

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Delta Vistara"

"Delta Vistara", Development Permission Residential cum Commercial Building on Plot No. 02, Sector -26A,
Village – Pushpak Wahal, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206,
State - Maharashtra, Country - India

Latitude Longitude: 18°57'46.7"N 73°01'56.6"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
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Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Vastu/SBI/Mumbai/02/2024/6567/2304884

09/04-106-V

Date: 09.02.2024

MASTER VALUATION REPORT OF "Delta Vistara"

**"Delta Vistara", Development Permission Residential cum Commercial Building on Plot No. 02,
Sector -26A, Village – Pushpak Wahal, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206,
State - Maharashtra, Country - India**

Latitude Longitude: 18°57'46.7"N 73°01'56.6"E

NAME OF DEVELOPER: M/s. Shreenathji Enterprises

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 **25th January 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Delta Vistara"**, Development Permission Residential cum Commercial Building on Plot No. 02, Sector -26A, Village – Pushpak Wahal, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India. It is about 5.3 Km. distance from Khandeshwar railway station of Harbour Line Railway of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Shreenathji Enterprises	
Project Registration Number	Project	RERA Project Number
	Delta Vistara	P52000053608
Register office address	M/s. Shreenathji Enterprises Office No. C-303, 3rd Floor, "Delta Tower", Plot No. 1, Sector 08, Ulwe, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Ashish Anjani (Builder Person - Mobile No. 8080995670 / 02227560450 Mr. Deepak Kumar (Sales Person - Mobile No. 7985864402) Mr. Bhavesh Patel (Builder Person – Mobile No. 9428617913)	
E – mail ID & Website	balajivtimes2@gmail.com www.balaji-group.in	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Open Plot
On or towards East	Road
On or towards West	Open Plot



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

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 : 25.01.2024
	b)	Date on which the valuation is made : 09.02.2024
3.	List of documents produced for perusal	
	1.	Copy of Tripartite Agreement date 11.09.2023 b/w. CIDCO (the Lessor) AND M/s. Balaji Corporation (the Old Licensees) AND M/s. Shreenathji Enterprises (the Licensees)
	2.	Copy of Tripartite Agreement date 13.04.2023 b/w. CIDCO (the Lessor) AND M/s. Shreenathji Enterprises (the NEW Licensees)
	3.	Copy of Tripartite Agreement date 16.09.2021 b/w. CIDCO (the Lessor) AND M/s. Shreenathji Enterprises (the NEW Licensees)
	4.	Copy of Legal Title Report date 04.10.2023 issued by Adv. Shrikant Kherkar
	5.	Copy of Search Report date 16.09.2023 issued by Adv. Navin V. Dhongadi
	6.	Copy of Affidavit cum Declaration date 26.12.2023 of M/s. Shreenathji Enterprises
	7.	Copy of Architect's Certificate date 16.01.2024 issued by Ar. Dimensions
	8.	Copy of Engineer's Certificate date 10.01.2024 issued by Er. Akshay U. Barakade (RERA Certificate)
	9.	Copy of MAHARERA Registration Certificate of Project No. P52000053608 issued by Maharashtra Real Estate Regulatory Authority date 10.11.2023. Last Modified date 22.01.2024
	10.	Copy of Final Order for Plot Transfer date 15.09.2023 issued by CIDCO
	11.	Copy of NOC for Height Clearance No. NAVI / WEST / B / 012822 / 651464 date 22.02.2022 issued by Airports Authority of India
	12.	Copy of CIDCO Letter for NOC No. CIDCO / CLSO (LA) / 44 NM / 2023 / E- 191448 date 06.03.2023
	13.	Copy of Commencement Certificate No. CIDCO / BP – 18064 / TPO / (NM & K) / 2022 / 9928 date 30.09.2022 issued by Associate Planner CIDCO
	14.	Copy of Approved Plan No. CIDCO / BP – 18064 / TPO / (NM & K) / 2022 / 9928 date 30.09.2022 issued by Associate Planner CIDCO (Number of Copies – Eight – Sheet No. 1 / 8 to 8 / 8)
	Approved upto:	
	Wing	Number of Floors
	A & C	1 Basement + Ground + 1st to 6th Upper Floors Upper Floors.
	B	1 Basement + Ground + 1st to 5th Upper Floors Upper Floors.
	Project Name	: "Delta Vistara", Development Permission

	(with address & phone nos.)	Residential cum Commercial Building on Plot No. 02, Sector -26A, Village – Pushpak Wahal, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India															
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	M/s. Shreenathji Enterprises Address: Office No. C-303, 3rd Floor, "Delta Tower", Plot No. 1, Sector 08, Ulwe, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, Country – India Contact Person : Mr. Ashish Anjani (Builder Person - Mobile No. 8080995670 / 02227560450 Mr. Deepak Kumar (Sales Person - Mobile No. 7985864402) Mr. Bhavesh Patel (Builder Person – Mobile No. 9428617913)															
5.	Brief description of the property (Including Leasehold / freehold etc.)																
<p>About "Delta Vistara" Project: Balaji Group's upcoming project in Ulwe is Delta Palacio. Balaji Group constructed Delta Palacio Ulwe. They have 2 BHK and 3 BHK apartments in various configurations. Delta Palacio Ulwe has two towers, each with G + 13 floors. Schools, colleges, hospitals, shopping malls, theatres, shops, and public transportation are all nearby.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & C</td> <td>Proposed 1 Basement + Ground + 1st to 13th Upper Floors as per information provided by builder. The building permission as on date is received till 1 Basement + Ground + 1st to 6th Upper Floors Upper Floors. Hence we have considered the area up to 1 Basements + Ground + 1st to 6th Upper Floors Upper Floors only for the purpose of valuation.</td> </tr> <tr> <td>B</td> <td>Proposed 1 Basement + Ground + 1st to 13th Upper Floors as per information provided by builder. The building permission as on date is received till 1 Basement + Ground + 1st to 5th Upper Floors Upper Floors. Hence we have considered the area up to 1 Basements + Ground + 1st to 5th Upper Floors Upper Floors only for the purpose of valuation.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>RCC work upto 1st floor slab is in progress.</td> <td>10%</td> </tr> <tr> <td>B & C</td> <td>RCC work upto 1st floor slab is completed.</td> <td>12%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is December - 2027 (As per MAHARERA Certificate)</p>			Wing	Number of Floors	A & C	Proposed 1 Basement + Ground + 1 st to 13 th Upper Floors as per information provided by builder. The building permission as on date is received till 1 Basement + Ground + 1 st to 6 th Upper Floors Upper Floors. Hence we have considered the area up to 1 Basements + Ground + 1 st to 6 th Upper Floors Upper Floors only for the purpose of valuation.	B	Proposed 1 Basement + Ground + 1 st to 13 th Upper Floors as per information provided by builder. The building permission as on date is received till 1 Basement + Ground + 1 st to 5 th Upper Floors Upper Floors. Hence we have considered the area up to 1 Basements + Ground + 1 st to 5 th Upper Floors Upper Floors only for the purpose of valuation.	Wing	Present stage of Construction	Percentage of work completion	A	RCC work upto 1 st floor slab is in progress.	10%	B & C	RCC work upto 1 st floor slab is completed.	12%
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Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.				
PROPOSED PROJECT AMENITIES:				
➤ Vitrified tiles flooring in all rooms				
➤ Granite Kitchen platform with Stainless Steel Sink				
➤ Powder coated aluminum sliding windows with M.S. Grills				
➤ Laminated wooden flush doors with Safety door				
➤ Concealed wiring				
➤ Concealed plumbing				
➤ Garden				
➤ Club House				
➤ Kids Play Area				
➤ Yoga Room				
➤ Children Play area				
➤ Multipurpose Area				
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Plot No. 2, Sector 26A
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Plot No. 2, Sector 26A at Village – Pushpak Wahal
	d)	Ward / Taluka	:	Taluka – Panvel
	e)	Mandal / District	:	District – Raigad
7.	Postal address of the property		:	"Delta Vistara", Development Permission Residential cum Commercial Building on Plot No. 02, Sector -26A, Village – Pushpak Wahal, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country - India
8.	City / Town		:	Pushpak Wahal, Navi Mumbai
	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		:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		:	CIDCO, Village – Pushpak Wahal
11	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	Plot No. 01	Plot No. 01	Open Plot & Road
	South	20.00 Mtr Wide Road	20.00 Mtr Wide Road	Open Plot

	East	11.00 Mtr Wide Road	11.00 Mtr Wide Road	Road & Open Plot
	West	Plot No. 03	Plot No. 03	Road & Open Plot
14.1	Dimensions of the site			N. A. as the land is irregular in shape
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property			: 18°57'46.7"N 73°01'56.6"E
14.	Extent of the site			: Plot area – 6450.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)			: Plot area – 6450.00 Sq. M. (As per Approved Plan & RERA Certificate)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.			: N.A. Building Construction work is in progress
II	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 purpose
8.	Any usage restriction			: Residential
9.	Is plot in town planning approved layout?			: Copy of Approved Plan No. CIDCO / BP – 18064 / TPO / (NM & K) / 2022 / 9928 date 30.09.2022 issued by Associate Planner CIDCO (Number of Copies – Eight – Sheet No. 1 / 8 to 8 / 8) 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.			: 20.00 Mtr. Wide Road
14.	Is it a Land – Locked land?			: No

15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	Connected to Municipal sewer									
17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developing area									
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area – 6450.00 Sq. M. (As per Approved Plan & RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 56,700.00 per Sq. M. for Residential ₹ 4,750.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <tr> <td colspan="3">As per Approved Plan & RERA Certificate</td> </tr> <tr> <td>Land Area in Sq. M.</td> <td>Rate in Sq. M.</td> <td>Value in (₹)</td> </tr> <tr> <td>6450</td> <td>4750</td> <td>3,06,37,500.00</td> </tr> </table>	As per Approved Plan & RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	6450	4750	3,06,37,500.00
As per Approved Plan & RERA Certificate												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
6450	4750	3,06,37,500.00										
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. CIDCO / BP – 18064 / TPO / (NM & K) / 2022 / 9928 date 30.09.2022 issued by Associate Planner CIDCO (Number of Copies – Eight – Sheet No. 1 / 8 to 8 / 8)						
h)	Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>1 Basements + Ground + 1st to 6th Upper Floors Upper Floors.</td> </tr> <tr> <td>C</td> <td>1 Basements + Ground + 1st to 5th Upper Floors Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A & B	1 Basements + Ground + 1 st to 6 th Upper Floors Upper Floors.	C	1 Basements + Ground + 1 st to 5 th Upper Floors Upper Floors.
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i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No.						

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
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:**Remarks:**

Proposed as per site information		As per Sanctioned Approval Plan
Wing	Number of Floors	Copy of Approved Plan No. CIDCO / BP – 18064 / TPO / (NM & K) / 2022 / 9928 date 30.09.2022 issued by CIDCO
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We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. CIDCO. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.

1. Wing- A:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	792	66	858	944	13800	1,18,40,400	1,27,87,632	26500	24,53,880
2	102	1	3 BHK	811	66	877	965	13800	1,21,02,600	1,30,70,808	27000	25,08,220
3	103	1	2 BHK	635	74	709	780	13800	97,84,200	1,05,66,936	22000	20,27,740
4	104	1	2 BHK	635	74	709	780	13800	97,84,200	1,05,66,936	22000	20,27,740
5	105	1	3 BHK	879	66	945	1040	13800	1,30,41,000	1,40,84,280	29500	27,02,700
6	106	1	3 BHK	792	66	858	944	13800	1,18,40,400	1,27,87,632	26500	24,53,880
7	107	1	2 BHK	619	74	693	762	13800	95,63,400	1,03,28,472	21500	19,81,980
8	108	1	2 BHK	619	74	693	762	13800	95,63,400	1,03,28,472	21500	19,81,980
9	201	2	3 BHK	792	66	858	944	13840	1,18,74,720	1,28,24,698	26500	24,53,880
10	202	2	3 BHK	811	66	877	965	13840	1,21,37,680	1,31,08,694	27500	25,08,220
11	203	2	2 BHK	635	74	709	780	13840	98,12,560	1,05,97,565	22000	20,27,740
12	204	2	2 BHK	635	74	709	780	13840	98,12,560	1,05,97,565	22000	20,27,740
13	205	2	3 BHK	879	66	945	1040	13840	1,30,78,800	1,41,25,104	29500	27,02,700
14	206	2	3 BHK	792	66	858	944	13840	1,18,74,720	1,28,24,698	26500	24,53,880

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
15	207	2	2 BHK	619	74	693	762	13840	95,91,120	1,03,58,410	21500	19,81,980
16	208	2	2 BHK	619	74	693	762	13840	95,91,120	1,03,58,410	21500	19,81,980
17	301	3	3 BHK	792	66	858	944	13880	1,19,09,040	1,28,61,763	27000	24,53,880
18	302	3	3 BHK	811	66	877	965	13880	1,21,72,760	1,31,46,581	27500	25,08,220
19	303	3	2 BHK	635	74	709	780	13880	98,40,920	1,06,28,194	22000	20,27,740
20	304	3	2 BHK	635	74	709	780	13880	98,40,920	1,06,28,194	22000	20,27,740
21	305	3	3 BHK	879	66	945	1040	13880	1,31,16,600	1,41,65,928	29500	27,02,700
22	306	3	3 BHK	792	66	858	944	13880	1,19,09,040	1,28,61,763	27000	24,53,880
23	307	3	2 BHK	619	74	693	762	13880	96,18,840	1,03,88,347	21500	19,81,980
24	308	3	2 BHK	619	74	693	762	13880	96,18,840	1,03,88,347	21500	19,81,980
25	401	4	3 BHK	792	66	858	944	13920	1,19,43,360	1,28,98,829	27000	24,53,880
26	402	4	3 BHK	811	66	877	965	13920	1,22,07,840	1,31,84,467	27500	25,08,220
27	403	4	2 BHK	635	74	709	780	13920	98,69,280	1,06,58,822	22000	20,27,740
28	404	4	2 BHK	635	74	709	780	13920	98,69,280	1,06,58,822	22000	20,27,740
29	405	4	3 BHK	879	66	945	1040	13920	1,31,54,400	1,42,06,752	29500	27,02,700
30	406	4	3 BHK	792	66	858	944	13920	1,19,43,360	1,28,98,829	27000	24,53,880
31	407	4	2 BHK	619	74	693	762	13920	96,46,560	1,04,18,285	21500	19,81,980
32	408	4	2 BHK	619	74	693	762	13920	96,46,560	1,04,18,285	21500	19,81,980
33	501	5	3 BHK	792	66	858	944	13960	1,19,77,680	1,29,35,894	27000	24,53,880
34	502	5	3 BHK	811	66	877	965	13960	1,22,42,920	1,32,22,354	27500	25,08,220
35	503	5	2 BHK	635	74	709	780	13960	98,97,640	1,06,89,451	22500	20,27,740
36	504	5	2 BHK	635	74	709	780	13960	98,97,640	1,06,89,451	22500	20,27,740
37	505	5	3 BHK	879	66	945	1040	13960	1,31,92,200	1,42,47,576	29500	27,02,700
38	506	5	3 BHK	792	66	858	944	13960	1,19,77,680	1,29,35,894	27000	24,53,880
39	507	5	2 BHK	619	74	693	762	13960	96,74,280	1,04,48,222	22000	19,81,980
40	508	5	2 BHK	619	74	693	762	13960	96,74,280	1,04,48,222	22000	19,81,980
41	601	6	3 BHK	792	66	858	944	14000	1,20,12,000	1,29,72,960	27000	24,53,880
42	602	6	3 BHK	811	66	877	965	14000	1,22,78,000	1,32,60,240	27500	25,08,220
43	603	6	2 BHK	635	74	709	780	14000	99,26,000	1,07,20,080	22500	20,27,740
44	604	6	2 BHK	635	74	709	780	14000	99,26,000	1,07,20,080	22500	20,27,740
45	605	6	3 BHK	879	66	945	1040	14000	1,32,30,000	1,42,88,400	30000	27,02,700
46	606	6	3 BHK	792	66	858	944	14000	1,20,12,000	1,29,72,960	27000	24,53,880
47	607	6	2 BHK	619	74	693	762	14000	97,02,000	1,04,78,160	22000	19,81,980
48	608	6	2 BHK	619	74	693	762	14000	97,02,000	1,04,78,160	22000	19,81,980
Total				34692	3360	38052	41857		52,89,22,800	57,12,36,624		10,88,28,720

2. Wing- B:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	3 BHK	812	66	878	966	13800	1,21,16,400	1,30,85,712	27500	25,11,080
2	102	1	3 BHK	879	66	945	1040	13800	1,30,41,000	1,40,84,280	29500	27,02,700
3	103	1	3 BHK	879	66	945	1040	13800	1,30,41,000	1,40,84,280	29500	27,02,700
4	104	1	3 BHK	812	66	878	966	13800	1,21,16,400	1,30,85,712	27500	25,11,080
5	105	1	2 BHK	622	53	675	743	13800	93,15,000	1,00,60,200	21000	19,30,500
6	201	2	3 BHK	812	66	878	966	13840	1,21,51,520	1,31,23,642	27500	25,11,080
7	202	2	3 BHK	879	66	945	1040	13840	1,30,78,800	1,41,25,104	29500	27,02,700
8	203	2	3 BHK	879	66	945	1040	13840	1,30,78,800	1,41,25,104	29500	27,02,700
9	204	2	3 BHK	812	66	878	966	13840	1,21,51,520	1,31,23,642	27500	25,11,080
10	205	2	2 BHK	622	53	675	743	13840	93,42,000	1,00,89,360	21000	19,30,500
11	301	3	3 BHK	812	66	878	966	13880	1,21,86,640	1,31,61,571	27500	25,11,080
12	302	3	3 BHK	879	66	945	1040	13880	1,31,16,600	1,41,65,928	29500	27,02,700
13	303	3	3 BHK	879	66	945	1040	13880	1,31,16,600	1,41,65,928	29500	27,02,700
14	304	3	3 BHK	812	66	878	966	13880	1,21,86,640	1,31,61,571	27500	25,11,080
15	305	3	2 BHK	622	53	675	743	13880	93,69,000	1,01,18,520	21000	19,30,500
16	401	4	3 BHK	812	66	878	966	13920	1,22,21,760	1,31,99,501	27500	25,11,080
17	402	4	3 BHK	879	66	945	1040	13920	1,31,54,400	1,42,06,752	29500	27,02,700
18	403	4	3 BHK	879	66	945	1040	13920	1,31,54,400	1,42,06,752	29500	27,02,700
19	404	4	3 BHK	812	66	878	966	13920	1,22,21,760	1,31,99,501	27500	25,11,080
20	405	4	2 BHK	622	53	675	743	13920	93,96,000	1,01,47,680	21000	19,30,500
21	501	5	3 BHK	812	66	878	966	13960	1,22,56,880	1,32,37,430	27500	25,11,080
22	502	5	3 BHK	879	66	945	1040	13960	1,31,92,200	1,42,47,576	29500	27,02,700
23	503	5	3 BHK	879	66	945	1040	13960	1,31,92,200	1,42,47,576	29500	27,02,700
24	504	5	3 BHK	812	66	878	966	13960	1,22,56,880	1,32,37,430	27500	25,11,080
25	505	5	2 BHK	622	53	675	743	13960	94,23,000	1,01,76,840	21000	19,30,500
Total				20020	1585	21605	23766		29,98,77,400	32,38,87,592		6,17,90,300

3. Wing- C:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2 BHK	635	74	709	780	13800	97,84,200	1,05,66,936	22000	18,43,400
2	102	1	2 BHK	635	74	709	780	13800	97,84,200	1,05,66,936	22000	18,43,400
3	103	1	3 BHK	810	66	876	964	13800	1,20,88,800	1,30,55,904	27000	22,77,600
4	104	1	3 BHK	791	66	857	943	13800	1,18,26,600	1,27,72,728	26500	22,28,200
5	105	1	2 BHK	619	74	693	762	13800	95,63,400	1,03,28,472	21500	18,01,800
6	106	1	3 BHK	804	74	878	966	13800	1,21,16,400	1,30,85,712	27500	22,82,800



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan / RERA Carpet Area in Sq. Ft.	As per Approved Plan Balcony Area in Sq. Ft.	Total Area in Sq. Ft.	Built up area in Sq. Ft.	Rate per Sq. ft. on Total area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
7	201	2	2 BHK	635	74	709	780	13840	98,12,560	1,05,97,565	22000	18,43,400
8	202	2	2 BHK	635	74	709	780	13840	98,12,560	1,05,97,565	22000	18,43,400
9	203	2	3 BHK	810	66	876	964	13840	1,21,23,840	1,30,93,747	27500	22,77,600
10	204	2	3 BHK	791	66	857	943	13840	1,18,60,880	1,28,09,750	26500	22,28,200
11	205	2	2 BHK	619	74	693	762	13840	95,91,120	1,03,58,410	21500	18,01,800
12	206	2	3 BHK	804	74	878	966	13840	1,21,51,520	1,31,23,642	27500	22,82,800
13	301	3	2 BHK	635	74	709	780	13880	98,40,920	1,06,28,194	22000	18,43,400
14	302	3	2 BHK	635	74	709	780	13880	98,40,920	1,06,28,194	22000	18,43,400
15	303	3	3 BHK	810	66	876	964	13880	1,21,58,880	1,31,31,590	27500	22,77,600
16	304	3	3 BHK	791	66	857	943	13880	1,18,95,160	1,28,46,773	27000	22,28,200
17	305	3	2 BHK	619	74	693	762	13880	96,18,840	1,03,88,347	21500	18,01,800
18	306	3	3 BHK	804	74	878	966	13880	1,21,86,640	1,31,61,571	27500	22,82,800
19	401	4	2 BHK	635	74	709	780	13920	98,69,280	1,06,58,822	22000	18,43,400
20	402	4	2 BHK	635	74	709	780	13920	98,69,280	1,06,58,822	22000	18,43,400
21	403	4	3 BHK	810	66	876	964	13920	1,21,93,920	1,31,69,434	27500	22,77,600
22	404	4	3 BHK	791	66	857	943	13920	1,19,29,440	1,28,83,795	27000	22,28,200
23	405	4	2 BHK	619	74	693	762	13920	96,46,560	1,04,18,285	21500	18,01,800
24	406	4	3 BHK	804	74	878	966	13920	1,22,21,760	1,31,99,501	27500	22,82,800
25	501	5	2 BHK	635	74	709	780	13960	98,97,640	1,06,89,451	22500	18,43,400
26	502	5	2 BHK	635	74	709	780	13960	98,97,640	1,06,89,451	22500	18,43,400
27	503	5	3 BHK	810	66	876	964	13960	1,22,28,960	1,32,07,277	27500	22,77,600
28	504	5	3 BHK	791	66	857	943	13960	1,19,63,720	1,29,20,818	27000	22,28,200
29	505	5	2 BHK	619	74	693	762	13960	96,74,280	1,04,48,222	22000	18,01,800
30	506	5	3 BHK	804	74	878	966	13960	1,22,56,880	1,32,37,430	27500	22,82,800
31	601	6	2 BHK	635	74	709	780	14000	99,26,000	1,07,20,080	22500	18,43,400
32	602	6	2 BHK	635	74	709	780	14000	99,26,000	1,07,20,080	22500	18,43,400
33	603	6	3 BHK	810	66	876	964	14000	1,22,64,000	1,32,45,120	27500	22,77,600
34	604	6	3 BHK	791	66	857	943	14000	1,19,98,000	1,29,57,840	27000	22,28,200
35	605	6	2 BHK	619	74	693	762	14000	97,02,000	1,04,78,160	22000	18,01,800
36	606	6	3 BHK	804	74	878	966	14000	1,22,92,000	1,32,75,360	27500	22,82,800
Total				25764	2568	28332	31165		39,38,14,800	42,53,19,984		7,36,63,200

Summary of the Project:

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 ₹
A	2 BHK - 24 3 BHK - 24	48	38052	41857	52,89,22,800.00	57,12,36,624.00
B	2 BHK - 05 3 BHK - 20	25	21605	23766	29,98,77,400.00	32,38,67,592.00
C	2 BHK - 18 3 BHK - 18	36	28332	31165	39,38,14,800.00	42,53,19,984.00
Total		109	87989	96788	1,22,26,15,000.00	1,32,04,24,200.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,22,26,15,000.00
Final Realizable Value After Completion in ₹	1,32,04,24,200.00
Cost of Construction (Total Built up area x Rate) 96788 Sq. Ft. x ₹ 2600.00	25,16,48,800.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A	10	41857	10,88,28,200.00	1,08,82,820.00
B	12	23766	6,17,91,600.00	74,14,992.00
C	12	31165	8,10,29,000.00	97,23,480.00
Total		96788	25,16,48,800.00	2,80,21,292.00

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		

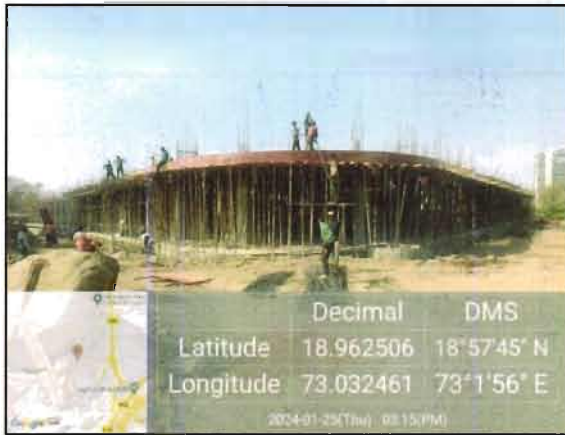
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	N.A. Building Construction work is in progress
2.	Drainage arrangements	:	
3.	Compound wall	:	
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total		

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 ₹		:	₹ 1,22,26,15,000.00
Final Realizable Value After Completion in ₹		:	₹ 1,32,04,24,200.00

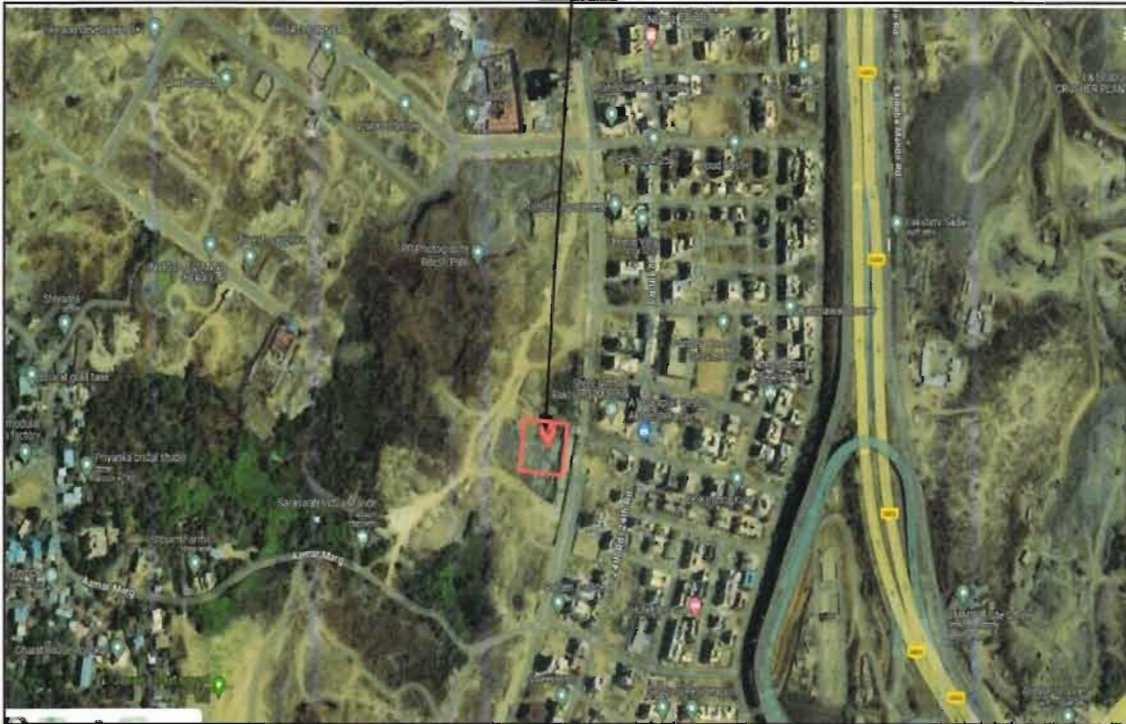
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 13,000.00 to ₹ 14,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 13,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property

Site u/r




Latitude Longitude: 18°57'46.7"N 73°01'56.6"E

Note: The Blue line shows the route to site from nearest railway station (Bamandongri – 2.4 Km.)

A

Ready Reckoner Rate


Department of Registration & Stamps
 Government of Maharashtra

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 महाराष्ट्र शासन


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 बाजारमूल्य दर पत्रक

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Year
20232024
Annual Statement of Rates
Language
English

Selected District रायगड
 Select Taluka पनवेल
 Select Village वहाळ
 Vibhag Number 7

Assessment Type	Assesment Range	Rate Ra/-
विरायत शेत जमिन	0-1.25	4394400
विरायत शेत जमिन	1.26-2.50	4479600
विरायत शेत जमिन	2.51-5.00	4610200
विरायत शेत जमिन	5.01-7.50	4650400
विरायत शेत जमिन	7.51-10.00	4724500
विरायत शेत जमिन	10.01-12.50	4825600
विरायत शेत जमिन	12.51-च्या पुढे	5536900
बिनबोती जमीनी/पूंबंड	0-0.00	4750
		1 2 3 4


Department of Registration & Stamps
 Government of Maharashtra

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Year
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Selected District रायगड
 Select Taluka पनवेल
 Select Village वहाळ
 Vibhag Number 7

Assessment Type	Assesment Range	Rate Ra/-
हायवेवरील जमिनी	0-0.00	5080
गावठाणातील मिळकती	0-0.00	8110
शेंबा--फळबाग	0-0.00	0
कावु --फळबाग	0-0.00	0
मारळ--फळबाग	0-0.00	0
केळी--फळबाग	0-0.00	0
सदनिका	0-0.00	56700
दुकाने	0-0.00	81300
		1 2 3 4

Sales Instances nearby

5092353	सूची क्र. २	दस्तावेज क्रमांक: 5092/2023
09-02-2024		नोंदणी : Regn:63m
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		
गाव : बहाळ		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	11000000	
(3)वाजाराभाव (भाडेपट्ट्याच्या वायतीपट्ट्याच्या आकारणी देता कि पट्ट्यात न नमूद कराव)	4682875.68	
(4)भूभाषण, पोटहिससा व कलमोंक (अमल्यास)	1) इतर माहिती : सदनिका क्र.401,चौथा मजला,बी विंग,डेल्टा प्लासिओ,प्लॉट क्र.9,सेक्टर 26,पुष्पक नोंड,बहाळ,ता.पनवेल,जि.रायगड, क्षेत्र 71.914 चौ.मी.कारपेट + 01 कव्हर्ड कार पार्किंग स्पेस रायगड	
(5)क्षेत्रफळ	1) 71.914 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाने हुकूमनामा किंवा आदेश अमल्यास प्रतिवादीचे नाव व पत्ता	1) मे. श्रीनाथजी इंटरप्रायझेस तर्फे भार्गीदार प्रजांत वासुभाई गाजीपरा यांचे कु.मु म्हणून राहुल राजेंद्र भालेकर 31 प्लॉट नं :- माळा नं :- इमारतीचे नाव : सी-303 डेल्टा टॉवर प्लॉट क्र.09 सेक्टर 26 उलवे ता.पनवेल जि रायगड, ब्लॉक नं :- रोड नं :- महाराष्ट्र राईगार: () : 410206	
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाने हुकूमनामा किंवा आदेश अमल्यास प्रतिवादीचे नाव व पत्ता	1) घनश्याम श्रीवास्तव 47 प्लॉट नं :- माळा नं :- इमारतीचे नाव : सदनिका क्र.ए-६०३ विद्यानगर एक्झर्शाईन नगर एस.बी.आय एक्झर्शाईन नगर बांच मालाड वेस्ट मुंबई, ब्लॉक नं :- रोड नं :- महाराष्ट्र मुम्बई. 400064 2) पूजा श्रीवास्तव 42 प्लॉट नं :- माळा नं :- इमारतीचे नाव : सदनिका क्र.ए-६०३ विद्यानगर एक्झर्शाईन नगर एस.बी.आय एक्झर्शाईन नगर बांच मालाड वेस्ट मुंबई, ब्लॉक नं :- रोड नं :- महाराष्ट्र मुम्बई. 400064	
(9)दस्तावेज करून दिल्याचा दिनांक	28/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	28/03/2023	
(11)अनुक्रमांक,शब्द व पुस्त	5092/2023	
(12)वाजाराभावाप्रमाणे सुद्धा शुल्क	660000	
(13)वाजाराभावाप्रमाणे नोंदणी शुल्क	30000	
(14)नोंदणी		
मूल्यांकनासाठी विचारता येतील साधने:-		

Sales Instances nearby

5219353	सूची क्र. २	दुय्यम निबंधक : सह दु.नि. पनवेल २
09-02-2024		दस्तावेज क्रमांक : 5219/2023
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRQ office.		नोंदणी : Regn:63m
गाव : वहाळ		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	10000000	
(3)वाजारभाव (भावेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ने नमूद करावे)	4839628.5	
(4)भूमिपत्र, पोटहिस्सा व चक्रमांक (असल्यास)	1) इतर माहिती : सदनिका क्र.406,चौथा मजला,ए विंग,डेल्टा पलासिओ,प्लॉट क्र.9,सेक्टर 26,पुष्पक नोड,वहाळ,ता.पनवेल,जि.रायगड,क्षेत्र 71.914 चौ.मी.कारपेट + 02 कव्हर्ड कार पार्किंग स्पेस रायगड	
(5)क्षेत्रफळ	1) 71.914 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तावेज करून देणाऱ्या / लिहून देवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. श्रीनाथजी इंटरप्रायझेस तर्फे भागीदार प्रशांत बाबुभाई गाजीपरा यांचे कु.मू म्हणून राहुल धरवळ 36 प्लॉट नं. :- माळा नं. :- इमारतीचे नाव : सी-३०३ डेल्टा टॉवर प्लॉट क्र.०१ सेक्टर ८ उलवे ता.पनवेल जि.रायगड, ब्लॉक नं. :- रोड नं. :- महाराष्ट्र राईगार:() : 410206	
(8)दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) अलभ्य सिंह 47 प्लॉट नं. :- माळा नं. :- इमारतीचे नाव : १०३ जेनेसिस प्लॉट क्र.०४ सेक्टर १० वी उलवे गाव्हाण ता. पनवेल जि.रायगड, ब्लॉक नं. :- रोड नं. :- महाराष्ट्र राईगार:() : 410206	
(9)दस्तावेज करून दिव्याचा दिनांक	29/03/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	29/03/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	5219/2023	
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	600000	
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Instances nearby

4827398	सूची क्र. २	दुय्यम निबंधक : सह दु.नि.पनवेल 3
09-02-2024		दस्तावेज क्रमांक: 4827/2023
Note:- Generated Through eDisplay v2.1 Module, For original report please contact concern SRO office.		नोंदणी : Regn:63m
गाव : वहाळ		
(1) दस्तावेज प्रकार	करारनामा	
(2) मोबदला	9000000	
(3) वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टेदार आकर्षणी देतो कि पट्टेदार ते नमूद करावे)	3957711.03	
(4) भूभाषण , पोटहिसमा व घरक्रमांक (असल्यास)	1) इतर माहिती : सदनिका क्र.506, पाचवा मजला, बी विंग, डेल्टा प्लामिओ, प्लॉट क्र.9, सेक्टर 26, पुष्पक नोड, वहाळ, ता.पनवेल, जि. रायगड, क्षेत्र 57.417 चौ.मी. कारपेट + 01 कवर्ड कार पार्किंग स्पेस रायगड	
(5) क्षेत्रफळ	1) 57.417 चौ.मीटर	
(6) आकर्षणी किंवा जुडी देण्यात आलेले नकाशा		
(7) दस्तावेज करून देणाऱ्या / लिहून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अविश्व असल्यास प्रतिवर्दीचे नाव व पत्ता	1) मे. श्रीनाथजी इंटरप्रायझेस तर्फे भागीदार प्रशांत वावुभाई गाजीपरा यांचे कु.मु. म्हणून राहुल राजेंद्र भालेकर 31 प्लॉट नं. - माळा नं. - इमारतीचे नाव : सी-303 डेल्टा टॉवर प्लॉट क्र.09 सेक्टर 26 उलवे ता.पनवेल जि. रायगड. ब्लॉक नं. - रोड नं. - महाराष्ट्र राईगार: () : 410206	
(8) दस्तावेज करून देणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा अविश्व असल्यास प्रतिवर्दीचे नाव व पत्ता	1) सुदिप्ता कुमार डे मून्शी 49 प्लॉट नं. - माळा नं. - इमारतीचे नाव : ई - ६/१५ गीतांजली सी.एच.एस. सेक्टर २६ सीवूडस वेस्ट नवी मुंबई. ब्लॉक नं. - रोड नं. - महाराष्ट्र टाणे. 400706 2) मों डे मून्शी 43 प्लॉट नं. - माळा नं. - इमारतीचे नाव : ई - ६/१५ गीतांजली सी.एच.एस. सेक्टर २६ सीवूडस वेस्ट नवी मुंबई. ब्लॉक नं. - रोड नं. - महाराष्ट्र टाणे. 400706	
(9) दस्तावेज करून दिल्याचा दिनांक	17/03/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	17/03/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	4827/2023	
(12) वाजारभावाप्रमाणे मूद्राक शुल्क	540000	
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Instances nearby

9343353	सूची क्र. २	दुय्यम त्रिवेधक सह दु.नि.पनवेल 2
09-02-2024		दस्तावेज क्रमांक: 9343/2023
Note:-Generated Through eDisplay v2.1 Module. For original report please contact concern SRO office.		नोंदणी : Regn:63m
गाव : वहाळ		
(1)दस्तावेज प्रकार	करारनामा	
(2)मोबदला	9300000	
(3)वाजाराभाव (माडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	4880452.5	
(4)भूमापन ,सोटहिस्सा व घरकामाक (असल्यास)	1) इतर माहिती : सदनिका क्र.310,तिसरा मजला,बी विंग,डेल्टा पलासिओ,प्लॉट क्र.9,सेक्टर 26,पुष्पक नोड,वहाळ,ता.पनवेल,जि.रायगड,क्षेत्र 71.914 चौ.मी.कारपेट + 02 कव्हर्ड कार पार्किंग स्पेस रायगड	
(5)क्षेत्रफळ	1) 71.914 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असलेले तपे		
(7)दस्तावेज करून देणाऱ्या /लिहून देवणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मे. श्रीनाथजी इंटरप्रायझेस तर्फे भागीदार प्रजांत बाबुभाई गाजीपरा यांचे कु.मु. म्हणून राहुल धरवळ 38 प्लॉट नं : - माळा नं : - इमारतीचे नाव : सी-३०३ डेल्टा टॉवर प्लॉट क्र.०१ सेक्टर ८ उलवे ता.पनवेल जि.रायगड, ब्लॉक नं : - रोड नं : - महाराष्ट्र राईगार:() : 410206	
(8)दस्तावेज करून घेणाऱ्या पक्षकारांचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) श्रीलक्ष्मी कल्याणक्रिष्णन 41 प्लॉट नं : - माळा नं : - इमारतीचे नाव : सी-००१ ॲस्पेन अधिराज गार्डन्स प्लॉट क्र.३२ से.५ आय.टी.एम.हॉस्टेल जवळ खारघर ता.पनवेल जि.रायगड, ब्लॉक नं : - रोड नं : - महाराष्ट्र राईगार:() : 410210 2) कीथ ब्लेस सुओरस 46 प्लॉट नं : - माळा नं : - इमारतीचे नाव : सी-००१ ॲस्पेन अधिराज गार्डन्स प्लॉट क्र.३२ से.५ आय.टी.एम.हॉस्टेल जवळ खारघर ता.पनवेल जि. रायगड, ब्लॉक नं : - रोड नं : - महाराष्ट्र राईगार:() : 410210	
(9)दस्तावेज करून दिल्याचा दिनांक	31/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	31/05/2023	
(11)अनुक्रमांक,षड व पृष्ठ	9343/2023	
(12)वाजाराभावाप्रमाणे मुद्रांक शुल्क	558000	
(13)वाजाराभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Price Indicators

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₹ 1.10 Cr EMI - ₹ 50k Can Afford 12

2 BHK 1265 Sq-ft Flat For Sale in **Ulwe, Navi Mumbai**

2 Beds 2 Baths 3 Balconies 1 Covered Parking

Carpet Area 765 sqft - ₹ 14,276/sqft	Floor 6 (Out of 13 Floors)	Transaction Type New Property
Additional Rooms 1 Store Room	Facing East	Lifts 3
Furnished Status Unfurnished	Car Parking 1 Covered	Type Of Ownership Freehold

Contact Agent
Get Phone No.
Last contact made 21 days ago

More Details

Price Breakup	₹ 1.1 Cr ₹ 5,50,000 Approx. Registration Charges ₹ 7,500 Monthly
Booking Amount	₹ 1.0 Lac
Address	Sector 26 Ulwe, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Bamandongri railway station

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Home > Buy > navi/mumbai

₹ 1.16 CR TO 1.66 CR DELTA VISTARA ULWE View on Map

For Buy Negotiable

Property details
Flats
Features
Gallery
Location

DELTA VISTARA

Price Indicators

HOUSING.com Buy in Navi Mumbai

3 BHK Flat ₹1.15 Cr See plans at ₹1.15 Cr

1625 sq.ft Built Up Area **₹700 K/sq.ft** Avg. Price **3 BHK** Configuration **Mid Dec. 2025** Possession Status **Mid** of 14 Floors **East facing** Facing **Unfurnished** Furnishing

Overview PROMOTIONS FURNISHINGS AMENITIES PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER

Project Location
Shreevishal Delta Vistara, Ulhas, Navi Mumbai

Around This Property

Developer
ZLL&P PROMOTIONS PRIVATE LTD.

Contact Seller
Mohamed Muzayyib
www.housing.com

HOUSING.com Buy in Navi Mumbai

3 BHK Flat ₹1.35 Cr See plans at ₹1.35 Cr

1100 sq.ft Built Up Area **₹124 K/sq.ft** Avg. Price **3 BHK** Configuration **Mid Jan. 2024** Possession Status **Mid** of 12 Floors **North-West facing** Facing **Unfurnished** Furnishing

Overview AMENITIES PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

Project Location
Shreevishal Delta Vistara, Ulhas, Navi Mumbai

Around This Property

Developer
ZLL&P PROMOTIONS PRIVATE LTD.

Contact Seller
Anup Dha
www.housing.com

View more on Map

Price Indicators

2 BHK Flat ₹1.05 Cr EMI starts at ₹32.15K

By SHREEMATHI ENTERPRISES
Shreevathi Delta Vistara, Old, New Mumbai

1255 sq.ft Built Up Area **₹8.37 K/sq.ft.** Avg. Price **2 BHK** Configuration **31st Dec, 2025** Possession status **Middle** of 14 floors **East facing** Facing **Unfurnished** Furnishing

2 BHK Flat ₹95.0 L EMI starts at ₹470K

By SHREEMATHI ENTERPRISES
Shreevathi Delta Vistara, Old, New Mumbai

1391 sq.ft Built Up Area **₹6.86 K/sq.ft.** Avg. Price **2 BHK** Configuration **10th Jan, 2024** Possession status **Higher** of 12 floors **North-East facing** Facing **Unfurnished** Furnishing



Price Indicators Projects nearby Locality

Shreenathji Delta Flora ₹52.0 L - 83.0 L | ₹13.30 Cr - ₹12.60 Cr/sq ft | 291.00 sq ft - 661.00 sq ft

7.2 BHK Apartments | Dec 2026 | ₹13.30 Cr - ₹12.60 Cr/sq ft | 291.00 sq ft - 661.00 sq ft

Shreeji Neelkanth ₹52.5 L - 11 Cr | ₹10.55 Cr - ₹1.27 Cr/sq ft | 339.00 sq ft - 602.00 sq ft

1.2 BHK Apartments | Dec 2027 | ₹10.55 Cr - ₹1.27 Cr/sq ft | 339.00 sq ft - 602.00 sq ft

3 BHK Flat ₹1.35 Cr


1350 sq ft | ₹7.84K/sq ft | 3 BHK | 16/11 Jan 2024 | Acrylic wall facing | Unfurnished

Price Indicators Projects nearby Locality

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Buy
Rent
Sell
Home Loans

₹ 98.0 Lac [EMI - ₹ 4.4k](#) | [Get Loan offers from 34+ banks](#)

2 BHK 700 Sq-ft Flat For Sale [Ulwe, Navi Mumbai](#)



2 Beds 2 Baths 2 Balconies 1 Covered Parking

Carpet Area: 719 sqft ~ ₹15,600/sqft

Floor: 8 (Out of 13 Floors)

Lifts: 3

Developer: [Delta Realty](#)

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: [Delta Palacio](#)

Facing: **North - East**

Car Parking: **1 Covered**

Contact Agent

Get Phone No.

Last contact made 6 days ago

More Details


Price Breakup: ₹ 98 Lac | ₹ 4,90,000 Approx. Registration Charges | ₹ 2,000 Monthly

Booking Amount: ₹ 1.0 Lac

RERA ID: P52000020113

Address: On request., Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra

Landmarks: Sec26 ulwe.



Home About Project Home Loan Agents

Home Buy 700+ Mumbai

₹ 1.09 cr to 1.40 cr DELTA PALACIO View on map

For Sale negotiable

[Property details](#) Flats Features Gallery Location



About DELTA PALACIO

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

Price Indicators Projects nearby Locality

NOBROKER

3 BHK Flat in Krishna Shree Siddhivinayak Paradise For Sale in Ulwe
 New Registration | 3BHK Flat | Approx. 1400 Sq. Ft. | Ulwe, Navi Mumbai

₹ 1.41 Crores
 ₹ 80,813/Month Estimated EMI
 1,328 sq. ft.

3 Bedroom
 3 Bathroom
 NA
 Bike and Car

Dec 27, 2023
 Jan 26, 2024
 Krishna Shree Sid...
 Partial

Contact | Book Virtual Tour

Price trends by 100 sq. ft. | Check Now

Report what was not listed in this property
 Listed by Broker | Sold Out | Wrong Info

Magicbricks Buy Rent Sell Home Loans

₹ 1.32 Cr EMI - ₹ 60k | Get pre-approved loan

3 BHK 1475 Sq-ft Flat For Sale Ulwe, Navi Mumbai

3 Beds | 3 Baths | 1 Balcony | Covered Parking

Carpet Area: 914 sqft
 Floor: 5 (Out of 13 Floors)
 Lifts: 3

Developer: Delta Realty
 Transaction Type: New Property
 Furnished Status: Unfurnished

Project: Delta Palacio
 Facing: North
 Car Parking: 1 Covered

Contact Agent | Get Phone No. | Last contact made 5 days ago

More Details

Price Breakup: ₹ 1.32 Cr | ₹ 6,60,000 Approx. Registration Charges | ₹ 5 Per sq. Unit Monthly

Booking Amount: ₹ 1.3 Lac

RERA ID: P52000047780

Address: Ulwe, Navi Mumbai, Maharashtra, Ulwe, Navi Mumbai - Central Navi Mumbai, Maharashtra

Landmarks: padeghar, delta greens, shivganga water park and resort

Price Indicators

Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

₹ 58.0 Lac | EMI - ₹ 26k | [Can I afford it?](#)

1 BHK 730 Sq-ft Flat For Sale [Wahal, Navi Mumbai](#)

1 Bed

2 Baths

3 Balconies

1 Covered Parking

Carpet Area 430 sqft ~ ₹12-40/sqft	Project Tuljo Elegance	Floor 3 (Out of 14 Floors)
Transaction Type New Property	Facing East	Lifts 2
Furnished Status Unfurnished	Car Parking 1 Covered, 1 Open	Type Of Ownership Freehold

OFFER 10% Discount on Total Cost

Contact Agent
Get Phone No.

More Details

Price Breakup	₹ 58 Lac ₹ 2,90,025 Approx. Registration Charges ₹ 2,500 Monthly
Booking Amount	₹ 5.8 Lac
RERA ID	P52000046959
Address	Plot No 28, Sector 26, Ulwe, Navi Mumbai, Maharashtra, Wahal, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	For fitness enthusiasts, the tower is equipped with a gym, providing a
Furnishing	Unfurnished
Flooring	Granite, Marble

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 : 09.02.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.09 15:49:45 +05'30'



Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

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 09.02.2024 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 25.01.2024. 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. Shreenathji Enterprises
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 Rajesh Ghadi – 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 - 25.01.2024 Valuation Date - 09.02.2024 Date of Report - 09.02.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 25.01.2024
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 **9th February 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. Shreenathji Enterprises**. 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. Shreenathji Enterprises**. 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)



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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



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: 2024.02.09 15:49:17 +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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