



MASTER VALUATION REPORT OF "Regents Park Kharghar"

"Regents Park Kharghar", Residential Cum Commercial Buildings (A and B Wing) on S. No. 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, Village - Rohinjan, Taluka - Panvel, Dist. - Raigad - 410 208, State - Maharashtra, Country - India

Latitude Longitude: 19°05'31.2"N 73°04'39.4"E

NAME OF DEVELOPER: M/s. Metro Satyam Developers

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **27th November 2021** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Regents Park Kharghar", Residential Cum Commercial Buildings on S. No. 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, Village - Rohinjan, Taluka - Panvel, Dist. - Raigad - 410 208, State - Maharashtra, Country - India. It is about 1.8 Km. travel distance from Talaja Panchnand railway station of Harbour Railway Line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Metro Satyam Developers	
Project Registration Number	Building	MAHARERA Project Number
	Regents Park Kharghar	P52000031227
Register office address	M/s. Metro Satyam Developers 1204/05/06, Maithli Signet, Plot No. 39/4, Sector 30/A, Opp. Inorbit Mall, Vahi, navi Mumabi - 400 705, state - Maharashtra, Country - Mumbai.	
Contact Numbers	Contact Person: Mr. Manpreet Singh - 9819081463	
E - mail ID And Website	manpreet@satyaminfra.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Shill Panvel Road
On or towards East	Open Plot
On or towards West	Open Plot

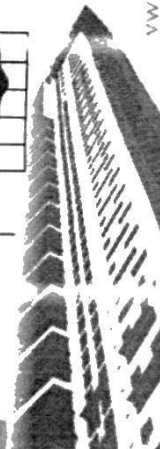


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Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Acknuli Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

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	: 27.11.2021
	b)	Date on which the valuation is made	: 07.12.2021
3.	List of documents produced for perusal		
	1. Copy of Amended Development Permission vide Letter No. PMC / TP / Rohinjan / 13.1, 14.5B & others / 21-21 / 16026 / 1769 / 2021 dated 27.08.2021 issued by Pnavel Municipal Corporation.		
	2. Copy of Deed of Conveyance dated 06.03.2020 between Mr. Dinesh Sunderlal Makad, Mrs. Preeti Dinesh Makad, Mrs. Nirmal Sunderlal Makad alias Mrs, Nirmal Sunderlal Makad, Mr. Yashpal Sunderlal Makad & Mrs. Seema Yashpal Makad (Vendors) & M/s. Metro Satyam Developers (Purchaser)		
	3. Copy of MAHARERA Registration Certificate of Project No. P52000031227 dated 11.10.2021 issued by Maharashtra Real Estate Regulatory Authority		
	4. Copy of NOC vide NOC ID No. NAVI / West / B / 103119 / 433357 dated 07.11.2019 issued by Airports Authority of India for System Generated Auto Assessment for Height Clearance		
	5. Copy of Architect Certificate date 19.11.2021 issued by An. Arch Architect & Planner		
	6. Copy of Acceptance Letter for EC vide No. SIA / MH / MIS / 228098 / 2021 dated 09.09.2021 issued by Environment Department, Mumbai for grant to Environemnt / CRZ Clearance for the proposal.		
	7. Copy of 7/12 of S. No. 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8 dated 08.03.2021		
	8. Copy Letter vide No. PMC / NRV / Zone / 1259 / 2019 dated 10.05.2019 for request of zone issued by Panvel Municipal Corporation.		
	9. Copy of Provisional Fire NOC vide No. Outward / No / PMC / Fire / 2121 / L. No. / 80 / 2181 / 2021 dated 03.07.2021 issued by Chief Fire Officer, Panvel Municipal Corporation.		
	10. Copy of Title Report dated 04.10.2021 issued by M. Tripathi & Co. (Advocates, High Court).		
	11. Copy of Amended Commencement Certificate vide Letter No. PMC / TP / Rohinjan / 13/1, 14/5B & others / 21-21 / 16026 / 1769 / 2021 dated 27.08.2021 issued by Pnavel Municipal Corporation.		
	Approved upto:		
	Building	Number of Floors	
	'A' Wing	Ground + 4 Podiums + 5 th to 23 rd upper floors.	
	'B' Wing	Ground + 4 Podiums + 5 th to 23 rd upper floors.	
	12. Copy of Approved Plan No. 16026 / 1769 / 2021 dated 27.08.2021 issued by Asst. Director, Town Planner, Pnavel Municipal Corporation for Wing A and B.		

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Approved upto:	
Building	Number of Floors
'A' Wing	Ground + 4 Podiums + 5 th to 23 rd upper floors
'B' Wing	Ground + 4 Podiums + 5 th to 23 rd upper floors.

Project Name (with address & phone nos.)	"Regents Park Kharghar", Residential Cum Commercial Buildings (A and B Wing) on S. No 13/1, 14/5B, 14/6, 15/5, 15/6 & 15/8, Village - Rohinjan, Taluka - Panvel, Dist. - Raigad - 410208, 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. Metro Satyam Developers Address: 1204/05/06, Maithli Signet, Plot No. 39/4, Sector 30/A, Opp. Inorbit Mall, Vahi, navi Mumabi - 400 705, state - Maharashtra, Country - Mumbai. Contact Person : Mr. Manpreet Singh - 9819 081 463
5 Brief description of the property (Including Leasehold / freehold etc.)	

About Regents Park Kharghar Project:
It is located at a prime location of kharghar, navi mumbai and is close to all major commercial and residential hubs of navi mumbai. The project is well planned and it has a large green area. The project is designed by an eminent architect and has been built by a reputed builder. The project has been designed in such a way that it provides the maximum comfort to the residents.

TYPE OF THE BUILDING

Building	Number of Floors
'A' Wing	Ground + 4 Podiums + 5 th to 23 rd upper floors
'B' Wing	Ground + 4 Podiums + 5 th to 23 rd upper floors.

LEVEL OF COMPLETEION:

Building	Present stage of Construction	Percentage of work completion
'A' Wing	Work not yet started.	Nil
'B' Wing	Work not yet started.	Nil

DATE OF COMPLETION & FUTURE LIFE:
Expected completion date as informed by builder is June - 2027 (As per MAHARERA Certificate)

PROPOSED PROJECT AMENITIES:

• Yoga / Meditation Area	• Full Power Back up
• Salon	• Library
• Spa	• Jogging Track
• Business Suites	• Sewage Treatment Plant
• Swimming Pool	• Aggregate area of recreational open space

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