₹	Expected Rent per month in ₹
				A	B	C	A + B + C	(A + B)					
1	301	3	3 BHK	958	122	353	1433	1188	8300	1,18,93,900	1,12,99,205	95,15,120	25000
2	302	3	3 BHK	997	122	62	1181	1231	8300	98,02,300	93,12,185	78,41,840	20500
3	401	4	3 BHK	958	122	0	1080	1188	8300	89,64,000	85,15,800	71,71,200	18500
4	402	4	3 BHK	997	122	0	1119	1231	8300	92,87,700	88,23,315	74,30,160	19500
5	501	5	3 BHK	958	122	0	1080	1188	8300	89,64,000	85,15,800	71,71,200	18500
6	502	5	3 BHK	997	122	0	1119	1231	8300	92,87,700	88,23,315	74,30,160	19500
7	601	6	3 BHK	958	122	0	1080	1188	8350	90,18,000	85,67,100	72,14,400	19000
8	602	6	3 BHK	997	122	0	1119	1231	8350	93,43,650	88,76,468	74,74,920	19500
9	701	7	3 BHK	958	122	0	1080	1188	8400	90,72,000	86,18,400	72,57,600	19000
10	702	7	3 BHK	997	122	0	1119	1231	8400	93,99,600	89,29,620	75,19,680	19500
11	801	8	3 BHK	958	122	0	1080	1188	8450	91,26,000	86,69,700	73,00,800	19000
12	802	8	3 BHK	997	122	0	1119	1231	8450	94,55,550	89,82,773	75,64,440	19500
13	1001	10	3 BHK	958	291	47	1296	1374	8550	1,10,80,800	1,05,26,760	88,64,640	23000
14	1002	10	3 BHK	997	291	47	1335	1417	8550	1,14,14,250	1,08,43,538	91,31,400	24000
15	1101	11	3 BHK	958	408	42	1408	1503	8600	1,21,08,800	1,15,03,360	96,87,040	25000
16	1102	11	3 BHK	997	408	42	1447	1546	8600	1,24,44,200	1,18,21,990	99,55,360	26000
Total				15640	2862	593	19095	20352		16,06,62,450	15,26,29,328	12,85,29,960	

Summary of the Project:

Wing	Comp. / Total Number of Flat	Total Carpet Area in Sq. Ft.	Total Built up Area in Sq. Ft.	Fair Market Value in (₹)	Realizable Value in (₹)	Distress Sale Value in (₹)
A	3 BHK – 16 4 BHK – 84 Total - 100	155045	168604	1,37,43,03,900.00	1,30,55,88,705.00	1,09,94,43,120.00
B	3 BHK - 16	19095	20352	16,06,62,450.00	15,26,29,328.00	12,85,29,960.00
Total	116	174140	188956	1,53,49,66,350.00	1,45,82,18,033.00	1,22,79,73,080.00

Particulars	Market Value (₹)
Fair Market Value as on date	1,53,49,66,350.00
Realizable Value as on date	1,45,82,18,033.00
Distress Sale Value as on date	1,22,79,73,080.00
Cost of Construction (Total Built up area x Rate) 188956 Sq. Ft. x ₹ 2500.00	47,23,90,000.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost of Construction	Cost of construction as of today
A & B	10	188956	47,23,90,000.00	4,72,39,000.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is in progress
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 is in progress
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 is in progress
2. Separate lumber room	
3. Separate water tank / sump	

4.	Trees, gardening	:	
	Total		

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

Total abstract of the entire property ®

Part – A	Land	:	As per table attached to the report	
Part – B	Building	:		
	Land development			
Part – C	Compound wall	:		
Part - D	Amenities	:		
Part – E	Pavement	:		
Part – F	Services	:		
Fair Market Value as on date in ₹		:		₹ 1,53,49,66,350.00
Realizable Value as on date in ₹		:		₹ 1,45,82,18,033.00
Distress Sale Value as on date in ₹		:		₹ 1,22,79,73,080.00

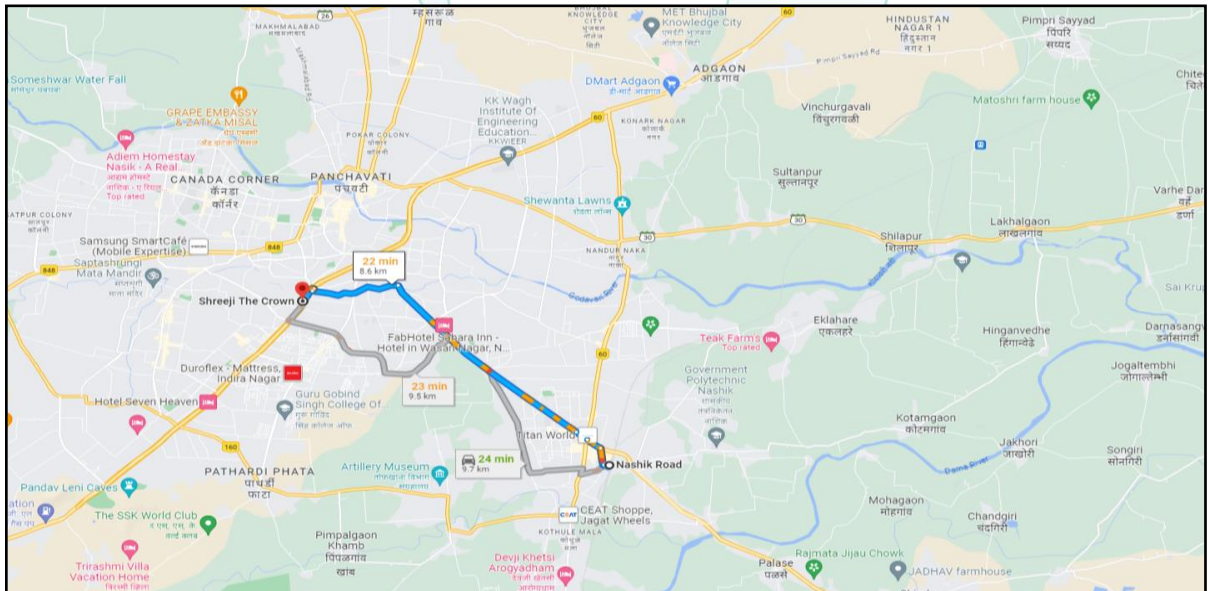
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 8,000.00 to ₹ 10,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development commercial and residential application in the locality etc. We estimate ₹ 8,300.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°59'02.2"N 73°46'56.4"E

Note: The Blue line shows the route to site from nearest Railway Station (Nashik– 8.6 Km.)

Ready Reckoner Rate

Government of Maharashtra
Annual Statement of Rates
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: Nashik

Select Taluka: Nashik

Select Village: Mauje Nashik - Gavthan, No. R. Yo. N

Search By: Survey No. Location

Enter Survey No: Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
1.3.1-नविन मुंबई आशा मार्ग (नासडी नदी ते कॅनॉल)	32000	45500	52320	60800	0	चौ. मीटर	सर्वेक्षण नंबर

Think.Innovate.Create


Price Indicators

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale In Nashik > Flats for Sale In Nashik > Flats for Sale In Govind Nagar > 3 BHK Flats for Sale In Govind Nagar > 1708 Sq-ft




₹1.13 Cr
EMI - ₹ 51k
[Get pre-approved loan](#)
✓ ZERO BROKERAGE

3 BHK 1708 Sq-ft Flat For Sale [Govind Nagar, Nashik](#)



3 Beds
2 Baths
Unfurnished

Super Built-Up Area 1708 sqft ▾ ₹ 6,616/sqft	Developer Shreeji Group	Project Shreeji The Crown
Transaction Type New Property	Status Under Construction	Additional Rooms 1 Store Room
Lifts 3	Furnished Status Unfurnished	

+7 Photos

Last contact made 6 days ago

Contact Builder


Download Brochure

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale In Nashik > Flats for Sale In Nashik > Flats for Sale In Govind Nagar > 3 BHK Flats for Sale In Govind Nagar > 1671 Sq-ft




₹1.11 Cr
EMI - ₹ 50k
[How much loan can I get?](#)
✓ ZERO BROKERAGE

3 BHK 1671 Sq-ft Flat For Sale [Govind Nagar, Nashik](#)



3 Beds
2 Baths
Unfurnished

Super Built-Up Area 1671 sqft ▾ ₹ 6,643/sqft	Developer Shreeji Group	Project Shreeji The Crown
Transaction Type New Property	Status Under Construction	Additional Rooms 1 Store Room
Lifts 3	Furnished Status Unfurnished	

+7 Photos

Price Indicators

magicbricks Login Post Property FREE

Buy Rent Sell Home Loans Property Services MB Advice NEW Help 20% OFF on Home Shifting

Home > Projects In Nashik > Projects In Govind Nagar,Nashik > Shreeji The Crown

OR 93A SECTOR 93B SECTOR 137 SEC View on Map Om Sai Hospital

Download Brochure Follow 13 Photos

REERA APPROVED

Overview Properties About Project Amenities Floor Plan & Units Project Details About Locality Properties' Snapshot

Shreeji The Crown

By Shreeji Group
Govind Nagar, Nashik

Under Construction Possession by Aug, 2026

₹ 1.08 Cr - ₹ 1.57 Cr
3,4 BHK Flats

Contact Now Download Brochure

Write a review

Looking for a Property in Shreeji The Crown

I am Individual Agent

Name

Email

IND +91 Mobile Number

I Agree to MagicBricks' Terms of Use

BUY RENT

All 3 BHK 4 BHK

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale In Nashik > Flats for Sale In Nashik > Flats for Sale In Govind Nagar > 3 BHK Flats for Sale In Govind Nagar > 1621 Sq-ft

₹1.08 Cr EMI - ₹ 49k | How much loan can I get? ZERO BROKERAGE

3 BHK 1621 Sq-ft Flat For Sale Govind Nagar, Nashik

3 Beds | 2 Baths | Unfurnished

Super Built-Up Area
1621 sqft
₹ 6,663/sqft

Developer
Shreeji Group

Project
Shreeji The Crown

Transaction Type
New Property

Status
Under Construction

Additional Rooms
1 Store Room

Lifts
3

Furnished Status
Unfurnished

+7 Photos





Price Indicators

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property In Nashik > Flats for Sale In Nashik > Flats for Sale In Govind Nagar > 4 BHK > 2388 Sq-ft

₹1.57 Cr EMI - ₹ 71k | [How much loan can I get?](#) ✓ ZERO BROKERAGE

4 BHK 2388 Sq-ft Flat For Sale **Govind Nagar, Nashik**

+7 Photos

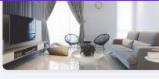
4 Beds | 3 Baths | Unfurnished

<p style="font-size: 0.8em;">Super Built-Up Area</p> <p>2388 sqft ▾</p> <p>₹ 6,575/sqft</p>	<p style="font-size: 0.8em;">Developer</p> <p>Shreeji Group</p>	<p style="font-size: 0.8em;">Project</p> <p>Shreeji The Crown</p>
<p style="font-size: 0.8em;">Transaction Type</p> <p>New Property</p>	<p style="font-size: 0.8em;">Status</p> <p>Under Construction</p>	<p style="font-size: 0.8em;">Additional Rooms</p> <p>1 Store Room</p>
<p style="font-size: 0.8em;">Lifts</p> <p>3</p>	<p style="font-size: 0.8em;">Furnished Status</p> <p>Unfurnished</p>	

HOUSING.COM
Buy In Nashik ▾

+ Add

POPULAR PROJECT



blue lotus, Radha Vasudev Batavia Nagar, Govind Nagar, Nashik

Avg. Price
₹4.35 K/sq.ft

Home / Nashik / Govind Nagar / Shreeji The Crown Last updated: Sep 29, 2023

Shreeji The Crown

By SHREEJI GROUP

Govind Nagar, Mumbai Naka, Nashik

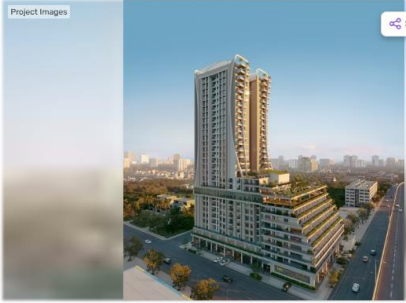
₹1.08 Cr - 1.57 Cr

EMI starts at ₹53.62 K

All Inclusive Prices

Contact Developer

Project Images



3, 4 BHK Apartments Configurations

Aug. 2026 Possession Starts

Price on request Avg. Price

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

Price Indicators

HOMES247
India's Favourite Property Portal

Nashik Enter a location, builder, project

Home > New Projects in Nashik > Properties in Nashik > New Projects in Govind Nagar > Shreeji The Crown

Shreeji The Crown
by **Shreeji Group** Builder and Developer

No Rating ★ ★ ★ ★ ★

STATUS **UP COMING** Write a review

Govind Nagar, Nashik

3, 4 BHK Apartments	1516 - 2359sq.ft Super Built-up	₹ 95.34 L - 1.48 Cr Price
-------------------------------	---	-------------------------------------

magicbricks Buy Rent Sell Home Loans

Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Govind Nagar > 3 BHK Flats for Sale in Govind Nagar > 1621 Sq-ft.

₹1.08 Cr EMI - ₹ 49k | How much loan can I get? **ZERO BROKERAGE**

3 BHK 1621 Sq-ft Flat For Sale **Govind Nagar, Nashik**

3 Beds | 2 Baths | Unfurnished

Super Built-Up Area 1621 sqft ₹ 6,663/sqft	Developer Shreeji Group	Project Shreeji The Crown
Transaction Type New Property	Status Under Construction	Additional Rooms 1 Store Room
Lifts 3	Furnished Status Unfurnished	

Price Indicators

Projects nearby Locality

magicbricks


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

Home > Property for Sale In Nashik > Flats for Sale In Nashik > Flats for Sale In Govind Nagar > 3 BHK Flats for Sale In Govind Nagar > 1428 Sq-ft

Save Time & Money with **MB Prime**
Find the right Property by calling Upto 35 Owners directly
Join Prime 🎁 50% OFF

₹ 68.5 Lac [EMI - ₹ 31k](#) | [How much loan can I get?](#)

1428 Sq-ft 3 BHK Flat For Sale in **Govind Nagar, Nashik**



3 Beds
3 Baths
3 Balconies
1 Covered Parking

Super Built-Up Area
1428 sqft
₹ 4,797/sqft

Floor
7 (Out of 7 Floors)


Transaction Type
Resale

Facing
East

Furnished Status
Unfurnished

Car Parking
1 Covered

Age Of Construction
Under Construction



+4 Photos

✔ East Facing Property

Contact Owner
Get Phone No.
Last contact made 2 days ago

More Details

Price Breakup	₹ 68.5 Lac
Booking Amount	₹ 5.0 Lac
Address	Opp tp govind nagar sadashiv nagar near city centre link road nashik, Govind Nagar,


magicbricks

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

Home > Property for sale In Nashik > Flats for Sale In Nashik > Flats for Sale In Govind Nagar > 2 BHK Flats for Sale In Govind Nagar > 1169 Sq-ft

₹ 69.4 Lac [EMI - ₹ 31k](#) | [Get pre-approved loan](#) ✔ ZERO BROKERAGE

2 BHK 1169 Sq-ft Flat For Sale **Govind Nagar, Nashik**



2 Beds
2 Baths
1 Covered Parking
Unfurnished

Super Built-Up Area
1169 sqft
₹ 5,933/sqft

Developer
Shreeji Group

Project
Shreeji Celestia

Transaction Type
New Property


Status
Under Construction

Additional Rooms
1 Study Room

Lift
1

Furnished Status
Unfurnished

Car Parking
1 Covered



+7 Photos


Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property for Sale In Nashik > Flats for Sale In Nashik > Flats for Sale In Govind Nagar > 3 BHK Flats for Sale In Govind Nagar > 1721 Sq-ft




₹1.12 Cr EMI - ₹ 51k | [Get pre-approved loan](#) ✔ ZERO BROKERAGE

3 BHK 1721 Sq-ft Flat For Sale **Govind Nagar, Nashik**



3 Beds | **3 Baths** | **1 Covered Parking** | **Unfurnished**

Super Built-Up Area 1721 sqft ▾ ₹ 6,508/sqft	Developer Shreeji Group	Project Shreeji Celestia
Transaction Type New Property	Status Under Construction	Additional Rooms 1 Study Room
Lift 1	Furnished Status Unfurnished	Car Parking 1 Covered


+6 Photos

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property In Nashik > House for Sale In Nashik > House for Sale In Govind Nagar > 3 BHK > 1489 Sq-ft




₹81.9 Lac EMI - ₹ 37k | [Can I afford it?](#)

3 BHK Owner Residential House For Sale **Govind Nagar, Nashik**



3 Beds | **2 Baths** | **2 Balconies** | **Unfurnished**

Carpet Area 957 sqft ▾ ₹ 8,557/sqft	Floor 5 (Out of 5 Floors)	Transaction Type New Property
Facing North	Furnished Status Unfurnished	Age Of Construction Under Construction

+3 Photos

✔ Newly Constructed Property

Contact Owner

Get Phone No.

Last contact made 4 days ago

More Details

Price Breakup	₹ 81.9 Lac
Booking Amount	₹ 100000
Address	SOHAMS ELYSIAN, Murlidhar Vajre Nagar, Govind Nagar, Nashik, Maharashtra 422009, Govind Nagar, Nashik, Maharashtra
Landmarks	Behind Ashwini hospital

Price Indicators Projects nearby Locality


magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for Sale In Nashik > Flats for Sale In Nashik > Flats for Sale In Mumbai Agra National Highway > 3 BHK Flats for Sale In Mumbai Agra National Highway > 1980 Sq-ft

₹1.29 Cr EMI - ₹ 58k | [How much loan can I get?](#)

1980 Sq-ft 3 BHK Flat For Sale in **Mumbai Agra National Highway, Nashik**

3 Beds | 3 Baths | 4 Balconies | Unfurnished



+4 Photos

Carpet Area 1200 sqft ▾ ₹ 10,750/sqft	Floor 1 (Out of 7 Floors)	Transaction Type New Property
Additional Rooms 1 Store Room	Facing East	Furnished Status Unfurnished
Type Of Ownership Freehold	Age Of Construction Under Construction	

East Facing Property
 Newly Constructed Property

Contact Owner

Get Phone No.

Last contact made 12 days ago

More Details

Price Breakup	₹1.29 Cr
Booking Amount	₹100000
Address	sr. 955 plot no 21, Bh. Roongta Bellavista, Bhujbal Firm, Mumbai Agra Highway, Mumbai Agra National Highway, Nashik, Maharashtra

HOUSING.com
Buy In Nashik ▾
Govind Nagar X
+ Add

Home / Nashik / Govind Nagar / Apartment for Sale in Govind Nagar / 3 BHK Flat

3 BHK Flat


By BELLE VUE INFRA


Belle Vue Isle, Radha Vasudev Batavia Nagar, Govind Nagar, Nashik

₹84.43 L EMI starts at ₹4191 K

₹5.50 K/sq.ft

Contact Seller





1535 sq.ft
Build Up Area

₹5.50 K/sq.ft
Avg. Price

3 BHK
Configuration

9th Jan, 2024
Possession status

Middle 1
of 5 floors

Unfurnished
Furnishing

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

Place: Nashik

Date: 10.10.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign. [®]

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)

Think.Innovate.Create

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 07.10.2023. 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 Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Shreeji Life Space
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, Satpur Nashik Branch to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Swapnil Wagh – Site Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 07.10.2023 Valuation Date - 10.10.2023 Date of Report - 10.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 07.10.2023
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 **10th 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. Shreeji Life Space**. 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. Shreeji Life Space**. 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.

Think.Innovate.Create

Director

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