

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Abhinandan Corner"

"Abhinandan Corner", Proposed Residential cum Commercial Building on Plot No. 58, Sector - 21, Village – Ulwe, Near CIDCO Garden, Ulwe, Taluka- Panvel, District- Raigad, Navi Mumbai, PIN – 410 206, State- Maharashtra, Country- India

Latitude Longitude: 18°58'48.6"N 73°01'50.7"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 :

- | | | | |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
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|  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/12/2023/5227/2303780

01/09-09-V

Date: 01.12.2023

MASTER VALUATION REPORT OF "Abhinandan Corner"

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Latitude Longitude: 18°58'48.6"N 73°01'50.7"E

NAME OF DEVELOPER: M/s. Abhinandan Infra

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 **25th November 2023** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Abhinandan Corner", Proposed Residential cum Commercial Building on Plot No. 58, Sector - 21, Village – Ulwe, Near CIDCO Garden, Ulwe, Taluka- Panvel, District- Raigad, Navi Mumbai, PIN – 410 206, State- Maharashtra, Country- India. It is about 1.4 Km. travel distance from Bamandongari Railway Station on Uran – Darave Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Abhinandan Infra	
Project Registration Number	Project	RERA Project Number
	Abhinandan Corner	P52000053220
Register office address	M/s. Abhinandan Infra "Abhinandan Corner", Plot No - 58, Sector- 21, Ulwe, Navi Mumbai - 410 206, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Devendra Vaid (Builder Person – Mobile No. 9167347878) Mr. Mansukh Verat (Builder Person – Mobile No. 9820988682)	
E – mail ID & Website	abhinandaninfra2022@gmail.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Blue Heaven CHSL, Jasmine Avenue Building & Jainam Ratna
On or towards South	Road & Solitaire Building
On or towards East	CIDCO Garden & Swaminarayan Road
On or towards West	Road and SM Regency Building



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Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
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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	: 25.11.2023				
	b) Date on which the valuation is made	: 01.12.2023				
3.	List of documents produced for perusal					
	1. Copy of Legal Title Report Circular No. 28/2021 from Adv. Rajendra D. Tambe dated 27.09.2023					
	2. Copy of Deed of Distribution of Flat / Shop date 24.11.2023 b/w. Smt. Surekha V. Gharat & Mr. Sachin S. Gharat (the Licensee) AND M/s. Abhinandan Infra (the Promoter / Developer)					
	3. Copy of Agreement to Lease b/w City and Industrial Development Corporation of Maharashtra Limited (The Corporation) and Shri. Shyam Gharat, Anant Gharat and Namubai Paringe and Others (The Licensee)					
	4. Copy of Affidavit – Cum – Declaration date 20.09.2023 of M/s. Abhinandan Infra					
	5. Copy of MAHARERA Registration Certificate of Project No. P52000053220 issued by Maharashtra Real Estate Regulatory Authority date 23.10.2023. Last Modified date 10.10.2023					
	6. Copy of Amended Commencement Certificate No. CIDCO / BP- 18374 / TPO (NM & K) / 2023 / 11324 date 16.10.2023 issued by Associate Planner, CIDCO.					
	7. Copy of Amended Approved Plan No. CIDCO / BP- 18374 / TPO (NM & K) / 2023 / 11324 date 16.10.2023 issued by Associate Planner, CIDCO. (Number of Copies – Two -Sheet No. 1/1 to 1/2)					
	Approved upto:					
	<table border="1"> <thead> <tr> <th>Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st Floor (Part Driver Room / Part Fitness Center) + 2nd to 7th Upper Floors.</td> </tr> </tbody> </table>	Building No.	Number of Floors	1	Proposed Ground (Part) + Stilt (Part) + 1 st Floor (Part Driver Room / Part Fitness Center) + 2 nd to 7 th Upper Floors.	
Building No.	Number of Floors					
1	Proposed Ground (Part) + Stilt (Part) + 1 st Floor (Part Driver Room / Part Fitness Center) + 2 nd to 7 th Upper Floors.					
	Project Name (with address & phone nos.)	: "Abhinandan Corner", Proposed Residential cum Commercial Building on Plot No. 58, Sector - 21, Village – Ulwe, Near CIDCO Garden, Ulwe, Taluka- Panvel, District- Raigad, Navi Mumbai, PIN – 410 206, State- Maharashtra, Country- India				
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: M/s. Abhinandan Infra Address: "Abhinandan Corner", Plot No - 58, Sector- 21,				

		Ulwe, Navi Mumbai - 410 206, State - Maharashtra, Country - India. <u>Contact Person :</u> Mr. Devendra Vaid (Builder Person - Mobile No. 9167347878) Mr. Mansukh Verat (Builder Person - Mobile No. 9820988682)																			
5.	Brief description of the property (Including Leasehold / freehold etc.)																				
<p>About "Abhinandan Corner" Project: Abhinandan Corner is a budget friendly Project located in Ulwe, Navi Mumbai and well connected to upcoming Airport, Sealink. Project is 10 minutes walking distance to Bamandongri Railway Station. Brought to you by Abhinandan Infra, Abhinandan Corner is among the newest addresses for homebuyers. This is an under-construction project right now, and is expected to be delivered by Dec, 2025. It has a variety of options to choose from that too in a varied budget range. Abhinandan Corner Navi Mumbai is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P52000053220.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st Floor (Part Driver Room / Part Fitness Center & Part Residential) + 2nd to 7th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building No.</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>RCC work upto 2nd floor slab is in progress.</td> <td>15%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2025 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (After Completion) Subject to proper, preventive periodic maintenance & Structural repairs</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1"> <tbody> <tr><td>➤ Vitrified tiles flooring in all rooms</td></tr> <tr><td>➤ Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>➤ Powder coated aluminum sliding windows with M.S. Grills</td></tr> <tr><td>➤ Laminated wooden flush doors with Safety door</td></tr> <tr><td>➤ Concealed wiring</td></tr> <tr><td>➤ Concealed plumbing</td></tr> <tr><td>➤ Kids Play Area</td></tr> <tr><td>➤ Club House</td></tr> <tr><td>➤ Children's Play Zone</td></tr> </tbody> </table>			Building No.	Number of Floors	1	Proposed Ground (Part) + Stilt (Part) + 1 st Floor (Part Driver Room / Part Fitness Center & Part Residential) + 2 nd to 7 th Upper Floors.	Building No.	Present stage of Construction	Percentage of work completion	1	RCC work upto 2 nd floor slab is in progress.	15%	➤ 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	➤ Kids Play Area	➤ Club House	➤ Children's Play Zone
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6.	Location of property	:																			
	a) Plot No. / Survey No.	: Plot No.- 58																			
	b) Door No.	: Not applicable																			
	c) C. T.S. No. / Village	: Sector- 21, Village - Ulwe																			

	d)	Ward / Taluka	:	Taluka – Panvel
	e)	Mandal / District	:	District – Raigad
7.		Postal address of the property	:	"Abhinandan Corner", Proposed Residential cum Commercial Building on Plot No. 58, Sector - 21, Village – Ulwe, Near CIDCO Garden, Ulwe, Taluka- Panvel, District- Raigad, Navi Mumbai, PIN – 410 206, State- Maharashtra, Country- India
8.		City / Town	:	Ulwe, Navi Mumbai
		Residential area	:	Yes
		Commercial area	:	Yes
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Semi Urban
10		Coming under Corporation limit / Village Panchayat / Municipality	:	CIDCO, Village - Ulwe
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		Plot No. 57
		South		Plot No. 57
		East		Blue Heaven CHSL, Jasmine Avenue Building & Jainam Ratna Road & Solitaire Building
		West		9.00 Mtr. Wide Road
				9.00 Mtr. Wide Road
				Plot No. 59 + 60, Open Place
				Plot No. 59 to 60
				CIDCO Garden & Swaminarayan Road
				11.00 Mtr. Wide Road
				11.00 Mtr. Wide Road
				Road and SM Regency Building
14.1		Dimensions of the site	:	N. A. as the land is irregular in shape
				A
				B
				As per the Deed
				Actuals
		North	:	-
		South	:	-
		East	:	-
		West	:	-
14.2		Latitude, Longitude & Co-ordinates of property	:	18°58'48.6"N 73°01'50.7"E
14.		Extent of the site	:	Total Plot area – 699.76 Sq. M. (As per Approved Plan & as per RERA Certificate) Structure - As per table attached to the report
15.		Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 699.76 Sq. M. (As per Approved Plan & as per 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	CHARACTERSTICS 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 and Commercial purpose				
8.	Any usage restriction	:	Residential and Commercial				
9.	Is plot in town planning approved layout?	:	Copy of Amended Approved Plan No. CIDCO / BP- 18374 / TPO (NM & K) / 2023 / 11324 date 16.10.2023 issued by Associate Planner, CIDCO. (Number of Copies – Two -Sheet No. 1/1 to 1/2) Approved upto:				
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10.	Corner plot or intermittent plot?	:	Corner				
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.	:	11 Mtr. Wide Road				
14.	Is it a Land – Locked land?	:	No				
15.	Water potentiality	:	Municipal Water supply				
16.	Underground sewerage system	:	Connected to Municipal sewer				
17.	Is Power supply is available in the site	:	Yes				
18.	Advantages of the site	:	Located in developing area				
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No				
Part – A (Valuation of land)							
1	Size of plot	:	Total Plot area – 699.76 Sq. M. (As per Approved Plan & as per 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)	:	₹ 82,500.00 per Sq. M. for Residential ₹ 23,270.00 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"> <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> <tr> <td>699.76</td> <td>23,270</td> <td>1,62,83,415.00</td> </tr> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	699.76	23,270	1,62,83,415.00
As per Approved Plan & RERA Certificate												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
699.76	23,270	1,62,83,415.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Proposed 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	:										
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	e) Plinth area floor-wise	:	As per table attached to the report									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work 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 Amended Approved Plan No. CIDCO / BP- 18374 / TPO (NM & K) / 2023 / 11324 date 16.10.2023 issued by Associate Planner, CIDCO. (Number of Copies – Two -Sheet No. 1/1 to 1/2)									
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Building No.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Ground (Part) + Stilt (Part) + 1st Floor (Part Driver Room / Part Fitness Center & Part Residential) + 2nd to 7th Upper Floors.</td> </tr> </tbody> </table>	Building No.	Number of Floors	1	Ground (Part) + Stilt (Part) + 1 st Floor (Part Driver Room / Part Fitness Center & Part Residential) + 2 nd to 7 th Upper Floors.					
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes									
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.									

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	

1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work 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	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1) Abhinandan Corner:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan Open Balcony + Encl. Balcony + Natural Terrace 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	101	1	1 BHK	365	89	454	499	11000	49,94,000.00	53,93,520.00	11000	12,98,440
2	102	1	2 BHK	475	117	592	651					16,93,120
3	103	1	2 BHK	489	119	608	669					17,38,880
4	201	2	1 BHK	306	143	449	494					12,84,140
5	202	2	1 BHK	319	142	461	507					13,18,460
6	203	2	2 BHK	475	117	592	651					16,93,120
7	204	2	2 BHK	489	119	608	669					17,38,880
Land Owner's Share												

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	As per Approved Plan Open Balcony + Encl. Balcony + Natural Terrace 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 ₹
8	205	2	1 BHK	312	115	427	470					12,21,220
9	206	2	1 BHK	306	115	421	463					12,04,060
10	301	3	1 BHK	306	143	449	494					12,84,140
11	302	3	1 BHK	319	142	461	507					13,18,460
12	303	3	2 BHK	475	117	592	651					16,93,120
13	304	3	2 BHK	489	119	608	669					17,38,880
14	305	3	1 BHK	312	115	427	470					12,21,220
15	306	3	1 BHK	306	115	421	463					12,04,060
16	401	4	1 BHK	306	143	449	494					12,84,140
17	402	4	1 BHK	319	142	461	507					13,18,460
18	403	4	2 BHK	475	117	592	651					16,93,120
19	404	4	2 BHK	489	119	608	669					17,38,880
20	405	4	1 BHK	312	115	427	470					12,21,220
21	406	4	1 BHK	306	115	421	463					12,04,060
22	501	5	1 BHK	306	143	449	494	11000	49,39,000.00	53,34,120.00	11000	12,84,140
23	502	5	1 BHK	319	142	461	507	11000	50,71,000.00	54,76,680.00	11500	13,18,460
24	503	5	2 BHK	475	117	592	651	11000	65,12,000.00	70,32,960.00	14500	16,93,120
25	504	5	2 BHK	489	119	608	669	11000	66,88,000.00	72,23,040.00	15000	17,38,880
26	505	5	1 BHK	312	115	427	470	11000	46,97,000.00	50,72,760.00	10500	12,21,220
27	506	5	1 BHK	306	115	421	463	11000	46,31,000.00	50,01,480.00	10500	12,04,060
28	601	6	1 BHK	306	143	449	494	11000	49,39,000.00	53,34,120.00	11000	12,84,140
29	602	6	1 BHK	319	142	461	507	11000	50,71,000.00	54,76,680.00	11500	13,18,460
30	603	6	2 BHK	475	117	592	651	11000	65,12,000.00	70,32,960.00	14500	16,93,120
31	604	6	2 BHK	489	119	608	669	11000	66,88,000.00	72,23,040.00	15000	17,38,880
32	605	6	1 BHK	294	135	429	472	11000	47,19,000.00	50,96,520.00	10500	12,26,940
33	606	6	1 BHK	288	135	423	465	11000	46,53,000.00	50,25,240.00	10500	12,09,780
34	701	7	1 BHK	306	143	449	494	11000	49,39,000.00	53,34,120.00	11000	12,84,140
35	702	7	1 BHK	319	142	461	507	11000	50,71,000.00	54,76,680.00	11500	13,18,460
36	703	7	2 BHK	475	117	592	651	11000	65,12,000.00	70,32,960.00	14500	16,93,120
37	704	7	2 BHK	489	119	608	669	11000	66,88,000.00	72,23,040.00	15000	17,38,880
38	705	7	1 BHK	292	135	427	470	11000	46,97,000.00	50,72,760.00	10500	12,21,220
39	706	7	1 BHK	288	135	423	465	11000	46,53,000.00	50,25,240.00	10500	12,09,780
Total				14497	4911	19408	21349		10,26,74,000.00	11,08,87,920.00		5,55,06,880



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 ₹
Sale Flat	1 BHK - 13 2 BHK - 06	19	9334	10267	10,26,74,000.00	11,08,87,920.00
Land Owner's Share	1 BHK - 12 2 BHK - 08	20	10074	11081	-	-
Total		39	19408	21348	10,26,74,000.00	11,08,87,920.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	10,26,74,000.00
Final Realizable Value After Completion in ₹	11,08,87,920.00
Cost of Construction (Total Built up area x Rate) 21348 Sq. Ft. x ₹ 2600.00	5,55,04,800.00

Building	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
1	15	21348	5,55,04,800.00	83,25,720.00

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 ₹		₹ 10,26,74,000.00
Final Realizable Value After Completion in ₹		₹ 11,08,87,920.00


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 ₹ 10,500 to ₹ 11,500.00 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 ₹ 11,000.00 per Sq. Ft. on Carpet Area for valuation.

Actual Site Photographs




Think.Innovate.Create

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

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[Valuation Guidelines](#)
[User Manual](#)

Year: 2023-2024 Language: English

Selected District: Raigad


Select Taluka: Panvel

Select Village: Ulve, Gavan, Kharkopar

Search By: Survey No. Location


Select Location: इतर विकसनायत विभाग

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	27/27.2	27.2-कार्यालय औद्योगिक गाळा गोडारून	93500	चौरस मीटर
SurveyNo	27/27.3	27.3-वुकाने	103100	चौरस मीटर
SurveyNo	27/27.1	27.1-निवासी सदनिका	82500	चौरस मीटर



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

[Home](#)
[Valuation Guidelines](#)
[User Manual](#)

Year: 2023-2024 Language: English

Selected District: Raigad

Select Taluka: Panvel

Select Village: Ulve, Gavan, Kharkopar

Search By: Survey No. Location

Select Location: बिनशती झालेल्या जामिनी

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	9.9.25	9.25-सिडको सेक्टर क्र. 25	17500	चौरस मीटर
SurveyNo	9.9.24	9.24-सिडको सेक्टर क्र. 24	17500	चौरस मीटर
SurveyNo	9.9.23	9.23-सिडको सेक्टर क्र. 23	34840	चौरस मीटर
SurveyNo	9.9.22	9.22-सिडको सेक्टर क्र. 22	34840	चौरस मीटर
SurveyNo	9.9.21	9.21-सिडको सेक्टर क्र. 21	23270	चौरस मीटर



Price Indicators Projects nearby Locality

NOBROKER

1 BHK Flat in Adinath Arpan For Sale in Ulwe
Sector 21, Ulwe

₹ 50 Lacs
₹ 28,657/Month
680

1 Bedroom
1 Bathroom
2
Bike and Car

Nov 1, 2023
Immediately
Adinath Arpan
Partial

Get Owner Details

Price trends by DBEstimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong Info

99acres

Buy

₹ 80 Lac
Estimated EMI ₹ 63,896

2BHK 2Baths

Ready to move

Overview Society Owner Details Price Trends Society Reviews Explore Locality

Property ID: Society ID:

Super Built up area: 962 sq.ft.
Carpet area: 722 sq.ft.

₹ 80 Lac
@ 8,316 per sq.ft. (Negotiable)

4th of 4 Floors

Configuration: 2 Bedrooms, 2 Bathrooms, 3+ Balconies

Adinath Homes
Sector 21 Ulwe, Navi Mumbai

Projects Age: 5 to 10 Year Old

Price Indicators Projects nearby Locality

The screenshot shows a real estate listing on HOUSING.COM for 'Premier Premier Plaza'. The listing includes a main image of a modern apartment building, a smaller image of a building corner, and a '+ more' button. Key details provided are: '1 BHK Apartment Configuration', 'Ready to Move Possession Status', '₹6.70 K/sq.ft Avg. Price', and '610.00 sq.ft. + 658.00 sq.ft. (Built-up Area)'. The price range is listed as ₹40.87 L - 42.55 L. A 'Contact Developer' button is also visible.

The screenshot shows a real estate listing on NOBROKER for a '1 BHK Flat in Aadinath Arpan For Sale in Ulwe'. The listing features a video player showing the interior of the flat, including a window with a view of a building. Key details include: '₹ 58 Lacs' price, '₹ 33,815/Month' estimated EMI, and '690' sq.ft. area. The listing is dated 'Nov 01, 2023' and is for 'immediately' possession. Amenities listed include '1 Bedroom', '1 Bathroom', 'NA' for kitchen, and 'Bike and Car' parking. A 'Set Owner Details' button and a 'Check Now' button are present.

Price Indicators Projects nearby Locality

NOBROKER

1 BHK Flat in Aramus Galaxia For Sale In Ulwe

₹ 78 Lacs | ₹ 44,705/Month | 690 sq.ft.

1 Bedroom | 2 Bathroom | 1 Balcony

Nov 02, 2023 | Immediately | Aramus Galaxia

Get Owner Details

HOUSING.COM

Shree Shivkrupa Shree Sankalp

₹17.22 L - 29.36 L | ₹10.85 K/sq.ft

1 RK, 1 BHK Apartments | Jun, 2022 Possession Starts

Request Photos

square yards

1 Bedroom 690 Sq.Ft. Apartment in Ulwe Sector 21 Navi Mumbai

₹ 52.5 L

1 Bedroom | Unfurnished | 2 Bathroom

690 Sq Ft (Built-up Area) | Road View

14 Buyers interested in this Property

Price Indicators Projects nearby Locality

HOUSING.COM Buy or Rent Property

Prathmesh Empire
By PRATHMESH CONSTRUCTIONS
Plot No. 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

₹42.25 L - 63.05 L | ₹6.50 K/sq.ft
EM starts at ₹22.17 K

1, 2 BHK Apartments Configurations

Ready to Move Possession Status

₹6.50 K/sq.ft Avg. Price

650.00 sq.ft. - 970.00 sq.ft. (Built-up Area) Sign

NOBROKER

1 BHK Flat in Kx Moreswar For Sale in Ulwe
₹ 55 Lacs
₹ 31,512/Month (approx) 650 sq.ft. (Built-up Area)

1 Bedroom
1 Bathroom
1 Car

Nov 18, 2023
Immediately
Kx Moreswar
Partial

Get Contact Details

Price trends by NREestimate

Report what was not correct in this property

Listed by Broker Sold Out Wrong info

Price Indicators Projects nearby Locality

NOBROKER | My Bookings | Price History | Price Drop Property | Sign Up | Log In

2 BHK Flat in Empress Court Chai For Sale in Ulive
Sector 23 Near Urban Transformation

₹ 72 Lacs (Negotiable) | ₹ 41,266/Month (Estimated EMV) | 850 Sq Ft | Next Home List | Apply Now

Home | Flats for Sale in Mumbai | Flats for Sale in India | 2BHK Flat for Sale in Mumbai | Property Details

Photos | Location | Share

- 2 Bedroom
- 2 Bathroom
- NA
- Bike and Car

Nov 15, 2023 | Immediately | Empress Court Chai | None

Get Owner Details | Price trends by NREestimate | Report what was not correct in this property

Listed by broker | Sold out | Wrong info

NOBROKER | My Bookings | Price History | Price Drop Property | Sign Up | Log In

2 BHK Flat in Balaji Avenue For Sale in Ulive
Sector 22 Near Sarvodaya Bank

₹ 80 Lacs (Non-negotiable) | ₹ 45,851/Month (Estimated EMV) | 1,060 Sq Ft | Next Home List | Apply Now

Home | Flats for Sale in Mumbai | Flats for Sale in India | 2BHK Flat for Sale in Mumbai | Property Details

Photos | Location | Share

- 2 Bedroom
- 2 Bathroom
- NA
- None

Jun 5, 2023 | Immediately | Balaji Avenue | None

Get Owner Details | Price trends by NREestimate | Report what was not correct in this property

Listed by broker | Sold out | Wrong info


Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

Get priority access & benefits with **MB Prime**
Unlock exclusively Reserved Owner Properties
Join Prime **50% OFF**

₹55.7 Lacs | ₹51.2 Lac | EMI: ₹2.5k | [Get pre-approved loan](#) | **Special Price by Owner**

1 BHK Flat For Sale in Curukrupa Aramus Complex, Ulwe, Navi Mumbai



1 Bed | 1 Bath | 160 Covered Parking | Semi-Furnished

Super Built-Up Area
650 sqft ~ ₹8,669/sqft

Floor
11 (Out of 11 Floors)

Facing
East

Developer
Curukrupa Group

Transaction Type
Resale

Lifts
9

Project
Curukrupa Aramus Complex

Status
Ready to Move

Furnished Status
Semi-Furnished

East Facing Property

Contact Owner
Get Phone No.

Last contact made 1 day ago

More Details

Price Breakup: ₹55.7 Lacs | ₹51.2 Lac | ₹2,500 Quarterly


Booking Amount: ₹1.0 Lac

Address: C-1107, Plot B7, Sector 21, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra

magicbricks
Buy
Rent
Sell
Home Loans

₹52.0 Lac | EMI: ₹2.5k | [How much loan can I get?](#)

1 BHK 790 Sq-Ft Flat For Sale in Ulwe, Navi Mumbai



1 Bed | 2 Baths | 3 Balconies | Unfurnished

Carpet Area
475 sqft ~ ₹10947/sqft

Floor
1 (Out of 7 Floors)

Facing
East

Lift
1

Type Of Ownership
Co-operative Society

Age Of Construction
Under Construction

Transaction Type
New Property

Furnished Status
Unfurnished

East Facing Property

Contact Agent
Get Phone No.

Last contact made 8 days ago

More Details

Price Breakup: ₹52 Lac | ₹2,60,000 (Approx. Registration Charges) | ₹1,000 Monthly

Booking Amount: ₹1.0 Lac

Address: Shubham akadanta sector 26 plot no 195 ulwe., Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra

Landmarks: 1 km from BAMANDONGRI RAILWAYS STATION.

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 : 01.12.2023

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
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.01 16:40:13 +05'30'

Auth. Sign.

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 01.12.2023 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 25.11.2023. 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.

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **1st December 2023** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.01 16:40:42 +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

Think.Innovate.Create