CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





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



CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

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Valuation Report Prepared For: State Bank of India / HLS Branch / Abhinandan Comer / (5227/2303780)

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Vastu/SBI/Mumbai/12/2023/5227/2303780 01/09-09-V Date: 01.12.2023

MASTER VALUATION REPORT OF "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

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, PlN – 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	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 Thir	Contact Person : Mr. Devendra Vaid (Builder Pe	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



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

Τo,

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)

		TION REPORT (IN RESPECT O	1 1111 10 1 2	
	General			1
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	f inspection	:	25.11.2023
	b) Date of	on which the valuation is made	/:	01.12.2023
3.	List of documen	ts produced for perusal		/
	1. Copy of Le	gal Title Report Circular No. 28/2021	from Adv.	Rajendra D. Tambe dated 27.09.2023
	2. Copy of De	eed of Distribution of Flat / Shop da	ate 24.11.2	023 b/w. Smt. Surekha V. Gharat & Mr. Sachin S.
	,	Licensee) AND M/s. Abhinandan Ini		Englishment CAP
	1			elopment Corporation of Maharashtra Limited (The
	· · · · · · · · · · · · · · · · · · ·			amubai Paringe and Others (The Licensee)
	1,	davit – Cum – Declaration date 20.0		
	, , ,	HARERA Registration Certificate of Authority date 23.10.2023. Last Mod		. P52000053220 issued by Maharashtra Real Estate 0.10.2023
	1 '	nended Commencement Certificate issued by Associate Planner, CIDC		O / BP- 18374 / TPO (NM & K) / 2023 / 11324 date
				4 / TPO (NM & K) / 2023 / 11324 date 16.10.2023
		ssociate Planner, CIDCO. (Number		
	Approved	upto:		
	Buildin	g No.	N	lumber of Floors
	1	Proposed Ground (Part)	+ Stilt (Par	t) + 1st Floor (Part Driver Room / Part Fitness
	<u>'</u>	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, PlN – 410 206, State- Maharashtra, Country- India
4. Name of the owner(s) and his / their address (es) with : M/s. Abhinandan Infra				M/s. Abhinandan Infra
	,	ails of share of each owner in case of	of joint	Address:
	ownership)		"Abhinandan Corner", Plot No - 58, Sector- 21,	



			Ulwe, Navi Mumbai - 410 206, State - Maharashtra, Country – India.
			Contact Person: Mr. Devendra Vaid (Builder Person – Mobile No. 9167347878) Mr. Mansukh Verat (Builder Person – Mobile No. 9820988682)
5.	Brief description of the property (Including Leasehold /	2	02000002
	freehold etc.)		

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.

TYPE OF THE BUILDING

Building No.	Number of Floors				
1	Proposed Ground (Part) + Stilt (Part) + 1st Floor (Part Driver Room / Part Fitness Center & Part Residential) + 2nd to 7th Upper Floors.				

LEVEL OF COMPLETEION:

Building No.	Present stage of Construction	Percentage of work completion		
1	RCC work upto 2 nd floor slab is in progress.	15%		

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

PROPOSED PROJECT AMENITIES: Innovate Create

PRU	POSED PROJECT AMIENTIES:
*	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

	6. Location of property		:		
Γ	a) Plot No. / Survey No.		;	Plot No 58	
Γ	b) Door No.		:	Not applicable	
Γ		c) C. T.S. No. / Village		:	Sector- 21, Village – Ulwe





	d) Ward / Taluka				:	Та	aluka – Panve	el .	
	e) Ma	ndal / District			:	D	istrict – Raigad		
7.	Postal address of the property				:	C Vi Ta	ommercial Bu illage – Ulw aluka-Panvel	iilding on <i>r</i> e, Near , District- F	Proposed Residential cum Plot No. 58, Sector - 21, CIDCO Garden, Ulwe, Raigad, Navi Mumbai, PIN Ishtra, Country-India
8.	City / Town				:		lwe, Navi Mur		, , , , , , , , , , , , , , , , , , , ,
	Residential	area			:	Y	es		
	Commercia	area			:	Y	es		
	Industrial ar	ea /			÷	N	O TRY		
9.	Classification	n of the area		1	:		1		
	i) High / Mic	ldle / Poor		_/	:	М	iddle Class		•
	ii) Urban / S	emi Urban / Rur	al	1	:	Se	emi Urban .		• •
10	•		limit / Village	Panchayat /	:	С	IDCO, Village	- Ulwe	
	Municipality								
11			any State / Cand Ceiling Act		:	N	0		
			ed area / cantonm			1			
12			, any conversion			N	.A.		
	plots is conf	emplated	11		1				
13.	Boundari of property	of the		ER	A C	ertificate		As per Site	
	North	Plot No. 5	57	Plot No. 57				eaven CHSL, Jasmine Building & Jainam Ratna	
	South	9.00 Mtr.	Wide Road	9.00 Mtr. Wi	de				
	East	Plot No. Place	59 + 60, Open	Plot No. 59	to 60		CIDCO (Road	Garden & Swaminarayan	
	West	11.00 Mtr	. Wide Road	11.00 Mtr. V	Vide	R	oad	Road and	d SM Regency Building
14.1	Dimensio	ns of the site					N. A. as the	land is irre	egular in shape
		T	nink.Inn	novate	3.	C	As per the	Deed	B Actuals
	North					:	-		-
	South					:	-		-
	Éast					:	-		-
	West					:	-		· -
14.2	Latitude,	Longitude & Co-	ordinates of prope	erty		:	18°58'48.6"	N 73°01'50	0.7"E
14.	Extent of the site					:	Approved P	an & as pe	699.76 Sq. M. (As per er RERA Certificate) e attached to the report
15.	14B)	Extent of the site considered for Valuation (least of 14A 14B)				:	Approved P	an & as pe	699.76 Sq. M. (As per er RERA Certificate)
16			owner / tenant? ent received per n		ЭУ	:	N.A. Buildin	g Construc	ction work is in progress





П	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	:	All available near by		
	Stop, Market etc.				
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	16	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: Building Number of Floors No. Ground (Part) + Stilt (Part) + 1st Floor (Part Driver Room / Part Fitness Center & Part Residential) + 2nd to 7th Upper Floors.		
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.	7	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 seacost / 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	:	As per table attached to the report		
	least two latest deals / transactions with respect to adjacent properties in the areas)		Details of recent transactions/online listings are attached with the report.		
	adjacent proporties in the areasy	L	attached with the report.		





4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	T:	₹ 82,500.00 per Sq. M. for Residential ₹ 23,270.00 per Sq. M. for Land		
5	Assessed / adopted rate of valuation	1:	As per table attached to the report		
6	Estimated value of land	†	As per Approved Plan & RERA Certificate		
-		ľ	Land Area Rate in Value in (₹) in Sq. M. Sq. M.		
Dord	DAGE OF STATE OF THE STATE OF T		699.76 23,270 1,62,83,415.00		
	- B (Valuation of Building)		n <u>n</u>		
1	Technical details of the building	↓ ∶	2 DM		
	a) Type of Building (Residential / Commercial / Industrial)	200	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	:			
	Building Numb	er o	of Floors		
	Proposed Ground (Part) + Stilt (Part) + 1st Part Residential) + 2 nd to 7 th Upper Floors.		or (Part Driver Room / Part Fitness Center &		
-	e) Plinth area floor-wise	:	As per table attached to the report		
	f) Condition of the building	:	de de la companya della companya del		
	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	**1	Copy of Amended Approved Plan No. CIDCO BP- 18374 / TPO (NM & K) / 2023 / 11324 dat		
	h) Approved map / plan issuing authority	1	16.10.2023 issued by Associate Planner CIDCO. (Number of Copies – Two -Sheet No. 1/1 to 1/2). Approved upto:		
	Think.Innovate		Building Number of Floors Ground (Part) + Stilt (Part) + 1st Floor (Part Driver Room /		
_			1 Part Fitness Center & Part Residential) + 2 nd to 7 th Upper Floors.		
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes		
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.		

Specifications of construction (floor-wise) in respect of

Sr.	Description		
No.			-





THE N

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

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Abhinandan Corner

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Pian RERA Garpet Area in Sq. FL	As per Approved Plan Open Balcony + Encl Balcony + Natrual 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	1			İ	17,38,880
4	201	2	1 BHK	306	143	449	494	1				12,84,140
5	202	2	1 BHK	319	142	461	507	1	Land Ow	ner's Share		13,18,460
6	203	2	2 BHK	475	117	592	651	1			İ	16,93,120
7	204	2	2 BHK	489	119	608	669	1				17,38,880





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 + Natrual Terrace	Total Area in Sq. Ft.	Built up Area in Sq. FL	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 \$\frac{3}{2}\$	Cost of Construction in ₹
			أبيية		Sq. Ft.			10.34	BACKET SAL			
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			0		13,18,460
12	303	3	2 BHK	47.5	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		Land Owi	ner's Share		12,04,060
16	401	4	1 BHK	306	143	449	494		Land Own	ner 3 Orlare		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		, ý			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
	7	otal		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		
To	tal	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	:	1
2.	Ornamental front door		r s
3.	Sit out / Verandah with steel grills	No.	N.A. Building Construction work is in progress
4.	Overhead water tank	35.	7
5.	Extra steel / collapsible gates	1	
	Total	1	

Part -	- D (Amenities)	0	vate Cre Amount in ₹
1.	Wardrobes	:	
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring		
5.	Interior decorations	:	N.A. Building Construction work is in progress
6.	Architectural elevation works		N.A. Building Construction work is in progress
7.	Paneling works		
8.	Alurninum works		
9.	Aluminum hand rails		
10.	False ceiling		
	Total		



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

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

Total abstract of the entire property

Part – A	Land		\\
Part – B	Building	1	\"
	Land development		\ \
Part – C	Compound wall	:0	As per table attached to the report
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	T:	
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

Valuation Report Prepared For: State Bank of India / HLS Branch / Abhinandan Comer / (5227/2303780)









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Route Map of the property Site u/r





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

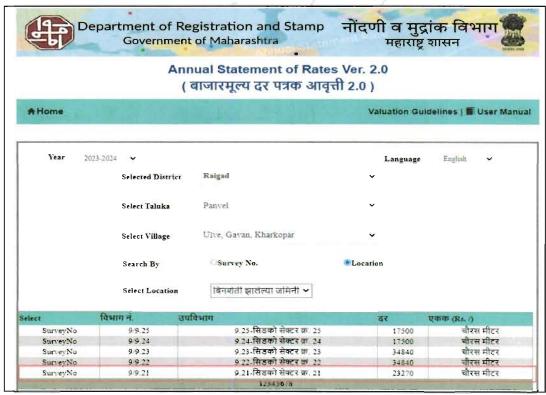
Note: The Blue line shows the route to site from nearest Railway station (Bamandongari– 1.4 Km.)





Ready Reckoner Rate

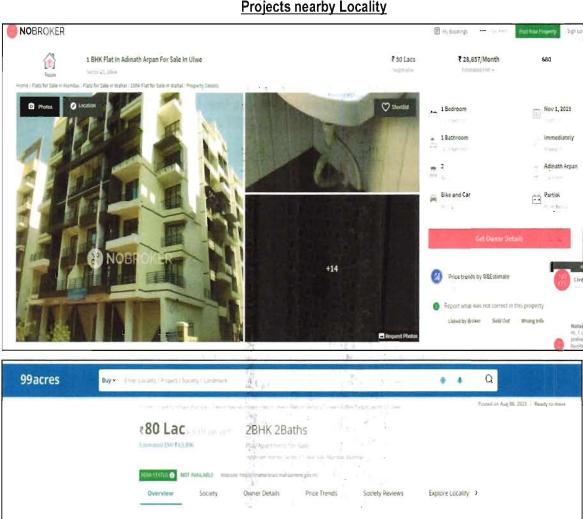


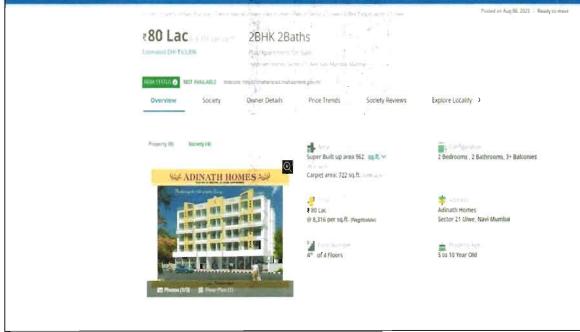






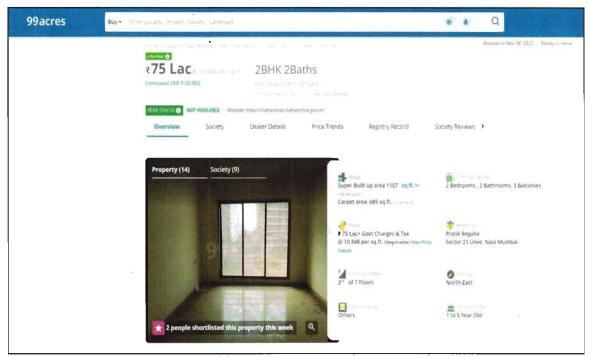
Projects nearby Locality







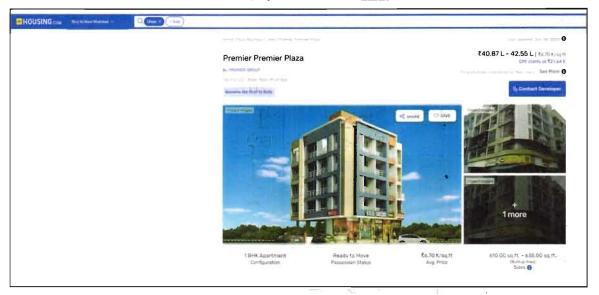
Price Indicators Projects nearby Locality

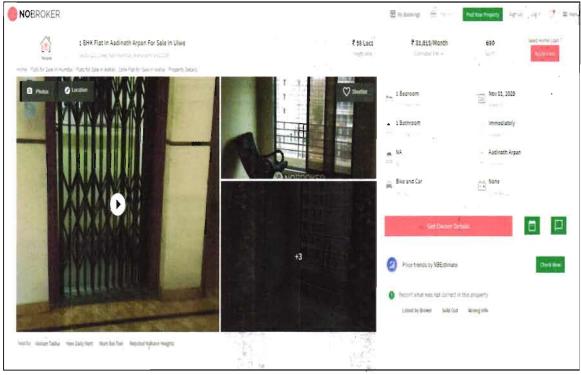






Price Indicators Projects nearby Locality







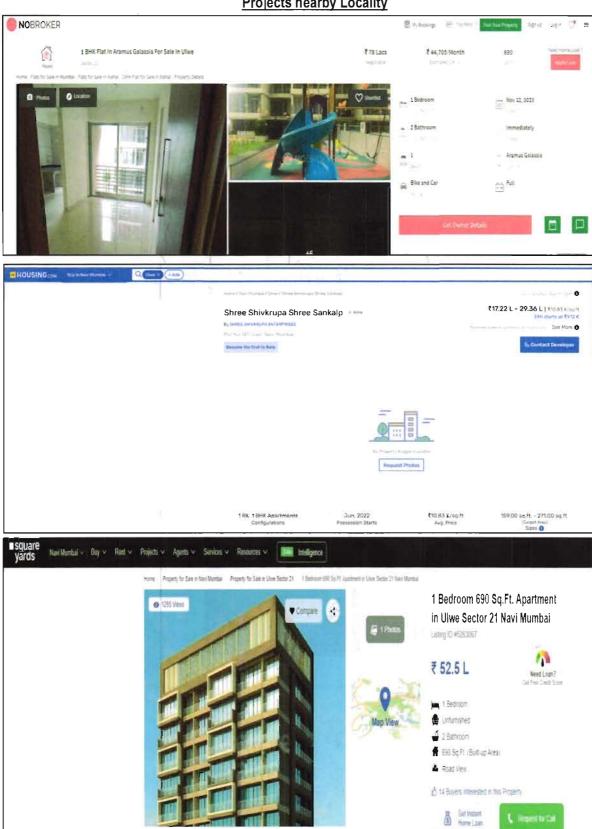
Valuation Report Prepared For: State Bank of India / HLS Branch / Abhinandan Comer / (5227/2303780)

phylodes.

Page 18 of 32

Price Indicators Projects nearby Locality

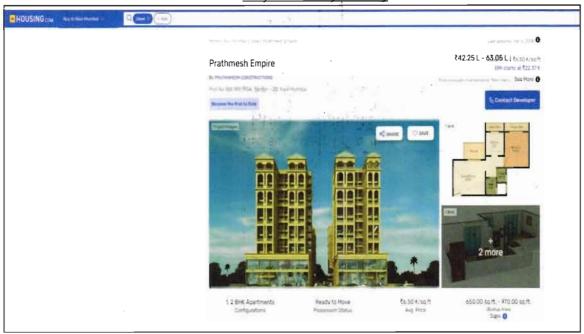
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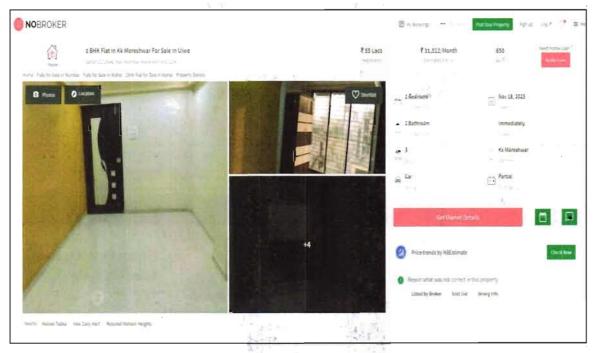






Price Indicators Projects nearby Locality

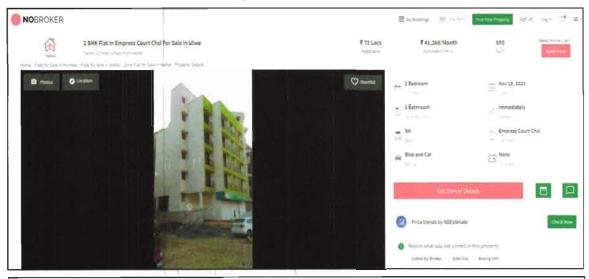


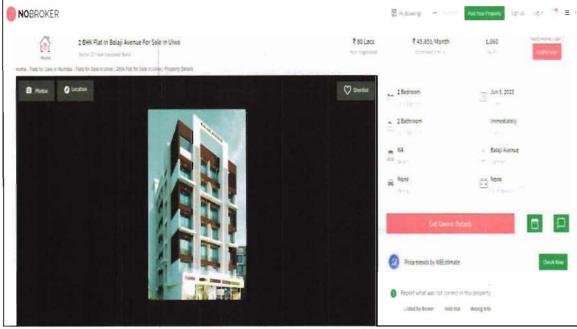


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Price Indicators Projects nearby Locality

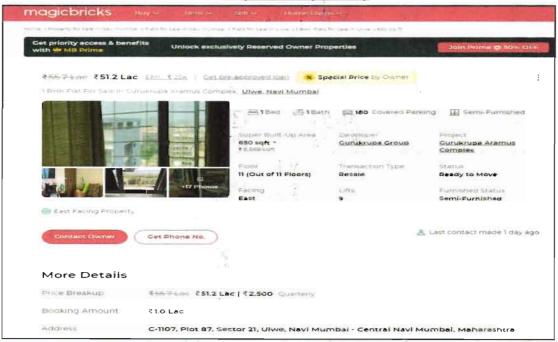
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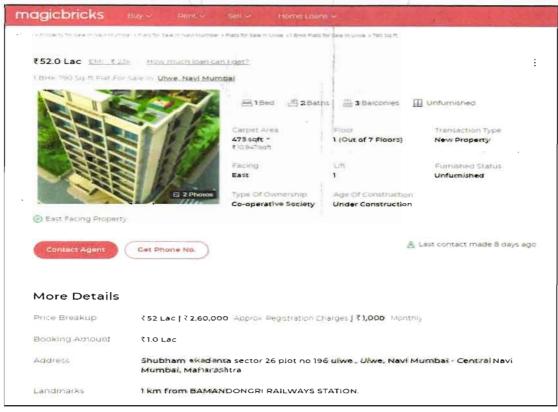






Price Indicators Projects nearby Locality



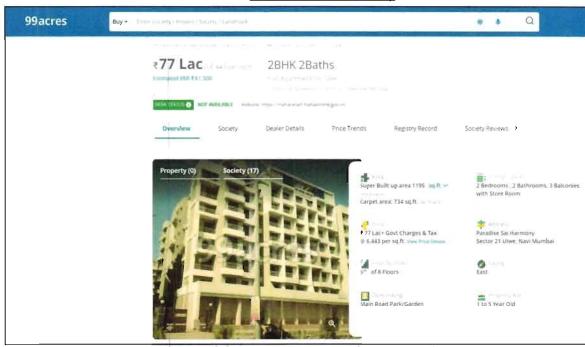


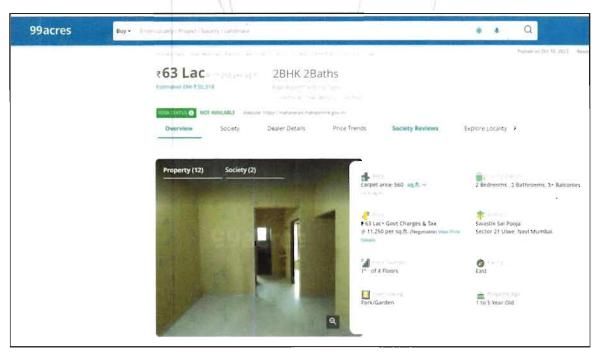




Projects nearby Locality

10 10







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 VA	STUKALA CONSULTANTS	(I) PVT. LTD
Mand	Digitally signed by Ma DN: cn=Manoj Chaliky	noj Chalikwar var, o=Vastukala
Chali	Consultants (I) Pvt. Ltd email=manoj@vastuki	ł, ou≈Mumbai, ala.org, c=IN
		:
Direct	or \	Auth. Sign.
Registere Chartered Reg. No.	Chalikwar d Valuer d Engineer (India) CAT-I-F-1763 anelment No.: SME/TCC/2021-22	//86/3
The unde	rsigned has inspected the proper	ty detailed in the Valuation Report dated
on	We are satisf	ied that the fair and reasonable market value of the property is
₹	(Rupees	
		only).
Date		
Date		Signature
	Thin	(Name & Designation of the Inspecting Official/s)
Counters (BRANC)	gned I MANAGER)	
Encl	osures	_
2.10	Declaration-cum-undertaking	Attached
	from the valuer (Annexure- I)	
	Model code of conduct for	Attached
	valuer - (Annexure - II)	





(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;
- I. 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. Abhinandan Infra
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 Rajesh Ghadi – 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 - 25.11.2023 Valuation Date - 01.12.2023 Date of Report - 01.12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 25.11.2023
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;	
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;	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 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.
- 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.

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32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD

Manoj Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukalla Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2023.12.01 16:40:42 +05'30'

Director

Auth. Sign

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT L 5 1763

Reg. No. CAT-I-F-1763

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



