

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Gami Ved"**

**"Gami Ved"**, Proposed Redevelopment of Shree Balaji CHSL on Plot No. 13, Sector - 18, Nerul, Navi Mumbai, Manoj Bhavsar Road, Taluka & Dist. – Thane, PIN – 400 706, State - Maharashtra, Country - India

**Latitude Longitude: 19°02'07.3"N 73°00'35.0"E**

## **Valuation Done for:** **State Bank of India**

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



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

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

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

## MASTER VALUATION REPORT OF "Gami Ved"

**"Gami Ved", Proposed Redevelopment of Shree Balaji CHSL on Plot No. 13, Sector - 18, Nerul,  
Navi Mumbai, Manoj Bhavsar Road, Taluka & Dist. – Thane, PIN – 400 706,  
State - Maharashtra, Country - India**

**Latitude Longitude: 19°02'07.3"N 73°00'35.0"E**

**NAME OF DEVELOPER: M/s. New Parth Developers (Mr. Ambalal Bhan Gami)**

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 **21<sup>st</sup> October 2023** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Gami Ved"**, Proposed Redevelopment of Shree Balaji CHSL on Plot No. 13, Sector - 18, Nerul, Navi Mumbai, Manoj Bhavsar Road, Taluka & Dist. – Thane, PIN – 400 706, State - Maharashtra, Country - India. It is about 1.4 Km. travel distance from Nerul Railway Station of Harbour Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

### 2. Developer Details:

Name of builder	M/s. New Parth Developers (Mr. Ambalal Bhan Gami)	
Project Registration Number	Project Gami Ved	RERA Project Number P51700051520
Register office address	M/s. New Parth Developers (Ambalal Bhan Gami) Gami Group, Office No. 101, 1 <sup>st</sup> Floor, "Real Tech Park", Plot No. 39/2, Sector 30A, Vashi, Navi Mumbai, Pin – 400 703, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Suresh Gami (Builder Person – Mobile No. 9702454869) Mr. Deepak Katarmal (Sales Person – Mobile No. 9990892126 / 9321128014)	
E – mail ID & Website	<a href="mailto:sureshgami.yahoo.com">sureshgami.yahoo.com</a> , <a href="mailto:info@gamigroup.in">info@gamigroup.in</a> <a href="http://www.gamigroup.in">www.gamigroup.in</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Manoj Bhavsar Road
On or towards South	Ajinkyatara Society & Anirudha Babu Maidan
On or towards East	Sant Nirankari Marg & Shri Gurudatta CHSL
On or towards West	Service Road / Palm Beach Road



#### Our Pan India Presence at :

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

Regd. Office : B-1001, 11<sup>th</sup> Floor, Boomerang,  
Chandiyerli Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

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

To,

**The Branch Manager,  
State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",

5th Floor, C-6, 'G' Block,

Bandra Kurla Complex, Bandra (East),

Mumbai – 400 051, State - Maharashtra, Country - India

**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

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 : 21.10.2023				
	b) Date on which the valuation is made : 26.10.2023				
3.	List of documents produced for perusal				
	1. Copy of Legal Title Report issued by Adv. Parth Chande date 08.03.2021				
	2. Copy of NOC for carrying out redevelopment of Dilapidated CIDCO Letter No. CIDCO / Redevelop / Nerul / 2021 / 1124 date 24.1.2021				
	3. Copy of NOC for Height Clearance No. NAVI / WEST / B / 110519 / 433572 date 18.11.2019 issued by Airports Authority of India				
	4. Copy of NMMC No. NMMP / NRV / BP / 17162 / 2023 date 11.04.2023 issued by Navi Mumbai Municipal Corporation				
	5. Copy of Title Clearance Certificate date 07.08.2023 issued by Parth Chande				
	6. Copy of Fire Brigade Provisional NOC No. FIRE / HO / VASHI / 3607 / 2022 date 17.10.2022 issued by Divisional Fire Officer, Navi Mumbai Municipal Corporation				
	7. Copy of Architect's Certificate date 17.08.2023 issued by Ar. Triarch Design Studio				
	8. Copy of Engineer's Certificate date 27.07.2023 issued by SK Consultants & Engineers				
	9. Copy of Declaration About Commencement Certificate date 09.05.2023 issued by Gami Group				
	10. Copy of MAHARERA Registration Certificate of Project No. P51700051520 issued by Maharashtra Real Estate Regulatory Authority date 23.06.2023. Last Modified date 18.08.2023				
	11. Copy of Commencement Certificate No. NMMP / NRV / BP / 17162 / 2023 date 11.04.2023 issued by Assistant Director of Town Planning, by Navi Mumbai Municipal Corporation				
	12. Copy of Approved Plan No. NRV / A / 17162 / 2023 dated 11.04.2023 issued by Assistant Director of Town Planning Navi Mumbai Municipal Corporation (Number of Copies - Five – Sheet No. 1 / 5 to 5/5)				
	<b>Approved upto:</b>				
	<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Gami Ved</td> <td>Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Residential / Part Society Office / Part Driver Room / Fitness Center) + 2<sup>nd</sup> to 30<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Gami Ved	Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Residential / Part Society Office / Part Driver Room / Fitness Center) + 2 <sup>nd</sup> to 30 <sup>th</sup> Upper Floors.
Project	Number of Floors				
Gami Ved	Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Residential / Part Society Office / Part Driver Room / Fitness Center) + 2 <sup>nd</sup> to 30 <sup>th</sup> Upper Floors.				
	Project Name (with address & phone nos.) : "Gami Ved", Proposed Redevelopment of Shree Balaji CHSL on Plot No. 13, Sector - 18, Nerul,				

		Navi Mumbai, Manoj Bhavsar Road, Taluka & Dist. - Thane, PIN - 400 706, State - Maharashtra, Country - India										
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p><b>M/s. New Parth Developers (Mr. Ambalal Bhan Gami)</b></p> <p><b>Address:</b> Gami Group, Office No. 101, 1<sup>st</sup> Floor, "Real Tech Park", Plot No. 39/2, Sector 30A, Vashi, Navi Mumbai, Pin - 400 703, State - Maharashtra, Country - India</p> <p><b>Contact Person :</b> Mr. Suresh Gami (Builder Peson - Mobile No. 9702454869) Mr. Deepak Katarmal (Sales Person - Mobile No. 9990892126 / 9321128014)</p>										
5.	Brief description of the property (Including Leasehold / freehold etc.)	<p><b>About "Gami Ved" Project:</b> Gami Ved by Gami Group is a newly launched project in the Navi Mumbai, offering spacious apartments in a mid-range budget. This affordable luxury project brings you apartments in Nerul, which are scheduled for possession in Jun, 2027. Gami Ved Navi Mumbai is a RERA-registered project with registration number P51700051520. Gami Ved Nerul has single tower, with 30 floors each and 170 units to offer. This project is spread over an area of 0.5 acres. With all the basic amenities available, Gami Ved offers comfort and a lifestyle at a reasonable price. Gami Ved Navi Mumbai is a Project by Gami Group situated in the most premium location of Navi Mumbai at Nerul Sector - 18, Plot No - 13 offers 1 &amp; 2 BHK Flats with the availability of Jodi Apartments. Also get the Floor Plan, Price Sheet, RERA ID, Reviews, Possession Timeline, Construction Status, Location Advantages, Address, Amenities, and specifications. Gami Ved Navi Mumbai has an Exclusive Tower with a floor range of G+30 Storeys.</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Gami Ved</td> <td>Proposed Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Residential / Part Society Office / Part Driver Room / Fitness Center) + 2<sup>nd</sup> to 30<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Gami Ved</td> <td>Foundation work is in progress.</td> <td>0%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>June - 2027 (As per MAHARERA Certificate)</b></p> <p>Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p>	Project	Number of Floors	Gami Ved	Proposed Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Residential / Part Society Office / Part Driver Room / Fitness Center) + 2 <sup>nd</sup> to 30 <sup>th</sup> Upper Floors.	Project	Present stage of Construction	Percentage of work completion	Gami Ved	Foundation work is in progress.	0%
Project	Number of Floors											
Gami Ved	Proposed Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Residential / Part Society Office / Part Driver Room / Fitness Center) + 2 <sup>nd</sup> to 30 <sup>th</sup> Upper Floors.											
Project	Present stage of Construction	Percentage of work completion										
Gami Ved	Foundation work is in progress.	0%										



<b>PROPOSED PROJECT AMENITIES:</b>				
➤ 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				
➤ Barbeque/Party Lawn				
➤ Indoor Games				
➤ Spa And Massage				
➤ Video/cctv security				
➤ Squash court				
➤ Amphitheatre				
➤ Sport court				
➤ Yoga/meditation area✓ shopping center				
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No. 13, Sector - 18
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Plot No.13, Sector - 18, Village - Nerul
	d)	Ward / Taluka	:	Taluka – Panvel
	e)	Mandal / District	:	District – Raigad
7.	Postal address of the property		:	<b>"Gami Ved"</b> , Proposed Redevelopment of Shree Balaji CHSL on Plot No. 13, Sector - 18, Nerul, Navi Mumbai, Manoj Bhavsar Road, Taluka & Dist. - Thane, PIN - 400 706, State - Maharashtra, Country - India
8.	City / Town		:	Nerul, 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		:	Navi Mumbai Municipal Corporation, Village - Nerul
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	As per Documents	As per RERA Certificate	As per Site



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 developed area									
19.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)</b>	:	No									
<b>Part – A (Valuation of land)</b>												
1	Size of plot	:	Plot area – 2024.00 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)	:	₹ 1,26,800.00 per Sq. M. for Residential ₹ 60,100.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan &amp; RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>2024</td> <td>60100</td> <td>12,16,42,400.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2024	60100	12,16,42,400.00
As per Approved Plan & RERA Certificate												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
2024	60100	12,16,42,400.00										
<b>Part – B (Valuation of Building)</b>												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
	<b>Project</b>		<b>Number of Floors</b>									
	<b>Gami Ved</b>	<b>Proposed Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Residential / Part Society Office / Part Driver Room / Fitness Center) + 2<sup>nd</sup> to 30<sup>th</sup> Upper Floors.</b>										
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									

	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. NRV / A / 17162 / 2023 dated 11.04.2023 issued by Navi Mumbai Municipal Corporation (Number of Copies - Five – Sheet No. 1 / 5 to 5/5)				
	h) Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Gami Ved</td> <td>Ground (part) + Stilt (part) + 1<sup>st</sup> Floor (Part Residential / Part Society Office / Part Driver Room / Fitness Center) + 2<sup>nd</sup> to 30<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Gami Ved	Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Residential / Part Society Office / Part Driver Room / Fitness Center) + 2 <sup>nd</sup> to 30 <sup>th</sup> Upper Floors.
Project	Number of Floors						
Gami Ved	Ground (part) + Stilt (part) + 1 <sup>st</sup> Floor (Part Residential / Part Society Office / Part Driver Room / Fitness Center) + 2 <sup>nd</sup> to 30 <sup>th</sup> Upper Floors.						
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.				

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	N.A. Building Construction work is in progress
	c) No. of urinals	:	



d) No. of bath tubs	:	
e) Water meters, taps etc.	:	
f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**

## 1) Gami Ved:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	1 BHK	506	557	24500	1,23,97,000	1,28,92,880	27000	14,47,160
2	102	1	1 RK	239	263	CIDCO Share				6,83,540
3	103	1	1 BHK	506	557	24500	1,23,97,000	1,28,92,880	27000	14,47,160
4	104	1	1 RK	101	111	NMMC Share				2,88,860
5	201	2	1 BHK	308	339	Land Owner's Share				8,80,880
6	202	2	2 BHK	611	672	24550	1,50,00,050	1,56,00,052	32500	17,47,460
7	203	2	1 BHK	308	339	Land Owner's Share				8,80,880
8	204	2	1 BHK	308	339	Land Owner's Share				8,80,880
9	205	2	2 BHK	611	672	24550	1,50,00,050	1,56,00,052	32500	17,47,460
10	206	2	1 BHK	308	339	Land Owner's Share				8,80,880
11	301	3	1 BHK	308	339	Land Owner's Share				8,80,880
12	302	3	2 BHK	611	672	24600	1,50,30,600	1,56,31,824	32500	17,47,460
13	303	3	1 BHK	308	339	Land Owner's Share				8,80,880
14	304	3	1 BHK	308	339	Land Owner's Share				8,80,880
15	305	3	2 BHK	611	672	24600	1,50,30,600	1,56,31,824	32500	17,47,460
16	306	3	1 BHK	308	339	Land Owner's Share				8,80,880
17	401	4	1 BHK	308	339	Land Owner's Share				8,80,880
18	402	4	2 BHK	611	672	24650	1,50,61,150	1,56,63,596	32500	17,47,460
19	403	4	1 BHK	308	339	Land Owner's Share				8,80,880
20	404	4	1 BHK	308	339	Land Owner's Share				8,80,880
21	405	4	2 BHK	611	672	24650	1,50,61,150	1,56,63,596	32500	17,47,460
22	406	4	1 BHK	308	339	Land Owner's Share				8,80,880
23	501	5	1 BHK	308	339	Land Owner's Share				8,80,880
24	502	5	2 BHK	611	672	24700	1,50,91,700	1,56,95,368	32500	17,47,460
25	503	5	1 BHK	308	339	Land Owner's Share				8,80,880
26	504	5	1 BHK	308	339	Land Owner's Share				8,80,880
27	505	5	2 BHK	611	672	24700	1,50,91,700	1,56,95,368	32500	17,47,460
28	506	5	1 BHK	308	339	Land Owner's Share				8,80,880
29	601	6	1 BHK	308	339	Land Owner's Share				8,80,880

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
30	602	6	2 BHK	611	672	24750	1,51,22,250	1,57,27,140	33000	17,47,460
31	603	6	1 BHK	308	339	Land Owner's Share				8,80,880
32	604	6	1 BHK	308	339					8,80,880
33	605	6	2 BHK	611	672	24750	1,51,22,250	1,57,27,140	33000	17,47,460
34	606	6	1 BHK	308	339	Land Owner's Share				8,80,880
35	701	7	1 BHK	308	339					8,80,880
36	702	7	2 BHK	611	672	24800	1,51,52,800	1,57,58,912	33000	17,47,460
37	703	7	1 BHK	308	339	Land Owner's Share				8,80,880
38	704	7	1 BHK	308	339					8,80,880
39	705	7	2 BHK	611	672	24800	1,51,52,800	1,57,58,912	33000	17,47,460
40	706	7	1 BHK	308	339	Land Owner's Share				8,80,880
41	801	8	1 BHK	308	339					8,80,880
42	802	8	2 BHK	611	672	24850	1,51,83,350	1,57,90,684	33000	17,47,460
43	803	8	1 BHK	308	339	Land Owner's Share				8,80,880
44	804	8	1 BHK	308	339					8,80,880
45	805	8	2 BHK	611	672	24850	1,51,83,350	1,57,90,684	33000	17,47,460
46	806	8	1 BHK	308	339	Land Owner's Share				8,80,880
47	901	9	1 BHK	308	339					8,80,880
48	902	9	2 BHK	611	672	24900	1,52,13,900	1,58,22,456	33000	17,47,460
49	903	9	1 BHK	308	339	Land Owner's Share				8,80,880
50	904	9	1 BHK	308	339					8,80,880
51	905	9	2 BHK	611	672	24900	1,52,13,900	1,58,22,456	33000	17,47,460
52	906	9	1 BHK	308	339	Land Owner's Share				8,80,880
53	1001	10	1 BHK	308	339					8,80,880
54	1002	10	2 BHK	611	672	24950	1,52,44,450	1,58,54,228	33000	17,47,460
55	1003	10	1 BHK	308	339	Land Owner's Share				8,80,880
56	1004	10	1 BHK	308	339					8,80,880
57	1005	10	2 BHK	611	672	24950	1,52,44,450	1,58,54,228	33000	17,47,460
58	1006	10	1 BHK	308	339	Land Owner's Share				8,80,880
59	1101	11	1 BHK	308	339					8,80,880
60	1102	11	2 BHK	611	672	25000	1,52,75,000	1,58,86,000	33000	17,47,460
61	1103	11	1 BHK	308	339	Land Owner's Share				8,80,880
62	1104	11	1 BHK	308	339					8,80,880
63	1105	11	2 BHK	611	672	25000	1,52,75,000	1,58,86,000	33000	17,47,460
64	1106	11	1 BHK	308	339	Land Owner's Share				8,80,880



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
65	1201	12	1 BHK	308	339		Land Owner's Share			8,80,880
66	1202	12	2 BHK	611	672	25050	1,53,05,550	1,59,17,772	33000	17,47,460
67	1203	12	1 BHK	308	339		Land Owner's Share			8,80,880
68	1204	12	1 BHK	308	339		Land Owner's Share			8,80,880
69	1205	12	2 BHK	611	672	25050	1,53,05,550	1,59,17,772	33000	17,47,460
70	1206	12	1 BHK	308	339		Land Owner's Share			8,80,880
71	1301	13	1 BHK	308	339		Land Owner's Share			8,80,880
72	1302	13	2 BHK	611	672	25100	1,53,36,100	1,59,49,544	33000	17,47,460
73	1303	13	1 BHK	308	339		Land Owner's Share			8,80,880
74	1304	13	1 BHK	308	339		Land Owner's Share			8,80,880
75	1305	13	2 BHK	611	672	25100	1,53,36,100	1,59,49,544	33000	17,47,460
76	1306	13	1 BHK	308	339		Land Owner's Share			8,80,880
77	1401	14	1 BHK	308	339		Land Owner's Share			8,80,880
78	1402	14	2 BHK	611	672	25150	1,53,66,650	1,59,81,316	33500	17,47,460
79	1403	14	1 BHK	308	339		Land Owner's Share			8,80,880
80	1404	14	1 BHK	308	339		Land Owner's Share			8,80,880
81	1405	14	2 BHK	611	672	25150	1,53,66,650	1,59,81,316	33500	17,47,460
82	1406	14	1 BHK	308	339		Land Owner's Share			8,80,880
83	1501	15	1 BHK	308	339		Land Owner's Share			8,80,880
84	1502	15	2 BHK	611	672	25200	1,53,97,200	1,60,13,088	33500	17,47,460
85	1503	15	1 BHK	308	339		Land Owner's Share			8,80,880
86	1504	15	1 BHK	308	339		Land Owner's Share			8,80,880
87	1505	15	2 BHK	611	672	25200	1,53,97,200	1,60,13,088	33500	17,47,460
88	1506	15	1 BHK	308	339		Land Owner's Share			8,80,880
89	1601	16	1 BHK	308	339		Land Owner's Share			8,80,880
90	1602	16	2 BHK	611	672	25250	1,54,27,750	1,60,44,860	33500	17,47,460
91	1603	16	1 BHK	308	339		Land Owner's Share			8,80,880
92	1604	16	1 BHK	308	339		Land Owner's Share			8,80,880
93	1605	16	2 BHK	611	672	25250	1,54,27,750	1,60,44,860	33500	17,47,460
94	1606	16	1 BHK	308	339		Land Owner's Share			8,80,880
95	1701	17	1 BHK	308	339		Land Owner's Share			8,80,880
96	1702	17	2 BHK	611	672	25300	1,54,58,300	1,60,76,632	33500	17,47,460
97	1703	17	1 BHK	308	339		Land Owner's Share			8,80,880
98	1704	17	1 BHK	308	339		Land Owner's Share			8,80,880
99	1705	17	2 BHK	611	672	25300	1,54,58,300	1,60,76,632	33500	17,47,460





Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
135	2305	23	2 BHK	611	672	25600	1,56,41,600	1,62,67,264	34000	17,47,460
136	2306	23	1 BHK	350	385		Land Owner's Share			10,01,000
137	2401	24	1 BHK	350	385		Land Owner's Share			10,01,000
138	2402	24	2 BHK	611	672	25650	1,56,72,150	1,62,99,036	34000	17,47,460
139	2403	24	1 BHK	350	385		Land Owner's Share			10,01,000
140	2404	24	1 BHK	350	385		Land Owner's Share			10,01,000
141	2405	24	2 BHK	611	672	25650	1,56,72,150	1,62,99,036	34000	17,47,460
142	2406	24	1 BHK	350	385		Land Owner's Share			10,01,000
143	2501	25	1 BHK	350	385		Land Owner's Share			10,01,000
144	2502	25	2 BHK	611	672	25700	1,57,02,700	1,63,30,808	34000	17,47,460
145	2503	25	1 BHK	350	385		Land Owner's Share			10,01,000
146	2504	25	1 BHK	350	385		Land Owner's Share			10,01,000
147	2505	25	2 BHK	611	672	25700	1,57,02,700	1,63,30,808	34000	17,47,460
148	2506	25	1 BHK	350	385		Land Owner's Share			10,01,000
149	2601	26	1 BHK	350	385		Land Owner's Share			10,01,000
150	2602	26	2 BHK	611	672	25750	1,57,33,250	1,63,62,580	34000	17,47,460
151	2603	26	1 BHK	350	385		Land Owner's Share			10,01,000
152	2604	26	1 BHK	350	385		Land Owner's Share			10,01,000
153	2605	26	2 BHK	611	672	25750	1,57,33,250	1,63,62,580	34000	17,47,460
154	2606	26	1 BHK	350	385		Land Owner's Share			10,01,000
155	2701	27	1 BHK	372	409	25800	95,97,600	99,81,504	21000	10,63,920
156	2702	27	2 BHK	583	641	25800	1,50,41,400	1,56,43,056	32500	16,67,380
157	2703	27	1 BHK	367	404	25800	94,68,600	98,47,344	20500	10,49,620
158	2704	27	1 BHK	367	404	25800	94,68,600	98,47,344	20500	10,49,620
159	2705	27	2 BHK	583	641	25800	1,50,41,400	1,56,43,056	32500	16,67,380
160	2706	27	1 BHK	372	409	25800	95,97,600	99,81,504	21000	10,63,920
161	2801	28	1 BHK	372	409	25850	96,16,200	1,00,00,848	21000	10,63,920
162	2802	28	2 BHK	629	692	25850	1,62,59,650	1,69,10,036	35000	17,98,940
163	2803	28	1 BHK	367	404	25850	94,86,950	98,66,428	20500	10,49,620
164	2804	28	1 BHK	367	404	25850	94,86,950	98,66,428	20500	10,49,620
165	2805	28	2 BHK	629	692	25850	1,62,59,650	1,69,10,036	35000	17,98,940
166	2806	28	1 BHK	372	409	25850	96,16,200	1,00,00,848	21000	10,63,920
167	3001	30	1 BHK	372	409	25900	96,34,800	1,00,20,192	21000	10,63,920
168	3002	30	2 BHK	629	692	25900	1,62,91,100	1,69,42,744	35500	17,98,940
169	3003	30	1 BHK	367	404	25900	95,05,300	98,85,512	20500	10,49,620

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
170	3004	30	1 BHK	367	404	25900	95,05,300	98,85,512	20500	10,49,620
171	3005	30	2 BHK	629	692	25900	1,62,91,100	1,69,42,744	35500	17,98,940
172	3006	30	1 BHK	372	409	25900	96,34,800	1,00,20,192	21000	10,63,920
<b>Total</b>				<b>72162</b>	<b>79378</b>		<b>1,00,29,29,700</b>	<b>1,04,30,46,888</b>		<b>20,63,82,800</b>

### Summary of the Project:

Particulars	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 ₹
<b>Sale Flat</b>	1 BHK - 14 2 BHK - 56	70	39678	43646	1,00,29,29,700.00	1,04,30,46,888.00
<b>Land Owner's Share</b>	1 BHK - 100	100	32144	35358	-	-
<b>CIDCO &amp; NNMC Share</b>	1 RK - 02	02	340	374	-	-
<b>Total</b>		<b>172</b>	<b>72162</b>	<b>79378</b>	<b>1,00,29,29,700.00</b>	<b>1,04,30,46,888.00</b>

Particulars	Market Value (₹)
<b>Realizable Value / Fair Market Value as on date in ₹</b>	<b>1,00,29,29,700.00</b>
<b>Final Realizable Value After Completion in ₹</b>	<b>1,04,30,46,888.00</b>
<b>Cost of Construction (Total Built up area x Rate) 79378 Sq. Ft. x ₹ 2600.00</b>	<b>20,63,82,800.00</b>

Part - C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is in progress
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part - D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	



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

Part – E (Miscellaneous)		: Amount in ₹
1.	Separate toilet room	N.A. Building Construction work is in progress
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
	Total	

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

**Total abstract of the entire property**

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		:	<b>₹ 1,00,29,29,700.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 1,04,30,46,888.00</b>

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 ₹ 23,500 to ₹ 26,500.00 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 ₹ 24,500.00 per Sq. Ft. on Carpet Area for valuation.

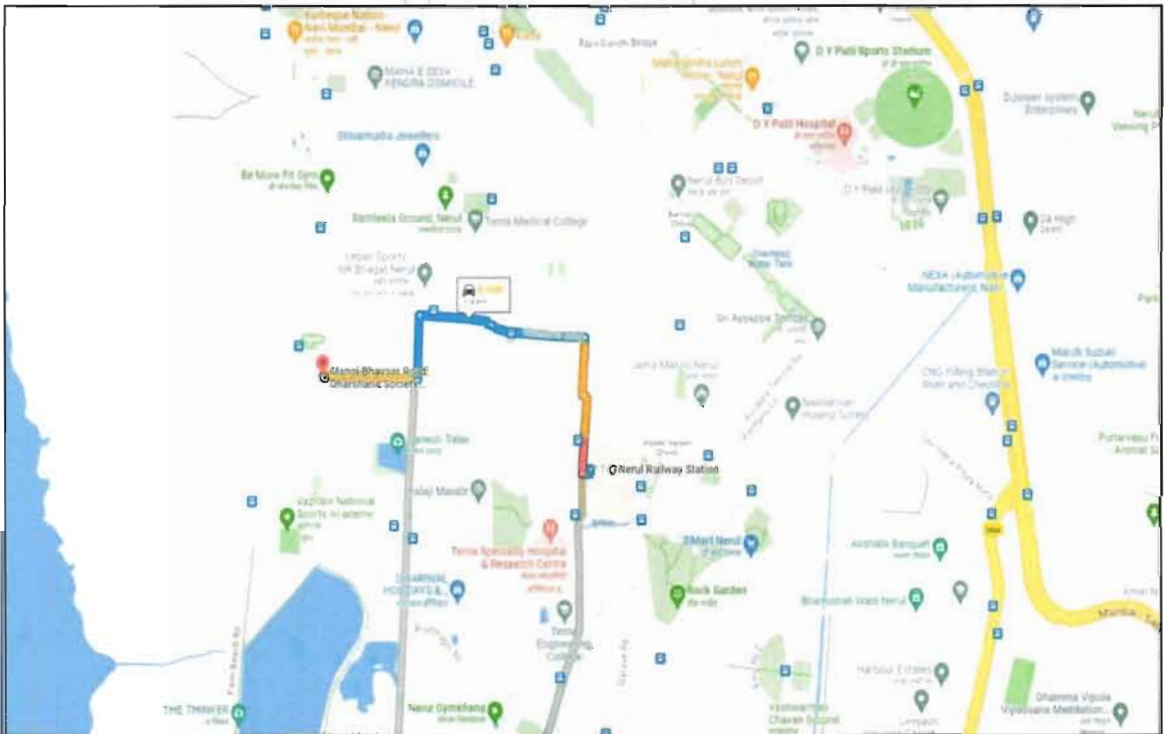
## Actual Site Photographs





## Route Map of the property

Site u/r



**Latitude Longitude: 19°02'07.3"N 73°00'35.0"E**

**Note:** The Blue line shows the route to site from nearest railway station (Nerul – 1.4 Km.)



Think Innovate.Create


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

An ISO 9001:2015 Certified Company

[www.vastukala.org](http://www.vastukala.org)



## Ready Reckoner Rate


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

**नोंदणी व मुद्रांक विभाग**  
 महाराष्ट्र शासन

**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
 बाजारमूल्य दर पत्रक

[Home](#)    [Valuation Rules](#)    [User Manual](#)    [Close](#)    [Feedback](#)

**Year** **Annual Statement of Rates** **Language**

20232024 English

Selected District  Language

Select Taluka

Select Village

Search By  Survey No  Location

Select	वपविभाग	भूमी जमीन	निवासी सदनिका	कॉमर्स	दुकाने	औद्योगिक	एकक (Rs.)
SurveyNo	26 / 275- नेरळ नोड सेक्टर नंबर 23	43500	95700	110100	126500	110100	चौ. मीटर
SurveyNo	26 / 276- नेरळ नोड सेक्टर नंबर 16 (सेक्टर क्र. 16A मधील भूखंड अचळता उर्वरित भूखंड)	47500	121000	137300	151200	137300	चौ. मीटर
SurveyNo	26 / 277 - नेरळ नोड सेक्टर नंबर 9	43800	113500	130500	152000	130500	चौ. मीटर
SurveyNo	26 / 278- नेरळ नोड सेक्टर नंबर 2	47800	116600	134100	149500	134100	चौ. मीटर
SurveyNo	26 / 279 - नेरळ नोड सेक्टर नंबर 18 ( सेक्टर क्र. 18 अ मधील भूखंड वगळू	60100	126800	134300	158500	134300	चौ. मीटर

1 2 3 4 5 6 7 8 9 10 ...

Think.Innovate.Create

**Sales Instance**

14033336	सूची क्र.2	कृष्ण निबंधक सह दु.नि.ठाणे 6
06-10-2023		दास क्रमांक 14033 2023
Note -Generated Through eSearch Module.For original report please contact concern SRD office		नेदणी : Regn:G3m
<b>गावाचे नाव : नेरुळ</b>		
(1) मिलेखाचा प्रकार	करारनाम	
(2) मालकीदाता	11500000	
(3) आकारमान (भूमीचे क्षेत्रफळ) व अधिकारदात्याचा अधिकारी देतो की पर्यटन वेळी नमुद करावी	8985301.6	
(4) भू.मापन, मालकीस व बळगतीचा अहवाल	1) पारिकेचे नाव नवी मुंबई मनपाद्वारे वर्गन : इतर माहिती: प्लॉट क्रमांक 2302,तेवीसावा मजला.गामी वेद,प्लॉट नो 13.सेक्टर 18,नेरुळ नवी मुंबई(क्षेत्रफळ 56.748 चौ.मी) - दोन कार पार्किंग. ( Plot Number : 13 : SECTOR NUMBER : 18 : )	
(5) क्षेत्रफळ	56.748 चौ.मीटर	
(6) अधिकारी किंवा वृद्धी देण्यात आला का?		
(7) दस्तऐवज करून देण-या किंवा देण्यात येणा-या पक्षदाराचे नाव किंवा दिवशी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तित्वात,प्रतिबंधिते नाव व पत्ता	1) नाव -न्यु वर्थ डेव्हलपर्स लिमिटेड प्रो.प्रो. श्री.अशोक भालगे गामी द्यावा तसे कु.मु.दिनेश साबुके वर. पत्ता-प्लॉट नं. - गामा नं. - इमारतीचे नाव 104, ते.अन टेक पार्क सेक्टर 100, कर्मी नवी मुंबई, बॉक नं. - रोड नं. - महापुरु. ठाणे. पिन कोड -400706 पिन नं. -ACAPG01808	
(8) दस्तऐवज करून देण-या पक्षदाराचे व किंवा दिवशी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तित्वात,प्रतिबंधिते नाव व पत्ता	1) नाव - - सत्यम शंकरा कुमर सिन्हा 2) पत्ता-प्लॉट नं. - गामा नं. - इमारतीचे नाव-प्लॉट नो 13, सेक्टर 18, न.नेरुळ नवी मुंबई, बॉक नं. - रोड नं. - महापुरु. ठाणे. पिन कोड -400706 पिन नं. -DCMPSM130 2) नाव- शैलज अश्वनी कुमर सिन्हा - वर- 50, पत्ता-प्लॉट नं. - गामा नं. - इमारतीचे नाव- प्लॉट नो 13, सेक्टर 18, न.नेरुळ नवी मुंबई, बॉक नं. - रोड नं. - महापुरु. ठाणे. पिन कोड -400706 पिन नं.-APSPM13148	
(9) दस्तऐवज करून देण्याचा दिनांक	27-09-2023	
(10) दास नोंदणी केलेल्या दिनांक	03-10-2023	
(11) अनुक्रमिक क्र. व पृष्ठ	14033 2023	
(12) आकारमानमागे मुद्रित मुल्य	690000	
(13) आकारमानमागे नोंदणी मुल्य	30000	
(14) टीका		
मुद्रितनामावरील विवरण घेतलेला रकमीतः		
मुद्रित मुल्य आकारमान निरवरोधिते मुल्ये :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

Think.Innovate.Create



## Price Indicators

**HOUSING.COM** Buy or Rent Mumbai

Home / New / Residential / Apartment / For Sale / Mumbai / 2 BHK Flat

**2 BHK Flat** **₹1.45 Cr** EMI starts at ₹15,994

By **Sanku Group**

Gami Ved, Sector 18, Nerul, Navi Mumbai

**Zero brokerage** [View More](#) [Contact Seller](#)

1100 sq.ft. Build Up Area | ₹115.19 K/sq.ft. Avg. Price | 2 BHK Configuration | 31st Dec. 2025 Possession status | Higher of 30 Floors | East facing Facing | Unfurnished Furnishing

**99acres** Buy All Residential [For valuation of Projects/Societies or keywords](#) [SEARCH](#)

**2BHK Flat/Apartment**  
**Gami Ved**  
Nerul, Navi Mumbai, Mumbai

Home / Property for Sale / 2 BHK / New / Residential / Apartment / For Sale / Mumbai / 2BHK Flat/Apartment

**₹1.47 - 1.51 Crore** **610 - 628 sq.ft.** **New Launch**

Base Price: ₹2,000 /sq.ft. | Avg. Price: ₹115.19 K/sq.ft. | Possession: New Launch

**NO BROKERAGE** **REGISTRATION** **REGISTERED** Registration No: 4517005/150 [View All Data](#) Website: <https://mumbai.99acres.com/>

[Floor Plan](#) [Project Details](#) [Society Reviews](#) [Explore Locality](#) [Recommendations](#) [Dealer Details](#)

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	10 sq.ft.	610 sq.ft.	Base Price: ₹1.47 Crores
	10 sq.ft.	628 sq.ft.	Base Price: ₹1.51 Crores

F



## Price Indicators

**HOUSING.com** Buy or Rent Mumbai

1 BHK Flat

₹91.5 L EMI starts at ₹65.43 K

By GAMI GROUP

22th, Sector 15, Sector 15, Navi Mumbai

700 sq.ft. Build Up Area | ₹13.07 K/sq.ft. Avg. Price | 1 BHK Configuration | 31st Dec. 2025 Possession status | Middle of 28 floors | East facing Facing | Unfurnished Furnishing

**magicbricks** Buy | Rent | Sell | Home Loans

₹1.53 Cr EMI: ₹69k | How much loan can I get? | ZERO BROKERAGE

2 BHK 630 Sq-ft Flat For Sale - **Navi Mumbai**

2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area: 630 sqft • ₹2-286/sqft

Developer: **Gami Group** | Project: **Gami Ved**

Transaction Type: New Property | Status: Under Construction | Furnished Status: Unfurnished

Car Parking: 1 Covered

Contact Builder | Download Brochure | Last contact made 5 days ago

**Why buy in this project?**

- Gami Ved will be an upscale address as it will be spread over an area of 0.5 acres
- one of the most lavishly built projects in the Navi Mumbai region
- Raghuveera Mall Vashi, 3-4 km

[-8 more](#)

**More Details**

Price Breakup: ₹1.53 Cr


Booking Amount: ₹100000

## Price Indicators

magicbricks
Buy
Rent
Sell
Home Loans




**₹91.5 Lac** EMI - ₹41k | Can I afford it? ✓ ZERO BROKERAGE

1 BHK 372 Sq-ft Flat For Sale **Nerul, Navi Mumbai**



1 Bed 2 Baths 1 Covered Parking Unfurnished


Carpet Area	Developer	Project
372 sqft - ₹24,597/sqft	<b>Gami Group</b>	<b>Gami Ved</b>
Transaction Type	Status	Furnished Status
New Property	Under Construction	Unfurnished
Car Parking	1 Covered	




+10 Photos

magicbricks
Buy
Rent
Sell
Home Loans




**₹1.52 Cr** EMI - ₹69k | Get pre-approved loan ✓ ZERO BROKERAGE

2 BHK 629 Sq-ft Flat For Sale **Nerul, Navi Mumbai**



2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area	Developer	Project
629 sqft - ₹24,165/sqft	<b>Gami Group</b>	<b>Gami Ved</b>
Transaction Type	Status	Furnished Status
New Property	Under Construction	Unfurnished
Car Parking	1 Covered	




+10 Photos

Contact Builder
Download Brochure

Last contact made 5 days ago

**Why buy in this project?**

- Gami Ved will be an upscale address as it will be spread over an area of 0.5 acres
- one of the most lavishly built projects in the Navi Mumbai region
- Raghuleela Mall Vashi, 5.4 Km

[-8 more](#)

**More Details**

Price Breakup	₹1.52 Cr
Booking Amount	₹100000



## Price Indicators

**magicbricks** Buy Rent Sell Home Loans

₹1.47 Cr EMI ₹ 66k Cat pre-approved loan ZERO BROKERAGE

2 BHK 610 Sq-ft Flat For Sale Nerul, Navi Mumbai

2 Beds 2 Baths 1 Covered Parking Unfurnished

Carpet Area 610 sqft - ₹2-098/sqft

Developer **Gami Group** Project **Gami Ved**

Transaction Type **New Property** Status **Under Construction** Furnished Status **Unfurnished**

Car Parking **1 Covered**

+10 Photos

Contact Builder Download Brochure

### Why buy in this project?

- Gami Ved will be an upscale address as it will be spread over an area of 0.5 acres.
- one of the most lavishly built projects in the Navi Mumbai region.
- Raghuneeela Mall Vashi, 5.4 km
- 8 more

### More Details

Price Breakup	₹1.47 Cr
Booking Amount	₹100000

**HOUSING.com** Buy in Navi Mumbai

2 BHK Flat

₹1.55 Cr EMI starts at ₹16.95 K

By GAMI GROUP

Gami Ved Sector 10, Nerul, Navi Mumbai

Zero brokerage know More

Contact Seller

900 sq.ft Build Up Area ₹17.22 K/sq.ft Avg. Price 2 BHK Configuration 30th Jun 2027 Possession status Lower of 21 floors North-East facing Facing Unfurnished Furnishing



## Price Indicators

**₹1.16 Cr** EMI - ₹.52k [Get Loan offers from 3+ Banks](#) **ZERO BROKERAGE**

1 BHK 505 Sq-ft Flat For Sale [Nerul, Navi Mumbai](#)

1 Bed 2 Baths 1 Covered Parking Unfurnished

Carpet Area: 505 sqft - ₹22,970/sqft

Developer: [Gami Group](#)

Project: [Gami Ved](#)

Transaction Type: New Property

Status: Under Construction

Furnished Status: Unfurnished

Car Parking: 1 Covered

[+10 Photos](#)

[Contact Builder](#) [Download Brochure](#)

### Why buy in this project?

- Gami Ved will be an upscale address as it will be spread over an area of 0.5 acres
- one of the most lavishly built projects in the Navi Mumbai region
- Raghuleela Mall Vashi, 5.4 Km

[-8 more](#)

### More Details

Price Breakup	₹1.16 Cr
Booking Amount	₹100000

**GAMI VED**

Overview Properties About Project Amenities Floor Plan & Units Project Details About Loc

### Gami Ved

By Gami Group  
Nerul, Navi Mumbai

Under Construction | Possession By: Jun 2027

₹90.5 Lac - ₹1.53 Cr  
1-2 BHK Flats

[Contact Now](#) [Download Brochure](#)

[Write a review](#)

Properties in Gami Ved

BUY RENT

All 1 BHK 2 BHK

## Price Indicators Projects nearby Locality

**HOUSING.com** Buy in Best Mumbai

**2 BHK Flat** ₹1.78 Cr EMI starts at ₹86,374

By MORESHWAR DEVELOPERS NERUL

1083 sq.ft. Built-up Area | ₹16.43 K/sq.ft. Avg. Price | 2 BHK Configuration | 30th Jun, 2025 Possession Status | Higher of 14 floors | East facing Facing | Unfurnished Furnishing

**magicbricks** Buy Rent Sell Home Loans

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sector 21 Nerul > 2 BHK Flats for Sale in Sector 21 Nerul > 1165 Sq-ft

**₹1.80 Cr** EMI: ₹81k | Can I afford it?

2 BHK 1165 Sq-ft Flat For Sale **Sector 21 Nerul, Navi Mumbai**

2 Beds | 2 Baths | 2 Balconies | Unfurnished

**Carpet Area:** 716 sq.ft. | ₹25.74/sq.ft.

**Floor:** 7 (Out of 13 Floors)

**Lifts:** 4

**Developer:** Moreshwar Developers | **Project:** Moreshwar 19 East

**Transaction Type:** New Property | **Facing:** North - East

**Furnished Status:** Unfurnished | **Car Parking:** 1 Open

Contact Agent | Get Phone No.

### More Details

Price Breakup	₹1.8 Cr   ₹9,00,000 Approx. Registration Charges   ₹5,000 Monthly
Booking Amount	₹50,000
Address	Nerul East, Sector 19, Seawoods, Navi Mumbai, Maharashtra, Sector 21 Nerul, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	opp hospital
Furnishing	Unfurnished
Flooring	Ceramic Tiles, Granite, Marble

## Price Indicators Projects nearby Locality

**magicbricks** Buy Rent Sell Home Loans

Home » Property for sale in Navi Mumbai » Flats for Sale in Navi Mumbai » Flats for Sale in Nerul » 2 BHK Flats for Sale in Nerul » 1250 Sq.ft

**₹ 2.15 Cr** EMI - ₹ 97k [Get pre-approved loan](#)

2 BHK 1250 Sq.ft Flat For Sale [Nerul, Navi Mumbai](#)

2 Beds 2 Baths 3 Balconies 1 Covered Parking Outdoor Te Laundry Serv.

Carpet Area 710 sqft - ₹30282/sqft	Developer <b>Moreshwar Developers</b>	Project <b>Moreshwar 19 East</b>	Floor 8 (Out of 14 Floors)
Transaction Type New Property	Facing East	Lifts 2	Furnished Status Unfurnished

East Facing Property Opposite Apollo Hospital

[Contact Agent](#) [Get Phone No.](#)

### More Details

Price Breakup: ₹ 2.15 Cr

Booking Amount: ₹ 1.0 Lac

RERA ID: **P51700025055**

**HOUSING.com** Buy in Navi Mumbai

Home / Navi Mumbai / Nerul / Sadguru Platinum

**Sadguru Platinum** ₹1.49 Cr | ₹12.00 K/sq.ft  
EMI starts at ₹73,87 K

By **SADGURU INFRAPROJECTS**

Plot No: 211, 222, Sec: 28, Nerul, Navi Mumbai

[Share & Review](#) [Contact Developer](#)

12 more

2 BHK Apartment Configuration Ready to Move Possession Status ₹12.00 K/sq.ft Avg. Price 1240.00 sq.ft Built-up Area Site





## Price Indicators Projects nearby Locality

**HOUSING.COM** Buy in Near Mumbai

Home / Maharashtra / Mumbai / Raheja Solaris 2

**Raheja Solaris 2** in NRI

By **RAHEJA ENTERPRISES**

Location: Near Mumbai

**₹1.88 Cr - 4.1 Cr** | ₹25.82 K/sq.ft  
EMI starts at ₹93.34 K

View and Save

[Contact Sellers](#)

2, 3, 4 BHK Apartments Configurations

Dec. 2027 Possession Starts

₹25.82 K/sq.ft Avg. Price

128.00 sq.ft. - 1549.00 sq.ft. Carpet Area Sizes

**HOUSING.COM** Buy in Near Mumbai

Home / Maharashtra / Mumbai / 2 BHK Flat

**2 BHK Flat**

By **OMAR ENTERPRISES**

Location: Near Mumbai

**₹1.7 Cr** EMI starts at ₹64.40 K

View and Save

[Contact Seller](#)

1270 sq.ft. Build Up Area

₹13.38 K/sq.ft Avg. Price

2 BHK Configuration

1st Dec. 2025 Possession status

Lower of 30 hours

East facing Facing

Unfurnished Furnishing

## Price Indicators





### Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Nerul West > 2 BHK Flats for Sale in Nerul West > 1240 Sq.ft

**₹1.80 Cr** | EMI - ₹ 81k | [Get pre-approved loan](#)

2 BHK 1240 Sq.ft Flat For Sale in **Nerul West, Navi Mumbai**

2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 765 sqft - ₹ 23,529/sqft	Developer <b>Omkar Enterprises</b>	Project <b>Omkar Planet</b>
Floor 19 (Out of 30 Floors)	Transaction Type <b>New Property</b>	Facing <b>East</b>
Lifts 3	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>

East Facing Property

Last contact made 25 days ago

Contact Agent
Get Phone No.

### More Details



Price Breakup	₹1.8 Cr   ₹9,00,000 Approx. Registration Charges
Booking Amount	₹2.0 Lac
REPA ID	P51700029084
Address	Nerul, Navi Mumbai, Nerul West, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Palm Beach Road 1 mins Nerul Station 5 mins Vashi Railway Station
Furnishing	Unfurnished

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Nerul West > 2 BHK Flats for Sale in Nerul West > 1005 Sq.ft

**₹1.57 Cr** | EMI - ₹ 71k | [Get pre-approved loan](#)

2 BHK 1005 Sq.ft Flat For Sale in **Sector 18, Navi Mumbai**

2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 627 sqft - ₹ 25,000/sqft	Floor 27 (Out of 30 Floors)	Transaction Type <b>New Property</b>
Facing <b>East</b>	Lifts 3	Furnished Status <b>Unfurnished</b>
Car Parking 1 Covered	Type Of Ownership <b>Co-operative Society</b>	Age Of Construction <b>Under Construction</b>

East Facing Property Near Chatrapati Sambhaji Raja Udyan

Last contact made 44 days ago

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹1.57 Cr   ₹7,85,000 Approx. Registration Charges   ₹5,000 Monthly
Booking Amount	₹5.0 Lac
REPA ID	P51700051520
Address	Sector 18, Nerul West, Nerul West, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Near Chatrapati Sambhaji Raja Udyan
Furnishing	Unfurnished

## Price Indicators



### Projects nearby Locality

**magicbricks** Buy Rent Sell Home Loans

Home / Property for Sale in Navi Mumbai / Flats for Sale in Navi Mumbai / Flats for Sale in Nerul East / 3 BHK Flats for Sale in Nerul East / 1890 Sq-ft

**₹ 2.64 Cr** EMI: ₹ 1.19L [Get Loan offers from 3+ banks](#) **PREMIUM PROJECT**

3 BHK 1890 Sq-ft Flat For Sale **Nerul East, Navi Mumbai**

3 Beds 3 Baths 2 Balconies 2 Covered Parking Water Front Sea facing

Carpet Area 1120 sqft - ₹ 23.57/sqft	Developer <b>Experion Developers Pvt Ltd</b>	Project <b>Platinum Elysium</b>	Floor Ground (Out of 17 Floors)
Transaction Type New Property	Additional Rooms 1 Store Room	Facing East	Lifts 3

East Facing Property

[Contact Agent](#) [Get Phone No.](#) Last contact made 8 days ago

### More Details


Price Breakup	₹ 2.64 Cr   ₹ 13,20,000 Approx. Registration Charges   ₹ 6 Per sq. unit Monthly
Booking Amount	₹ 6.0 Lac
RERA ID	53700031609

**magicbricks** Buy Rent Sell Home Loans

Home / Property for Sale in Navi Mumbai / Flats for Sale in Navi Mumbai / Flats for Sale in Nerul / 2 BHK Flats for Sale in Nerul / 1050 Sq-ft

**₹ 1.95 Cr** EMI: ₹ 88k [How much loan can I get?](#)

2 BHK 1050 Sq-ft Flat For Sale **Nerul, Navi Mumbai**



2 Beds 1 Bath 2 Balconies 1 Covered Parking

Carpet Area 716 sqft - ₹ 27.23/sqft	Developer <b>Moreshwar Developers</b>	Project <b>Moreshwar 13 East</b>
Floor Ground (Out of 16 Floors)	Transaction Type New Property	Facing North - East
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered

[Contact Agent](#) [Get Phone No.](#) Last contact made 6 days ago

### More Details

Price Breakup	₹ 1.95 Cr   ₹ 9,75,000 Approx. Registration Charges   ₹ 2,000 Monthly
Booking Amount	₹ 5.0 Lac
Address	Nerul East, Sector 19, Seawoods, Navi Mumbai, Maharashtra, Nerul, Navi Mumbai - Central Navi Mumbai, Maharashtra
Furnishing	Unfurnished
Flooring	Ceramic Tiles, Marble, Marbonite, Mosaic, Normal Tiles/Kotah Stone



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 : 26.10.2023

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 15:18:51 +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)

Think.Innovate.Create

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

(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

I, 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 26.10.2023 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 <b>M/s. New Parth Developers (Mr. Ambalal Bhan Gami)</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Sharadkumar B. Chalikwar – Regd. Valuer Manoj B. Chalikwar – Regd. Valuer Nitin Virkar – 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 - 21.10.2023 Valuation Date - 26.10.2023 Date of Report - 26.10.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 21.10.2023
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 **26<sup>th</sup> October 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. New Parth Developers (Mr. Ambalal Bhan Gami)** . 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. New Parth Developers (Mr. Ambalal Bhan Gami)** . 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.



