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: "Ambaram"

"Ambaram", Proposed Residential Cum Commercial Building on Land Bearing Survey No. 63/8, 64/4, 64/5A, 64/6, 64/7, 63/7 & 64/3 (Old), 63/7/1, 63/7/2, 63/8/1, 63/8/2, 64/3/1, 64/3/2, 64/4/1, 64/4/2, 64/5A/1, 64/5A/2, 64/6/1, 64/6/2, 64/7/1, 64/7/2 (New) of Village – Chulne, Opp. Unique Corner, Bhabhola Chulne Road, Vasai (West), Taluka – Vasai, Dist. – Palghar, PIN - 401 202, State - Maharashtra, Country - India

Think.Innovate.Create

Latitude Longitude: 19°22'19.3"N 72°49'01.8"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

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Page 2 of 35

Valuation Report Prepared For: State Bank of India / HLS Branch / Ambaram / (6453/2304653)

Vastu/SBI/Mumbai/01/2024/6453/2304653 24/22-355-V Date: 24.01.2024

MASTER VALUATION REPORT OF "Ambaram"

"Ambaram", Proposed Residential Cum Commercial Building on Land Bearing Survey No. 63/8, 64/4, 64/5A, 64/6, 64/7, 63/7 & 64/3 (Old), 63/7/1, 63/7/2, 63/8/1, 63/8/2, 64/3/1, 64/3/2, 64/4/1, 64/4/2, 64/5A/1, 64/5A/2, 64/6/1, 64/6/2, 64/7/1, 64/7/2 (New) of Village – Chulne, Opp. Unique Corner, Bhabhola Chulne Road, Vasai (West), Taluka – Vasai, Dist. – Palghar, PIN - 401 202, State - Maharashtra, Country - India

Latitude Longitude: 19°22'19.3"N 72°49'01.8"E

NAME OF DEVELOPER: M/s. Shree Varad Builders and Developers LLP

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 20th January 2024 for approval of Advance Processing Facility.

1. Location Details:

The property is situated "Ambaram", Proposed Residential Cum Commercial Building on Land Bearing Survey No. 63/8, 64/4, 64/5A, 64/6, 64/7, 63/7 & 64/3 (Old), 63/7/1, 63/7/2, 63/8/1, 63/8/2, 64/3/1, 64/3/2, 64/4/1, 64/4/2, 64/5A/1, 64/6/2, 64/6/1, 64/6/2, 64/7/1, 64/7/2 (New) of Village – Chulne, Opp. Unique Corner, Bhabhola Chulne Road, Vasai (West), Taluka – Vasai, Dist. – Palghar, PIN - 401 202, State - Maharashtra, Country - India. It is about 2.8 Km. travel distance from Vasai Railway Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developing.

2. Developer Details:

Name of builder	M/s. Shree Varad Builders and Developers LLP						
Project Registration Number	Project	RERA Project Number					
	Ambaram	P99000052895					
Register office address	M/s. Shree Varad Builders	s and Developers LLP					
Thir		-", J. N. Road, Vasai (West), Taluka PIN – 401 201, State - Maharashtra,					
Contact Numbers	Contact Person						
Contact Numbers	Contact Person: Mr. Rajesh K. Vartak (Builder Person – Mobile No. 7798045502) Mr. Vivek (Sales Person – Mobile No. 7410005140)						
E – mail ID & Website	sandeepvartak02@gmail.co	<u>m</u>					

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Bhabola Chulna Road & Unique Corner Building No. ?
On or towards South	Kalu Heritage Building & Road
On or towards East	Bhabola Chulna Road
On or towards West	Under Construction Building & Sangam Building
E	S Lenior's Equ





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

TeleFax: +91 22 28371325/24mumbai@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)

	Gen	eral	/			7-3			
1.	Purp	oose for which t	ne 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 in	spection	\	:	20.01.2024			
	b)	Date on w	hich the valuation is made		4	24.01.2024			
3.	List	of documents p	roduced for perusal		V				
	1.	Copy of Title C	learance Certificate date 08	3.03.2023 iss	sued	by Adv. Parag J. Pimple			
		Developers LLI	date 13.07.2023	,	/	rtak, Partnr of M/s. Shree Varad Builders and			
	3.	Mr. Abhay Y.		Patil & Mr.		three Mahalaxmi Enterprises (the First Ownes) it N. Raut (the 2 nd Owners) AND Shree Varad			
	4.	Copy of Engine	er's Certificate date 01.08.	2023 issued	by E	r. Sanjay S. Narang (As per RERA Certificate)			
	5.	Copy of Archite	0	e date 01.08	3.202	3 issued by Ar. Sanjay S. Narang (En-Con) (As			
	6	'		ment Certific	ate	date 10.08.2023 issued by M/s. Shree Varad			
	0.	Builders & Dev		none contine	ato	quie 10.00.2020 locada by limer office value			
	7.		•	NOC No. V	/CM(C / FIRE / HQ / 203 / 2022-23 date 05.05.2022			
						ate 10.02.2023 issued by Maharashtra Pollution			
		Control Board			'	•			
	Copy of MAHARERA Registration Certificate of Project No. P99000052895 issued by Maharashtra Real Estate Regulatory Authority date 05.10.2023. Last Modified date 13.09.2022								
	10.					mend / VP / 5806 & 5819 / 351 / 2022 -23 date			
		04.10.2022 iss	ued by Vasai Virar City Mui	nicipal Corpo	oratio	n			
		2 Basement +	Ground / Stilt + Podium +	14th upper	floo	rs			
	11.	1,2				/ 5806 & 5819 / 351 / 2022 -23 date 04.10.2022			
		issued by Vasa	i Virar City Municipal Corpo	oration (Num	ber o	of Copies – Seven - Sheet No. 1 to 7)			
		Approved up	to:						
		Project				nber of Floors			
		Ambaram	2 Basements + Ground floors.	+ 1 Podiun	1 (1 st	Floor) + E – Level Floor + 1 st to 14 th Upper			



	Project Name (with address & phone nos.)	:	"Ambaram", Proposed Residential Cum Commercial Building on Land Bearing Survey No. 63/8, 64/4, 64/5A, 64/6, 64/7, 63/7 & 64/3 (Old), 63/7/1, 63/7/2, 63/8/1, 63/8/2, 64/3/1, 64/3/2, 64/4/1, 64/4/2, 64/5A/1, 64/5A/2, 64/6/1, 64/6/2, 64/7/1, 64/7/2 (New) of Village – Chulne, Opp. Unique Corner, Bhabhola Chulne Road, Vasai (West), Taluka – Vasai,
			Dist. – Palghar, PIN - 401 202, State - Maharashtra, Country - India
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		M/s. Shree Varad Builders and Developers LLP Address: C-501, "Sanskruti 1 CHSL", J. N. Road, Vasai (West), Taluka – Vasai, Dist. – Palghar, PIN – 401 201, State - Maharashtra, Country-India. Contact Person: Mr. Rajesh K. Vartak (Builder Person – Mobile No. 7798045502)
5.	Brief description of the property (Including Leasehold / freehold etc.)	/:	

About "Ambaram" Project:

Presenting Shree Varad Ambaram - a beautiful project, a well-planned living space which is the hallmark of thoughtfully laid out flats at reasonable prices. Shree Varad Ambaram brings a lifestyle that befits royalty with its beautiful apartments at Vasai. Your home will now serve as a perfect get-away after a tiring day at work, as Shree Varad Ambaram will make you forget that you are living in the heart of the city. These residential apartments in Vasai offer luxurious homes that amazingly escape the noise of the city center. In addition to that, there are a number of benefits of living in apartments with good locality. Shree Varad Ambaram is conveniently located at Vasai to provide unmatched connectivity from all the important landmarks and places of everyday utility such as various well-known hospitals, educational institutions, super-marts, parks, entertainment spots, recreational centers and so on.

TYPE OF THE BUILDING:

Project	Number of Floors
Ambaram	Proposed 2 Basements + Ground + 1 Podium (1st Floor) + E - Level Floor + 1st to 33rd Upper floors as per information provided by builder. The building permission as on date is received till 2 Basements + Ground + 1 Podium (1st Floor) + E - Level Floor + 1st to 14th Upper floors. Hence we have considered the area upto 2 Basements + Ground + 1 Podium (1st Floor) + E - Level Floor + 1st to 14th Upper floors only for the purpose of valuation.





Concealed wiring

Ward / Taluka

Postal address of the property

Mandal / District

Project	Present stage of Construction	Percentage of work completion
Ambaram	Plinth work is completed.	10%
ATE OF COMPLET	TION & FUTURE LIFE:	
Expected completion	date as informed by builder is July - 2029 (A	s per MAHARERA Certificate)
	e of the Structure is 60 years (after comple	tion) Subject to proper, preventive per
	, , ,	tion) Subject to proper, preventive per
naintenance & Struc	tural repairs.	tion) Subject to proper, preventive per
naintenance & Struc	tural repairs.	tion) Subject to proper, preventive per
PROPOSED PROJE Vitrified tiles flo	tural repairs. CT AMENITIES:	tion) Subject to proper, preventive per
PROPOSED PROJE Vitrified tiles flo Granite Kitcher	tural repairs. CT AMENITIES: oring in all rooms	tion) Subject to proper, preventive per

	> (Concealed plumbing		
	>	Children's Play Area		
	>	Clubhouse		
	>	ndoor Games		
	> (Garden		
	> '	Yoga Area / Meditation Area	1	
	> 5	Senior Citizen Corner Area		
	> .	Jogging Track		
	> :	Swimming Pool		
	>	Fitness Centre		
	> (Gymnasium		
		Party Lawn		1
	> 1	Multipupose Court		
	>	Banquet Hall	-/	
6.	Location	on of property		
	a)	Plot No. / Survey No.	1	Survey No. 63/8, 64/4, 64/5A, 64/6, 64/7, 63/7
				& 64/3 (Old), 63/7/1, 63/7/2, 63/8/1, 63/8/2,
		Think.Innovate	5	64/3/1, 64/3/2, 64/4/1, 64/4/2, 64/5A/1, 64/5A/2,
			,	64/6/1, 64/6/2, 64/7/1, 64/7/2 (New)
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Survey No. 63/8, 64/4, 64/5A, 64/6, 64/7, 63/7
				& 64/3 (Old), 63/7/1, 63/7/2, 63/8/1, 63/8/2,
				64/3/1, 64/3/2, 64/4/1, 64/4/2, 64/5A/1, 64/5A/2,
				64/6/1, 64/6/2, 64/7/1, 64/7/2 (New) of Village –
	_		<u>L</u> .	Chulne

Vasai

Palghar

"Ambaram",



Proposed Residential

Commercial Building on Land Bearing Survey No. 63/8, 64/4, 64/5A, 64/6, 64/7, 63/7 & 64/3 (Old), 63/7/1, 63/7/2, 63/8/1, 63/8/2, 64/3/1, 64/3/2, 64/4/1, 64/4/2, 64/5A/1, 64/5A/2, 64/6/1,

						Ch Ro Pa	nulne, Opp. U oad, Vasai (\	Inique Cori West), Tali	(New) of Village – ner, Bhabhola Chulne uka – Vasai, Dist. – State - Maharashtra,		
8.	City / Town				:	Va	asai (West)				
	Residential area					Ye	es				
	Commercial area				• •	No)				
	Industrial area										
9.	Classification of the	Classification of the area									
	i) High / Middle / F	Poor			Mi	ddle Class					
	ii) Urban / Semi U	1	:	Ur	ban						
10	Coming under (Municipality	Corporation limit /	Village	Panchayat /			sai Virar City Iage - Chulne	-	Corporation,		
11	enactments (e.g.	d under any Sta , Urban Land Ce a/ scheduled area	eiling Act)	or notified	••	No)				
12	In Case it is Agric plots is contempla	cultural land, any co ated	nversion	to house site	\	N.	A.				
13.	Boundaries of the property	As per Docum	ents	As per R	ER	A Ce	ertificate	As per Site			
	North	30.00 Mtr. Road		30.00 Mtr. F	oad	d	1	Bhabola Unique C	Chulna Road & Corner Building No. 2		
	South	12.00 Mtr. Road	0	12.00 Mtr. F	12.00 Mtr. Road			Kalu Heritage Building & Road			
	East	Nagarpalika Road	1 1	Nagarpalika Road			/	Bhabola Chulna Road			
	West	Survey No. 62		Survey No.	Survey No. 62			Under Construction Building & Sangam Building			
14.1	Dimensions of	the site						land is irre	egular in shape		
							Α		В		
							As per the	e Deed	Actuals		
	North	inink	Cinr	ovate	3.	1	reate	in.	-		
	South					:		_			
	East					:	-		<u>-</u>		
	West					:	_				
14.2		tude & Co-ordinate	s of prope	erty		:	19°22'19.3"				
14.	Extent of the si	ite				:			0 Sq. M. (As per		
									A Certificate) able attached to the		
							report	יוס אבו ני	abic attached to the		
15.	Extent of the s	site considered for	Valuation	(least of 14A	٠&	:		- 8073.0	0 Sq. M. (As per		
	14B)			,					A Certificate)		
16		pied by the owner	/ tenant?	If occupied	Эу	:			truction work is in		
	tenant since ho	ow long? Rent rece	ived per n	nonth.			progress.				





II	CHARACTERSTICS OF THE SITE						
1.	Classification of locality	:	Middle class				
2.	Development of surrounding areas	:	Good				
3.	Possibility of frequent flooding/ sub-merging	:	No				
4.	Feasibility to the Civic amenities like School, Hospital, Bus	:	All available near by				
	Stop, Market etc.						
5.	Level of land with topographical conditions	:	Plain				
6.	Shape of land	:	Irregular				
7.	Type of use to which it can be put	:	For residential purpose				
8.	Any usage restriction		Residential				
9.	Is plot in town planning approved layout?		Copy of Approved Plan No. No.VVCMC / TP / Amend / VP / 5806 & 5819 / 351 / 2022 -23 date 04.10.2022 issued by Vasai Virar City Municipal Corporation (Number of Copies – Seven - Sheet No. 1 to 7) Approved upto: Project Number of Floors 2 Basements + Ground + 1 Podium (1st Floor) + E – Level Floor + 1st to 14th Upper floors.				
10.	Corner plot or intermittent plot?		Intermittent				
11.	Road facilities	7	Yes				
12.	Type of road available at present	9	B. T. Road				
13.	Width of road – is it below 20 ft. or more than 20 ft.		30.00 Mtr. Wide Road				
14.	Is it a Land – Locked land?		No No				
15.	Water potentiality	1	Municipal Water supply				
16.	Underground sewerage system	Ž.	Connected to Municipal sewer				
17.	Is Power supply is available in the site	1	Yes				
18.	Advantages of the site	:	Located in developing area				
19.	Special remarks, if any like threat of acquisition of		No				
	land for publics service purposes, road widening or	1	reate				
	applicability of CRZ provisions etc.(Distance from sea-						
	cost / tidal level must be incorporated)						
Part –	A (Valuation of land)						
1	Size of plot	:	Plot area – 8073.00 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	:	As per table attached to the report				
	least two latest deals / transactions with respect to		Details of recent transactions/online listings				
	adjacent properties in the areas)		are attached with the report.				
4	Guideline rate obtained from the Register's Office (an	:	₹ 69,400.00 per Sq. M. for Residential				
	evidence thereof to be enclosed)		₹ 18,100.00 per Sq. M. for Land				





5	Assessed / adopte	ed rate of valuation	: As per table attached to the report				
6	Estimated value	e of land	:	As per Approved Plan & RERA			
				Land Area Rate in sq. M. Value in (₹) 8073 18100 14,61,21,300.00			
Dort	 – B (Valuation of Bu	ilding\		8073 18100 14,61,21,300.00			
1	Technical details of	<u> </u>	:	_			
ı			+	Docidontial			
	Industrial)	uilding (Residential / Commercial /	:	Residential			
	b) Type of con: Framed)	struction (Load bearing / RCC / Steel		N.A. Building Construction work is in progress			
	c) Year of const	ruction	:	N.A. Building Construction work is in progress			
	d) Number of flubasement, if a	oors and height of each floor including any	:				
	Project	Nu	mbe	er of Floors			
			-	2 Basements + Ground + 1 Podium (1st Upper floors only for the purpose of			
	e) Plinth area flo		Τ:	As per table attached to the report			
	f) Condition of t	A CONTRACTOR OF THE PARTY OF TH	1:	/			
	_	- Excellent, Good, Normal, Poor	1	N.A. Building Construction work is in progress			
	ii) Interior	Excellent, Good, Normal, Poor	1:	N.A. Building Construction work is in progress			
		and validity of layout of approved map	C	Copy of Approved Plan No. No.VVCMC / TP / Amend / VP / 5806 & 5819 / 351 / 2022 -23 date 04.10.2022 issued by Vasai Virar City Municipal Corporation (Number of Copies – Seven - Sheet No. 1 to 7)			
				Approved upto: Project Number of Floors 2 Basements + Ground + 1 Podium (1st Floor) + E -			
				Level Floor + 1st to 14th Upper floors.			
	i) Whether gen	uineness or authenticity of approved map	:	Level Floor + 1st to 14th			





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	2	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	4	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	. Ú	Proposed
2.	Compound Wall	1	
	Height	1	N.A. Building Construction work is in progress
	Length	.1	
	Type of construction	1	
3.	Electrical installation	1	N.A. Building Construction work is in progress
	Type of wiring		
	Class of fittings (superior / ordinary / poor)	0	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	/
	Spare plug points	1	/
	Any other item	3/	-i /
4.	Plumbing installation	Z.	
	a) No. of water closets and their type	8	<i>f</i>
	b) No. of wash basins	:	<i>f</i>
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	1	N.A. Dulluling Constituction work is in progress
	e) Water meters, taps etc.	1	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Ambaram:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area m Sq. Ft	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	809	45	854	939	13500	1,15,29,000	1,21,05,450	25000	22,54,560
2	102	1	2 BHK	899	99	998	1098	13500	1,34,73,000	1,41,46,650	29500	26,34,720
3	103	1	3 BHK	1145	109	1254	1379	13500	1,69,29,000	1,77,75,450	37000	33,10,560
4	104	1	2 BHK	793	0	793	872	13500	1,07,05,500	1,12,40,775	23500	20,93,520
5	105	1	2 BHK	793	0	793	872	13500	1,07,05,500	1,12,40,775	23500	20,93,520





Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
6	106	1	3 BHK	1145	109	1254	1379	13500	1,69,29,000	1,77,75,450	37000	33,10,560
7	107	1	2 BHK	899	99	998	1098	13500	1,34,73,000	1,41,46,650	29500	26,34,720
8	201	2	2 BHK	809	45	854	939	13500	1,15,29,000	1,21,05,450	25000	22,54,560
9	202	2	2 BHK	899	99	998	1098	13500	1,34,73,000	1,41,46,650	29500	26,34,720
10	203	2	3 BHK	1145	109	1254	1379	13500	1,69,29,000	1,77,75,450	37000	33,10,560
11	204	2	2 BHK	793	0	793	872	13500	1,07,05,500	1,12,40,775	23500	20,93,520
12	205	2	2 BHK	793	/0	793	872	13500	1,07,05,500	1,12,40,775	23500	20,93,520
13	206	2	3 BHK	1145	109	1254	1379	13500	1,69,29,000	1,77,75,450	37000	33,10,560
14	207	2	2 BHK	899	99	998	1098	13500	1,34,73,000	1,41,46,650	29500	26,34,720
15	301	3	2 BHK	809	45	854	939	13500	1,15,29,000	1,21,05,450	25000	22,54,560
16	302	3	2 BHK	899	99	998	1098	13500	1,34,73,000	1,41,46,650	29500	26,34,720
17	303	3	3 BHK	1145	109	1254	1379	13500	1,69,29,000	1,77,75,450	37000	33,10,560
18	304	3	2 BHK	793	0	793	872	13500	1,07,05,500	1,12,40,775	23500	20,93,520
19	305	3	2 BHK	793	0	793	872	13500	1,07,05,500	1,12,40,775	23500	20,93,520
20	306	3	3 BHK	1145	109	1254	1379	13500	1,69,29,000	1,77,75,450	37000	33,10,560
21	307	3	2 BHK	899	99	998	1098	13500	1,34,73,000	1,41,46,650	29500	26,34,720
22	401	4	2 BHK	809	45	854	939	13500	1,15,29,000	1,21,05,450	25000	22,54,560
23	403	4	3 BHK	1145	109	1254	1379	13500	1,69,29,000	1,77,75,450	37000	33,10,560
24	404	4	2 BHK	793	0	793	872	13500	1,07,05,500	1,12,40,775	23500	20,93,520
25	405	4	2 BHK	793	0	793	872	13500	1,07,05,500	1,12,40,775	23500	20,93,520
26	406	4	3 BHK	1145	109	1254	1379	13500	1,69,29,000	1,77,75,450	37000	33,10,560
27	407	4	2 BHK	899	99	998	1098	13500	1,34,73,000	1,41,46,650	29500	26,34,720
28	501	5	2 BHK	809	45	854	939	13500	1,15,29,000	1,21,05,450	25000	22,54,560
29	502	5	2 BHK	899	99	998	1098	13500	1,34,73,000	1,41,46,650	29500	26,34,720
30	503	5	3 BHK	1145	109	1254	1379	13500	1,69,29,000	1,77,75,450	37000	33,10,560
31	504	5	2 BHK	793	0	793	872	13500	1,07,05,500	1,12,40,775	23500	20,93,520
32	505	5	2 BHK	793	0	793	872	13500	1,07,05,500	1,12,40,775	23500	20,93,520
33	506	5	3 BHK	1145	109	1254	1379	13500	1,69,29,000	1,77,75,450	37000	33,10,560
34	507	5	2 BHK	899	99	998	1098	13500	1,34,73,000	1,41,46,650	29500	26,34,720
35	601	6	2 BHK	809	45	854	939	13500	1,15,29,000	1,21,05,450	25000	22,54,560
36	602	6	2 BHK	899	99	998	1098	13500	1,34,73,000	1,41,46,650	29500	26,34,720
37	603	6	3 BHK	1145	109	1254	1379	13500	1,69,29,000	1,77,75,450	37000	33,10,560
38	604	6	2 BHK	793	0	793	872	13500	1,07,05,500	1,12,40,775	23500	20,93,520
39	605	6	2 BHK	793	0	793	872	13500	1,07,05,500	1,12,40,775	23500	20,93,520
40	606	6	3 BHK	1145	109	1254	1379	13500	1,69,29,000	1,77,75,450	37000	33,10,560





Sr,	Flat	Floor	Comp	As per	As per	Total	Built up	Rate	Realizable Value /	Final Realizable Value	Expected	Cost of
No.	No.	No.		Approved Plan Carpet Area in Sq. Ft.	Builder Balcony Area in Sq. Ft.	Area in Sq. FL	Area in Sq. Ft.	per Sq. ft. on Total area in ₹	Fair Market Value as on date in ₹	after completion of flat (Including Car parking, GST & Other Charges) in	Rent per month (After Completion) In ₹	Construction in ₹
41	607	6	2 BHK	899	99	998	1098	13500	1,34,73,000	1,41,46,650	29500	26,34,720
42	701	7	2 BHK	809	45	854	939	13560	1,15,80,240	1,21,59,252	25500	22,54,560
43	702	7	2 BHK	899	99	998	1098	13560	1,35,32,880	1,42,09,524	29500	26,34,720
44	703	7	3 BHK	1145	109	1254	1379	13560	1,70,04,240	1,78,54,452	37000	33,10,560
45	704	7	2 BHK	793	0	793	872	13560	1,07,53,080	1,12,90,734	23500	20,93,520
46	705	7	2 BHK	793	0	793	872	13560	1,07,53,080	1,12,90,734	23500	20,93,520
47	706	7	3 BHK	1145	109	1254	1379	13560	1,70,04,240	1,78,54,452	37000	33,10,560
48	707	7	2 BHK	899	99	998	1098	13560	1,35,32,880	1,42,09,524	29500	26,34,720
49	801	8	2 BHK	809	45	854	939	13560	1,15,80,240	1,21,59,252	25500	22,54,560
50	802	8	2 BHK	899	99	998	1098	13560	1,35,32,880	1,42,09,524	29500	26,34,720
51	803	8	3 BHK	1145	109	1254	1379	13560	1,70,04,240	1,78,54,452	37000	33,10,560
52	804	8	2 BHK	793	0	793	872	13560	1,07,53,080	1,12,90,734	23500	20,93,520
53	805	8	2 BHK	793	0	793	872	13560	1,07,53,080	1,12,90,734	23500	20,93,520
54	806	8	3 BHK	1145	109	1254	1379	13560	1,70,04,240	1,78,54,452	37000	33,10,560
55	807	8	2 BHK	899	99	998	1098	13560	1,35,32,880	1,42,09,524	29500	26,34,720
56	901	9	2 BHK	809	45	854	939	13560	1,15,80,240	1,21,59,252	25500	22,54,560
57	903	9	3 BHK	1145	109	1254	1379	13560	1,70,04,240	1,78,54,452	37000	33,10,560
58	904	9	2 BHK	793	0	793	872	13560	1,07,53,080	1,12,90,734	23500	20,93,520
59	905	9	2 BHK	793	0	793	872	13560	1,07,53,080	1,12,90,734	23500	20,93,520
60	906	9	3 BHK	1145	109	1254	1379	13560	1,70,04,240	1,78,54,452	37000	33,10,560
61	907	9	2 BHK	899	99	998	1098	13560	1,35,32,880	1,42,09,524	29500	26,34,720
62	1001	10	2 BHK	809	45	854	939	13560	1,15,80,240	1,21,59,252	25500	22,54,560
63	1002	10	2 BHK	899	99	998	1098	13560	1,35,32,880	1,42,09,524	29500	26,34,720
64	1003	10	3 BHK	1145	109	1254	1379	13560	1,70,04,240	1,78,54,452	37000	33,10,560
65	1004	10	2 BHK	793	0	793	872	13560	1,07,53,080	1,12,90,734	23500	20,93,520
66	1005	10	2 BHK	793	0	793	872	13560	1,07,53,080	1,12,90,734	23500	20,93,520
67	1006	10	3 BHK	1145	109	1254	1379	13560	1,70,04,240	1,78,54,452	37000	33,10,560
68	1007	10	2 BHK	899	99	998	1098	13560	1,35,32,880	1,42,09,524	29500	26,34,720
69	1101	11	2 BHK	809	45	854	939	13560	1,15,80,240	1,21,59,252	25500	22,54,560
70	1102	11	2 BHK	899	99	998	1098	13560	1,35,32,880	1,42,09,524	29500	26,34,720
71	1103	11	3 BHK	1145	109	1254	1379	13560	1,70,04,240	1,78,54,452	37000	33,10,560
72	1104	11	2 BHK	793	0	793	872	13560	1,07,53,080	1,12,90,734	23500	20,93,520
73	1105	11	2 BHK	793	0	793	872	13560	1,07,53,080	1,12,90,734	23500	20,93,520
74	1106	11	3 BHK	1145	109	1254	1379	13560	1,70,04,240	1,78,54,452	37000	33,10,560
75	1107	11	2 BHK	899	99	998	1098	13560	1,35,32,880	1,42,09,524	29500	26,34,720





Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan Carpet Area in Sq. Ft.	As per Builder Balcony Area in Sq. Ft	Total Area in Sq. Ft	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
76	1201	12	2 BHK	809	45	854	939	13560	1,15,80,240	1,21,59,252	25500	22,54,560
77	1202	12	2 BHK	899	99	998	1098	13560	1,35,32,880	1,42,09,524	29500	26,34,720
78	1203	12	3 BHK	1145	109	1254	1379	13560	1,70,04,240	1,78,54,452	37000	33,10,560
79	1204	12	2 BHK	793	0	793	872	13560	1,07,53,080	1,12,90,734	23500	20,93,520
80	1205	12	2 BHK	793	0 /	793	872	13560	1,07,53,080	1,12,90,734	23500	20,93,520
81	1206	12	3 BHK	1145	109	1254	1379	13560	1,70,04,240	1,78,54,452	37000	33,10,560
82	1207	12	2 BHK	899	99	998	1098	13560	1,35,32,880	1,42,09,524	29500	26,34,720
83	1301	13	2 BHK	809	45	854	939	13620	1,16,31,480	1,22,13,054	25500	22,54,560
84	1302	13	2 BHK	899	99	998	1098	13620	1,35,92,760	1,42,72,398	29500	26,34,720
85	1303	13	3 BHK	1145	109	1254	1379	13620	1,70,79,480	1,79,33,454	37500	33,10,560
86	1304	13	2 BHK	793	0	793	872	13620	1,08,00,660	1,13,40,693	23500	20,93,520
87	1305	13	2 BHK	793	0	793	872	13620	1,08,00,660	1,13,40,693	23500	20,93,520
88	1306	13	3 BHK	1145	109	1254	1379	13620	1,70,79,480	1,79,33,454	37500	33,10,560
89	1307	13	2 BHK	899	99	998	1098	13620	1,35,92,760	1,42,72,398	29500	26,34,720
90	1401	14	2 BHK	809	45	854	939	13620	1,16,31,480	1,22,13,054	25500	22,54,560
91	1402	14	2 BHK	899	99	998	1098	13620	1,35,92,760	1,42,72,398	29500	26,34,720
92	1403	14	3 BHK	1145	109	1254	1379	13620	1,70,79,480	1,79,33,454	37500	33,10,560
93	1404	14	2 BHK	793	0	793	872	13620	1,08,00,660	1,13,40,693	23500	20,93,520
94	1405	14	2 BHK	793	0	793	872	13620	1,08,00,660	1,13,40,693	23500	20,93,520
95	1406	14	3 BHK	1145	109	1254	1379	13620	1,70,79,480	1,79,33,454	37500	33,10,560
96	1407	14	2 BHK	899	99	998	1098	13620	1,35,92,760	1,42,72,398	29500	26,34,720
	1	otal	2-01-0	88964	6256	95220	104742		1,28,95,76,520	1,35,40,55,346	E	25,13,80,800

T Summary of the Project: reate

Project	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 ₹
Ambaram	2 BHK - 68 3 BHK - 28	96	95220	104742	1,28,95,76,520.00	1,35,40,55,346.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,28,95,76,520.00
Final Realizable Value After Completion in ₹	1,35,40,55,346.00
Cost of Construction (Total Built up area x Rate)	25,13,80,800.00





104742 Sq. Ft. x ₹ 2400.00

	Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Ī	Ambaram	10	104742	25,13,80,800.00	2,51,38,080.00

Part -	- C (Extra Items)	:	Amount in ₹
1.	Portico	2)	/ R
2.	Ornamental front door	10	
3.	Sit out / Verandah with steel grills	1	N.A. Building Construction work is in progress
4.	Overhead water tank	: 3	
5.	Extra steel / collapsible gates	1/	
	Total		
	- D (Amenities)	X	Amount in ₹
	Wardrobes	:	
	Glazed tiles	:	
	Extra sinks and bath tub	:	
-	Marble / ceramic tiles flooring	:	
5.		:	N.A. Building Construction work is in progress
6.	-		14.A. Building Constitution work is in progress
	Paneling works		
	Aluminum works		
\vdash	Aluminum hand rails		
10.	False ceiling		
	Total		
	E A C II	los d	A
$\overline{}$	- E (Miscellaneous)	:	Amount in ₹
	Separate toilet room	V.	
2.	The state of the s	:	N.A. Building Construction work is in progress
$\overline{}$	Separate water tank / sump	0	vate.Create
4.	Trees, gardening	:	
	Total		
Part -	- F (Services)	:	Amount in ₹
1.	Water supply arrangements	:	
2.	Drainage arrangements	:	
3.			N.A. Building Construction 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				
Part – E				
Part – F	Services			
Realizabl	e Value / Fair Market Value as on	:	₹ 1,28,95,76,520.00	
date in ₹				
Final Rea	lizable Value After Completion in ₹	:	₹ 1,35,40,55,346.00	

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 ₹ 12,500.00 to ₹ 14,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 13,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar Digitally signed by Manoj Cha'ikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.01.24 16:17:24 +05'30'

Director

Manoj B. Chalikwar

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

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



Actual Site Photographss









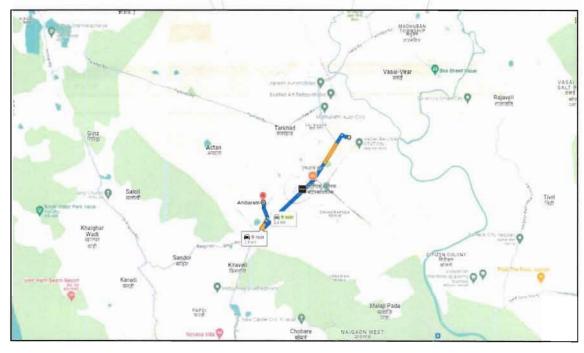


Create



Route Map of the property Site u/r





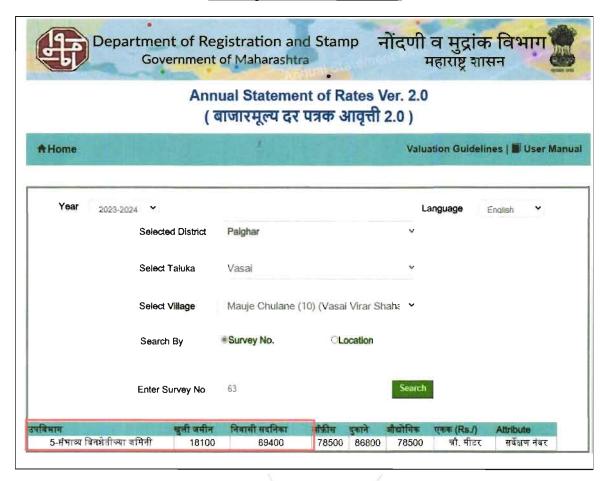
Latitude Longitude: 19°22'19.3"N 72°49'01.8"E

Note: The Blue line shows the route to site from nearest Railway station (Vasai – 2.8 Km.)





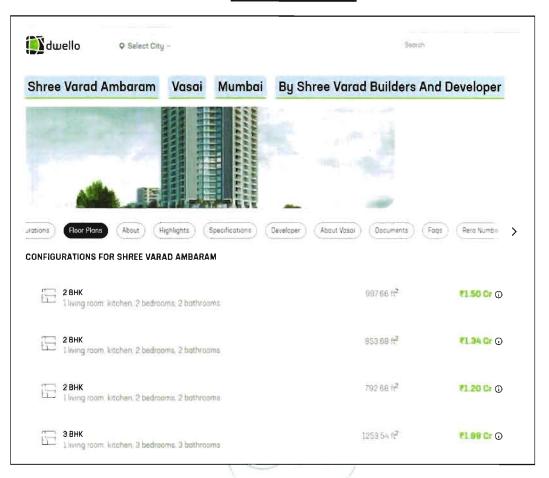
Ready Reckoner Rate



Think.Innovate.Create



Price Indicators



Think.Innovate.Create



Sales Instance nearby

016379 4-01-2024	सूची क्र.2	दुष्यम निबंधक : दु.नि. वसई ।				
lote:-Generated Through eSearch		दस्त क्रमांक : 10163/2023				
Module, For original report please		नोदणी :				
ontact concern SRO office.		Regn.63m				
	गावाचे नाव : चुळणे					
(।)विलेखाचा प्रकार	करारनामा					
(2)मोबदला	8380000					
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	6412000					
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकचे नाव:पालघरइतर वर्णन:, इतर माहिती: , इतर माहिती: गाव मौजे चुळणे ता. वसई जि.पालघर येथील स.नं. 63ब हि.नं. 3 या जमीन मिळकती वरील परामाउंट हाईट्स या इमारती मधील सदिनका क्र. 605,सहावा मजला,बिल्डिंग नं. 1,क्षेत्र 73.32 चौ.मी. कारपेट म्हणजेच क्षेत्र 789 चौ.फुट कारपेट या सदिनकेचा करारनामा.((Survey Number : 63B: 3)					
(5) क्षेत्रफळ	73.32 चौ.मीटर					
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.						
(२) दस्तऐवज करून देणा-या:लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	या पक्षकाराचे नाव किंवा दिवाणी कु.मु. जॉन्सन जसिन करवालो तर्फे कु.मु. सिडॉन जॉन्सन करवालो - वय:-34 पत्ता:-प्लॉट नं:-, म् याचा हुकुमनामा किंवा आदेश					
(४)दस्ताऐतज करून प्रेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा डुकुमनामा किंवा आदेश असल्यासप्रतिवादिचे नाद व पत्ता	1): नावः-पंकज जगदीश अरोरा - वयः-47: पताः-प्लॉट नं: -, माळा नं: -, इमारतीचे नावः बी.४। ड्रीम टॉक्ट-1, कील हेरीटेज सिटी, साईबाबा मंदिर जवळ, भाबोळा, वसई पश्चिम, ता.वसई जि.पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ADYPA1292R 2): नावः-शीत् पंकज अरोरा वयः-43: पताः-प्लॉट नं: -, माळा नं: -, इमारतीचे नावः बी.४०३, ड्रीम टॉक्ट-1, कोल हेरीटेज सिटी, साईबाबा मंदिर जवळ, भाबोळा, वसई पश्चिम, ता.वसई जि.पालघर, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AIUPA0379E					
(१) दस्तऐवज करुन दित्याचा दिनांक	31/07/2023					
(10)दस्त नोंदणी केल्याचा दिनांक	31/07/2023					
(11)अनुक्रमोक् खंड व पृष्ठ	10163/2023					
(12)बाजरभावाप्रमाणे मुद्रांक शुल्क	586600					
(13)बाजारभावाप्रमाणे नौंदणी शुल्क	30000					

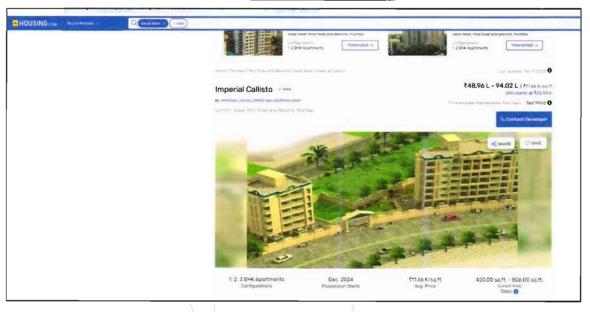


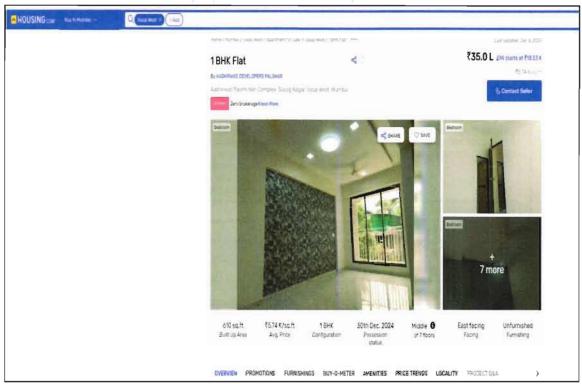
Sales Instance nearby

123535	सूची क्र.2	दुय्यम् निबंधक : सह दु.नि.वसई 6					
0-01-2024		दस्त क्रमांक : 3123/2023					
ote:-Generated Through eSearch lodule.For original report please		नोदंणी :					
ontact concern SRO office.		Regn.63m					
	गावाचे नाव: चुळणे						
(1)विलेखाचा प्रकार	करारनामा						
(2)मोबदला	7500000						
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	4718500						
(4) भू मापन् पोटहिस्सा व घरक्रमांक(असल्यास)							
(5) क्षेत्रफळ	१५०ळ 58.86 चौ.मीटर						
(६)आकारणी किंवा जुडी देण्यात असेल तेव्हा.							
(१) दस्तर्एवज करून देणा.या.तिहून ठेवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायात्याचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कृष्णन श्रीनिवासन वय:-42 पता:-प्लॉट ने: -, माळा ने: -, इमारतीचे नाव: 559, बेला विटा, पापढी नामगाव रोड, जैक वाडी, वडवती, वसई पश्चिम, ता.वसई जि.पालघर, ब्लॉक ने: -, रो ने: -, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन ने:-AMUPM8244Q 2): नाव:-प्यंडेतीन कृष्णन वय:-46 पत्ता:-प्लॉट ने: -, माळा ने: -, इमारतीचे नाव: 559, बेला विट पापडी नामगाव रोड, जौक वाडी, वडवली, वसई पश्चिम, ता.वसई जि.पालघर, ब्लॉक ने: -, रोड ने: महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन ने:-ACDPL682111						
(४) दसर्यवन करून घेणाऱ्या पश्काराचे व किवा दिवाणी न्यायालयाचा हुकुमनामा किवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता 2) नाव-फ्रांटिस डॉमिणिक रॉट्टीग्ज - वय:-37; पत्ता-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव- व्य रसिडेन्सी, स्टेट बैंक ऑफ इंडिया जवळ, एवरशाईन सिटी, वसई पूर्व, ता तसई 2): नाव-फ्रांनिस डॉमिणिक रॉट्टीग्ज - वय:-39; पता:-प्लॉट नं:-, माळा नं:-, इमारतीचे न ई:-202, ज्य रसिडेन्सी, स्टेट बैंक ऑफ इंडिया जवळ, एवरशाईन सिटी, वसई पूर्व, ता वसई जि. पालघर,, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-।अ:CPR02							
(१) दसाएंवज करून दिल्याचा दिनांक	18/06/2023						
(10)दस्त नोंदणी केल्याचा दिनांक	18/06/2023	The second secon					
(11)अनुक्रमांक,खंड व पृष्ठ	3123/2023	<u> </u>					
(12)बाजारभावाप्रमाणे मुद्रोक चुल्क	376000						
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	38000						



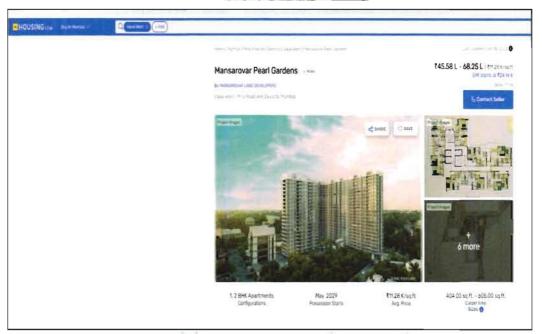
Price Indicators Projects nearby Locality

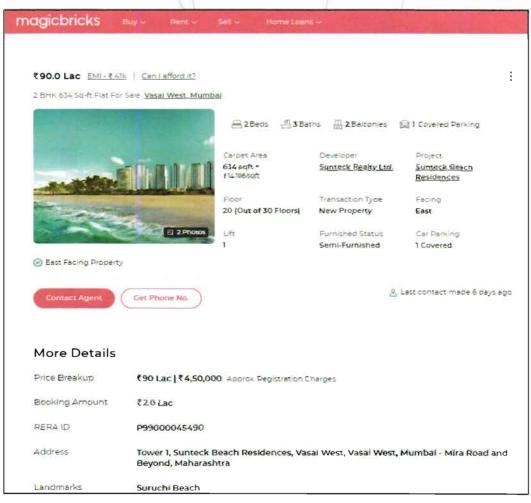






Projects nearby Locality

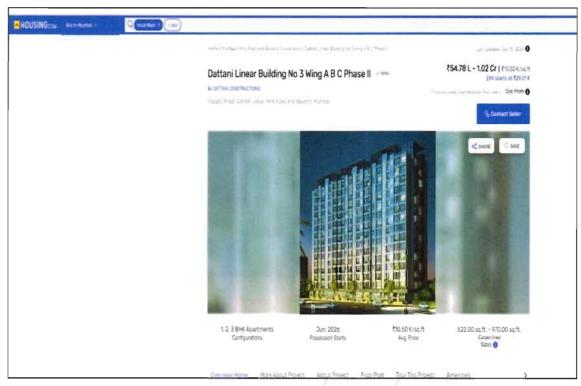


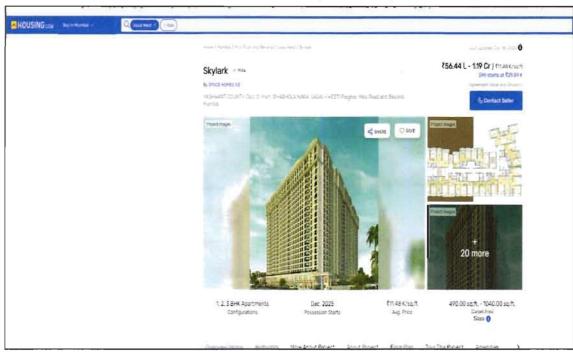






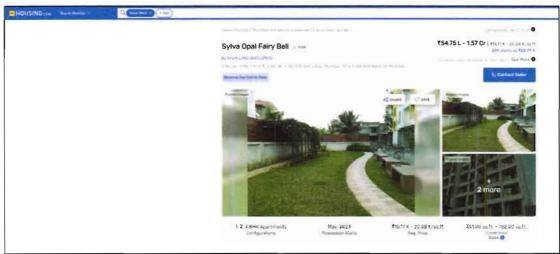
Projects nearby Locality

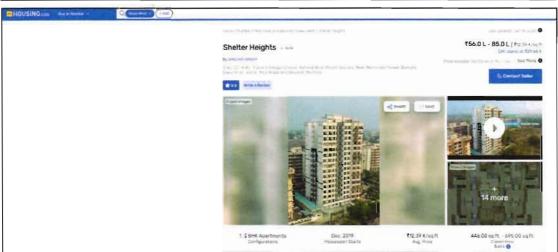


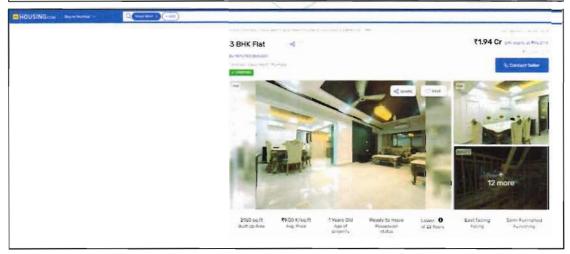




Price Indicators Projects nearby Locality



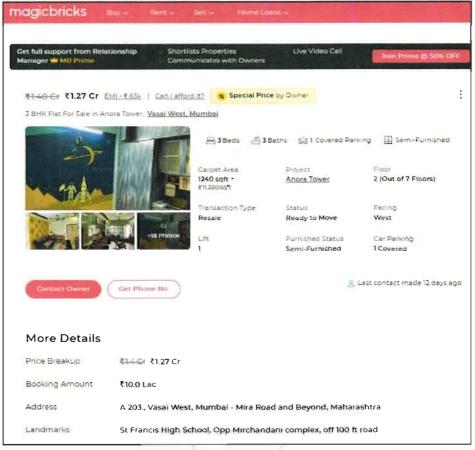


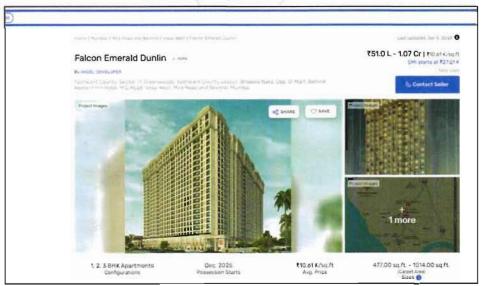






Price Indicators Projects nearby Locality





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: 24.01.2024 For VASTUKALA CONSULTANTS (I) PVT. LTD. Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (1) Pvt. Ltd., ou=Mumbai, Manoj email=manoj@vastukala.org, c=IN Date: 2024.01.24 18:41:20 +05'30' Chalikwar Director Manoj B. Chalikwar Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763 SBI Empanelment No.: SME/TCC/2021-22/86/3 The undersigned has inspected the property detailed in the Valuation Report dated . 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) hink.Innovate. **Enclosures** Declaration-cum-undertaking Attached from the valuer (Annexure- I)



Attached

Model code of conduct for

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 20.01.2024 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 24.01.2024. 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.
- 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. Shree Varad Builders and Developers LLP
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 Anwar Shaikh – 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 - 20.01.2024 Valuation Date - 24.01.2024 Date of Report - 24.01.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 20.01.2024
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;	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 24th 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 **M/s**. **Shree Varad Builders and Developers LLP**. 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

M/s. Shree Varad Builders and Developers LLP. 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.
- 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.
- 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.

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

Miscellaneous

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

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.01.24 16:17:54 +05'30'



Think.Innovate.Create

Manoj B. Chalikwar

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

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



