

# MASTER VALUATION REPORT



**Details of the property under consideration:**

**Name of Project: "Madhuraaj Nageshwar"**

**"Madhuraaj Nageshwar"**, Plot No. 17, Sector – 11, Taloja Panchanand (Phase – I),  
Taluka – Panvel, Dist. – Raigad – 410 208, State - Maharashtra, Country - India

**Latitude Longitude - 19°04'35.4"N 73°05'31.9"E**

**Valuation Done for:**

**State Bank of India**

HLST Ground Floor, Synergy Building, C – 6, G Block  
Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051

**Vastukala Consultants (I) Pvt. Ltd.**  
**Mumbai • Delhi NCR • Nanded • Aurangabad**

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Valuation Report Prepared For: State Bank of India/ HLST / Madhuraaj Nageshwar (30450)

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Vastu/SBI/Mumbai/07/2019/30450

04/01-12-V

Date: 04.07.2019

## MASTER VALUATION REPORT OF “Madhuraaj Nageshwar”

**“Madhuraaj Nageshwar”, Plot No. 17, Sector – 11, Taloja Panchanand (Phase – I),  
Taluka – Panvel, Dist. – Raigad – 410 208, State - Maharashtra, Country - India**

**Latitude Longitude - 19°04'35.4"N 73°05'31.9"E**

### NAME OF DEVELOPER: M/s. Madhuraaj Engineers & Builders

Pursuant to instructions from State Bank of India, Home Loan Sales Team, BKC, Mumbai, 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 **02<sup>nd</sup> July 2019** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated Plot No. 17, Sector 11 at Village - Taloje Panchnad (Phase - I), Taluka - Panvel, Dist.- Raigad. It is about 25 to 30 minutes travel distance from Mansarovar railway station on Harbour Line of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available at Panvel. The area is middle class & developing.

#### 2. Developer Details:

<b>Name of builder</b>	<b>M/s. Madhuraaj Engineers &amp; Builders</b>
<b>Project Registration Number</b>	<b>P52000006769</b>
<b>Register office address</b>	Shop No. 8, Sanyukta CHSL, Plot No. F-85, Sector 12, Kharghar, Taluka – Panvel, Dist. – Raigad – 410 210, State - Maharashtra, Country - India
<b>Contact Numbers</b>	<b>Contact Person:</b> Mr. Madhu D. Patil - 9619195909 / 02227749924 Mr. Rohit Pawat - 9833895926
<b>E – mail ID and website</b>	<a href="mailto:madhuraajgroup@rediffmail.com">madhuraajgroup@rediffmail.com</a> <a href="http://www.madhuraajgroup.com">www.madhuraajgroup.com</a>

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Phase -1 Main Road
On or towards South	Residential Building & Road
On or towards East	Flora Building
On or towards West	Mamta Residency & Royal Residency

**Mumbai**

121, 1<sup>st</sup> Floor, Akruti Star,  
Central Road, MIDC,  
Andheri (E), Mumbai - 400 093,  
(M.S.), INDIA

Tel. : +91 22 28371325  
Fax : +91 22 28371324  
mumbai@vastukala.org

**Delhi NCR**

L-306, Sispal Vihar,  
AWHO Society, Sohna Road,  
Sector - 49, Gurgaon,  
Haryana - 122018, INDIA

Mobile : +91 9216912225  
+91 9819670183  
delhincr@vastukala.org

**Nanded**

28, S.G.G.S. -  
Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602, (M.S.), INDIA

Tel. : +91 2462 244288  
+91 2462 239909  
nanded@vastukala.org

**Aurangabad**

Plot No. 106, N-3, CIDCO,  
Aurangabad - 431 005,  
(M.S.), INDIA

Tel. : +91 240 2485151  
Mobile : +91 9167204062  
+91 9860863601  
aurangabad@vastukala.org



### Project Valuation Report

1. Introduction	
a)	Project Name (With address & phone nos.)
<p><b>"Madhuraaj Nageshwar"</b>, Plot No. 17, Sector – 11, Taloja Panchanand (Phase – I), Taluka – Panvel, Dist. – Raigad – 410 208, State - Maharashtra, Country - India</p> <p>Contact Person : Mr. Madhhu D. Patil - 9619195909 / 02227749924 Mr. Rohit Pawat - 9833895926</p>	
b)	Purpose of Valuation
As per request from State Bank of India, HLST Branch to assess fair market value of the property for bank loan purpose.	
c)	Date of Inspection of Property
02.07.2019	
d)	Date of Valuation Report
04.07.2019	
e)	Name of the Developer of Property (in case of developer built properties)
<p><b>M/s. Madhuraaj Engineers &amp; Builders</b></p> <p>Shop No. 8, Sanyukta CHSL, Plot No. F-85, Sector 12, Kharghar, Taluka – Panvel, Dist. – Raigad – 410 210, State - Maharashtra, Country - India</p>	
2. Physical Characteristics of the Property	
a)	Location of the Property
<p><b>"Madhuraaj Nageshwar"</b>, Plot No. 17, Sector – 11, Taloja Panchanand (Phase – I), Taluka – Panvel, Dist. – Raigad – 410 208, State - Maharashtra, Country - India</p>	
Brief description of the property	
<p><b>About Madhuraaj Nageshwar:</b></p> <p>Nageshwar launched by Madhuraaj Group is located at Taloja in Mumbai . This premium residential project offers 1 BHK apartments. Madhuraaj Group has launched Nageshwar, a residential housing project located in Mumbai at Taloja. Nageshwar is in close proximity to many reputed schools and hospitals. Mumbai is a prime area, with many attractions work and recreational options just a drive away. The project offers many amenities such as Car Parking, Sewerage (Chamber, Lines, Septic Tank , STP), Landscaping &amp; Tree Planting, Lift Available, Fire Protection And Fire Safety Requirements.</p> <p><b>Connectivity:</b></p> <p>Located on the NH 4, Taloja has direct road connectivity to the Sion- Highway, Panvel and Dombivli-Kalyan. Kalamboli is just 5.6 kilometers from Taloja, Panvel is 9.2 kilometers and Navi Mumbai is 12.2 kilometers away. Railway Station is 8.4 kilometers while the proposed International Airport is just a 10-minute drive away. The proposed flyover bridge connecting Kharghar will further improve connectivity. Besides, Taloja is one of the stations in the upcoming Rail Project expected to be operational by the end of 2015; it starts from CBD, passes through Kharghar and ends at Taloja.</p>	
<b>TYPE OF THE BUILDING</b>	
<b>Building</b>	<b>Number of Floors</b>
Madhuraaj Nageshwar	Ground + 6 upper floors



**LEVEL OF COMPLETEION:**

Building	Present stage of Construction	Percentage of work completion
Madhuraaj Nageshwar	RCC work, Brick work, Internal - External plaster work, Kitchen platform with tiles, flooring work, Windows & doors work are completed. Internal & External painting work is completed.	94%

**DATE OF COMPLETION & FUTURE LIFE:**

Expected completion date as informed by builder is December - 2012 (As Per Rera)

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

**PROPOSED PROJECT AMENITIES:**

- Vitrified tiles flooring in all rooms
- Granite Kitchen platform with Stainless Steel Sink
- Full Height Glazed coloured tiles above platform
- Powder coated aluminum sliding windows with M.S. Grills
- Laminated wooden flush doors with Safety door
- Concealed wiring
- Concealed plumbing
- Play area
- Landscaped Garden

Nearby landmark	Near Sadguru Vamanbaba Arts, Commerce & Science College
Postal Address of the Property	" <b>Madhuraaj Nageshwar</b> ", Plot No. 17, Sector – 11, Taloja Panchanand (Phase – I), Taluka – Panvel, Dist. – Raigad – 410 208, State - Maharashtra, Country - India
Area of the plot/land (supported by a plan)	Plot Area : 749.94 Sq. M
Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	Solid land
Independent access/approach to the property etc.	Yes
Google Map Location of the Property with a neighborhood layout map	Provided
Details of roads abutting the property	15.00 Mtr. wide W. B. M. Road
Description of adjoining property	Located in middle class locality
Plot No. Survey No.	Plot No. 17, Sector – 11
Ward/Village/Taluka	Village – Taloja Panchnand, Taluka – Panvel
Sub-Registry/Block	CIDCO
District	Raigad





	Any other aspect	Nil		
b)	Plinth Area, Built up Area, and Saleable are to be mentioned separately and clarified	As per table attached to the report		
c)	Boundaries of the Plot	As per Sale Deed/TIR	As per Rera	Actual
	North	15 Mtr. Wide Road	15 Mtr. Wide Road	Phase -1 Main Road
	South	Plot No. 24 & 25	Plot No. 24 & 25	Residential Building & Road
	East	Plot No. 18	Plot No. 18	Flora Building
	West	Plot No. 16	Plot No. 16	Mamta Residency & Royal Residency

### 3. Town Planning parameters

a)	Master Plan provisions related to property in terms of land use	Residential building (R)
	FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	FSI Permissible = 1.50 FSI Consumed = 1.50
	Ground coverage	As per Approved Plans
	Comment on whether OC-Occupancy Certificate has been issued or not	N.A. Building Construction work is in progress
	Comment on unauthorized constructions if any	Copy of Commencement Certificate No. CIDCO / BP – 15150 / TPO (NM & K) / 2016 / 1064 dated 24.10.2016 issued by CIDCO <b>(Approved upto Ground + 6 upper floors)</b>
	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	Nil
	Planning area/zone	Residential
	Developmental controls	Copy of Approved Plan No. CIDCO / BP – 15150 / TPO (NM & K) / 2016 / 1064 dated 24.10.2016 issued by CIDCO (the Number of Copies - Three - Sheet No. 1/3 to 3/3) <b>(Approved upto Ground + 6 upper floors)</b>
	Zoning regulations	Residential
	Comment on the surrounding land uses and adjoining properties in terms of uses	Land used for Residential use.
	Comment on demolition proceedings if any	No
	Comment on compounding / regularization proceedings	Information not available
	Any other Aspect	Nil

### 4. Document Details and Legal Aspects of Property

a)	Ownership Documents <b>(Building Permission, Commencement Certificate &amp; Status of Plan)</b>
	Sale Deed, Gift Deed, Lease Deed
	1. Copy of Affidavit cum Declaration of Mr. Madhhu D. Patil, sole Proprietor of M/s. Madhuraaj Engineers & Builders (Nageshwar) dated 10.07.2017
	2. Copy of Encumbrances Certificate issued by M/s. Madhuraaj Engineers & Builders (Nageshwar)
	3. Copy of Title Certificate from Adv. Mr. Harish S. Gore dated 26.07.2017
	4. Copy of Rera Registration Certificate of Project No. P52000006769
	5. Copy of Commencement Certificate No. CIDCO / BP – 15150 / TPO (NM & K) / 2016 / 1064 dated 24.10.2016



	issued by CIDCO ( <b>Approved upto Ground + 6 upper floors</b> )	
	6. Copy of Approved Plan No. CIDCO / BP – 15150 / TPO (NM & K) / 2016 / 1064 dated 24.10.2016 issued by CIDCO (the Number of Copies - Three - Sheet No. 1/3 to 3/3) ( <b>Approved upto Ground + 6 upper floors</b> )	
	TIR of the Property	Yes
b)	Name of the Owner/s	<b>M/s. Madhuraaj Engineers &amp; Builders</b>
c)	Ordinary status of freehold or leasehold including restrictions on transfer	Leasehold
d)	Agreement of easement if any	As per TIR
e)	Notification of acquisition if any	As per TIR
f)	Notification of road widening if any	As per approved plan
g)	Heritage restriction, if any	No
h)	Comment on transferability of the property ownership	As per TIR
i)	Comment on existing mortgages/charges/encumbrances on the property, if any	As per TIR
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Information not available
k)	Building plan sanction: Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan	Copy of Approved Plan No. CIDCO / BP – 15150 / TPO (NM & K) / 2016 / 1064 dated 24.10.2016 issued by CIDCO (the Number of Copies - Three - Sheet No. 1/3 to 3/3) ( <b>Approved upto Ground + 6 upper floors</b> )
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	No
m)	Whether the property is SARFAESI compliant	As per TIR
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	All the provided documents are enclosed with the valuation report.
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Proposed to be mortgaged to State Bank of India. Details about existing mortgage are not available with us.
p)	Qualification in TIR/mitigation suggested if any.	As per TIR
q)	Any other aspect	Nil
<b>5. Economic Aspects of the Property</b>		
a)	Reasonable letting value	As per table attached to the report
	If property is occupied by tenant	N.A. Building Construction work is in progress
	Number of tenants	N. A.
	Since how long (tenant- wise)	N. A.
	Status of tenancy right	Information not available



	Rent received per month (tenant-wise) with a comparison of existing market rent	Information not available
	Taxes and other outings	Information not available
	Property Insurance	Information not available
	Monthly maintenance charges	Not Available
	Security charges	Information not available
	Any other aspect	Nil
<b>6. Socio-cultural Aspects of the Property</b>		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	Strategic Location
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
<b>7. Functional and Utilitarian Aspects of the Property</b>		
a)	Description of the functionality and utility of the property in terms of:	
	Space allocation	Proposed As per Development Control Regulations of CIDCO
	Storage Spaces	Proposed As per Development Control Regulations of CIDCO
	Utility spaces provided within the building	Proposed As per Development Control Regulations of CIDCO
	Car Parking facility	Proposed As per Development Control Regulations of CIDCO
	Balconies, etc.	Yes
b)	Any other aspect	Nil
<b>8. Infrastructure Availability</b>		
a)	Description of aqua infrastructure availability in terms of i.	
	Water supply	Proposed Municipal Corporation
	Sewerage/sanitation System Underground or Open	To be connected to Municipal underground line
	Storm water drainage	Proposed
b)	Description of other physical infrastructure facilities viz.	
	Solid waste management	Proposed Treatment plants in project site
	Electricity	Available
	Road and public transport connectivity	All well connected with public transport like taxi, bus, private vehicles etc.
	Availability of other public utilities nearby	All available near by
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	All available near by





<b>9. Marketability of the Property</b>		
a)	Marketability of the property in terms of	Location, development of surrounding area, type of construction, construction specifications, age of building, condition of the premises & building, facilities provided and its prevailing market rate
	Locational attributes	Developing Area
	Scarcity	Good
	Demand and supply of the kind of subject property	Good
	Comparable sale prices in the locality	Price Indicators from online property portals attached.
b)	Any other aspect which has relevance on the value or marketability of the property	Nil

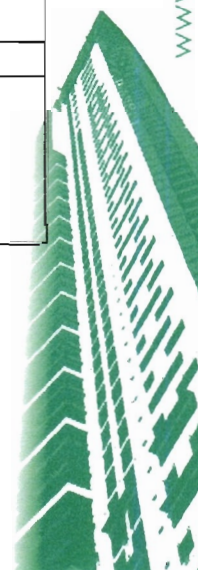
<b>10. Engineering and Technology Aspects of the Property</b>		
a)	Type of construction	R.C.C. framed structures
b)	Material & technology used	Proposed good quality & latest technology for construction
c)	Specifications,	Standard
d)	Maintenance issues	N.A. Building Construction work is in progress
e)	Age of the building	Building Under Construction
f)	Total life of the building	60 years (after completion) Subject to proper, preventive periodic Maintenance & structural repairs.
g)	Extent of deterioration	N.A. Building Construction work is in progress
h)	Structural safety	Proposed as per IS Code requirements
i)	Protection against natural disaster viz. earthquakes,	Proposed as per IS Code requirements
j)	Visible damage in the building	N.A. Building Construction work is in progress
k)	System of air-conditioning	N.A. Building Construction work is in progress
l)	Provision of firefighting	Proposed
m)	Copies of the plan and elevation of the building to be included	Provided

**11. Environmental Factors**

a)	Use of environment friendly building materials, Green Building techniques if any	Information not available
b)	Provision of rain water harvesting	Proposed
c)	Use of solar heating and lightening systems, etc.,	Information not available
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Normal pollution level in vicinity

**12. Architectural and aesthetic quality of the Property**

a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Proposed Modern Looking building
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13. Valuation	
a)	Methodology of valuation – Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.
b)	Composite Method is used for this valuation report.
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magickbricks.com, 99acres.com, makaan.com etc. if available
d)	Summary of Valuation
i.	Fair Market Value
	As per table attached
<b>CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:</b>	

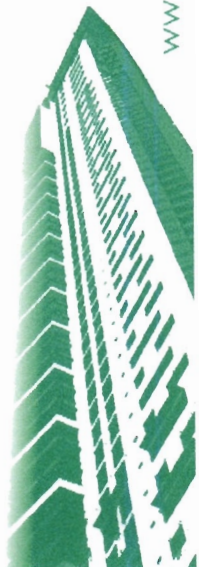
**Madhuraaj Nageshwar:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Rera Carpet Area in Sq. ft.	C. B. Area in Sq. ft.	F. B. Area in Sq. ft.	Terr. Area in Sq. ft.	Bal. Area in Sq. ft.	Total Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Cost of flat in ₹	Expected Rent per month in ₹
1	101	1	1 BHK	266	14	0	139	47	466	513	Land owner's Share		
2	102	1	1 BHK	266	14	0	139	47	466	513			
3	103	1	1 BHK	277	8	37	73	45	440	484			
4	104	1	1 BHK	266	19	37	26	39	387	426	8500	32,89,500.00	3500
5	105	1	1 BHK	266	19	37	26	39	387	426	8500	32,89,500.00	3500
6	106	1	1 BHK	277	8	37	73	45	440	484	Land owner's Share		
7	201	2	1 BHK	266	14	61	0	47	388	427	8500	32,98,000.00	3500
8	202	2	1 BHK	266	14	61	0	47	388	427	8500	32,98,000.00	3500
9	203	2	1 BHK	277	8	40	35	45	405	446	8500	34,42,500.00	3500
10	204	2	1 BHK	266	19	31	36	39	391	430	8500	33,23,500.00	3500
11	205	2	1 BHK	266	19	31	36	39	391	430	8500	33,23,500.00	3500
12	206	2	1 BHK	277	8	40	35	45	405	446	8500	34,42,500.00	3500
13	301	3	1 BHK	266	14	39	40	47	406	447	8500	34,51,000.00	3500
14	302	3	1 BHK	266	14	39	40	47	406	447	8500	34,51,000.00	3500
15	303	3	1 BHK	277	8	37	39	45	406	447	8500	34,51,000.00	3500



Sr. No.	Flat No.	Floor No.	Comp.	As per Rera Carpet Area in Sq. ft.	C. B. Area in Sq. ft.	F. B. Area in Sq. ft.	Terr. Area in Sq. ft.	Bal. Area in Sq. ft.	Total Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Cost of flat in ₹	Expected Rent per month in ₹
16	304	3	1 BHK	266	19	37	26	39	387	426	8500	32,89,500.00	3500
17	305	3	1 BHK	266	19	37	26	39	387	426	8500	32,89,500.00	3500
18	306	3	1 BHK	277	8	37	39	45	406	447	8500	34,51,000.00	3500
19	401	4	1 BHK	266	14	41	35	47	403	443	Land owner's Share		
20	402	4	1 BHK	266	14	41	35	47	403	443			
21	403	4	1 BHK	277	8	40	35	45	405	446			
22	404	4	1 BHK	266	19	31	36	39	391	430			
23	405	4	1 BHK	266	19	31	36	39	391	430			
24	406	4	1 BHK	277	8	40	35	45	405	446			
25	501	5	1 BHK	266	14	0	40	47	367	404			
26	502	5	1 BHK	266	14	0	40	47	367	404	8500	31,19,500.00	3500
27	503	5	1 BHK	277	8	0	39	45	369	406	8500	31,36,500.00	3500
28	504	5	1 BHK	266	19	17	0	39	341	375	8500	28,98,500.00	3500
29	505	5	1 BHK	266	19	17	0	39	341	375	8500	28,98,500.00	3500
30	506	5	1 BHK	277	8	0	39	45	369	406	8500	31,36,500.00	3500
31	601	6	1 BHK	213	14	0	0	99	326	359	Land owner's Share		
32	602	6	1 BHK	213	14	0	0	99	326	359			
33	603	6	1 BHK	251	8	22	0	72	353	388			
34	604	6	1 BHK	246	19	17	0	58	340	374			
35	605	6	1 BHK	246	19	17	0	58	340	374			
36	606	6	1 BHK	251	8	22	0	72	353	388			
<b>Total</b>				<b>9510</b>	<b>492</b>	<b>974</b>	<b>1198</b>	<b>1768</b>	<b>13942</b>	<b>15336</b>		<b>6,53,99,000.00</b>	

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Building	Total Number of Flats	Total Carpet area in Sq. Ft.	Built up area in Sq. Ft.	Market Value (₹)
1.	2.	3.	4.	5.
Madhuraaj Nageshwar	36	13942	15336	6,53,99,000.00

Particulars	Market Value (₹)
Full Value after completion	6,53,99,000.00
Cost of Construction (Total Built up area x Rate) 15336 Sq. Ft. x ₹ 2200	3,37,39,640.00

Building	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Madhuraaj Nageshwar	94	15336	3,37,39,640.00	3,17,15,262.00

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou,email=sharad@vastukala.org, c=IN  
Date: 2019.07.04 14:03:39 +05'30'

Director

C.M.D.

Sharadkumar B. Chalikwar

Chartered Engineer (India)

Govt. Reg. Valuer

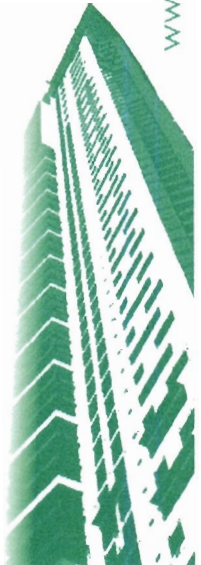
Reg. No. (N) CCIT/1-14/52/2008-09



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e)	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	Price Indicators Attached
	Details of last two transactions in the locality/area to be provided, if available.	Yes
	Remarks	

**14. Declaration**

I hereby declare that:

- The information provided is true and correct to the best of my knowledge and belief.
- The analysis and conclusions are limited by the reported assumptions and conditions.
- I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- I have no direct or indirect interest in the above property valued.
- I/ my authorized me / our representative, has inspected the subject property on 02.07.2019
- I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category-I for valuing property up to no limit
- I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- I have submitted the Valuation Report (s) directly to the Bank.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou,email=sharad@vastukala.org, c=IN  
Date: 2019.07.04 14:03:54 +05'30'

C.M.D.

Director



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

**Address:**

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

Office No. 121, 1<sup>st</sup> Floor, Ackruti Star,

Central Road, MIDC, Andheri (East),

Mumbai - 400 093

Name of Valuer association of which I am a bonafide member in good standing: Institution of Valuers & Practicing Valuers Association of India.

Date 04.07.2019

Tel No. - +91 22 28371324 /25

Mobile No. - +91 98195 97579

Email Id - [mumbai@vastukala.org](mailto:mumbai@vastukala.org)



15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Latitude and longitude provided along with satellite image of the building
b)	Building Plan	Provided
c)	Floor Plan	Provided
d)	Site Photograph of the property	Site photographs of the property is provided
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Provided
f)	Google Map location of the property	Provided
g)	Price trend of the Property in the locality/city from property search sites viz Magickbricks.com,99Acres.com, Makaan.com etc.	Provided
h)	Any other relevant documents/ extracts	No



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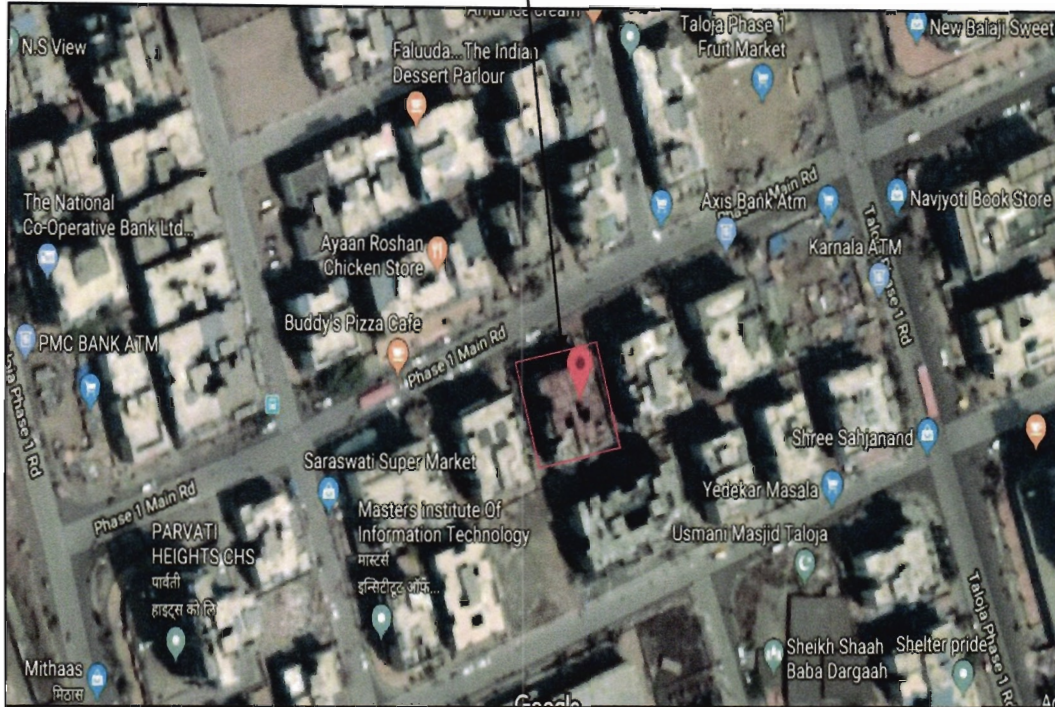
### Actual site photographs





## Route Map of the property

Site u/r




**Latitude Longitude - 19°04'35.4"N 73°05'31.9"E**

**Note:** The Blue line shows the route to site from nearest railway station (Mansarovar – 10.0 Km.)



## Ready Reckoner 2019 -20


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

**नोंदणी व मुद्रांक विभाग**  
**महाराष्ट्र शासन**

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन  
 बाजारमूल्य दर पत्रक

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**Year** *Annual Statement of Rates*

20192020 ▾

**Selected District** रायगड ▾

**Select Taluka** पनवेल ▾

**Select Village** मौजे: ताळोजे पाचतंद (पनवेल महानगरपालिका) ▾

**Search By**  Survey No  Location

Select	उपविभाग	शुती जमीन	निवासी सदनिका	वॉफ्रीस	दुकाने	वैधोगिक	एकक (Rs./)
<u>SurveyNo</u>	3.10-सिडको सेक्टर क्र.10	19000	51900	64100	76500	64100	चौ. मीटर
<u>SurveyNo</u>	3.11-सिडको सेक्टर क्र.11	19000	51900	64100	76500	64100	चौ. मीटर
<u>SurveyNo</u>	3.12-सिडको सेक्टर क्र.12	19000	51900	64100	76500	64100	चौ. मीटर
<u>SurveyNo</u>	3.13-सिडको सेक्टर क्र.13	19000	51900	64100	76500	64100	चौ. मीटर
<u>SurveyNo</u>	3.14-सिडको सेक्टर क्र.14	16800	50900	62900	75100	62900	चौ. मीटर

1 2 3 4 5 6

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## Price Indicators

**makaan** Buy  Home Loan Download

FILTERS BUDGET BHK PROPERTY TYPE FURNISHING TYPE MORE RESET SORT BY Relevance

**AAS** Aasco Reality AGENT 4.8 11 Ratings View Phone Connect Now

**1 BHK Apartment** in Madhuraaj Na... Talaja, Mumbai

**₹ 31 L 635** Ready to move  
4,881 / sq ft Area in sq ft Construction Status

1 Bathrooms 3<sup>rd</sup> of 6 floor New  
1 BHK Property For Sale in Madhuraaj Nageshwar Talaj... More

**Nawaal Real Estate** AGENT 3.6 View Phone Connect Now

**makaan** Buy  Home Loan Down

FILTERS BUDGET BHK PROPERTY TYPE FURNISHING TYPE MORE RESET SORT BY Relevance

**N** Nawaal Real Estate AGENT 3.6 View Phone Connect Now

**1 BHK Apartment** in Madhuraaj Na... Talaja, Mumbai

**₹ 32 L 650** Ready to move  
4,923 / sq ft Area in sq ft Construction Status

1 Bathrooms 5<sup>th</sup> of 6 floor New  
1 BHK Property For Sale in Madhuraaj Nageshwar Talaj... More

**Nawaal Real Estate** AGENT 3.6 View Phone Connect Now



## Price Indicators

9473398 04/07/2019 Note -Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निशुल्क : सह दु.नि.पनवेल 3 दस्ता क्रमांक : 9473 2019 नोड नं. : Regn.63m
<b>माबाचे माब : 1) तळोजा पाचमंद</b>		
(1) विनिश्चय करार	कारनामा	
(2) मोबदला	2750000	
(3) बाजारभाव/मॉडेस्ट/वापका बाबतिलिपट/कारार आकारणी देतो की परटेदार ते समुद्र करार)	1997677.71	
(4) भू-मापन, पॉटॅन्स व धरकमांक,अनन्यता)	1) पालिकेचे माब,रायगडइतर वर्णन : इतर माहिती: विभाग क्रमांक 3.11,दर \$1900/- ची.मी. येथील सदनिका नं 504,वायवा मजला, "मधुराज नागेश्वर", प्लॉट नं. 17,सेक्टर नं. 11, तळोजे पांचमंद,ता.लुका - पनवेल,जिल्हा - रायगड(कोकण) - 24.681 चौ.मी. कारपेट एरिया - 3.655 चौ.मी. एनक्लोज्ड बाल्कनी - 3.604 चौ.मी. एक.अं. - 1.782 चौ.मी. कपवर्डी: (Plot Number : 17, SECTOR NUMBER : 11, )	
(5) क्षेत्रफळ	1) 24.681 चौ.मीटर	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7)दस्तऐवज करम देणा-या किंवा देणा-या पत्रकाराचे माब किंवा दिवशी न्यायालयवाचक हुकुमनामा किंवा आदेश अनन्यथा परिसरांदिचे माब व पत्रा	1) माब.नं. मधुराज इंग्लिश व अंगी लिखित तसे की का मधु.दिल्लख पाटील -- बय.49, पत्रा-पॉटॅ नं. , माब.नं. , इमारतीचे माब. मधुराज, बॉय नं. 6, प्लॉट नं. एक - 85, सेक्टर नं. 12, कारपेट, नवी मुंबई . बॉक नं. , रोड नं. , म्हासष्ट. राईगड(००) . पिन कोड-410210 पॅन नं.-ACXPR37194G	
(8)दस्तऐवज करम देणा-या पत्रकाराचे व किंवा दिवशी न्यायालयवाचक हुकुमनामा किंवा आदेश अनन्यथा,परिसरांदिचे माब व पत्रा	1) माब.अर्जुन रोडिअन अग्रव -- बय.44, पत्रा-पॉटॅ नं. , माब.नं. , इमारतीचे माब. परपेट नं. 612, क्रीडिंग, पचवटी रोडपार, प्लॉट नं. 40, सेक्टर नं. 54, का.मो.हा. पनवेल, जिल्हा. रायगड, बॉक नं. , रोड नं. , म्हासष्ट. राईगड(००) . पिन कोड-410205 पॅन नं.-AQJPA8815F 2) माब.अर्जुन रोडिअन अग्रव -- बय.50, पत्रा-पॉटॅ नं. , माब.नं. , इमारतीचे माब. परपेट नं. 601, वा.चि. पचवटी रोडपार, प्लॉट नं. 50, सेक्टर नं. 34, का.मो.हा. पनवेल, जिल्हा. रायगड, बॉक नं. , रोड नं. , म्हासष्ट. राईगड(००) . पिन कोड-401206 पॅन नं.-AQJPA8169D	
(9) दस्तऐवज करम दिव्याचा दिनांक	07/06/2019	
(10)दस्त नोंदणी केव्याचा दिनांक	07/06/2019	
(11)अनुकमांक,इश व पुत्र	9473 2019	

8102398 04/07/2019 Note -Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निशुल्क : सह दु.नि.पनवेल 3 दस्ता क्रमांक : 8102 2019 नोड नं. : Regn.63m
<b>माबाचे माब : 1) तळोजा पाचमंद</b>		
(1) विनिश्चय करार	कारनामा	
(2) मोबदला	2341500	
(3) बाजारभाव/मॉडेस्ट/वापका बाबतिलिपट/कारार आकारणी देतो की परटेदार ते समुद्र करार)	2040759	
(4) भू-मापन, पॉटॅन्स व धरकमांक,अनन्यता)	1) पालिकेचे माब,रायगडइतर वर्णन : इतर माहिती: विभाग क्रमांक 3.11,दर \$1900/- ची.मी. येथील सदनिका क्रमांक 204,तुसरा मजला," मधुराज नागेश्वर", प्लॉट नं. 17,सेक्टर नं. 11, तळोजे पांचमंद,ता.लुका - पनवेल,जिल्हा - रायगड(कोकण) - 24.681 चौ.मी. कारपेट एरिया - 3.655 चौ.मी. एनक्लोज्ड बाल्कनी - 3.367 चौ.मी. टॅरस - 2.919 चौ.मी. कपवर्डी वेड - 1.782 चौ.मी. कपवर्डी: (Plot Number : 17, SECTOR NUMBER : 11, )	
(5) क्षेत्रफळ	1) 24.681 चौ.मीटर	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7)दस्तऐवज करम देणा-या किंवा देणा-या पत्रकाराचे माब किंवा दिवशी न्यायालयवाचक हुकुमनामा किंवा आदेश अनन्यथा,परिसरांदिचे माब व पत्रा	1) माब.नं. मधुराज इंग्लिश व अंगी लिखित तसे की का मधु.दिल्लख पाटील -- बय.49, पत्रा-पॉटॅ नं. , माब.नं. , इमारतीचे माब. मधुराज, बॉय नं. 6, प्लॉट नं. एक - 85, सेक्टर नं. 12, कारपेट, नवी मुंबई . . . . . हुकुमनामा,आदेश, बॉक नं. , रोड नं. , म्हासष्ट. राईगड(००) . पिन कोड-410210 पॅन नं.-ACXPR37194G	
(8)दस्तऐवज करम देणा-या पत्रकाराचे व किंवा दिवशी न्यायालयवाचक हुकुमनामा किंवा आदेश अनन्यथा,परिसरांदिचे माब व पत्रा	1) माब.मोहनमठ डिवायडन अग्रव -- बय.44, पत्रा-पॉटॅ नं. , माब.नं. , इमारतीचे माब. मधुराज, बॉय नं. 6, प्लॉट नं. एक - 85, सेक्टर नं. 12, कारपेट, नवी मुंबई . बॉक नं. , रोड नं. , म्हासष्ट. राईगड(००) . पिन कोड-410205 पॅन नं.-AQJPA8815F 2) माब.अर्जुन रोडिअन अग्रव -- बय.50, पत्रा-पॉटॅ नं. , माब.नं. , इमारतीचे माब. परपेट नं. 601, वा.चि. पचवटी रोडपार, प्लॉट नं. 50, सेक्टर नं. 34, का.मो.हा. पनवेल, जिल्हा. रायगड, बॉक नं. , रोड नं. , म्हासष्ट. राईगड(००) . पिन कोड-401206 पॅन नं.-AQJPA8169D	
(9) दस्तऐवज करम दिव्याचा दिनांक	09/05/2019	
(10)दस्त नोंदणी केव्याचा दिनांक	09/05/2019	
(11)अनुकमांक,इश व पुत्र	8102 2019	

04 July 2019  
Thursday

8099398 04/07/2019 Note -Generated Through eSearch Module For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निशुल्क : सह दु.नि.पनवेल 3 दस्ता क्रमांक : 8099 2019 नोड नं. : Regn.63m
<b>माबाचे माब : 1) तळोजा पाचमंद</b>		
(1) विनिश्चय करार	कारनामा	
(2) मोबदला	2260900	
(3) बाजारभाव/मॉडेस्ट/वापका बाबतिलिपट/कारार आकारणी देतो की परटेदार ते समुद्र करार)	2183698.8	
(4) भू-मापन, पॉटॅन्स व धरकमांक,अनन्यता)	1) पालिकेचे माब,रायगडइतर वर्णन : इतर माहिती: विभाग क्रमांक 3.11,दर \$1900/-ची.मी. येथील सदनिका क्रमांक 101, पॅलिअ मजला," मधुराज नागेश्वर", प्लॉट नं. 17,सेक्टर नं. 11, तळोजे पांचमंद,ता.लुका - पनवेल,जिल्हा - रायगड(कोकण) - 24.681 चौ.मी. कारपेट एरिया - 4.386 चौ.मी. एनक्लोज्ड बाल्कनी - 1.280 चौ.मी. कपवर्डी - 12.887 चौ.मी. टॅरस: (Plot Number : 17, SECTOR NUMBER : 11, )	
(5) क्षेत्रफळ	1) 24.750 चौ.मीटर	
(6)आकारणी किंवा जुळी देण्यात असेल तेव्हा.		
(7)दस्तऐवज करम देणा-या किंवा देणा-या पत्रकाराचे माब किंवा दिवशी न्यायालयवाचक हुकुमनामा किंवा आदेश अनन्यथा,परिसरांदिचे माब व पत्रा	1) माब.नं. मधुराज इंग्लिश व अंगी लिखित तसे की का मधु.दिल्लख पाटील -- बय.49, पत्रा-पॉटॅ नं. , माब.नं. , इमारतीचे माब. मधुराज, बॉय नं. 6, प्लॉट नं. एक - 85, सेक्टर नं. 12, कारपेट, नवी मुंबई . . . . . हुकुमनामा,आदेश, बॉक नं. , रोड नं. , म्हासष्ट. राईगड(००) . पिन कोड-410210 पॅन नं.-ACXPR37194G	
(8)दस्तऐवज करम देणा-या पत्रकाराचे व किंवा दिवशी न्यायालयवाचक हुकुमनामा किंवा आदेश अनन्यथा,परिसरांदिचे माब व पत्रा	1) माब.मोहनमठ डिवायडन अग्रव -- बय.44, पत्रा-पॉटॅ नं. , माब.नं. , इमारतीचे माब. मधुराज, बॉय नं. 6, प्लॉट नं. एक - 85, सेक्टर नं. 12, कारपेट, नवी मुंबई . बॉक नं. , रोड नं. , म्हासष्ट. राईगड(००) . पिन कोड-410205 पॅन नं.-AQJPA8815F 2) माब.अर्जुन रोडिअन अग्रव -- बय.50, पत्रा-पॉटॅ नं. , माब.नं. , इमारतीचे माब. परपेट नं. 601, वा.चि. पचवटी रोडपार, प्लॉट नं. 50, सेक्टर नं. 34, का.मो.हा. पनवेल, जिल्हा. रायगड, बॉक नं. , रोड नं. , म्हासष्ट. राईगड(००) . पिन कोड-401206 पॅन नं.-AQJPA8169D	
(9) दस्तऐवज करम दिव्याचा दिनांक	09/05/2019	
(10)दस्त नोंदणी केव्याचा दिनांक	09/05/2019	
(11)अनुकमांक,इश व पुत्र	8099 2019	





### DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **04th July 2019**.

The term **Fair Market Value** is defined as

*"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self-interest assuming that neither is under undue duress".*

Fundamental assumptions and conditions presumed in this definition are: <sup>®</sup>

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

### UNDER LYING ASSUMPTIONS

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.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar  
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou, email=sharad@vastukala.org, c=IN  
Date: 2019.07.04 14:04:14 +05'30'

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Chartered Engineer (India)  
Govt. Reg. Valuer  
Reg. No. (N) CCIT/1-14/52/2008-09



**DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar  
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou,email=sharad@vastukala.org,  
c=IN  
Date: 2019.07.04 14:04:30 +05'30'

**C.M.D.**

**Sharadkumar B. Chalikwar**

Chartered Engineer (India)  
Govt. Reg. Valuer  
Reg. No. (N) CCIT/1-14/52/2008-09

**Director**



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