



MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Tulip"

"Tulip", Custer 10.05, Sector – 12, Building Type – CT.C, Wing – C & D, Proposed Building at Integrated Township Project at Survey No. 55/2A (Pt), Survey No. 55/3 (pt) & Survey No. 139/1 (Pt), Village – Antarli, Khoni, Hedutane, Kole, Katai, Mangoan, Gharivali, Taluka – Kalyan and at Village – Umbroli, Taluka – Ambernath, Khoni – Taloja Road, Dombivali (East), Dist- Thane – 421 204, State - Maharashtra, Country – India.

Latitude Longitude: 19°09'40.9"N 73°07'06.9"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

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Latitude Longitude: 19°09'40.9"N 73°07'06.9"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 **24th January 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Tulip", Custer 10.05, Sector – 12, Building Type – CT.C, Wing – C & D, Proposed Building at Integrated Township Project at Survey No. 55/2A (Pt), Survey No. 55/3 (pt) & Survey No. 139/1 (Pt), Village – Antarli, Khoni, Hedutane, Kole, Katai, Mangoan, Gharivali, Taluka – Kalyan and at Village – Umbroli, Taluka – Ambernath, Khoni – Taloja Road, Dombivali (East), Dist- Thane – 421 204, State - Maharashtra, Country – India.** It is about 11.6 Km. travel distance from Dombivli Railway Station of Central 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. Macrotech Developers Limited	
Project Registration Number	Project	RERA Project Number
	Tulip	P51700052243
Register office address	M/s. Macrotech Developers Limited Office No. 412, 4 th 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	rajendra.giri@lodhagroup.com , vikas.jain@lodhagroup.com www.lodhagroup.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Road
On or towards South	Road
On or towards East	Open Plot
On or towards West	Road & Lodha Codename Under Construction Project



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 : 31.01.2024				
3.	List of documents produced for perusal					
	1.	Copy of Legal Title Report date 14.06.2023 issued by Adv. K. P. Mahajan				
	2.	Copy of MAHARERA Registration Certificate of Project No. P51700051956 issued by Maharashtra Real Estate Regulatory Authority date 13.07.2023. Last Modified date 29.01.2024				
	3.	Copy of Affidavit – Cum Declaration of Macrotech Developes Ltd. date 10.10.2023				
	4.	Copy of Architect's Certificate date 12.10.2023 issued by Vilas Desai & Associates (As per RERA Certificate)				
	5.	Copy of Commencement Certificate No. SStHane / 5059 date 23.05.2023 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>10.05 / C & D</td> <td>Ground + 14th Upper Floors.</td> </tr> </tbody> </table>	Custer / Wing	Number of Floors	10.05 / C & D	Ground + 14 th Upper Floors.
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	Project Name (with address & phone nos.)	: "Tulip", Custer 10.05, Sector – 12, Building Type – CT.C, Wing – C & D, Proposed Building at Integrated Township Project at Survey No. 55/2A (Pt), Survey No. 55/3 (pt) & Survey No. 139/1 (Pt), Village – Antarli, Khoni, Hedutane, Kole, Katai, Mangoan, Gharivali, Taluka – Kalyan and at Village – Umbroli, Taluka – Ambernath, Khoni – Taloja Road, Dombivali (East), Dist- Thane – 421 204, State - Maharashtra, Country – India				
4.	Name of the owner(s) and his / their address (es) with	: M/s. Macrotech Developers Limited				

Phone no. (details of share of each owner in case of joint ownership)	<p>Address: Office No. 412, 4th Floor, "17G Vardhaman Chamber", Cawasji Patel Road, Horniman Circle, Mumbai, PIN Code - 400 001, State - Maharashtra, Country - India.</p> <p>Contact Person : 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>TYPE OF THE BUILDING</p> <table border="1" data-bbox="288 789 1334 909"> <thead> <tr> <th>Building Type / Sector</th> <th>Custer / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>CT.C / 12</td> <td>10.05 / C & D</td> <td>Proposed Ground + 1st to 14th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1" data-bbox="288 977 1385 1061"> <thead> <tr> <th>Custer / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>10.05 / C & D</td> <td>Plinth work is completed.</td> <td>10%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is May - 2027 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1" data-bbox="288 1306 1114 1800"> <tbody> <tr><td>➤ Vitrified tiles flooring in all rooms</td></tr> <tr><td>➤ Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>➤ Powder coated aluminum sliding windows with M.S. Grills</td></tr> <tr><td>➤ Laminated wooden flush doors with Safety door</td></tr> <tr><td>➤ Concealed wiring</td></tr> <tr><td>➤ Concealed plumbing</td></tr> <tr><td>➤ Children Play Area</td></tr> <tr><td>➤ Club House</td></tr> <tr><td>➤ Landscaped Garden</td></tr> <tr><td>➤ Yoga</td></tr> <tr><td>➤ Swimming Pool</td></tr> <tr><td>➤ Gymnasium</td></tr> <tr><td>➤ Kids Play Area</td></tr> <tr><td>➤ Multipurpose Hall</td></tr> </tbody> </table>		Building Type / Sector	Custer / Wing	Number of Floors	CT.C / 12	10.05 / C & D	Proposed Ground + 1 st to 14 th Upper Floors.	Custer / Wing	Present stage of Construction	Percentage of work completion	10.05 / C & D	Plinth work is completed.	10%	➤ 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 Play Area	➤ Club House	➤ Landscaped Garden	➤ Yoga	➤ Swimming Pool	➤ Gymnasium	➤ Kids Play Area	➤ Multipurpose Hall
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6. Location of property																											
a)	Plot No. / Survey No.	: Sector 12																									
b)	Door No.	: Not applicable																									
c)	C. T.S. No. / Village	: Survey No. 55/2A (Pt), Survey No. 55/3 (pt) & Survey No. 139/1 (Pt), Village – Antarli, Khoni,																									

14.	Extent of the site	:	Total Plot area – 2,83,592.19 Sq. M. (As per Approved Plan – Sector 12) Plot area – 3965.86 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 – 2,83,592.19 Sq. M. (As per Approved Plan – Sector 12) Plot area – 3965.86 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				
II	CHARACTERSTICS OF THE SITE						
1.	Classification of locality	:	Middle class				
2.	Development of surrounding areas	:	Good				
3.	Possibility of frequent flooding/ sub-merging	:	No				
4.	Feasibility to the Civic amenities like School, Hospital, Bus 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. SStthane / 5059 date 23.05.2023 issued by Assistant Director Town Planning, Thane. Approved upto:				
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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.	:	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 develeoping area				
19.	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)	:	No				

Part – A (Valuation of land)																				
1	Size of plot	: Total Plot area – 2,83,592.19 Sq. M. (As per Approved Plan – Sector 12) Plot area – 3965.86 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	: As per table attached to the report																		
6	Estimated value of land	: <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>283592.19</td> <td>1230</td> <td>348818394.00</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>3965.86</td> <td>1230</td> <td>48,78,008.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	283592.19	1230	348818394.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3965.86	1230	48,78,008.00
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3965.86	1230	48,78,008.00																		
Part – B (Valuation of Building)																				
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. SSThane / 5059 date 23.05.2023 issued by Assistant Director Town Planning, Thane.																		
	h) Approved map / plan issuing authority	: Approved upto: <table border="1"> <thead> <tr> <th>Custer / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	Custer / Wing	Number of Floors																
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			10.05 / C & D	Ground + 1 st to 14 th Upper Floors.
	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
2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	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	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	N.A. Building Construction work is in progress
	b) No. of wash basins	:	
	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) Building Type – CT.C, Sector 12, Custer No. 10.05, Wing – C & D:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft on Carpet 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	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
2	102	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
3	103	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
4	104	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
5	105	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
6	106	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
7	107	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
8	108	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
9	109	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
10	110	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
11	111	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
12	112	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
13	113	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
14	114	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
15	115	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
16	116	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
17	117	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
18	118	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
19	119	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
20	120	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
21	121	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
22	122	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
23	123	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
24	124	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
25	125	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
26	126	1	1 BHK	323	355	9800	31,65,400.00	34,18,632.00	7000	8,52,720
27	201	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
28	202	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
29	203	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
30	204	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
31	205	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
32	206	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
33	207	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
34	208	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
35	209	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
36	210	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
37	211	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet 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 ₹
38	212	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
39	213	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
40	214	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
41	215	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
42	216	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
43	217	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
44	218	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
45	219	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
46	220	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
47	221	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
48	222	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
49	223	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
50	224	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
51	225	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
52	226	2	1 BHK	323	355	9830	31,75,090.00	34,29,097.00	7000	8,52,720
53	301	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
54	302	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
55	303	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
56	304	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
57	305	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
58	306	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
59	307	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
60	308	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
61	309	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
62	310	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
63	311	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
64	312	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
65	313	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
66	314	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
67	315	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
68	316	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
69	317	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
70	318	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
71	319	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
72	320	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
73	321	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
74	322	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
75	323	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet 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	324	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
77	325	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
78	326	3	1 BHK	323	355	9860	31,84,780.00	34,39,562.00	7000	8,52,720
79	401	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
80	402	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
81	403	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
82	404	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
83	405	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
84	406	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
85	407	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
86	408	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
87	409	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
88	410	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
89	411	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
90	412	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
91	413	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
92	414	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
93	415	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
94	416	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
95	417	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
96	418	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
97	419	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
98	420	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
99	421	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
100	422	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
101	423	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
102	424	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
103	425	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
104	426	4	1 BHK	323	355	9890	31,94,470.00	34,50,028.00	7000	8,52,720
105	501	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
106	502	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
107	503	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
108	504	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
109	505	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
110	506	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
111	507	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
112	508	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
113	509	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet 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 ₹
114	510	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
115	511	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
116	512	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
117	513	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
118	514	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
119	515	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
120	516	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
121	517	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
122	518	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
123	519	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
124	520	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
125	521	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
126	522	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
127	523	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
128	524	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
129	525	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
130	526	5	1 BHK	323	355	9920	32,04,160.00	34,60,493.00	7000	8,52,720
131	601	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
132	602	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
133	603	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
134	604	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
135	605	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
136	606	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
137	607	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
138	608	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
139	609	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
140	610	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
141	611	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
142	612	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
143	613	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
144	614	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
145	615	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
146	616	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
147	617	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
148	618	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
149	619	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
150	620	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
151	621	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet 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 ₹
152	622	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
153	623	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
154	624	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
155	625	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
156	626	6	1 BHK	323	355	9950	32,13,850.00	34,70,958.00	7000	8,52,720
157	701	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
158	702	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
159	703	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
160	704	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
161	705	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
162	706	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
163	707	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
164	708	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
165	709	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
166	710	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
167	711	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
168	712	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
169	713	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
170	714	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
171	715	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
172	716	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
173	717	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
174	718	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
175	719	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
176	720	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
177	721	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
178	722	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
179	723	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
180	724	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
181	725	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
182	726	7	1 BHK	323	355	9980	32,23,540.00	34,81,423.00	7500	8,52,720
183	801	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
184	804	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
185	805	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
186	806	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
187	807	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
188	808	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
189	809	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet 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 ₹
190	810	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
191	811	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
192	812	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
193	813	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
194	814	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
195	815	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
196	816	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
197	817	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
198	818	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
199	819	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
200	820	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
201	821	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
202	822	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
203	823	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
204	824	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
205	825	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
206	826	8	1 BHK	323	355	10010	32,33,230.00	34,91,888.00	7500	8,52,720
207	901	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
208	902	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
209	903	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
210	904	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
211	905	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
212	906	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
213	907	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
214	908	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
215	909	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
216	910	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
217	911	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
218	912	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
219	913	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
220	914	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
221	915	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
222	916	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
223	917	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
224	918	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
225	919	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
226	920	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
227	921	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet 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 ₹
228	922	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
229	923	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
230	924	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
231	925	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
232	926	9	1 BHK	323	355	10040	32,42,920.00	35,02,354.00	7500	8,52,720
233	1001	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
234	1002	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
235	1003	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
236	1004	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
237	1005	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
238	1006	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
239	1007	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
240	1008	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
241	1009	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
242	1010	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
243	1011	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
244	1012	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
245	1013	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
246	1014	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
247	1015	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
248	1016	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
249	1017	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
250	1018	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
251	1019	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
252	1020	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
253	1021	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
254	1022	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
255	1023	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
256	1024	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
257	1025	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
258	1026	10	1 BHK	323	355	10070	32,52,610.00	35,12,819.00	7500	8,52,720
259	1101	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
260	1102	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
261	1103	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
262	1104	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
263	1105	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
264	1106	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
265	1107	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet 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 ₹
266	1108	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
267	1109	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
268	1110	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
269	1111	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
270	1112	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
271	1113	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
272	1114	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
273	1115	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
274	1116	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
275	1117	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
276	1118	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
277	1119	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
278	1120	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
279	1121	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
280	1122	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
281	1123	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
282	1124	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
283	1125	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
284	1126	11	1 BHK	323	355	10100	32,62,300.00	35,23,284.00	7500	8,52,720
285	1201	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
286	1202	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
287	1203	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
288	1204	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
289	1205	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
290	1206	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
291	1207	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
292	1208	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
293	1209	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
294	1210	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
295	1211	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
296	1212	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
297	1213	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
298	1214	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
299	1215	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
300	1216	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
301	1217	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
302	1218	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
303	1219	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet 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 ₹
304	1220	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
305	1221	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
306	1222	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
307	1223	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
308	1224	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
309	1225	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
310	1226	12	1 BHK	323	355	10130	32,71,990.00	35,33,749.00	7500	8,52,720
311	1301	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
312	1304	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
313	1305	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
314	1306	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
315	1307	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
316	1308	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
317	1309	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
318	1310	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
319	1311	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
320	1312	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
321	1313	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
322	1314	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
323	1315	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
324	1316	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
325	1317	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
326	1318	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
327	1319	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
328	1320	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
329	1321	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
330	1322	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
331	1323	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
332	1324	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
333	1325	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
334	1326	13	1 BHK	323	355	10160	32,81,680.00	35,44,214.00	7500	8,52,720
335	1401	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
336	1402	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
337	1403	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
338	1404	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
339	1405	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
340	1406	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
341	1407	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / RERA Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Carpet 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 ₹
342	1408	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
343	1409	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
344	1410	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
345	1411	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
346	1412	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
347	1413	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
348	1414	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
349	1415	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
350	1416	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
351	1417	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
352	1418	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
353	1419	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
354	1420	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
355	1421	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
356	1422	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
357	1423	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
358	1424	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
359	1425	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
360	1426	14	1 BHK	323	355	10190	32,91,370.00	35,54,680.00	7500	8,52,720
Total				116280	127908		1,16,21,02,320.00	1,25,50,70,502.00		30,69,79,200

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 ₹
10.05 / C & D	1 BHK - 360	360	116280	127908	1,16,21,02,320.00	1,25,50,70,502.00
Refuge Floor – 8 th & 13 th Floor – Flat No. 2 & 3						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,16,21,02,320.00
Final Realizable Value After Completion in ₹	1,25,50,70,502.00
Cost of Construction (Total Built up area x Rate) 127908 Sq. Ft. x ₹ 2400.00	30,69,79,200.00

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
10.05 / C & D	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	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 1,16,21,02,320.00
Final Realizable Value After Completion in ₹		:	₹ 1,25,50,70,502.00

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 9,000.00 to ₹ 11,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 9,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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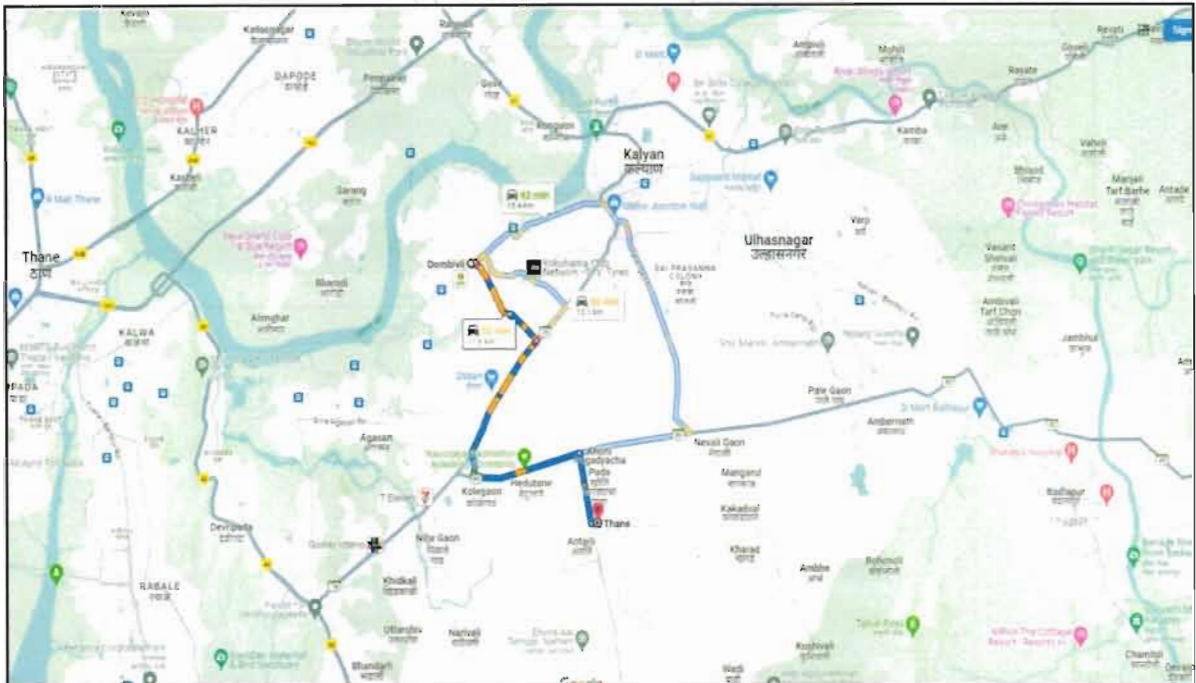


Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°09'40.9"N 73°07'06.9"E


Note: The Blue line shows the route to site from nearest railway station (Dombivli – 11.6 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
जिरायत शेत जमीन	0-1.25	605100	हेक्टर
जिरायत शेत जमीन	1.26-2.50	679900	हेक्टर
जिरायत शेत जमीन	2.51-5.00	771300	हेक्टर
जिरायत शेत जमीन	5.01-7.50	858700	हेक्टर
जिरायत शेत जमीन	7.51-10.00	950000	हेक्टर
जिरायत शेत जमीन	10.01-12.50	1069200	हेक्टर
जिरायत शेत जमीन	12.51-त्या वुई	1217300	हेक्टर
निवासी	0-0.00	38400	चौरस मीटर
12			



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
कार्यालये	0-0	42600	चौरस मीटर
मात्रडाखारीत मिळकती	0-0.00	1660	चौरस मीटर
हस्तवेवरील जमिनी	0-0	1410	चौरस मीटर
जिनमेती जमीनी/पुढेव	0-0	1230	चौरस मीटर
श्रीधोमिक: जिनमेती जमिनी	0-0.00	1160	चौरस मीटर
12			

Sales Instance

गावाचे नाव : खोणी	
221507	सूची क्र.2
30-01-2024	दुय्यम निबंधक : सह दु.नि. कल्याण 5
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	दस्त क्रमांक : 221/2024
	नोंदणी :
	Regn:63m
गावाचे नाव : खोणी	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2923333
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1804651
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: सदनिका नं-1214 माळा नं-12वा मजला विंग- सी इमारतीचे नाव - विंग सी विंग डी प्रोजेक्टचे नाव- तुलिप प्रोजेक्ट चा पत्ता- तळोजा बायपास रोड डोंबिवली पूर्व ठाणे विभाग नं.27.4 सोबत एक 2 व्हीलर पार्किंग दिनांक 26/12/2016 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पांतर्गत प्रथम विक्रीकरारनाम्यास मु. शु. मध्ये 50% सवलत(टीपीएस 1816/प्र.क्र.368/15/20(4)नवि-13((Survey Number : 55/2A Part.55/3 Part.139/1 Part व दस्तात नमूद केल्याप्रमाणे :))
(5) क्षेत्रफळ	29.91 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:-मॅक्रोटॅक डेव्हलपर्स लि. तर्फे कु. मु. सुरेन्द्रन नायर तर्फे कबुलीजबाबासाठी कु. मु. जैवेश मोरे - - वय:-33 पत्ता:-प्लॉट नं. -. माळा नं. -. इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल फोर्ट मुंबई, ब्लॉक नं. -. रोड नं. -. महाराष्ट्र, मुंबई. पिन कोड:-400001 पॅन नं:-AAACLI490U
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास.प्रतिवादिचे नाव व पत्ता	1): नाव:-रेखा प्रल्हाद सोनवणे - - वय:-43; पत्ता:-प्लॉट नं. -. माळा नं. -. इमारतीचे नाव: थोरात मसाला गल्ली, परग सौसापटी, धारावी क्रॉस रोड, मुंबई, ब्लॉक नं. -. रोड नं. -. महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं:-BSMPS9334N 2): नाव:-अनिल रामकृष्ण खरटमल - - वय:-52; पत्ता:-प्लॉट नं. -. माळा नं. -. इमारतीचे नाव: थोरात मसाला गल्ली, परग सौसापटी, धारावी क्रॉस रोड, मुंबई, ब्लॉक नं. -. रोड नं. -. महाराष्ट्र, मुंबई. पिन कोड:-400017 पॅन नं:-ARNPK5122F
(9) दस्तऐवज करून दिल्याचा दिनांक	06/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	06/01/2024
(11)अनुक्रमांक.खंड व पृष्ठ	221/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	102500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	29500
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला	

Sales Instance

गावाचे नाव : खोणी	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2849076
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1805000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: सदनिका नं.-1410 माळा नं.-14 वा मजला इमारतीचे नाव - विंग सी विंग डी विंग. सी प्रोजेक्टचे नाव- तुलपि प्रोजेक्ट चा पत्ता- तळोजा बायपास रोड डोंबिवली पूर्व ठाणे विभाग नं.27.4 सोबत एक 2 व्हीलर पार्किंग दिनांक 26/12/2016 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पाअंतर्गत प्रथम विक्रीकरारनाम्यास मु.शु. मध्ये 50% सवलत(टीपीएस 1816/प्र.क्र.368/15/20(4)नवि-13((Survey Number : 55/2A Part,55/3 Part,139/1 Part व दस्तात नमूद केल्याप्रमाणे ;))
(5) क्षेत्रफळ	29.91 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.-मॅक्रोटॅक डेव्हलपर्स लि.तर्फे कु.मु. सुरेन्द्रन नायर तर्फे कु.मु. शैलेश मोरे -- वय.-33 पत्ता- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव- 412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्निमन सर्कल, फोर्ट, मुंबई . बँक नं. -, रोड नं. -, महाराष्ट्र, मुंबई. पिन कोड.-400001 पॅन नं.-AAAAL1490J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1). नाव.-उत्तम धुळा टॉबरे -- वय.-28, पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव- रूम नं 877 तुर्मे स्टाअर शिवशक्ती नगर बाबा गल्ली जय भवानी हॉटेलच्या मागे नवी मुंबई . बँक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड.-400705 पॅन नं.-AZYPT4816E 2). नाव.-कोमल उत्तम टॉबरे -- वय.-23, पत्ता.-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव- रूम नं 877 तुर्मे स्टाअर शिवशक्ती नगर बाबा गल्ली जय भवानी हॉटेलच्या मागे नवी मुंबई . बँक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड.-400705 पॅन नं.-IPLPK2188M
(9) दस्तऐवज करून दिल्याचा दिनांक	10/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	10/01/2024
(11)अनुक्रमांक,शॅड व पृष्ठ	373/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	100000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	28500
(14)चौरा	
मूल्यांकनासाठी विचारात घेतलेला तपशील :-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

Sales Instance

गावाचे नाव : खोणी	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2844125
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1764084
(4) भू-मापन, पोटहिस्सा व धरकमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: सदनिका नं-612 माळा नं-6वा मजला विंग- सी इमारतीचे नाव - विंग सी विंग डी प्रोजेक्टचे नाव- तुलिप प्रोजेक्ट चा पत्ता- तळोजा बायपास रोड डोंबिवली पूर्व ठाणे विभाग नं.27.4 सोबत एक 2 व्हीलर पार्किंग दिनांक 26/12/2016 च्या अधिसूचनेनुसार विशेष वसाहत प्रकल्पा अंतर्गत प्रथम विक्रीकरारनाम्यास मु.शु. मध्ये 50% सवलत (टीपीएस 1816/प्र.क्र.368/15/20(4)नवि-13((Survey Number : 55/2A Part.55/3 Part.139/1 Part व दस्तात नमूद केल्याप्रमाणे :))
(5) क्षेत्रफळ	29.91 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:-मॅक्रोटॅक डेव्हलपर्स लि. तर्फे कु.मु सुरेन्द्र नायर तर्फे कबुलीजबाबासाठी कु. मु. शैलेश मोरे - - वय:-33 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 412 4था मजला 17जी वर्धमान चेंबर कावसजी पटेल रोड हॉर्नमन 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:-मधु सुशांत देवरे - - वय:-50; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: किरपाल कॉलनी, महाकाली केव्हज रोड, अंधेरी पूर्व, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-DJGPD9928E 2): नाव:-यश देवरे - - वय:-25; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: किरपाल कॉलनी, महाकाली केव्हज रोड, अंधेरी पूर्व, मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400093 पॅन नं:-ARUPD1462A
(9) दस्तऐवज करून दिल्याचा दिनांक	28/01/2024
(10) दस्त नोंदणी केल्याचा दिनांक	28/01/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1222/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28500
(14) शेंरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



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Price Indicators Projects nearby Locality

1 BHK Flat **₹32.0 L** (₹K starts at ₹16.45 L)

345 sq.ft. Built Up Area | **₹4.29 K/sq.ft.** Avg. Price | 1 Years Old Age of property | Ready to move Possession status | Higher of 18 Hours | South Facing Facing | Unfurnished Furnishing

S M Imperial Tower **₹34.65 L - 53.62 L** | ₹K starts at ₹16.35 L

1-2 BHK Apartments Configurations | May 2022 Possession Starts | **₹6.75 K/sq.ft.** Avg. Price | 397.00 sq.ft. - 674.00 sq.ft. Built Up Area

Balaji The Ambience **₹29.64 L - 54.81 L** | ₹K starts at ₹15.70 L

1-2 BHK Apartments Configurations | Apr 2022 Possession Starts | **₹9.50 K/sq.ft.** Avg. Price | 579.00 sq.ft. - 589.00 sq.ft. Built Up Area

Price Indicators Projects nearby Locality

Codename Big Space

₹33.0 L - 50.0 L (₹114/sq.ft. - 124/sq.ft.)

1, 2 BHK Apartments
Configurations

Dec. 2025
Possession Starts

₹777/sq.ft.
Avg. Price

424.00 sq.ft. - 644.00 sq.ft.
Ranging from

2 more

Sarvam

₹34.0 L - 38.5 L (₹114/sq.ft. - 124/sq.ft.)

1 BHK Apartment
Configuration

Jun. 2025
Possession Starts

Project Resale/2
Avg. Price

412.00 sq.ft. - 456.00 sq.ft.
Ranging from

3 more

Krushna Kunj

₹29.04 L - 42.0 L (₹114/sq.ft. - 124/sq.ft.)

1, 2 BHK Apartments
Configurations

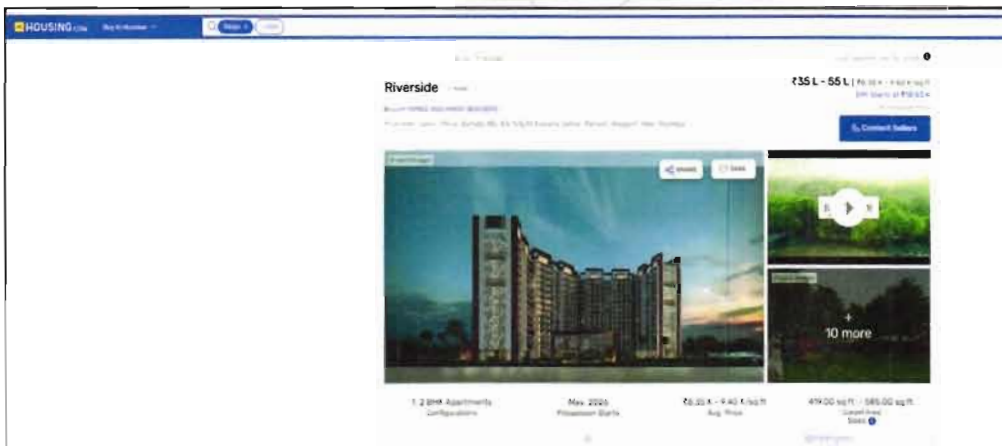
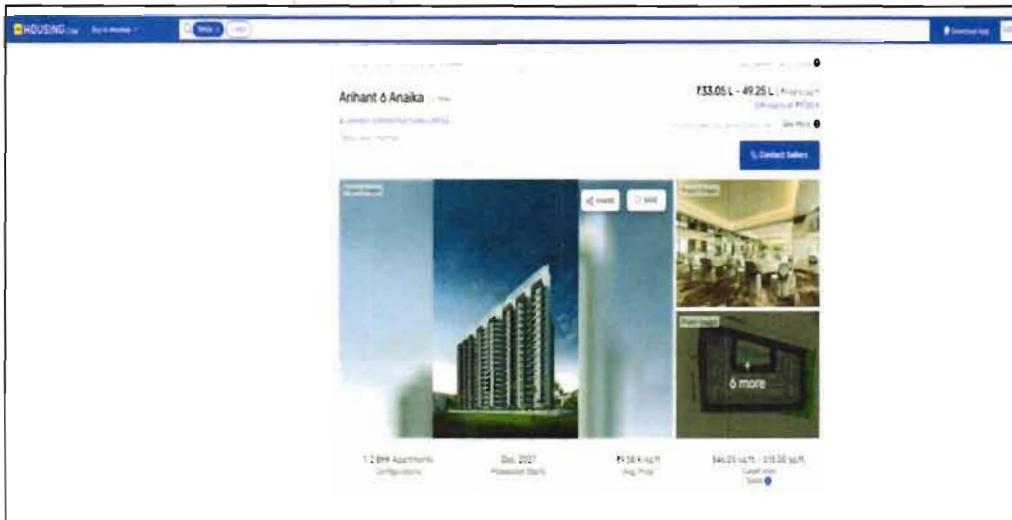
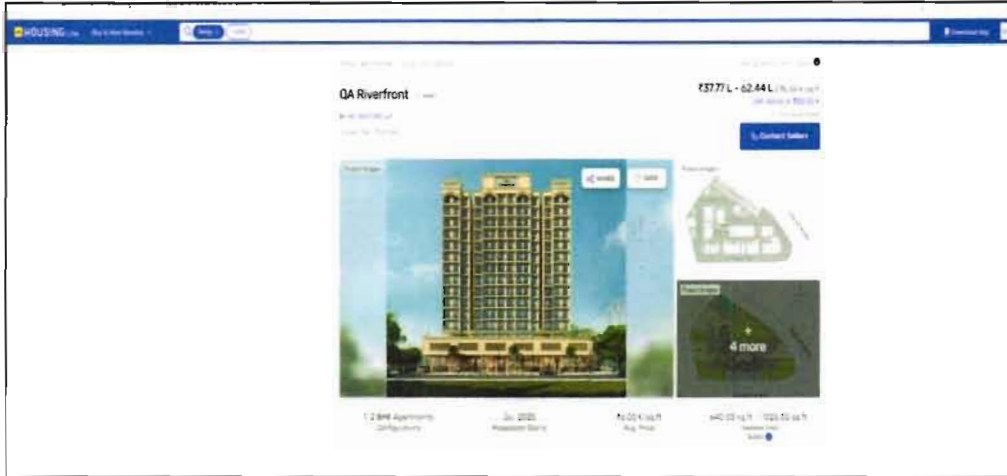
Dec. 2025
Possession Starts

Price on request
Avg. Price

544.00 sq.ft. - 656.00 sq.ft.
Ranging from

4 more

Price Indicators Projects nearby Locality



Price Indicators Projects nearby Locality

Arihant S Anaika ₹32.0 L - 47.0 L | 1.2 BHK | 1.2 BHK

1.2 BHK Apartments Configurations | Dec. 2026 Possession Starts | ₹5.12 K/sq.ft Avg. Price | 17600 sq.ft. - 52900 sq.ft. Carpet Area

Oscar Om Regency ₹35.47 L - 66.39 L | 1.2 BHK | 1.2 BHK

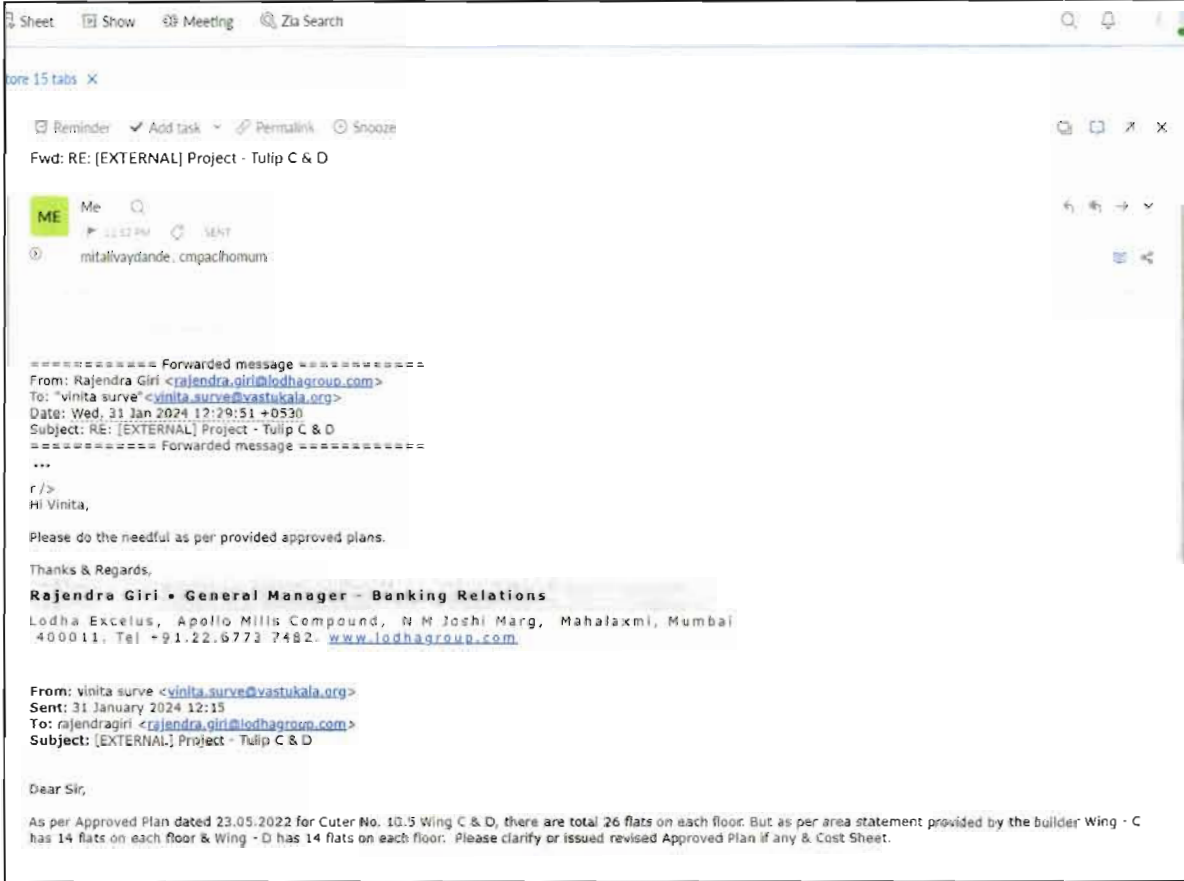
1.2 BHK Apartments Configurations | Jun. 2025 Possession Starts | Price on request Avg. Price | 238.00 sq.ft. - 446.00 sq.ft. Carpet Area

Omkara Pride ₹35.9 L - 91 L | 1.2 BHK | 1.2 BHK

1.2 BHK Apartments Configurations | Oct. 2027 Possession Starts | ₹6.50 K - Per 1 K/sq.ft Avg. Price | 342.00 sq.ft. - 942.00 sq.ft. Carpet Area



Mail



The screenshot shows an email client window with a toolbar at the top containing 'Sheet', 'Show', 'Meeting', and 'Zia Search'. Below the toolbar, there are icons for 'Reminder', 'Add task', 'Permalink', and 'Snooze'. The email subject is 'Fwd: RE: [EXTERNAL] Project - Tulip C & D'. The sender is 'Me' with a profile picture and a 'SENT' status. The recipient is 'mitalvaydande, cmpachomun'. The email body contains a forwarded message with the following details:

----- Forwarded message -----
From: Rajendra Giri <rajendra.giri@lodhagroup.com>
To: "vinita surve" <vinita.surve@vastukala.org>
Date: Wed, 31 Jan 2024, 12:29:51 +0530
Subject: RE: [EXTERNAL] Project - Tulip C & D
----- Forwarded message -----
...
r />
Hi Vinita,

Please do the needful as per provided approved plans.

Thanks & Regards,
Rajendra Giri • General Manager - Banking Relations
Lodha Excelus, Apollo Mills Compound, N M Joshi Marg, Mahalaxmi, Mumbai
400011, Tel +91.22.6773 7482. www.lodhagroup.com

From: vinita surve <vinita.surve@vastukala.org>
Sent: 31 January 2024 12:15
To: rajendragiri <rajendra.giri@lodhagroup.com>
Subject: [EXTERNAL] Project - Tulip C & D

Dear Sir,

As per Approved Plan dated 23.05.2022 for Cuter No. 10.5 Wing C & D, there are total 26 flats on each floor. But as per area statement provided by the builder Wing - C has 14 flats on each floor & Wing - D has 14 flats on each floor. Please clarify or issued revised Approved Plan if any & Cost Sheet.

Think.Innovate.Create



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org



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 : 31 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: 2024.01.31 14:42:01 +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 31.01.2024 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.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Macrotech Developers Limited
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 - 31.01.2024 Date of Report - 31.01.2024
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 **31st 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 advice 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: 2024.01.31 14:42:32 +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



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