

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Olivia Tower - B"**

"Olivia Tower - B", Custer 4.02, Sector -2, Proposed Integrated Township Project at Survey No. 63/1C (Pt) & 64/1A (Pt), Village – Antarli, Khoni, Hedutane & Kole, Taluka – Kalyan & Village – Umbroli, Taluka – Ambernath, Khoni – Taloja Road, Dist- Thane – 421 204, State - Maharashtra, Country – India.

**Latitude Longitude: 19°09'52.6"N 73°06'48.2"E**


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

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



### **Our Pan India Presence at :**

- |   |  |   |  |
|---|--|---|--|
|  Mumbai    |  Aurangabad |  Pune      |  Rajkot |
|  Thane     |  Nanded     |  Indore    |  Raipur |
|  Delhi NCR |  Nashik     |  Ahmedabad |  Jaipur |

-  **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

## MASTER VALUATION REPORT OF "Olivia Tower - B"

**"Olivia Tower - B", Custer 4.02, Sector -2, Proposed Integrated Township Project at Survey No. 63/1C (Pt) & 64/1A (Pt), Village – Antarli, Khoni, Hedutane & Kole, Taluka – Kalyan & Village – Umbroli, Taluka – Ambernath, Khoni – Taloja Road, Dist- Thane – 421 204, State - Maharashtra, Country – India**

**Latitude Longitude: 19°09'52.6"N 73°06'48.2"E**

**NAME OF DEVELOPER: M/s. Macrotech Developers Limited**

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 **24<sup>th</sup> January 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Olivia Tower - B", Custer 4.02, Sector -2**, Proposed Integrated Township Project at Survey No. 63/1C (Pt) & 64/1A (Pt), Village – Antarli, Khoni, Hedutane & Kole, Taluka – Kalyan & Village – Umbroli, Taluka – Ambernath, Khoni – Taloja Road, Dist- Thane – 421 204, State - Maharashtra, Country – India. It is about 4.4 Km. travel distance from Thane Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

### 2. Developer Details:

Name of builder	M/s. Macrotech Developers Limited	
Project Registration Number	Project	RERA Project Number
	Olivia Tower – B	P51700052243
Register office address	M/s. Macrotech Developers Limited Office No. 412, 4 <sup>th</sup> Floor, "17G Vardhaman Chamber", Cawasji Patel Road, Horniman Circle, Mumbai, PIN Code - 400 001, State - Maharashtra, Country - India.	
Contact Numbers	Contact Person : Mr. Rajendra Giri (General Manager - Mobile No. 9820248856 Mr. Vivek Singh (Builder Person – Mobile No. 9768555665)	
E – mail ID & Website	<a href="mailto:rajendra.giri@lodhagroup.com">rajendra.giri@lodhagroup.com</a> <a href="http://www.lodhagroup.com">www.lodhagroup.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	A – Wing & Road
On or towards South	C – Wing
On or towards East	Open Plot
On or towards West	Road



#### Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot  
Thane Nanded Indore Raipur  
Delhi NCR Nashik Ahmedabad Jaipur

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**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 : 24.01.2024				
	b)	Date on which the valuation is made : 25.01.2024				
3.	List of documents produced for perusal					
	1.	Copy of Legal Title Report from Adv. Pradip Garach date 28.06.2023				
	2.	Copy of MAHARERA Registration Certificate of Project No. P51700052243 issued by Maharashtra Real Estate Regulatory Authority date 02.08.2023. Last Modified date 08.12.2023				
	3.	Copy of Affidavit – Cum Declaration of Macrotech Developes Ltd. date 10.10.2023				
	4.	Copy of Certificate of Incorporation Pursuant to change of name of the company has been changed from Lodha Developers Ltd. to Macrotech Developes Ltd. Date 24.05.2019 issued by Government of India Ministry of Corporate Affairs (As per RERA Certificate)				
	5.	Copy of Architect's Certificate date 12.10.2023 issued by Vilas Desai & Associates (As per RERA Certificate)				
	6.	Copy of Engineer's Certificate date 28.11.2023 issued by K. C. Shah (As per RERA Certificate)				
	7.	Copy of Commencement Certificate No. SSThane / 2229 date 21.10.2021 issued by Assistant Director Town Planning, Thane				
		<table border="1"> <thead> <tr> <th>Custer / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>4.02 / B</td> <td>Ground + 12<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>	Custer / Wing	Number of Floors	4.02 / B	Ground + 12 <sup>th</sup> Upper Floors.
Custer / Wing	Number of Floors					
4.02 / B	Ground + 12 <sup>th</sup> Upper Floors.					
	8.	Copy of Approved Plan No. SSThane / 2229 date 21.10.2021 issued by Assistant Director Town Planning, Thane				
		<u>Approved upto:</u> <table border="1"> <thead> <tr> <th>Custer / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>4.02 / B</td> <td>Ground &amp; 1<sup>st</sup> Floor (part Residential / Part Mezzanine Floor) + 2<sup>nd</sup> to 12<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>	Custer / Wing	Number of Floors	4.02 / B	Ground & 1 <sup>st</sup> Floor (part Residential / Part Mezzanine Floor) + 2 <sup>nd</sup> to 12 <sup>th</sup> Upper Floors.
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4.02 / B	Ground & 1 <sup>st</sup> Floor (part Residential / Part Mezzanine Floor) + 2 <sup>nd</sup> to 12 <sup>th</sup> Upper Floors.					
	Project Name (with address & phone nos.)	: "Olivia Tower - B", Custer 4.02, Sector -2, Proposed Integrated Township Project at Survey No. 63/1C (Pt) & 64/1A (Pt), Village – Antarli, Khoni, Hedutane & Kole, Taluka – Kalyan & Village – Umbroli, Taluka – Ambarnath, Khoni –				

		Taloja Road, Dist- Thane – 421 204, 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)	<p><b>M/s. Macrotech Developers Limited</b></p> <p><b>Address:</b> Office No. 412, 4<sup>th</sup> Floor, "17G Vardhaman Chamber", Cawasji Patel Road, Horniman Circle, Mumbai, PIN Code - 400 001, State - Maharashtra, Country - India.</p> <p><b>Contact Person :</b> Mr. Rajendra Giri (General Manager - Mobile No. 9820248856 Mr. Vivek Singh (Builder Person – Mobile No. 9768555665)</p>										
5.	Brief description of the property (Including Leasehold / freehold etc.)	<p><b>About " Olivia Tower - B" Project:</b> Macrotech Olivia Tower B in Khoni, one of the upcoming under-construction housing societies in Mumbai Beyond Thane. This society will have all basic facilities and amenities to suit homebuyer's needs and requirements. Brought to you by Macrotech Developers Limited, Macrotech Olivia Tower B is scheduled for possession in Mar, 2027. The RERA registration number of this project is P51700052243. Macrotech Olivia Tower B are Nilaje railway station. Out of this, Nilaje railway station is the nearest from this location.</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Custer / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>4.02 / B</td> <td>Proposed Ground &amp; 1<sup>st</sup> Floor (part Residential / Part Mezzanine Floor) + 2<sup>nd</sup> to 12<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Custer / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>4.02 / B</td> <td>Plinth work is completed.</td> <td>10%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>March - 2027 (As per MAHARERA Certificate)</b> Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p> <p><b>PROPOSED PROJECT AMENITIES:</b></p> <ul style="list-style-type: none"> <li>➤ Vitrified tiles flooring in all rooms</li> <li>➤ Granite Kitchen platform with Stainless Steel Sink</li> <li>➤ Powder coated aluminum sliding windows with M.S. Grills</li> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> <li>➤ Children Play Area</li> </ul>	Custer / Wing	Number of Floors	4.02 / B	Proposed Ground & 1 <sup>st</sup> Floor (part Residential / Part Mezzanine Floor) + 2 <sup>nd</sup> to 12 <sup>th</sup> Upper Floors.	Custer / Wing	Present stage of Construction	Percentage of work completion	4.02 / B	Plinth work is completed.	10%
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Custer / Wing	Present stage of Construction	Percentage of work completion										
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	<ul style="list-style-type: none"> <li>➤ Club House</li> <li>➤ Landscaped Garden</li> <li>➤ Yoga</li> <li>➤ Swimming Pool</li> <li>➤ Gymnasium</li> <li>➤ Kids Play Area</li> <li>➤ Multipurpose Hall</li> </ul>			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Survey No. 63/1C (Pt) & 64/1A (Pt)
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Survey No. 63/1C (Pt) & 64/1A (Pt), Village – Antarli, Khoni, Hedutane & Kole, Taluka – Kalyan & Village – Umbroli
	d)	Ward / Taluka	:	Taluka – Thane
	e)	Mandal / District	:	District – Thane
7.	Postal address of the property		:	"Olivia Tower - B", Custer 4.02, Sector -2, Proposed Integrated Township Project at Survey No. 63/1C (Pt) & 64/1A (Pt), Village – Antarli, Khoni, Hedutane & Kole, Taluka – Kalyan & Village – Umbroli, Taluka – Ambarnath, Khoni – Taloja Road, Dist- Thane – 421 204, State - Maharashtra, Country – India
8.	City / Town		:	Khoni – Taloja Road, Kalyan
	Residential area		:	Yes
	Commercial area		:	Yes
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Middle Class
	ii) Urban / Semi Urban / Rural		:	Serii Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Assistant Director Town Planning, Thane
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	Survey No. 64 (Pt)	Survey No. 64 (Pt)	A – Wing & Road
	South	Survey No. 54 (Pt)	Survey No. 54 (Pt)	C – Wing
	East	Survey No. 63 (Pt)	Survey No. 63 (Pt)	Open Plot
	West	Survey No. 63 (Pt)	Survey No. 63 (Pt)	Road
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A	B

		As per the Deed	Actuals
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.2	Latitude, Longitude & Co-ordinates of property	19°09'52.6"N 73°06'48.2"E	
14.	Extent of the site	Total Plot area – 4,20,177.34 Sq. M. (As per Approved Plan) Plot area – 2261.91 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	Total Plot area – 4,20,177.34 Sq. M. (As per Approved Plan) Plot area – 2261.91 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	N.A. Building Construction work is in progress	
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>		
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 and Commercial purpose	
8.	Any usage restriction	Residential and commercial purpose	
9.	Is plot in town planning approved layout?	Copy of Approved Plan No. SStane / 2229 date 21.10.2021 issued by Assistant Director Town Planning, Thane. <b>Approved upto:</b>	
		<b>Custer / Wing</b>	<b>Number of Floors</b>
		4.02 / B	Ground & 1 <sup>st</sup> Floor (part Residential / Part Mezzanine Floor) + 2 <sup>nd</sup> to 12 <sup>th</sup> Upper Floors.
10.	Corner plot or intermittent plot?	Intermittent	
11.	Road facilities	Yes	
12.	Type of road available at present	B.T. Road	
13.	Width of road – is it below 20 ft. or more than 20 ft.	12.00 Mtr. Wide 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 developpeing area																		
19.	<b>Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No																		
<b>Part – A (Valuation of land)</b>																					
1	Size of plot	:	Total Plot area – 4,20,177.34 Sq. M. (As per Approved Plan) Plot area – 2261.91 Sq. M. (As per RERA Certificate)																		
	North & South	:	-																		
	East & West	:	-																		
2	Total extent of the plot	:	As per table attached to the report																		
3	Prevailing market rate ( Along With details / reference of at 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)	:	₹ 38,400.00 per Sq. M. for Residential ₹ 1,230.00 per Sq. M. for Land																		
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>																		
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</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>420177.34</td> <td>1230</td> <td>51,68,18,128.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>2261.91</td> <td>1230</td> <td>27,82,149.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	420177.34	1230	51,68,18,128.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2261.91	1230	27,82,149.00
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2261.91	1230	27,82,149.00																			
<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	:																			
	<b>Custer / Wing</b>		<b>Number of Floors</b>																		
	4.02 / B		Proposed Ground & 1 <sup>st</sup> Floor (part Residential / Part Mezzanine Floor) + 2 <sup>nd</sup> to 12 <sup>th</sup> Upper Floors.																		
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>																		
	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. SSThane / 2229 date 21.10.2021 issued by Assistant Director Town Planning, Thane.				
h)	Approved map / plan issuing authority	:	<b>Approved upto:</b>				
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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	:	N.A. Building Construction work is in progress



c) No. of urinals	:
d) No. of bath tubs	:
e) Water meters, taps etc.	:
f) Any other fixtures	:

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:****1) Custer 4.02, Sector 2, Wing -B:**

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet 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	1	Gr.	3 BHK	848	933	11700	99,21,600.00	1,07,15,328.00	22500	22,38,720
2	4	Gr.	2 BHK	736	810	11700	86,11,200.00	93,00,096.00	19500	19,43,040
3	101	1	3 BHK	844	928	11700	98,74,800.00	1,06,64,784.00	22000	22,28,160
4	104	1	3 BHK	848	933	11700	99,21,600.00	1,07,15,328.00	22500	22,38,720
5	201	2	3 BHK	850	935	11730	99,70,500.00	1,07,68,140.00	22500	22,44,000
6	202	2	3 BHK	844	928	11730	99,00,120.00	1,06,92,130.00	22500	22,28,160
7	203	2	3 BHK	855	941	11730	1,00,29,150.00	1,08,31,482.00	22500	22,57,200
8	204	2	3 BHK	860	946	11730	1,00,87,800.00	1,08,94,824.00	22500	22,70,400
9	301	3	3 BHK	850	935	11760	99,96,000.00	1,07,95,680.00	22500	22,44,000
10	302	3	3 BHK	850	935	11760	99,96,000.00	1,07,95,680.00	22500	22,44,000
11	303	3	3 BHK	860	946	11760	1,01,13,600.00	1,09,22,688.00	23000	22,70,400
12	304	3	3 BHK	860	946	11760	1,01,13,600.00	1,09,22,688.00	23000	22,70,400
13	401	4	3 BHK	850	935	11790	1,00,21,500.00	1,08,23,220.00	22500	22,44,000
14	402	4	3 BHK	850	935	11790	1,00,21,500.00	1,08,23,220.00	22500	22,44,000
15	403	4	3 BHK	860	946	11790	1,01,39,400.00	1,09,50,552.00	23000	22,70,400
16	404	4	3 BHK	860	946	11790	1,01,39,400.00	1,09,50,552.00	23000	22,70,400
17	501	5	3 BHK	850	935	11820	1,00,47,000.00	1,08,50,760.00	22500	22,44,000
18	502	5	3 BHK	850	935	11820	1,00,47,000.00	1,08,50,760.00	22500	22,44,000
19	503	5	3 BHK	860	946	11820	1,01,65,200.00	1,09,78,416.00	23000	22,70,400
20	504	5	3 BHK	860	946	11820	1,01,65,200.00	1,09,78,416.00	23000	22,70,400
21	601	6	3 BHK	850	935	11850	1,00,72,500.00	1,08,78,300.00	22500	22,44,000
22	602	6	3 BHK	850	935	11850	1,00,72,500.00	1,08,78,300.00	22500	22,44,000
23	603	6	3 BHK	860	946	11850	1,01,91,000.00	1,10,06,280.00	23000	22,70,400
24	604	6	3 BHK	860	946	11850	1,01,91,000.00	1,10,06,280.00	23000	22,70,400
25	701	7	3 BHK	850	935	11880	1,00,98,000.00	1,09,05,840.00	22500	22,44,000
26	702	7	3 BHK	850	935	11880	1,00,98,000.00	1,09,05,840.00	22500	22,44,000
27	703	7	3 BHK	860	946	11880	1,02,16,800.00	1,10,34,144.00	23000	22,70,400
28	704	7	3 BHK	860	946	11880	1,02,16,800.00	1,10,34,144.00	23000	22,70,400
29	802	8	5 BHK	1325	1458	11910	1,57,80,750.00	1,70,43,210.00	35500	34,98,000
30	803	8	3 BHK	860	946	11910	1,02,42,600.00	1,10,62,008.00	23000	22,70,400
31	804	8	3 BHK	860	946	11910	1,02,42,600.00	1,10,62,008.00	23000	22,70,400
32	901	9	3 BHK	850	935	11940	1,01,49,000.00	1,09,60,920.00	23000	22,44,000

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet 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 ₹
33	902	9	3 BHK	850	935	11940	1,01,49,000.00	1,09,60,920.00	23000	22,44,000
34	903	9	3 BHK	860	946	11940	1,02,68,400.00	1,10,89,872.00	23000	22,70,400
35	904	9	3 BHK	860	946	11940	1,02,68,400.00	1,10,89,872.00	23000	22,70,400
36	1001	10	3 BHK	850	935	11970	1,01,74,500.00	1,09,88,460.00	23000	22,44,000
37	1002	10	3 BHK	850	935	11970	1,01,74,500.00	1,09,88,460.00	23000	22,44,000
38	1003	10	3 BHK	860	946	11970	1,02,94,200.00	1,11,17,736.00	23000	22,70,400
39	1004	10	3 BHK	860	946	11970	1,02,94,200.00	1,11,17,736.00	23000	22,70,400
40	1101	11	3 BHK	850	935	12000	1,02,00,000.00	1,10,16,000.00	23000	22,44,000
41	1102	11	3 BHK	850	935	12000	1,02,00,000.00	1,10,16,000.00	23000	22,44,000
42	1103	11	3 BHK	860	946	12000	1,03,20,000.00	1,11,45,600.00	23000	22,70,400
43	1104	11	3 BHK	860	946	12000	1,03,20,000.00	1,11,45,600.00	23000	22,70,400
44	1201	12	3 BHK	850	935	12030	1,02,25,500.00	1,10,43,540.00	23000	22,44,000
45	1202	12	3 BHK	850	935	12030	1,02,25,500.00	1,10,43,540.00	23000	22,44,000
46	1203	12	3 BHK	860	946	12030	1,03,45,800.00	1,11,73,464.00	23500	22,70,400
47	1204	12	3 BHK	860	946	12030	1,03,45,800.00	1,11,73,464.00	23500	22,70,400
<b>Total</b>				<b>40510</b>	<b>44561</b>		<b>48,06,59,520.00</b>	<b>51,91,12,281.60</b>		<b>10,69,46,400</b>

### Summary of the Project:

Custer / Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
4.02 / B	2 BHK - 01 3 BHK - 45 5 BHK - 01	47	40510	44561	48,06,59,520.00	51,91,12,282.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	48,06,59,520.00
Final Realizable Value After Completion in ₹	51,91,12,282.00
Cost of Construction (Total Built up area x Rate) 44561 Sq. Ft. x ₹ 2400.00	10,69,46,400.00



Custer / Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
4.02 / B	10	44561	10,69,46,400.00	1,06,94,640.00

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>₹ 48,06,59,520.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 51,91,12,282.00</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 ₹ 11,000 to ₹ 12,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 11,700.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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## Actual Site Photographs



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## Route Map of the property



Site u/r



**Latitude Longitude: 19°09'52.6"N 73°06'48.2"E**

**Note:** The Blue line shows the route to site from nearest railway station (Dombivli – 9.9 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: Thane

Select Taluka: Kalyan

Select Village: Khoni

Vibhag Number: 7

Assesment Type	Assesment Range	Rate Rs/-	Unit
विरासत भेज जमीन	0-1.25	605100	हेक्टर
विरासत भेज जमीन	1.26-2.50	679900	हेक्टर
विरासत भेज जमीन	2.51-5.00	771300	हेक्टर
विरासत भेज जमीन	5.01-7.50	859700	हेक्टर
विरासत भेज जमीन	7.51-10.00	950000	हेक्टर
विरासत भेज जमीन	10.01-12.50	1069200	हेक्टर
विरासत भेज जमीन	12.51-च्या पुढे	1217300	हेक्टर
निवानी	0-0.00	38400	चौरस मीटर


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: Thane

Select Taluka: Kalyan

Select Village: Khoni

Vibhag Number: 7

Assesment Type	Assesment Range	Rate Rs/-	Unit
दुकाने	0-0	51000	चौरस मीटर
फार्मरस्वे	0-0	42600	चौरस मीटर
यावनाफाणीय निळकती	0-0.00	1660	चौरस मीटर
हायवेवरील जमिनी	0-0	1410	चौरस मीटर
किसांमती जमीनी/भूखंड	0-0	1230	चौरस मीटर
औद्योगिक किंमती जमिनी	0-0.00	1160	चौरस मीटर



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## Price Indicators

HOUSING		Price Range	Area
Lodha Olivia Tower B		₹1.5 Cr - 1.53 Cr	Plot Area: 4,327 sq.ft Built-up Area: 17,437 sq.ft
3 BHK Apartment		Mar. 2027	₹1,77,12/sq.ft Avg. Price
Construction		Possession Starts	844.00 sq.ft. - 850.00 sq.ft. Carpet Area

## Sales Instance

सूची क्र.2		दुयम निबंधक : सह दु.नि. कल्याण 5
1063507		दस्त क्रमांक : 1063/2024
25-01-2024		नोंदणी :
Note:- Generated Through eSearch Module. For original report please contact concern SRO office.		Regn:63m
<b>गावाचे नाव : खोणी</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	9960800	
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5052243	
(4) भू-मापन फोटोसिमा व घरक्रमांक असल्यास	1) पालिकेचे नाव: ठाणे इतर वर्णन: सदनिका नं: 702, माळा नं: 7 वा मजला, इमारतीचे नाव: ऑलीविया (विंग 2) बी विंग ऑलीविया टॉवर बी, ब्लॉक नं: सेक्टर 4 पलावा 2 डोंबिवली पूर्व ठाणे, रोड : तळोजा बायपास रोड, इतर माहिती: विभाग नं. 27.4 सोबत एक कार पार्कींग दिनांक 15/01/2008 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मु. शु. मध्ये 50% सवलत (टीपीएस 1213/116/सीआर-289/13/पुडी-12) ( Survey Number : 63/1C Part.64/1A Part व दस्तात नमूद केल्याप्रमाणे : )	
(5) क्षेत्रफळ	85.66 चौ. मीटर	
(6) आकारणी किंवा जुटी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या तिहुन देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मंकोटेंक डेव्हलपर्स लि. लॉक कु. मु. सुरेंद्रान नाथ तर्फे कु. मु. शैलेश मोरे - - वप:- 52 पत्ता:- प्लॉट नं. - माळा नं. - इमारतीचे नाव: 412 4था मजला 17वी थर्यमान चेंबर काव्हासबी पटेल रोड हॉर्निंगन सर्कल, फोर्ट, मुंबई. ब्लॉक नं. - रोड नं. - महाराष्ट्र, मुंबई. पिन कोड:- 400001 पॅन नं. - AAACLI4901	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- ममता मिश्रा - - वप:- 53 पत्ता:- प्लॉट नं. - माळा नं. - इमारतीचे नाव: बी 0404 नागेश्वर रेसिडेन्सी नंदन विहार पाटिया भुवनेश्वर खोरडा, ब्लॉक नं. - रोड नं. - ऑरिस्ता, कू-ऑ-डा. पिन कोड:- 751024 पॅन नं:- APOPM6128G 2): नाव:- सुरेश चंद्र मिश्रा - - वप:- 62 पत्ता:- प्लॉट नं. - माळा नं. - इमारतीचे नाव: बी 0404 नागेश्वर रेसिडेन्सी नंदन विहार पाटिया भुवनेश्वर खोरडा, ब्लॉक नं. - रोड नं. - ऑरिस्ता, कू-ऑ-डा. पिन कोड:- 751024 पॅन नं:- ADNPM5860E	
(9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2024	
(10) दस्त नोंदणी केल्याचा दिनांक	24/01/2024	
(11) अनुक्रमीक खंड व पृष्ठ	1063/2024	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	349000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	



**Sales Instance**

15513507 25-01-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. कल्याण 5 दस्त क्रमांक : 15513/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : खोणी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	10119136	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5168424	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 1102, माळा नं: 11वा मजला, इमारतीचे नाव: ऑर्लीविया(विंग 2)बी विंग ऑर्लीविया टॉवर-बी, ब्लॉक नं: सेक्टर 4 पलावा 2 डोंबिवली पू. ठाणे, रोड : तळोजा बायपास रोड, इतर माहिती: विभाग नं.27.4 सोबत एक कार पार्कींग दिनांक 15/01/2008 च्या अधिसुचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मु. शु. मध्ये 50% सवलत(टीपीएस 1213/116/सीआर-289/13/युडी-12)( ( Survey Number : 63/1C Part.64/1A Part व दस्तात नमूद केल्याप्रमाणे ; ) )	
(5) क्षेत्रफळ	85.66 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास प्रतिवादिचे नाव व पत्ता.	1): नाव:-मॅक्रोटोक डेव्हलपर्स लि. तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु. मु. शैलेश मोरे - - वय:33 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 412, 4था मजला 17वी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं: -, रोड नं: -, पिन कोड:-400001 पॅन नं:-AAACL1490J	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिता रुपेश कारभारी - - वय:-42: पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साई धाम अपार्टमेंट, 101 सेक्टर 05, प्लॉट नं. 54, गोल्डन पॅलेस हॉटेल जवळ सानपाडा, नवी मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-CUMPK8963L	
(9) दस्तावेज करून दिल्याचा दिनांक	04/11/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	04/11/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	15513/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	354500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		



## Sales Instance

15522507 25-01-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कल्याण 5 दस्त क्रमांक : 15522/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : खोणी</b>		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	10020116	
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5052243	
(4) भू-मापन, पेटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 1002, माळा नं: 10 वा मजला, इमारतीचे नाव: ऑर्लीविया(विंग 2)बी विंग ऑर्लीविया टॉवर बी, ब्लॉक नं: सेक्टर 4 पलावा 2 डोंबिवली पूर्व ठाणे, रोड : तळोजा बायपास रोड, इतर माहिती: विभाग नं. 27.4 सोबत एक कार पार्किंग दिनांक 15/01/2008 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मु. शु. मध्ये 50% सवलत(टीपीएस 1213/116/सीआर-289/13/युडी-12) ( Survey Number : 63/IC Part,64/1A Part व दस्तात नमूद केल्याप्रमाणे ; )	
(5) क्षेत्रफळ	85.66 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या सिद्दहन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव- मॅकनोटक डेव्हलपर्स सि.तर्फे कु.मु.सुरेन्द्रन नायर तर्फे कु.मु. शैलेश मोरे - - वय:-32 पत्ता:- प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्मिन सर्कल, फोर्ट, मुंबई, ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, मुंबई, पिन कोड:-400001 पॅन नं:-AAACL1490J	
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव-अंकित अनंत आंबेकर - - वय:-32; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 304, शानजा हार्दिस, कनाकिय रोड, बिहाईड राज अॅटलांटीस, मीरा रोड ईस्ट ठाणे , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे, पिन कोड:-401107 पॅन नं:-AZZPA4369E 2): नाव-चैतली संजय आबनाचे - - वय:-29; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 304, शानजा हार्दिस, कनाकिय रोड, बिहाईड राज अॅटलांटीस, मीरा रोड ईस्ट ठाणे , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे, पिन कोड:-401107 पॅन नं:-BNWPA5958D 3): नाव-अश्विनी आर आंबेकर - - वय:-58; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: 304, शानजा हार्दिस, कनाकिय रोड, बिहाईड राज अॅटलांटीस, मीरा रोड ईस्ट ठाणे , ब्लॉक नं. - , रोड नं. - , महाराष्ट्र, ठाणे, पिन कोड:-401107 पॅन नं:-ARAPA3197P	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/11/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	04/11/2023	
(11)अनुक्रमांक खंड व पृष्ठ	15522/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	351000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला	(i) within the limits of any Municipal Corporation or any Cantonment	



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## Sales Instance

15015507 25-01-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुयम निबंधक : सह दु.नि. कल्याण 5 दस्त क्रमांक : 15015/2023 नोंदणी : Regn:63m
<b>गावाचे नाव : खोणी</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	9938754	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	5116000	
(4) भू.मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: 903, माळा नं: 9 वा मजला, इमारतीचे नाव: ऑलीविया(विंग 2)बी विंग ऑलीविया टॉवर बी, ब्लॉक नं: सेक्टर 4 पलावा 2 डोंबिवली पूर्व ठाणे, रोड : तळोजा बायपास रोड, इतर माहिती: विभाग नं. 27.4 सोबत एक कार पार्किंग दिनांक 15/01/2008 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मु. शु. मध्ये 50% सवलत(टीपीएस 1213/116/सीआर-289/13/युडी-12)( ( Survey Number : 63/IC Part,64/1A Part व दस्तात नमूद केल्याप्रमाणे ; ) )	
(5) क्षेत्रफळ	86.77 चौ.मीटर	
(6)आकारणी किंवा जुडी 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:-मॅक्रोटेक डेव्हलपर्स लि.तर्फे कु.मु.सुरेन्द्रन नायर तर्फे कु.मु. शैलेश मोरे . - वय:-32 पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान वेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400001 पॅन नं:- AAAACL1490J	
(8)दस्तऐवज करून घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नंदा धनंजय सांब्राणी . - वय:-58; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: के 305 कासा युनो लेकशोर ग्रीन्स पलावा सिटी फेज 2 डोंबिवली ईस्ट ठाणे , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-ADEPS5820K 2): नाव:-धनंजय केशवराव सांब्राणी . - वय:-65; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: के 305 कासा युनो लेकशोर ग्रीन्स पलावा सिटी फेज 2 डोंबिवली ईस्ट ठाणे , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421204 पॅन नं:-ADAPS0635G	
(9) दस्तऐवज करून दिल्याचा दिनांक	22/10/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	22/10/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	15015/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	348000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मल्यांकनासाठी विचारत घेतलेला		

## Price Indicators Projects nearby Locality

**HOUSING.com** | Buy | Rent | Sell | Property | Loans | Insurance

**1 BHK Flat** | ₹45.0 L | 1 BHK | 443 sq.ft. Carpet Area

**Lotha Palava Phase 2, Khairi Pagadyacha Pats for sale - Thane | Housing.com?**

Energy Efficient | Free Possession and Free Society Requirements | Electrical Meter Room, Sub-station, Resolving Station | Clubhouse | Water Supply

Overview | Furnishings | Amenities | Ratings and Reviews | Price Trends | Registry Records | Locality

**magicbricks** | Buy | Rent | Sell | Home Loans

Get priority access & benefits with **MAG Prime** | Unlock exclusively Reserved Owner Properties | **Join Prime @ ₹50K Off**

₹110Lac | **₹99 Lac** | 1 BHK | 950 sq.ft. | Special Price to Owner

**1 BHK Flat for Sale in Lotha Palava Downtown, Shiphata, Thane**

3 Beds | 2 Baths | 1 Bkonly | Semi-Furnished

Carpet Area: 950 sqft - ₹15.7/sqft | Over all: Lotha | Locality: Lotha Palava Downtown

Floor: 12 (Out of 18 Floors) | Transaction Type: Resale | Status: Ready to Move

Additional Rooms: 1 Store Room | Facing: East | Furnishing: Semi-Furnished

East Facing Property

Contact Owner | Get Phone No. | Last Contact: 14h 15m ago

**More Details**

Price Break-up:	₹110Lac   ₹99 Lac
Booking amount:	₹100000
Address:	Shiphata, Thane - Central Thane, Maharashtra
Furnishing:	Semi-Furnished
Type of Ownership:	Co-operative Society
Overlooking:	Garden/Park, Main Road
Age of Construction:	Less than 5 years



## Price Indicators Projects nearby Locality




magicbricks
Buy
Rent
Sell
Home Loans

Home > Property in Thane > Dombivli East > Apartment in Dombivli East > 1 BHK > 595 Sq-ft

**₹ 69.0 Lac** | EMI - ₹ 31k | [Get pre-approved loan](#)

595 Sq-ft 1 BHK Flat For Sale in [Dombivli East, Thane](#)

1 Bed | 1 Bath | 2 Balconies | Semi-Furnished

+12 Photos

<p><b>Carpet Area</b> 500 sqft • ₹13800/sqft</p>	<p><b>Floor</b> 5 (Out of 7 Floors)</p>	<p><b>Transaction Type</b> Resale</p>
<p><b>Status</b> Ready to Move</p>	<p><b>Additional Rooms</b> 1 Store Room</p>	<p><b>Facing</b> South - East</p>
<p><b>Lift</b> 1</p>	<p><b>Furnished Status</b> Semi-Furnished</p>	<p><b>Car Parking</b> 6 Open</p>

Contact Owner

Get Phone No.

Last contact made 19 days ago

**More Details**

Price Breakup	₹ 69 Lac   ₹ 2,700 Monthly
Booking Amount	₹ 100000
Address	Flat No 501 Krishna Krupa Chs Vitthal Mandir Road Dombivli East Thane Maharashtra 421201, Dombivli East, Thane - Beyond Thane, Maharashtra

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Buy
Rent
Sell
Home Loans


Home > Property in Thane > Kalyan > Apartment in Kalyan > 1 BHK > 353 Sq-ft

Save Time & Money with **MI Phone**
Find the right Property by calling Upto 35 Owners directly
Join Prime @ 50% OFF

**₹ 45.0 Lac** | EMI - ₹ 20k | [Get Loan offers from 34+ banks](#)

BHK Flat For Sale in [Runwal Gardens North Avenue, Kalyan, Thane](#)

1 Bed | 1 Bath | Unfurnished



+0 Photos

<p><b>Super Built-Up Area</b> 353 sqft • ₹12746/sqft</p>	<p><b>Developer</b> Runwal Developers</p>	<p><b>Project</b> Runwal Gardens North Avenue</p>
<p><b>Floor</b> 20 (Out of 25 Floors)</p>	<p><b>Transaction Type</b> Resale</p>	<p><b>Furnished Status</b> Unfurnished</p>
<p><b>Age Of Construction</b> Under Construction</p>		

Contact Owner

Get Phone No.

Last contact made 60 days ago

**More Details**

Price Breakup	₹ 45 Lac
Booking Amount	₹ 50000
Address	Kalyan, Thane - Beyond Thane, Maharashtra


## Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property in Thane > Dombivli East > Apartment in Dombivli East > 1 BHK > 438 Sq.ft

**₹ 44.0 Lac** EMI - ₹ 20k | [Get Loan offers from 34+ Banks](#)

1 BHK 418 Sq-ft Flat For Sale [Dombivli East, Thane](#)



-27 Photos

1 Bed
1 Bath
Unfurnished

Carpet Area <b>348 sqft -</b> ₹ 126-4/sqft	Developer <b>Runwal Developers</b>	Project <b>Runwal Gardens</b>
Transaction Type <b>New Property</b>	Status <b>Under Construction</b>	Lifts <b>4</b>
Furnished Status <b>Unfurnished</b>		

Contact Agent
Get Phone No.
Last contact made 7 days ago

### More Details


Price Breakup	₹ 44 Lac
Booking Amount	₹ 1.0 Lac
RERA ID	P51700022699
Address	Dombivli East, Thane - Beyond Thane, Maharashtra

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property in Thane > Dombivli East > Apartment in Dombivli East > 2 BHK > 730 Sq.ft

**₹ 91.6 Lac** EMI - ₹ 41k | [Get pre-approved loan](#)

2 BHK 730 Sq-ft Flat For Sale [Dombivli East, Thane](#)



-14 Photos

2 Beds
2 Baths
1 Balcony
1 Covered Parking

Carpet Area <b>730 sqft -</b> ₹ 12553/sqft	Developer <b>Paradise Group</b>	Project <b>Sai World Dreams</b>
Floor <b>17 (Out of 35 Floors)</b>	Transaction Type <b>New Property</b>	Additional Rooms <b>1 Store Room</b>
Facing <b>East</b>	Lifts <b>5</b>	Furnished Status <b>Unfurnished</b>

East Facing Property

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹ 91.6 Lac   ₹ 2 Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	P51700035191, P51700052710
Address	Dombivli East, Thane, Dombivli East, Thane - Beyond Thane, Maharashtra
Landmarks	Kalyan Shilphata Road, Dombivli East, Maharashtra





## Price Indicators Projects nearby Locality

**99acres** Buy ▾ All Residential Top 1 Locality in Project/Society or Locality SEARCH

**5BHK Flat/Apartment**  
**Lodha Palava Olivia**  
Khron, Mumbai Beyond Thane, Mumbai

₹1.32 Crore 1320 sq.ft. Under Construction

**BEA STATUS** BEA STATUS REGISTERED Registration No. P1110822211 [View BEA Copy](#) Website: <https://maharashtra.gov.in>

Floor Plan Project Details Society Reviews Recommendations Dealer Details

FLOOR PLAN INCLUSIONS AREA DETAILS PRICE DETAILS

1320.25 sq.ft. ₹1.32 Crores

**99acres** Buy ▾ Under Locality Project Society Locality + - Q

₹96 Lac 922 sq.ft. **3BHK 3Baths**

**BEA STATUS** NOT AVAILABLE Website: <https://maharashtra.gov.in>

Overview Dealer Details Price Trends Registry Record Explore Locality Recomm. ?

**Videos (1)** **Property (6)**

**Area**  
Carpet area: 922 sq.ft.

**Price**  
₹96 Lac @ 10,412 per sq.ft. (Negotiable)

**Floor Number**  
17<sup>th</sup> of 22 Floors

**Orientation**  
Park/Garden, Main Road, Club, Pool

**Configuration**  
3 Bedrooms, 3 Bathrooms, 1 Balcony

**Project**  
Lodha Palava Olivia  
Khron, Mumbai Beyond Thane

**Taking**  
North

**Completion**  
Dec 2026

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 : 25.01.2024

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

**Manoj  
Chalikwar  
Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.25 18:00:07 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

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

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

Date

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

Countersigned  
(BRANCH MANAGER)

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

(Annexure-I)

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 25.01.2024 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





	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Macrotech Developers Limited</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 Sameer Parab – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 24.01.2024 Valuation Date - 25.01.2024 Date of Report - 25.01.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 24.01.2024
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 **25<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. Macrotech Developers Limited** . 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. Macrotech Developers Limited**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### Environmental Conditions

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

### Town Planning

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

### Area

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

### Condition & Repair

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

### Valuation Methodology

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

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

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

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

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

#### **Not a Structural Survey**

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

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

### ***ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS***

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

**(Annexure - II)****MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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

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

#### **Confidentiality**

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

#### **Information Management**

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



**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.25 18:00:24 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

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