

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Anant Serene Park"

"Anant Serene Park", Survey No. 140/2, Village – Wardoli, Opp. Wadhwa Wise City, Near Shedung Toll Plaza, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, PIN – 410 206, State - Maharashtra, Country - India

Latitude Longitude: 18°58'12.9"N 73°11'35.6"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 :

- | | | | |
|---|--|---|--|
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|  Thane |  Nanded |  Indore |  Raipur |
|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

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

MASTER VALUATION REPORT OF "Anant Serene Park"

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Latitude Longitude: 18°58'12.9"N 73°11'35.6"E

NAME OF DEVELOPER: M/s. Greenpath Realty Pvt. Ltd.

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 **23rd October 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Anant Serene Park"**, Survey No. 140/2, Village – Wardoli, Opp. Wadhwa Wise City, Near Shedung Toll Plaza, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, PIN – 410 206, State - Maharashtra, Country - India. It is about 10.7 Km. travel distance from Panvel Railway Station of Harbour Railway line. 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 in the surrounding locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Greenpath Realty Pvt. Ltd.	
Project Registration Number	Project	RERA Project Number
	Anant Serene Park	P52000052516
Register office address	M/s. Greenpath Realty Pvt. Ltd. Office No. 55, A2, "Shah & Nahar Industrial Estate", Sitaram Jadhav Marg, Lower Parel (West), Mumbai, Pin – 400 013, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Jitesh Agrawal (Builder Person – Mobile No. 9820229097)	
E – mail ID & Website	jitesh@anantbuilders.com , info@anantserenepark.com www.anantserenepark.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road & Kirki River
On or towards South	Open Plot
On or towards East	Open Plot
On or towards West	Open Plot & ZP School



Our Pan India Presence at :

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

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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**

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 : 23.10.2023
	b)	Date on which the valuation is made : 25.10.2023
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report date 04.08.2023 issued by Adv. Abhimanyu H. Jadav
	2.	Copy of Encumbrance Letter date 08.08.2023 issued by M/s. Greenpath Realty Pvt. Ltd.
	3.	Copy of Legal Title Report date 04.08.2023 issued by Adv. Abhimanyu H. Jadav
	4.	Copy of Deviation Report date 09.08.2023 issued by M/s. Greenpath Realty Pvt. Ltd.
	5.	Copy of Affidavit-Cum-Declaration of M/s. Greenpath Realty Pvt. Ltd. date 06.10.2023
	6.	Copy of MAHARERA Registration Certificate of Project No. P52000052516 issued by Maharashtra Real Estate Regulatory Authority date 08.09.2023. Last Modified date 23.08.2023
	7.	Copy of Commencement Certificate No. CIDCO / NAINA / PANVEL / WARDOLI / BP – 00603 / CC / 2023 / 0410 date 03.08.2023 issued by Navi Mumbai Airport Influence Notified Area (NAINA)
	8.	Copy of Approved Plan No. CIDCO / NAINA / PANVEL / WARDOLI / BP – 00603 / CC / 2023 / 0410 date 03.08.2023 issued by CIDCO / Navi Mumbai Airport Influence Notified Area (NAINA) (Number of Copies – Sheet No. 1/9 to 9/9)
	Approved upto:	
	Building No., Name / Wing	Number of Floors
	Lily / 1A	Proposed Ground (part) + Stilt (part) + 1 st to 7 th Upper Floors.
	Orchid / 2B	Proposed Ground (part) + Stilt (part) + 1 st to 7 th Upper Floors.
	Project Name (with address & phone nos.)	: "Anant Serene Park", Survey No. 140/2, Village – Wardoli, Opp. Wadhwa Wise City, Near Shedung Toll Plaza, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, PIN – 410 206, State - Maharashtra, Country - India
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Greenpath Realty Pvt. Ltd. Address: Office No. 55, A2, "Shah & Nahar Industrial

		<p>Estate", Sitaram Jadhav Marg, Lower Parel (West), Mumbai, Pin – 400 013, State - Maharashtra, Country – India</p> <p><u>Contact Person</u> : Mr. Jitesh Agrawal (Builder Peson – Mobile No. 9820229097)</p>																							
5.	Brief description of the property (Including Leasehold / freehold etc.)	<p>About "Anant Serene Park" Project: Presenting Anant Serene Park- a beautiful project, a well-planned living space which is the hallmark of thoughtfully laid out flats at reasonable prices. Anant Serene Park brings a lifestyle that befits royalty with its beautiful apartments at Panvel. Your home will now serve as a perfect get-away after a tiring day at work, as Anant Serene Park will make you forget that you are living in the heart of the city. These residential apartments in Panvel offer luxurious homes that amazingly escape the noise of the city center. In addition to that, there are a number of benefits of living in apartments with good locality. Anant Serene Park is conveniently located at Panvel to provide unmatched connectivity from all the important landmarks and places of everyday utility such as various well-known hospitals, educational institutions, super-marts, parks, entertainment spots, recreational centers and so on.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Lily / 1A</td> <td>Proposed Ground (part) + Stilt (part) + 1st to 7th Upper Floors.</td> </tr> <tr> <td>Orchid / 2B</td> <td>Proposed Ground (part) + Stilt (part) + 1st to 7th 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>1A & 1B</td> <td>Excavation work is in progress</td> <td>0%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2026 (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> <table border="1"> <tbody> <tr><td>➤ Vitrified tiles flooring in all rooms</td></tr> <tr><td>➤ Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>➤ Powder coated aluminum sliding windows with M.S. Grills</td></tr> <tr><td>➤ Laminated wooden flush doors with Safety door</td></tr> <tr><td>➤ Concealed wiring</td></tr> <tr><td>➤ Concealed plumbing</td></tr> <tr><td>➤ Garden</td></tr> <tr><td>➤ Club House</td></tr> <tr><td>➤ Gymnasium</td></tr> <tr><td>➤ Kids Play Area</td></tr> <tr><td>➤ Yoga Deck</td></tr> </tbody> </table>	Building No. / Wing	Number of Floors	Lily / 1A	Proposed Ground (part) + Stilt (part) + 1 st to 7 th Upper Floors.	Orchid / 2B	Proposed Ground (part) + Stilt (part) + 1 st to 7 th Upper Floors.	Wing	Present stage of Construction	Percentage of work completion	1A & 1B	Excavation work is in progress	0%	➤ Vitrified tiles flooring in all rooms	➤ Granite Kitchen platform with Stainless Steel Sink	➤ Powder coated aluminum sliding windows with M.S. Grills	➤ Laminated wooden flush doors with Safety door	➤ Concealed wiring	➤ Concealed plumbing	➤ Garden	➤ Club House	➤ Gymnasium	➤ Kids Play Area	➤ Yoga Deck
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6.	Location of property																								

a)	Plot No. / Survey No.	:	Survey No. 140/2	
b)	Door No.	:	Not applicable	
c)	C. T.S. No. / Village	:	Survey No. 140/2, Village - Wardoli	
d)	Ward / Taluka	:	Taluka – Panvel	
e)	Mandal / District	:	District – Raigad	
7.	Postal address of the property	:	"Anant Serene Park", Survey No. 140/2, Village – Wardoli, Opp. Wadhwa Wise City, Near Shedung Toll Plaza, Navi Mumbai, Taluka – Panvel, Dist. – Raigad, PIN – 410 206, State - Maharashtra, Country - India	
8.	City / Town	:	Navi Mumbai	
	Residential area	:	Yes	
	Commercial area	:	Yes	
	Industrial area	:	No	
9.	Classification of the area	:		
	i) High / Middle / Poor	:	Middle Class	
	ii) Urban / Semi Urban / Rural	:	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	CIDCO / Navi Mumbai Airport Influence Notified Area (NAINA), Village Wardoli	
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 Documents	As per RERA Certificate	As per Site
	North	Road	15.00 Mtr Wide Road	Road & Kirki River
	South	Adjoining Survey No. 141	Adjoining Survey No. 141	Open Plot
	East	Adjoining Survey No. 139 & 149	Adjoining Survey No. 139	Open Plot
	West	Adjoining Survey No. 140/1	Adjoining Survey No. 140/1	Open Plot & ZP School
14.1	Dimensions of the site	N. A. as the land is irregular in shape		
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	18°58'12.9"N 73°11'35.6"E	
14.	Extent of the site	:	Plot area – 9900.00 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 – 9900.00 Sq. M. (As per Approved Plan & RERA Certificate)						
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work not yet started						
II CHARACTERSTICS OF THE SITE									
1.	Classification of locality	:	Middle class						
2.	Development of surrounding areas	:	Normal						
3.	Possibility of frequent flooding/ sub-merging	:	No						
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by						
5.	Level of land with topographical conditions	:	Plain						
6.	Shape of land	:	Irregular						
7.	Type of use to which it can be put	:	For residential purpose						
8.	Any usage restriction	:	Residential						
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. CIDCO / NAINA / PANVEL / WARDOLI / BP – 00603 / CC / 2023 / 0410 date 03.08.2023 issued by CIDCO / Navi Mumbai Airport Influence Notified Area (NAINA) (Number of Copies – Sheet No. 1/9 to 9/9) 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.	:	15.00 Mtr. Wide Road						
14.	Is it a Land – Locked land?	:	No						
15.	Water potentiality	:	Municipal Water supply						
16.	Underground sewerage system	:	Connected to Municipal sewer						
17.	Is Power supply is available in the site	:	Yes						
18.	Advantages of the site	:	Located in developing area						
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No						
Part – A (Valuation of land)									
1	Size of plot	:	Plot area – 9900.00 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)	:	₹ 47,000.00 per Sq. M. for Residential ₹ 3,770.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan & 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>9900</td> <td>3770</td> <td>3,73,23,000.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	9900	3770	3,73,23,000.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
9900	3770	3,73,23,000.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work 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	:	As per table attached to the report									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started									
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work not yet started									
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CIDCO / NAINA / PANVEL / WARDOLI / BP – 00603 / CC / 2023 / 0410 date 03.08.2023 issued by CIDCO / Navi Mumbai Airport Influence Notified Area (NAINA) (Number of Copies – Sheet No. 1/9 to 9/9)									
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Lily / 1A</td> <td>Ground (part) + Stilt (part) + 1st to 7th Upper Floors.</td> </tr> <tr> <td>Orchid / 2B</td> <td>Ground (part) + Stilt (part) + 1st to 7th Upper Floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	Lily / 1A	Ground (part) + Stilt (part) + 1 st to 7 th Upper Floors.	Orchid / 2B	Ground (part) + Stilt (part) + 1 st to 7 th Upper 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 Construction work not yet started
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work not yet started
6.	Plastering	:	N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	:	N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work not yet started
9.	Roofing including weather proof course	:	N.A. Building Construction work not yet started
10.	Drainage	:	Proposed
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work not yet started
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

Remarks: As per approved plan, there are Total Four Building (Building No. 1, Wing -A) (Building No. 2, Wing - B) (Building No. 3, Wing - C & D) and (Building No. 4, Wing - E & F) of building are proposed to be constructed in this project. Out of construction work of only Building No. 1, Wing -A & Building No. 2, Wing - B building is going on at present. Hence same is only considered for the purpose of valuation.

1) Lily, Building No. 1, Wing – A:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved (Balcony + Terrace Area) in Sq. Ft.	As per Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
2	102	1	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
3	103	1	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
4	104	1	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
5	105	1	1 BHK	349	112	461	507	7500	34,57,500	35,61,225	7500	12,17,040
6	106	1	2 BHK	446	150	596	656	7500	44,70,000	46,04,100	9500	15,73,440
7	107	1	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
8	108	1	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
9	201	2	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
10	202	2	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
11	203	2	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
12	204	2	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
13	205	2	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
14	206	2	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
15	207	2	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
16	208	2	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
17	301	3	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
18	302	3	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
19	303	3	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
20	304	3	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
21	305	3	1 BHK	349	112	461	507	7500	34,57,500	35,61,225	7500	12,17,040
22	306	3	2 BHK	446	150	596	656	7500	44,70,000	46,04,100	9500	15,73,440
23	307	3	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
24	308	3	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
25	401	4	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
26	402	4	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
27	403	4	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
28	404	4	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
29	405	4	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
30	406	4	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
31	407	4	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
32	408	4	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
33	501	5	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
34	502	5	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
35	503	5	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
36	504	5	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
37	505	5	1 BHK	349	112	461	507	7500	34,57,500	35,61,225	7500	12,17,040

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved (Balcony + Terrace Area) in Sq. Ft.	As per Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
38	506	5	2 BHK	446	150	596	656	7500	44,70,000	46,04,100	9500	15,73,440
39	507	5	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
40	508	5	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
41	601	6	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
42	602	6	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
43	603	6	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
44	604	6	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
45	605	6	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
46	606	6	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
47	607	6	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
48	608	6	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
49	701	7	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
50	702	7	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
51	703	7	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
52	704	7	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
53	705	7	1 BHK	349	112	461	507	7500	34,57,500	35,61,225	7500	12,17,040
54	706	7	2 BHK	446	150	596	656	7500	44,70,000	46,04,100	9500	15,73,440
55	707	7	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
56	708	7	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
Total				22260	5932	28192	31011		21,14,40,000	21,77,83,200		7,44,26,880

2) Orchid, Building No. 2, Wing – B:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved (Balcony + Terrace Area) in Sq. Ft.	As per Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
2	102	1	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
3	103	1	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
4	104	1	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
5	105	1	1 BHK	349	112	461	507	7500	34,57,500	35,61,225	7500	12,17,040
6	106	1	2 BHK	446	150	596	656	7500	44,70,000	46,04,100	9500	15,73,440
7	107	1	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
8	108	1	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
9	201	2	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
10	202	2	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
11	203	2	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
12	204	2	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
13	205	2	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved (Balcony + Terrace Area) in Sq. Ft.	As per Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
14	206	2	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
15	207	2	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
16	208	2	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
17	301	3	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
18	302	3	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
19	303	3	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
20	304	3	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
21	305	3	1 BHK	349	112	461	507	7500	34,57,500	35,61,225	7500	12,17,040
22	306	3	2 BHK	446	150	596	656	7500	44,70,000	46,04,100	9500	15,73,440
23	307	3	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
24	308	3	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
25	401	4	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
26	402	4	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
27	403	4	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
28	404	4	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
29	405	4	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
30	406	4	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
31	407	4	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
32	408	4	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
33	501	5	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
34	502	5	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
35	503	5	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
36	504	5	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
37	505	5	1 BHK	349	112	461	507	7500	34,57,500	35,61,225	7500	12,17,040
38	506	5	2 BHK	446	150	596	656	7500	44,70,000	46,04,100	9500	15,73,440
39	507	5	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
40	508	5	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
41	601	6	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
42	602	6	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
43	603	6	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
44	604	6	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
45	605	6	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
46	606	6	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
47	607	6	2 BHK	446	93	539	593	7500	40,42,500	41,63,775	8500	14,22,960
48	608	6	1 BHK	349	55	404	444	7500	30,30,000	31,20,900	6500	10,66,560
49	701	7	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
50	702	7	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
51	703	7	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved (Balcony + Terrace Area) in Sq. Ft.	As per Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
52	704	7	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
53	705	7	1 BHK	349	112	461	507	7500	34,57,500	35,61,225	7500	12,17,040
54	706	7	2 BHK	446	150	596	656	7500	44,70,000	46,04,100	9500	15,73,440
55	707	7	2 BHK	446	148	594	653	7500	44,55,000	45,88,650	9500	15,68,160
56	708	7	1 BHK	349	111	460	506	7500	34,50,000	35,53,500	7500	12,14,400
Total				22260	5932	28192	31011		21,14,40,000	21,77,83,200		7,44,26,880

Summary of the Project:

Building No. / Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
1 / A	1 BHK - 28 2 BHK - 28	56	28192	31011	21,14,40,000.00	21,77,83,200.00
2 / B	1 BHK - 28 2 BHK - 28	56	28192	31011	21,14,40,000.00	21,77,83,200.00
Total		112	56384	62022	42,28,80,000.00	43,55,66,400.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	42,28,80,000.00
Final Realizable Value After Completion in ₹	43,55,66,400.00
Cost of Construction (Total Built up area x Rate) 62022 Sq. Ft. x ₹ 2400.00	14,88,52,800.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

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

8.	Aluminum works	
9.	Aluminum hand rails	
10.	False ceiling	
	Total	

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

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

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 42,28,80,000.00
Final Realizable Value After Completion in ₹		:	₹ 43,55,66,400.00

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 ₹ 6,500 to ₹ 8,000.00 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 ₹ 7,500.00 per Sq. Ft. on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 18°58'12.9"N 73°11'35.6"E

Note: The Blue line shows the route to site from nearest railway station (Panvel – 10.7 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

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Year: 20232024 Language: English


Selected District: रायगड

Select Taluka: पनवेल

Select Village: वडवली

Vibhag Number: 3

Assessment Type	Assessment Range	Rate Rs/-
जिरायत शेत जमिन	0-1.25	1577800
जिरायत शेत जमिन	10.01-12.50	2479100
जिरायत शेत जमिन	5.01-7.50	2207900
जिरायत शेत जमिन	7.51-10.00	2430500
जिरायत शेत जमिन	12.51-च्या पुढे	2732800
जिरायत शेत जमिन	1.26-2.50	1651800
जिरायत शेत जमिन	2.51-5.00	1932900
बिनशेती जमीनी/भूखंड	0-0.00	3770
		1 2 3 4


Department of Registration & Stamps
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Year: 20232024 Language: English

Selected District: रायगड

Select Taluka: पनवेल

Select Village: वडवली

Vibhag Number: 3

Assessment Type	Assessment Range	Rate Rs/-
हायवेवरील जमिनी	0-0.00	4270
गावठाणातील मिळकती	0-0.00	5070
शांभ्रा-फळवाग	0-0.00	0
काजू-फळवाग	0-0.00	0
नारळ-फळवाग	0-0.00	0
केळी-फळवाग	0-0.00	0
सदनिका	0-0.00	32100
दुकाने	0-0.00	47000
		1 2 3 4

Price Indicators

HOUSING.COM

Anant Serene Park

₹29.99 L - 43.99 L | ₹7.54 K/sq.ft
EMI starts at ₹10,88 ₹

₹7.54 K/sq.ft
Avg. Price

398.00 sq.ft - 930.00 sq.ft
Carpet Area
Sizes

1, 2 BHK Apartments
Configurations

Dec. 2026
Possession Starts

Overview/Home More About Project Floor Plan Tour This Project Amenities Contact Sellers

ANANT SERENE PARK

Highlights Amenities Location Project Plan Gallery Contact +91 8886 214 411

HOMES BLESSED BY
AWESOME CONNECTIVITY

1 & 2 BHK AC HOMES ₹29.99L*
GET FREE MODULAR KITCHEN

PAY 5% NOW & BOOK YOUR DREAM HOME

Price Indicators

HOUSING.com | Buy or Rent Mumbai

1 BHK Flat ₹29.99 L (₹41.4 K/sq.ft)

By ANANT BUILDERS

Anant Serene Park, HCC Dorew, Panvel, Near, Mumbai

[Contact Seller](#)

The road to NATURE

725 sq.ft. Build Up Area | ₹41.4 K/sq.ft. Avg. Price | 1 BHK Configuration | 31st Dec. 2026 Possession Status | Higher of 7 floors | East facing Facing | Semi Furnished Furnishing

[11 more](#)

[VIEW PROJECT](#) [COMPARISONS](#) [AMENITIES](#) [PRICE TRENDS](#) [LOCALITY](#) [PROJECT AREA](#) [DEVELOPER](#)

Anant Serene Park ♥

by **Anant Builders**

📍 Panvel, Mumbai [\(show on map\)](#)

[Download Brochures](#)

1, 2 BHK Apartment | 398 - 930 sq ft Carpet Area | ₹ 29.99 L - ₹ 43.99 L Builder Price [See inclusions](#)

[Overview](#) | [Floor Plan](#) | [Amenities](#) | [Gallery](#) | [Neighbourhood](#)

Overview

Dec'26 Possession Start Date	Under Construction Status	2.44 Acres Total Area
112 Total Launched apartments	Sep'23 Launch Date	New Availability

Price Indicators

Overview
Floor Plan
Amenities
Gallery
Neighbourhood

✓ Kendriya Vidyalaya Onge (2.0 Km)

Anant Serene Park Floor Plans

1 BHK
2 BHK

Carpet Area	Builder Price ⓘ
398 sq ft <small>(8BHK+1T)</small>	₹ 29.99 L
454 sq ft <small>(8BHK+1T)</small>	₹ 33.99 L
483 sq ft <small>(8BHK+1T)</small>	₹ 34.99 L

Overview
Floor Plan
Amenities
Gallery
Neighbourhood

✓ Kendriya Vidyalaya Onge (2.0 Km)

Anant Serene Park Floor Plans

1 BHK
2 BHK

Carpet Area	Builder Price ⓘ
526 sq ft <small>(2BHK+2T)</small>	₹ 39.99 L
930 sq ft <small>(2BHK+2T)</small>	₹ 43.99 L

Price Indicators

Anant Serene Park **Panvel** **Mumbai** **By Anant Builders**

Location: Vardoli, Panvel
Possession Date: December 2026
Project Size: 2.64 Acres, 112 Units
Developer: Anant Builders
Products: 1, 2 BHK

CONFIGURATIONS FOR ANANT SERENE PARK

Configuration	Area (sq. ft.)	Price (L)
1 BHK 1 living room, kitchen, 1 bedroom, 2 bathrooms	349.29	₹29.99 L
2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	446	₹29.99 L

Think.Innovate.Create



Price Indicators Projects nearby Locality

Hiranandani Fortune City ₹37.67 L - 2.4 Cr

4.3 [Write a Review](#) [Contact Sellers](#)

Studio, 1, 2, 3 BHK Studio A...
Configurations

Mar, 2022
Possession Starts

Price on request
Avg Price

304.00 sq.ft. - 1707.00 sq.ft.
Carpet Area
Sizes

1 BHK Apartment for Sale
in Panvel

₹29.99 Lakhs @ ₹7535/sq.ft. as per carpet area

Super Built-Up Area 635 Sq.Ft (58.99 sq.M)	Carpet Area 398 Sq.Ft (36.98 sq.M)	Bedrooms 1
Bathrooms 1	Available from 23 Dec 2026	Condition New Booking

OVERVIEW LOCATION [Similar Properties](#)

Features

Parking No	Furnishing State Semi Furnished	Listed by Budget Property 4You(Br...	Property on Ground Floor	Listed on 23-Sep
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Price Indicators Projects nearby Locality

commonfloor.com

Navimu... Buy Locality or Builder or Project Name

1BHK Apartment for Sale

Project: [Space India Amulyam in Panvel](#)

₹30.3 Lakhs @ ₹10025/sq.ft

Super Built-Up Area	Carpet Area	Bedrooms
367 Sq.Ft (34.1 Sq.M)	302 Sq.Ft (28.06 Sq.M)	1
Bathrooms	Available from	Condition
1	31 Dec 2024	New Booking

OVERVIEW

LOCATION

Similar Properties

Features

Parking	Furnishing State	Listed by	Property on	Listed on
No	Not Furnished	Budget Property 4You(Br...	7th Floor	17-Sep
Brokerage terms				
No				

The valuations provided herein has been collected from publicly available sources and is not to be verified as per RERA guidelines

commonfloor.com

Navimu... Buy Locality or Builder or Project Name

1BHK Apartment for Sale

in [New Panvel](#)

₹32.07 Lakhs @ ₹7544/sq.ft

Super Built-Up Area	Carpet Area	Bedrooms
655 Sq.Ft (60.65 Sq.M)	425 Sq.Ft (39.48 Sq.M)	1
Bathrooms	Available from	Condition
1	05 Jul 2024	New Booking

OVERVIEW

LOCATION

Similar Properties

Features

Vitrified Tiles	No	Not Furnished	East	Santosh Shetty(Broker)
2nd Floor	05-Oct	No	Freehold	Under Construction


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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company www.vastukala.org

Price Indicators Projects nearby Locality

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Navimu... Buy Locality or Builder or Project Name



1BHK Apartment for Sale

Project [Wadhwa Codename Megaliving Wing F3 in Panvel](#)

₹41.76 Lakhs ₹9690/sq.ft. as per carpet area


Super Built-Up Area	Carpet Area	Bedrooms
574 Sq.Ft (53.35 Sq.M)	431 Sq.Ft (40.04 Sq.M)	1
Bathrooms	Condition	
1	New Booking	

OVERVIEW
LOCATION
Similar Properties

Features

Flooring type	Parking	Listed by	Property on	Location
Vitrified Tiles	Yes	Navimumbai Marketing ...	2nd Floor	19-Oct
Brokerage terms				
No				

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Navimu... Buy Locality or Builder or Project Name



1BHK Apartment for Sale

in [New Panvel](#)

₹33.34 Lakhs ₹7847/sq.ft.

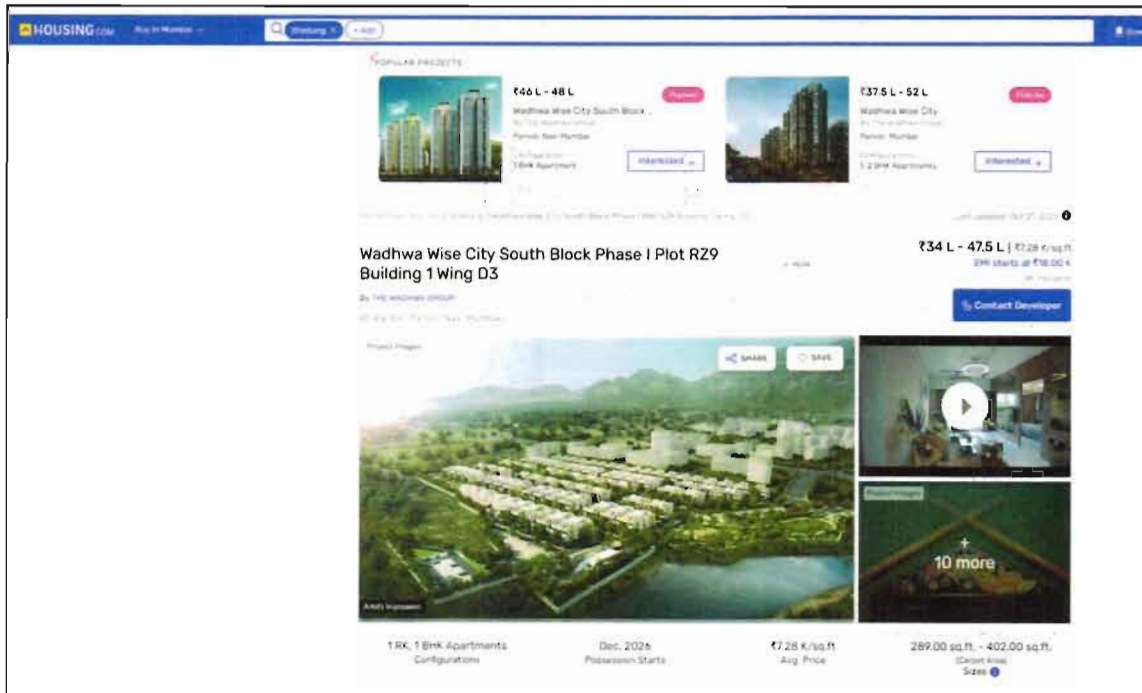
Super Built-Up Area	Carpet Area	Bedrooms
655 Sq.Ft (60.89 Sq.M)	425 Sq.Ft (39.48 Sq.M)	1
Bathrooms	Completion Date	Condition
2	18 Nov 2023	New Booking

OVERVIEW
LOCATION
Similar Properties

Features

Yes	Not Furnished	East	Santosh Shetty(Broker)	2nd Floor
18-Oct	No			

Price Indicators Projects nearby Locality



Think.Innovate.Create

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

Place : Mumbai

Date : 25.10.2023

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

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.26 10:12:32 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

The undersigned has inspected the property detailed in the Valuation Report dated _____

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

₹ _____ (Rupees _____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

I, Sharadkumar 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 25.10.2023 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 21.10.2023. 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 AEAPC0117Q
- 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. Greenpath Realty Pvt. Ltd.
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;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Rajesh Ghadi – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 23.10.2023 Valuation Date - 25.10.2023 Date of Report - 25.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 23.10.2023
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 **25th 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. Greenpath Realty Pvt. Ltd.** 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. Greenpath Realty Pvt. Ltd.** 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.

**Sharadkumar
B. Chalikwar**
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.10.26 10:13:01 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
SBI Empanelment No.: SME/TCC/2021-22/85/13



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