

# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Ambit Vista"**

"Ambit Vista", Proposed S. R. Scheme on Plot Bearing C.T.S. Nos. 2046 & 2048, 2049 of Village – Vile Parle (East) & C.T.S. No. 5 of Village – Bandra / Ward, Final Plot No. 137, 138 & 139 of Santacruz TPS – V, Prabhat Colony Road No. 4, Yoga Institute Road, Near Yoga Ashram, Santacruz (East), Mumbai, PIN - 400 055, State - Maharashtra, Country - India

Latitude Longitude: 19°05'06.4"N 72°50'38.2"E

## Valuation Done for:

### **State Bank of India**

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



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

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

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

## MASTER VALUATION REPORT OF "Ambit Vista"

**"Ambit Vista", Proposed S. R. Scheme on Plot Bearing C.T.S. Nos. 2046 & 2048, 2049 of Village – Vile Parle (East) & C.T.S. No. 5 of Village – Bandra / Ward, Final Plot No. 137, 138 & 139 of Santacruz TPS – V, Prabhat Colony Road No. 4, Yoga Institute Road, Near Yoga Ashram, Santacruz (East), Mumbai, PIN - 400 055, State - Maharashtra, Country - India**

**Latitude Longitude: 19°05'06.4"N 72°50'38.2"E**

### NAME OF DEVELOPER: M/s. Ambit Builders & Developers

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **16<sup>th</sup> October 2023** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at "Ambit Vista", Proposed S. R. Scheme on Plot Bearing C.T.S. Nos. 2046 & 2048, 2049 of Village – Vile Parle (East) & C.T.S. No. 5 of Village – Bandra / Ward, Final Plot No. 137, 138 & 139 of Santacruz TPS – V, Prabhat Colony Road No. 4, Yoga Institute Road, Near Yoga Ashram, Santacruz (East), Mumbai, PIN - 400 055, State - Maharashtra, Country - India. It is about 1.1 Km. travel distance from Santacruz Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. 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. Ambit Builders & Developers	
Project Registration Number	Project	RERA Project Number
	Ambit Vista	P51800052265
Register office address	M/s. Ambit Builders & Developers Office No. 201-203, "Vinay Bhavya Complex", CST Road, Kalina, Santacruz (East), Mumbai - 400 098, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Bharat Khetani (Builder Person - Mobile No. 72082 53777 / 96642 35166) Mr. Karan Sharma (Builder Person – Mobile No. 9819967267)	
E – mail ID & Website	sharad.aran@ambitrealtors.com, www.ambitrealtors.com	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Divine Grace CHSL
On or towards South	Yoga Institute Road
On or towards East	Sai Baba CHSL
On or towards West	Shri Krishna Hanuman Mandir & Yoga Institue



### Our Pan India Presence at :

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

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

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

To,

**The Branch Manager,  
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block,  
Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I		General	
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 16.10.2023
	b)	Date on which the valuation is made	: 20.10.2023
3.	List of documents produced for perusal		
	1. Copy of Report Legal Title Report & Search Report date 10.07.2023 issued by Adv. Law Origin		
	2. Copy of Development Agreement date 26.08.2020 b/w. Santacruz Mangal Murti CHSL (the Society) AND M/s. Ambit Builders & Developers (the Developer)		
	3. Copy of Deed of Partnership date 22.01.2020 b/w. Mr. Rajendra P. Sharma (Party of the First Part) AND Mr. Sahil Rajendra Sharma (Party of the Second Part) & others Part Partnership under the name and style of M/s. Ambit Builders & Developers		
	4. Copy of CA Certificate date 01.08.2023 issued by Mallawat & Associates Chartered Accountants		
	5. Copy of Architect's Certificate date 22.06.2023 issued by Ar. Suraj M. Sawant		
	6. Copy of Engineer Certificate date 03.07.2023 issued by Eng. Mistry Mohammed Akram (As per RERA Certificate)		
	7. Copy of NOC from Fire Fighting & Fire Protection No. FB / R-III / 51 date 15.11.2022 issued by MCGM Fire Brigade		
	8. Copy of NOC for Height Clearance No. JUHU / WEST / B / 080322 / 687963 date 12.09.2022 issued by Airports Authority of India		
	9. Copy of MAHARERA Registration Certificate of Project No. P51800052265 issued by Maharashtra Real Estate Regulatory Authority date 09.08.2023. Last Modified date 17.10.2023		
	10. Copy of SRA Letter No. HE / MHADA & STGOVT / 0002 / 20201110 / AP / COM dated 07.09.2022 issued by Slum Rehabilitation Authority		
	11. Copy of LOI for Amalgamation / Joint Development Letter No. HE / MHADA / STGOVT / 0002 / 20201110 date 26.08.2022 issued by Slum Rehabilitation Authority		
	12. Copy of Amended Plan Letter No. HE / MHADA & STGOVT / 0002 / 20201110 / AP / COM dated 03.10.2023 issued by Executive Engineer Slum Rehabilitation Authority		
	13. Copy of Commencement Certificate No. HE / MHADA & STGOVT / 0002 / 20201110 / AP / COM dated 07.07.2023 issued by Executive Engineer Slum Rehabilitation Authority		
	This Commencement Certificate is granted for work upto Plinth including basement		



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

An ISO 9001:2015 Certified Company

www.vastukala.org



<b>This Commencement Certificate is re-endorsed as per approved amended plans date 03.10.2023</b>									
14. Copy of Approved Plan No. HE / MHADA & STGOVT / 0002 / 20201110 / AP / COM dated 03.10.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Eight – Sheet No. 1/1 to 8/8)									
<b>Approved upto:</b>									
<b>Wing</b>	<b>Number of Floors</b>								
<b>A</b>	Basement + Ground + 1 <sup>st</sup> to 6 <sup>th</sup> Upper Floors.								
<b>B</b>	Basement + Ground + 1 <sup>st</sup> to 6 <sup>th</sup> Upper Floors.								
<b>C &amp; D</b>	Basement + Ground + 1 <sup>st</sup> to 5 <sup>th</sup> Upper Floors.								
Project Name (with address & phone nos.)	: <b>"Ambit Vista"</b> , Proposed S. R. Scheme on Plot Bearing C.T.S. Nos. 2046 & 2048, 2049 of Village – Vile Parle (East) & C.T.S. No. 5 of Village – Bandra / Ward, Final Plot No. 137, 138 & 139 of Santacruz TPS – V, Prabhat Colony Road No. 4, Yoga Institute Road, Near Yoga Ashram, Santacruz (East), Mumbai, PIN - 400 055, State - Maharashtra, Country - India								
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Ambit Builders &amp; Developers</b>  <b>Address:</b> Office No. 201-203, <b>"Vinay Bhavya Complex"</b> , CST Road, Kalina, Santacruz (East), Mumbai - 400 098, State - Maharashtra, Country - India  <b>Contact Person :</b> Mr. Bharat Khetani (Builder Person - Mobile No. 72082 53777 / 96642 35166) Mr. Karan Sharma (Builder Person – Mobile No. 9819967267)								
5. Brief description of the property (Including Leasehold / freehold etc.)	:								
<p><b>About "Ambit Vista" Project:</b> Welcome to an address of luxury living which will make your life worth it! Ambit presents VISTA—an all-encompassing project situated in the upscale locality of Santacruz East. Offering 2 &amp; 3 BHK luxury apartments in santacruz with exceptional amenities, impressive architecture, sundecks, unique designs, and a variety of lifestyle features. Enriched by esteemed educational institutions, healthcare amenities, and efficient transit networks, these no-brokerage apartments in Murnbai make life effortlessly streamlined. Possessing a home here is beyond measure—an investment that reaps rewards and enduring intangible advantages rarely found elsewhere!</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td><b>A</b></td> <td><b>Proposed Basement + Ground + 1<sup>st</sup> to 6<sup>th</sup> Upper Floors.</b></td> </tr> <tr> <td><b>B</b></td> <td>Proposed Basement + Ground + 1<sup>st</sup> to 6<sup>th</sup> Upper Floors <b>as per information provided by builder. The building permission as on date is received till Basement + Ground + 1<sup>st</sup> to 5<sup>th</sup> + 6<sup>th</sup> (part) Upper Floors.</b></td> </tr> <tr> <td><b>C &amp; D</b></td> <td><b>Proposed Basement + Ground + 1<sup>st</sup> to 5<sup>th</sup> Upper Floors.</b></td> </tr> </tbody> </table>		Wing	Number of Floors	<b>A</b>	<b>Proposed Basement + Ground + 1<sup>st</sup> to 6<sup>th</sup> Upper Floors.</b>	<b>B</b>	Proposed Basement + Ground + 1 <sup>st</sup> to 6 <sup>th</sup> Upper Floors <b>as per information provided by builder. The building permission as on date is received till Basement + Ground + 1<sup>st</sup> to 5<sup>th</sup> + 6<sup>th</sup> (part) Upper Floors.</b>	<b>C &amp; D</b>	<b>Proposed Basement + Ground + 1<sup>st</sup> to 5<sup>th</sup> Upper Floors.</b>
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<b>LEVEL OF COMPLETEION:</b>		
Wing	Present stage of Construction	Percentage of work completion
A to D	Excavation work is in progress	0%

**DATE OF COMPLETION & FUTURE LIFE:**  
Expected completion date as informed by builder is **December - 2025 (As per MAHARERA Certificate)**

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

**PROPOSED PROJECT AMENITIES:**

➤ Italian Marble flooring in all rooms	➤ Yoga & Meditation Area
➤ Granite Kitchen platform with Stainless Steel Sink	➤ Health Care Center
➤ Powder coated aluminum sliding windows with M.S. Grills	➤ Library
➤ Laminated wooden flush doors with Safety door	➤ Kids Play Area
➤ Concealed wiring	➤ Fitness Centre
➤ Concealed plumbing	➤ Gymnasium
➤ Swimming Pool	➤ Cricket Turf
➤ Jogging Track	➤ Party Deck

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Final Plot No. 137, 138 & 139 of Santacruz TPS – V
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	C.T.S. Nos. 2046 & 2048, 2049 of Village – Vile Parle (East) & C.T.S. No. 5 of Village – Bandra / Ward, Final Plot No. 137, 138 & 139 of Santacruz TPS – V
	d) Ward / Taluka	:	H/E - Ward
	e) Mandal / District	:	Mumbai Suburban District
7.	Postal address of the property	:	<b>“Ambit Vista”</b> , Proposed S. R. Scheme on Plot Bearing C.T.S. Nos. 2046 & 2048, 2049 of Village – Vile Parle (East) & C.T.S. No. 5 of Village – Bandra / Ward, Final Plot No. 137, 138 & 139 of Santacruz TPS – V, Prabhat Colony Road No. 4, Yoga Institute Road, Near Yoga Ashram, Santacruz (East), Mumbai, PIN - 400 055, State - Maharashtra, Country - India
8.	City / Town	:	Santacruz (East), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat /	:	Slum Rehabilitation Authority, Village – Vile

.	Municipality		Parle (East) & Village – Bandra
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per RERA Certificate</b>
	North	Ramkutti Building	Village Boundary
	South	Madhav Bhavan Matt	Jawaharlal Nehru Marg
	East	Municipal Primary School	Western Express Highway
	West	Saiprasad Society	Western Railway Tracks
			Divine Grace CHSL
			Yoga Institute Road
			Sai Baba CHSL
			Shri Krishna Hanuman Mandir & Yoga Institue
14.1	Dimensions of the site		N. A. as the land is irregular in shape
			A As per the Deed
			B Actuals
	North	:	-
	South	:	-
	East	:	-
	West	:	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°05'06.4"N 72°50'38.2"E
14.	Extent of the site	:	Total Plot area – 2540.13 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)	:	Total Plot area – 2540.13 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work not yet started
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>		
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. HE / MHADA &



			STGOVT / 0002 / 20201110 / AP / COM dated 03.10.2023 issued by Executive Engineer Slum Rehabilitation Authority <b>Approved upto:</b>									
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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.	:	12.20 M. Wide Existing 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.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)</b>	:	No									
<b>Part – A (Valuation of land)</b>												
1	Size of plot	:	Total Plot area – 2540.13 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)	:	₹ 2,15,850.00 per Sq. M. for Residential ₹ 1,08,770.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan &amp; RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>2540.13</td> <td>108770</td> <td>27,62,89,940.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2540.13	108770	27,62,89,940.00
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2540.13	108770	27,62,89,940.00										
<b>Part – B (Valuation of Building)</b>												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									

b)	Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work not yet started								
c)	Year of construction	:	N.A. Building Construction work not yet started								
d)	Number of floors and height of each floor including basement, if any	:									
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e)	Plinth area floor-wise	:	<b>As per table attached to the report</b>								
f)	Condition of the building	:									
i)	Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started								
ii)	Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started								
g)	Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. HE / MHADA & STGOVT / 0002 / 20201110 / AP / COM dated 03.10.2023 issued by Executive Engineer Slum Rehabilitation Authority								
h)	Approved map / plan issuing authority	:	<b>Approved upto:</b>								
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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 Construction work not yet started
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work not yet started





## 1) A - Wing:

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
2	102	1	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
3	103	1	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
4	104	1	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
5	201	2	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
6	202	2	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
7	203	2	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
8	204	2	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
9	301	3	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
10	302	3	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
11	303	3	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
12	304	3	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
13	401	4	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
14	402	4	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
15	403	4	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
16	404	4	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
17	501	5	2 BHK	702	772	37500	2,63,25,000.00	2,84,31,000.00	59000	24,71,040
18	502	5	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
19	503	5	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
20	504	5	2 BHK	710	781	37500	2,66,25,000.00	2,87,55,000.00	60000	24,99,200
21	601	6	2 BHK	702	772	37500	2,63,25,000.00	2,84,31,000.00	59000	24,71,040
22	602	6	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
23	603	6	2 BHK	731	804	37500	2,74,12,500.00	2,96,05,500.00	61500	25,73,120
24	604	6	2 BHK	710	781	37500	2,66,25,000.00	2,87,55,000.00	60000	24,99,200
<b>Total</b>				<b>15836</b>	<b>17420</b>		<b>59,38,50,000.00</b>	<b>64,13,58,000.00</b>		<b>5,57,42,720</b>

## 2) B - Wing (Approved Inventory) &amp; (Proposed Inventory – Approval Pending):

Approved Inventory										
Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
2	102	1	3 BHK	1000	1100	37500	3,75,00,000.00	4,05,00,000.00	84500	35,20,000
3	201	2	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
4	202	2	3 BHK	1000	1100	37500	3,75,00,000.00	4,05,00,000.00	84500	35,20,000
5	301	3	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
6	302	3	3 BHK	1000	1100	37500	3,75,00,000.00	4,05,00,000.00	84500	35,20,000



Vastukala Consultants (I) Pvt. Ltd.

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7	401	4	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
8	402	4	3 BHK	1000	1100	37500	3,75,00,000.00	4,05,00,000.00	84500	35,20,000
9	501	5	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
10	502	5	3 BHK	1000	1100	37500	3,75,00,000.00	4,05,00,000.00	84500	35,20,000
11	602	6	3 BHK	1000	1100	37500	3,75,00,000.00	4,05,00,000.00	84500	35,20,000
<b>Total</b>				<b>11200</b>	<b>12320</b>		<b>42,00,00,000.00</b>	<b>45,36,00,000.00</b>		<b>3,94,24,000</b>

**Proposed Inventory**

Sr. No.	Flat No.	Floor No.	Comp	As per Builder RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
12	601	1	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800

3) **C – Wing:**

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	900	990	37500	3,37,50,000.00	3,64,50,000.00	76000	31,68,000
2	102	1	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
3	201	2	3 BHK	942	1036	37500	3,53,25,000.00	3,81,51,000.00	79500	33,15,840
4	202	2	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
5	301	3	3 BHK	942	1036	37500	3,53,25,000.00	3,81,51,000.00	79500	33,15,840
6	302	3	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
7	401	4	3 BHK	942	1036	37500	3,53,25,000.00	3,81,51,000.00	79500	33,15,840
8	402	4	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
9	501	5	3 BHK	942	1036	37500	3,53,25,000.00	3,81,51,000.00	79500	33,15,840
10	502	5	3 BHK	1040	1144	37500	3,90,00,000.00	4,21,20,000.00	88000	36,60,800
<b>Total</b>				<b>9868</b>	<b>10855</b>		<b>37,00,50,000.00</b>	<b>39,96,54,000.00</b>		<b>3,47,35,360</b>

4) **D – Wing:**

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
2	102	1	2 BHK	704	774	37500	2,64,00,000.00	2,85,12,000.00	59500	24,78,080
3	103	1	2 BHK	707	778	37500	2,65,12,500.00	2,86,33,500.00	59500	24,88,640
4	104	1	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
5	201	2	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
6	202	2	2 BHK	704	774	37500	2,64,00,000.00	2,85,12,000.00	59500	24,78,080
7	203	2	2 BHK	707	778	37500	2,65,12,500.00	2,86,33,500.00	59500	24,88,640
8	204	2	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
9	301	3	2 BHK	530	583	37500	1,98,75,000.00	2,14,65,000.00	44500	18,65,600
10	302	3	2 BHK	704	774	37500	2,64,00,000.00	2,85,12,000.00	59500	24,78,080





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 ₹ 36,000 to ₹ 39,000.00 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 of commercial and residential application in the locality etc. We estimate ₹ 37,500.00 per Sq. Ft. on Carpet Area for valuation.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=, email=,  
2.5.4.20=9822b6e4ad35d03e0cf9e26865913490c3d35d413311  
5279b7fa18d5652, postalCode=400099, st=Maharashtra,  
serialNumber=1256a506ab0c09d02255a80c0f0b3131b02e39e  
e38f09a3270c5b0c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.21 10:56:45 +05'30'

Auth. Sign.

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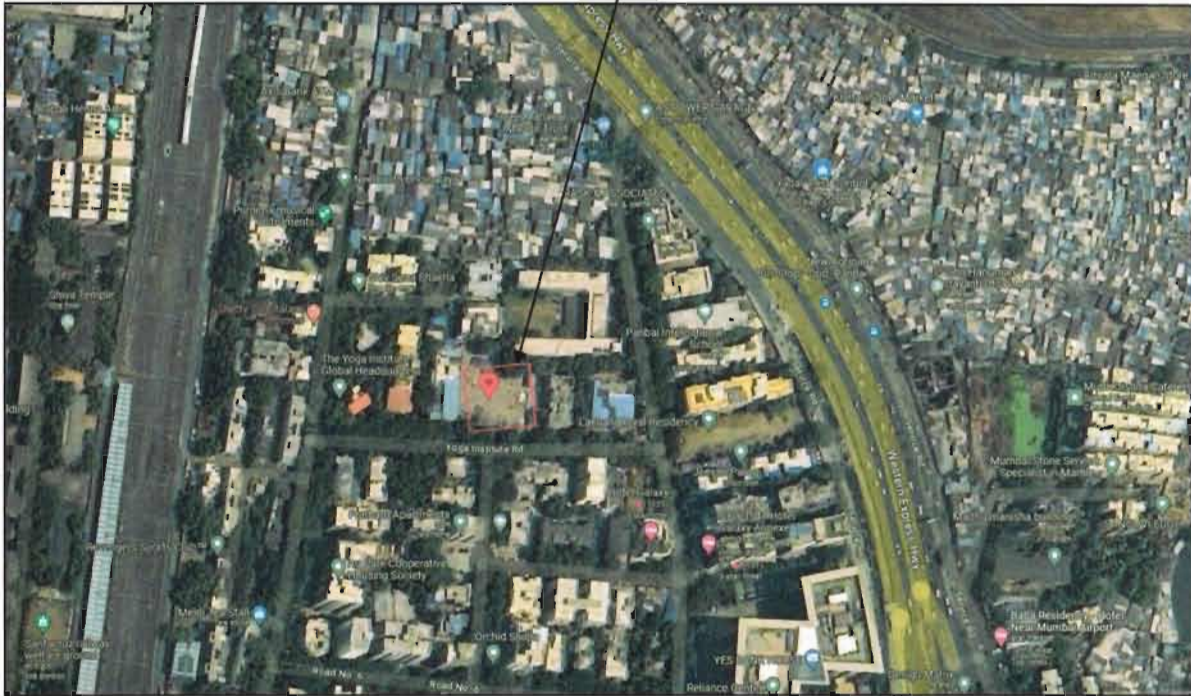


## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°05'06.4"N 72°50'38.2"E**

**Note:** The Blue line shows the route to site from nearest railway station (Santacruz – 1.1 Km.)



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## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English


Selected District: MumbaiSubUrban

Select Village: विलेपार्ले पुर्व ( बंधेरी )

Search By:  Survey No.  Location


Enter Survey No: 2046 Search

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
36/183-भुभाग: उत्तरेस गावाची हद्द, पूर्वेस दूनगती मार्ग, दक्षिणेस बाई सीमा व पश्चिमेस रेल्वे लाईन.	108770	215850	248230315900	215850	चौ. मीटर	मि.टी.एम. नंबर



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

Home
Valuation Guidelines | User Manual

Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban

Select Village: विलेपार्ले पुर्व ( बंधेरी )

Search By:  Survey No.  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	36/182-रस्ता: सहार रोड.	109980	177600	204240242400	179000	चौ. मीटर
SurveyNo	36/183-भुभाग: उत्तरेस गावाची हद्द, पूर्वेस दूनगती मार्ग, दक्षिणेस बाई सीमा व पश्चिमेस रेल्वे लाईन.	108770	215850	248230315900	215850	चौ. मीटर
SurveyNo	36/184-भुभाग: उत्तरेस बाई सिमा, पूर्वेस दूनगती मार्ग, दक्षिणेस गावाची हद्द व पश्चिमेस रेल्वे लाईन.	124080	224770	279900351300	224770	चौ. मीटर
SurveyNo	36/185 -भुभाग: उत्तरेस बाई हद्द, पश्चिमेस दूनगती मार्ग, पूर्वेस गावाची हद्द व दक्षिणेस गाव सीमा.	63850	116550	171990216410	160760	चौ. मीटर
SurveyNo	36/186 -भुभाग: उत्तर पूर्वेस गावाची सीमा व पश्चिमेस दूनगती मार्ग, दक्षिणेस बाई हद्द	49870	93100	113960140690	114420	चौ. मीटर

Survey No. 1,2

1956	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
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## Price Indicators

**3 BHK Flat**

₹3.48 Cr EMI starts at ₹1.73 Lacs

By AMBIT BUILDERS AND DEVELOPERS

Ambit Vista, Siondar Nagar, Santacruz East, Mumbai

Zero brokerage Know More

1563 sq.ft Build Up Area

₹22.28 K/sq.ft Avg. Price

3 BHK Configuration

31st Dec, 2025 Possession status

Higher of 7 floors

East facing Facing

Unfurnished Furnishing

OVERVIEW PROMOTIONS BUY-O-METER AMENITIES PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

**2 BHK Flat**

₹2.63 Cr EMI starts at ₹1.11 Lacs

By AMBIT BUILDERS AND DEVELOPERS

Ambit Vista, Siondar Nagar, Santacruz East, Mumbai

Zero brokerage Know More

1175 sq.ft Build Up Area

₹22.40 K/sq.ft Avg. Price

2 BHK Configuration

31st Dec, 2025 Possession status

Higher of 7 floors

West facing Facing

Unfurnished Furnishing

OVERVIEW PROMOTIONS BUY-O-METER AMENITIES PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

28




## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Santacruz East > 2 BHK Flats for Sale in Santacruz East > 712 Sq-ft

₹ 2.63 Cr
EMI: ₹ 1.15k
How much loan can I get?
PREMIUM PROJECT

2 BHK 712 Sq-ft Flat For Sale: **Santacruz East, Mumbai**

2 Beds
2 Baths
1 Covered Parking
Unfurnished
Outdoor Te
Visitor Parking

Carpet Area <b>712 sqft</b> ₹ 36,938/sqft	Developer <b>Ambit Builders &amp; Developers</b>	Project <b>Ambit Vista</b>	Floor <b>5 (Out of 7 Floors)</b>
Transaction Type <b>New Property</b>	Facing <b>East</b>	Lift <b>1</b>	Furnished Status <b>Unfurnished</b>

Contact Agent
Get Phone No.

### More Details




Price Breakup	₹ 2.63 Cr   ₹ 7,120 Monthly
Booking Amount	₹ 10.0 Lac
Address	Santacruz East, Mumbai, Santacruz East, Mumbai - Western Mumbai, Maharashtra

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property for sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Prabhat Colony > 2 BHK Flats for Sale in Prabhat Colony > 902 Sq-ft

₹ 2.52 Cr
EMI: ₹ 1.14k
Get Loan offers from 3+ banks
PREMIUM PROJECT

2 BHK 902 Sq-ft Flat For Sale: **Prabhat Colony, Mumbai**

2 Beds
2 Baths
1 Balcony
1 Covered Parking
Bar/Lounge
House help a.

Carpet Area <b>702 sqft</b> ₹ 35,897/sqft	Developer <b>Ambit Builders &amp; Developers</b>	Project <b>Ambit Vista</b>	Floor <b>5 (Out of 8 Floors)</b>
Transaction Type <b>New Property</b>	Facing <b>East</b>	Lifts <b>3</b>	Furnished Status <b>Semi-Furnished</b>

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹ 2.52 Cr   ₹ 12,60,000 Approx. Registration Charges   ₹ 6 Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	<b>P51860052265</b>

## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property For Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Santacruz > 3 BHK Flats for Sale in Santacruz > 1400 Sq-ft




₹3.40 Cr

EMI - ₹1,55L

Get pre-approved loan

PREMIUM PROJECT

3 BHK 1400 Sq-ft Flat For Sale [Santacruz, Mumbai](#)

3 Beds

3 Baths

1 Balcony

Semi-Furnished

Skyline View

Sea facing

Carpet Area 947 sqft - ₹35,900/sqft	Developer <b>Ambit Builders &amp; Developers</b>	Project <b>Ambit Vista</b>	Floor 5 (Out of 7 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Semi-Furnished

✔ East Facing Property

Contact Agent

Get Phone No

**More Details**

Price Breakup      ₹3.4 Cr | ₹17,00,000 Approx. Registration Charges | ₹6,000 Monthly

Booking Amount      ₹2.0 Lac

Address      Santacruz East, Mumbai, Santacruz, Mumbai - Western Mumbai, Maharashtra

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property For Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Prabhakar Colony > 3 BHK Flats for Sale in Prabhakar Colony > 1420 Sq-ft



₹3.66 Cr

EMI - ₹1,65L

Get Loan offers from JS - Banks

PREMIUM PROJECT

3 BHK 1420 Sq-ft Flat For Sale [Prabhakar Colony, Mumbai](#)

3 Beds

3 Baths

2 Balconies

1 Covered Parking

Visitor Parking

Carpet Area 947 sqft - ₹38,648/sqft	Developer <b>Ambit Builders &amp; Developers</b>	Project <b>Ambit Vista</b>	Floor 5 (Out of 7 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Unfurnished

Contact Agent

Get Phone No

**More Details**

Price Breakup      ₹3.66 Cr | ₹18,30,000 Approx. Registration Charges | ₹9,506 Monthly

Booking Amount      ₹5.0 Lac

REPA ID      D51800052265





## Price Indicators

**2 BHK Flat** ₹2.72 Cr EMI starts at ₹1.35 Lacs

By AMBIT BUILDERS AND DEVELOPERS

Ambit Vista, Sion West, Mumbai

**₹22.46 K/sq.ft** Avg. Price

1209 sq.ft Build Up Area

2 BHK Configuration

31st Dec. 2025 Possession status

Middle of 7 floors

East facing Facing

Unfurnished Furnishing

OVERVIEW PROMOTIONS BUY-O-METER AMENITIES PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

**3 BHK Flat** ₹3.71 Cr EMI starts at ₹1.84 Lacs

By AMBIT BUILDERS AND DEVELOPERS

Ambit Vista, Sion West, Mumbai

**₹22.40 K/sq.ft** Avg. Price

1656 sq.ft Build Up Area

3 BHK Configuration

31st Dec. 2025 Possession status

Higher of 7 floors

East facing Facing

Unfurnished Furnishing

OVERVIEW PROMOTIONS BUY-O-METER AMENITIES PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR





## Price Indicators Projects nearby Locality

HOUSING.COM
Buy in Mumbai

4,486


Home > Price > Apartment > Ambit Vista > Courtyard

**Courtyard** ₹2.2 Cr - 3.41 Cr | ₹34.00 K/sq.ft

By HOUSING

By: [KOLTE PATIL DEVELOPERS](#) See More


₹40.55 for Limited Period & Inventory Only Area Here Contact Developer



2, 2.5, 3 BHK Apartments Configurations

Mar 2028 Possession Starts

₹34.00 K/sq.ft Avg. Price



648.00 sq.ft - 1004.00 sq.ft Carpet Area See Sizes

HOUSING.COM
Buy in Mumbai

4,486


Home > Price > Apartment > Ambit Vista > Kolte Patil Alora

**Kolte Patil Alora** ₹2.77 Cr - 3.54 Cr | ₹36.22 K/sq.ft

By KOLTE PATIL DEVELOPERS

Santacruz East, western Suburbs, Mumbai See More


Contact Sellers



2, 3 BHK Apartments Configurations

May 2027 Possession Starts

₹36.22 K/sq.ft Avg. Price



744.00 sq.ft - 850.00 sq.ft Carpet Area See Sizes





## Price Indicators Projects nearby Locality

**Kaipataru Bliss Apartments** - 4 BHK

₹2.88 Cr - 3.48 Cr  
BHK starts at ₹1.43 Lacs

2.2.5 BHK Apartments Configurations

Mar 2025 Possession Starts

Price on request Avg Price

720.00 sq.ft. - 880.00 sq.ft. Carpet Area Size

**2 BHK Flat for Sale in Lakhani Royal Residency**

Prabhat Colony, Santacruz East, Mumbai - 400 055

₹2.54 Cr  
₹27000 / sq.ft.

686 Sq.ft. Carpet Area

New Launch Construction Status

Dec 2026 Possession

Request Photos

View Details Connect Now

**2 BHK Flat for Sale in Lakhani Royal Residency**

Prabhat Colony, Santacruz East, Mumbai - 400 055

₹2.50 Cr  
₹27000 / sq.ft.

677 Sq.ft. Carpet Area

New Launch Construction Status

Dec 2026 Possession

Request Photos

View Details Connect Now



**(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 20.10.2023 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 16.10.2023. 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 <b>M/s. Ambit Builders &amp; Developers</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Tushar Bhuwad – Valuation-Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 16.10.2023 Valuation Date - 20.10.2023 Date of Report - 20.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 16.10.2023
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 **20<sup>th</sup> October 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

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



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.





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

#### **Confidentiality**

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

#### **Information Management**

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

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

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

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

### Remuneration and Costs.

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

### Occupation, employability and restrictions.

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

### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=vastukala, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=chalikwar,  
2.5.4.20=9822b6cfae235dc03e0e39e2686913490c3d13d41333  
115279f17a1804652, postalCode=400069, st=Maharashtra,  
serialNumber=41455a56fabbc89b562a55a8f0e852m31f31bd2e3  
94e29f2e29a32796258a, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.21 10:07:24 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



Vastukala Consultants (I) Pvt. Ltd.

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