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: "Gurukripa"

"Gurukripa", Proposed Redevelopment of Building on Plot Bearing CTS No. 199 of Village – Chembur, Sindhi Society, Chembur, Mumbai, PIN - 400 071,
State - Maharashtra, Country - India

Latitude Longitude: 19°02'56.4"N 72°53'18.6"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



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

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





Valuation Report Prepared For: State Bank of India / HLS Branch / Gurukripa / (5542/2304011)

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Vastu/SBI/Mumbai/12/2023/5542/2304011

16/15-240-V Date: 16.12.2023

MASTER VALUATION REPORT OF "Gurukripa"

"Gurukripa", Proposed Redevelopment of Building on Plot Bearing CTS No. 199 of Village – Chembur,

Sindhi Society, Chembur, Mumbai, PlN - 400 071,

State - Maharashtra, Country - India

Latitude Longitude: 19°02'56.4"N 72°53'18.6"E

NAME OF DEVELOPER: M/s. Inspira Realty & Infra Pvt. Ltd.

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 12th December 2023 for approval of Advance Processing Facility.

1. <u>Location Details:</u>

The property is situated at **"Gurukripa"**, Proposed Redevelopment of Building on Plot Bearing CTS No. 199 of Village – Chembur, Sindhi Society, Chembur, Mumbai, PlN - 400 071, State - Maharashtra, Country - India. It is about 2.5 Km. travel distance from Metro Station of Harbour Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

2. Developer Details:

Name of builder	M/s. Inspira Realty & Infra Pvt. Ltd.			
Project Registration Number	Project	RERA Project Number		
1	Gurukripa	P51800047648		
Register office address	M/s. Inspira Realty & Infra Pv	t. Ltd.		
		xt to Courtyard Marriot, Andheri Mumbai - 400 059, State -		
Contact Numbers Think.	Contact Person: Mr. Rohit Dhobi (Assistant Man Ms. Nishat Siddiqui (Sales 8655258030) Mr. Jay Mehta (Sales Person –	Head Person - Mobile No.		
E – mail ID & Website	rohit.dhobi@inspirarealty.in nishat.siddiqui@inspirarealty.in www.inspirarealty.in			

3. Boundaries of the Property:

Direction	Particulars	CONSUMANT
On or towards North	Road No. 2 & Heritage Castle Building	
On or towards South	Road & Luv Kush Tower	Chartered Engineers (1) TEY Connectments
On or towards East	Vaikunth Bungalow -18	F. Hamman Steel
On or towards West	Road	





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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)

1	Genera	al /					
1			-	A . A Old D. I . Cl. P. H.			
1.	Purpos	se 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			
		5		bank loan purpose.			
2.	a)	Date of inspection	:	12.12.2023			
	b)	Date on which the valuation is made	:	16.12.2023			
3.	1	documents produced for perusal					
		ppy of Legal Title Report date 08.09.2022 fro		A 183			
			sued by H. I	D. Mashelkar Search Reporter (As per RERA			
		ertificate)					
	1	.,		National Properties (the Assignor) AND Inspira			
		ealty & Infra Pvt. Ltd. (the Assignee) AND Sir					
	4. Co	opy of Height Clearance NOC No. SNCR	/ WEST / B	/ 012122 / 649765 date 07.03.2022 issued by			
	Aiı	rports Authority of India. (Valid upto- 06.03,2	2030)				
	5. Co	opy of Fire Protection & Fire Fighting Safety	No. CHE / ES	6 / 0339 / M / 337 (NEW) date 08.09.2022 issued			
	 by Dy. Chief Fire Officer, Brihan Mumbai Municipal Corporation, Mumbai Fire Brigade. 6. Copy of MAHARERA Registration Certificate of Project No. P51800047648 issued by Maharashtra Real 						
	Estate Regulatory Authority date 14.11.2022. Last Modified date 12.12.2023						
	7. CA Certificate date 21.11.2023 issued by CA. Bansal Bansal & Co.						
	8. Copy of Annual Report on Statement of Accounts date 03.10.2023 issued by CA. RMA & Co. LLP (As per RERA Certificate)						
		opy of Engineer's Certificate for Quality Ass ERA Certificate)	surance date	31.03.2023 issued by Vijay T. Narang (As per			
	10. Co	opy of Engineer's Certificate date 30.09.2023	3 issued by V	ijay T. Narang (As per RERA Certificate)			
	11. Cd	opy of Commencement Certificate No. CHE	/ ES / 0339 /	M / 337 (NEW) / FCC / 1 / NEW date 01.07.2020			
	iss	sued by Municpal Corporation of Greater Mu	mbai	•			
	Fu	ıll C.C. as per Approved plans date 19.12.	2022 is gran	ted. This C.C. is valid upto 21.03.2023.			
	12. Co	opy of Amended Plan Approval Letter No.	CHE / ES / C	0339 / M / 337 (NEW) / 337 / 7 3 / Amend date			
	19	9.12.2022 issued by Municpal Corporation of	Greater Mun	nbai			
	13. Co	opy Amended IOD Plan No. CHE / ES / 0	339 / M / 33	(NEW) date 19.12.2022 issued by Municpal			
	Co	orporation of Greater Mumbai (Number of Co	pies - Five -	Sheet No. 1/5 to 5/5)			
		Approved upto:					
		Wing	Number o	f Floors			



	,	A	Basement + Ground + 1st to 3rd Floor (Podiums) + 4th to 14th upper floors.				
	1	В	Basement + Ground + 1st to 3rd Floo	r (Po	odiums) + 4th to 5th upper floors.		
	Project Na (with addre		phone nos.)	:	"Gurukripa", Proposed Redevelopment of Building on Plot Bearing CTS No. 199 of Village – Chembur, Sindhi Society, Chembur, Mumbai, PIN - 400 071, State - Maharashtra, Country - India		
4.		(detai	ner(s) and his / their address (es) with ls of share of each owner in case of joint		M/s. Inspira Realty & Infra Pvt. Ltd. Address: Level 6, "Gala Impecca", Next to Courtyard Marriot, Andheri Kurla Road, Andheri (East), Mumbai - 400 059, State - Maharashtra, Country - India Contact Person: Mr. Rohit Dhobi (Assistant Manager – Mobile No. 8668568974) Ms. Nishat Siddiqui (Sales Head Person - Mobile No. 8655258030) Mr. Jay Mehta (Sales Person – Mobile No. 9082468525)		
5.	Brief desc freehold e		of the property (Including Leasehold /	# C			

About "Gurukripa" Project:

Inspira Gurukripa by Inspira Realty is one of the well-known under-construction projects in Sindhi Society Chembur, offering low budget apartments. Inspira Gurukripa Sindhi Society Chembur is scheduled for possession in Sep, 2026. With almost all basic amenities in place, Inspira Gurukripa brings highly affordable yet beautiful. There are 1BHK, 2BHK and 3BHK Apartments for sale, coming up in this project. Inspira Gurukripa Mumbai Harbour is a RERA-registered project with registration number P51800047648. Inspira Gurukripa Sindhi Society Chembur has 2 towers.

TYPE OF THE BUILDING

Wing	Number of Floors			
A	Proposed Basement + Ground + 1st to 3rd Floor (Podiums) + 4th to 19th upper floors as per information provided by builder. The building permission as on date is received till Basement + Ground + 1st to 3rd Floor (Podiums) + 4th to 14th upper floors.			
В	Proposed Basement + Ground + 1 st to 3 rd Floor (Podiums) + 4 th to 19 th upper floors as per information provided by builder. The building permission as on date is received till Basement + Ground + 1 st to 3 rd Floor (Podiums) + 4 th to 5 th upper floors.			

LEVEL OF COMPLETEION:

Wing	Present stage of Construction	Percentage of work completion
Α	RCC work upto 7 th floor slab is completed.	29%
В	RCC work upto 6th floor slab is completed.	26%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is September - 2026 (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: 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 Gymnasium Garden Club House Kids Play Area Children's Play Zone > Fitness Area Resting Pavilion Sky Café Party Lawn Location of property Plot No. / Survey No. CTS No. 199 b) Door No. Not applicable C. T.S. No. / Village CTS No. 199 of Village - Chembur c) Ward / Taluka M/W - Ward d) Mandal / District Mumbai Suburban District "Gurukripa", Proposed Redevelopment of Postal address of the property Building on Plot Bearing CTS No. 199 of Village - Chembur, Sindhi Society, Chembur, Mumbai, PIN - 400 071, State - Maharashtra, Country -City / Town Chembur, Mumbai Residential area Yes Commercial area No Industrial area No Classification of the area 9. i) High / Middle / Poor Middle Class ii) Urban / Semi Urban / Rural Urban Coming under Corporation limit / Village Panchayat / Municipal Corporation of Greater Mumbai Municipality Whether covered under any State / Central Govt. No enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area In Case it is Agricultural land, any conversion to house site N.A. plots is contemplated 13. Boundaries As per Documents As per RERA Certificate As per Site of property





	n planning approved layout?		:	0339 / M issued by N	/ 337 (NE Municpal C umber of (/5) upto:	Plan No. CHE / ES / EW) date 19.12.2022 orporation of Greater Copies - Five - Sheet
			:	0339 / M issued by M Mumbai (Nu	/ 337 (NE Municpal C umber of C	EW) date 19.12.2022 corporation of Greater
			:	0339 / M issued by N	/ 337 (NE Municpal C	EW) date 19.12.2022 corporation of Greater
			:	0339 / M	/ 337 (NE	EW) date 19.12.2022
			:			
				Conv Amon	I OOI babi	Plan No CHE / EQ /
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tenant since	how long? Rent received per n		Ĺ	progress	119 001131	THE GLANDWAY TO THE
Whether occ	cupied by the owner / tenant?	If occupied by	:	report N.A. Buildi	ng Const	ruction work is in
Extent of the site considered for Valuation (least of 14A& 14B)			•	Approved PI	an & RER	A Certificate)
Federal of the	No analysis of the Value of the	(locat of AAA)		Structure - report	As per ta	able attached to the
Extent of the	site		:			
		erty	:			
West	\	1	;	\ -		-
East			1	- /		-
	/		:	1		-
			4	- R		-
				As per the	Deed	Actuals
-	_			А		В
Dimensions (of the site		П	N. A. as the	land is irre	gular in shape
West	13.00 Mtr. Wide Road	13.00 Mtr. Wide	e Ro	ad	Road	
East	CTS No. 198	CTS No. 198			Vaikunth	Bungalow -18
South	Luv Kush Tower	Luv Kush Towe	r			uv Kush Tower
North	12.00 Mtr. Wide Existing	12.00 Mtr. Wide	Ex	isting Road		2 & Heritage Castle
	South East West Dimensions North South East West Latitude, Lor Extent of the 14B) Whether occ tenant since CHARACTE Classification Developmer Possibility of Feasibility of Stop, Marke Level of land Shape of lar Type of use	Road South Luv Kush Tower East CTS No. 198 West 13.00 Mtr. Wide Road Dimensions of the site North South East West Latitude, Longitude & Co-ordinates of proper Extent of the site Extent of the site considered for Valuation 14B) Whether occupied by the owner / tenant? tenant since how long? Rent received per in CHARACTERSTICS OF THE SITE Classification of locality Development of surrounding areas Possibility of frequent flooding/ sub-merging Feasibility to the Civic amenities like School	Road South Luv Kush Tower Luv Kush Tower East CTS No. 198 West 13.00 Mtr. Wide Road 13.00 Mtr. Wide Dimensions of the site North South East West Latitude, Longitude & Co-ordinates of property Extent of the site Extent of the site Extent of the site considered for Valuation (least of 14A& 14B) Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. CHARACTERSTICS OF THE SITE Classification of locality Development of surrounding areas Possibility of frequent flooding/ sub-merging Feasibility to the Civic amerities like School, Hospital, Bus Stop, Market etc. Level of land with topographical conditions Shape of land Type of use to which it can be put Any usage restriction	Road South Luv Kush Tower Luv Kush Tower East CTS No. 198 CTS No. 198 West 13.00 Mtr. Wide Road 13.00 Mtr. Wide Ro Dimensions of the site North South East West Latitude, Longitude & Co-ordinates of property Extent of the site Extent of the site Extent of the site considered for Valuation (least of 14A&: 14B) Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. CHARACTERSTICS OF THE SITE Classification of locality Development of surrounding areas Possibility of frequent flooding/ sub-merging Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc. Level of land with topographical conditions Shape of land Type of use to which it can be put Any usage restriction	Road South Luv Kush Tower East CTS No. 198 West 13.00 Mtr. Wide Road 13.00 Mtr. Wide Road Dimensions of the site N. A. as the North South East West Latitude, Longitude & Co-ordinates of property Extent of the site Extent of the site Extent of the site considered for Valuation (least of 14A& 14B) Extent of the site considered for Valuation (least of 14A& 14B) Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. CHARACTERSTICS OF THE SITE Classification of locality Development of surrounding areas Possibility of frequent flooding/ sub-merging Feasibility to the Civic amerities like School, Hospital, Bus Stop, Market etc. Level of land with topographical conditions Shape of land Type of use to which it can be put Any usage restriction Residential	Road South Luv Kush Tower Luv Kush Tower Road & L East CTS No. 198 CTS No. 198 Vaikunth West 13.00 Mtr. Wide Road 13.00 Mtr. Wide Road Road Dimensions of the site No. 198 N. A. as the land is irre A As per the Deed North South State Structure - As per targent Report Extent of the site Plot area - 3445.9 Approved Plan & RER Structure - As per targent Report Extent of the site considered for Valuation (least of 14A& Photo area - 3445.9 Approved Plan & RER Structure - As per targent Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. CHARACTERSTICS OF THE SITE Classification of locality Stoppenson







			Basement + Ground + 1st to 3 rd Floor (Podiums) + 4 th to 14 th upper floors.
			Basement + Ground + 1st to 3rd Floor (Podiums) + 4th to 5th upper floors.
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	B. T. Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.00 Mtr. Wide Existing Road
14.	Is it a Land – Locked land?		No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	:	Connected to Municipal sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed area
19.	Special remarks, if any like threat of acquisition of	:	No
	land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-		
	cost / tidal level must be incorporated)		
Dart	· A (Valuation of land)		
1	Size of plot	١.	Plot area – 3445.90 Sq. M. (As per
'	Size of plot		Approved Plan & RERA Certificate)
-	North & South	:	Approved Flan & NENA Certificate)
	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
3	least two latest deals / transactions with respect to	12	Details of recent transactions/online listings
	adjacent properties in the areas)	1	are attached with the report.
4	Guideline rate obtained from the Register's Office (an	:	₹ 1,69,900.00 per Sq. M. for Residential
'	evidence thereof to be enclosed)		₹ 81,760.00 per Sq. M. for Land
5	Assessed / adopted rate of valuation	C	As per table attached to the report
6	Estimated value of land	:	As per Approved Plan & RERA
			Land Area Rate in Value in (₹)
			in Sq. M. Sq. M. 3445.90 81,760 28,17,36,784.00
Part -	- B (Valuation of Building)		25,17,00,70,70
1	Technical details of the building		
<u> </u>	a) Type of Building (Residential / Commercial /	:	Residential
	Industrial)	'	T tooldonliar
-	b) Type of construction (Load bearing / RCC / Steel	:	N.A. Building Construction work is in
	Framed)	ļ .	progress
	c) Year of construction	:	N.A. Building Construction work is in
			progress
	d) Number of floors and height of each floor including	:	1
	,		
	basement, if any		_





Wing	Number	of F	loors	
А	Proposed Basement + Ground + 1st to 3rd Floor (Podiums) + 4th to 19th upper floors as per information provided by builder. The building permission as on date is received till Basement + Ground + 1st to 3rd Floor (Podiums) + 4th to 14th upper floors.			
В	Proposed Basement + Ground + 1st to 3rd Flo information provided by builder. The buil Basement + Ground + 1st to 3rd Floor (Podi	ding	permission as on date is received till) + 4 th to 5 th upper floors.	
e) Plinth a	rea floor-wise	:	As per table attached to the report	
f) Condition	on of the building	:		
,	erior – Excellent, Good, Normal, Poor		N.A. Building Construction work is in progress	
	erior – Excellent, Good, Normal, Poor		N.A. Building Construction work is in progress	
g) Date of	issue and validity of layout of approved map	:	Copy Amended IOD Plan No. CHE / ES / 0339 / M / 337 (NEW) date 19.12.2022	
h) Approv	ed map / plan issuing authority	:	issued by Municpal Corporation of Greater Mumbai (Number of Copies - Five - Sheet No. 1/5 to 5/5) Approved upto: Wing Number of Floors Basement + Ground + 1st to 3rd Floor (Podiums) + 4th to 14th upper floors.	
2 10			Basement + Ground + 1st to 3rd Floor (Podiums) + 4th to 5th upper floors.	
/ plan is	er genuineness or authenticity of approved map s verified	1	Yes	
" '	ner comments by our empanelled valuers on tic 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	- 7:		
3.	Electrical installation	:	N.A. Building Construction work is in progress	
	Type of wiring			
	Class of fittings (superior / ordinary / poor)	:	<u> </u>	
	Number of light points		N.A. Building Construction work is in progress	
	Fan points	:		
	Spare plug points	- :	7	
	Any other item	<u> </u>	-	
4.	Plumbing installation		(R)	
	a) No. of water closets and their type	T:		
	b) No. of wash basins	1		
	c) No. of urinals d) No. of bath tubs		N.A. Building Construction work in in progress	
			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:

Proposed as per site information		As per Sanctioned Approval Plan Copy Amended IOD Plan No. CHE / ES / 0339 / M / 337 (NEW) date 19.12.2022 issued by Municpal Corporation of Greater Mumbai Approval upto:		
Wing Number of Floors A Proposed Basement + Ground + 1st				
A	to 3 rd Floor (Podiums) + 4 th to 19 th	Wing	Number of Floors	
B upper floors.	A	Basement + Ground + 1 st to 3 rd Floor (Podiums) + 4 th to 14 th upper floors.		
		В	Basement + Ground + 1 st to 3 rd Floor (Podiums) + 4 th to 5 th upper floors.	

We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Municpal Corporation of Greater Mumbai. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.

I) AAIL	19- A (A	4 bbtor	rea inve	ntory):						
5 × 20.	Flat No.	Floor No.	Comp.	As per Approved Plan / REHA Carpet Area in Sq. FL	Built up Area in Sq. Ft	Rate per Sq. ft. on Carpet area in R	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat including Bar parking. GST & Other Chargest in ₹	Expected Rant per month (After Completion) in T	Cest of Construction in ₹
1	401	4	1 BHK	426	469		Lando	ada Chasa		14,05,800
2	402	4	2 BHK	805	886		Land O	wner's Share		26,56,500
3	403	4	1 BHK	427	470	25500	1,08,88,500.00	1,17,59,580.00	29500	14,09,100
4	404	4	1 BHK	461	507	25500	1,17,55,500.00	1,26,95,940.00	31500	15,21,300





Sr. No.	Flat No.	Roor No.	Comp.	Amper Approved	Built up Area in	Rate per	Realizable Value / Fair Market Value	Final Realizable Value after completion of flat	Expected Rent per	Cost of Construction
				Plan / RERA Garpet	Sq. Ft.	Sq. It. on Carpet	Thi statt no ea:	Oncluding Car parking. GST & Other Charges) in ₹	(After Completion)	16.2
				Area in Sq. Ft.		area in T			50	
5	405	4	1 BHK	461	507		nie Traceste		- 10	15,21,300
6	406	4	1 BHK	427	470		Land O	wner's Share	1 1	14,09,100
7	501	5	1 BHK	426	469	25580	1,08,97,080.00	1,17,68,846.00	29500	14,05,800
8	502	5	2 BHK	805	886	25580	2,05,91,900.00	2,22,39,252.00	55500	26,56,500
9	503	5	1 BHK	427	470	25580	1,09,22,660.00	1,17,96,473.00	29500	14,09,100
10	504	5	1 BHK	461	507	25580	1,17,92,380.00	1,27,35,770.00	32000	15,21,300
11	505	5	1 BHK	461	507	25580	1,17,92,380.00	1,27,35,770.00	32000	15,21,300
12	506	5	1 BHK	427	470	25580	1,09,22,660.00	1,17,96,473.00	29500	14,09,100
13	601	6	1 BHK	426	469		Land O	wner's Share		14,05,800
14	602	6	2 BHK	805	886	25660	2,06,56,300.00	2,23,08,804.00	56000	26,56,500
15	603	6	1 BHK	427	470				-	14,09,100
16	604	6	1 BHK	461	507					15,21,300
17	605	6	1 BHK	461	507		Land O	wner's Share		15,21,300
18	606	6	1 BHK	427	470					14,09,100
19	701	7	1 BHK	426	469					14,05,800
20	702	7	2 BHK	805	886	25740	2,07,20,700.00	2,23,78,356.00	56000	26,56,500
21	703	7	1 BHK	427	470					14,09,100
22	704	7	1 BHK	461	507		110	1- 01		15,21,300
23	705	7	1 BHK	461	507		Land O	wner's Share		15,21,300
24	706	7	1 BHK	427	470					14,09,100
25	801	8	1 BHK	426	469	25820	1,09,99,320.00	1,18,79,266.00	29500	14,05,800
26	802	8	2 BHK	805	886		Land O	wner's Share		26,56,500
27	803	8	1 BHK	427	470	25820	1,10,25,140.00	1,19,07,151.00	30000	14,09,100
28	804	8	1 BHK	461	507	25820	1,19,03,020.00	1,28,55,262.00	32000	15,21,300
29	805	8	1 BHK	461	507	25820	1,19,03,020.00	1,28,55,262.00	32000	15,21,300
30	806	8	1 BHK	427	470	NK.	Land C	wner's Share		14,09,100
31	901	9	1 BHK	426	469	25900	1,10,33,400.00	1,19,16,072.00	30000	14,05,800
32	902	9	2 BHK	805	886		Land C	wner's Share		26,56,500
33	903	9	1 BHK	427	470	25900	1,10,59,300.00	1,19,44,044.00	30000	14,09,100
34	904	9	1 BHK	461	507	25900	1,19,39,900.00	1,28,95,092.00	32000	15,21,300
35	905	9	1 BHK	461	507	25900	1,19,39,900.00	1,28,95,092.00	32000	15,21,300
36	906	9	1 BHK	427	470	25900	1,10,59,300.00	1,19,44,044.00	30000	14,09,100
37	1001	10	1 BHK	426	469	25980	1,10,67,480.00	1,19,52,878.00	30000	14,05,800
38	1002	10	2 BHK	805	886		V M.	wner's Share		26,56,500
39	1003	10	1 BHK	427	470	25980	1,10,93,460.00	1,19,80,937.00	30000	14,09,100
40	1004	10	1 BHK	461	507	25980	1,19,76,780.00	1,29,34,922.00	32500	15,21,300
41	1005	10	1 BHK	461	507	25980	1,19,76,780.00	1,29,34,922.00	32500	15,21,300
42	1006	10	1 BHK	427	470	25980	1,10,93,460.00	1,19,80,937.00	30000	14,09,100







Sr. No.	Flat No:	Floar Na	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Et	Built up Area in Sq. Pt	Rate: per Sq. ft. on Carpet area in T	Realizable Value / Fair Market Value as on date in T	Final Restition to Value after completion of flat (including Car parking, GST & Other Charges) in F	Expected Rent per month (After Completion)	Cost of Construction III C
43	1101	11	1 BHK	426	469	26060	1,11,01,560.00	1,19,89,685.00	30000	14,05,800
44	1102	11	2 BHK	805	886		Land O	wner's Share		26,56,500
45	1103	11	1 BHK	427	470	26060	1,11,27,620.00	1,20,17,830.00	30000	14,09,100
46	1104	11	1 BHK	461	507	26060	1,20,13,660.00	1,29,74,753.00	32500	15,21,300
47	1105	11	1 BHK	461	507	26060	1,20,13,660.00	1,29,74,753.00	32500	15,21,300
48	1106	11	1 BHK	427	470	26060	1,11,27,620.00	1,20,17,830.00	30000	14,09,100
49	1201	12	1 BHK	426	469	26140	1,11,35,640.00	1,20,26,491.00	30000	14,05,800
50	1202	12	2 BHK	805	886		Land O	wner's Share	2	26,56,500
51	1203	12	1 BHK	427	470	26140	1,11,61,780.00	1,20,54,722.00	30000	14,09,100
52	1204	12	1 BHK	461	507	26140	1,20,50,540.00	1,30,14,583.00	32500	15,21,300
53	1205	12	1 BHK	461	507	26140	1,20,50,540.00	1,30,14,583.00	32500	15,21,300
54	1206	12	1 BHK	427	470	26140	1,11,61,780.00	1,20,54,722.00	30000	14,09,100
55	1301	13	1 BHK	426	469	26220	1,11,69,720.00	1,20,63,298.00	30000	14,05,800
56	1302	13	2 BHK	805	886		Land O	wner's Share		26,56,500
57	1303	13	1 BHK	427	470	26220	1,11,95,940.00	1,20,91,615.00	30000	14,09,100
58	1304	13	1 BHK	461	507	26220	1,20,87,420.00	1,30,54,414.00	32500	15,21,300
59	1305	13	1 BHK	461	507	26220	1,20,87,420.00	1,30,54,414.00	32500	15,21,300
60	1306	13	1 BHK	427	470	26220	1,11,95,940.00	1,20,91,615.00	30000	14,09,100
61	1401	14	1 BHK	426	469	26300	1,12,03,800.00	1,21,00,104.00	30500	14,05,800
62	1402	14	2 BHK	805	886	1	Land O	wner's Share		26,56,500
63	1403	14	1 BHK	427	470	26300	1,12,30,100.00	1,21,28,508.00	30500	14,09,100
64	1404	14	1 BHK	461	507	26300	1,21,24,300.00	1,30,94,244.00	32500	15,21,300
65	1405	14	1 BHK	461	507	26300	1,21,24,300.00	1,30,94,244.00	32500	15,21,300
66	1406	14	1 BHK	427	470	26300	1,12,30,100.00	1,21,28,508.00	30500	14,09,100
	Total 33077 363						53,16,03,760.00	57,41,32,061.00		10,91,54,100

1a) Wing- A (Proposed Inventory, Approval Pending):

Sr. No.	Flat	Floor No.	Comps	As per Builder Carpet Area in Sq. Ft	Ruilt up Area in Sq. Ft.	Rate Per Sq. ft. on Garpet ared in 7	Realizable Value / Fair Market Value at on date in T	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in C	Expected Rent per month (After Completion) in T	Construction Construction in C
67	1501	15	1 BHK	426	469	26380	1,12,37,880.00	1,21,36,910.00	30500	14,05,800
68	1502	15	2 BHK	805	886		Land O	wner's Share		26,56,500
69	1503	15	1 BHK	427	470	26380	1,12,64,260.00	1,21,65,401.00	30500	14,09,100
70	1504	15	1 BHK	461	507	26380	1,21,61,180.00	1,31,34,074.00	33000	15,21,300
71	1505	15	1 BHK	461	507	26380	1,21,61,180.00	1,31,34,074.00	33000	15,21,300
72	1506	15	1 BHK	427	470	26380	1,12,64,260.00	1,21,65,401.00	30500	14,09,100
73	1601	16	1 BHK	426	469	26460	1,12,71,960.00	1,21,73,717.00	30500	14,05,800
74	1602	16	2 BHK	805	886		Land O	wner's Share		26,56,500





Sr. No	Plat No.	Floor No.	Comp	As per Builder Carpet Area in Sq. Ft.	Built up Area in Sq. Ft	Rate per Sq. ft on Carpet area in T	Realizable Value / Fair Market Value as on date in T	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in C	Expected Rent per month (After Completion)	Cost of Construction In T
75	1603	16	1 BHK	427	470	26460	1,12,98,420.00	1,22,02,294.00	30500	14,09,100
76	1604	16	1 BHK	461	507	26460	1,21,98,060.00	1,31,73,905.00	33000	15,21,300
77	1605	16	1 BHK	461	507	26460	1,21,98,060.00	1,31,73,905.00	33000	15,21,300
78	1606	16	1 BHK	427	470	26460	1,12,98,420.00	1,22,02,294.00	30500	14,09,100
79	1701	17	1 BHK	426	469	26540	1,13,06,040.00	1,22,10,523.00	30500	14,05,800
80	1702	17	2 BHK	805	886		Land O	wner's Share		26,56,500
81	1703	17	1 BHK	427	470	26540	1,13,32,580.00	1,22,39,186.00	30500	14,09,100
82	1704	17	1 BHK	461	507	26540	1,22,34,940.00	1,32,13,735.00	33000	15,21,300
83	1705	17	1 BHK	461	507	26540	1,22,34,940.00	1,32,13,735.00	33000	15,21,300
84	1706	17	1 BHK	427	470	26540	1,13,32,580.00	1,22,39,186.00	30500	14,09,100
85	1801	18	1 BHK	426	469	26620	1,13,40,120.00	1,22,47,330.00	30500	14,05,800
86	1802	18	2 BHK	805	886		Land O	wner's Share		26,56,500
87	1803	18	1 BHK	427	470	26620	1,13,66,740.00	1,22,76,079.00	30500	14,09,100
88	1804	18	1 BHK	461	507	26620	1,22,71,820.00	1,32,53,566.00	33000	15,21,300
89	1805	18	1 BHK	461	507	26620	1,22,71,820.00	1,32,53,566.00	33000	15,21,300
90	1806	18	1 BHK	427	470	26620	1,13,66,740.00	1,22,76,079.00	30500	14,09,100
91	1901	19	1 BHK	426	469	26700	1,13,74,200.00	1,22,84,136.00	30500	14,05,800
92	1902	19	2 BHK	805	886		Land O	wner's Share		26,56,500
93	1903	19	1 BHK	427	470	26700	1,14,00,900.00	1,23,12,972.00	31000	14,09,100
94	1904	19	1 BHK	461	507	26700	1,23,08,700.00	1,32,93,396.00	33000	15,21,300
95	1905	19	1 BHK	461	507	26700	1,23,08,700.00	1,32,93,396.00	33000	15,21,300
96	1906	19	1 BHK	427	470	26700	1,14,00,900.00	1,23,12,972.00	31000	14,09,100
	Т	otal		15035	16539		29,22,05,400.00	31,55,81,832.00		4,96,15,500

2) Wing- B (Approved Inventory):

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft	Built up Arma In Sq. Ft.	Hate ther Sq. 11: on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car perking GST & Other Charges) in	Expected Rent per month (After Completion) in €	Cost of Construction in C	
1	401	4	2 BHK	1037	1141					34,22,100	
2	403	4	1 BHK	427	470		Land Ow	ner's Share		14,09,100	
3	404	4	1 BHK	461	507		Edita O Mior o Orialo				
4	405	4	1 BHK	461	507	25500	1,17,55,500.00	1,26,95,940.00	31500	15,21,300	
5	406	4	1 BHK	427	470	25500	1,08,88,500.00	1,17,59,580.00	29500	14,09,100	
6	501	5	2 BHK	803	883		Land Ow	ner's Share		26,49,900	
7	502	5	2 BHK	800	880	25580	2,04,64,000.00	2,21,01,120.00	55500	26,40,000	
8	503	5	1 BHK	427	470	25580	1,09,22,660.00	1,17,96,473.00	29500	14,09,100	







Pad	e	13	of	4

St. No.	Flori No.	Floor	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Pt.	Built up Area in Sq. Ft.	Rate per Sq. fl. on Carpet area in T	Realizable Value I Fair Market Value as on date in C	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in	Expected Rem per month (After Completion) in T	Cost of Construction in \$
9	504	5	1 BHK	461	507	25580	1,17,92,380.00	1,27,35,770.00	32000	15,21,300
10	505	5	1 BHK	461	507	25580	1,17,92,380.00	1,27,35,770.00	32000	15,21,300
11	506	5	1 BHK	427	470	25580	1,09,22,660.00	1,17,96,473.00	29500	14,09,100
	-	Total		6192	6811	1	8,85,38,080.00	9,56,21,126.00		2,04,33,600

2a) Wing- B (Proposed Inventory, Approval Pending):

S	THIN	Final	Comp	Asper	, Appro	Val Pend	Realizable Value /	Final Realizable Value	Expected	Cost of
No	No	No		Builder Carpet Area in Sq. Ft.	Area in Sq. Pt	per Sq. ft. cor Carpet area in t	Fair Market Value	after completion of field (including Car parking, GST & Other Charges) in	Rent per month (After Completion) in T	Construction in C
12	601	6	2 BHK	803	883	25660	2,06,04,980.00	2,22,53,378.00	55500	26,49,900
13	602	-6	2 BHK	800	880					26,40,000
14	603	6	1 BHK	427	470			1		14,09,100
15	604	6	1 BHK	461	507					15,21,300
16	605	6	1 BHK	461	507	. //		1		15,21,300
17	606	6	1 BHK	427	470	77		/ /		14,09,100
18	701	7	2 BHK	803	883			/		26,49,900
19	702	7	2 BHK	800	880	8				26,40,000
20	703	7	1 BHK	427	470			/ /		14,09,100
21	704	7	1 BHK	461	507			/		15,21,300
22	705	7	1 BHK	461	507		Land Owr	ner's Share		15,21,300
23	706	7	1 BHK	427	470					14,09,100
24	801	8	2 BHK	803	883					26,49,900
25	802	8	2 BHK	800	880	nink	.Innovate	e.Create)	26,40,000
26	803	8	1 BHK	427	470					14,09,100
27	804	8	1 BHK	461	507					15,21,300
28	805	8	1 BHK	461	507					15,21,300
29	806	8	1 BHK	427	470					14,09,100
30	901	9	2 BHK	803	883	l l				26,49,900
31	902	9	2 BHK	800	880					26,40,000
32	903	9	1 BHK	427	470	25900	1,10,59,300.00	1,19,44,044.00	30000	14,09,100
33	904	9	1 BHK	461	507	25900	1,19,39,900.00	1,28,95,092.00	32000	15,21,300
34	905	9	1 BHK	461	507	25900	1,19,39,900.00	1,28,95,092.00	32000	15,21,300
35	906	9	1 BHK	427	470	25900	1,10,59,300.00	1,19,44,044.00	30000	14,09,100
36	1001	10	2 BHK	803	883		Land Owr	ner's Share		26,49,900







Sr. No.	Plat No	Floer No.	Compi	As per Builder Carpet Area in Sq. FL	Built up Area in Sq. Ft	Rate per Sq it on Carpet area in *	Realizable Value I Fair Markel 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 ₹
37	1002	10	2 BHK	800	880					26,40,000
38	1003	10	1 BHK	427	470	25980	1,10,93,460.00	1,19,80,937.00	30000	14,09,100
39	1004	10	1 BHK	461	507	25980	1,19,76,780.00	1,29,34,922.00	32500	15,21,300
40	1005	10	1 BHK	461	507	25980	1,19,76,780.00	1,29,34,922.00	32500	15,21,300
41	1006	10	1 BHK	427	470	25980	1,10,93,460.00	1,19,80,937.00	30000	14,09,100
42	110 1	11	2 BHK	803	883		Land Own	ada Chara		26,49,900
43	1102	11	2 BHK	800	880		Land Owr	ner's Share		26,40,000
44	1103	11	1 BHK	427	470	26060	1,11,27,620.00	1,20,17,830.00	30000	14,09,100
45	1104	11	1 BHK	461	507	26060	1,20,13,660.00	1,29,74,753.00	32500	15,21,300
46	1105	11	1 BHK	461	507	26060	1,20,13,660.00	1,29,74,753.00	32500	15,21,300
47	1106	11	1 BHK	427	470	26060	1,11,27,620.00	1,20,17,830.00	30000	14,09,100
48	1201	12	2 BHK	803	883		Land Own	acia Chara		26,49,900
49	1202	12	2 BHK	800	880		Land Owl	ner's Share		26,40,000
50	1203	12	1 BHK	427	470	26140	1,11,61,780.00	1,20,54,722.00	30000	14,09,100
51	1204	12	1 BHK	461	507	26140	1,20,50,540.00	1,30,14,583.00	32500	15,21,300
52	1205	12	1 BHK	461	507	26140	1,20,50,540.00	1,30,14,583.00	32500	15,21,300
53	1206	12	1 BHK	427	470	26140	1,11,61,780.00	1,20,54,722.00	30000	14,09,100
54	1301	13	2 BHK	803	883		Land Our	ac'a Chara		26,49,900
55	1302	13	2 BHK	800	880		Land Own	ner's Share		26,40,000
56	1303	13	1 BHK	427	470	26220	1,11,95,940.00	1,20,91,615.00	30000	14,09,100
57	1304	13	1 BHK	461	507	26220	1,20,87,420.00	1,30,54,414.00	32500	15,21,300
58	1305	13	1 BHK	461	507	26220	1,20,87,420.00	1,30,54,414.00	32500	15,21,300
59	1306	13	1 BHK	427	470	26220	1,11,95,940.00	1,20,91,615.00	30000	14,09,100
60	1401	14	2 BHK	803	883		Land Own	aoria Chara		26,49,900
61	1402	14	2 BHK	800	880		Land Owl	ner's Share		26,40,000
62	1403	14	1 BHK	427	470	26300	1,12,30,100.00	1,21,28,508.00	30500	14,09,100
63	1404	14	1 BHK	461	507	26300	1,21,24,300.00	1,30,94,244.00	32500	15,21,300
64	1405	14	1 BHK	461	507	26300	1,21,24,300.00	1,30,94,244.00	32500	15,21,300
65	1406	14	1 BHK	427	470	26300	1,12,30,100.00	1,21,28,508.00	30500	14,09,100
66	1501	15	2 BHK	803	883		Land O	oorlo Chorc		26,49,900
67	1502	15	2 BHK	800	880		Land Owl	ner's Share		26,40,000
68	1503	15	1 BHK	427	470	26380	1,12,64,260.00	1,21,65,401.00	30500	14,09,100
69	1504	15	1 BHK	461	507	26380	1,21,61,180.00	1,31,34,074.00	33000	15,21,300
70	1505	15	1 BHK	461	507	26380	1,21,61,180.00	1,31,34,074.00	33000	15,21,300
71	1506	15	1 BHK	427	470	26380	1,12,64,260.00	1,21,65,401.00	30500	14,09,100







Sr. No.	Pint No.	Floor No.	Comp.	As per Builder Carpet Area in Sq. FL	Built up Area in Sq. Ft.	Rate per Sq tt on Carpet arna in E	Realizable Value / Fair Markes Value as on date in ₹	Final Restizable Value after completion of fisa- illactuding Car parking, GST & Other Charges) in	Expected Rent per month (After Completion)	Construction in C
72	1601	16	2 BHK	803	883		1 10			26,49,900
73	1602	16	2 BHK	800	880		Land Ow	ner's Share		26,40,000
74	1603	16	1 BHK	427	470	26460	1,12,98,420.00	1,22,02,294.00	30500	14,09,100
75	1604	16	1 BHK	461	507	26460	1,21,98,060.00	1,31,73,905.00	33000	15,21,300
76	1605	16	1 BHK	461	507	26460	1,21,98,060.00	1,31,73,905.00	33000	15,21,300
77	1606	16	1 BHK	427	470	26460	1,12,98,420.00	1,22,02,294.00	30500	14,09,100
78	1701	17	2 BHK	803	883		UM/10			26,49,900
79	1702	17	2 BHK	800	880		Land Ow	ner's Share		26,40,000
80	1703	17	1 BHK	427	470	26540	1,13,32,580.00	1,22,39,186.00	30500	14,09,100
81	1704	17	1 BHK	461	507	26540	1,22,34,940.00	1,32,13,735.00	33000	15,21,300
82	1705	17	1 BHK	461	507	26540	1,22,34,940.00	1,32,13,735.00	33000	15,21,300
83	1706	17	1 BHK	427	470	26540	1,13,32,580.00	1,22,39,186.00	30500	14,09,100
84	1801	18	2 BHK	803	883		1 10			26,49,900
85	1802	18	2 BHK	800	880		Land Owl	ner's Share		26,40,000
86	1803	18	1 BHK	427	470	26620	1,13,66,740.00	1,22,76,079.00	30500	14,09,100
87	1804	18	1 BHK	461	507	26620	1,22,71,820.00	1,32,53,566.00	33000	15,21,300
88	1805	18	1 BHK	461	507	26620	1,22,71,820.00	1,32,53,566.00	33000	15,21,300
89	1806	18	1 BHK	427	470	26620	1,13,66,740.00	1,22,76,079.00	30500	14,09,100
90	1901	19	2 BHK	803	883		110	- 1- 01-		26,49,900
91	1902	19	2 BHK	800	880		Land Owl	ner's Share		26,40,000
92	1903	19	1 BHK	427	470	26700	1,14,00,900.00	1,23,12,972.00	31000	14,09,100
93	1904	19	1 BHK	461	507	26700	1,23,08,700.00	1,32,93,396.00	33000	15,21,300
94	1905	19	1 BHK	461	507	26700	1,23,08,700.00	1,32,93,396.00	33000	15,21,300
95	1906	19	1 BHK	427	470	26700	1,14,00,900.00	1,23,12,972.00	31000	14,09,100
	Т	otal		47306	52037		53,44,01,780.00	57,71,53,922.00		15,61,09,800







Summary of the Project:

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
			A - Wing (Approved)		
Sale Flat	1 BHK - 41 2 BHK - 03	44	20492	22541	53,16,03,760.00	57,41,32,061.00
Land Owner's Share	1 BHK - 14 2 BHK - 08	22	12585	13844		-
Tota	l (a)	66	33077	36385	53,16,03,760.00	57,41,32,061.00
		A – Win	g (Proposed	, Pending	Approval)	
Sale Flat	1 BHK - 25	25	11010	12111	29,22,05,400.00	31,55,81,832.00
Land Owner's Share	2 BHK - 05	05	4025	4428	-	_
Tota	(b)	30	15035	16539	29,22,05,400.00	31,55,81,832.00
Total (a + b)	96	48112	52924	82,38,09,160.00	88,97,13,893.00
		1	R - Wing	Approved)	\\	
Sale Flat	1 BHK - 06 2 BHK - 01	7	3464	3810	8,85,38,080.00	9,56,21,126.00
Land Owner's Share	1 BHK - 02 2 BHK - 02	4	2728	3001		
Tota	l (c)	11	6192	6811	8,85,38,080.00	9,56,21,126.00
		B - Win	g (Proposed	I, Pending	Approval)	
Sale Flat	1 BHK - 44 2 BHK - 01	45	20339	22373	53,44,01,780.00	57,71,53,922.00
Land Owner's Share	1 BHK - 12 2 BHK - 27	39	26967	29664		
Tota	l (d)	84	47306	52037	53,44,01,780.00	57,71,53,922.00
Total ((c +d)	95	53498	58848	62,29,39,860.00	67,27,75,048.00
Grant Tota	al (a to d)	191	101610	111772	1,44,67,49,020.00	1,56,24,88,941.00

Approve	d & Proposed - Sale Flat	Approved &	Proposed - Land Owner's Sh	are
Wing	Number of Flat	Wing	Number of Flat	
Α	69	Α	27	
В	52	В	43	
Total	121	Total	70	







Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,44,67,49,020.00
Final Realizable Value After Completion in ₹	1,56,24,88,941.00
Cost of Construction (Total Built up area x Rate) 111772 Sq. Ft. x ₹ 3000.00	33,53,16,000.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Α	29	52924	15,87,72,000.00	4,60,43,880.00
В	26	58848	17,65,44,000.00	4,59,01,440.00
	Total	111772	33,53,16,000.00	9,19,45,320.00

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

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

Part – E (Miscellaneous)	:	Amount in ₹
Separate toilet room	:	
Separate lumber room	:	N.A. Building 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	:	N.A. Building Construction work is in progress
3.	Compound wall	:	N.A. Building Constituction work is in progress
4.	C.B. deposits, fittings etc.	:	





5.	Pavement	
	Total	

Total abstract of the entire property

Part – A	Land	:	
Part - B	Building	:	
	Land development		
Part – C	Compound wall	:	As per table attached to the report
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	1:	
Realizabl	Realizable Value / Fair Market Value as on		₹ 1,44,67,49,020.00
date in ₹			
Final Realizable Value After Completion in ₹		*	₹ 1,56,24,88,941.00

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 ₹ 25,000.00 to ₹ 27,000.00 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 ₹ 25,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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Actual Site Photographs













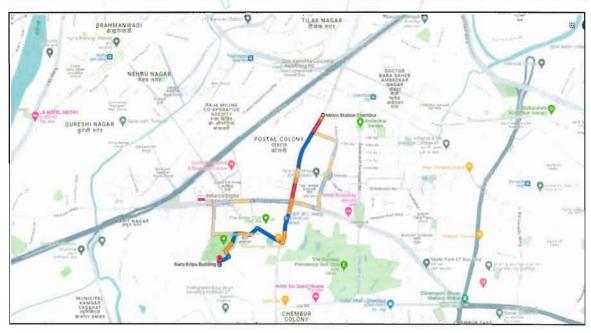






Route Map of the property Site u/r





Latitude Longitude: 19°02'56.4"N 72°53'18.6"E

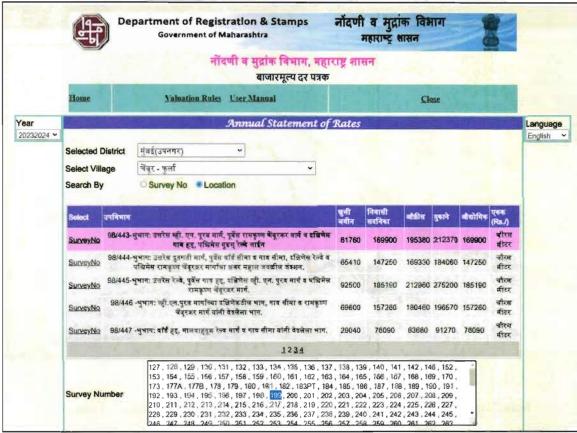
Note: The Blue line shows the route to site from nearest Metro station (Chembur – 2.5 Km.)





Ready Reckoner Rate







Sales Intance

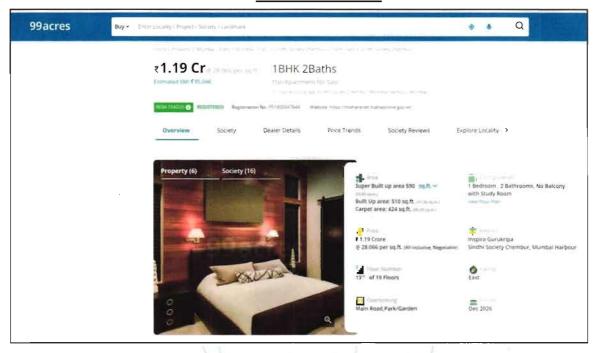
6240520	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कुर्ली 5
5-12-2023	6	दस्त क्रमांक : 26240/2023
Note:-Generated Through eSearch		नोदणी
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	गावाचे नाव : चेंबूर	
(1)वितेखाचा प्रकार	करारनामा	
(2)मोबदला	9059775	
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटदेदार ते नमुद करावे)	8747420.43	
(४) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	क्र.1103,11वा मजला,ए विंग बिलि लिमिटेड चेंबूर मुंबई 400071,सद	na.pa. इतर वर्णन :, इतर माहिती: सदनिका व्हेंग गुरुकृपा,सिंधी को.ऑप.हौ.सोसायटी (निका चे क्षेत्रफळ 39.67 चौरस मीटर रेरा ोटर बिल्ट अप,सोबत । स्टॅक कार पार्किंग स्पेर
(5) क्षेत्रफळ	43.637 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(७) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	मखत्यार राकेश कमार एन सिंह वय:-42	ली. चे प्राधिकृत व्यक्ती तुषार मदन राव यांच्या तर्फे पत्ताः-प्लॉट नं: ऑफिस गाला इम्पेक्का लेवल ६ . माळा नं र्ता रोड अंधेरी पूर्व मुंबई . रोड नं: -, महाराष्ट्र, मुम्बई. पिन
(८)दस्तऐवज करून पेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	स्वपना एचएसजी , ब्लॉक नं: डॉ.सीजी रो मुम्बई. पिन कोड: 400074 पॅन नं:-BD 2): नाव:-निर्मल पंजाबी वय:-42; पत्ता:-	-प्लॉट नं: फ्लॅट न.७२ , माळा नं: -, इमारतीचे नाव: दिव्या ाड अपोजिट बसंत सिनेमा, चेंब्र्र, मुंबई , रोड नं: महारा
(९) दस्तऐवंज करुन दिल्याचा दिनांक	11/12/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	11/12/2023	
(11)अनुक्रमांक.खंड व पृष्ठ	26240/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	543600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

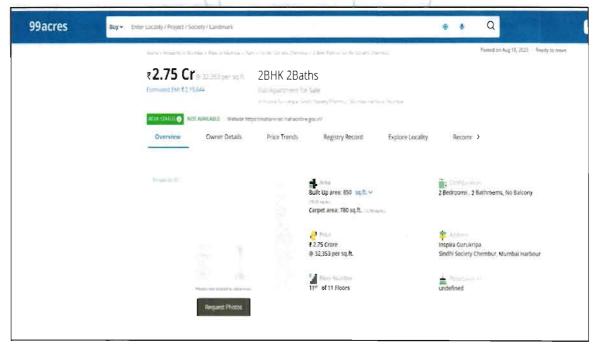


Sales Intance

6727520	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.कुर्ला ५
5-12-2023	77-11 N. 12	दस्त कमांक : 26727/2023
Note:-Generated Through eSearch		दस्त क्रमाक : 2672772023 नोदणी :
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	गावाचे नाव : चेंबूर	
(।)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9881320	
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	8097756.81	
(4) भू.मापन्,पोटहिस्सा व घरक्रमांक(असल्यास)	क्र.1101,11वा मजला,ए विंग बिलि लिमिटेड चेंबूर मुंबई 400071,सद	a.pa. इतर वर्णन :, इतर माहिती: सदनिका डेंग गुरुकृपा,सिंधी को.ऑप.हौ.सोसायटी निका चे क्षेत्रफळ 39.39 चौरस मीटर रेरा .329 चौरस मीटर बिल्टअप((C.T.S. Number
(5) क्षेत्रफळ	43,329 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(७) दस्तऐवज करुन देणा-या-लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	मुखत्यार राकेश कुमार एन सिंह वय:-42	गी. चे प्राधिकृत व्यक्ती तुषार मदन राव यांच्या तफें पत्ता-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: ऑफिस गाल रोड अधेरी पूर्व मुंबई , रोड नं: -, महाराष्ट्र, मुम्बई. पिन
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असत्यास,प्रतिवादिचे नाव व पत्ता	इमारतीचे नावः ए विंग लालडोंगर सहकार रोड चेंबूर , रोड नं: -, महाराष्ट्र, मुम्बई (रि 2): नाव:-दिनेख रामभाऊ तांबोळी वय:- इमारतीचे नाव: ए विंग लालडोंगर सहकार	पत्ताः प्लॉट नं: रूम न.१८३० . माळा नं: १८वा मजला . री गृह निर्माण सोसायटी . ब्लॉक नं: लालडोगर सायन ट्रॉम्बे रेन कोड:-400071 पॅन नं:-AIAPC7312D 45; पत्ताः प्लॉट नं: रूम न.१८३० . माळा नं: १८वा मजला . री गृह निर्माण सोसायटी , ब्लॉक नं: लालडोगर सायन ट्रॉम्बे पेन कोड:-400071 पॅन नं:-AEOPT7080B
(९) दस्तऐवज करून दित्याचा दिनांक	15/12/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	15/12/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	26727/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	592900	
(13)बाजारभावाप्रमाणे नॉदणी शुल्क	30000	



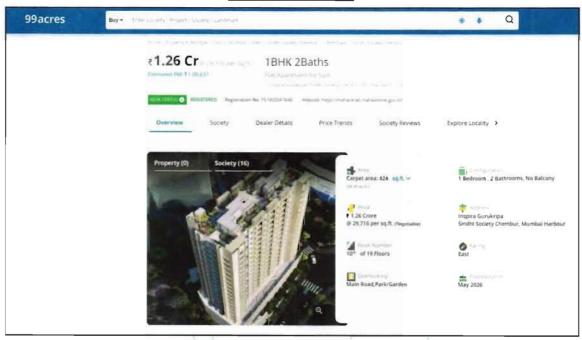


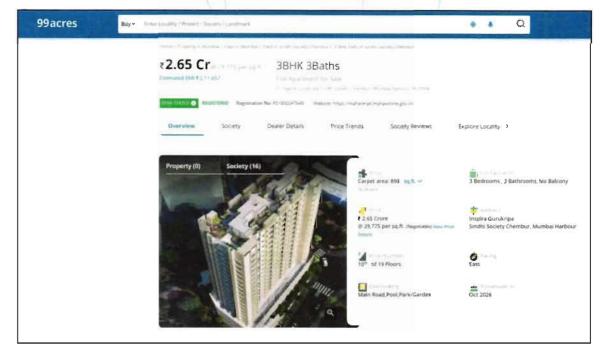




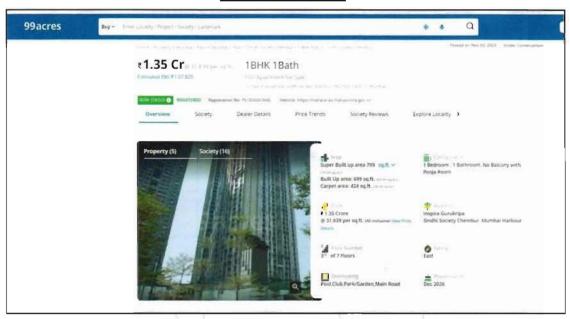


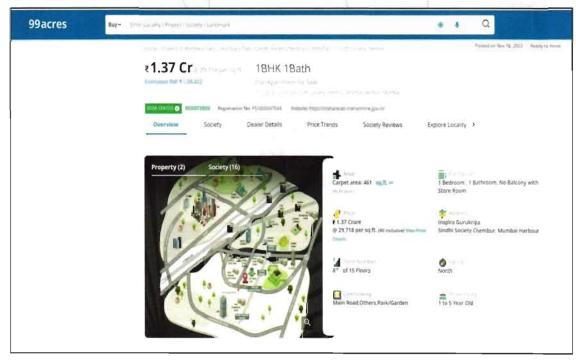




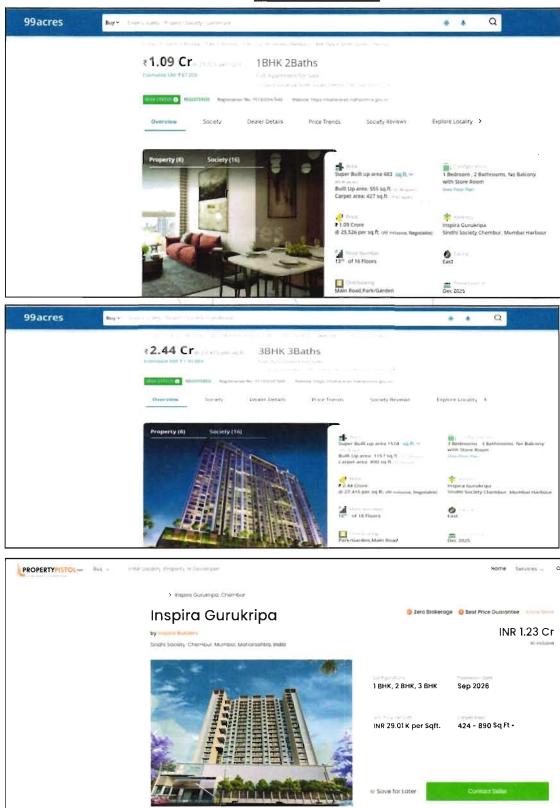








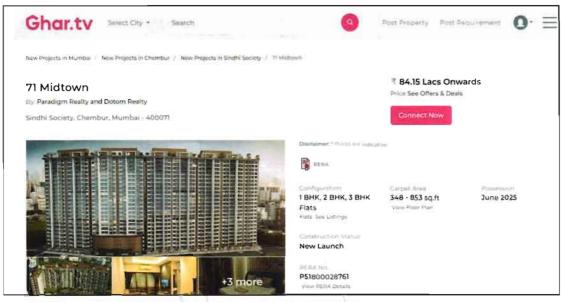


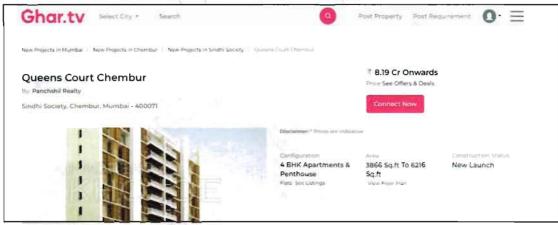


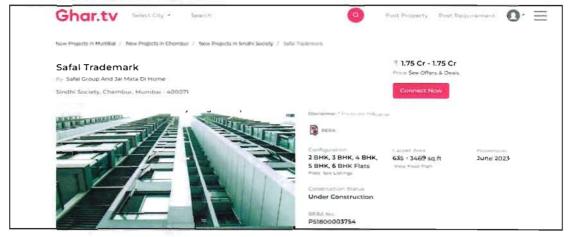




Projects nearby Locality





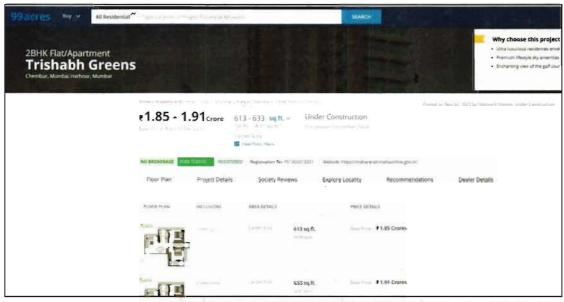


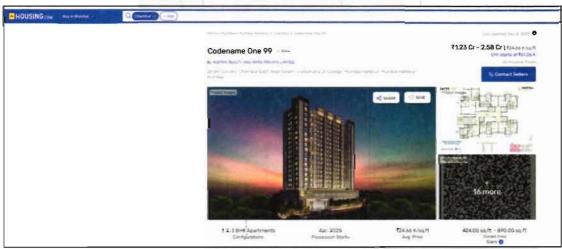


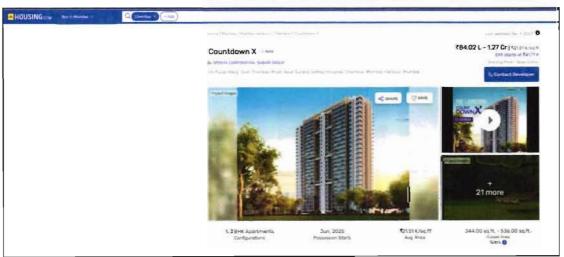




Price Indicators Projects nearby Locality





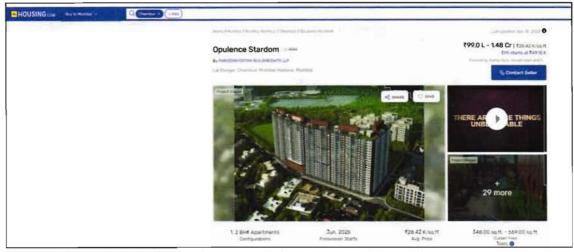


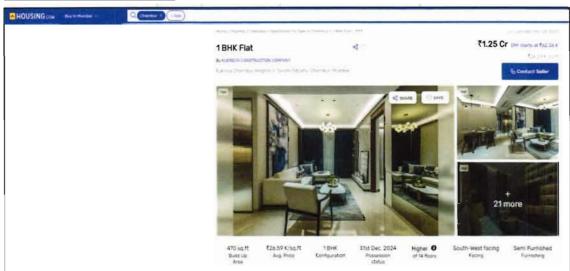


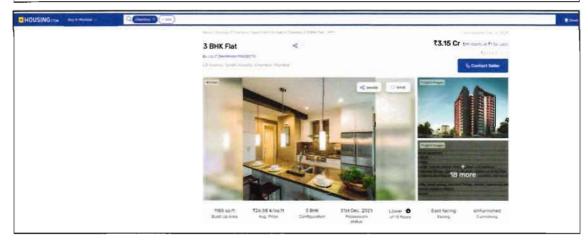




Price Indicators Projects nearby Locality

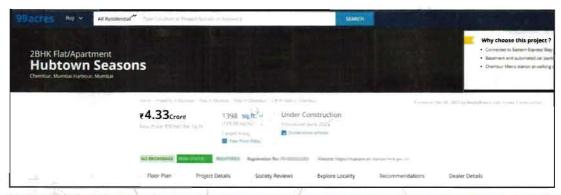


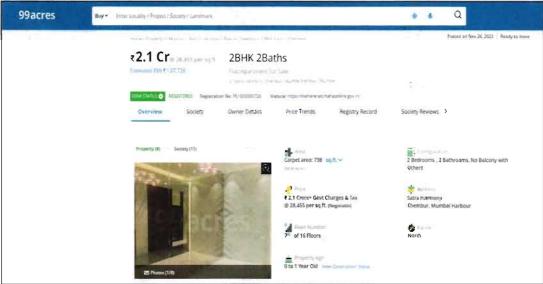


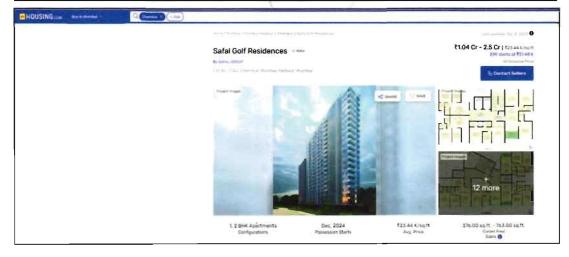




Price Indicators Projects nearby Locality







(Name & Designation of the Inspecting Official/s)

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: 16.12.2023

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

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

The undersigned	has inspected the property detailed in the Valuation Report dated
on	. We are satisfied that the fair and reasonable market value of the property is
₹	(Rupees
	only).
Date	Signature

Countersigned (BRANCH MANAGER)

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Enclosures			
		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 16.12.2023 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 12.12.2023. 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.
- I have not been convicted of any offence and sentenced to a term of imprisonment
- 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. Inspira Realty & Infra Pvt. Ltd.
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 Barkat Hodekar – 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 - 12.12.2023 Valuation Date - 16.12.2023 Date of Report - 16.12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 12.12.2023
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	
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 16th 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**. **Inspira Realty & Infra Pvt. Ltd.** 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. Inspira Realty & Infra Pvt. Ltd. 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.
- 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.
- A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
- 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.
- 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.

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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 BABURAO CHALIKWAR

Der Gelfe, Gewass (Machael, Consolin Herring), gewant Lamit Der Germannen (Machael), gestalt der Geschleiber (Machael), gestalt (Machael), gestalt

Director

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



