

# 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

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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



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-  **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](mailto:mumbai@vastukala.org)

## 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 **20<sup>th</sup> 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, 64/5A/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. 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 and Developers LLP C-501, "Sanskriti 1 CHSL", J. N. Road, Vasai (West), Taluka – Vasai, Dist. – Palghar, PIN – 401-201, State - Maharashtra, Country- India.	
Contact Numbers	Contact Person : Mr. Rajesh K. Vartak (Builder Person – Mobile No. 7798045502) Mr. Vivek (Sales Person – Mobile No. 7410005140)	
E – mail ID & Website	<a href="mailto:sandeepvartak02@gmail.com">sandeepvartak02@gmail.com</a>	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Bhabhola Chulna Road & Unique Corner Building No. ?
On or towards South	Kalu Heritage Building & Road
On or towards East	Bhabhola Chulna Road
On or towards West	Under Construction Building & Sangam Building



#### Our Pan India Presence at :

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**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org



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

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 : 20.01.2024
	b)	Date on which the valuation is made : 24.01.2024
3.	List of documents produced for perusal	
	1. Copy of Title Clearance Certificate date 08.03.2023 issued by Adv. Parag J. Pimple	
	2. Copy of Affidavit Cum Declaration of Mr. Rajesh K. Vartak, Partnr of M/s. Shree Varad Builders and Developers LLP date 13.07.2023	
	3. Copy of Development Agreement date 11.07.2023 b/w. Shree Mahalaxmi Enterprises (the First Ownes) Mr. Abhay Y. Chaudhari, Mr. Pritam P. Patil & Mr. Rohit N. Raut (the 2 <sup>nd</sup> Owners) AND Shree Varad Builders & Developers LLP (the Developers)	
	4. Copy of Engineer's Certificate date 01.08.2023 issued by Er. Sanjay S. Narang (As per RERA Certificate)	
	5. Copy of Architect's / Engineer's Certificate date 01.08.2023 issued by Ar. Sanjay S. Narang (En-Con) (As per RERA Certificate)	
	6. Copy of Declaration About Commencement Certificate date 10.08.2023 issued by M/s. Shree Varad Builders & Developers LLP	
	7. Copy of Grant to Revised Provisional Fire NOC No. VVCMC / FIRE / HQ / 203 / 2022-23 date 05.05.2022	
	8. Copy of Consent to Establish for Residential with Shop date 10.02.2023 issued by Maharashtra Pollution Control Board	
	9. 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. Copy of Commencement Certificate No. VVCMC / TP / Amend / VP / 5806 & 5819 / 351 / 2022 -23 date 04.10.2022 issued by Vasai Virar City Municipal Corporation <b>2 Basement + Ground / Stilt + Podium + 14<sup>th</sup> upper floors.</b>	
	11. 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) <b>Approved upto:</b>	
	<b>Project</b>	<b>Number of Floors</b>
	<b>Ambaram</b>	<b>2 Basements + Ground + 1 Podium (1<sup>st</sup> Floor) + E – Level Floor + 1<sup>st</sup> to 14<sup>th</sup> Upper floors.</b>



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Project Name (with address & phone nos.)	: <b>"Ambaram"</b> , 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)	: <b>M/s. Shree Varad Builders and Developers LLP</b>  <b>Address:</b> C-501, <b>"Sanskriti 1 CHSL"</b> , J. N. Road, Vasai (West), Taluka – Vasai, Dist. – Palghar, PIN – 401 201, State - Maharashtra, Country-India.  <b>Contact Person :</b> Mr. Rajesh K. Vartak (Builder Person – Mobile No. 7798045502)				
5. Brief description of the property (Including Leasehold / freehold etc.)	:				
<p><b>About "Ambaram" Project:</b> 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.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1" data-bbox="293 1571 1399 1902"> <thead> <tr> <th data-bbox="293 1571 475 1612">Project</th> <th data-bbox="475 1571 1399 1612">Number of Floors</th> </tr> </thead> <tbody> <tr> <td data-bbox="293 1612 475 1902">Ambaram</td> <td data-bbox="475 1612 1399 1902">Proposed 2 Basements + Ground + 1 Podium (1<sup>st</sup> Floor) + E – Level Floor + 1<sup>st</sup> to 33<sup>rd</sup> Upper floors as per information provided by builder. The building permission as on date is received till 2 Basements + Ground + 1 Podium (1<sup>st</sup> Floor) + E – Level Floor + 1<sup>st</sup> to 14<sup>th</sup> Upper floors.  Hence we have considered the area upto 2 Basements + Ground + 1 Podium (1<sup>st</sup> Floor) + E – Level Floor + 1<sup>st</sup> to 14<sup>th</sup> Upper floors only for the purpose of valuation.</td> </tr> </tbody> </table>		Project	Number of Floors	Ambaram	Proposed 2 Basements + Ground + 1 Podium (1 <sup>st</sup> Floor) + E – Level Floor + 1 <sup>st</sup> to 33 <sup>rd</sup> Upper floors as per information provided by builder. The building permission as on date is received till 2 Basements + Ground + 1 Podium (1 <sup>st</sup> Floor) + E – Level Floor + 1 <sup>st</sup> to 14 <sup>th</sup> Upper floors.  Hence we have considered the area upto 2 Basements + Ground + 1 Podium (1 <sup>st</sup> Floor) + E – Level Floor + 1 <sup>st</sup> to 14 <sup>th</sup> Upper floors only for the purpose of valuation.
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<b>LEVEL OF COMPLETEION:</b>		
Project	Present stage of Construction	Percentage of work completion
Ambaram	Plinth work is completed.	10%

**DATE OF COMPLETION & FUTURE LIFE:**  
 Expected completion date as informed by builder is **July – 2029 (As per MAHARERA Certificate)**

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

**PROPOSED PROJECT AMENITIES:**

- 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
- Children's Play Area
- Clubhouse
- Indoor Games
- Garden
- Yoga Area / Meditation Area
- Senior Citizen Corner Area
- Jogging Track
- Swimming Pool
- Fitness Centre
- Gymnasium
- Party Lawn
- Multipurpose Court
- Banquet Hall

6.	Location of property	:	
	a) Plot No. / Survey No.	:	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)
	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 – Chulne
	d) Ward / Taluka	:	Vasai
	e) Mandal / District	:	Palghar
7.	Postal address of the property	:	"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,



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8.	City / Town	: Vasai (West)		
	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	: Urban		
10	Coming under Corporation limit / Village Panchayat / Municipality	: Vasai Virar City Municipal Corporation, Village - Chulne		
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.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North	30.00 Mtr. Road	30.00 Mtr. Road	Bhabhola Chulna Road & Unique Corner Building No. 2
	South	12.00 Mtr. Road	12.00 Mtr. Road	Kalu Heritage Building & Road
	East	Nagarpalika Road	Nagarpalika Road	Bhabhola Chulna Road
	West	Survey No. 62	Survey No. 62	Under Construction Building & Sangam Building
14.1	Dimensions of the site	N. A. as the land is irregular in shape		
			<b>A</b> As per the Deed	<b>B</b> Actuals
	North		-	-
	South		-	-
	East		-	-
	West		-	-
14.2	Latitude, Longitude & Co-ordinates of property	: 19°22'19.3"N 72°49'01.8"E		
14.	Extent of the site	: Plot area – 8073.00 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)	: Plot area – 8073.00 Sq. M. (As per Approved Plan & RERA Certificate)		
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: N.A. Building Construction work is in progress.		

II	CHARACTERISTICS OF THE SITE					
1.	Classification of locality	: Middle class				
2.	Development of surrounding areas	: Good				
3.	Possibility of frequent flooding/ sub-merging	: No				
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by				
5.	Level of land with topographical conditions	: Plain				
6.	Shape of land	: Irregular				
7.	Type of use to which it can be put	: For residential 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)  <b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Ambaram</td> <td>2 Basements + Ground + 1 Podium (1<sup>st</sup> Floor) + E – Level Floor + 1<sup>st</sup> to 14<sup>th</sup> Upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Ambaram	2 Basements + Ground + 1 Podium (1 <sup>st</sup> Floor) + E – Level Floor + 1 <sup>st</sup> to 14 <sup>th</sup> Upper floors.
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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.	: 30.00 Mtr. Wide Road				
14.	Is it a Land – Locked land?	: No				
15.	Water potentiality	: Municipal Water supply				
16.	Underground sewerage system	: Connected to Municipal sewer				
17.	Is Power supply is available in the site	: Yes				
18.	Advantages of the site	: Located in developing area				
19.	<b>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-coast / tidal level must be incorporated)</b>	: No				
<b>Part – A (Valuation of land)</b>						
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 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)	: ₹ 69,400.00 per Sq. M. for Residential ₹ 18,100.00 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 &amp; RERA</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>8073</td> <td>18100</td> <td>14,61,21,300.00</td> </tr> </tbody> </table>	As per Approved Plan & RERA			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	8073	18100	14,61,21,300.00
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Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
8073	18100	14,61,21,300.00										
<b>Part – B (Valuation of Building)</b>												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
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	e) Plinth area floor-wise	:	As per table attached to the report									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	g) Date of issue and validity of layout of approved map	:	Copy of 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)									
	h) Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Ambaram</td> <td>2 Basements + Ground + 1 Podium (1<sup>st</sup> Floor) + E – Level Floor + 1<sup>st</sup> to 14<sup>th</sup> Upper floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Ambaram	2 Basements + Ground + 1 Podium (1 <sup>st</sup> Floor) + E – Level Floor + 1 <sup>st</sup> to 14 <sup>th</sup> Upper floors.					
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes									
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.									



**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
<b>2.</b>	<b>Compound Wall</b>	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
<b>3.</b>	<b>Electrical installation</b>	: N.A. Building Construction work is in progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress
	Fan points	:
	Spare plug points	:
	Any other item	: -
<b>4.</b>	<b>Plumbing installation</b>	:
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	: N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:****1) 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 in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	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. 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 ₹
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
<b>Total</b>				<b>88964</b>	<b>6256</b>	<b>95220</b>	<b>104742</b>		<b>1,28,95,76,520</b>	<b>1,35,40,55,346</b>		<b>25,13,80,800</b>

### Summary of the Project: Create

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

<b>104742 Sq. Ft. x ₹ 2400.00</b>	
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Project	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Ambaram	10	104742	25,13,80,800.00	2,51,38,080.00

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

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

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

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



**Total abstract of the entire property**

Part – A	Land	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>			<b>₹ 1,28,95,76,520.00</b>
<b>Final Realizable Value After Completion in ₹</b>			<b>₹ 1,35,40,55,346.00</b>

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

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Auth. Sign.

## Actual Site Photographs



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



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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

Year: 2023-2024 Language: English

Selected District: Palghar

Select Taluka: Vasai

Select Village: Mauje Chulane (10) (Vasai Virar Shah)

Search By:  Survey No.  Location

Enter Survey No: 63 Search

उपविभाग	खुली जमीन	निवासी सदरनिका	संप्रीस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
5-संभाव्य बिनभोतीच्या जमिनी	18100	69400	78500	86800	78500	चौ. मीटर	सर्वेक्षण नंबर

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## Price Indicators

The screenshot shows the Dwello website interface for the project 'Shree Varad Ambaram' in Vasai, Mumbai. The page features a navigation menu with options like 'Floor Plans', 'About', 'Highlights', 'Specifications', 'Developer', 'About Vasai', 'Documents', 'Faq', and 'Rera Number'. Below the navigation, there is a section titled 'CONFIGURATIONS FOR SHREE VARAD AMBARAM' which lists four unit configurations:

Configuration	Area (sq. ft.)	Price (Cr.)
2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	997.66	₹1.50 Cr
2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	853.89	₹1.34 Cr
2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	792.88	₹1.20 Cr
3 BHK 1 living room, kitchen, 3 bedrooms, 3 bathrooms	1253.54	₹1.99 Cr

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**Sales Instance nearby**

1016379	सूची क्र.2	दुय्यम निबंधक : दु.नि. वसई 1
24-01-2024		दस्त क्रमांक : 10163/2023
Note:-Generated Through aSearch Module.For original report please contact concern SRO office.		नोंदणी : Regn.63m
<b>गावाचे नाव : चुळणे</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मौबदला	8380000	
(3) बाजारभाव/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6412000	
(4) भू.मापन,पोटहिस्ता व धरक्रमांक(असल्यास)	1) पालिकेचे 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 पॅरामाउंट हार्डट्स या इमारती मधील सदनिका क्र. 605,सहावा मजला,बिल्डिंग नं. 1,क्षेत्र 73.32 चौ.मी. कारपेट म्हणजेच क्षेत्र 789 चौ.फुट कारपेट या सदनिकेचा करारनामा.( ( Survey Number : 63B ; ) )	
(5) क्षेत्रफळ	73.32 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-यासिंहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. शिर्डीन कन्स्ट्रक्शन या भागीदारी संस्थे तर्फे भागीदार व्होलेरीयन लॉरेन्स डायस तर्फे कु.मु. जॉन्सन जसिन करवालो तर्फे कु.मु. सिडॉन जॉन्सन करवालो - वय:-34 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: खेन-कीन अपार्टमेंट, ए.06, दुसरा मजला, ए.विंग, भाबोळा, बिशप हाउसच्या गेटजवळ, पविलीयन हॉटेलच्या वर, वसई पश्चिम, ता. वसई, जि. पालघर . ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AAAFZ8829L 2): नाव:-मान्यता देणार- जसीन अँथोनी करवालो (करवाळ) तर्फे कु.मु. सिडॉन जॉन्सन करवालो - वय:-34 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: खेन, सागरशेत जवळ, पेट्रोल पंप, वसई पश्चिम, ता. वसई जि.पालघर, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं:-AGUPC7255M 3): नाव:-मान्यता देणार- जॉन्सन जसिन करवालो तर्फे कु.मु. सिडॉन जॉन्सन करवालो - वय:-34 पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: खेन, सागरशेत जवळ, पेट्रोल पंप, वसई पश्चिम, ता. वसई जि.पालघर, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं:-AGVPC3980E	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पंकज जगदीश अरोरा - वय:-47; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: बी-403, ड्रीम टॉवर-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:-ADYPA1292R 2): नाव:-शीतू पंकज अरोरा - वय:-43; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: बी-403, ड्रीम टॉवर-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	
(9) दस्तऐवज करून दिल्याचा दिनांक	31/07/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	31/07/2023	
(11)अनुक्रमीक खंड व पृष्ठ	10163/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	5866000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	300000	



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



**Sales Instance nearby**

3123535 20-01-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.वसई 6 दस्ता क्रमांक : 3123/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : चुळणे</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मौबदला	7500000	
(3) बाजारभावा(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4718500	
(4) भू.मापन.फोटोहिस्सा व परक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :- इतर माहिती: , इतर माहिती: गाव मोजे चुळणे ता.वसई जि.पालघर येथील स.नं. 63/ब/3 या मिळकती वरील पॅरामाउंट हार्डट्स या इमारतील मधील सदनिका क्र. 503,पाचवा मजला,बिल्डिंग नं. 1,क्षेत्र 634 चौ.फुट कारपेट म्हणजेच 58.86 चौ.मी. हि मिळकत. संदर्भ करारनामा दस्त क्र वसई-1, 600-2021,दि 31/12/2020, यातील एकुण मु शु 3% या मुधन रक्कम रु 150000/- महाराष्ट्र मुद्रांक अधिनियम 1958 मधील अनुच्छेद 5(ग-अ)ii अन्वये सदर दस्तात समायोजित करण्यात आलेली आहे( ( Survey Number : 63/B/3 ; ) )	
(5) क्षेत्रफळ	58.86 चौ.मीटर	
(6)आकारणी किंवा जुटी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा.या लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता.	1): नाव:-कृष्णन श्रीनिवासन -- वय:-42 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 559, बेला विटा, पापटी नागगाव रोड, चौक वाडी, वडवली, वसई पश्चिम, ता.वसई जि.पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं:-AMUPM8244Q 2): नाव:-स्वैतेलीन कृष्णन -- वय:-46 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 559, बेला विटा, पापटी नागगाव रोड, चौक वाडी, वडवली, वसई पश्चिम, ता.वसई जि.पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं:-ACDPL6821H	
(8)दस्तऐवज करून देणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-शेरॉन फ्रान्सिस रॉड्रीग्ज -- वय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ई-202, जय रेसिडेन्सी, स्टेट बँक ऑफ इंडिया जवळ, एवरशॉईन सिटी, वसई पूर्व, ता.वसई जि.पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-AOAPP2729K 2): नाव:-फ्रान्सिस डॉमिंग्ज रॉड्रीग्ज -- वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ई-202, जय रेसिडेन्सी, स्टेट बँक ऑफ इंडिया जवळ, एवरशॉईन सिटी, वसई पूर्व, ता.वसई जि.पालघर, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401208 पॅन नं:-BECPR0236N	
(9) दस्तऐवज करून दिल्याचा दिनांक	18/06/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	18/06/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3123/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	376000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

## Price Indicators Projects nearby Locality

**HOUSING** View in Hindi View in English 1 Add

**Imperial Callisto** 1 BHK ₹48.96 L - 94.02 L | ₹11.60 K/sq.ft  
EMI starts at ₹25,934

By **IMPERIAL DEVELOPERS** View Profile See More

Supply: **1-2 BHK Apartments** Configuration View in Hindi View in English

₹48.96 L - 94.02 L | ₹11.60 K/sq.ft  
EMI starts at ₹25,934

₹11.60 K/sq.ft  
Avg. Price

420.00 sq.ft. - 800.00 sq.ft.  
Carpet Area  
View

1-2 BHK Apartments  
Configuration

Dec. 2024  
Possession Starts

₹11.60 K/sq.ft  
Avg. Price

420.00 sq.ft. - 800.00 sq.ft.  
Carpet Area  
View

**HOUSING** View in Hindi View in English 1 Add

**1 BHK Flat** ₹35.0 L | EMI starts at ₹6,534

By **ADARSH DEVELOPERS** View Profile See More

Address: **Adarsh Park Res Complex** View Profile See More

₹35.0 L | EMI starts at ₹6,534

₹5.74 K/sq.ft  
Avg. Price

1 BHK  
Configuration

30th Dec. 2024  
Possession  
status

Middle  
of 7 floors

East facing  
Facing

Unfurnished  
Furnishing

Overview Promotions Furnishings Buy-D-Meter Amenities Price Trends Locality Project Q&A

## Price Indicators Projects nearby Locality

**Mansarovar Pearl Gardens** - New  
By **MANSARAVAR LAND DEVELOPERS**  
View area: Mira Road and Beyond, Mumbai

₹745.58 L - ₹68.25 L | ₹1128 K/sq.ft  
EMR Starts at ₹24.14 L

[To Contact Seller](#)

**1, 2 BHK Apartments Configurations**    **May 2029 Possession Starts**    **₹1128 K/sq.ft Avg Price**    **404.00 sq.ft - 806.00 sq.ft Carpet Area Size**

**₹90.0 Lac** EMI - ₹4.1k | [Can I afford it?](#)

2 BHK, 634 Sq-ft Flat For Sale **Vasai West, Mumbai**

**2 Beds** **3 Baths** **2 Balconies** **1 Covered Parking**

**Carpet Area**  
634 sq.ft • ₹14.196/sq.ft

**Developer**  
[Sunteck Realty Ltd.](#)

**Project**  
[Sunteck Beach Residences](#)

**Floor**  
20 (Out of 30 Floors)

**Transaction Type**  
New Property

**Facing**  
East

**Lift**  
1

**Furnished Status**  
Semi-Furnished

**Car Parking**  
1 Covered

East Facing Property

[Contact Agent](#)    [Get Phone No.](#)    [Last contact made 6 days ago](#)

### More Details

**Price Breakup**    ₹90 Lac | ₹4,50,000    Approx. Registration Charges

**Booking Amount**    ₹2.8 Lac

**RERA ID**    P99000045490

**Address**    Tower 1, Sunteck Beach Residences, Vasai West, Vasai West, Mumbai - Mira Road and Beyond, Maharashtra

**Landmarks**    Suruchi Beach

## Price Indicators Projects nearby Locality

**Dattani Linear Building No 3 Wing A B C Phase II**

By DATTANI CONSTRUCTIONS

₹54.78 L - 1.02 Cr | ₹10.50 K/sq.ft  
EMI starts at ₹29,071 K

1, 2, 3 BHK Apartments Configurations

Jun 2026 Possession Starts

₹10.50 K/sq.ft Avg. Price

522.00 sq.ft. - 970.00 sq.ft. Carpet Area Sizes

Buttons: Contact Seller, SHARE, SAVE

**Skylark**

By SPACE WORKS 88

₹56.44 L - 1.19 Cr | ₹11.48 K/sq.ft  
EMI starts at ₹28,897 K

1, 2, 3 BHK Apartments Configurations

Dec 2025 Possession Starts

₹11.48 K/sq.ft Avg. Price

490.00 sq.ft. - 1040.00 sq.ft. Carpet Area Sizes

Buttons: Contact Seller, SHARE, SAVE, + 20 more

## Price Indicators Projects nearby Locality

HOUSING.com
Search Project

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**Sylva Opal Fairy Bell**

By **SHRILAL BUILDERS**

2 BHK - 4 BHK | 1.4 - 1.8 Cr | 2 BHK on the 3<sup>rd</sup> floor | 1.5 Cr | 1.7 Cr | 2 BHK and 3 BHK available


[View Details](#)

**₹54.76 L - 1.57 Cr** | ₹55.17 K - 20.68 K/sq.ft

EMI starts at ₹28,99 K

[View More](#)

[Contact Sales](#)



1, 2, 4 BHK Apartments Configurations

May 2025 Possession Starts

₹55.17 K - 20.68 K/sq.ft Avg. Price

351.00 sq.ft. - 782.00 sq.ft. Carpet Area

HOUSING.com
Search Project

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**Shelter Heights**

By **SHRILAL BUILDERS**

2 BHK - 4 BHK | 1.4 - 1.8 Cr | 2 BHK on the 3<sup>rd</sup> floor | 1.5 Cr | 1.7 Cr | 2 BHK and 3 BHK available


[View Details](#)

**₹56.0 L - 85.0 L** | ₹12.39 K/sq.ft

EMI starts at ₹29,00 K

[View More](#)

[Contact Sales](#)



1, 2 BHK Apartments Configurations

Dec 2019 Possession Starts

₹12.39 K/sq.ft Avg. Price

446.00 sq.ft. - 695.00 sq.ft. Carpet Area

HOUSING.com
Search Project

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**3 BHK Flat**

By **SHRILAL BUILDERS**


3 BHK | 1.4 - 1.8 Cr | 2 BHK on the 3<sup>rd</sup> floor | 1.5 Cr | 1.7 Cr | 2 BHK and 3 BHK available

[View Details](#)

**₹1.94 Cr** | EMI starts at ₹94,21 K

[View More](#)

[Contact Sales](#)



2100 sq.ft Built up Area

₹9.00 K/sq.ft Avg. Price

1 Years Old Age of property

Ready to move Possession status

Floors of 22 floors

East facing Facing

Semi-Furnished Furnishing





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.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.24 18:41:20 +05'30'

Auth. Sign.

The undersigned has inspected the property detailed in the Valuation Report dated \_\_\_\_\_

on \_\_\_\_\_. We are satisfied that the fair and reasonable market value of the property is

₹ \_\_\_\_\_ (Rupees \_\_\_\_\_

\_\_\_\_\_ only).

Date

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

Countersigned  
(BRANCH MANAGER)

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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 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.
- 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.

	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Shree Varad Builders and Developers LLP</b>
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;	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 **24<sup>th</sup> 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

Based on our discussion with the Client, we understand that the subject property is owned by **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.
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

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
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Auth. Sign.

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An ISO 9001:2015 Certified Company

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