

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Victoria Hills"

"Victoria Hills", Proposed N.A. Layout on Survey No. 81, Hissa No. 1B, Village – Shingdhol, Shingdhol Marg, Taluka – Karjat, Dist. – Raigad, PIN Code – 410 201, State - Maharashtra, Country - India

Latitude Longitude: 19°01'47.2"N 73°29'17.2"E




Valuation Done for: **State Bank of India**

Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block, Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051 State - Maharashtra, Country - India



Our Pan India Presence at :

- | | | | |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
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|  Delhi NCR |  Nashik |  Ahmedabad |  Jaipur |

 **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
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 mumbai@vastukala.org

Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

**The Branch Manager,
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 16.01.2024
	b)	Date on which the valuation is made : 17.01.2024
3.	List of documents produced for perusal	
	1.	Copy of Agreement for sale date 03.01.2023 b/w. Mr. Raju J. Chhabria alias Parwant & others Seven (the Owners) AND M/s. Greencity India (the Purchaser)
	2.	Copy of Legal Title Certificate date 27.01.2023 issued by Adv. Yogesh B. Dandekar
	3.	Copy of Architect's Certificate date 23.11.2023 issued by Ar. Sumukh V. Rajadhyax
	4.	Copy of Affidavit Cum Declaration of Mr. Asfak S. Chaudhary date 20.02.2023 (As per RERA Site)
	5.	Copy of Declaration about Commencement Certificate of M/s. Greencity India date 14.03.2023
	6.	Copy of Legal Title Certificate date 27.01.2023 issued by Adv. Yogesh B. Dandekar
	7.	Copy of Engineer's Certificate date 28.11.2023 issued by Eng. Vijay S. More (Aakruti Structural Consultant) (RERA Certificate)
	8.	Copy of MAHARERA Registration Certificate of Project No. P52000050297 issued by Maharashtra Real Estate Regulatory Authority date 01.04.2023. Last Modified date 26.12.2023
	9.	Copy of N.A. Order Cum Commencement Certificate No. Mhasa / LNA1 (B) / SR-70 / 2013 date 09.10.2013 issued by Upper District Officer Raigad, Alibaug
	10.	Copy of Approved Plan No. Mhasa / LNA1 (B) / SR-70 / 2013 date 09.10.2013 issued by Upper District Officer Raigad
	Approved upto:	
	Plot Nos.	Number of Floors
	1 to 170	Open Plot
	Project Name (with address & phone nos.)	: "Victoria Hills" , Proposed N.A. Layout on Survey No. 81, Hissa No. 1B, Village – Shingdhol, Shingdhol Marg, Taluka – Karjat, Dist. – Raigad, PIN Code – 410 201, State - Maharashtra, Country - India
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint	: Greencity India (Mr. Asfak Sharakat Choudhari)

	ownership)		Address: G4 Green City, "Dev Corpora", Service Road, Near Cadbury Junction, Khopat, Thane (West), PIN Code - 400 601, State - Maharashtra, Country – India & Green City Office No. 1005, 10 th Floor, "Centrum Business Park", Road No. 16, Wagle Estate, Thane (West), Pin Code – 400 604, State - Maharashtra, Country – India																	
5.	Brief description of the property (Including Leasehold / freehold etc.)																			
	<p>About "Victoria Hills" Project: The Villas at Victoria Hills are available in 2BHK, 3BHK and 4BHK configurations, providing ample space for comfortable living. Each Villa is designed to reflect the grandeur of the Victorian era while also incorporating modern amenities to cater to contemporary living. The villas are set amidst serene surroundings and lofty hills, providing a perfect blend of nature and luxury. With its timeless elegance, exceptional craftsmanship, and idyllic location. Victoria Hills is a true gem that promises to offer a lifestyle a unparalleled luxury and tranquility. Victoria Hills, with its timeless beauty, has preserved a Mango tree that has lived and unconditionally sprinkled the shower of its love for more than a hundred years. This tree entices the natural habitat with arms wide open and gives fruits that taste sweeter than nectar, adding a vibrant green feather to the beauty of Victoria Hills.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Plot Nos.</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 to 170</td> <td>Open Plot</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Plot Nos</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>1 to 170</td> <td>Open Plot</td> <td>0%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE:</p> <p>Expected completion date as informed by builder is March - 2025 (As per MAHARERA Certificate)</p> <p>Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1"> <tbody> <tr><td>➤ Vitrified tiles flooring in all rooms</td></tr> <tr><td>➤ Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>➤ Powder coated aluminum sliding windows with M.S. Grills</td></tr> <tr><td>➤ Laminated wooden flush doors with Safety door</td></tr> <tr><td>➤ Concealed wiring</td></tr> <tr><td>➤ Concealed plumbing</td></tr> <tr><td>➤ Garden</td></tr> </tbody> </table>			Plot Nos.	Number of Floors	1 to 170	Open Plot	Plot Nos	Present stage of Construction	Percentage of work completion	1 to 170	Open Plot	0%	➤ 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	➤ Garden
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6.	Location of property	:																		
	a) Plot No. / Survey No.	:	Survey No. 81, Hissa No. 1B																	
	b) Door No.	:	Not applicable																	
	c) C. T.S. No. / Village	:	Survey No. 81, Hissa No. 1B, Village –																	

				Shingdhol
	d)	Ward / Taluka	:	Taluka – Karjat
	e)	Mandal / District	:	Dist.- Raigad
7.	Postal address of the property			:"Victoria Hills", Proposed N.A. Layout on Survey No. 81, Hissa No. 1B, Village – Shingdhol, Shingdhol Marg, Taluka – Karjat, Dist. – Raigad, PIN Code – 410 201, State - Maharashtra, Country - India
8.	City / Town			: Shingdhol, Taluka – Karjat,
	Residential area			: Yes
	Commercial area			: No
	Industrial area			: No
9.	Classification of the area			:
	i) High / Middle / Poor			: Middle Class
	ii) Urban / Semi Urban / Rural			: Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality			: Upper District Officer Raigad, Village - Shingdhol
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area			: No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated			: N.A.
13.	Boundaries of the property	As per Documents	As per MAHARERA	As per Site
	North	Hills Survey No. 75	Hills Survey No. 75	Sahyadri Range
	South	Survey No. 2	Survey No. 2	Village – Shingdhol & Road
	East	Survey No. 80	Survey No. 80	Open Plot & Tembhare Village
	West	Survey No. 69	Survey No. 69	Open Plot
14.1	Dimensions of the site			N. A. as the land is irregular in shape
				A As per the Deed
				B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property			: 19°01'47.2"N 73°29'17.2"E
14.	Extent of the site			: Total Plot area - 36138.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)			: Total Plot area - 36138.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.			: N.A. Building Construction work not yet started

II	CHARACTERISTICS OF THE SITE										
1.	Classification of locality	: Middle class									
2.	Development of surrounding areas	: Normal									
3.	Possibility of frequent flooding/ sub-merging	: No									
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by									
5.	Level of land with topographical conditions	: Plain									
6.	Shape of land	: Irregular									
7.	Type of use to which it can be put	: For residential purpose									
8.	Any usage restriction	: Residential									
9.	Is plot in town planning approved layout?	: Copy of Approved Plan No. Mhasa / LNA1 (B) / SR-70 / 2013 date 09.10.2013 issued by Upper District Officer Raigad Approved upto:									
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Plot Nos.	Number of Floors										
1 to 170	Open Plot										
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.	: 09.00 Mtr. Wide Internal 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 public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	: No									
Part – A (Valuation of land)											
1	Size of plot	: Total Plot area - 36138.00 Sq. M. (As per Approved Plan & RERA Certificate)									
	North & South	: -									
	East & West	: -									
2	Total extent of the plot	: As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	: As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	: ₹ 1,750.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	: As per table attached to the report									
6	Estimated value of land	: <table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan & RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)			
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)									

2.	Compound Wall	:	
	Height	:	N.A. Building Construction work not yet started
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work not yet started
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1) Victoria Hills:**

Sr. No.	Plot Nos.	Plot Area in Sq. M.	Rate per Sq. M. on Plot in ₹	Fair Market Value in ₹	Realizable Value in ₹
1	1	203	6500	13,19,500.00	12,53,525.00
2	2	180	6500	11,70,000.00	11,11,500.00
3	3	197	6500	12,80,500.00	12,16,475.00
4	4	178	6500	11,57,000.00	10,99,150.00
5	5	209	6500	13,58,500.00	12,90,575.00
6	6	185	6500	12,02,500.00	11,42,375.00
7	7	197	6500	12,80,500.00	12,16,475.00
8	8	170	6500	11,05,000.00	10,49,750.00
9	9	198	6500	12,87,000.00	12,22,650.00
10	10	198	6500	12,87,000.00	12,22,650.00
11	11	198	6500	12,87,000.00	12,22,650.00
12	12	190	6500	12,35,000.00	11,73,250.00
13	13	189	6500	12,28,500.00	11,67,075.00
14	14	198	6500	12,87,000.00	12,22,650.00
15	15	198	6500	12,87,000.00	12,22,650.00
16	16	207	6500	13,45,500.00	12,78,225.00
17	17	216	6500	14,04,000.00	13,33,800.00
18	18	189	6500	12,28,500.00	11,67,075.00
19	19	189	6500	12,28,500.00	11,67,075.00



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Sr. No.	Plot Nos.	Plot Area in Sq. M.	Rate per Sq. M. on Plot in ₹	Fair Market Value in ₹	Realizable Value in ₹
20	20	225	6500	14,62,500.00	13,89,375.00
21	21	225	6500	14,62,500.00	13,89,375.00
22	22	225	6500	14,62,500.00	13,89,375.00
23	23	201	6500	13,06,500.00	12,41,175.00
24	24	230	6500	14,95,000.00	14,20,250.00
25	25	232	6500	15,08,000.00	14,32,600.00
26	26	212	6500	13,78,000.00	13,09,100.00
27	27	212	6500	13,78,000.00	13,09,100.00
28	28	241	6500	15,66,500.00	14,88,175.00
29	29	240	6500	15,60,000.00	14,82,000.00
30	30	201	6500	13,06,500.00	12,41,175.00
31	31	234	6500	15,21,000.00	14,44,950.00
32	32	234	6500	15,21,000.00	14,44,950.00
33	33	234	6500	15,21,000.00	14,44,950.00
34	34	242	6500	15,73,000.00	14,94,350.00
35	35	242	6500	15,73,000.00	14,94,350.00
36	36	220	6500	14,30,000.00	13,58,500.00
37	37	220	6500	14,30,000.00	13,58,500.00
38	38	242	6500	15,73,000.00	14,94,350.00
39	39	372	6500	24,18,000.00	22,97,100.00
40	40	242	6500	15,73,000.00	14,94,350.00
41	41	215	6500	13,97,500.00	13,27,625.00
42	42	215	6500	13,97,500.00	13,27,625.00
43	43	215	6500	13,97,500.00	13,27,625.00
44	44	215	6500	13,97,500.00	13,27,625.00
45	45	266	6500	17,29,000.00	16,42,550.00
46	46	266	6500	17,29,000.00	16,42,550.00
47	47	266	6500	17,29,000.00	16,42,550.00
48	48	314	6500	20,41,000.00	19,38,950.00
49	49	314	6500	20,41,000.00	19,38,950.00
50	50	314	6500	20,41,000.00	19,38,950.00
51	51	314	6500	20,41,000.00	19,38,950.00
52	52	266	6500	17,29,000.00	16,42,550.00
53	53	266	6500	17,29,000.00	16,42,550.00
54	54	266	6500	17,29,000.00	16,42,550.00
55	55	245	6500	15,92,500.00	15,12,875.00

Sr. No.	Plot Nos.	Plot Area in Sq. M.	Rate per Sq. M. on Plot in ₹	Fair Market Value in ₹	Realizable Value in ₹
56	56	150	6500	9,75,000.00	9,26,250.00
57	57	166	6500	10,79,000.00	10,25,050.00
58	58	185	6500	12,02,500.00	11,42,375.00
59	59	185	6500	12,02,500.00	11,42,375.00
60	60	185	6500	12,02,500.00	11,42,375.00
61	61	185	6500	12,02,500.00	11,42,375.00
62	62	185	6500	12,02,500.00	11,42,375.00
63	63	221	6500	14,36,500.00	13,64,675.00
64	64	221	6500	14,36,500.00	13,64,675.00
65	65	191	6500	12,41,500.00	11,79,425.00
66	66	208	6500	13,52,000.00	12,84,400.00
67	67	200	6500	13,00,000.00	12,35,000.00
68	68	162	6500	10,53,000.00	10,00,350.00
69	69	330	6500	21,45,000.00	20,37,750.00
70	70	319	6500	20,73,500.00	19,69,825.00
71	71	230	6500	14,95,000.00	14,20,250.00
72	72	276	6500	17,94,000.00	17,04,300.00
73	73	190	6500	12,35,000.00	11,73,250.00
74	74	190	6500	12,35,000.00	11,73,250.00
75	75	210	6500	13,65,000.00	12,96,750.00
76	76	258	6500	16,77,000.00	15,93,150.00
77	77	159	6500	10,33,500.00	9,81,825.00
78	78	176	6500	11,44,000.00	10,86,800.00
79	79	176	6500	11,44,000.00	10,86,800.00
80	80	176	6500	11,44,000.00	10,86,800.00
81	81	176	6500	11,44,000.00	10,86,800.00
82	82	176	6500	11,44,000.00	10,86,800.00
83	83	314	6500	20,41,000.00	19,38,950.00
84	84	292	6500	18,98,000.00	18,03,100.00
85	85	171	6500	11,11,500.00	10,55,925.00
86	86	171	6500	11,11,500.00	10,55,925.00
87	87	171	6500	11,11,500.00	10,55,925.00
88	88	171	6500	11,11,500.00	10,55,925.00
89	89	171	6500	11,11,500.00	10,55,925.00
90	90	171	6500	11,11,500.00	10,55,925.00
91	91	200	6500	13,00,000.00	12,35,000.00

Sr. No.	Plot Nos.	Plot Area in Sq. M.	Rate per Sq. M. on Plot in ₹	Fair Market Value in ₹	Realizable Value in ₹
92	92	152	6500	9,88,000.00	9,38,600.00
93	93	153	6500	9,94,500.00	9,44,775.00
94	94	171	6500	11,11,500.00	10,55,925.00
95	95	171	6500	11,11,500.00	10,55,925.00
96	96	157	6500	10,20,500.00	9,69,475.00
97	97	180	6500	11,70,000.00	11,11,500.00
98	98	180	6500	11,70,000.00	11,11,500.00
99	99	150	6500	9,75,000.00	9,26,250.00
100	100	187	6500	12,15,500.00	11,54,725.00
101	101	184	6500	11,96,000.00	11,36,200.00
102	102	185	6500	12,02,500.00	11,42,375.00
103	103	177	6500	11,50,500.00	10,92,975.00
104	104	255	6500	16,57,500.00	15,74,625.00
105	105	198	6500	12,87,000.00	12,22,650.00
106	106	198	6500	12,87,000.00	12,22,650.00
107	107	198	6500	12,87,000.00	12,22,650.00
108	108	198	6500	12,87,000.00	12,22,650.00
109	109	198	6500	12,87,000.00	12,22,650.00
110	110	198	6500	12,87,000.00	12,22,650.00
111	111	198	6500	12,87,000.00	12,22,650.00
112	112	198	6500	12,87,000.00	12,22,650.00
113	113	198	6500	12,87,000.00	12,22,650.00
114	114	198	6500	12,87,000.00	12,22,650.00
115	115	275	6500	17,87,500.00	16,98,125.00
116	116	275	6500	17,87,500.00	16,98,125.00
117	117	275	6500	17,87,500.00	16,98,125.00
118	118	198	6500	12,87,000.00	12,22,650.00
119	119	198	6500	12,87,000.00	12,22,650.00
120	120	198	6500	12,87,000.00	12,22,650.00
121	121	198	6500	12,87,000.00	12,22,650.00
122	122	198	6500	12,87,000.00	12,22,650.00
123	123	198	6500	12,87,000.00	12,22,650.00
124	124	198	6500	12,87,000.00	12,22,650.00
125	125	198	6500	12,87,000.00	12,22,650.00
126	126	198	6500	12,87,000.00	12,22,650.00
127	127	198	6500	12,87,000.00	12,22,650.00

Sr. No.	Plot Nos.	Plot Area in Sq. M.	Rate per Sq. M. on Plot in ₹	Fair Market Value in ₹	Realizable Value in ₹
128	128	176	6500	11,44,000.00	10,86,800.00
129	129	240	6500	15,60,000.00	14,82,000.00
130	130	198	6500	12,87,000.00	12,22,650.00
131	131	198	6500	12,87,000.00	12,22,650.00
132	132	198	6500	12,87,000.00	12,22,650.00
133	133	198	6500	12,87,000.00	12,22,650.00
134	134	198	6500	12,87,000.00	12,22,650.00
135	135	198	6500	12,87,000.00	12,22,650.00
136	136	198	6500	12,87,000.00	12,22,650.00
137	137	198	6500	12,87,000.00	12,22,650.00
138	138	198	6500	12,87,000.00	12,22,650.00
139	139	275	6500	17,87,500.00	16,98,125.00
140	140	275	6500	17,87,500.00	16,98,125.00
141	141	275	6500	17,87,500.00	16,98,125.00
142	142	198	6500	12,87,000.00	12,22,650.00
143	143	198	6500	12,87,000.00	12,22,650.00
144	144	198	6500	12,87,000.00	12,22,650.00
145	145	198	6500	12,87,000.00	12,22,650.00
146	146	198	6500	12,87,000.00	12,22,650.00
147	147	198	6500	12,87,000.00	12,22,650.00
148	148	198	6500	12,87,000.00	12,22,650.00
149	149	198	6500	12,87,000.00	12,22,650.00
150	150	336	6500	21,84,000.00	20,74,800.00
151	151	219	6500	14,23,500.00	13,52,325.00
152	152	240	6500	15,60,000.00	14,82,000.00
153	153	176	6500	11,44,000.00	10,86,800.00
154	154	154	6500	10,01,000.00	9,50,950.00
155	155	152	6500	9,88,000.00	9,38,600.00
156	156	158	6500	10,27,000.00	9,75,650.00
157	157	158	6500	10,27,000.00	9,75,650.00
158	158	158	6500	10,27,000.00	9,75,650.00
159	159	158	6500	10,27,000.00	9,75,650.00
160	160	297	6500	19,30,500.00	18,33,975.00
161	161	268	6500	17,42,000.00	16,54,900.00
162	162	244	6500	15,86,000.00	15,06,700.00
163	163	206	6500	13,39,000.00	12,72,050.00

Sr. No.	Plot Nos.	Plot Area in Sq. M.	Rate per Sq. M. on Plot in ₹	Fair Market Value in ₹	Realizable Value in ₹
164	164	198	6500	12,87,000.00	12,22,650.00
165	165	236	6500	15,34,000.00	14,57,300.00
166	166	249	6500	16,18,500.00	15,37,575.00
167	167	218	6500	14,17,000.00	13,46,150.00
168	168	243	6500	15,79,500.00	15,00,525.00
169	169	243	6500	15,79,500.00	15,00,525.00
170	170	243	6500	15,79,500.00	15,00,525.00
Total		36138		23,48,97,000.00	22,31,52,150.00

Summary of the Project:

Plot Nos.	Total Plot Area in Sq. M.	Value of Plot area in (₹)	Realizable Value in (₹)
1 to 170	36138	23,48,97,000.00	22,31,52,150.00

Particulars	Market Value (₹)
Total Fair Market Value of Plot Area in ₹	23,48,97,000.00
Total Realizable Value in ₹	22,31,52,150.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work not yet started
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part – E (Miscellaneous)		Amount in ₹
1.	Separate toilet room	N.A. Building Construction work not yet started
2.	Separate lumber room	
3.	Separate water tank / sump	
4.	Trees, gardening	
Total		

Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work not yet started
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

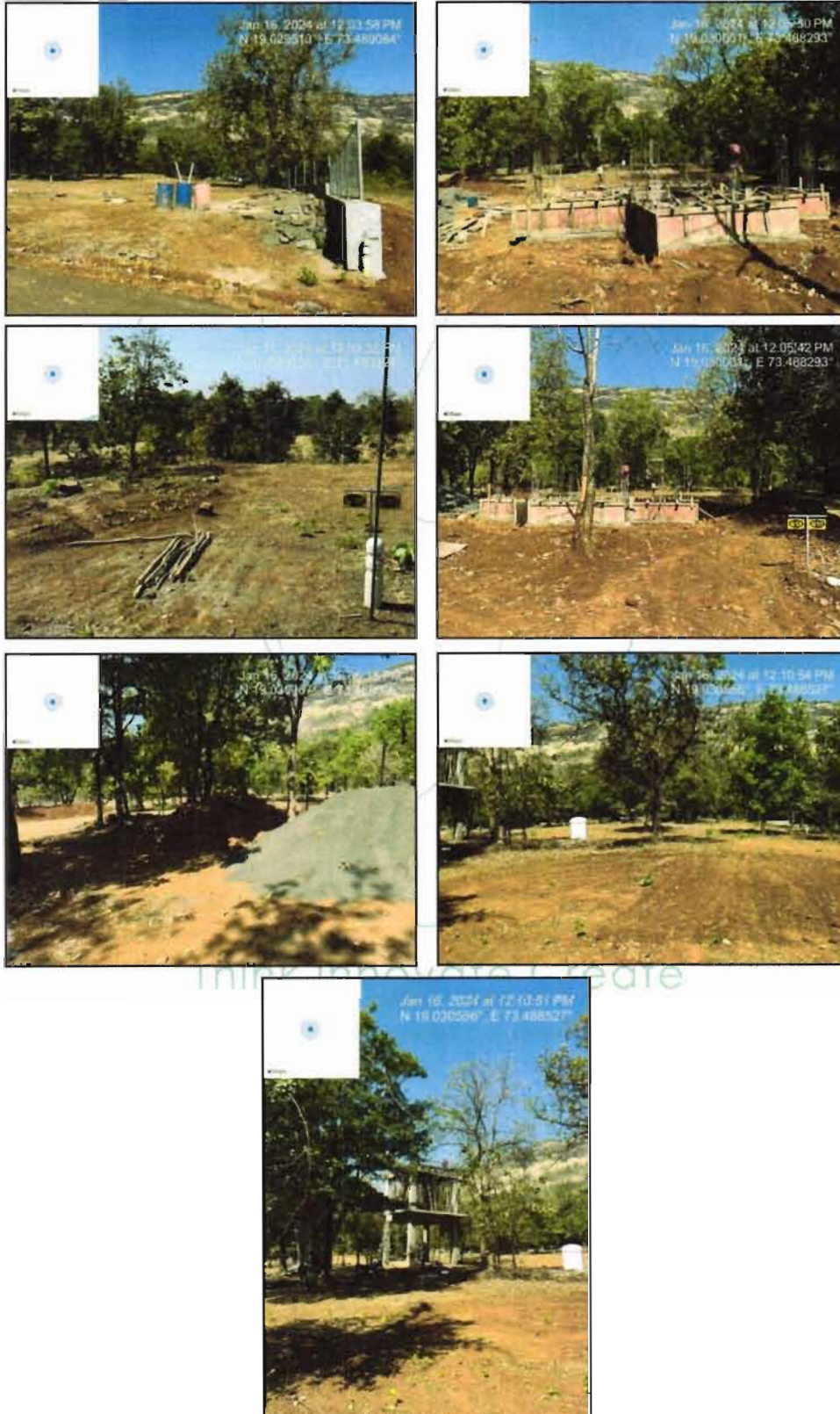
Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Total Fair Market Value of Open Plot		₹ 23,48,97,000.00
Total Realizable Value of Open Plot		₹ 22,31,52,150.00

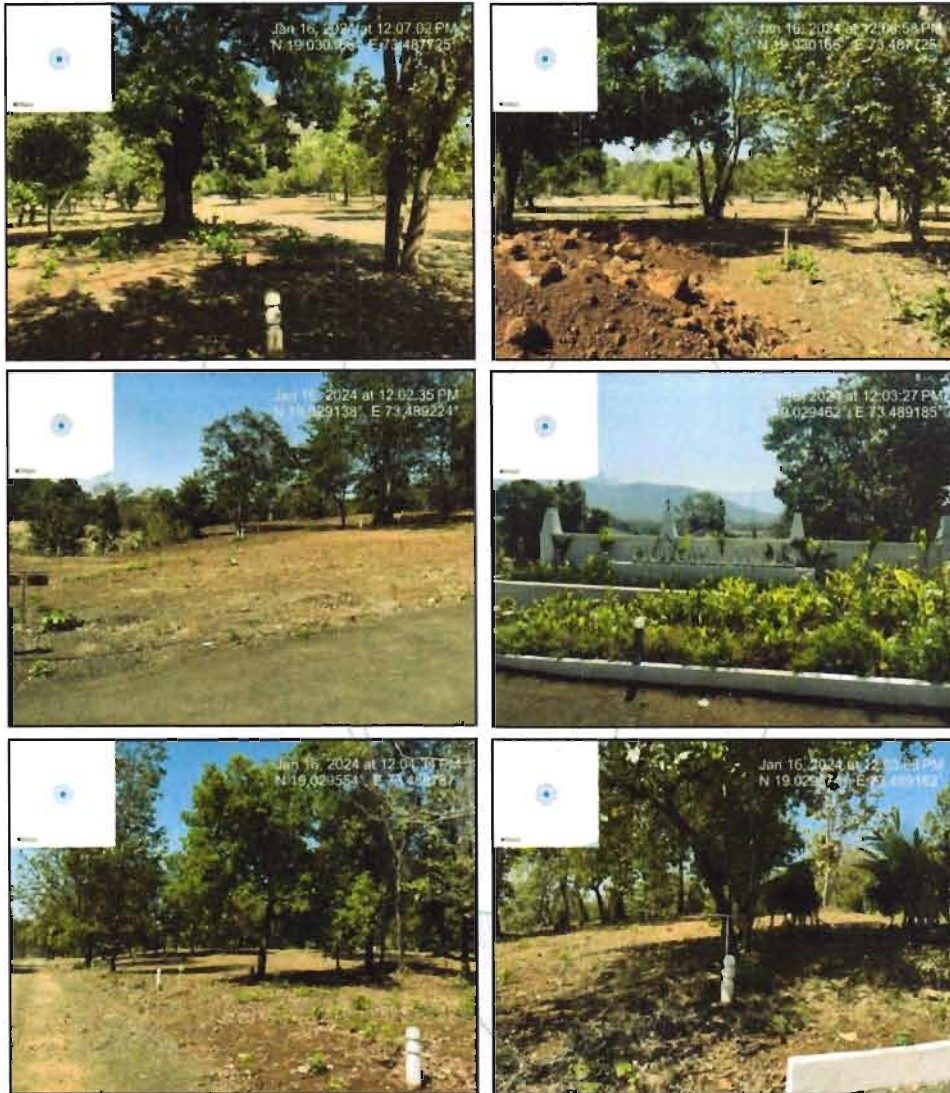
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 5,000 to ₹ 7,000.00 per Sq. M. on Open Plot 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 ₹ 6,500.00 per Sq. M. on Open Plot for valuation.



Actual Site Photographs



Actual Site Photographs



Think.Innovate.Create

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°01'47.2"N 73°29'17.2"E

Note: The Blue line shows the route to site from nearest Railway station (Karjat – 25.5 Km.)

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
 बाजारमूल्य दर पत्रक

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Year 2023/2024 **Language** English

Selected District रायगड

Select Taluka कर्जत

Select Village सिंगदोल

Vibhag Number 1

Assessment Type	Assessment Range	Rate Rs/-
दिनशेती जमीनी/पुखंड	0-0.00	1750
ह्यायवबरोल शोमनी	0-0.00	1940
पावठायातील निळकती	0-0.00	2040
शोया-फळबाग	0-0.00	0
फाहु-फळबाग	0-0.00	0
नारळ-फळबाग	0-0.00	0
केळी-फळबाग	0-0.00	0
सदनिका	0-0.00	25700
		1 2 3 4

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Sales Instance

5/18/24, 2:45 PM		www.sarthogpservices.maharashtra.gov.in/submit/TMLReportDetailsItemank2_Report.aspx	
5796543	सूची क्र.2	पुस्तक क्रमांक : दु.नि. कर्जल 2	
58-01-2024		दस्ता क्रमांक : 5796/2023	
Note :- Generated Through eSearch Module for original report please Acct/Mat customer SRG office		नोदणी	
		Page: 63/66	
गावाचे नाव : शिंगडोक			
(1) विक्रीच्या प्रकार	खरिदीखल		
(2) मूळदस्ता	1372500		
(3) भावार्थभाके/नॉटिफिकेशनच्या बाबतिलेखाद्वारे आकारणी देणे वी पट्टेदार ते नमूद करावे.	446500		
(4) मू.माल,पॉटिंगला व परकामांक असावयात	1) पालिकेचे नाव, कर्जलदर वगणित : इतर माहिती: मोठे- शिंगडोक,ता कर्जल,जि. रायगड येथील बिनासोती सर्व्हे नं. 81/1/ब,प्लॉट नं. 104, क्षेत्र 255 चौ.मी.आकार 25.50 रु.पे. (विक्रीदरिमा हिलस प्रोजेक्ट) (Survey Number : 81/1/ब,104,)		
(7) क्षेत्रफळ	2.5500 आर चौ. मीटर		
(6) आकारणी किंवा जुती देण्यात येलेले क्षेत्र			
(7) दस्ताऐवज करण देण, या विस्तृत ठेकाचा या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असावयात, प्रतिसादिते नाव व पत्र	1) नाव- विकास क्लब असावत या लॉक दस्ताऐवज प्रवेशासाठी कु. मु. सर्वेण विस्तृत मुद्दे बय-39, पत्रा-पॉटि नं., माळा नं., इमारतीचे नाव., बळीक नं., रोड नं., महाराष्ट्र, राईगड () विन कोड-410201 पिन नं. 2) नाव- अमित गोवंदन बाळानी या लॉक दस्ताऐवज प्रवेशासाठी कु. मु. सर्वेण विस्तृत मुद्दे बय-39, पत्रा-पॉटि नं., माळा नं., इमारतीचे नाव., बळीक नं., रोड नं., महाराष्ट्र, राईगड () विन कोड-410201 पिन नं. 3) नाव- अमित जेठानंद छाबरीया लॉक पारवणी या लॉक दस्ताऐवज प्रवेशासाठी कु. मु. सर्वेण विस्तृत मुद्दे बय-39, पत्रा-पॉटि नं., माळा नं., इमारतीचे नाव., बळीक नं., रोड नं., महाराष्ट्र, राईगड () विन कोड-410201 पिन नं. 4) नाव- प्रकाश काभुज जाविका या लॉक दस्ताऐवज प्रवेशासाठी कु. मु. सर्वेण विस्तृत मुद्दे बय-39, पत्रा-पॉटि नं., माळा नं., इमारतीचे नाव., बळीक नं., रोड नं., महाराष्ट्र, राईगड () विन कोड-410201 पिन नं. 5) नाव- राजू जेठानंद छाबरीया लॉक पारवणी या लॉक दस्ताऐवज प्रवेशासाठी कु. मु. सर्वेण विस्तृत मुद्दे बय-39, पत्रा-पॉटि नं., माळा नं., इमारतीचे नाव., बळीक नं., रोड नं., महाराष्ट्र, राईगड () विन कोड-410201 पिन नं. 6) नाव- विक्रम भद्र रसाक या लॉक दस्ताऐवज प्रवेशासाठी कु. मु. सर्वेण विस्तृत मुद्दे बय-39, पत्रा-पॉटि नं., माळा नं., इमारतीचे नाव., बळीक नं., रोड नं., महाराष्ट्र, राईगड () विन कोड-410201 पिन नं. 7) नाव- से धीनिसोती इंडिया लॉक प्रो ड्ये वी असावक घराकत चौधरी या लॉक दस्ताऐवज प्रवेशासाठी कु. मु. सर्वेण यादू कामकाज या लॉक दस्ताऐवज प्रवेशासाठी कु. मु. सर्वेण विस्तृत मुद्दे बय-39, पत्रा-पॉटि नं., माळा नं., इमारतीचे नाव., बळीक नं., रोड नं., रूप नं. 256, इन्फ्रानावडा, आवादिपक चौक मुंबई कलिंग, मुंबई-82, महाराष्ट्र, मुंबई विन कोड-400082 पिन नं.-A.A.A.B.G.U.798		
(8) दस्ताऐवज करण देण, या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असावयात, प्रतिसादिते नाव व पत्र	1) नाव- शाही काबू सुवर्णा बय-44, पत्रा-पॉटि नं., माळा नं., इमारतीचे नाव., बळीक नं., रोड नं. पत्रा-ए-1307, 11 वा मजला, मुडिबाअका, एम टी एन एल रोड इन, मेहरा कंपाउंड, साळीनाका, अंबेरी-गुई, मुंबई-400072, महाराष्ट्र, मुंबई विन कोड-400072 पिन नं.-GDVPS60113N 2) नाव- शाही काबू सुवर्णा बय-44, पत्रा-पॉटि नं., माळा नं., इमारतीचे नाव., बळीक नं., रोड नं. पत्रा-ए-1307, 11 वा मजला, मुडिबाअका, एम टी एन एल रोड इन, मेहरा कंपाउंड, साळीनाका, अंबेरी-गुई, मुंबई-400072, महाराष्ट्र, मुंबई विन कोड-400072 पिन नं.-GDVPS60113N		
5/18/24, 2:45 PM		www.sarthogpservices.maharashtra.gov.in/submit/TMLReportDetailsItemank2_Report.aspx	
(9) दस्ताऐवज करण दिव्याचा दिनांक	20/10/2023		
(10) दस्ता नोंदणी केल्याचा दिनांक	20/10/2023		
(11) मजकुरांक, रोज व पत्र	5796/2023		
(12) भावार्थभाके/नॉटिफिकेशन मुद्रिक मूल्य	68700		
(13) भावार्थभाके/नॉटिफिकेशन नोंदणी मूल्य	13800		
(14) शीरा			
मुद्रिक मूल्य आकारताची विवारात घेतलेले तपशील			
मुद्रिक मूल्य आकारताचा निवडारांत	(10) Within the limits of any Grampanchayat area or any such area not		



Sales Instance

6041543 18-01-2024 Note: Generated Through eSearch Module. For original report please contact parent SRC office.		सूची क्र.2		दुयम निबंधक : दु.नि. कर्जत 2 दस्ता क्रमांक : 6041/2023 नोंदणी : Regn:63m	
गावाचे नाव : शिंगडोळ					
(1) क्लिष्टाचा प्रकार	खरेदीखत				
(2) मोबदला	1397000				
(3) बाजारभाव भाडेपट्ट्याच्या बाबितापट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	413000				
(4) भू.मान्य.पेटहिसा व घरसामान्य (असत्यास)	1) पालिकेचे नाव कर्जतदत्तर वर्गाने . इतर माहिती: मौजे- शिंगडोळ,ता. कर्जत,जि. रायगड येथील खिन्शीली सर्व्हे नं. 81/1/ब,प्लॉट नं. 165,खेत्र 236 चौ.मी.आकार 23.60 रु.पै.विक्रीरिथा हिस्स प्रोजेक्ट) ((Survey Number : 81/1/ब:165 ;))				
(5) क्षेत्रफळ	2.3600 आर चौ.मीटर				
(6) आकारणी किंवा जुडी दिण्यात असोत किंवा.					
(7) दस्तावेज करून देणे.या विषय ठेवणे.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असत्यास.प्रतिवादिचे नाव व पत्ता.	<p>1) नाव -अनिल गोवर्धन बालानी व्हा तर्फे दस्तावेज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुढे वय -38, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईसाई() . पिन कोड -410201 पिन नं.-</p> <p>2) नाव -अनिल जेटानंद जांबरीया उर्फ पारवानी व्हा तर्फे दस्तावेज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुढे वय -38, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईसाई() . पिन कोड -410201 पिन नं.-</p> <p>3) नाव -निरव ठाकुर मदनानी व्हा तर्फे दस्तावेज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुढे वय -38, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईसाई() . पिन कोड -410201 पिन नं.-</p> <p>4) नाव -प्रकाश वसुंधर जांबरीया व्हा तर्फे दस्तावेज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुढे वय -38, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईसाई() . पिन कोड -410201 पिन नं.-</p> <p>5) नाव -राजु जेटानंद जांबरीया उर्फ पारवानी व्हा तर्फे दस्तावेज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुढे वय -38, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईसाई() . पिन कोड -410201 पिन नं.-</p> <p>6) नाव -विजय भरत रशाक व्हा तर्फे दस्तावेज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुढे वय -38, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईसाई() . पिन कोड -410201 पिन नं.-</p> <p>7) नाव -मै. श्रीमती इंडिया तर्फे प्रो.प्रा. श्री. अयाकक शरदाकल चौधरी व्हा तर्फे दस्तावेज प्रवेशासाठी कु. मु. गणेश दत्त सफकान व्हा तर्फे दस्तावेज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुढे वय -38, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. , रुम नं. 256, हनुमानवाडा, आशादिपक चौक, पुतूड कॉलनी, मुंबई-82 , महाराष्ट्र, मुंबई, पिन कोड -400082 पिन नं.-AAABG13879R</p>				
(8) दस्तावेज करून देणे.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदालत असत्यास.प्रतिवादिचे नाव व पत्ता	<p>1) नाव -कमल जयतीलाल बाला यांचे तर्फे कुलभुखारारी म्हणून जयती रामजी बाला वय -68, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. पत्ता -बी- 1303, ऑक्टरेट सोसायटी, लोखंडवाला कॉम्प्लेक्स, लोखंडवाला सर्कल, अकुरती रोड, कादिवली, पुर्व, मुंबई- 400101, महाराष्ट्र, MUMBAI, पिन कोड -400101 पिन नं.-AEIPV0852Q</p> <p>2) नाव -डिपल कमल बाला वय -42, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. पत्ता -बी- 1303, ऑक्टरेट सोसायटी, लोखंडवाला कॉम्प्लेक्स, लोखंडवाला सर्कल, अकुरती रोड, कादिवली, पुर्व, मुंबई- 400101, महाराष्ट्र, MUMBAI, पिन कोड -400101 पिन नं.-AEIPV0907P</p>				
https://esearchservice.maharashtra.gov.in/centralTM/ReportSearchInstance2_RegLiv.aspx					
7/24, 2:48 PM https://esearchservice.maharashtra.gov.in/centralTM/ReportSearchInstance2_RegLiv.aspx					
	<p>3) नाव -जयती रामजी बाला वय -68, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. पत्ता -बी- 1303, ऑक्टरेट सोसायटी, लोखंडवाला कॉम्प्लेक्स, लोखंडवाला सर्कल, अकुरती रोड, कादिवली, पुर्व, मुंबई- 400101, महाराष्ट्र, MUMBAI, पिन कोड -400101 पिन नं.-AEIPV4459K</p> <p>4) नाव -पुष्पा जयतीलाल बाला वय -62, पत्ता -प्लॉट नं. , माळा नं. , इमारतीचे नाव. , ब्लॉक नं. , रोड नं. पत्ता -बी- 1303, ऑक्टरेट सोसायटी, लोखंडवाला कॉम्प्लेक्स, लोखंडवाला सर्कल, अकुरती रोड, कादिवली, पुर्व, मुंबई- 400101, महाराष्ट्र, MUMBAI, पिन कोड -400101 पिन नं.-AEIPV9251P</p>				
(9) दस्तावेज करून दिल्याचे दिनांक	01/11/2023				
(10)दस्ता नोंदणी किंवाचा दिनांक	01/11/2023				
(11)अनुक्रमिक संज्ञ व पुढे	6041/2023				
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	69900				
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	14000				



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Sales Instance

7183543 16-01-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुष्यम निबंधक : दु.नि. कर्जत 2 वसत क्रमांक : 7183/2023 नोंदणी : Regn:63m
गावाचे नाव : शिंगडोळ		
(1) विलेखाचा प्रकार	खरेदीखत	
(2) मीटरदस्त	1278950	
(3) बाजारभावे भाडेपट्ट्याच्या बाबतितपट्टाकार अकारणी देती की पट्टेदार ते नमुद करणे	420000	
(4) मू.मापन,मौदहिसा व परस्वमांक(असल्यास)	1) पार्लिकेचे नाव:कर्जतइतर वर्णन : इतर भादिली. मीजे. शिंगडोळ ता कर्जत,जि. रायगड येथील बिनबोली सव्हें नं. 81/1/ब,प्लॉट नं. 152 क्षेत्र 240 चौ.मी.,आकार 24.00 रु.चे.(विक्रीरिथा हिस्से प्रोजेक्ट) (Survey Number : 81/1/ब/152 :)	
(5) क्षेत्रफळ	2.4000 आर.चौ.मीटर	
(6) अकारणी किंवा जुटी देण्यात असोत तेव्हा.		
(7) दस्तावेज करून देणा.गाविलेख ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	<p>1): नाव :-अमित गोवर्धन बालानी या तर्फे दस्तावेज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुढे वय:-38, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव :-, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगड() पिन कोड:-410101 पिन नं.-</p> <p>2): नाव :-अमित जेठानंद छाबरीया तर्फे पारवानी या तर्फे दस्तावेज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुढे वय:-38, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव :-, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगड() पिन कोड:-410101 पिन नं.-</p> <p>3): नाव :-निरव ठाकुर मदनानी या तर्फे दस्तावेज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुढे वय:-38, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव :-, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगड() पिन कोड:-410101 पिन नं.-</p> <p>4): नाव :-इकाया वामभुज जयसिंग या तर्फे दस्तावेज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुढे वय:-38, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव :-, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगड() पिन कोड:-410101 पिन नं.-</p> <p>5): नाव :-राजू जेठानंद छाबरीया तर्फे पारवानी या तर्फे दस्तावेज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुढे वय:-38, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव :-, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगड() पिन कोड:-410101 पिन नं.-</p> <p>6): नाव :-विजय भरत रसाळ या तर्फे दस्तावेज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुढे वय:-38, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव :-, ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगड() पिन कोड:-410101 पिन नं.-</p> <p>7): नाव :-मि.मीनसिटी इंडिया तर्फे प्रो.प्रा.श्री असाकक शरकत चौधरी या तर्फे दस्तावेज प्रवेशासाठी कु. मु. गणेश वादू संपकाळ या तर्फे दस्तावेज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुढे वय:-38, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव :-, ब्लॉक नं. , रोड नं. ,पत्ता:रूम नं. 256, इन्डुमानपाडा, आयांदिपिक चौक, मुंबई कॉलनी, मुंबई-42, महाराष्ट्र, MUMBAI पिन कोड:-400082 पिन नं.-AAAM3879R</p>	
(8) दस्तावेज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	<p>1): नाव :-शशांक कुमाराय उदायत वय:-55, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव :-, ब्लॉक नं. , रोड नं. ,पत्ता :-हॉबरी इस्टेट, एच सी. -503, उरण रोड, एकता विलर सोसायटी समीर, प्लॉट नंबर 493, सेक्टर 19ए, नवी मुंबई, नेरुळ नोंद-3, ठाणे-400706, महाराष्ट्र, THANE. पिन कोड:-400706 पिन नं.-AAHP9267A</p> <p>2): नाव :-प्रभा शशांक उदायत वय:-49, पत्ता:-प्लॉट नं. , माळा नं. , इमारतीचे नाव :-, ब्लॉक नं. , रोड नं. ,पत्ता :-हॉबरी इस्टेट, एच सी. -503, उरण रोड, एकता विलर सोसायटी समीर, प्लॉट नंबर 493, सेक्टर 19ए, नवी मुंबई, नेरुळ नोंद-3, ठाणे-400706, महाराष्ट्र, THANE. पिन कोड:-400706 पिन नं.-AAYPU7924M</p>	
https://esearchgservice.maharashtra.gov.in/sarant/HTMLReportSummary.htm?2 Regd.ive.aspx		
1/16/24 2:49 PM esearchgservice.maharashtra.gov.in/sarant/HTMLReportSummary.htm?2 Regd.ive.aspx		
(9) दस्तावेज करून दिल्याचा दिनांक	29/12/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	05/01/2024	
(11)अनुक्रमिक.खंड व मुद्दा	7183/2023	
(12)बाजारभावे/प्रमाणे मुद्रांक शुल्क	64000	
(13)बाजारभावे/प्रमाणे नोंदणी शुल्क	12800	



Sales Instance

गावाचे नाव : शिगढाळ	
(1) वित्तखाचा प्रकार	खरेदीखत
(2) मोकददा	1000000
(3) बाजारभावे/भाडेपट्ट्याच्या बाबतीतपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे	481300
(4) भू-मपन पोटहिस्ता व घरकमांक(अस्त्यार)	1) पालिकेचे नाव:कर्जतइतर वर्णन : इतर माहिती: मौजे- शिगढोल,ता. कर्जत,जि. रायगड येथील बिनशेती सव्हे नं. 81/1/ब/प्लॉट नं. 141 क्षेत्र 275.00 चौ.मी.आकार 27.50 रु.पै.(विकटोरिया हिल्स प्रोजेक्ट) ((Survey Number : 81/1/ब/141 :))
(5) क्षेत्रफळ	2.7500 अर.चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा:	
(7) दस्तऐवज करून देणा-या तिहुन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यारस.प्रतिवादिचे नाव व पत्ता	<p>1) नाव.-अनिल गोवर्धन बालानी च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुंदे वय:-38; पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव: - ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगार(ं). पिन कोड:-410201 पिन नं.-</p> <p>2) नाव.-अनिल जेठानंद छाबरीया उर्फ पारवानी च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुंदे वय:-38; पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव: - ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगार(ं). पिन कोड:-410201 पिन नं.-</p> <p>3) नाव.-निरव ठाकुर मदनानी च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुंदे वय:-38; पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव: - ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगार(ं). पिन कोड:-410201 पिन नं.-</p> <p>4) नाव.-प्रकाश चवभुज जयसिंग च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुंदे वय:-38; पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव: - ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगार(ं). पिन कोड:-410201 पिन नं.-</p> <p>5) नाव.-राजु जेठानंद छाबरीया उर्फ पारवानी च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुंदे वय:-38; पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव: - ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगार(ं). पिन कोड:-410201 पिन नं.-</p> <p>6) नाव.-विजय भरत रसाळ च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुंदे वय:-38; पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव: - ब्लॉक नं. , रोड नं. , महाराष्ट्र, राईगार(ं). पिन कोड:-410201 पिन नं.-</p> <p>7) नाव.-म. प्रीतिवती इंडिया तर्फे प्रो.प्र. श्री. असफक शराकत चौधरी च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. गणेश दादू रामकाळ च्या तर्फे दस्तऐवज प्रवेशासाठी कु. मु. गणेश विठ्ठल मुंदे वय:-38; पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव: - ब्लॉक नं. , रोड नं. , पत्ता-रूम नं. 256, हनुमानवाडा, आयादिपक चौक, मुलुंड कॉलनी, मुंबई-82, महाराष्ट्र, मुंबई पिन कोड:-400082 पिन नं.-AAABG3879R</p>
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्त्यारस.प्रतिवादिचे नाव व पत्ता	1) नाव.-पनश्याम शिवलाल मिस्त्री वय:-43; पत्ता.-प्लॉट नं. , माळा नं. , इमारतीचे नाव: - ब्लॉक नं. , रोड नं. , पत्ता.-प्लॉट नंबर 205, वास्तु लाभ, वास्तु रेसिडेन्सी, विजय राजत रोड, जिजामाता चौक समीर, फाबाब नॅशनल बँकजवळ, पेन पाऊस, अंधेरी-पूर्व, मुंबई-82, महाराष्ट्र, मुंबई पिन कोड:-400093 पिन नं.-A1ZPM8288K
(9) दस्तऐवज करून दिल्याचा दिनांक	16/11/2023
(10)दस्ता नोंदणी केलाचा दिनांक	21/11/2023

https://freesearchgnservice.maharashtra.gov.in/sarhaiHTMLReportSuchiKramank2_RegLIVE.aspx
1/2

1/16/24, 2:47 PM freesearchgnservice.maharashtra.gov.in/sarhaiHTMLReportSuchiKramank2_RegLIVE.aspx	
(11) अनुक्रमांक, खंड व पृष्ठ	6286/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	50000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	10000

Price Indicators

The screenshot displays a real estate listing for 'Greenwoods Victoria Hills' in Karjat, Mumbai. The main heading is '1000 Sq.Yd. Plot in Karjat Navi Mumbai' with a price of ₹ 15 L. Below this, there is a 'Valuation Report' section with a price of ₹ 955. The page also features a 'Prime Location' badge and a 'Get It Now' button. The 'Property Information' section at the bottom provides details such as 'Property Type: Residential', 'Location: Karjat', and 'Plot Area: 1000 Sq. Yd. (Plot Area)'. The website header includes 'SQUARE yards' and navigation links like 'Home', 'About Us', and 'Contact Us'.

Think.Innovate.Create

Price Indicators Projects nearby Locality

99 acres Buy ▾ Home Locality Projects Society Landmark 🔍


Posted on Nov 26, 2023 | Ready to move

₹20 Lac @ ₹606 per sq.ft. Residential Land/Plot for Sale
 @ ₹606 per sq.ft. in Blue peaks, Jambirung, Karjat, Maharashtra
 Estimated EMI: ₹15,874

READY TO MOVE NOT AVAILABLE Website: <https://maharashtra.mahatrans.com/>

Overview Dealer Details Recommendations

Property (1):

 Photos (1/10)

Plot area 3300 sq.ft.
 1 x 1 = 80.00 ft. (10.29 mt) + 50.00 ft. (11.34 mt)

Blue peaks
 Jambirung, Karjat

Green Field
 Yes

Plot Configuration
 2

Price
 ₹20 Lac+ Govt Charges & Tax
 @ ₹606 per sq.ft. (Inclusive, Negotiable)

Facing
 North-East

Greened Society
 Yes

Amenities
 Park/Garden, Main Road, Club, Pool, Others, Sea facing

HOUSING.COM Buy or Rent 🔍 🏠 📄

₹11.89 L - 33.97 L | 5600 sq.ft.
 EMI starts at ₹24 K

Tawle River Rain Valley 📍
 Jambirung, Karjat, Maharashtra
 See More 🔍

Contact Developer



Residential Plots Configuration **Jun, 2024 Possession Starts** **₹500/sq.ft. Avg. Price** **1981.00 sq.ft. - 5663.00 sq.ft. Plot Area Size**

HOUSING.COM Buy or Rent 🔍 🏠 📄

₹13.2 L - 27.06 L | 3400 sq.ft.
 EMI starts at ₹9 K

Sahyadri The Waterfall 📍
 Jambirung, Karjat, Maharashtra
 See More 🔍

Contact Developer



Residential Plots Configuration **Jun, 2021 Possession Starts** **₹500/sq.ft. Avg. Price** **2400.00 sq.ft. - 4919.00 sq.ft. Plot Area Size**

[View Developer Profile](#) [Highlights](#) [More About Project](#) [About Project](#) [Recommended Properties](#) [Floor Plan](#) ➔

Price Indicators Projects nearby Locality

NOBROKER
Plot For Sale In Bhaskar Valley In Karjat
₹ 22 Lacs
₹ 440 per sq. ft.
5,000 sq. ft.
New Land/Plot

Home | Plots for sale in Mumbai | Plots for sale in Karjat | Property Details

Photos | Location

Jul 9, 2023
100 x 50 sq. ft.
30 ft.

Immediately
Freehold
No

Get Detailed Details

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong info

NOBROKER
Plot For Sale In Karjat Waters Chu In Karjat
₹ 12 Lacs
₹ 871 per sq. ft.
1,389 sq. ft.

Home | Plots for sale in Mumbai | Plots for sale in Karjat | Property Details

Photos | Location

Jun 18, 2023
78 x 18 sq. ft.
9 ft.

Immediately
Co-operative Society
No

Get Detailed Details

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong info

NOBROKER
Plot For Sale In Asmril
₹ 6 Crores
₹ 450 per sq. ft.
80,000 sq. ft.

Home | Plots for sale in Mumbai | Plots for sale in Asmril | Property Details

Photos | Location

May 10, 2023
80 ft.
20 ft.

Immediately
Freehold
Yes

Get Detailed Details

Report what was not correct in this property

Listed by Broker | Sold Out | Wrong info

Price Indicators Projects nearby Locality

Price Indicators Projects nearby Locality

NOBROKER

Plot For Sale in Bhimashankar Hills In Karjat

₹18.6 Lacs

3,000 sq. ft.

Special Price by Owner

Jul 17, 2022

Immediately

Freehold

Yes

Get Owner Details

magicbricks Buy Rent Sell Home Loans

₹12.0 Lac **₹10.8 Lac** ₹688/sqft EMI - ₹5k | Get pre-approved loan | **Special Price by Owner**

Plot For Sale in Dove Buildmart The Destination | Karjat, Thane | View on map

Cated Colony | North

Project	Plot Area	Any Construction Done
<u>Dove Buildmart The Destination</u>	1744 sqft -	No
Boundary Wall	Type Of Ownership	Overlooking
Yes	Freehold	Main Road
Transaction Type		
Resale		

Property in a Cated Locality

Contact Owner | Book Site Visit

More Details

Price	₹12 Lac
Address	Thane, Neral, Karjat, Karjat, Thane - Beyond Thane, Maharashtra
Additional Features	In a gated colony. Boundary walls made.
Width of road facing	8m

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 : 17.01.2024

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.17 13:28:42 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

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

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

Enclosures	
Declaration-cum-undertaking from the valuer (Annexure- I)	Attached
Model code of conduct for valuer - (Annexure - II)	Attached

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 17.01.2024 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 16.01.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by Greencity India (Mr. Asfak Sharakat Choudhari)
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 Nikhil Sonawane – Valuation Engineer Vinita Surve – Technical Manager
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 - 16.01.2024 Valuation Date - 17.01.2024 Date of Report - 17.01.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 16.01.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **17th January 2024** 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 **Greencity India (Mr. Asfak Sharakat Choudhari)**. 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 **Greencity India (Mr. Asfak Sharakat Choudhari)**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

We have assumed that the subject property is not contaminated and is not adversely affected by any existing or proposed environmental law and any processes which are carried out on the property are regulated by environmental legislation and are properly licensed by the appropriate authorities.

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about , or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar

properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

Based on inputs received from the client and site visit conducted, we understand that the subject property is currently Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring area as per table attached to the report.

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

(Annexure - II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
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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



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