

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Shraddha Gold Crest"

"Shraddha Gold Crest", Proposed Building S. R. Scheme on Plot Bearing C.T.S. No. 386-B of Village – Malad (N) at Junction of Trikamdass Road, Bhanu Park, Opp. Ghanshyam Nagar, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country - India

Think.Innovate.Create

Latitude Longitude: 19°12'03.3"N 72°51'00.7"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

Vastu/SBI/Mumbai/11/2023/5161/2303754

30/21-450-MRV

Date: 30.11.2023

MASTER VALUATION REPORT OF "Shraddha Gold Crest"

"Shraddha Gold Crest", Proposed Building S. R. Scheme on Plot Bearing C.T.S. No. 386-B of Village – Malad (N) at Junction of Trikamdas Road, Bhanu Park, Opp. Ghanshyam Nagar, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country - India

Latitude Longitude: 19°12'03.3"N 72°51'00.7"E

NAME OF DEVELOPER: M/s. Shree Krishna Rahul 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 **22nd November 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Shraddha Gold Crest"**, Proposed Building S. R. Scheme on Plot Bearing C.T.S. No. 386-B of Village – Malad (N) at Junction of Trikamdas Road, Bhanu Park, Opp. Ghanshyam Nagar, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country - India. It is about 500 Mtr. walking distance from Kandivali Railway Station of Western 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 higher class & developed.

2. Developer Details:

| | | |
|-----------------------------|--|---------------------|
| Name of builder | M/s. Shree Krishna Rahul Developers | |
| Project Registration Number | Project | RERA Project Number |
| | Shraddha Gold Crest | P51800050191 |
| Register office address | M/s. Shree Krishna Rahul Developers Ground & 1 st Floor, "Manisha Heights Commercial Building", Balrajeshwar Road, Behind Manisha Heights Building, Vaishali Nagar, Pipe Line, Mulund (West), Mumbai – 400 080, State - Maharashtra, Country- India. | |
| Contact Numbers | Contact Person : Mr. Vishal Salecha (Builder Person – Mobile No. 9967647057) Mr. Manish Desai (Sales Person – Mobile No. 9892219923) | |
| E – mail ID & Website | | |

3. Boundaries of the Property:

| Direction | Particulars |
|---------------------|------------------------------|
| On or towards North | Adukia Road |
| On or towards South | Vrindavan Vatika CHLS |
| On or towards East | Dhavalgiri CHSL & S. V. Road |
| On or towards West | Open Plot & Road |



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

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 | : 22.11.2023 |
| | b) | Date on which the valuation is made | : 30.11.2023 |
| 3. | List of documents produced for perusal | | |
| | 1. Copy of Legal Title Report date 04.03.2023 from Adv. Vikas R. Hirlekar. | | |
| | 2. Copy of Title Certificate date 15.02.2022 from Adv. Vikas R. Hirlekar. | | |
| | 3. Copy of Deed of Admission cum Retirement date 26.04.2022 b/w. Mr. Jayesh V. Tanna (the First Part) & three others part of Building construction & Developers under the name and style of M/s Shree Krishna Rahul Developers | | |
| | 4. Copy of Affidavit- Cum – Declaration date 18.07.2023 of M/s Shree Krishna Rahul Developers | | |
| | 5. Copy of Engineer's Certificate date 30.09.2023 issued by SK Consultants & Engineer | | |
| | 6. Copy of Architect's Certificate date 03.07.2023 issued by Ar. S. S. Associates. | | |
| | 7. Copy of Non Encumbrance Concerned to Legal date 13.02.2023 issued by M/s Shree Krishna Rahul Developers | | |
| | 8. Copy of MAHARERA Registration Certificate of Project No. P51800050191 issued by Maharashtra Real Estate Regulatory Authority date 21.03. Last Modified date 14.11.2023 | | |
| | 9. Copy of Letter of Intent (LOI) No. SRA / DDTP / 0168 / RS / PL / LOI date 24.06.2017 issued by M/s Shree Krishna Rahul Developers | | |
| | 10. Copy of Amended IOA Certificate No. SRA / DDTP / 617 / RS / PL / AP date 23.02.2023 issued by Executive Engineer Slum Rehabilitation Authority | | |
| | 11. Copy of Commencement Certificate No. SRA / DDTP / 617 / RS / PL / AP date 16.09.2022 issued by Executive Engineer Slum Rehabilitation Authority (Composite Building) This C.C. is granted for work upto Plinth Level. | | |
| | 12. Copy of Approved Plan No. No. SRA / ENG / DDTP / 617 / RS / PL / AP date 23.02.2023 Executive Engineer Slum Rehabilitation Authority (Number of Copies – Sheet No. 1 / 12 to 12 / 12) Approved upto: | | |
| | Wing | Number of Floors | |
| | A | Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 14th Upper floors. | |
| | B | Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + | |

| 5 th to 26 th Upper floors. | | | | | | | | | | | | | | | | |
|--|---|-------------------------------|------------------|---|---|---|---|------|-------------------------------|-------------------------------|---|-----------------------------|-----|---|---------------------------|-----|
| Project Name (with address & phone nos.) | : "Shraddha Gold Crest" , Proposed Building S. R. Scheme on Plot Bearing C.T.S. No. 386-B of Village – Malad (N) at Junction of Trikamdass Road, Bhanu Park, Opp. Ghanshyam Nagar, Kandivali (West), Mumbai, PIN - 400 067, 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. Shree Krishna Rahul Developers Address: Ground & 1 st Floor, "Manisha Heights Commercial Building" , Balrajeshwar Road, Behind Manisha Heights Building, Vaishali Nagar, Pipe Line, Mulund (West), Mumbai – 400 080, State - Maharashtra, Country- India. Contact Person : Mr. Vishal Salecha (Builder Person – Mobile No. 9967647057) Mr. Manish Desai (Sales Person – Mobile No. 9892219923) | | | | | | | | | | | | | | | |
| 5. Brief description of the property (Including Leasehold / freehold etc.) | : | | | | | | | | | | | | | | | |
| <p>About "Shraddha Gold Crest" Project: Shraddha Group is famous for its contemporary style and meticulousness. It is planned by perhaps the greatest name in Indian Architecture. This luxurious address is sure to meet or perhaps exceed the high standards of luxury you are accustomed to. Gold Crest by Shraddha Group is designed for enhancing lifestyle With Contemporary style & detailed Architecture. These iconic 27 Storey Towers with 1 BHK & 2 BHK Apartments give you Spectacular Views, Ample Natural Light & Ventilation. The RERA registration number of this project is P51800050191. There are around 198 units on offer. Shraddha Gold Crest is scheduled for possession in Dec, 2027.</p> <p style="text-align: center;"><i>Think.Innovate.Create</i></p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 26th Upper floors as per information provided by builder. The building permission as on date is received till Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 14th Upper floors.</td> </tr> <tr> <td>B</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 26th 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>A</td> <td>Plinth work is in progress.</td> <td>05%</td> </tr> <tr> <td>B</td> <td>Plinth work is completed.</td> <td>10%</td> </tr> </tbody> </table> | | Wing | Number of Floors | A | Proposed Ground (Part) + Stilt (Part) + 1 st Floor (Commercial) 1 st to 4 th Floor (Podiums) + 5 th to 26 th Upper floors as per information provided by builder. The building permission as on date is received till Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 14th Upper floors. | B | Proposed Ground (Part) + Stilt (Part) + 1 st Floor (Commercial) 1 st to 4 th Floor (Podiums) + 5 th to 26 th Upper floors. | Wing | Present stage of Construction | Percentage of work completion | A | Plinth work is in progress. | 05% | B | Plinth work is completed. | 10% |
| Wing | Number of Floors | | | | | | | | | | | | | | | |
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| Wing | Present stage of Construction | Percentage of work completion | | | | | | | | | | | | | | |
| A | Plinth work is in progress. | 05% | | | | | | | | | | | | | | |
| B | Plinth work is completed. | 10% | | | | | | | | | | | | | | |

| | | | | |
|--|---|-------------------------|---|--------------------|
| DATE OF COMPLETION & FUTURE LIFE: | | | | |
| Expected completion date as informed by builder is December – 2027 (As per MAHARERA Certificate) | | | | |
| Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs. | | | | |
| PROPOSED PROJECT AMENITIES: | | | | |
| ➤ 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 | | | | |
| ➤ Children's Play Area | | | | |
| ➤ Clubhouse | | | | |
| ➤ Indoor Games | | | | |
| ➤ Mini Library | | | | |
| ➤ Gymnasium | | | | |
| 6. | Location of property | : | | |
| | a) Plot No. / Survey No. | : | C.T.S. No. 386-B | |
| | b) Door No. | : | Not applicable | |
| | c) C. T.S. No. / Village | : | C.T.S. No. 386-B of Village – Malad (N) | |
| | d) Ward / Taluka | : | R / S - Ward | |
| | e) Mandal / District | : | Mumbai Suburban District | |
| 7. | Postal address of the property | : | "Shraddha Gold Crest", Proposed Building S. R. Scheme on Plot Bearing C.T.S. No. 386-B of Village – Malad (N) at Junction of Trikanddas Road, Bhanu Park, Opp. Ghanshyam Nagar, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, Country - India | |
| 8. | City / Town | : | Mumbai Suburban District | |
| | Residential area | : | Yes | |
| | Commercial area | : | No | |
| | Industrial area | : | No | |
| 9. | Classification of the area | : | | |
| | i) High / Middle / Poor | : | Middle Class | |
| | ii) Urban / Semi Urban / Rural | : | Urban | |
| 10 | Coming under Corporation limit / Village Panchayat / Municipality | : | Slum Rehabilitation Authority (SRA) | |
| 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 | Adukia Road | Adukia Road | Adukia Road |
| | South | CTS No. 389, 391 & 392 | CTS No. 389, 391 & 392 | Vrindavan Vatika CHLS |
| | East | By the Public Road known as Kasturbha Gandhi Road | Kasturbha Gandhi Road | Dhavalgiri CHSL & S. V. Road |
| | West | Partly by Property bearing CTS No. 385A & 381 | CTS No. 385A & 381 | Open Plot & Road |
| 14.1 | Dimensions of the site | | N. A. as the land is irregular in shape | |
| | | | A As per the Deed | B Actuals |
| | North | : | - | - |
| | South | : | - | - |
| | East | : | - | - |
| | West | : | - | - |
| 14.2 | Latitude, Longitude & Co-ordinates of property | | : 19°12'03.3"N 72°51'00.7"E | |
| 14. | Extent of the site | | : Plot area – 2755.30 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 – 2755.30 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 is in progress. | |
| II | CHARACTERISTICS OF THE SITE | | | |
| 1. | Classification of locality | | : Middle class | |
| 2. | Development of surrounding areas | | : Good | |
| 3. | Possibility of frequent flooding/ sub-merging | | : No | |
| 4. | Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc. | | : All available near by | |
| 5. | Level of land with topographical conditions | | : Plain | |
| 6. | Shape of land | | : Irregular | |
| 7. | Type of use to which it can be put | | : For residential purpose | |
| 8. | Any usage restriction | | : Residential | |
| 9. | Is plot in town planning approved layout? | | : Copy of Approved Plan No. No. SRA / ENG / DDTP / 617 / RS / PL / AP date 23.02.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Sheet No. 1 / 12 to 12 / 12) | |
| | | | : Approved upto: | |
| | | | Wing | Number of Floors |
| | | | A | Ground (Part) + Stilt (Part) + 1 st Floor (Commercial) 1 st |

| | | | to 4 th Floor (Podiums) + 5 th to 14 th Upper floors. | | | | | | | | | |
|---|--|-----------------|---|---|--|--|---------------------|----------------|--------------|---------|-------|-----------------|
| | | B | Ground (Part) + Stilt (Part) + 1 st Floor (Commercial) 1 st to 4 th Floor (Podiums) + 5 th to 26 th Upper floors. | | | | | | | | | |
| 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. | : | 18.30 M. Wide Kasturba Road & 13.40 M. Wide Jamanadas Adukiya 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. | 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) | : | No | | | | | | | | | |
| Part – A (Valuation of land) | | | | | | | | | | | | |
| 1 | Size of plot | : | Plot area – 2755.30 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) | : | ₹ 1,26,840.00 per Sq. M. for Residential ₹ 63,280.00 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>2755.30</td> <td>63280</td> <td>17,43,55,384.00</td> </tr> </tbody> </table> | As per Approved Plan & RERA Certificate | | | Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | 2755.30 | 63280 | 17,43,55,384.00 |
| As per Approved Plan & RERA Certificate | | | | | | | | | | | | |
| Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | | | | | | | | | | |
| 2755.30 | 63280 | 17,43,55,384.00 | | | | | | | | | | |
| 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 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 | : | | | | | | | |
|----------|--|---|---|------|------------------|----------|--|----------|--|
| | Wing | | Number of Floors | | | | | | |
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| | B | | Proposed Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 26th Upper floors. | | | | | | |
| | 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 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. No. SRA / ENG / DDTP / 617 / RS / PL / AP date 23.02.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Sheet No. 1 / 12 to 12 / 12) | | | | | | |
| | h) Approved map / plan issuing authority | : | Approved upto: <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 14th Upper floors.</td> </tr> <tr> <td>B</td> <td>Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 26th Upper floors.</td> </tr> </tbody> </table> | Wing | Number of Floors | A | Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 14th Upper floors. | B | Ground (Part) + Stilt (Part) + 1st Floor (Commercial) 1st to 4th Floor (Podiums) + 5th to 26th 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 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 |
| 2. | Compound Wall | : | |
| | Height | : | N.A. Building Construction work is in progress |
| | Length | : | |
| | Type of construction | : | |
| 3. | Electrical installation | : | 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 | : | - |
| 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 is in progress |
| | d) No. of bath tubs | : | |
| | e) Water meters, taps etc. | : | |
| | f) Any other fixtures | : | |

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

| Proposed as per site information | | As per Sanctioned Approval Plan | |
|----------------------------------|---|--|---|
| | | Copy of Approved Plan No. No. SRA / ENG / DDTP / 617 / RS / PL / AP date 23.02.2023 issued by Executive Engineer Slum Rehabilitation Authority | |
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We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Executive Engineer Slum Rehabilitation Authority. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.

1a) A- Wing (Approved Inventory):

| Sr. No. | Flat No. | Floor No. | Comp | As per Approved Plan Carpet Area in Sq. Ft. | As per Approved Balcony Area in Sq.ft. | 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 | 501 | 5 | 2 BHK | 592 | 42 | 634 | 697 | 23800 | 1,50,89,200.00 | 1,62,96,336.00 | 34000 | 20,92,200 |
| 2 | 502 | 5 | 2 BHK | 613 | 44 | 657 | 723 | 23800 | 1,56,36,600.00 | 1,68,87,528.00 | 35000 | 21,68,100 |
| 3 | 503 | 5 | 1 BHK | 300 | 0 | 300 | 330 | | PTC Unit | | | 9,90,000 |
| 4 | 504 | 5 | 2 BHK | 562 | 27 | 589 | 648 | 23800 | 1,40,18,200.00 | 1,51,39,656.00 | 31500 | 19,43,700 |
| 5 | 505 | 5 | 1 RK | 300 | 0 | 300 | 330 | | PTC Unit | | | 9,90,000 |
| 6 | 601 | 6 | 2 BHK | 592 | 42 | 634 | 697 | 23890 | 1,51,46,260.00 | 1,63,57,961.00 | 34000 | 20,92,200 |
| 7 | 602 | 6 | 2 BHK | 613 | 44 | 657 | 723 | 23890 | 1,56,95,730.00 | 1,69,51,388.00 | 35500 | 21,68,100 |
| 8 | 604 | 6 | 2 BHK | 569 | 28 | 597 | 657 | 23890 | 1,42,62,330.00 | 1,54,03,316.00 | 32000 | 19,70,100 |
| 9 | 701 | 7 | 2 BHK | 592 | 42 | 634 | 697 | 23980 | 1,52,03,320.00 | 1,64,19,586.00 | 34000 | 20,92,200 |
| 10 | 702 | 7 | 2 BHK | 613 | 44 | 657 | 723 | 23980 | 1,57,54,860.00 | 1,70,15,249.00 | 35500 | 21,68,100 |
| 11 | 703 | 7 | 2 BHK | 629 | 29 | 658 | 724 | | Land Owner's Share | | | 21,71,400 |
| 12 | 704 | 7 | 2 BHK | 569 | 28 | 597 | 657 | 23980 | 1,43,16,060.00 | 1,54,61,345.00 | 32000 | 19,70,100 |
| 13 | 801 | 8 | 2 BHK | 592 | 42 | 634 | 697 | 24070 | 1,52,60,380.00 | 1,64,81,210.00 | 34500 | 20,92,200 |
| 14 | 802 | 8 | 2 BHK | 613 | 44 | 657 | 723 | 24070 | 1,58,13,990.00 | 1,70,79,109.00 | 35500 | 21,68,100 |
| 15 | 803 | 8 | 2 BHK | 629 | 29 | 658 | 724 | | Land Owner's Share | | | 21,71,400 |
| 16 | 804 | 8 | 2 BHK | 569 | 28 | 597 | 657 | 24070 | 1,43,69,790.00 | 1,55,19,373.00 | 32500 | 19,70,100 |
| 17 | 901 | 9 | 2 BHK | 592 | 42 | 634 | 697 | 24160 | 1,53,17,440.00 | 1,65,42,835.00 | 34500 | 20,92,200 |
| 18 | 902 | 9 | 2 BHK | 613 | 44 | 657 | 723 | 24160 | 1,58,73,120.00 | 1,71,42,970.00 | 35500 | 21,68,100 |
| 19 | 903 | 9 | 2 BHK | 629 | 29 | 658 | 724 | | Land Owner's Share | | | 21,71,400 |
| 20 | 904 | 9 | 2 BHK | 569 | 28 | 597 | 657 | 24160 | 1,44,23,520.00 | 1,55,77,402.00 | 32500 | 19,70,100 |
| 21 | 1001 | 10 | 2 BHK | 592 | 42 | 634 | 697 | 24250 | 1,53,74,500.00 | 1,66,04,460.00 | 34500 | 20,92,200 |
| 22 | 1002 | 10 | 2 BHK | 613 | 44 | 657 | 723 | 24250 | 1,59,32,250.00 | 1,72,06,830.00 | 36000 | 21,68,100 |
| 23 | 1003 | 10 | 2 BHK | 629 | 29 | 658 | 724 | | Land Owner's Share | | | 21,71,400 |
| 24 | 1004 | 10 | 2 BHK | 569 | 28 | 597 | 657 | 24250 | 1,44,77,250.00 | 1,56,35,430.00 | 32500 | 19,70,100 |
| 25 | 1101 | 11 | 2 BHK | 592 | 42 | 634 | 697 | 24340 | 1,54,31,560.00 | 1,66,66,085.00 | 34500 | 20,92,200 |
| 26 | 1102 | 11 | 2 BHK | 613 | 44 | 657 | 723 | 24340 | 1,59,91,380.00 | 1,72,70,690.00 | 36000 | 21,68,100 |
| 27 | 1103 | 11 | 2 BHK | 629 | 29 | 658 | 724 | | Land Owner's Share | | | 21,71,400 |
| 28 | 1104 | 11 | 2 BHK | 569 | 28 | 597 | 657 | 24340 | 1,45,30,980.00 | 1,56,93,458.00 | 32500 | 19,70,100 |
| 29 | 1201 | 12 | 2 BHK | 592 | 42 | 634 | 697 | 24430 | 1,54,88,620.00 | 1,67,27,710.00 | 35000 | 20,92,200 |
| 30 | 1202 | 12 | 2 BHK | 613 | 44 | 657 | 723 | 24430 | 1,60,50,510.00 | 1,73,34,551.00 | 36000 | 21,68,100 |
| 31 | 1203 | 12 | 2 BHK | 629 | 29 | 658 | 724 | | Land Owner's Share | | | 21,71,400 |
| 32 | 1204 | 12 | 2 BHK | 569 | 28 | 597 | 657 | 24430 | 1,45,84,710.00 | 1,57,51,487.00 | 33000 | 19,70,100 |
| 33 | 1301 | 13 | 2 BHK | 592 | 42 | 634 | 697 | | Land Owner's Share | | | 20,92,200 |
| 34 | 1302 | 13 | 2 BHK | 613 | 44 | 657 | 723 | | Land Owner's Share | | | 21,68,100 |

| Sr. No. | Flat No. | Floor No. | Comp | As per Approved Plan Carpet Area in Sq. Ft. | As per Approved Balcony Area in Sq. Ft. | 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 ₹ |
|--------------|----------|-----------|-------|---|---|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 35 | 1304 | 13 | 2 BHK | 569 | 28 | 597 | 657 | 24520 | 1,46,38,440.00 | 1,58,09,515.00 | 33000 | 19,70,100 |
| 36 | 1402 | 14 | 2 BHK | 613 | 44 | 657 | 723 | Land Owner's Share | | | | 21,68,100 |
| 37 | 1403 | 14 | 2 BHK | 629 | 29 | 658 | 724 | | | | | 21,71,400 |
| 38 | 1404 | 14 | 2 BHK | 569 | 28 | 597 | 657 | | | | | 19,70,100 |
| Total | | | | 22144 | 1300 | 23444 | 25788 | | | | | 37,86,81,000.00 |

1b) A - Wing (Proposed Inventory – Approval Pending):

| Sr. No. | Flat No. | Floor No. | Comp | As per Builder Carpet Area in Sq. Ft. | As per Builder Balcony Area in Sq. Ft. | 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 ₹ |
|---------|----------|-----------|-------|---------------------------------------|--|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 39 | 1401 | 14 | 2 BHK | 592 | 42 | 634 | 651 | 24610 | 1,56,02,740.00 | 1,65,38,904.00 | 34500 | 19,53,600 |
| 40 | 1501 | 15 | 2 BHK | 592 | 42 | 634 | 651 | 24700 | 1,56,59,800.00 | 1,65,99,388.00 | 34500 | 19,53,600 |
| 41 | 1502 | 15 | 2 BHK | 613 | 44 | 657 | 674 | 24700 | 1,62,27,900.00 | 1,72,01,574.00 | 36000 | 20,22,900 |
| 42 | 1503 | 15 | 2 BHK | 629 | 29 | 658 | 692 | 24700 | 1,62,52,600.00 | 1,72,27,756.00 | 36000 | 20,75,700 |
| 43 | 1504 | 15 | 2 BHK | 569 | 28 | 597 | 626 | 24700 | 1,47,45,900.00 | 1,56,30,654.00 | 32500 | 18,77,700 |
| 44 | 1601 | 16 | 2 BHK | 592 | 42 | 634 | 651 | 24790 | 1,57,16,860.00 | 1,66,59,872.00 | 34500 | 19,53,600 |
| 45 | 1602 | 16 | 2 BHK | 613 | 44 | 657 | 674 | 24790 | 1,62,87,030.00 | 1,72,64,252.00 | 36000 | 20,22,900 |
| 46 | 1603 | 16 | 2 BHK | 629 | 29 | 658 | 692 | 24790 | 1,63,11,820.00 | 1,72,90,529.00 | 36000 | 20,75,700 |
| 47 | 1604 | 16 | 2 BHK | 569 | 28 | 597 | 626 | 24790 | 1,47,99,630.00 | 1,56,87,608.00 | 32500 | 18,77,700 |
| 48 | 1701 | 17 | 2 BHK | 592 | 42 | 634 | 651 | 24880 | 1,57,73,920.00 | 1,67,20,355.00 | 35000 | 19,53,600 |
| 49 | 1702 | 17 | 2 BHK | 613 | 44 | 657 | 674 | 24880 | 1,63,46,160.00 | 1,73,26,930.00 | 36000 | 20,22,900 |
| 50 | 1703 | 17 | 2 BHK | 629 | 29 | 658 | 692 | 24880 | 1,63,71,040.00 | 1,73,53,302.00 | 36000 | 20,75,700 |
| 51 | 1704 | 17 | 2 BHK | 569 | 28 | 597 | 626 | 24880 | 1,48,53,360.00 | 1,57,44,562.00 | 33000 | 18,77,700 |
| 52 | 1801 | 18 | 2 BHK | 592 | 42 | 634 | 651 | 24970 | 1,58,30,980.00 | 1,67,80,839.00 | 35000 | 19,53,600 |
| 53 | 1802 | 18 | 2 BHK | 613 | 44 | 657 | 674 | 24970 | 1,64,05,290.00 | 1,73,89,607.00 | 36000 | 20,22,900 |
| 54 | 1803 | 18 | 2 BHK | 629 | 29 | 658 | 692 | 24970 | 1,64,30,260.00 | 1,74,16,076.00 | 36500 | 20,75,700 |
| 55 | 1804 | 18 | 2 BHK | 569 | 28 | 597 | 626 | 24970 | 1,49,07,090.00 | 1,58,01,515.00 | 33000 | 18,77,700 |
| 56 | 1901 | 19 | 2 BHK | 592 | 42 | 634 | 651 | 25060 | 1,58,88,040.00 | 1,68,41,322.00 | 35000 | 19,53,600 |
| 57 | 1902 | 19 | 2 BHK | 613 | 44 | 657 | 674 | 25060 | 1,64,64,420.00 | 1,74,52,285.00 | 36500 | 20,22,900 |
| 58 | 1903 | 19 | 2 BHK | 629 | 29 | 658 | 692 | 25060 | 1,64,89,480.00 | 1,74,78,849.00 | 36500 | 20,75,700 |
| 59 | 1904 | 19 | 2 BHK | 569 | 28 | 597 | 626 | 25060 | 1,49,60,820.00 | 1,58,58,469.00 | 33000 | 18,77,700 |
| 60 | 2001 | 20 | 2 BHK | 592 | 42 | 634 | 651 | 25150 | 1,59,45,100.00 | 1,69,01,806.00 | 35000 | 19,53,600 |
| 61 | 2002 | 20 | 2 BHK | 613 | 44 | 657 | 674 | 25150 | 1,65,23,550.00 | 1,75,14,963.00 | 36500 | 20,22,900 |
| 62 | 2003 | 20 | 2 BHK | 629 | 29 | 658 | 692 | 25150 | 1,65,48,700.00 | 1,75,41,622.00 | 36500 | 20,75,700 |
| 63 | 2101 | 21 | 2 BHK | 592 | 42 | 634 | 651 | 25240 | 1,60,02,160.00 | 1,69,62,290.00 | 35500 | 19,53,600 |
| 64 | 2102 | 21 | 2 BHK | 613 | 44 | 657 | 674 | 25240 | 1,65,82,680.00 | 1,75,77,641.00 | 36500 | 20,22,900 |

| Sr. No. | Flat No. | Floor No. | Comp | As per Builder Carpet Area in Sq. Ft. | As per Builder Area in Sq. Ft. | 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 ₹ |
|--------------|----------|-----------|-------|---------------------------------------|--------------------------------|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 65 | 2103 | 21 | 2 BHK | 629 | 29 | 658 | 692 | 25240 | 1,66,07,920.00 | 1,76,04,395.00 | 36500 | 20,75,700 |
| 66 | 2104 | 21 | 2 BHK | 569 | 28 | 597 | 626 | 25240 | 1,50,68,280.00 | 1,59,72,377.00 | 33500 | 18,77,700 |
| 67 | 2201 | 22 | 2 BHK | 592 | 42 | 634 | 651 | 25330 | 1,60,59,220.00 | 1,70,22,773.00 | 35500 | 19,53,600 |
| 68 | 2202 | 22 | 2 BHK | 613 | 44 | 657 | 674 | 25330 | 1,66,41,810.00 | 1,76,40,319.00 | 37000 | 20,22,900 |
| 69 | 2203 | 22 | 2 BHK | 629 | 29 | 658 | 692 | 25330 | 1,66,67,140.00 | 1,76,67,168.00 | 37000 | 20,75,700 |
| 70 | 2204 | 22 | 2 BHK | 569 | 28 | 597 | 626 | 25330 | 1,51,22,010.00 | 1,60,29,331.00 | 33500 | 18,77,700 |
| 71 | 2301 | 23 | 2 BHK | 592 | 42 | 634 | 651 | 25420 | 1,61,16,280.00 | 1,70,83,257.00 | 35500 | 19,53,600 |
| 72 | 2302 | 23 | 2 BHK | 613 | 44 | 657 | 674 | 25420 | 1,67,00,940.00 | 1,77,02,996.00 | 37000 | 20,22,900 |
| 73 | 2303 | 23 | 2 BHK | 629 | 29 | 658 | 692 | 25420 | 1,67,26,360.00 | 1,77,29,942.00 | 37000 | 20,75,700 |
| 74 | 2304 | 23 | 2 BHK | 569 | 28 | 597 | 626 | 25420 | 1,51,75,740.00 | 1,60,86,284.00 | 33500 | 18,77,700 |
| 75 | 2401 | 24 | 2 BHK | 592 | 42 | 634 | 651 | 25510 | 1,61,73,340.00 | 1,71,43,740.00 | 35500 | 19,53,600 |
| 76 | 2402 | 24 | 2 BHK | 613 | 44 | 657 | 674 | 25510 | 1,67,60,070.00 | 1,77,65,674.00 | 37000 | 20,22,900 |
| 77 | 2403 | 24 | 2 BHK | 629 | 29 | 658 | 692 | 25510 | 1,67,85,580.00 | 1,77,92,715.00 | 37000 | 20,75,700 |
| 78 | 2404 | 24 | 2 BHK | 569 | 28 | 597 | 626 | 25510 | 1,52,29,470.00 | 1,61,43,238.00 | 33500 | 18,77,700 |
| 79 | 2501 | 25 | 2 BHK | 592 | 42 | 634 | 651 | 25600 | 1,62,30,400.00 | 1,72,04,224.00 | 36000 | 19,53,600 |
| 80 | 2502 | 25 | 2 BHK | 613 | 44 | 657 | 674 | 25600 | 1,68,19,200.00 | 1,78,28,352.00 | 37000 | 20,22,900 |
| 81 | 2503 | 25 | 2 BHK | 629 | 29 | 658 | 692 | 25600 | 1,68,44,800.00 | 1,78,55,488.00 | 37000 | 20,75,700 |
| 82 | 2504 | 25 | 2 BHK | 569 | 28 | 597 | 626 | 25600 | 1,52,83,200.00 | 1,62,00,192.00 | 34000 | 18,77,700 |
| 83 | 2601 | 26 | 2 BHK | 592 | 42 | 634 | 651 | 25690 | 1,62,87,460.00 | 1,72,64,708.00 | 36000 | 19,53,600 |
| 84 | 2602 | 26 | 2 BHK | 613 | 44 | 657 | 674 | 25690 | 1,68,78,330.00 | 1,78,91,030.00 | 37500 | 20,22,900 |
| 85 | 2603 | 26 | 2 BHK | 629 | 29 | 658 | 692 | 25690 | 1,69,04,020.00 | 1,79,18,261.00 | 37500 | 20,75,700 |
| 86 | 2604 | 26 | 2 BHK | 569 | 28 | 597 | 626 | 25690 | 1,53,36,930.00 | 1,62,57,146.00 | 34000 | 18,77,700 |
| Total | | | | 28859 | 1730 | 30589 | 31745 | | 77,03,45,830.00 | 81,65,66,580.00 | | 9,52,34,700 |

2) B - Wing:

| 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 Carpet 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 | 501 | 5 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 2 | 502 | 5 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 3 | 503 | 5 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 4 | 504 | 5 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 5 | 505 | 5 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 6 | 506 | 5 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 7 | 507 | 5 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 8 | 508 | 5 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 9 | 509 | 5 | 1 RK | 300 | 330 | | | | | 9,90,331 |

| 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 Carpet 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 ₹ |
|---------|----------|-----------|-------|---|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 10 | 601 | 6 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 11 | 602 | 6 | 1 BHK | 406 | 446 | | | Land Owner's Share | | 13,38,439 |
| 12 | 605 | 6 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 13 | 606 | 6 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 14 | 607 | 6 | 1 BHK | 300 | 330 | | | PTC Unit | | 9,90,331 |
| 15 | 608 | 6 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 16 | 609 | 6 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 17 | 701 | 7 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 18 | 702 | 7 | 1 BHK | 406 | 446 | | | Land Owner's Share | | 13,38,439 |
| 19 | 703 | 7 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 20 | 704 | 7 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 21 | 705 | 7 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 22 | 706 | 7 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 23 | 707 | 7 | 1 BHK | 300 | 330 | | | PTC Unit | | 9,90,331 |
| 24 | 708 | 7 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 25 | 709 | 7 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 26 | 801 | 8 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 27 | 802 | 8 | 1 BHK | 406 | 446 | | | Land Owner's Share | | 13,38,439 |
| 28 | 803 | 8 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 29 | 804 | 8 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 30 | 805 | 8 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 31 | 806 | 8 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 32 | 807 | 8 | 1 BHK | 300 | 330 | | | PTC Unit | | 9,90,331 |
| 33 | 808 | 8 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 34 | 809 | 8 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 35 | 901 | 9 | 1 BHK | 406 | 446 | | | Land Owner's Share | | 13,38,439 |
| 36 | 902 | 9 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 37 | 903 | 9 | 1 BHK | 406 | 446 | | | Land Owner's Share | | 13,38,439 |
| 38 | 904 | 9 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 39 | 905 | 9 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 40 | 906 | 9 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 41 | 907 | 9 | 1 BHK | 300 | 330 | | | PTC Unit | | 9,90,331 |
| 42 | 908 | 9 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 43 | 909 | 9 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 44 | 1001 | 10 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 45 | 1002 | 10 | 1 BHK | 406 | 446 | | | Land Owner's Share | | 13,38,439 |

| 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 Carpet 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 ₹ |
|---------|----------|-----------|-------|---|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 46 | 1003 | 10 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 47 | 1004 | 10 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 48 | 1005 | 10 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 49 | 1006 | 10 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 50 | 1007 | 10 | 1 BHK | 300 | 330 | | | PTC Unit | | 9,90,331 |
| 51 | 1008 | 10 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 52 | 1009 | 10 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 53 | 1101 | 11 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 54 | 1102 | 11 | 1 BHK | 406 | 446 | | | Land Owner's Share | | 13,38,439 |
| 55 | 1103 | 11 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 56 | 1104 | 11 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 57 | 1105 | 11 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 58 | 1106 | 11 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 59 | 1107 | 11 | 1 BHK | 300 | 330 | | | PTC Unit | | 9,90,331 |
| 60 | 1108 | 11 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 61 | 1109 | 11 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 62 | 1201 | 12 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 63 | 1202 | 12 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 64 | 1203 | 12 | 1 BHK | 406 | 446 | | | Land Owner's Share | | 13,38,439 |
| 65 | 1204 | 12 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 66 | 1205 | 12 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 67 | 1206 | 12 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 68 | 1207 | 12 | 1 BHK | 300 | 330 | | | PTC Unit | | 9,90,331 |
| 69 | 1208 | 12 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 70 | 1209 | 12 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 71 | 1301 | 13 | 1 BHK | 406 | 446 | | | Land Owner's Share | | 13,38,439 |
| 72 | 1302 | 13 | 1 BHK | 406 | 446 | | | Land Owner's Share | | 13,38,439 |
| 73 | 1305 | 13 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 74 | 1306 | 13 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 75 | 1307 | 13 | 1 BHK | 300 | 330 | | | PTC Unit | | 9,90,331 |
| 76 | 1308 | 13 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 77 | 1309 | 13 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 78 | 1401 | 14 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 79 | 1402 | 14 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 80 | 1403 | 14 | 1 BHK | 406 | 446 | | | Land Owner's Share | | 13,38,439 |
| 81 | 1404 | 14 | 1 BHK | 406 | 446 | | | | | 13,38,439 |

| 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 Carpet 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 ₹ |
|---------|----------|-----------|-------|---|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 82 | 1405 | 14 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 83 | 1406 | 14 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 84 | 1407 | 14 | 1 BHK | 300 | 330 | | | PTC Unit | | 9,90,331 |
| 85 | 1408 | 14 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 86 | 1409 | 14 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 87 | 1501 | 15 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 88 | 1502 | 15 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 89 | 1503 | 15 | 1 BHK | 406 | 446 | | | Land Owner's Share | | 13,38,439 |
| 90 | 1504 | 15 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 91 | 1505 | 15 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 92 | 1506 | 15 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 93 | 1507 | 15 | 1 BHK | 300 | 330 | | | PTC Unit | | 9,90,331 |
| 94 | 1508 | 15 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 95 | 1509 | 15 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 96 | 1601 | 16 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 97 | 1602 | 16 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 98 | 1603 | 16 | 1 BHK | 406 | 446 | | | Land Owner's Share | | 13,38,439 |
| 99 | 1604 | 16 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 100 | 1605 | 16 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 101 | 1606 | 16 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 102 | 1607 | 16 | 1 BHK | 300 | 330 | | | PTC Unit | | 9,90,331 |
| 103 | 1608 | 16 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 104 | 1609 | 16 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 105 | 1701 | 17 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 106 | 1702 | 17 | 1 BHK | 406 | 446 | | | Land Owner's Share | | 13,38,439 |
| 107 | 1703 | 17 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 108 | 1704 | 17 | 1 BHK | 406 | 446 | | | Land Owner's Share | | 13,38,439 |
| 109 | 1705 | 17 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 110 | 1706 | 17 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 111 | 1707 | 17 | 1 BHK | 300 | 330 | | | PTC Unit | | 9,90,331 |
| 112 | 1708 | 17 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 113 | 1709 | 17 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 114 | 1801 | 18 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 115 | 1802 | 18 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 116 | 1803 | 18 | 1 BHK | 406 | 446 | | | Land Owner's Share | | 13,38,439 |
| 117 | 1804 | 18 | 1 BHK | 406 | 446 | | | | | 13,38,439 |

| 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 Carpet 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 ₹ |
|---------|----------|-----------|-------|---|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 118 | 1805 | 18 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 119 | 1806 | 18 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 120 | 1807 | 18 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 121 | 1808 | 18 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 122 | 1809 | 18 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 123 | 1901 | 19 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 124 | 1902 | 19 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 125 | 1903 | 19 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 126 | 1904 | 19 | 1 BHK | 406 | 446 | | | | | 13,38,439 |
| 127 | 1905 | 19 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 128 | 1906 | 19 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 129 | 1907 | 19 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 130 | 1908 | 19 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 131 | 1909 | 19 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 132 | 2001 | 20 | 1 BHK | 406 | 446 | 25150 | 1,02,00,526.00 | 1,10,16,568.00 | 23000 | 13,38,439 |
| 133 | 2002 | 20 | 1 BHK | 406 | 446 | 25150 | 1,02,00,526.00 | 1,10,16,568.00 | 23000 | 13,38,439 |
| 134 | 2005 | 20 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 135 | 2006 | 20 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 136 | 2007 | 20 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 137 | 2008 | 20 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 138 | 2009 | 20 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 139 | 2101 | 21 | 1 BHK | 406 | 446 | 25240 | 1,02,37,029.00 | 1,10,55,991.00 | 23000 | 13,38,439 |
| 140 | 2102 | 21 | 1 BHK | 406 | 446 | 25240 | 1,02,37,029.00 | 1,10,55,991.00 | 23000 | 13,38,439 |
| 141 | 2103 | 21 | 1 BHK | 406 | 446 | 25240 | 1,02,37,029.00 | 1,10,55,991.00 | 23000 | 13,38,439 |
| 142 | 2104 | 21 | 1 BHK | 406 | 446 | 25240 | 1,02,37,029.00 | 1,10,55,991.00 | 23000 | 13,38,439 |
| 143 | 2105 | 21 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 144 | 2106 | 21 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 145 | 2107 | 21 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 146 | 2108 | 21 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 147 | 2109 | 21 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 148 | 2201 | 22 | 1 BHK | 406 | 446 | 25330 | 1,02,73,532.00 | 1,10,95,415.00 | 23000 | 13,38,439 |
| 149 | 2202 | 22 | 1 BHK | 406 | 446 | 25330 | 1,02,73,532.00 | 1,10,95,415.00 | 23000 | 13,38,439 |
| 150 | 2203 | 22 | 1 BHK | 406 | 446 | 25330 | 1,02,73,532.00 | 1,10,95,415.00 | 23000 | 13,38,439 |
| 151 | 2204 | 22 | 1 BHK | 406 | 446 | 25330 | 1,02,73,532.00 | 1,10,95,415.00 | 23000 | 13,38,439 |
| 152 | 2205 | 22 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 153 | 2206 | 22 | 1 BHK | 300 | 330 | | | | | 9,90,331 |

| 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 Carpet 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 ₹ |
|--------------|----------|-----------|-------|---|--------------------------|--------------------------------------|--|---|---|---------------------------|
| 154 | 2207 | 22 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 155 | 2208 | 22 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 156 | 2209 | 22 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 157 | 2301 | 23 | 1 BHK | 406 | 446 | 25420 | 1,03,10,035.00 | 1,11,34,838.00 | 23000 | 13,38,439 |
| 158 | 2302 | 23 | 1 BHK | 406 | 446 | 25420 | 1,03,10,035.00 | 1,11,34,838.00 | 23000 | 13,38,439 |
| 159 | 2303 | 23 | 1 BHK | 406 | 446 | 25420 | 1,03,10,035.00 | 1,11,34,838.00 | 23000 | 13,38,439 |
| 160 | 2304 | 23 | 1 BHK | 406 | 446 | 25420 | 1,03,10,035.00 | 1,11,34,838.00 | 23000 | 13,38,439 |
| 161 | 2305 | 23 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 162 | 2306 | 23 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 163 | 2307 | 23 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 164 | 2308 | 23 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 165 | 2309 | 23 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 166 | 2401 | 24 | 1 BHK | 406 | 446 | 25510 | 1,03,46,538.00 | 1,11,74,261.00 | 23500 | 13,38,439 |
| 167 | 2402 | 24 | 1 BHK | 406 | 446 | 25510 | 1,03,46,538.00 | 1,11,74,261.00 | 23500 | 13,38,439 |
| 168 | 2403 | 24 | 1 BHK | 406 | 446 | 25510 | 1,03,46,538.00 | 1,11,74,261.00 | 23500 | 13,38,439 |
| 169 | 2404 | 24 | 1 BHK | 406 | 446 | 25510 | 1,03,46,538.00 | 1,11,74,261.00 | 23500 | 13,38,439 |
| 170 | 2405 | 24 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 171 | 2406 | 24 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 172 | 2407 | 24 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 173 | 2408 | 24 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 174 | 2409 | 24 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 175 | 2501 | 25 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 176 | 2502 | 25 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 177 | 2503 | 25 | 1 BHK | 406 | 446 | 25600 | 1,03,83,041.00 | 1,12,13,684.00 | 23500 | 13,38,439 |
| 178 | 2504 | 25 | 1 BHK | 406 | 446 | 25600 | 1,03,83,041.00 | 1,12,13,684.00 | 23500 | 13,38,439 |
| 179 | 2505 | 25 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 180 | 2506 | 25 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 181 | 2507 | 25 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 182 | 2508 | 25 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 183 | 2509 | 25 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 184 | 2606 | 26 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 185 | 2607 | 26 | 1 BHK | 300 | 330 | | | | | 9,90,331 |
| 186 | 2608 | 26 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| 187 | 2609 | 26 | 1 RK | 300 | 330 | | | | | 9,90,331 |
| Total | | | | 64136 | 70549 | | 20,58,35,670.00 | 22,23,02,524.00 | | 21,16,48,097 |

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 ₹ |
|--|-------------------------|-----------------------|------------------------|--------------------------|--|--|
| A - Wing | | | | | | |
| Approved – Sale Flat | 2 BHK - 25 | 25 | 15693 | 17262 | 37,86,81,000.00 | 40,89,75,480.00 |
| Approved - Land Owner's Share | 2 BHK - 11 | 11 | 7151 | 7866 | - | - |
| Approved – PTC Unit | 1 BHK - 01 1 RK - 01 | 02 | 600 | 660 | - | - |
| Proposed – Sale Flat | 2 BHK - 48 | 48 | 30589 | 31745 | 77,03,45,830.00 | 81,65,66,580.00 |
| Total (a) | | 86 | 54033 | 57533 | 1,14,90,26,830.00 | 1,22,55,42,060.00 |
| B - Wing | | | | | | |
| Sale Flat | 1 BHK - 21 | 21 | 8412 | 9253 | 20,58,35,670.00 | 22,23,02,524.00 |
| Land Owner's Share | 1 BHK - 56 | 56 | 22713 | 24984 | - | - |
| PTC Unit | 1 RK - 44 1 BHK - 66 | 110 | 33011 | 36312 | - | - |
| Total (b) | | 187 | 64136 | 70549 | 20,58,35,670.00 | 22,23,02,524.00 |
| Total (a + b) | | 273 | 118169 | 128082 | 1,35,48,62,500.00 | 1,44,78,44,584.00 |
| Refuge Floor – 6 th & 13 th Floor – Flat No. 3 and 20 th Floor – Flat No. 4 (Wing -A) | | | | | | |
| Refuge Floor – 6 th , 13 th & 20 th Floor – Flat No. 3 & 4 (Wing -B) | | | | | | |

| Particulars | Market Value (₹) |
|--|-------------------|
| Realizable Value / Fair Market Value as on date in ₹ | 1,35,48,62,500.00 |
| Final Realizable Value After Completion in ₹ | 1,44,78,44,584.00 |
| Cost of Construction (Total Built up area x Rate) 128082 Sq. Ft. x ₹ 3000.00 | 38,42,46,000.00 |

| 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 | | |

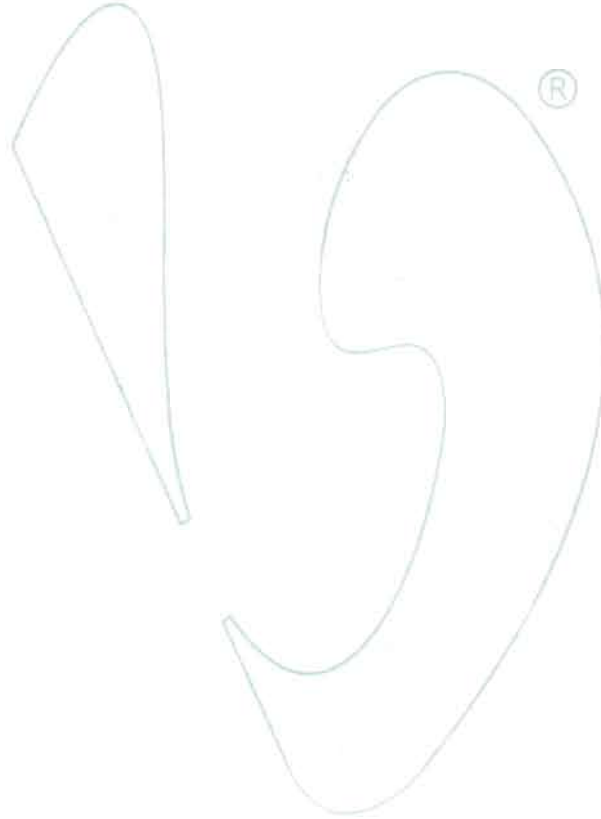
| Part – F (Services) | | Amount in ₹ |
|---------------------|------------------------------|--|
| 1. | Water supply arrangements | N.A. Building Construction work is in progress |
| 2. | Drainage arrangements | |
| 3. | Compound wall | |
| 4. | C.B. deposits, fittings etc. | |
| 5. | Pavement | |
| 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 | |
| Realizable Value / Fair Market Value as on date in ₹ | | ₹ 1,35,48,62,500.00 |
| Final Realizable Value After Completion in ₹ | | ₹ 1,44,78,44,584.00 |

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 ₹ 23,000.00 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 ₹ 23,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



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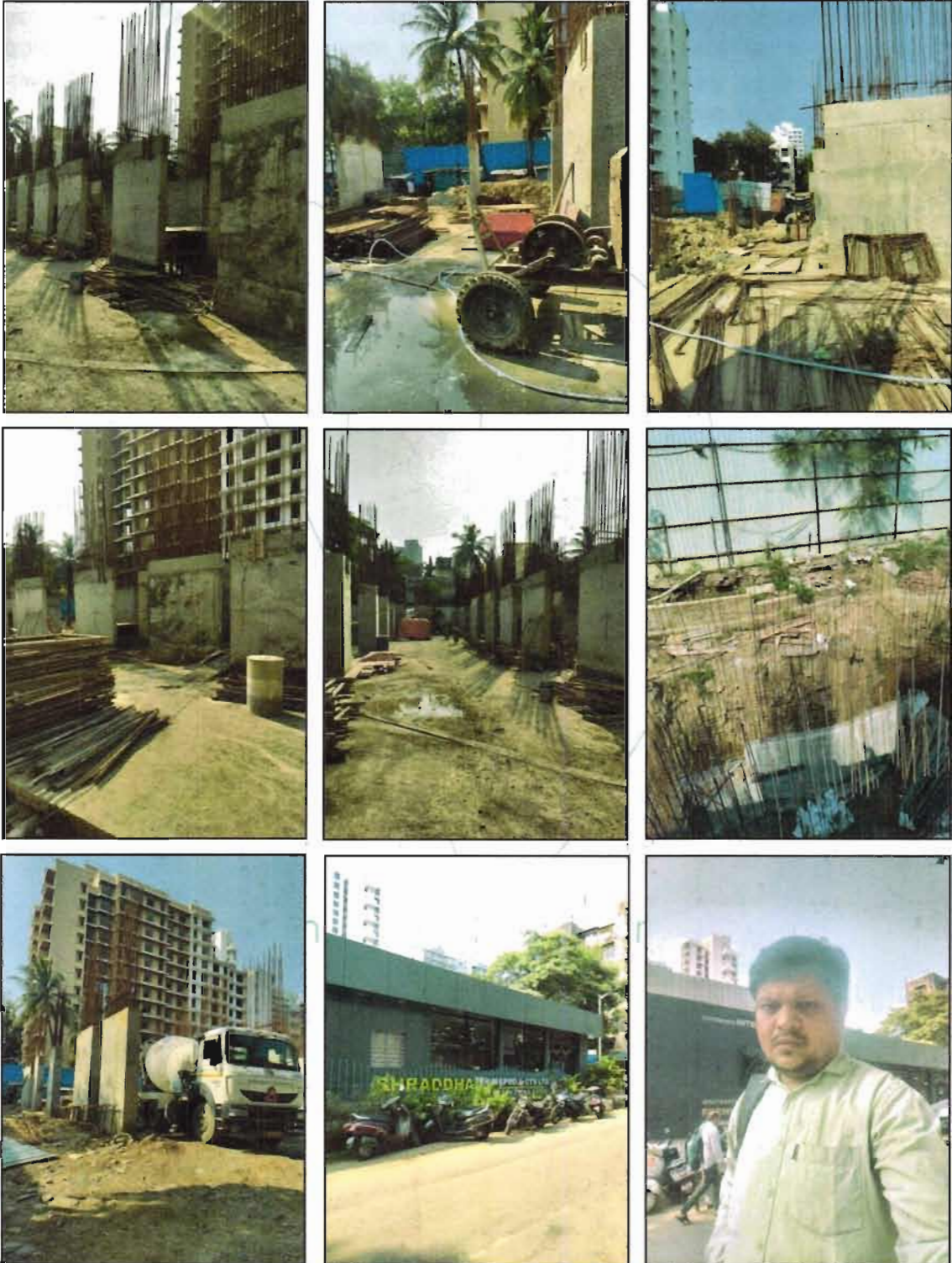
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Actual Site Photographs



Route Map of the property Site u/r



Latitude Longitude: 19°12'03.3"N 72°51'00.7"E

Note: The Blue line shows the route to site from nearest Railway station (Kandivali –500 Mtr.)

Ready Reckoner Rate


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Government of Maharashtra
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बाजारमूल्य दर पत्रक

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|--------------------------------------|-----------|---------------|--------|--------|----------|-----------|----------------|
| 64/309-रस्ता : स्वामी विवेकानंद रोड. | 63280 | 126840 | 145860 | 160600 | 126840 | चौरस मीटर | मि.टी.एन. नंबर |


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|----------|--|-----------|---------------|--------|--------|----------|-----------|
| SurveyNo | 64/305 - भुभाग: उत्तरेस बाईं सीमा, पूर्वेस एच.व्ही. रोड, दक्षिणेस मामनेदार बाडी मार्ग व पश्चिमेस गाव हद्द. | 55530 | 134160 | 154280 | 187690 | 134160 | चौरस मीटर |
| SurveyNo | 64/306-रस्ता : स्वामी विवेकानंद रोड. | 64680 | 114110 | 198000 | 293900 | 114110 | चौरस मीटर |
| SurveyNo | 64/307-भुभाग: उत्तरेस बाईंसीकी हद्द, पूर्वेस रेन्जे जार्डन, दक्षिणेस मामनेदार बाडी मार्ग, पूर्वेस एच. व्ही. रोड. | 45410 | 105740 | 162400 | 249800 | 105740 | चौरस मीटर |
| SurveyNo | 64/308-भुभाग: उत्तरेस माकाची हद्द, पूर्वेस रेन्जे जार्डन, दक्षिणेस बाईं हद्द व पश्चिमेस एच. व्ही. रोड. | 50170 | 131340 | 151050 | 174100 | 131340 | चौरस मीटर |
| SurveyNo | 64/309-रस्ता : स्वामी विवेकानंद रोड. | 63280 | 126840 | 145860 | 160600 | 126840 | चौरस मीटर |

12

Survey Number
 22, 23, 24, 28, 29, 30, 31, 32, 33, 34, 55, 56, 57, 64, 65, 66, 67, 68, 69, 72, 73, 99, 329, 339, 340, 341, 342, 343, 366C, 369, 369D, 370, 371, 372, 373, 374, 375, 376, 377, 378, 378A, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 403, 403B, 423A, 424, 424B, 425, 426, 428, 428B, 429, 430, 431, 432, 434D, 434E, 434A, 435, 436, 437, 438, 441, 444K, 444, 445, 447, 448, 369/2, 444D/3, 444/4, 341+342/1



Price Indicators

square yards Mumbai Buy Rent Projects Agents Services Resources **Intelligence**

Overview **Regulatory Information** Price List Floor Plans Resale Listings Amenities Specifications

Shraddha Gold Crest - Regulatory Information

Project RERA Reg. P51600050191
 Square Yards RERA Reg. A51800000454

Shraddha Gold Crest - Price List

| Unit Type | Area | New Home Price* |
|-----------------------------|----------------------|-----------------|
| 1 BHK 406 Sq. Ft. Apartment | 406 Sq. Ft. (Carpet) | ₹ 95.00 Lac |
| 1 BHK 487 Sq. Ft. Apartment | 487 Sq. Ft. (Carpet) | ₹ 1.14 Cr |
| 2 BHK 598 Sq. Ft. Apartment | 598 Sq. Ft. (Carpet) | ₹ 1.40 Cr |
| 2 BHK 658 Sq. Ft. Apartment | 658 Sq. Ft. (Carpet) | ₹ 1.54 Cr |

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Kandival West, Mumbai

₹ 1.14 Cr

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- Carpet Area: 487 Sq. Ft. (100%) Discover

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HOUSING.com Buy or Rent? | Search | Filter

Home / Home for Sale / Bangalore / Properties / Bangalore / 1 BHK Flat

1 BHK Flat 1.17 Cr

By SHREE KRISHNA GROUP, SHRIKUMHAR

₹1.17 Cr | BHK starts at ₹108.00 K

[Contact Seller](#)

Zero brokerage fees here

382 sq.ft
Built Up Area

₹20.30 K/sq.ft
Avg. Price

1 BHK
Configuration

30th Nov, 2025
Possession Status

Lower
of 27 floors

East facing
Facing

Unfurnished
Furnishing

HOUSING.com Buy or Rent? | Search | Filter

Home / Home for Sale / Bangalore / Properties / Bangalore / 1 BHK Flat

1 BHK Flat 1.04 Cr

By SHREE KRISHNA GROUP, SHRIKUMHAR

₹1.04 Cr | BHK starts at ₹91.65 K

[Contact Seller](#)

Zero brokerage fees here

527 sq.ft
Built Up Area

₹19.73 K/sq.ft
Avg. Price

1 BHK
Configuration

31st Dec, 2026
Possession Status

Lower
of 21 floors

East facing
Facing

Unfurnished
Furnishing

Price Indicators

HOUSING.com Buy in Mumbai

1 BHK Flat ₹1.26 Cr EMI starts at ₹4233 P

633 sq.ft. Built-up Area | ₹19.01 x/sq.ft. Avg. Price | 1 BHK Configuration | 31st Dec. 2026 Possession Status | Lower of 27 floors | East facing Facing | Unfurnished Furnishing

magicbricks Buy Rent Sell Home Loans

Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Patel Nagar Kandivali West » 1 BHK » Flats for Sale in Patel Nagar Kandivali West » 610 Sq.ft

₹96.0 Lac | EMI - ₹ 43k | Get Loan offers from 34+ banks

1 BHK 610 Sq.ft Flat For Sale **Patel Nagar Kandivali West, Mumbai**

1 Bed | 2 Baths | Semi-Furnished

Carpet Area
406 sqft *
₹ 23.645/sqft

Floor
17 (Out of 26 Floors)

Lifts
4

Developer
Shradha Prime Projects LTD

Transaction Type
New Property

Furnished Status
Semi-Furnished

Project
Gold Crest

Facing
East

Car Parking
1 Open

Contact Agent | Get Phone No.

More Details

Price Breakup ₹96 Lac | ₹ 4,80,000 Approx. Registration Charges | ₹ 6 Per sq. Unit Monthly

Booking Amount ₹ 2.0 Lac

RERA ID P51800050191.

Address CTS Number - 386B, Bhanu Park, Trikamdas Rd, Ghanshayam Nagar, Jethava Nagar, Kandivali West, Mumbai, Patel Nagar Kandivali West, Mumbai - Western Mumbai, Maharashtra

Price Indicators

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Patel Nagar Kandivali West > 1 BHK Flats for sale in Patel Nagar Kandivali West > 610 Sq.ft.

₹95.0 Lac EMI: ₹ 57k | [Can't afford it?](#)

1 BHK 610 Sq.ft Flat For Sale **Patel Nagar Kandivali West, Mumbai**

1 Bed 2 Baths Semi-Furnished

| | | |
|---|--|---|
| <p>Carpet Area 406 sqft ~ ₹23,399/sqft</p> | <p>Developer Shraddha Prime Projects LTD</p> | <p>Project Gold Crest</p> |
| <p>Floor 15 (Out of 26 Floors)</p> | <p>Transaction Type New Property</p> | <p>Facing East</p> |
| <p>Lifts 4</p> | <p>Furnished Status Semi-Furnished</p> | <p>Car Parking 1 Open</p> |

✔ East Facing Property

[Contact Agent](#)
[Get Phone No.](#)
Last contact made 4 days ago

More Details

Price Breakup: ₹95 Lac | ₹4,75,000 Approx. Registration Charges | ₹6 Per sq. Unit Monthly

Booking Amount: ₹2.0 Lac

RERA ID: P51800050191.

Address: CT5 Number - 386B, Bhanu Park, Trikamdas Rd, Chanshayam Nagar, Jethava Nagar, Kandivali West, Mumbai, Patel Nagar Kandivali West, Mumbai - Western Mumbai, Maharashtra

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Jethava Nagar > 2 BHK Flats for sale in Jethava Nagar > 1010 Sq.ft.

₹1.49 Cr EMI: ₹ 87k | [Get pre-approved loan](#)

2 BHK 1010 Sq.ft Flat For Sale **Jethava Nagar, Mumbai**

2 Beds 2 Baths 1 Balcony 1 Covered Parking

| | | |
|---|--|--|
| <p>Carpet Area 598 sqft ~ ₹24,916/sqft</p> | <p>Developer Shraddha Prime Projects LTD</p> | <p>Project Gold Crest</p> |
| <p>Floor 21 (Out of 26 Floors)</p> | <p>Transaction Type New Property</p> | <p>Facing East</p> |
| <p>Lifts 4</p> | <p>Furnished Status Unfurnished</p> | <p>Car Parking 1 Covered</p> |

✔ East Facing Property ✔ Nr Station, SV Link Rd, school, college, shopping complex, hospital

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

More Details

Price Breakup: ₹1.49 Cr | ₹7,45,000 Approx. Registration Charges | ₹8 Per sq. Unit Monthly

Booking Amount: ₹11.0 Lac

RERA ID: P51800050191

Address: Kandivali West, Mumbai, Jethava Nagar, Mumbai - Western Mumbai, Maharashtra

Landmarks: Nr Station, SV Link Rd, school, college, shopping complex, hospital

Price Indicators

magicbricks Buy Rent Sell Home Loans

Home » Property for sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Kandivali West » 2 BHK Flats for Sale in Kandivali West » 1000 Sq.ft

₹1.47 Cr EMI - ₹ 66k | Can I afford it?

2 BHK 1000 Sq-ft Flat For Sale - **Kandivali West, Mumbai**

2 Beds **2 Baths** **1 Covered Parking** **Unfurnished**

Carpet Area
598 sqft ~ ₹24.582/sqft

Developer
Shradha Prime Projects LTD

Project
Gold Crest

Floor
12 (Out of 26 Floors)

Transaction Type
New Property

Facing
West

Lifts
3

Furnished Status
Unfurnished

Car Parking
1 Covered

Free Club Membership

Contact Agent **Get Phone No.** **Last contact made 11 days ago**

More Details

Price Breakup ₹1.47 Cr | ₹7,35,000 Approx. Registration Charges | ₹8 Per sq. Unit Monthly

Booking Amount ₹2.0 Lac

Address B99kandivali west., Kandivali West, Mumbai - Western Mumbai, Maharashtra

Landmarks Nearby railway station.

magicbricks Buy Rent Sell Home Loans

Home » Property for Sale in Mumbai » Flats for Sale in Mumbai » Flats for Sale in Kandivali West » 2 BHK Flats for Sale in Kandivali West » 834 Sq.ft

₹1.59 Cr EMI - ₹ 72k | How much loan can I get?

2 BHK 834 Sq-ft Flat For Sale - **Kandivali West, Mumbai**

2 Beds **2 Baths** **1 Covered Parking** **Unfurnished**

Carpet Area
634 sqft ~ ₹25.079/sqft

Developer
Shradha Prime Projects LTD

Project
Gold Crest

Floor
12 (Out of 27 Floors)

Transaction Type
New Property

Facing
North - West

Lifts
2

Furnished Status
Unfurnished

Car Parking
1 Covered

Contact Agent **Get Phone No.** **Last contact made 61 days ago**

More Details

Price Breakup ₹1.59 Cr | ₹7,95,000 Approx. Registration Charges | ₹10 Per sq. Unit Monthly

Booking Amount ₹2.0 Lac

RERA ID P51800050191

Address Kandivali West, Mumbai, Kandivali West, Mumbai - Western Mumbai, Maharashtra

Landmarks jethwa nagar

Price Indicators

magicbricks Buy Rent Sell Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Jethava Nagar > 2 BHK Flats for Sale in Jethava Nagar > 800 Sq.ft.

₹1.39 Cr EMI: ₹ 63k | [Get pre-approved loan](#)

2 BHK 600 Sq-ft Flat For Sale **Jethava Nagar, Mumbai**

2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area
600 sqft ~
₹ 23,167/sqft

Developer
Shraddha Prime Projects LTD

Project
Gold Crest

Floor
15 (Out of 27 Floors)

Transaction Type
New Property

Facing
East

Lifts
3

Furnished Status
Semi-Furnished

Car Parking
1 Covered

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

More Details

Price Breakup ₹1.39 Cr | ₹ 6,95,000 Approx. Registration Charges | ₹ 6 Per sq. Unit Monthly

Booking Amount ₹1.0 Lac

RERA ID P51800050191

Address Kandivali West, Mumbai, Jethava Nagar, Mumbai - Western Mumbai, Maharashtra

Landmarks near by kandivali station

NOBROKER

2 BHK Flat in Shraddha Gold Crest For Sale in Kandivali West

₹ 1.48 Cr Price

₹ 64,288/Month EMI

85A

2 Bedroom

2 Bathroom

1

27 Oct 2023

28 Oct 2023

Shraddha Gold Crest

Full

Blk and Car

Contact

₹1.48 Cr Price

₹64,288/Month EMI

85A

27 Oct 2023

28 Oct 2023

Shraddha Gold Crest

Full

Blk and Car

Contact

₹1.48 Cr Price

₹64,288/Month EMI

85A

27 Oct 2023

28 Oct 2023

Shraddha Gold Crest

Full

Blk and Car

Contact

Price Indicators

2 BHK Flat ₹1.6 Cr (₹19.51 K/sq.ft)

820 sq.ft Built Up Area | ₹19.51 K/sq.ft Avg. Price | 2 BHK Configuration | 1st Dec, 2025 Possession Status | Higher of 27 floors | West facing Facing | Unfurnished Furnishing

Property Overview

| | | |
|-------------|------------------------------|---|
| Brokerage | Price | <input checked="" type="checkbox"/> I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc |
| No Charge | ₹1.6 Cr | <input type="checkbox"/> I am interested in Home Loans |
| Carpet Area | Brochure | Get Contact Details |
| 658 sq.ft | 2 | Still deciding? |
| Bathrooms | Parking | Share Report |
| 2 | 1 Covered and 1 Open Parking | |
| Balcony | Added | |
| 1 | More than a month ago | |

Think.Innovate.Create





Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Irani Wadi > 1 BHK Flats for Sale in Irani Wadi > 680 Sq. Ft.

₹ 95.0 Lac EMI - ₹ 43k | [Can I afford it?](#)

1 BHK 680 Sq-ft Flat For Sale **Irani Wadi, Mumbai**

+15 Photos

✔ East Facing Property OFFER Free Club Membership

Contact Agent
Get Phone No.

| | | | |
|---|---|--|--------------------|
| 1 Bed | 2 Baths | 1 Covered Parking | Unfurnished |
| Carpet Area 416 sqft ~ ₹ 22,837/sqft | Developer Sai Krupa Developers | Project Skylon Suburbia | |
| Floor 19 (Out of 21 Floors) | Transaction Type New Property | Facing East | |
| Lifts 3 | Furnished Status Unfurnished | Car Parking 1 Covered | |

More Details




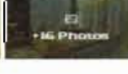
| | |
|----------------|---|
| Price Breakup | ₹ 95 Lac ₹ 4,75,000 Approx. Registration Charges ₹ 5 Per sq. Unit Monthly |
| Booking Amount | ₹ 5.0 Lac |
| RERA ID | PS1800034335 |
| Address | Hemu Kalani Cross Road No 4, Iraniwadi, Kandivali West, Western Suburbs, Mumbai, Irani Wadi, Mumbai - Western Mumbai, Maharashtra |

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > 2 BHK Flats for Sale in Mumbai > Flats for Sale in Babrekar Nagar Kandivali West > 2 BHK Flats for Sale in Babrekar Nagar Kandivali West > 800 Sq. Ft.

₹ 1.38 Cr EMI - ₹ 62k | [Get loan offers from 3 banks](#)

2 BHK 800 Sq. Ft. Flat For Sale **Babrekar Nagar Kandivali West, Mumbai**

+16 Photos

✔ East Facing Property

Contact Agent
Get Phone No.

| | | | |
|---|---|--|------------------|
| 2 Beds | 2 Baths | 1 Covered Parking | Furnished |
| Carpet Area 675 sqft ~ ₹ 22,394/sqft | Developer Veena Developers | Project Veena Smart Homes | |
| Floor 19 (Out of 23 Floors) | Transaction Type New Property | Facing East | |
| Lifts 2 | Furnished Status Furnished | Car Parking 1 Covered | |

✔ Last contact made 76 days ago

More Details

| | |
|----------------|---|
| Price Breakup | ₹ 1.38 Cr ₹ 6,90,000 Approx. Registration Charges ₹ 3,500 Monthly |
| Booking Amount | ₹ 10.0 Lac |
| RERA ID | p51800029400 |
| Address | Kandivali West, Mumbai, Babrekar Nagar Kandivali West, Mumbai - Western Mumbai, Maharashtra |


Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kandivali West > 1 BHK Flats for Sale in Kandivali West > 527 Sq Ft

₹1.19 Cr EMI-₹54k | [How much loan can I get?](#)

1 BHK 527 Sq-ft Flat For Sale **Kandivali West, Mumbai**



1 Photos

1 Bed
2 Baths
1 Covered Parking
Unfurnished

| | | |
|--|---|--------------------------------------|
| Carpet Area 405 sqft ~ ₹29,383/sqft | Developer Rishi Developers | Project Trilok Park |
| Floor 8 (Out of 12 Floors) | Transaction Type New Property | Facing East |
| Lifts 2 | Furnished Status Unfurnished | Car Parking 1 Covered |

Contact Agent
Get Phone No.
Last contact made 30 days ago

More Details


| | |
|----------------|--|
| Price Breakup | ₹1.19 Cr ₹5,95,000 Approx. Registration Charges ₹2,500 Monthly |
| Booking Amount | ₹5.0 Lac |
| RERA ID | P51800033509 |
| Address | Jamnadas Adukiya Road, Kandivali West, Mumbai 400067, Kandivali West, Mumbai - Western Mumbai, Maharashtra |

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Kandivali West > 3 BHK Flats for Sale in Kandivali West > 988 Sq-ft

₹1.89 Cr EMI-₹85k | [Get Loan offers from 3+ banks](#)

3 BHK 988 Sq-ft Flat For Sale **Kandivali West, Mumbai**



16 Photos

3 Beds
3 Baths
1 Balcony
Unfurnished

| | | |
|--|--|---|
| Carpet Area 820 sqft ~ ₹23,049/sqft | Developer Anant Shriya Developers | Project Anant Tara |
| Floor 14 (Out of 22 Floors) | Transaction Type New Property | Additional Rooms 1 Servant Room |
| Facing East | Furnished Status Unfurnished | Type Of Ownership Freehold |

Contact Agent
Get Phone No.

More Details


| | |
|----------------|--|
| Price Breakup | ₹1.89 Cr ₹9,45,000 Approx. Registration Charges |
| Booking Amount | ₹5.0 Lac |
| Address | kandivali west, Kandivali West, Mumbai - Western Mumbai, Maharashtra |

Price Indicators Projects nearby Locality

Sethia Imperial Avenue **₹1.67 Cr** | ₹23.10 k/sq.ft
BHK starts at ₹52.91 k

By Sethia Infrastruc Pvt. Ltd.

100% RERA Registered | 100% RERA Project | East, Western Suburbs, Mumbai.




2 BHK Apartment Configuration | Dec. 2023 Possession Starts | ₹23.10 k/sq.ft Avg. Price | 589.00 sq.ft. (Target Area) Size

[Contact Seller](#)

Hiranandani Castalia **₹2.5 Cr - 3.5 Cr** | ₹22.12 k/sq.ft
BHK starts at ₹1.24 Lacs

By Hiranandani Construction

100% RERA Registered | 100% RERA Project | West, Western Suburbs, Mumbai.



2-3 BHK Apartments Configuration | Dec. 2023 Possession Starts | ₹22.12 k/sq.ft Avg. Price | 730.00 sq.ft. - 1055.00 sq.ft. (Target Area) Size

[Contact Seller](#)

Overview Home More About Project Floor Plan Tour This Project Amenities Price Trends

Hiranandani Castalia Overview

100% RERA Registered | 100% RERA Project | West, Western Suburbs, Mumbai.

1.26 Acres (14% open) | 730.00 sq.ft. - 1055.00 sq.ft. | 1 Building | 2-3 BHK Apartments

₹22.12 k/sq.ft. | Dec. 2023 Possession Starts

Contact Seller: hnm@happ.com | +9182794... | Please share your contact.





Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for Sale in Mumbai > Flats for Sale in Mumbai > Flats for Sale in Irani Wadi > 1 BHK Flats for Sale in Irani Wadi > 335 Sq-ft

₹ 87.4 Lac EMI - ₹ 39k | [Get Loan offers from 34+ banks](#)

1 BHK 335 Sq-ft Flat For Sale [Irani Wadi, Mumbai](#)

+6 Photos

1 Bed
1 Bath
1 Covered Parking
Unfurnished

| | | |
|--|--|---|
| Carpet Area 335 sqft ₹ 26,100/sqft | Project Shreenath Enclave | Floor 5 (Out of 22 Floors) |
| Transaction Type New Property | Facing East | Lifts 3 |
| Furnished Status Unfurnished | Car Parking 1 Covered | Type Of Ownership Freehold |

Near to Kandivali Metro Station

Contact Agent
Get Phone No.

Last contact made 78 days ago

More Details

| | |
|----------------|--|
| Price Breakup | ₹ 87.4 Lac ₹ 4,37,175 Approx. Registration Charges ₹ 6,000 Monthly |
| Booking Amount | ₹ 8.7 Lac |
| Address | Irani Wadi Road No 3, Irani Wadi, Mumbai - Western Mumbai, Maharashtra |
| Landmarks | Near to Kandivali Metro Station |

HOUSING
Buy
Rent
Sell

Home > Mumbai > Property for Sale in Mumbai > Flats for Sale in Irani Wadi > 1 BHK Flats for Sale in Irani Wadi > 335 Sq-ft

Sapphire 1 BHK

By Shree Real Estate




Shree Real Estate, New Market, Kandivali West, Mumbai - Western Suburbs, Mumbai

₹ 87.4 Lac for 18 Months

₹ 86.4 L - 1.46 Cr ₹ 22,500/sq.ft.

(₹ 86.4 Lac for 18 Months)

Contact Sellers

+ 25 more

1, 2 BHK Apartments Configurations
Oct. 2027 Possession Starts
₹ 22.50 K/sq.ft. Avg. Price
394.00 sq.ft. - 634.00 sq.ft. Carpet Area

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 : 30.11.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.11.30 16:45:28 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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)

| 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, Manoj Chalikwar son of Shri. Baburao Chalikwar do hereby solemnly affirm and state that:

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 30.11.2023 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 22.11.2023. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

| | Particulars | Valuer comment |
|-----|---|---|
| 1. | Background information of the asset being valued; | The property under consideration was purchased by M/s. Shree Krishna Rahul Developers |
| 2. | Purpose of valuation and appointing authority | As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose. |
| 3. | Identity of the Valuer and any other experts involved in the valuation; | Manoj B. Chalikwar – Regd. Valuer Deepak Jain – Valuation Engineer Vinita Surve – Processing Officer |
| 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 - 22.11.2023 Valuation Date - 30.11.2023 Date of Report - 30.11.2023 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done on date 22.11.2023 |
| 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 **30th November 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 advice 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. Shree Krishna Rahul Developers**. 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. Shree Krishna Rahul Developers**. 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.

Manoj
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
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Date: 2023.11.30 16:44:29 +05'30"

Auth. Sign.

Think.Innovate.Create