

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Aryan One"

"Aryan One", Housing Scheme on Land Bearing on Survey No. 70 / Hissa No. 1 & 2, Survey No. 71 / Hissa No. 1, Survey No. 75 / Hissa No. 1 to 6, Survey No. 76 / Hissa No. 1 to 3, Survey No. 77, Survey No. 78 / Hissa No. 3, Survey No. 79 / Hissa No. 9, 10, Survey No. 98 / Hissa No. 5 & 6, Survey No. 102 / Hissa No. 6 at Village – Shirgaon, Thanekar Hillcrest Road, Taluka – Ambarnath, District – Thane, Pin Code – 421 503, State - Maharashtra, Country – India

Latitude Longitude: 19°09'00.0"N 73°13'59.0"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

Vastu/SBI/Mumbai/03/2024/06777/2305544

16/02-292-V

Date: 16.03.2024

MASTER VALUATION REPORT OF "Aryan One"

"Aryan One", Housing Scheme on Land Bearing on Survey No. 70 / Hissa No. 1 & 2, Survey No. 71 / Hissa No. 1, Survey No. 75 / Hissa No. 1 to 6, Survey No. 76 / Hissa No. 1 to 3, Survey No. 77, Survey No. 78 / Hissa No. 3, Survey No. 79 / Hissa No. 9, 10, Survey No. 98 / Hissa No. 5 & 6, Survey No. 102 / Hissa No. 6 at Village – Shirgaon, Thanekar Hillcrest Road, Taluka – Ambarnath, District – Thane, Pin Code – 421 503, State - Maharashtra, Country – India.

Latitude Longitude: 19°09'00.0"N 73°13'59.0"E

NAME OF DEVELOPER: M/s. Konark Lifespaces

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 **07th February 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Aryan One", Housing Scheme on Land Bearing on Survey No. 70 / Hissa No. 1 & 2, Survey No. 71 / Hissa No. 1, Survey No. 75 / Hissa No. 1 to 6, Survey No. 76 / Hissa No. 1 to 3, Survey No. 77, Survey No. 78 / Hissa No. 3, Survey No. 79 / Hissa No. 9, 10, Survey No. 98 / Hissa No. 5 & 6, Survey No. 102 / Hissa No. 6 at Village – Shirgaon, Thanekar Hillcrest Road, Taluka – Ambarnath, District – Thane, Pin Code – 421 503, State - Maharashtra, Country – India. It is about 2.6 Km. travel distance from Badlapur 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. Konark Lifespaces
Register office address	M/s. Konark Lifespaces Address: Office at 1 st Floor, "Sapana Talkies", Opp. Sapna Garden, Ulhasnagar, Pin Code - 421 003, State - Maharashtra, Country – India
Contact Numbers	Contact Person: Ms. Chetna Israni (Sales Person - Mobile No. 9920121611) Mr. Kalpesh Shinde (Builder Shinde – Mobile No. 9766600033) Mr. Ram Kumar (Sales Manager – Mobile No. 8299781896)

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Road
On or towards South	Club House
On or towards East	Thanekar Hillcrest Road
On or towards West	Open Plot & Proposed Panvel Highway



Our Pan India Presence at :

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- Delhi NCR
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- Raipur
- 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 : 07.02.2024
	b)	Date on which the valuation is made : 16.03.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report from Adv. Shailendra D. Jallawar dated 06.10.2023.
	2.	Copy of RERA Certificate dated on 26.03.2018 issued by Maharashtra Real Estate Regulatory Authority. Doc. No. P51700015793.
	3.	Copy of Deed of General Power of Attorney date 05.07.2012 b/w. M/s. Marathon Reality Pvt. Ltd. (Owners) And Shri Ashwin Mohanlal Thakkar (Confirming Party) & M/s. Konark Lifespaces (Purchasers / Developer)
	4.	NOC of Pollution Control dated 23.03.2015 issued by Maharashtra Pollution Control Board. Doc No. 0/BO/RO-HQ/EIC-KN-6666-14/CE/CC-3568.
	5.	Copy of Engineers Certificate dated 01.01.2019 issued by Mr. Dilip Pathare Chief Engineer.
	6.	Copy of Specific Power of Attorney date 26.06.2012 of M/s. Konark Lifespaces (Purchasers / Developer
	7.	Copy of Reconveyance Deed date 07.11.2022 b/w. Saraswat Co- Operative Bank Limited (First Part) AND M/s. Konark Lifespaces (Borrower / Mortgagor)
	8.	Copy of NOC for Firefighting No. MFS / KUL / 0157 / 16 date 23.11.2016 issued by Directorate of Maharashtra Fire Service (Upto Stilt + 12 Upper Floors)
	9.	Copy of Search report dated 15.01.2015 issued by G.H.Jagtap Searcher.
	10.	Copy of Architecture Certificate from Architects Inc. dated 15.01.2018
	11.	Copy of Commencement Certificate No. JAVAK KR. / KU. B. N. P. / NRVI / BAP / 765 / 2014-2015 date 19.12.2014 issued by Kulgaon Badlapur Municipal Council
	12.	Copy of Occupancy Certificate No. JAVAK KR. / KU. B. N. P. / NRVI / BAP / 3509 / 2018-2019 date 10.04.2019 issued by Kulgaon Badlapur Municipal Council (Wing – I) Copy of Occupancy Certificate No. JAVAK KR. / KU. B. N. P. / NRVI / BAP / 3124 / 2019-2020 date 17.04.2020 issued by Kulgaon Badlapur Municipal Council (Wing – J)
	13.	Copy of Occupancy Approved Plan Certificate No. JAVAK KR. / KU. B. N. P. / NRVI / BAP / 3509 / 2018-2019 date 10.04.2019 issued by Kulgaon Badlapur Municipal Council (Wing – I)
	Approved upto:	

	Wing	Number of Floors										
	I	Stilt + 1 st to 12 th Upper Floors.										
14. Copy of Occupancy Approved Plan No. JAVAK KR. / KU. B. N. P. / NRVI / BAP / 3124 / 2019-2020 date 17.04.2020 issued by Kulgaon Badlapur Municipal Council (Wing – J)												
Approved upto:												
	Wing	Number of Floors										
	J	Stilt + 1 st to 12 th Upper Floors.										
Project Name (with address & phone nos.)	:	"Aryan One", Housing Scheme on Land Bearing on Survey No. 70 / Hissa No. 1 & 2, Survey No. 71 / Hissa. No. 1, Survey No. 75 / Hissa No. 1 to 6, Survey No. 76 / Hissa No. 1 to 3, Survey No. 77, Survey No. 78 / Hissa No. 3, Survey No. 79 / Hissa No. 9, 10, Survey No. 98 / Hissa No. 5 & 6, Survey No. 102 / Hissa No. 6 at Village – Shirgaon, Thanekar Hillcrest Road, Taluka – Ambarnath, District – Thane, Pin Code – 421 503, 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. Konark Lifespaces Address: Office at 1 st Floor, "Sapana Talkies", Opp. Sapna Garden, Ulhasnagar, Pin Code - 421 003, State - Maharashtra, Country – India Contact Person: Ms. Chetna Israni (Sales Person - Mobile No. 9920121611)										
5. Brief description of the property (Including Leasehold / freehold etc.)	:											
<p>About "Aryan One" Project: A premium residential complex offering stilt+ 12 story towers, with every possible comfort, convenience and style. It is impeccably planned and artistically designed with landscaped garden, senior citizen area and kid's play area. With a host of world-class amenities of a fully - equipped club house and more - all within the complex, coming home to Aryan One is a gorgeous getaway. 1 BHK & 2 BHK (Wing – I) Flat and are adequately suitable for a spacious living. The project comprises of 1 tower, each of which has been carefully constructed.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Aryan One (Wing I & J)</td> <td>Stilt + 1st to 12th Upper Floors</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>Aryan One (Wing I & J)</td> <td>Building works are fully completed</td> <td>100%</td> </tr> </tbody> </table> <p>Year of construction 2019 (Wing I) & 2020 (Wing -J) - (As per Occupancy Certificate)</p> <p>Future estimated life of the Structure is 5 years (Wing I) & 4 years (Wing J) Subject to proper, preventive periodic maintenance & Structural repairs.</p>			Building	Number of Floors	Aryan One (Wing I & J)	Stilt + 1 st to 12 th Upper Floors	Building	Present stage of Construction	Percentage of work completion	Aryan One (Wing I & J)	Building works are fully completed	100%
Building	Number of Floors											
Aryan One (Wing I & J)	Stilt + 1 st to 12 th Upper Floors											
Building	Present stage of Construction	Percentage of work completion										
Aryan One (Wing I & J)	Building works are fully completed	100%										

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	
➤	Double Height Entrance Lobby.	
➤	Jacuzzi	
➤	Deck Side Banquet	
➤	Library	
➤	Gym / Yoga / Meditation Area	
➤	Indoor Games	
➤	Steam Room / Water Bodies	
➤	Day Care Center	
6.	Location of property	:
a)	Plot No. / Survey No.	:
		: Survey No. 70 / Hissa No. 1 & 2, Survey No. 71 / Hissa No. 1, Survey No. 75 / Hissa No. 1 to 6, Survey No. 76 / Hissa No. 1 to 3, Survey No. 77, Survey No. 78 / Hissa No. 3, Survey No. 79 / Hissa No. 9, 10, Survey No. 98 / Hissa No. 5 & 6, Survey No. 102 / Hissa No. 6
b)	Door No.	:
		: Not applicable
c)	C. T.S. No. / Village	:
		: Survey No. 70 / Hissa No. 1 & 2, Survey No. 71 / Hissa No. 1, Survey No. 75 / Hissa No. 1 to 6, Survey No. 76 / Hissa No. 1 to 3, Survey No. 77, Survey No. 78 / Hissa No. 3, Survey No. 79 / Hissa No. 9, 10, Survey No. 98 / Hissa No. 5 & 6, Survey No. 102 / Hissa No. 6 at Village – Shirgaon
d)	Ward / Taluka	:
		: Taluka – Ambernath
e)	Mandal / District	:
		: Thanekar Hillcrest Road, Taluka – Ambernath, District – Thane
7.	Postal address of the property	:
		: "Aryan One" Housing Scheme on Land Bearing on Survey No. 70 / Hissa No. 1 & 2, Survey No. 71 / Hissa No. 1, Survey No. 75 / Hissa No. 1 to 6, Survey No. 76 / Hissa No. 1 to 3, Survey No. 77, Survey No. 78 / Hissa No. 3, Survey No. 79 / Hissa No. 9, 10, Survey No. 98 / Hissa No. 5 & 6, Survey No. 102 / Hissa No. 6 at Village – Shirgaon, Thanekar Hillcrest Road, Taluka – Ambernath, District – Thane, Pin Code – 421 503, State - Maharashtra, Country – India.
8.	City / Town	:
		: Thanekar Hillcrest Road, Thane
	Residential area	:
		: Yes
	Commercial area	:
		: No
	Industrial area	:
		: No

9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Semi Urban
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Kulgaon Badlapur Municipal Council, Village – Shirgaon
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 RERA	As per Site
	North	Residential Building Aryan One Wing A	Road
	South	Aryan One Club House Building	Club House
	East	9mt Internal Road	Thanekar Hillcrest Road
	West	Residential Building Aryan One Wing G And H	Open Plot & Proposed Panvel Highway
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	:	19°09'00.0"N 73°13'59.0"E
14.	Extent of the site	:	Plot area – 2740.00 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)	:	Plot area - Plot area – 2740.00 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.
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?	:	<p>1. Copy of Occupancy Certificate No. JAVAK KR. / KU. B. N. P. / NRVI / BAP / 3509 / 2018-2019 date 10.04.2019 issued by Kulgaon Badlapur Municipal Council (Wing – I)</p> <p>2. Copy of Occupancy Certificate No. JAVAK KR. / KU. B. N. P. / NRVI / BAP / 3124 / 2019-2020 date 17.04.2020 issued by Kulgaon Badlapur Municipal Council (Wing – J)</p> <p>3. Copy of Occupancy Approved Plan Certificate No. JAVAK KR. / KU. B. N. P. / NRVI / BAP / 3509 / 2018-2019 date 10.04.2019 issued by Kulgaon Badlapur Municipal Council (Wing – I)</p> <p>4. Copy of Occupancy Approved Plan No. JAVAK KR. / KU. B. N. P. / NRVI / BAP / 3124 / 2019-2020 date 17.04.2020 issued by Kulgaon Badlapur Municipal Council (Wing – J)</p> <p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Numbers of Floors</th> </tr> </thead> <tbody> <tr> <td>I & J</td> <td>Stilt + 1st to 12th Upper Floors.</td> </tr> </tbody> </table>	Wing	Numbers of Floors	I & J	Stilt + 1 st to 12 th Upper Floors.
Wing	Numbers of Floors						
I & J	Stilt + 1 st to 12 th Upper Floors.						
1.	Corner plot or intermittent plot?	:	Intermittent				
2.	Road facilities	:	Yes				
3.	Type of road available at present	:	B. T. Road				
4.	Width of road – is it below 20 ft. or more than 20 ft.	:	30.00 M. wide Road				
5.	Is it a Land – Locked land?	:	No				
6.	Water potentiality	:	Municipal Water supply				
7.	Underground sewerage system	:	Connected to Municipal sewer				
8.	Is Power supply is available in the site	:	Yes				
9.	Advantages of the site	:	Located in developing area				
10	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 – 2740.00 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)	:	₹ 52,400.00 per Sq. M. for Residential ₹ 8,290.00 per Sq. M. for Land
5	Assessed / adopted rate of valuation	:	As per table attached to the report
6	Estimated value of land	:	
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)	:	R.C.C. Framed structure
	c) Year of construction	:	2019 (Wing I) & 2020 (Wing -J)
	d) Number of floors and height of each floor including basement, if any	:	
	Building		Number of Floors
	Aryan One (Wing I & J)		Stilt + 1st to 12th Upper Floors.
	e) Plinth area floor-wise	:	As per table attached to the report
	f) Condition of the building	:	
	i) Exterior – Excellent, Good, Normal, Poor	:	Good
	ii) Interior – Excellent, Good, Normal, Poor	:	Good
	g) Date of issue and validity of layout of approved map	:	Copy of Occupancy Certificate No. JAVAK KR. / KU. B. N. P. / NRVI / BAP / 3509 / 2018-2019 date 10.04.2019 issued by Kulgaon Badlapur Municipal Council (Wing – I)
	h) Approved map / plan issuing authority	:	Copy of Occupancy Certificate No. JAVAK KR. / KU. B. N. P. / NRVI / BAP / 3124 / 2019-2020 date 17.04.2020 issued by Kulgaon Badlapur Municipal Council (Wing – J) Copy of Occupancy Approved Plan Certificate No. JAVAK KR. / KU. B. N. P. / NRVI / BAP / 3509 / 2018-2019 date 10.04.2019 issued by Kulgaon Badlapur Municipal Council (Wing – I)

			Copy of Occupancy Approved Plan No. JAVAK KR. / KU. B. N. P. / NRVI / BAP / 3124 / 2019-2020 date 17.04.2020 issued by Kulgaon Badlapur Municipal Council (Wing – J) Approved upto:				
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I & J	Stilt + 1 st to 12 th Upper Floors						
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes				
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	No.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	R.C.C. Footing
2.	Basement	:	Yes
3.	Superstructure	:	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	:	Powder coated Aluminum sliding windows with M.S. Grills & Teak Wood
5.	RCC Works	:	Yes
6.	Plastering	:	Yes
7.	Flooring, Skirting, dado	:	Vitrified tiles flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	Teak Wood door frame with Flush doors with safety door
9.	Roofing including weather proof course	:	Yes
10.	Drainage	:	Yes
2.	Compound Wall	:	
	Height	:	N.A.
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	Concealed wiring & plumbing
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	Provided as per requirement
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	Provided as per requirement
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**1) Wing – I:**

Sr. No.	Flat No.	Floor No.	Comp	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 of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month in ₹	Cost of Construction in ₹
1	101	1	1 BHK	347	382	9600	33,31,200.00	35,31,072.00	7500	9,16,080
2	102	1	1 BHK	347	382	9600	33,31,200.00	35,31,072.00	7500	9,16,080
3	105	1	1 BHK	345	380	9600	33,12,000.00	35,10,720.00	7500	9,10,800
4	106	1	1 BHK	345	380	9600	33,12,000.00	35,10,720.00	7500	9,10,800
5	201	2	1 BHK	347	382	9600	33,31,200.00	35,31,072.00	7500	9,16,080
6	202	2	1 BHK	347	382	9600	33,31,200.00	35,31,072.00	7500	9,16,080
7	204	2	1 BHK	350	385	9600	33,60,000.00	35,61,600.00	7500	9,24,000
8	206	2	1 BHK	344	378	9600	33,02,400.00	35,00,544.00	7500	9,08,160
9	401	4	1 BHK	347	382	9600	33,31,200.00	35,31,072.00	7500	9,16,080
10	402	4	1 BHK	347	382	9600	33,31,200.00	35,31,072.00	7500	9,16,080
11	601	6	1 BHK	347	382	9600	33,31,200.00	35,31,072.00	7500	9,16,080
12	701	7	1 BHK	347	382	9600	33,31,200.00	35,31,072.00	7500	9,16,080
13	801	8	1 BHK	347	382	9600	33,31,200.00	35,31,072.00	7500	9,16,080
14	1001	10	1 BHK	347	382	9600	33,31,200.00	35,31,072.00	7500	9,16,080
15	1006	10	1 BHK	344	378	9600	33,02,400.00	35,00,544.00	7500	9,08,160
16	1101	11	1 BHK	347	382	9600	33,31,200.00	35,31,072.00	7500	9,16,080
17	1201	12	1 BHK	347	382	9600	33,31,200.00	35,31,072.00	7500	9,16,080
18	1202	12	1 BHK	347	382	9600	33,31,200.00	35,31,072.00	7500	9,16,080
Total				6239	6863		5,98,94,400.00	6,34,88,064.00		1,64,70,960

2) Wing – J:

Sr. No.	Flat No.	Floor No.	Comp	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 of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month in ₹	Cost of Construction in ₹
1	102	1	1 BHK	349	384	9600	33,50,400.00	35,51,424.00	7500	9,21,360
2	103	1	1 BHK	351	386	9600	33,69,600.00	35,71,776.00	7500	9,26,640
3	104	1	1 BHK	366	403	9600	35,13,600.00	37,24,416.00	8000	9,66,240
4	202	2	1 BHK	349	384	9600	33,50,400.00	35,51,424.00	7500	9,21,360
5	203	2	1 BHK	351	386	9600	33,69,600.00	35,71,776.00	7500	9,26,640
6	204	2	1 BHK	366	403	9600	35,13,600.00	37,24,416.00	8000	9,66,240
7	403	4	1 BHK	351	386	9600	33,69,600.00	35,71,776.00	7500	9,26,640
8	404	4	1 BHK	366	403	9600	35,13,600.00	37,24,416.00	8000	9,66,240
9	602	6	1 BHK	349	384	9600	33,50,400.00	35,51,424.00	7500	9,21,360
10	802	8	1 BHK	349	384	9600	33,50,400.00	35,51,424.00	7500	9,21,360
11	1202	12	1 BHK	349	384	9600	33,50,400.00	35,51,424.00	7500	9,21,360
Total				3896	4286		3,74,01,600.00	3,96,45,696.00		1,02,85,440

Summary of the Project:

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Full Fair Market Value in ₹	Final Realizable Value in ₹
I	1 BHK - 18	18	6239	6863	5,98,94,400.00	6,34,88,064.00
J	1 BHK - 11	11	3896	4286	3,74,01,600.00	3,96,45,696.00
Total		29	10135	11149	9,72,96,000.00	10,31,33,760.00

Particulars	Market Value (₹)
Full Fair Market Value in ₹	9,72,96,000.00
Final Realizable Value in ₹	10,31,33,760.00
Cost of Construction (Total Built up area x Rate) 11149 Sq. Ft. x ₹ 2400.00	2,67,57,600.00

Part – C (Extra Items)	Amount in ₹
1. Portico	Provided as per requirement
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	Provided as per requirement
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	Provided as per requirement
2. Separate lumber room	
3. Separate water tank / sump	
4. Trees, gardening	
Total	

Part – F (Services)	Amount in ₹
1. Water supply arrangements	Provided as per requirement
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	:	
Total Fair Market Value in ₹		:	₹ 9,72,96,000.00
Total Realizable Value in ₹		:	₹ 10,31,33,760.00

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 ₹ 8,000.00 to ₹ 10,000.00 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 ₹ 9,600.00 per Sq. Ft. (with floor wise rate) on Carpet Area for valuation.

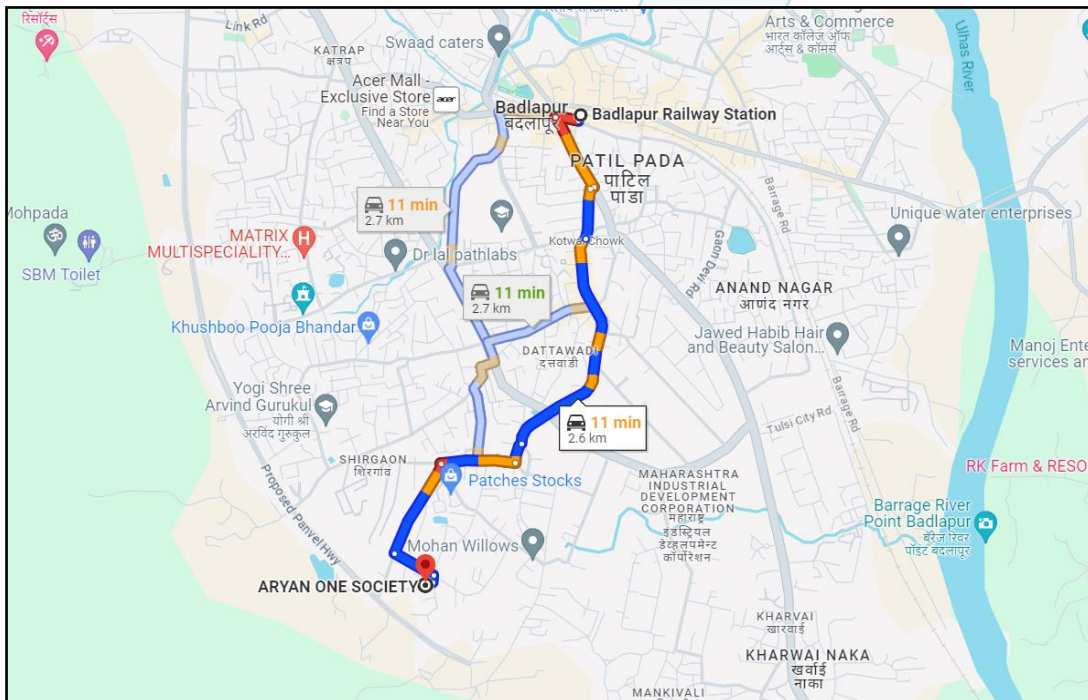
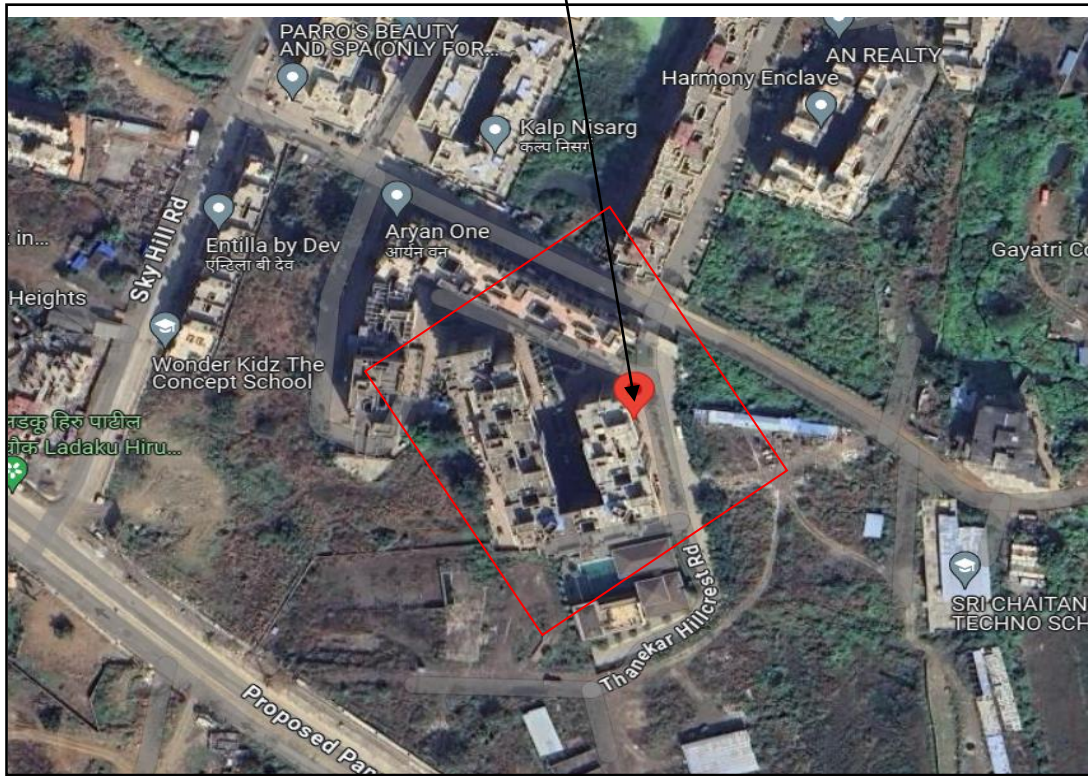
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Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°09'00.0"N 73°13'59.0"E


Note: The Blue line shows the route to site from nearest railway station (Badlapur – 2.6 Km.)

Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Year
20232024 ▾
Annual Statement of Rates
Language
English ▾

Selected District: ठाणे ▾

Select Taluka: अंबरनाथ ▾

Select Village: मौजे [गांव] शिरगांव ▾

Search By: Survey No Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
11/29-एफ2/(2ब) शिरगावातील वरील एफ 2(1) च्या पूर्व व एफ 2(अ) च्या व पश्चिम व शिरगावच्या पूर्व हद्दद यामधील नकाशात दाखविल्याप्रमाणे मिळकती	8290	52400	58900	64700	58900	चौ. मीटर	सर्व्हे नंबर

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Sales Instance

गावाचे नाव : शिरगाव	
103978 15-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2 दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2 दस्त क्रमांक : 1039/2024 नोंदणी : Regn:63m
3/15/24, 5:26 PM freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchikramank2_RegLive.aspx	
(1)वित्तेखाचा प्रकार	करारनामा
(2)मोबदला	3025000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2723000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन : इतर माहिती: , इतर माहिती: मौजे-शिरगांव,ता.अंबरनाथ,जि.ठाणे,येथीलस.नं. 75/2,78/3,79/9,75/3,79/10,70/2,76/2,98/6,75/6,75/5,77,102/6,70/1,71/1,75/1,76/1,76/3,98/5एकूण क्षेत्र 40440 चौ.मी.,भुखंडामध्ये प्रोत्साहनात्मक तरतूदीनुसार अनुज्ञेय क्षेत्र 42863.84 चौ.मी. पैकी 28665.68 चौ.मी.,नियोजित क्षेत्र या जागेवरील आर्यन वन या इमारतीमधील,जे विंग मधील निवासी सदनिका क्र.402,चौथा मजला क्षेत्र 32.43 चौ.मी. कारपेट ओपन टॅरेससह.((Survey Number : 75/2,78/3,79/9,75/3,79/10,70/2,76/2,98/6,75/6,75/5,77,102/6,70/1,71/1,75/1,76/1,76/3,98/5 ;))
(5) क्षेत्रफळ	32.43 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. कोणार्क लाईफ स्पेसेस तर्फे भागीदार रीतेश मुकेश किमतानी यांचे तर्फे कु.मु. व क.ज. देणार रविंद्र वामन जाधव वय:-56 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: पहिला मजला, सपना टॉकीज, सपना गार्डन समोर, उल्हासनगर, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421003 पॅन नं:-AAMFK0847M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्वाती अविनाश सकपाळ वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 201, जी विंग, आर्यन वन, शिरगांव, भोसले नगर, बदलापूर पू, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-CTWPP8067K 2): नाव:-अविनाश मोहन सकपाळ वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 201, जी विंग, आर्यन वन, शिरगांव, भोसले नगर, बदलापूर पू, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-DUBPS6775L
(9) दस्तऐवज करून दिल्याचा दिनांक	23/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	23/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	1039/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	181500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Sales Instance


गावाचे नाव : शिरगाव	
(1) वित्तखाचा प्रकार	करारनामा
(2) मोबदला	3190000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2839500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कुळगांव-बदलापूरइतर वर्णन : इतर माहिती: , इतर माहिती: मौजे- शिरगांव, ता. अंबरनाथ, जि. ठाणे, येथील स.नं. 78/3,75/2,79/9,75/3,79/10,70/2,76/2,98/6,75/6,75/5,77,102/6,70/1,71/1,75/1,76/1,76/3,98/5, एकूण क्षेत्र 40440 चौ.मी., भुखंडामध्ये प्रोत्साहनात्मक तरतुदीनुसार अनुज्ञेय क्षेत्र 42863.84 चौ.मी. पैकी 28665.68 चौ.मी., नियोजित क्षेत्र या जागेवरील आर्यन वन या इमारतीमधील, आय विंग मधील निवासी सदनिका क्र. 702, सातवा मजला, क्षेत्र 32.27 चौ.मी. कारपेट ओपन टेरेससह. ((HISSA NUMBER : 3,2,9,3,10,2,2,6,6,5,6,1,1,1,1,3,5 ; Survey Number : 78,75,79,75,79,70,76,98,75,77,102,70,71,75,76,76,98 ;))
(5) क्षेत्रफळ	32.27 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:-मे. कोणार्क लाईफ स्पेसेस तर्फे भागीदार रीतिश मुकेश किमतानी यांचे तर्फे कु.मु. व क.ज. देणार प्रकाश आल्माराम देशमुख वय:-56 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: सपना टॉकीज, पहिला मजला, सपना गार्डन समोर, उल्हासनगर, महाराष्ट्र, . पिन कोड:-421003 पॅन नं:-AAMFK0847M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-आकाश शांताराम शिंदे वय:-36 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं.: रूम न. 305, श्यामलाल यादव चाळ, पडवाल नगर, ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-DKWPS1009C
(9) दस्तऐवज करून दिल्याचा दिनांक	24/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	24/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	2469/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	191400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

Sales Instance


364478 15-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2 दस्त क्रमांक : 3644/2024 नोंदणी : Regn:63m
गावाचे नाव : शिरगाव		
(1)विलेखाचा प्रकार	सेल डीड	
(2)मोबदला	3300000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2619000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कुळगांव-बदलापूरइतर वर्णन :; इतर माहिती: पालिकेचे नाव:- कुळगांव-बदलापूर इतर वर्णन: इतर माहिती:मौजे शिरगाव स.नं.70,71,75,76,77,78,79,98,102 हिस्सा क्र.1 & 2,1,2,3,5,6 यावरील प्लॉट नं.603,ए विंग,सहावा मजला,आर्यन वन,आर्यन वन सेक्टर 1 को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड,शिरगाव,बदलापूर पूर्व,तालुका-अंबरनाथ,जिल्हा-ठाणे,421 503,सदनिकेचे एकूण क्षेत्रफळ 39.66 चौ मीटर कार्पेट,दिनांक 11.12.2023 रोजी नोंदविलेल्या करारनामा दस्त क्र.उहन2-16493-2023 चे सेल डीड,तसेच करारनामा दस्त क्र.उहन 2-16493-2023 ह्या दस्ताचे मुद्रांक शुल्क व नोंदणी फी वसूल केलेली आहे((Survey Number : 70,71,75,76,77,78,79,98,102 ;))	
(5) क्षेत्रफळ	39.66 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा.या/लिहून ठेवणा.या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शालीनी कृष्णा खराडे वय:-54 पत्ता:-प्लॉट नं: प्लॉट नं.६०३, ए विंग, माळा नं: सहावा मजला, इमारतीचे नाव: आर्यन वन, आर्यन वन सेक्टर १ को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: शिरगाव, बदलापूर पूर्व, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-BGQPK1218R 2): नाव:-कुणाल कृष्णा खराडे वय:-29 पत्ता:-प्लॉट नं: प्लॉट नं.६०३, ए विंग, माळा नं: सहावा मजला, इमारतीचे नाव: आर्यन वन, आर्यन वन सेक्टर १ को-ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड, ब्लॉक नं: शिरगाव, बदलापूर पूर्व, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-CBOPK6070P	
(8)दस्तऐवज करुन घेणा.या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-वैशाली मारुती पाटील वय:-41; पत्ता:-प्लॉट नं: रूम नं.३०, माळा नं: -, इमारतीचे नाव: सी.बी.गुलवाला चाळ क्र.१९४, ब्लॉक नं: लोअर परेल, रोड नं: एन.एम.जोशी मार्ग, महाराष्ट्र. . पिन कोड:-400013 पॅन नं:-BGUPP3875P	
(9) दस्तऐवज करुन दिल्याचा दिनांक	13/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	13/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3644/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100	

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Home > Projects in Thane Outskirts > Badlapur > Aryan One



Aryan One
Badlapur, Mumbai

View Number

✓ RERA
No Brokerage
3D Floor Plans Available
+30 Top Facilities

CONSTRUCTION STATUS

Ready To Move
Since Jul, 2019

₹ 24 - 27.1 L + Charges

PRICE RANGE

1, 2 BHK Apartment

1 BHK Apartment	2 BHK Apartment
Carpet Area 380 - 429 sq.ft. (35.3 - 39.86 sq.m.)	Carpet Area 444.76 - 501 sq.ft. (41.32 - 46.54 sq.m.)
₹ 24 - 27.1 L + Charges	Price on Request


Download Brochure

Why you should consider Aryan One?

- Double Height Entrance Lobby
- Nearby green zone
- Video door for each flat

[View 3 more →](#)

DEVELOPED BY
Aryan Housing Corporation



Overall Rating 3.8
Based on 7 Reviews by residents

commonfloor.com™
A Quikr COMPANY
Thane ▾ | Buy ▾ | Locality or Builder or Project Name


Home > Thane > Mumbai Beyond Thane > Badlapur > Completed Projects > Aryan One

Aryan One
By: Aryan Housing Corporation in Badlapur

₹30 L onwards

OVERVIEW
LOCATION
BUY
RENT

Gallery



+10 IMAGES

BHK
1, 2 BHK

Area
350 - 450 sq.ft.
(32.52 - 41.81 sq.m)

Possession
Jul-2019 (Ready-to-move)

Price Range ⓘ
₹ 30 L - 43 L


Property Type
Apartment

Launched Date
Jun-2017

RERA ID ⓘ **P51700009247**


Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour	
1 BHK Apartment Availability*: Sold out	NA	350 sq.ft (32.52 sq.m)	₹ 30 L	NA	NA
2 BHK Apartment Availability*: Sold out	NA	450 sq.ft (41.81 sq.m)	₹ 43 L	NA	NA



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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects &
Interior Designers
Chartered Engineers (I)
TEV Consultants
Licence's Engineer
NO. 120 MH2010 PTC/19/199

Price Indicators

HOUSING.COM Buy In Mumbai + Add Download

SPONSORED PROJECTS

₹25.0 L - 30 L Sponsored

Park One Phase I
By Shree Laxmi Enterprises
Badlapur East, Beyond Thane, Thane

Configuration
1 BHK Apartment Interested →

₹24.78 L - 35.12 L Sponsored

Shivshakti Oasis
By Shivshakti Genesis
Badlapur East, Beyond Thane, Thane

Configurations
1, 2 BHK Apartments Interested →

Home / Thane / Shirogaon / Aryan One / Brochure Last updated: Dec 24, 2023

Aryan One - Brochure **₹25.48 L - 37.27 L** | ₹7.61 K/sq.ft
EMI starts at ₹13,49 K
Basic Price View Details

By **ARYAN HOUSING CORPORATION**

S. No. 98/5, Behind Marathon Nagari, Opp. Kalp Nisarg, Nr. Kanha Patil Talao, Bhosale Nagar, Shirogaon, Badlapur East, Beyond Thane, Thane

1, 2 BHK Apartments	Ready to Move	₹7.61 K/sq.ft	335.00 sq.ft. - 490.00 sq.ft. (Carpet Area)
Configurations	Possession Status	Avg. Price	Sizes ⓘ

Contact Us

Hi BHAVIKA KRUSHNA CHAVANI!
[Edit details](#)

Allow other agents to get in touch

Get Contact Details

Aryan One - View Brochure

View Brochure

- Sit on the most developing zone
- Great outdoor living
- Well connected to the major cities
- Spacious and modern development
- Best investment opportunity
- High quality of finishes and fittings
- Close to schools
- Super efficient team of living leading to a smooth home-ownership

HOUSING.COM Buy In Mumbai + Add Download App

SPONSORED PROJECTS

₹34.0 L - 59.25 L Sponsored

Ekdant Pooja CHSL
By Landmark Infra
Badlapur East, Beyond Thane, Thane

Configurations
1, 2 BHK Apartments Interested →

₹24.99 L - 36.7 L Sponsored

Raj Tulus Aawas
By Raj Group
Badlapur East, Beyond Thane, Thane

Configurations
1, 2 BHK Apartments Interested →

Home / Thane / Beyond Thane / Badlapur East / Shirogaon / Aryan One Last updated: Feb 24, 2024

Aryan One **₹25.48 L - 37.27 L** | ₹7.61 K/sq.ft
EMI starts at ₹13,49 K
Basic Price Contact Seller

By **ARYAN HOUSING CORPORATION**

S. No. 98/5, Behind Marathon Nagari, Opp. Kalp Nisarg, Nr. Kanha Patil Talao, Bhosale Nagar, Shirogaon, Badlapur East, Beyond Thane, Thane

★ 3.8 [Write a Review](#)

Project Images SHARE SAVE

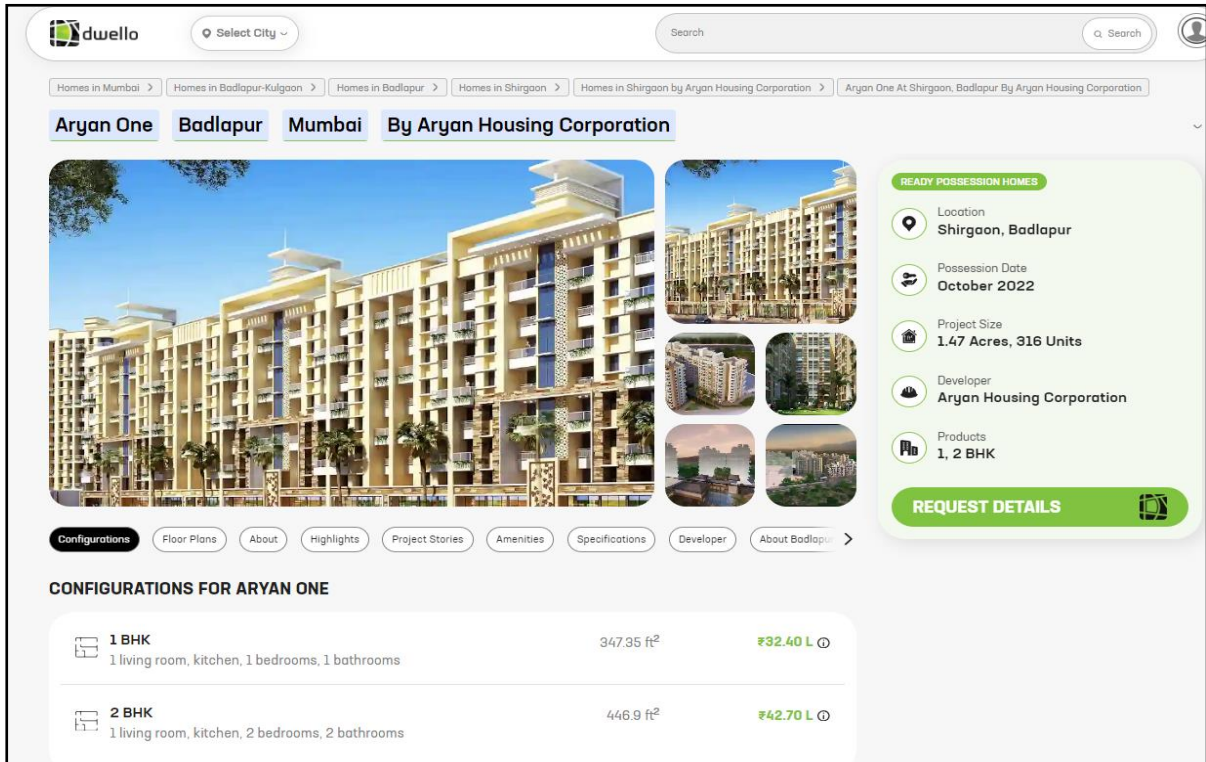
+ 29 more

Price Indicators

The screenshot shows the Magicbricks website interface for the 'Aryan One' project. At the top, there is a navigation bar with options like 'Buy', 'Rent', 'Sell', 'Home Loans', 'Property Services', 'MB Advice', and 'Help'. A '20% OFF on Home Shifting' banner is also visible. The main content area features a large image of the apartment complex, a 'View on Map' button, and a 'Project Locality Video' player. Below the image, there are navigation tabs for 'Overview', 'Properties', 'About Project', 'Amenities', 'Top Advertisers', 'Floor Plan & Units', 'Project Details', 'Ratings & Reviews', and 'About Locality'. The project name 'Aryan One' is prominently displayed, along with its location 'Badlapur, Thane' and completion date 'Completed in Oct, 2018'. A price range of '₹ 27.1 Lac - ₹ 49.8 Lac' is shown, along with a 'Contact Agent' button and a 'Download Brochure' button. A 'Write a review' button is also present. On the right side, there is a form for users to search for properties, with fields for 'I am' (Individual/Agent), 'Name', 'Email', and 'Mobile Number'.

The screenshot shows the JdHomes website interface for the 'Aryan One' project. At the top, there is a navigation bar with a 'BUY' dropdown, a location filter set to 'Mumbai', and a search bar. The main content area features a large image of the apartment complex, a 'Ready To Move' badge, and a price range of '₹ 28.3 - 42.7 L'. Below the image, there are navigation tabs for 'Overview', 'Properties', 'About Project', 'Amenities', 'Top Advertisers', 'Floor Plan & Units', 'Project Details', 'Ratings & Reviews', and 'About Locality'. The project name 'Aryan One' is prominently displayed, along with its location 'Badlapur, Thane' and status 'Ready To Move'. A price range of '₹ 28.3 - 42.7 L' is shown, along with a 'Download Brochure' button and a 'Contact Now' button. Below the image, there is an 'Overview' section with details like 'Configurations 1, 2 BHK', 'RERA ID P51700002130', 'Carpet Area 342 - 501 sq.ft', and 'Project Locality Badlapur'. An 'Additional Information' section shows 'Status Ready To Move' and 'Possession Date Mar 2022'. On the right side, there is a '+30 More' button.

Price Indicators

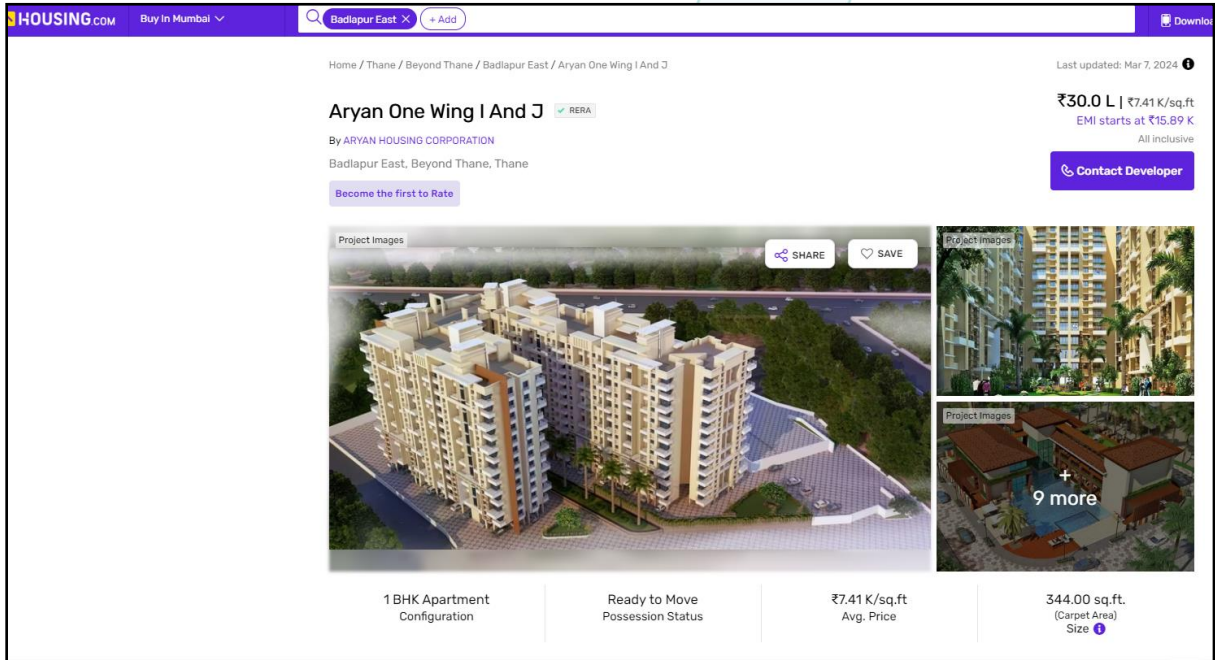


READY POSSESSION HOMES

- Location: Shirgaon, Badlapur
- Possession Date: October 2022
- Project Size: 1.47 Acres, 316 Units
- Developer: Aryan Housing Corporation
- Products: 1, 2 BHK

CONFIGURATIONS FOR ARYAN ONE

1 BHK 1 living room, kitchen, 1 bedrooms, 1 bathrooms	347.35 ft ²	₹32.40 L
2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	446.9 ft ²	₹42.70 L



Aryan One Wing I And J REERA

By ARYAN HOUSING CORPORATION

Badlapur East, Beyond Thane, Thane

₹30.0 L | ₹7.41 K/sq.ft
EMI starts at ₹15.89 K
All inclusive

[Contact Developer](#)

Project Images [SHARE](#) [SAVE](#)

Project Images [+ 9 more](#)

- 1 BHK Apartment Configuration
- Ready to Move Possession Status
- ₹7.41 K/sq.ft Avg. Price
- 344.00 sq.ft. (Carpet Area) Size

Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Thane > Badlapur > Apartment in Badlapur > 1 BHK > 675 Sq-ft

Get full support from Relationship Manager MB Prime
✓ Shortlists Properties
✓ Live Video Call
Join Prime @ 50% OFF

₹ 26.5 Lac [EMI - ₹12k](#) | [Can I afford it?](#)

1 BHK Flat For Sale in Thanekar Hillcrest, [Badlapur, Thane](#)

1 Bed
 2 Baths
 2 Balconies
 Unfurnished

Super Built-Up Area 675 sqft ~ ₹3,926/sqft	Developer Thanekar Group	Project Thanekar Hillcrest
Floor 1 (Out of 7 Floors)	Transaction Type Resale	Status Ready to Move
Facing East	Furnished Status Unfurnished	Type Of Ownership Freehold

✓ East Facing Property

Contact Owner
Get Phone No.

👤 Last contact made 13 days ago

More Details

Price Breakup	₹ 26.5 Lac
Booking Amount	₹ 50000
Address	Badlapur, Thane - Beyond Thane, Maharashtra
Furnishing	Unfurnished
Loan Offered	Estimated EMI: ₹11952 ⓘ Apply for Home Loan

Price Indicators Projects nearby Locality

HOUSING.COM Buy In Mumbai

+ Add

Download A

Home / Thane / Beyond Thane / Badlapur East / Shirgaon / Kalyani Bhavani Heights Last updated: Mar 7, 2024

Kalyani Bhavani Heights REERA

By KALYANI ENTERPRISES

Plot No. 99/4, Badlapur East, Mumbai, Beyond Thane, Thane

★ 2 [Write a Review](#)

Contact Developer

SHARE
SAVE

+ 1 more

1, 2 BHK Apartments
Configurations

Dec. 2023
Possession Starts

₹6.72 K/sq.ft
Avg. Price

404.00 sq.ft. - 590.00 sq.ft.
(Carpet Area)
Sizes

HOUSING.COM Buy In Mumbai

+ Add

Download App List Property

Home / Thane / Beyond Thane / Badlapur East / Shirgaon / Thanekar Hillcrest Last updated: Mar 11, 2024

Thanekar Hillcrest

By REDUNDANT

Badlapur East, Mumbai, Beyond Thane, Thane

Become the first to Rate

Contact Seller

SHARE
SAVE

+ 28 more

1, 2 BHK Apartments
Configurations

Ready to Move
Possession Status

₹3.40 K/sq.ft
Avg. Price

610.00 sq.ft. - 915.00 sq.ft.
(Builtup Area)
Sizes

Price Indicators Projects nearby Locality

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Shirgaon > 2 BHK Flats in Shirgaon Posted on Feb 24, 2024 | Ready to move

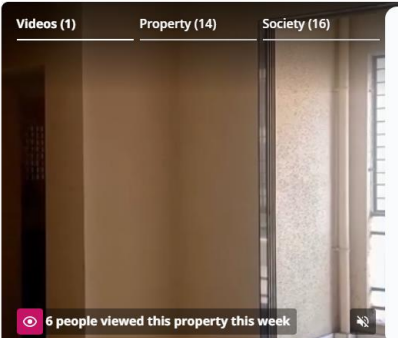
₹38 Lac @ 5,757 per sq.ft.
Estimated EMI ₹30,351

2BHK 2Baths
Flat/Apartment for Sale
In Thanekar Hillcrest, Shirgaon, Thane Outskirts, Maharashtra

RERA STATUS NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in/>

[Overview](#) Society Dealer Details Price Trends Registry Record Society Reviews >

Videos (1) **Property (14)** **Society (16)**



6 people viewed this property this week

Area
Carpet area: 660 sq.ft. (61.32 sq.m.)

Price
₹38 Lac+ Govt Charges & Tax @ 5,757 per sq.ft. (Negotiable) [View Price Details](#)

Floor Number
3rd of 7 Floors

Overlooking
Park/Garden, Main Road, Club, Pool, Others

Configuration
2 Bedrooms , 2 Bathrooms, 3 Balconies

Address
Thanekar Hillcrest
Shirgaon, Thane Outskirts

Facing
East

Property Age
1 to 5 Year Old [View Construction Status](#)

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Thane Outskirts > Flats in Thane Outskirts > Flats in Shirgaon > 2 BHK Flats in Shirgaon Posted on Jan 31, 2024 | Ready to move

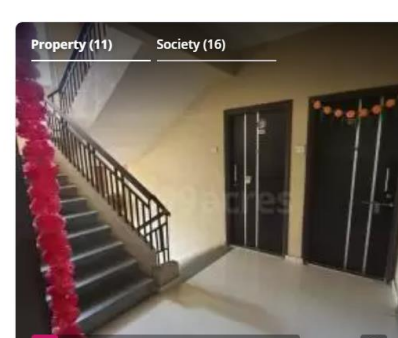
₹33 Lac @ 3,666 per sq.ft.
Estimated EMI ₹26,357

2BHK 1Bath
Flat/Apartment for Sale
In Thanekar Hillcrest, Shirgaon, Thane Outskirts, Maharashtra

RERA STATUS NOT AVAILABLE Website: <https://maharera.mahaonline.gov.in/>

[Overview](#) Society Dealer Details Price Trends Registry Record Society Reviews >

Property (11) **Society (16)**



2 people already contacted this week

Area
Built Up area: 900 sq.ft. (83.61 sq.m.)
Carpet area: 650 sq.ft. (60.39 sq.m.)

Price
₹33 Lac @ 3,666 per sq.ft. (Negotiable)

Floor Number
2nd of 7 Floors


Overlooking
Park/Garden, Main Road, Club, Pool, Others

Configuration
2 Bedrooms , 1 Bathroom, 3+ Balconies

Address
Thanekar Hillcrest
Shirgaon, Thane Outskirts


Facing
East

Property Age
1 to 5 Year Old [View Construction Status](#)



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 Interior Designers
 Chartered Engineers (I)
 IETV Consultants
 Member's Engineer

Price Indicators Projects nearby Locality

HOUSING.COM Buy In Mumbai

Shirgaon + Add

Download App

Home / Thane / Beyond Thane / Badlapur East / Shirgaon / Shubh Vastu Last updated: Mar 8, 2024

Shubh Vastu ✓ RERA

By SHUBH HOMES

Survey No. 143, Hissa No. 3, Badlapur East, Beyond Thane, Thane


★ 4.5 [Write a Review](#)

₹33.0 L | ₹5.04 K/sq.ft

EMI starts at ₹17.48 K


All inclusive

[Contact Developer](#)



Project Images

Project Images	Percentage
Location fee	10%
the execution of Agreement	20%
completion of the Plinth	15%
completion of the slabs including podiums	25%
GIS	10%
completion of the external plaster and metal plaster, elevations, terraces with grouting	5%
completion of the walls, internal plumbing, trap doors and windows	5%
completion of the Sanitary fittings, cases, HT earth, lifts	5%
completion of the lifts, water pumps, trial fittings	5%
insurance	5%
Total	100%



1 BHK Apartment Configuration

Jun, 2022 Possession Starts

₹5.04 K/sq.ft Avg. Price

364.00 sq.ft. (Carpet Area) Size

HOUSING.COM Buy In Mumbai

Badlapur East + Add

Download App

Home / Thane / Beyond Thane / Badlapur East / Thanekar Paradise Last updated: Jan 26, 2024

Thanekar Paradise ✓ RERA

By THANEKAR GROUP

Near Thanekar Hillcrest, Shirgaon, Badlapur East, Beyond Thane, Thane


★ 4.4 [Write a Review](#)

₹33.0 L - 1.0 Cr | ₹4.72k/sq.ft


EMI starts at ₹17.48 K

All inclusive

[Contact Developer](#)



Project Images



Project Images

+ 12 more

1, 3 BHK Apartments Configurations

Jun, 2021 Possession Starts

₹4.72k/sq.ft Avg. Price

311.00 sq.ft. - 778.00 sq.ft. (Carpet Area) Sizes

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: 16.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

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)

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

(Annexure-I)**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 16.03.2024 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 07.02.2024. 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.

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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Konark Lifespaces
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 Prab – Valuation Engineer Vinita Surve – Processing Officer
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.		
6.	10.5	Date of Appointment - 07.02.2024 Valuation Date - 16.03.2024 Date of Report - 16.03.2024
7.	Inspections and/or investigations undertaken;	Physical Inspection done on date 07.02.2024
8.	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
9.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
10.	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.
11.	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.
12.	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 **16th March 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. Konark Lifespaces**. 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. Konark Lifespaces**. 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.

Director

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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