

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

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|---|--|---|--|
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-  **Regd. Office** : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
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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.)
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Our Pan India Presence at :

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

To,

**The Branch Manager,
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% |
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| | | | | |
|------|---|--------------------------------------|---|---|
| | <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 CHARACTERISTICS 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: | | | | | | |
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| 10. | Corner plot or intermittent plot? | : | Intermittent | | | | | | |
| 11. | Road facilities | : | Yes | | | | | | |

| | | | | | |
|---|---|---|---|-----------------------|---------------------|
| 12. | Type of road available at present | : | B. T. Road | | |
| 13. | Width of road – is it below 20 ft. or more than 20 ft. | : | 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 | | |
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| | 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. |
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| 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 | : | |

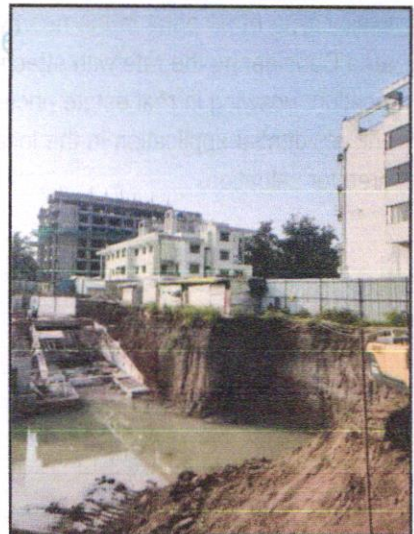
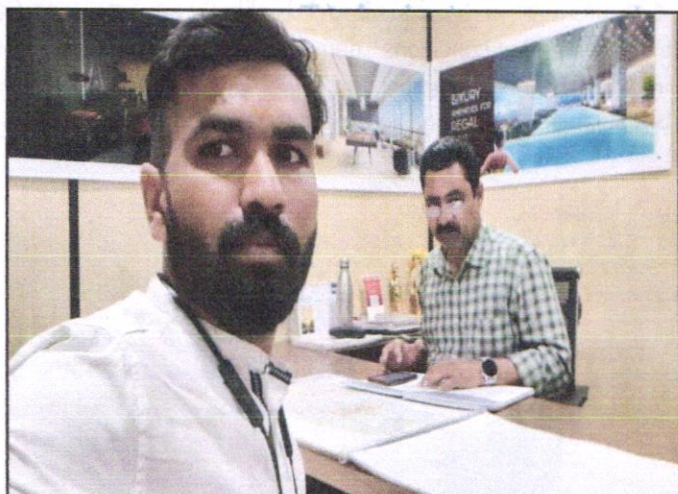
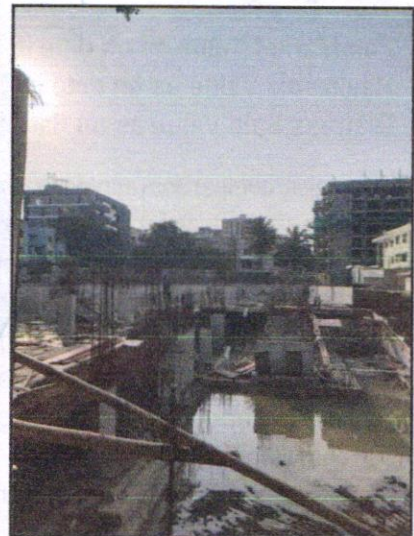
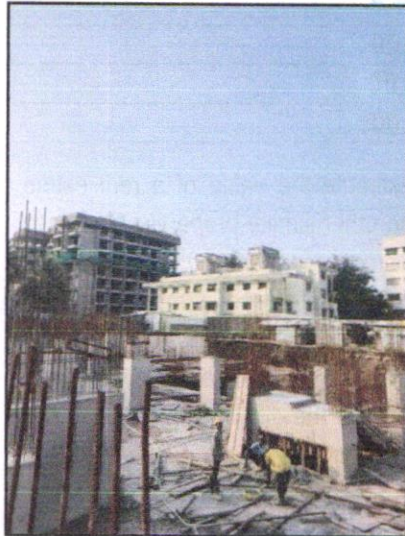
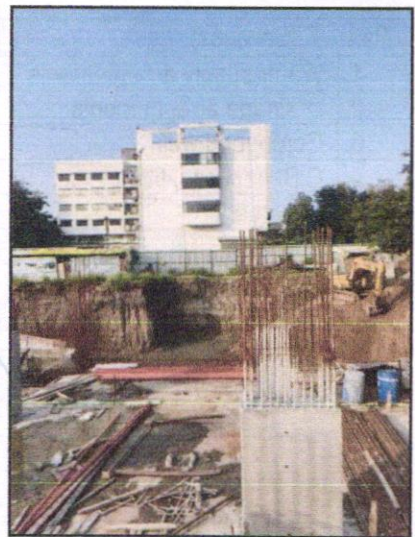
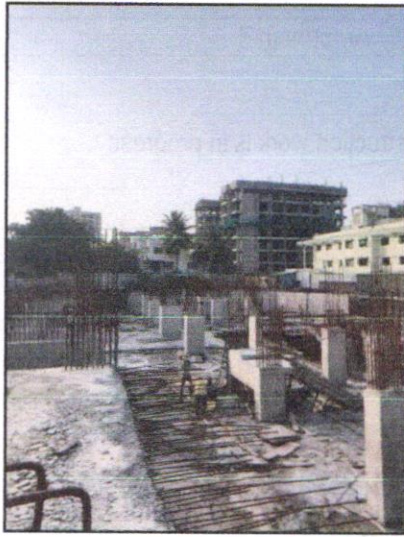
Total abstract of the entire property

| | | | | |
|--|------------------|---|-------------------------------------|----------------------------|
| 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.

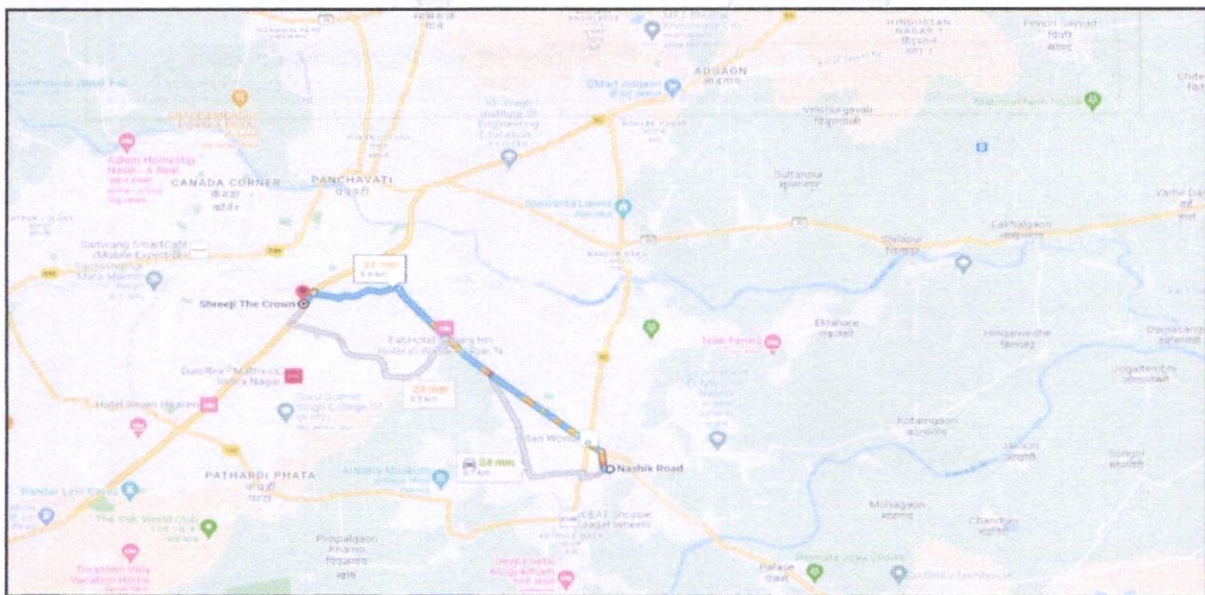


Actual Site Photographs



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.)



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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: 604 Search

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

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Price Indicators

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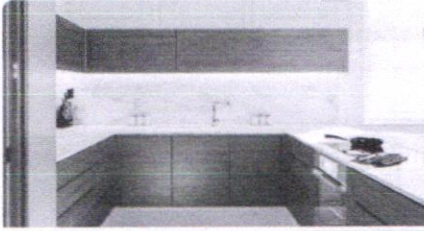
Home > Property for Sale in Nashik > Flats for Sale in Nashik > Flats for Sale in Govind Nagar > 3 BHK Flats for Sale in Govind Nagar > 1708 Sq-ft

₹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

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

Contact Builder

Download Brochure

Last contact made 6 days ago

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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

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

Contact Builder

Download Brochure

Last contact made 6 days ago

Price Indicators

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

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

Properties in Shreeji The Crown
BUY RENT
All 3 BHK 4 BHK

Looking for a Property in Shreeji The Crown
Form: Name, Email, Mobile Number

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 ₹ 6663/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



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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**

4 Beds 3 Baths Unfurnished

Super Built-Up Area
2388 sqft
₹ 6,575/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

HOUSING.COM Buy in Nashik Govind Nagar

PROJECT

Blue Lotus, 142th Vastuon, Satara Nagar, Govind Nagar, Nashik

₹1.08 Cr - 1.57 Cr
EMI starts at ₹53,62 K

By **SHREEJI GROUP**

Govind Nagar, Mumbai Naka, Nashik

Contact Developer

Project Images

3, 4 BHK Apartments Configurations

Aug. 2026 Possession Starts

Price on request Avg. Price

162100 sq.ft. - 2388.00 sq... (Builtup Area) Sizes

30 more

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 ★ ★ ★ ★ ★
Write a review

STATUS UP COMING
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 | |

+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 > 1428 Sq-ft

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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



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Price Indicators Projects nearby Locality

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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 > 1428 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

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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**

+4 Photos

| | | | |
|--|--|---|--------------------|
| 3 Beds | 3 Baths | 4 Balconies | Unfurnished |
| 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
428

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

3 BHK Flat


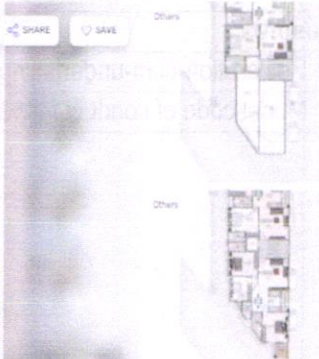
By BELLEVUE NIRA

Sole V/Sale: Radha Vasudev Batavia Nagar, Govind Nagar, Nashik

₹ 84.43 L EMI starts at ₹ 41.91 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

(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.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9827bdc4fad35dc03e0c131e06839150073d3d441333
115279b17a18b5652, postalC=IN, postalE=manoj.chalikwar@vastukala.com,
serialNumber=4195d5d6db6cc896952a52f002104601, cn=MANOJ BABURAO CHALIKWAR,
394c28f2e29a327b625b6c, crn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.10 16:53:06 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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