

PROJECT VALUATION REPORT



Details of the property under consideration:

Name of Project: "Blossom Bldg. 6 Wing C & D"

"Blossom Bldg. 6 Wing C & D", Proposed Residential Building on Plot bearing Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B), Suyog Nagar, Village – Diwanman, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State – Maharashtra, Country – India

Latitude Longitude: 19°22'29.3"N 72°48'58.2"E

Valuation Done for:

State Bank of India




Vasai Tal. Ind. Est. Branch

Gavrai Pada, Vasai (East), Taluka – Vasai, District – Palghar, Pin Code – 401 201,
State - Maharashtra, Country - India.



Our Pan India Presence at :

- | | | | |
|---|--|---|--|
|  Mumbai |  Aurangabad |  Pune |  Rajkot |
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|  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/03/2024/6883/2305327
05/06-75-PY
Date: 26.02.2024

To,
The Branch Manager,
State Bank of India
Vasai Tal. Ind. Est. Branch
Gavrai Pada, Vasai (East),
Taluka – Vasai, District – Palghar,
Pin Code – 401 201,
State - Maharashtra, Country - India.

Sub: Project Valuation for "**Blossom Bldg. 6 Wing C & D**" at Vasai (West), Pin Code – 401 202.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Blossom Bldg. 6 Wing C & D**", Proposed Residential Building on Plot bearing Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B), Suyog Nagar, Village – Diwanman, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State – Maharashtra, Country – India.

M/s. Ananda Developers, is residential building on Plot bearing Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B), Suyog Nagar, Village – Diwanman, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State – Maharashtra, Country – India.

Residential Sale Building (Wing C & D) is proposed of Basement + Stilt Floor + 1st & 2nd (Part Podium Floor & Part Residential Floor) + 3rd to 16th Upper Floors with total RERA carpet area of 1,05,592.70 Sq. Ft. which consists 1 BHK, 2 BHK and 3 BHK units with 149 nos. of Sell flats providing with Fitness Centre, Society Office, & Other Amenities.

In this regard, SBI, Vasai Tal. Ind. Est. Branch, Gavrai Pada, Vasai (East), Taluka – Vasai, District – Palghar, Pin Code – 401 201, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Project Valuation of the said project.



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- | | | | |
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- mumbai@vastukala.org



Our analysis of the project valuation is enclosed in this report. This Report forms an integral whole and cannot be split in parts. The outcome of the report / study can only lead to proper conclusions if the Report as a whole is taken into account.

The information used by Vastukala Consultants (I) Pvt. Ltd. (VCIPL) in preparing this report has been obtained from a variety of sources and other relevant documents provided by the client & bank. As agreed, we have performed our project valuation exercise with the data available related to the business, considering the market prospects and projections. Our results are dependent on documents provided by client & bank, the underlying assumptions, which has been analyzed at a broader level by VCIPL while assessing their reasonableness.

Sale Realisation from the Project is ₹ 137.27 Cr. and Net Present Value of the project as on date is ₹ 43.64 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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

Auth. Sign.

Think.Innovate.Create

PROJECT VALUATION REPORT OF "Blossom Bldg. 6 Wing C & D"

"Blossom Bldg. 6 Wing C & D", Proposed Residential Building on Plot bearing Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B), Suyog Nagar, Village – Diwanman, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State – Maharashtra, Country – India

Latitude Longitude: 19°22'29.3"N 72°48'58.2"E

NAME OF DEVELOPER: M/s. Ananda Developers.

Pursuant to instructions from State Bank of India, Vasai Ind. Est. Branch, Vasai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as 17th January 2024 for approval of project finance purpose.

1. Location Details:

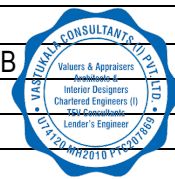
Proposed Residential Building on Plot bearing Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B), Suyog Nagar, Village – Diwanman, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State – Maharashtra, Country – India. It is about 5.10 Km. travelling distance from Vasai Road Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

2. Developer Details:

Name of builder	M/s. Ananda Developers
Project Registration Number	Applied for registration in MAHRERA
Register office address	M/s. Ananda Developers G/101, 1 st Floor, Iris Wing G, Chulna Bhabola Road, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State - Maharashtra, Country – India
Contact Numbers	Contact Person: Mr. Puneet Ajmera (Director) Mobile No. 9822507507
E – mail ID and Website	

3. Boundaries of the Property:

Direction	Sale Building
On or towards North	Blossom Building 6 Wing A & B
On or towards South	Road
On or towards East	Open Plot
On or towards West	Jhaveri Complex



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Vastukala Consultants (I) Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
State Bank of India
Vasai Tal. Ind. Est. Branch
 Gavrai Pada, Vasai (East),
 Taluka – Vasai, District – Palghar,
 Pin Code – 401 201,
 State - Maharashtra, Country - India.

VALUATION REPORT (IN RESPECT OF PROJECT FINANCE)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Vasai Tal. Ind. Est. Branch, Vasai to assess Fair Market value of the Project for bank loan purpose.
2.	a) Date of inspection	: 17.01.2024
	b) Date on which the valuation is made	: 26.02.2024
3.	List of documents produced for perusal	
	1. Copy of Development Agreement dated 05.01.2024 between M/s. Ajmera Developers (The Owner) and M/s. Ananda Developers (The Developer) through Registered Agreement Doc. No. Vasai-1/95/2024 dated 05.01.2024.	
	2. Copy of Irrevocable General Power of Attorney dated 05.01.2024, M/s. Ajmera Developers (The Owner) and M/s. Ananda Developers (The Developer) through registered agreement Doc. No. Vasai-1/96/2024 dated 05.01.2024.	
	3. Copy of Approved Plan (Wing C) No. VVCMC/TP/AMEND/VP/0104/635/2022-23 dated 31.03.2023 issued by Vasai Virar City Municipal Corporation (VVCMC). Approved upto: Basement + Stilt Floor + 1st & 2nd (Part Podium Floor & Part Residential Floor) + 3rd to 16th Upper Floors	
	4. Copy of Approved Plan (Wing D) No. VVCMC/TP/CC/VP/0104/506/2021-22 dated 04.01.2022 issued by Vasai Virar City Municipal Corporation (VVCMC). Approved Upto: Basement + Stilt Floor + 1st & 2nd (Part Podium Floor & Part Residential Floor) + 3rd to 16th Upper Floors	
	5. Copy of Commencement Certificate No. VCMC/TP/RDP/VP-0104/635/2022-23 dated 31.03.2023 issued by Vasai Virar City Municipal Corporation (VVCMC). Approved Upto: (Wing C & D): Basement + Stilt floor + 1st & 2nd (Part Podium Floor & Part Residential Floor) + 3rd to 16th Upper Floors	
	6. Copy of CA Certificate (Form 3) dated 18.01.2024 issued by M/s. G Y Shah & Associates.	
	7. Copy of Architect Certificate dated 15.01.2024 issued by M/s. Prithvi Arch Consultants.	
	8. Copy of Engineer Certificate dated 15.01.2024 issued by M/s. Prithvi Arch Consultants.	
	9. Copy of RERA Application form submitted to Maharashtra Real Estate Regulatory Authority (MAHRERA).	
	Project Name (with address & phone nos.)	: "Blossom Bldg. 6 Wing C & D", Proposed Residential Building on Plot bearing Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B), Suyog Nagar, Village – Diwanman, Vasai (West), Taluka – Vasai, District –

		Palghar, Pin Code – 401 202, State – Maharashtra, Country – India
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p>M/s. Ananda Developers</p> <p>G/101, 1st Floor, Iris Wing G, Chulna Bhabola Road, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State - Maharashtra, Country – India</p> <p><u>Contact Person:</u> Mr. Puneet Ajmera (Director) Mobile No. 9822507507</p>
5.	Brief description of the property (Including Leasehold / freehold etc.): Freehold land	
	<p><u>About Location:</u></p> <p>Vasai-Virar, formerly Bassein or Vasai, is a city (municipal corporation) in western Maharashtra state, western India. It lies on the Arabian Sea coast north of Mumbai. In 2009, the town was joined administratively with neighbouring Virar (north) and several dozen other surrounding communities to form the Vasai-Virar twin city, and it immediately became one of the most-populous urban areas in the state. Mumbai realty is one of the fastest expanding real estate markets in the country with the growing demand for residential area in the financial capital and limited space availability, new regions such as Navi Mumbai and Thane were formed, and called the Mumbai Metropolitan Region (MMR). The twin city of Vasai-Virar is a part of the MMR and it is situated in the north-west corner of the MMR.</p> <p>According to the 2011 census, it is the 5th largest city in Maharashtra. Within a close proximity to Mumbai, it is located in Palghar District and lies north of Vasai Creek and south of the Vaitarna River. Vasai-Virar is bordered by Mira-Bhayandar and Thane on its south and southeast, Bhiwandi-Nizampur on its east and Palghar rural district on its north.</p> <p><u>Physical Infrastructure and Connectivity</u></p> <p>The Vasai-Virar Sub-region is separated from Greater Mumbai and Mira-Bhayander by the Vasai Creek. However, due to development of road and rail network, it is strategically linked to Mumbai. It is also linked by road and rail to other major centres in the Mumbai Metropolitan Region, such as, New Mumbai (via Vasai-Diva Railway Line), Panvel, Thane, Bhiwandi and Kalyan. With increasing land prices in and around Mumbai, low- and middle-income households are shifting to this sub-region. Thus, it can be presently termed as the dormitory of Mumbai, resulting into unidirectional commuting during the peak hours.</p> <p>All the coastal villages are well connected by the Vasai - Agashi Road which runs north-south parallel to the 6 coast almost through the wadies i.e., orchards, vegetable farms and horticultural lands where traditional houses as well as modern well-designed bungalows of local people could be seen on its both sides. These settlements in the form of small gaothans are oldest development in the Sub-Region.</p> <p>The impetus for development was created by the suburban railway which has a terminal at Virar. This Virar Railway Station is also now functioning as terminus for Gujarat-bound shuttle trains like Virar - Vapi, Virar - Balsad and Virar - Surat trains. Railway link from Vasai to Diva connects Western Railway to the Central and Konkan Railways via Bhiwandi.</p> <p><u>Existing Infrastructure</u></p> <p><u>Road Transport: -</u></p> <p>Recently the State Government has widened the National Highway No.8 (Mumbai - Ahmedabad Highway) up to four lanes with divider etc. and this has now removed the congestion as well as frequent accidents occurring on this N.H. - 8 particularly in VVSR area. The connections to National Highway No.8 from Virar, Nallasopara, Vasai-Road and Naigaon Railway Stations are with separate four east-west roads.</p>	

Rail Transport: -

Most of the recent growth in the residential areas in the Sub-Region is mainly due to the availability of suburban rail system which provides cheap transport and efficient connections to job centres in Mumbai. Western Railway runs more than 150 suburban train services daily for commuters. In addition, some shuttle services and long-distance trains halt at the railway stations at Vasai-Road and Virar. Yet during peak hours, trains are so overcrowded that the commuters have nightmarish experiences. As a result, adequate facilities for parking near these stations are lacking. Moreover, the haphazard development of commercial activity which has taken place in and around the stations has also made movement of pedestrians and vehicles extremely difficult.

Bus Transport: -

Local as well as inter-city bus services in this area are provided by MSRTC. It has three S.T. Depots each in the area, viz. at Vasai, Arnala and Nallasopara. MSRTC buses provide regular services to the 3 - railway station.

Upcoming Infrastructure**Virar Versova Sea Link: -**

The project will provide direct connectivity from Virar to Nariman Point, reducing the travel time to just 1 hour. This ambitious undertaking is an extension of the under-construction Bandra-Versova Sea Link. The 43 km sea link project is planned as a 4+4 lane main bridge that will have 3+3 connectors at Charkop, Uttan, Vasai and Virar. It is backed by government funding of INR 50,000 Crore.

Ahmedabad-Mumbai Bullet Train

Mumbai-Ahmedabad High-Speed Rail (MAHSR Bullet Train) is a 508.17 km under-construction project that will reduce the travel time between the two destinations to 1 hour. It is estimated to cost about US\$15 billion, from which a loan of US\$12 billion is granted by Japan at a historical interest rate of 0.1%. It is estimated to be completed by 2026. Virar is one of its twelve proposed stations, thus putting the location on the speed track for infrastructure development.

Alibaug Multimodal Corridor: -

The 126 km long Virar-Alibaug multimodal corridor is set to open economic opportunities and residential growth for the region. It will connect NH-8, Bhiwandi bypass, NH-3, NH-4 and NH-4B, Mumbai-Pune Expressway, NH-17, etc. The Multimodal Corridor will be a crucial step towards developing, strengthening and creating job opportunities in seven growth centres in MMR such as Virar, Bhiwandi, Kalyan, Dombivali, Panvel, Taloja and Uran. The estimated year of completion is 2026. After which, the travel time from Virar to Alibaug will be reduced by 50%.

Delhi Mumbai Industrial Corridor

The 1504 km long route is a first-of-its-kind conceptualised corridor that is set to connect two megacities, viz. Delhi and Mumbai. It will pass through the States of U.P., Delhi NCR, Haryana, Rajasthan, Gujarat and Maharashtra. Its end terminals will be located at Dadri in the Delhi NCR and at Jawaharlal Nehru Port (JNPT) near Mumbai. The project will open key trade corridors and industries for Virar.

TYPE OF THE BUILDING:

Building	Number of Floors
"Blossom Bldg. 6 Wing C & D"	Proposed Residential Sale Building (Wing C & D) is proposed of Basement + Ground Floor + 1 st & 2 nd (Part Podium Floor & Part Residential Floor) + 3 rd to 16 th Upper Floors as per approved plan.

LEVEL OF COMPLETEION:			
Building	Present stage of Construction	% of work completion	% of construction cost incurred till 15 th Jan 2024
"Blossom Bldg. 6 Wing C"	Excavation work & Plinth work is completed & 1 st floor slab work is in progress	10.00%	7.00%
"Blossom Bldg. 6 Wing D"	Till 7 th Floor slab work & block work is completed & 8 th floor slab work is in progress	33.00%	
PROPOSED DATE OF COMPLETION & FUTURE LIFE:			
Expected completion date as informed by builder is 01.01.2027 (As per Developer Information)			
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.			
PROPOSED PROJECT AMENITIES:			
Vitrified flooring tiles 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			
Fire Fighting System			
Car Parking			
Gymnasium			
Indoor Games Room			
Meditation Area			
Kids Play Area			
6.	Location of property	:	
	a) Plot No. / Survey No.	:	Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B)
	b) Door No.	:	Not applicable
	c) C. T.S. No. / Village	:	Village – Diwanman, Vasai (West),
	d) Ward / Taluka	:	Taluka - Vasai
	e) Mandal / District	:	District – Palghar
7.	Postal address of the property	:	"Blossom Bldg. 6 Wing C & D", Proposed Residential Building on Plot bearing Survey No. 121, Hissa No. 5 & 6 (A & B), Survey No. 125, Hissa No. 4 (4A, 4B, 4C) & 7 (7A, 7B), Suyog Nagar, Village – Diwanman, Vasai (West), Taluka – Vasai, District – Palghar, Pin Code – 401 202, State – Maharashtra, Country – India
8.	City / Town	:	Village – Diwanman, Vasai (West),
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class

	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Diwanman, Vasai (West), Municipal Corporation of Greater Mumbai (MCGM)	
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 Agreement	As per RERA Certificate
	North		Information not available	Application is submitted in MAHRERA
	South		Information not available	
	East		Information not available	
	West		Information not available	
				As per Site
				Blossom Building 6 Wing A & B
				Road
				Open Plot
				Jhaveri Complex
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°22'29.3"N 72°48'58.2"E	
14.	Extent of the site	:	Plot area = 1,671.159 Sq. M. (Plot Area as per Developer Agreement) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area = 1,671.159 Sq. M. (Plot Area as per Developer Agreement)	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
II	CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For residential purpose	
8.	Any usage restriction	:	Residential	
9.	Is plot in town planning approved layout?	:	1. Copy of Approved Plan (Wing C) No. VVCMC/TP/AMEND/VP/0104/635/2022-23 dated 31.03.2023 issued by Vasai Virar City Municipal Corporation (VVCMC). Approved upto: Basement + Stilt Floor + 1st & 2nd (Part Podium Floor & Part Residential Floor) +	

			3rd to 16th Upper Floors 2. Copy of Approved Plan (Wing D) No. VVCMC/TP/CC/VP/0104/506/2021-22 dated 04.01.2022 issued by Vasai Virar City Municipal Corporation (VVCMC). Approved Upto: Basement + Stilt Floor + 1st & 2nd (Part Podium Floor & Part Residential Floor) + 3rd to 16th Upper Floors
10.	Corner plot or intermittent plot?	:	Intermittent Plot
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Bituminous Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	15 M 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 developed area
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Plot area = 1,671.159 Sq. M. (Plot Area as per Developer Agreement)
	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 (evidence thereof to be enclosed)	:	₹ 14,000.00 per Sq. M. for Land ₹ 57,300.00 per Sq. M. for Residential Flat
5	Assessed / adopted rate of valuation	:	As per table attached to the report
6	Estimated value of land	:	As per table attached to the report
Part – B (Valuation of Building)			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential cum Commercial
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C. Framed structure
	c) Year of construction	:	Building Construction work is in progress
	d) Number of floors and height of each floor including basement, if any	:	

Building	Number of Floors
"Blossom Bldg. 6 Wing C & D"	Proposed Residential Sale Building (Wing C & D) is proposed of Basement + Ground Floor + 1 st & 2 nd (Part Podium Floor & Part Residential Floor) + 3 rd to 16 th Upper Floors as per approved plan.
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	: 1. Copy of Approved Plan (Wing C) No. VVCMC/TP/AMEND/VP/0104/635/2022-23 dated 31.03.2023 issued by Vasai Virar City Municipal Corporation (VVCMC). Approved upto: Basement + Stilt Floor + 1st & 2nd (Part Podium Floor & Part Residential Floor) + 3rd to 16th Upper Floors 2. Copy of Approved Plan (Wing D) No. VVCMC/TP/CC/VP/0104/506/2021-22 dated 04.01.2022 issued by Vasai Virar City Municipal Corporation (VVCMC). Approved Upto: Basement + Stilt Floor + 1st & 2nd (Part Podium Floor & Part Residential Floor) + 3rd to 16th Upper Floors 3. Copy of Commencement Certificate No. VCMC/TP/RDP/VP-0104/635/2022-23 dated 31.03.2023 issued by Vasai Virar City Municipal Corporation (VVCMC). Approved Upto: (Wing C & D): Basement + Stilt floor + 1st & 2nd (Part Podium Floor & Part Residential Floor) + 3rd to 16th Upper Floors
h) Approved map / plan issuing authority	: Vasai Virar City Municipal Corporation (VVCMC)
i) Whether genuineness or authenticity of approved map / plan is verified	: Verified
j) Any other comments by our empanelled valuers on authentic of approved plan	: N.A.

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: Yes, 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	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	
Remarks:			

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	N.A. Building Construction work is in progress
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total	:	
Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	N.A. Building Construction work is in progress
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	:	
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	N.A. Building Construction work is in progress
4.	Trees, gardening	:	
	Total	:	
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	
2.	Drainage arrangements	:	
3.	Compound wall	:	N.A. Building Construction work is in progress
4.	C.B. deposits, fittings etc.	:	
5.	Pavement	:	
	Total	:	

Total abstract of the entire property

Part – A	Land	:	As per below table attached in the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	

CA Certificate dated 18.01.2024 issued by M/s. G Y Shah & Associates

Cost of Project	Incurred till Jan - 24 (Amount in ₹ Cr.)
Acquisition cost of land	23.30
Construction Cost (incl. development cost)	4.34
Architect & Consultancy Expenses	0.02
Admin & Overhead Cost	
Selling & Marketing Cost	
Interest to Bank Finance	-
Total	27.66

Construction Area as per Approved Plan**Wing C:**

Sr. No.	Floor	Built Up Area in Sq. M.	Balcony Area in Sq. M.	Staircase / Lift Area in Sq. M.	EF Area in Sq. M.	Patio Area in Sq. M.	Refuge Area in Sq. M.	Other Area in Sq. M.	Total Construction Area in Sq. M.
1	Basement Floor	-	-	51.19	-	-	-	466.04	517.23
2	Ground Floor	-	-	114.48	-	-	-	739.52	854.00
3	1st Floor (Pt. Podium)	164.24	15.85	69.31	19.19	12.83	-	610.12	891.54
4	2nd Floor (pt. Podium)	225.09	21.86	71.53	27.58	13.95	-	91.42	451.43
5	3rd Floor	307.79	30.58	71.53	35.99	24.09	-	-	469.98
6	4th Floor	307.79	30.58	71.53	36.31	23.06	23.48	-	492.75
7	5th Floor	307.79	30.58	71.53	35.99	24.09	-	-	469.98
8	6th Floor	307.79	30.58	71.53	36.31	23.06	23.48	-	492.75
9	7th Floor	307.79	30.58	71.53	35.99	24.09	-	-	469.98
10	8th Floor	307.79	30.58	71.53	36.31	23.06	23.48	-	492.75
11	9th Floor	307.79	30.58	71.53	35.99	24.09	-	-	469.98
12	10th Floor	307.79	30.58	71.53	36.31	23.06	23.48	-	492.75
13	11th Floor	307.79	30.58	71.53	35.99	24.09	-	-	469.98
14	12th Floor	307.79	30.58	71.53	36.31	23.06	23.48	-	492.75
15	13th Floor	307.79	30.58	71.53	35.99	24.09	-	-	469.98
16	14th Floor	307.79	30.58	71.53	36.31	23.06	23.48	-	492.75
17	15th Floor	307.79	30.58	71.53	35.99	24.09	-	-	469.98
18	16th Floor	307.79	30.58	71.53	36.31	23.06	23.48	-	492.75
19	Terrace / OHT	-	-	84.30	-	-	-	-	84.30
TOTAL		4,698.39	465.83	1,392.23	552.87	356.83	164.35	1,907.10	9,537.60

Wing D:

Sr. No.	Floor	Built Up Area in Sq. M.	Balcony Area in Sq. M.	Staircase / Lift Area in Sq. M.	EF Area in Sq. M.	Patio Area in Sq. M.	Refuge Area in Sq. M.	Other Area in Sq. M.	Total Construction Area in Sq. M.
1	Basement Floor	-	-	55.41	-	-	-	617.94	673.35
2	Ground Floor	-	-	110.82	-	-	-	639.43	750.25
3	1st Floor (Pt. Podium)	-	-	55.41	-	-	-	690.35	745.76
4	2nd Floor (pt. Podium)	126.67	8.26	55.41	16.31	9.60	-	105.20	321.45
5	3rd Floor	220.41	22.02	53.33	29.50	16.88	-	-	342.14
6	4th Floor	220.41	22.02	53.33	28.65	18.53	17.29	-	360.23
7	5th Floor	220.41	22.02	53.33	29.50	16.88	-	-	342.14
8	6th Floor	220.41	22.02	53.33	28.65	18.53	17.29	-	360.23
9	7th Floor	220.41	22.02	53.33	29.50	16.88	-	-	342.14
10	8th Floor	220.41	22.02	53.33	28.65	18.53	17.29	-	360.23
11	9th Floor	220.41	22.02	53.33	29.50	16.88	-	-	342.14
12	10th Floor	220.41	22.02	53.33	28.65	18.53	17.29	-	360.23
13	11th Floor	220.41	22.02	53.33	29.50	16.88	-	-	342.14
14	12th Floor	220.41	22.02	53.33	28.65	18.53	17.29	-	360.23
15	13th Floor	220.41	22.02	53.33	29.50	16.88	-	-	342.14
16	14th Floor	220.41	22.02	53.33	28.65	18.53	17.29	-	360.23
17	15th Floor	220.41	22.02	53.33	29.50	16.88	-	-	342.14
18	16th Floor	220.41	22.02	53.33	28.65	18.53	17.29	-	360.23
19	Terrace / OHT	-	-	67.69	-	-	-	-	67.69
TOTAL		3,212.38	316.57	1,091.36	423.36	257.47	121.00	2,052.92	7,475.06

Both the Podium Joining Area:

Sr. No.	Wing	Total Construction Area in Sq. M.
1	Podium Joining Area	2,592.34
TOTAL CONSTRUCTION AREA IN SQ. M.		2,592.34

Summary:

Sr. No.	Wing	Total Construction Area in Sq. M.
1	Construction Cost of Wing C	9,537.60
2	Construction Cost of Wing D	7,475.06
3	Podium Joining Area	2,592.34
TOTAL CONSTRUCTION AREA IN SQ. M.		19,605.00

The floor wise Area Statement of the Project is as table below:**WING C:**

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. M.	Encl. Balcony Area in Sq. M.	EF Area in Sq. M.	Patio Area in Sq. M.	Total Carpet Area in Sq. M.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Unsold / Sold Inventory
1	Basement		Utility Area	-	-	-	-	-	-	-	Utility Area
2	Ground Floor		Parking / Lobby	-	-	-	-	-	-	-	Parking / Lobby
3	1st Floor	101	3 BHK	57.68	6.60	6.53	4.13	74.93	806.51	887.17	Unsold
4	1st Floor	102	2 BHK	46.84	7.15	5.74	4.13	63.85	687.32	756.06	Unsold
5	1st Floor	103	2 BHK	47.66	6.88	5.74	4.13	64.40	693.22	762.55	Unsold
6	1st Floor	104	Podium	-	-	-	-	-	-	-	Podium
7	1st Floor	105	Podium	-	-	-	-	-	-	-	Podium
8	1st Floor	106	Podium	-	-	-	-	-	-	-	Podium
9	2nd Floor	201	3 BHK	57.79	6.60	7.43	2.33	74.14	798.04	877.85	Unsold
10	2nd Floor	202	2 BHK	46.84	7.15	5.74	4.13	63.85	687.32	756.06	Unsold
11	2nd Floor	203	2 BHK	47.66	6.88	5.74	4.13	64.40	693.22	762.55	Unsold
12	2nd Floor	204	3 BHK	57.79	6.60	7.43	2.33	74.14	798.04	877.85	Unsold
13	2nd Floor	205	Podium	-	-	-	-	-	-	-	Podium
14	2nd Floor	206	Podium	-	-	-	-	-	-	-	Podium
15	3rd Floor	301	3 BHK	57.68	6.60	6.53	4.13	74.93	806.51	887.17	Unsold
16	3rd Floor	302	2 BHK	46.84	7.15	5.74	4.13	63.85	687.32	756.06	Unsold
17	3rd Floor	303	2 BHK	47.66	6.88	5.74	4.13	64.40	693.22	762.55	Unsold
18	3rd Floor	304	3 BHK	57.68	6.60	6.53	4.13	74.93	806.51	887.17	Unsold
19	3rd Floor	305	2 BHK	44.80	2.10	5.21	3.45	55.56	598.06	657.86	Unsold
20	3rd Floor	306	1 BHK	39.09	-	3.64	3.45	46.18	497.04	546.74	Unsold
21	4th Floor	401	3 BHK	57.79	6.60	7.43	2.33	74.14	798.04	877.85	Unsold
22	4th Floor	402	2 BHK	46.84	7.15	5.74	4.13	63.85	687.32	756.06	Unsold
23	4th Floor	403	2 BHK	47.66	6.88	5.74	4.13	64.40	693.22	762.55	Unsold
24	4th Floor	404	3 BHK	57.79	6.60	7.43	2.33	74.14	798.04	877.85	Unsold
25	4th Floor	405	2 BHK	44.69	2.10	4.88	4.13	55.79	600.48	660.53	Unsold
26	4th Floor	406	1 BHK	38.98	-	3.30	4.13	46.40	499.47	549.42	Unsold

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. M.	Encl. Balcony Area in Sq. M.	EF Area in Sq. M.	Patio Area in Sq. M.	Total Carpet Area in Sq. M.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Unsold / Sold Inventory
57	10th Floor	1001	3 BHK	57.79	6.60	7.43	2.33	74.14	798.04	877.85	Unsold
58	10th Floor	1002	2 BHK	46.84	7.15	5.74	4.13	63.85	687.32	756.06	Unsold
59	10th Floor	1003	2 BHK	47.66	6.88	5.74	4.13	64.40	693.22	762.55	Unsold
60	10th Floor	1004	3 BHK	57.79	6.60	7.43	2.33	74.14	798.04	877.85	Unsold
61	10th Floor	1005	2 BHK	44.69	2.10	4.88	4.13	55.79	600.48	660.53	Unsold
62	10th Floor	1006	1 BHK	38.98	-	3.30	4.13	46.40	499.47	549.42	Unsold
63	11th Floor	1101	3 BHK	57.68	6.60	6.53	4.13	74.93	806.51	887.17	Unsold
64	11th Floor	1102	2 BHK	46.84	7.15	5.74	4.13	63.85	687.32	756.06	Unsold
65	11th Floor	1103	2 BHK	47.66	6.88	5.74	4.13	64.40	693.22	762.55	Unsold
66	11th Floor	1104	3 BHK	57.68	6.60	6.53	4.13	74.93	806.51	887.17	Unsold
67	11th Floor	1105	2 BHK	44.80	2.10	5.21	3.45	55.56	598.06	657.86	Unsold
68	11th Floor	1106	1 BHK	39.09	-	3.64	3.45	46.18	497.04	546.74	Unsold
69	12th Floor	1201	3 BHK	57.79	6.60	7.43	2.33	74.14	798.04	877.85	Unsold
70	12th Floor	1202	2 BHK	46.84	7.15	5.74	4.13	63.85	687.32	756.06	Unsold
71	12th Floor	1203	2 BHK	47.66	6.88	5.74	4.13	64.40	693.22	762.55	Unsold
72	12th Floor	1204	3 BHK	57.79	6.60	7.43	2.33	74.14	798.04	877.85	Unsold
73	12th Floor	1205	2 BHK	44.69	2.10	4.88	4.13	55.79	600.48	660.53	Unsold
74	12th Floor	1206	1 BHK	38.98	-	3.30	4.13	46.40	499.47	549.42	Unsold
75	13th Floor	1301	3 BHK	57.68	6.60	6.53	4.13	74.93	806.51	887.17	Unsold
76	13th Floor	1302	2 BHK	46.84	7.15	5.74	4.13	63.85	687.32	756.06	Unsold
77	13th Floor	1303	2 BHK	47.66	6.88	5.74	4.13	64.40	693.22	762.55	Unsold
78	13th Floor	1304	3 BHK	57.68	6.60	6.53	4.13	74.93	806.51	887.17	Unsold
79	13th Floor	1305	2 BHK	44.80	2.10	5.21	3.45	55.56	598.06	657.86	Unsold
80	13th Floor	1306	1 BHK	39.09	-	3.64	3.45	46.18	497.04	546.74	Unsold
81	14th Floor	1401	3 BHK	57.79	6.60	7.43	2.33	74.14	798.04	877.85	Unsold
82	14th Floor	1402	2 BHK	46.84	7.15	5.74	4.13	63.85	687.32	756.06	Unsold
83	14th Floor	1403	2 BHK	47.66	6.88	5.74	4.13	64.40	693.22	762.55	Unsold
84	14th Floor	1404	3 BHK	57.79	6.60	7.43	2.33	74.14	798.04	877.85	Unsold
85	14th Floor	1405	2 BHK	44.69	2.10	4.88	4.13	55.79	600.48	660.53	Unsold
86	14th Floor	1406	1 BHK	38.98	-	3.30	4.13	46.40	499.47	549.42	Unsold

WING D:

Sr. No.	Floor	Flat No.	Comp.	RERA Carpet Area in Sq. M.	Encl. Balcony Area in Sq. M.	EF Area in Sq. M.	Patio Area in Sq. M.	Total Carpet Area in Sq. M.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Unsold / Sold Inventory
1	Basement		Utility Area	-	-	-	-	-	-	-	Utility Area
2	Ground Floor		Parking / Lobby	-	-	-	-	-	-	-	Parking / Lobby
3	1st Floor		Parking	-	-	-	-	-	-	-	Parking
4	2nd Floor	201	3 BHK	61.52	4.13	7.84	4.35	77.83	837.81	921.59	Unsold
5	2nd Floor	202	3 BHK	61.51	4.13	7.84	4.35	77.82	837.70	921.47	Unsold
6	2nd Floor	203	Podium	-	-	-	-	-	-	-	Podium
7	2nd Floor	204	Podium	-	-	-	-	-	-	-	Podium
8	3rd Floor	301	2 BHK	43.69	6.60	5.78	4.13	60.19	647.90	712.69	Unsold
9	3rd Floor	302	3 BHK	61.56	4.13	7.95	4.13	77.76	836.99	920.69	Unsold
10	3rd Floor	303	3 BHK	61.55	4.13	7.95	4.13	77.75	836.89	920.58	Unsold
11	3rd Floor	304	2 BHK	43.76	6.60	5.78	4.13	60.26	648.61	713.47	Unsold
12	4th Floor	401	2 BHK	43.69	6.60	5.78	4.13	60.19	647.90	712.69	Unsold
13	4th Floor	402	3 BHK	61.52	4.13	7.84	4.35	77.83	837.81	921.59	Unsold
14	4th Floor	403	3 BHK	61.51	4.13	7.84	4.35	77.82	837.70	921.47	Unsold
15	4th Floor	404	2 BHK	43.76	6.60	5.78	4.13	60.26	648.61	713.47	Unsold
16	5th Floor	501	2 BHK	43.69	6.60	5.78	4.13	60.19	647.90	712.69	Unsold
17	5th Floor	502	3 BHK	61.56	4.13	7.95	4.13	77.76	836.99	920.69	Unsold
18	5th Floor	503	3 BHK	61.55	4.13	7.95	4.13	77.75	836.89	920.58	Unsold
19	5th Floor	504	2 BHK	43.76	6.60	5.78	4.13	60.26	648.61	713.47	Unsold
20	6th Floor	601	2 BHK	43.69	6.60	5.78	4.13	60.19	647.90	712.69	Unsold
21	6th Floor	602	3 BHK	61.52	4.13	7.84	4.35	77.83	837.81	921.59	Unsold
22	6th Floor	603	3 BHK	61.51	4.13	7.84	4.35	77.82	837.70	921.47	Unsold
23	6th Floor	604	2 BHK	43.76	6.60	5.78	4.13	60.26	648.61	713.47	Unsold
24	7th Floor	701	2 BHK	43.69	6.60	5.78	4.13	60.19	647.90	712.69	Unsold
25	7th Floor	702	3 BHK	61.56	4.13	7.95	4.13	77.76	836.99	920.69	Unsold
26	7th Floor	703	3 BHK	61.55	4.13	7.95	4.13	77.75	836.89	920.58	Unsold
27	7th Floor	704	2 BHK	43.76	6.60	5.78	4.13	60.26	648.61	713.47	Unsold

Unsold Flats Inventory**WING C:**

Sr. No.	Floor	Flat No.	Comp.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	1st Floor	101	3 BHK	806.51	887.17	13,000.00	1,04,84,685.00
2	1st Floor	102	2 BHK	687.32	756.06	13,000.00	89,35,218.00
3	1st Floor	103	2 BHK	693.22	762.55	13,000.00	90,11,901.00
4	2nd Floor	201	3 BHK	798.04	877.85	13,000.00	1,03,74,558.00
5	2nd Floor	202	2 BHK	687.32	756.06	13,000.00	89,35,218.00
6	2nd Floor	203	2 BHK	693.22	762.55	13,000.00	90,11,901.00
7	2nd Floor	204	3 BHK	798.04	877.85	13,000.00	1,03,74,558.00
8	3rd Floor	301	3 BHK	806.51	887.17	13,000.00	1,04,84,685.00
9	3rd Floor	302	2 BHK	687.32	756.06	13,000.00	89,35,218.00
10	3rd Floor	303	2 BHK	693.22	762.55	13,000.00	90,11,901.00
11	3rd Floor	304	3 BHK	806.51	887.17	13,000.00	1,04,84,685.00
12	3rd Floor	305	2 BHK	598.06	657.86	13,000.00	77,74,762.00
13	3rd Floor	306	1 BHK	497.04	546.74	13,000.00	64,61,500.00
14	4th Floor	401	3 BHK	798.04	877.85	13,000.00	1,03,74,558.00
15	4th Floor	402	2 BHK	687.32	756.06	13,000.00	89,35,218.00
16	4th Floor	403	2 BHK	693.22	762.55	13,000.00	90,11,901.00
17	4th Floor	404	3 BHK	798.04	877.85	13,000.00	1,03,74,558.00
18	4th Floor	405	2 BHK	600.48	660.53	13,000.00	78,06,247.00
19	4th Floor	406	1 BHK	499.47	549.42	13,000.00	64,93,125.00
20	5th Floor	501	3 BHK	806.51	887.17	13,000.00	1,04,84,685.00
21	5th Floor	502	2 BHK	687.32	756.06	13,000.00	89,35,218.00
22	5th Floor	503	2 BHK	693.22	762.55	13,000.00	90,11,901.00
23	5th Floor	504	3 BHK	806.51	887.17	13,000.00	1,04,84,685.00
24	5th Floor	505	2 BHK	598.06	657.86	13,000.00	77,74,762.00
25	5th Floor	506	1 BHK	497.04	546.74	13,000.00	64,61,500.00
26	6th Floor	601	3 BHK	798.04	877.85	13,000.00	1,03,74,558.00
27	6th Floor	602	2 BHK	687.32	756.06	13,000.00	89,35,218.00
28	6th Floor	603	2 BHK	693.22	762.55	13,000.00	90,11,901.00
29	6th Floor	604	3 BHK	798.04	877.85	13,000.00	1,03,74,558.00
30	6th Floor	605	2 BHK	600.48	660.53	13,000.00	78,06,247.00
31	6th Floor	606	1 BHK	499.47	549.42	13,000.00	64,93,125.00
32	7th Floor	701	3 BHK	806.51	887.17	13,000.00	1,04,84,685.00
33	7th Floor	702	2 BHK	687.32	756.06	13,000.00	89,35,218.00
34	7th Floor	703	2 BHK	693.22	762.55	13,000.00	90,11,901.00
35	7th Floor	704	3 BHK	806.51	887.17	13,000.00	1,04,84,685.00
36	7th Floor	705	2 BHK	598.06	657.86	13,000.00	77,74,762.00
37	7th Floor	706	1 BHK	497.04	546.74	13,000.00	64,61,500.00
38	8th Floor	801	3 BHK	798.04	877.85	13,000.00	1,03,74,558.00
39	8th Floor	802	2 BHK	687.32	756.06	13,000.00	89,35,218.00
40	8th Floor	803	2 BHK	693.22	762.55	13,000.00	90,11,901.00
41	8th Floor	804	3 BHK	798.04	877.85	13,000.00	1,03,74,558.00
42	8th Floor	805	2 BHK	600.48	660.53	13,000.00	78,06,247.00
43	8th Floor	806	1 BHK	499.47	549.42	13,000.00	64,93,125.00
44	9th Floor	901	3 BHK	806.51	887.17	13,000.00	1,04,84,685.00
45	9th Floor	902	2 BHK	687.32	756.06	13,000.00	89,35,218.00
46	9th Floor	903	2 BHK	693.22	762.55	13,000.00	90,11,901.00
47	9th Floor	904	3 BHK	806.51	887.17	13,000.00	1,04,84,685.00

Sr. No.	Floor	Flat No.	Comp.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
48	9th Floor	905	2 BHK	598.06	657.86	13,000.00	77,74,762.00
49	9th Floor	906	1 BHK	497.04	546.74	13,000.00	64,61,500.00
50	10th Floor	1001	3 BHK	798.04	877.85	13,000.00	1,03,74,558.00
51	10th Floor	1002	2 BHK	687.32	756.06	13,000.00	89,35,218.00
52	10th Floor	1003	2 BHK	693.22	762.55	13,000.00	90,11,901.00
53	10th Floor	1004	3 BHK	798.04	877.85	13,000.00	1,03,74,558.00
54	10th Floor	1005	2 BHK	600.48	660.53	13,000.00	78,06,247.00
55	10th Floor	1006	1 BHK	499.47	549.42	13,000.00	64,93,125.00
56	11th Floor	1101	3 BHK	806.51	887.17	13,000.00	1,04,84,685.00
57	11th Floor	1102	2 BHK	687.32	756.06	13,000.00	89,35,218.00
58	11th Floor	1103	2 BHK	693.22	762.55	13,000.00	90,11,901.00
59	11th Floor	1104	3 BHK	806.51	887.17	13,000.00	1,04,84,685.00
60	11th Floor	1105	2 BHK	598.06	657.86	13,000.00	77,74,762.00
61	11th Floor	1106	1 BHK	497.04	546.74	13,000.00	64,61,500.00
62	12th Floor	1201	3 BHK	798.04	877.85	13,000.00	1,03,74,558.00
63	12th Floor	1202	2 BHK	687.32	756.06	13,000.00	89,35,218.00
64	12th Floor	1203	2 BHK	693.22	762.55	13,000.00	90,11,901.00
65	12th Floor	1204	3 BHK	798.04	877.85	13,000.00	1,03,74,558.00
66	12th Floor	1205	2 BHK	600.48	660.53	13,000.00	78,06,247.00
67	12th Floor	1206	1 BHK	499.47	549.42	13,000.00	64,93,125.00
68	13th Floor	1301	3 BHK	806.51	887.17	13,000.00	1,04,84,685.00
69	13th Floor	1302	2 BHK	687.32	756.06	13,000.00	89,35,218.00
70	13th Floor	1303	2 BHK	693.22	762.55	13,000.00	90,11,901.00
71	13th Floor	1304	3 BHK	806.51	887.17	13,000.00	1,04,84,685.00
72	13th Floor	1305	2 BHK	598.06	657.86	13,000.00	77,74,762.00
73	13th Floor	1306	1 BHK	497.04	546.74	13,000.00	64,61,500.00
74	14th Floor	1401	3 BHK	798.04	877.85	13,000.00	1,03,74,558.00
75	14th Floor	1402	2 BHK	687.32	756.06	13,000.00	89,35,218.00
76	14th Floor	1403	2 BHK	693.22	762.55	13,000.00	90,11,901.00
77	14th Floor	1404	3 BHK	798.04	877.85	13,000.00	1,03,74,558.00
78	14th Floor	1405	2 BHK	600.48	660.53	13,000.00	78,06,247.00
79	14th Floor	1406	1 BHK	499.47	549.42	13,000.00	64,93,125.00
80	15th Floor	1501	3 BHK	806.51	887.17	13,000.00	1,04,84,685.00
81	15th Floor	1502	2 BHK	687.32	756.06	13,000.00	89,35,218.00
82	15th Floor	1503	2 BHK	693.22	762.55	13,000.00	90,11,901.00
83	15th Floor	1504	3 BHK	806.51	887.17	13,000.00	1,04,84,685.00
84	15th Floor	1505	2 BHK	598.06	657.86	13,000.00	77,74,762.00
85	15th Floor	1506	1 BHK	497.04	546.74	13,000.00	64,61,500.00
86	16th Floor	1601	3 BHK	798.04	877.85	13,000.00	1,03,74,558.00
87	16th Floor	1602	2 BHK	687.32	756.06	13,000.00	89,35,218.00
88	16th Floor	1603	2 BHK	693.22	762.55	13,000.00	90,11,901.00
89	16th Floor	1604	3 BHK	798.04	877.85	13,000.00	1,03,74,558.00
90	16th Floor	1605	2 BHK	600.48	660.53	13,000.00	78,06,247.00
91	16th Floor	1606	1 BHK	499.47	549.42	13,000.00	64,93,125.00
TOTAL				62,320.50	68,552.55		81,01,66,545.00

WING D:

Sr. No.	Floor	Flat No.	Comp.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	2nd Floor	201	3 BHK	837.81	921.59	13,000.00	1,08,91,467.00
2	2nd Floor	202	3 BHK	837.70	921.47	13,000.00	1,08,90,068.00
3	3rd Floor	301	2 BHK	647.90	712.69	13,000.00	84,22,647.00
4	3rd Floor	302	3 BHK	836.99	920.69	13,000.00	1,08,80,832.00
5	3rd Floor	303	3 BHK	836.89	920.58	13,000.00	1,08,79,573.00
6	3rd Floor	304	2 BHK	648.61	713.47	13,000.00	84,31,883.00
7	4th Floor	401	2 BHK	647.90	712.69	13,000.00	84,22,647.00
8	4th Floor	402	3 BHK	837.81	921.59	13,000.00	1,08,91,467.00
9	4th Floor	403	3 BHK	837.70	921.47	13,000.00	1,08,90,068.00
10	4th Floor	404	2 BHK	648.61	713.47	13,000.00	84,31,883.00
11	5th Floor	501	2 BHK	647.90	712.69	13,000.00	84,22,647.00
12	5th Floor	502	3 BHK	836.99	920.69	13,000.00	1,08,80,832.00
13	5th Floor	503	3 BHK	836.89	920.58	13,000.00	1,08,79,573.00
14	5th Floor	504	2 BHK	648.61	713.47	13,000.00	84,31,883.00
15	6th Floor	601	2 BHK	647.90	712.69	13,000.00	84,22,647.00
16	6th Floor	602	3 BHK	837.81	921.59	13,000.00	1,08,91,467.00
17	6th Floor	603	3 BHK	837.70	921.47	13,000.00	1,08,90,068.00
18	6th Floor	604	2 BHK	648.61	713.47	13,000.00	84,31,883.00
19	7th Floor	701	2 BHK	647.90	712.69	13,000.00	84,22,647.00
20	7th Floor	702	3 BHK	836.99	920.69	13,000.00	1,08,80,832.00
21	7th Floor	703	3 BHK	836.89	920.58	13,000.00	1,08,79,573.00
22	7th Floor	704	2 BHK	648.61	713.47	13,000.00	84,31,883.00
23	8th Floor	801	2 BHK	647.90	712.69	13,000.00	84,22,647.00
24	8th Floor	802	3 BHK	837.81	921.59	13,000.00	1,08,91,467.00
25	8th Floor	803	3 BHK	837.70	921.47	13,000.00	1,08,90,068.00
26	8th Floor	804	2 BHK	648.61	713.47	13,000.00	84,31,883.00
27	9th Floor	901	2 BHK	647.90	712.69	13,000.00	84,22,647.00
28	9th Floor	902	3 BHK	836.99	920.69	13,000.00	1,08,80,832.00
29	9th Floor	903	3 BHK	836.89	920.58	13,000.00	1,08,79,573.00
30	9th Floor	904	2 BHK	648.61	713.47	13,000.00	84,31,883.00
31	10th Floor	1001	2 BHK	647.90	712.69	13,000.00	84,22,647.00
32	10th Floor	1002	3 BHK	837.81	921.59	13,000.00	1,08,91,467.00
33	10th Floor	1003	3 BHK	837.70	921.47	13,000.00	1,08,90,068.00
34	10th Floor	1004	2 BHK	648.61	713.47	13,000.00	84,31,883.00
35	11th Floor	1101	2 BHK	647.90	712.69	13,000.00	84,22,647.00
36	11th Floor	1102	3 BHK	836.99	920.69	13,000.00	1,08,80,832.00
37	11th Floor	1103	3 BHK	836.89	920.58	13,000.00	1,08,79,573.00
38	11th Floor	1104	2 BHK	648.61	713.47	13,000.00	84,31,883.00
39	12th Floor	1201	2 BHK	647.90	712.69	13,000.00	84,22,647.00
40	12th Floor	1202	3 BHK	837.81	921.59	13,000.00	1,08,91,467.00
41	12th Floor	1203	3 BHK	837.70	921.47	13,000.00	1,08,90,068.00
42	12th Floor	1204	2 BHK	648.61	713.47	13,000.00	84,31,883.00
43	13th Floor	1301	2 BHK	647.90	712.69	13,000.00	84,22,647.00
44	13th Floor	1302	3 BHK	836.99	920.69	13,000.00	1,08,80,832.00
45	13th Floor	1303	3 BHK	836.89	920.58	13,000.00	1,08,79,573.00
46	13th Floor	1304	2 BHK	648.61	713.47	13,000.00	84,31,883.00
47	14th Floor	1401	2 BHK	647.90	712.69	13,000.00	84,22,647.00
48	14th Floor	1402	3 BHK	837.81	921.59	13,000.00	1,08,91,467.00
49	14th Floor	1403	3 BHK	837.70	921.47	13,000.00	1,08,90,068.00

Sr. No.	Floor	Flat No.	Comp.	Total Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
50	14th Floor	1404	2 BHK	648.61	713.47	13,000.00	84,31,883.00
51	15th Floor	1501	2 BHK	647.90	712.69	13,000.00	84,22,647.00
52	15th Floor	1502	3 BHK	836.99	920.69	13,000.00	1,08,80,832.00
53	15th Floor	1503	3 BHK	836.89	920.58	13,000.00	1,08,79,573.00
54	15th Floor	1504	2 BHK	648.61	713.47	13,000.00	84,31,883.00
55	16th Floor	1601	2 BHK	647.90	712.69	13,000.00	84,22,647.00
56	16th Floor	1602	3 BHK	837.81	921.59	13,000.00	1,08,91,467.00
57	16th Floor	1603	3 BHK	837.70	921.47	13,000.00	1,08,90,068.00
58	16th Floor	1604	2 BHK	648.61	713.47	13,000.00	84,31,883.00
TOTAL				43,272.19	47,599.41		56,25,38,535.00

TOTAL SUMMARY

Particulars	No. of Units	Carpet Area in Sq. Ft.	Rate in ₹	Market Value in ₹
Unsold Flats in Wing C	91.00	62,320.50	13,000.00	81,01,66,539.00
Unsold Flats in Wing D	58.00	43,272.19	13,000.00	56,25,38,534.00
Total	149.00	1,05,592.70		137,27,05,073.00
Total Income from Sale in Cr.				137.27

COST OF PROJECT

Project expenses	Incurred Cost in ₹ Cr.	To be Incurred Cost in ₹ Cr.	Total (₹ in Cr.)
Land & Stamp Duty Cost	23.30	-	23.30
Construction Cost of Sale Building	4.34	59.58	63.92
Approval Cost of Fungible Cost & Development charges	-	0.75	0.75
Architect Cost, RCC & other Professional fees			0.64
Administrative Expenses	0.02	6.56	3.20
Marketing Expenses			2.75
Interest Cost	-	12.04	12.04
Contingency Cost	-	1.92	1.92
TOTAL COST	27.66	80.85	108.51

➤ Land Cost:

As per Present Ready Reckoner rate the Project Land Value is ₹ 2.34 Cr. considering Land Rate @ ₹14,000.00 per Sq. M. & Plot Area of 1,671.16 Sq. M.

As per document purchase cost of land & stamp duty cost is ₹ 23,29,83,640.00 i.e., ₹ 23.30 Cr. which is 21.47% of Total Project Cost.

Agreement details as below table:

Sr. No.	Agreement Name	Date	Particulars	Total Amount in ₹	Incurred Amount in ₹
1	Development Agreement	01-05-2024	Purchase Cost	22,00,00,000.00	22,00,00,000.00
2			Stamp Duty	1,29,50,600.00	1,29,50,600.00
3			Reg. Fees	30,000.00	30,000.00
4				1,760.00	1,760.00
5	Power of Attorney	01-05-2024	Stamp Duty	500.00	500.00
6			Reg. Fees	680.00	680.00
7				100.00	100.00
TOTAL				23,29,83,640.00	23,29,83,640.00

➤ **Building Cost of Construction for Rehab cum Sale Building:**

Construction Area of Sale Building = 19,605.00 Sq. M. i.e., 2,11,028.22 Sq. Ft.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹58,81,50,000.00 i.e., ₹58.82 Cr. which comes ₹30,000.00 per Sq. M. on construction area for building, cost for deep excavation & shore piling is ₹5,10,37,980.00 i.e., ₹5.10 Cr. which comes 8.68% of cost of construction of building.

Hence, total construction cost (Cost of construction of building + Cost of deep excavation & shore piling) (₹58,81,50,000.00 + ₹5,10,37,980.00) = ₹63,91,87,980.00 i.e., ₹63.92 Cr.

The total construction area is 19,605.00 Sq. M. i.e., 2,11,028.22 Sq. Ft., projected cost of ₹63.92 Cr is 58.21% of total project cost

VCIPL opinion the construction cost of 30,000/- Per Sq. M. which is in line with Market-Trend.

Particulars	Rate per Sq. M.
Excavation Work	1,500.00
Total RCC Work	15,000.00
Final Finishing Work	7,500.00
Other Work	6,000.00
Cost of Construction	30,000.00

➤ **Approval Charges:**

The Approval Cost will be ₹75,00,000.00 i.e., ₹0.75 Cr. which is 0.69% of Total Project Cost.

Sr.	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Occupancy Certificate	75,00,000.00	-
	Total	75,00,000.00	-

As per information provided by developer.

➤ **Architect Cost, RCC & Other Professional Charges:**

The total Architect charges of ₹63,91,880.00 i.e., ₹0.64 Cr. is 1% of total construction cost building & it is on lower side because developer have their inhouse team for professional work.

The professional charge consists of Architect & Legal which in lower side than the market trend which is in the range of 1% - 5% of Total Construction cost of the project.

➤ **Administrative Expenses:**

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 5% of total construction cost Building which comes to ₹3,19,59,399.00 i.e., ₹3.20 Cr.

The admin charges which in market is in the range of 3% - 5% of Total Construction cost of the project.

➤ **Marketing Expenses:**

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 2% of total Sale income from the project which comes to ₹2,74,54,101.00 i.e., ₹2.75 Cr.

The marketing charge consists of brokerage & commission which in market is in the range of 1% - 3% of Total Sale income of the property.

➤ **Interest Costs:**

The Interest cost for the term loan is ₹12,04,00,000.00 i.e., ₹12.04 Cr., which is 11.10% of total project cost.

As per information provided by the client.

➤ **Contingency Costs:**

The contingency charges estimated at 3% of total cost of construction which comes to ₹ 1,91,75,639.00 i.e., ₹1.92 Cr.

PROFIT FROM THE PROJECT:

Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	137.27
Less: Total projected Expenses	108.51
Estimated Surplus	28.77
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	8.63
Net Surplus (3-4)	20.14
PV (discounted @ 8% for 4 years)	Rs. 15.98
Add:	
Expenses already incurred as on date (As per the certified Trial Balance Sheet of the project)	27.66
Less:	-
Present Value of the project potential/ Land Value as on Date	Rs. 43.64
The realizable value of the property	Rs. 39.28
Distress value of the property	Rs. 34.91

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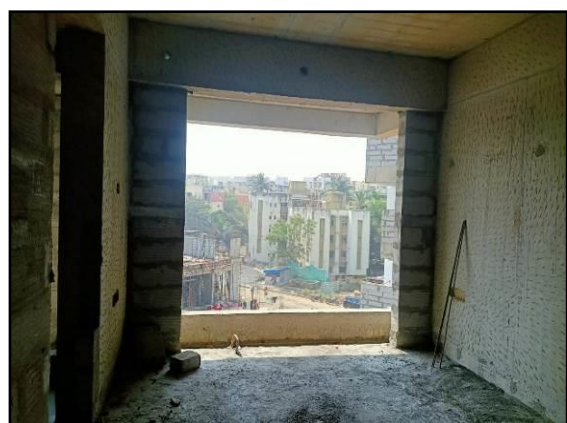
Actual Site Photographs



Actual Site Photographs



Actual Site Photographs



Actual Site Photographs

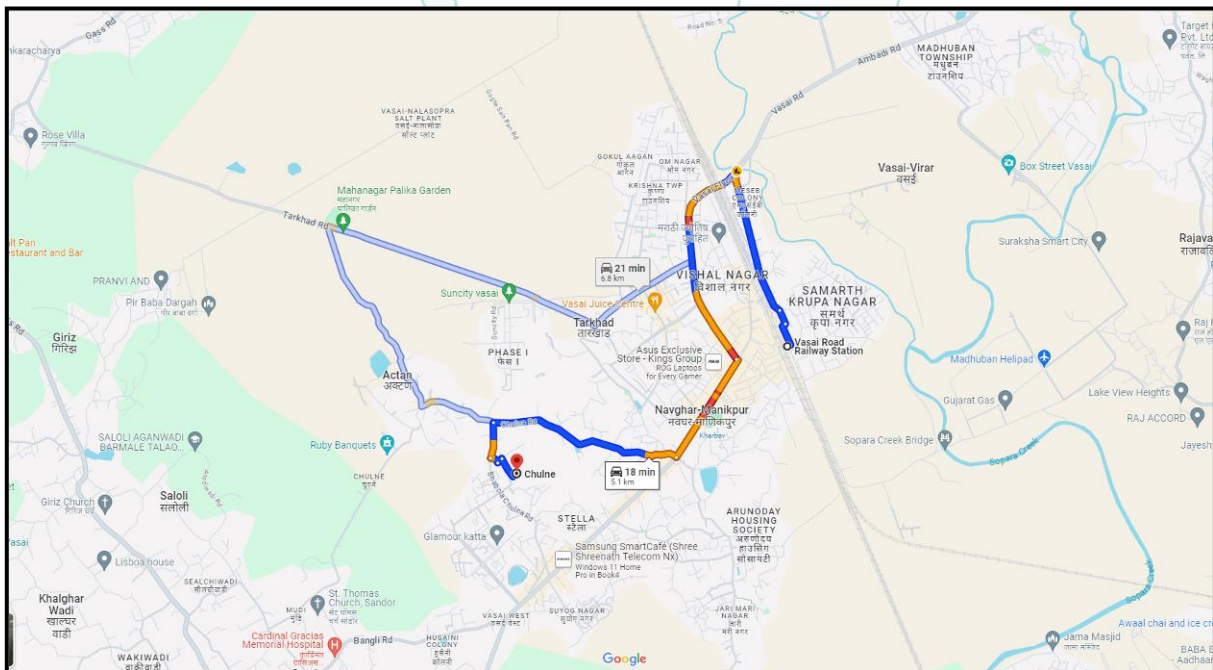
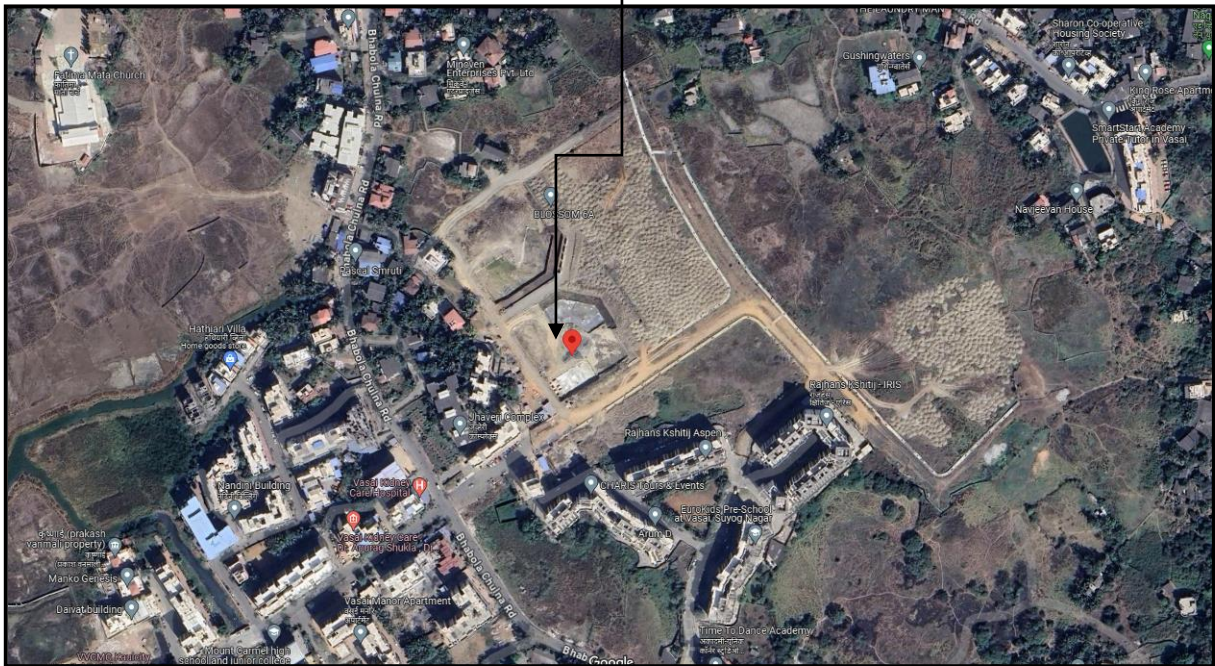


Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°22'29.3"N 72°48'58.2"E

Note: The Blue line shows the route to site from nearest railway station (Vasai Road – 5.10 Km.)

Ready Reckoner 2023 – 2024

Home		Valuation Rules		User Manual		Close		Feedback	
<p>Year: 2023/2024</p> <p>Selected District: पालघर</p> <p>Select Taluka: वसई</p> <p>Select Village: मौजे दिवानमान</p> <p>Search By: <input type="radio"/> Survey No <input checked="" type="radio"/> Location</p>									<p>Language: English</p>
<i>Annual Statement of Rates</i>									
Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफ़ीस	दुकाने	औद्योगिक	एकक (Rs.)		
SurveyNo	10-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	24200	68000	77900	85600	77900	चौ. मीटर		
SurveyNo	1-संरक्षण खात्याच्या अखत्यारीतील जमिनी मिठागर/नाविकास विभागातील जमिनी	7540	34300	40100	48200	40100	चौ. मीटर		
SurveyNo	2-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	17990	66100	75900	81000	75900	चौ. मीटर		
SurveyNo	3-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	15500	59300	70100	76700	70100	चौ. मीटर		
SurveyNo	4-रहिवास व इतर तत्सम अनुज्ञेय वापरातील जमिनी	14000	57300	66600	73500	66600	चौ. मीटर		
1 2									
Survey Number		12, 13, 14, 73, 74, 75, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 171, 174							

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Registered Sales Instances

1356379 05-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. वसई 1 दस्त क्रमांक : 13563/2023 नोंदणी : Regn:63m
गावाचे नाव : माणिकपूर		
(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	5100000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3099000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन : , इतर माहिती: , इतर माहिती: गाव मौजे माणिकपूर,ता वसई,जि पालघर,येथील सर्वे क्र.73,हिस्सा नं.5,6,7,11,12,13,सर्वे क्र.74,हिस्सा नं.9,या जमिनीवर बांधलेली इमारत राजहंस क्षितिज आयरिश को ऑप हो सोसा ली,राजहंस क्षितिज कॉम्प्लेक्स,बिल्डिंग टाईप -आर,मधील सदनिका क्र.104,पहिला मजला,जी विंग,बिल्डिंग नं.3,ज्याचे क्षेत्र 414 चौ फुट कारपेट हि मिळकत((Survey Number : 73, 74 ;))	
(5) क्षेत्रफळ	414 चौ.फूट	
(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:-स्टॅनी मोनटेरो - वय:-62 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 104, पहिला मजला, जि विंग, बिल्डिंग नं.3, टाईप आर, राजहंस क्षितिज आयरिश को ऑप हो सोसा ली, माणिकपूर, राजहंस क्षितिज कॉम्प्लेक्स, सुयोग नगर, वसई रोड वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-AQGPM5193C 2): नाव:-जेनेवीव मोनटेरो - वय:-57 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 104, पहिला मजला, जि विंग, बिल्डिंग नं.3, टाईप आर, राजहंस क्षितिज आयरिश को ऑप हो सोसा ली, माणिकपूर, राजहंस क्षितिज कॉम्प्लेक्स, सुयोग नगर, वसई रोड वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-BFGPM7285B	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लवा बेलछडा - वय:-52; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए-1, दिपम को ऑप हो सोसा ली, क्रिश्ना टाऊनशिप, सूर्या गार्डन समोर, अंबाडी रोड, वसई रोड वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:-ANCPB5016E	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/10/2023	
(10) दस्त नोंदणी केल्याचा दिनांक	16/10/2023	
(11) अनुक्रमांक, खंड व पृष्ठ	13563/2023	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	357000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Registered Sales Instances

1237979 05-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. वसई 1 दस्त क्रमांक : 12379/2023 नोदणी : Regn:63m
गावाचे नाव : माणिकपूर		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4775000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3712000	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघरइतर वर्णन :, इतर माहिती: , इतर माहिती: गाव मौजे माणिकपूर येथील सर्व क्र. 73,74,वरील सदनिका क्र.703,सातवा मजला,जी विंग,बिल्डींग नं.बीपी-0104 आणि 4854/3,टाईप-आर,सोबत एक कार स्टील्ट पार्किंग स्पेस नं.62 राजहंस क्षितीज आयरीस को-हा.सो.ली.,राजहंस क्षितीज कॉम्प्लेक्स,सुयोग नगर,चुलना भाभोळा रोड,वसई रोड प 401202(क्षेत्र 35.68 चौ.मी कार्पेट + 5.45 चौ. मीटर एस्क्लूझिसीव एरीया)((Survey Number : 73,74 ;))	
(5) क्षेत्रफळ	41.13 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:-सिबा प्रसाद मैती - - वय:-35 पत्ता:-प्लॉट नं: 703, माळा नं: सातवा मजला,जी विंग, इमारतीचे नाव: राजहंस क्षितीज आयरीस को-हा.सो.ली., ब्लॉक नं: राजहंस क्षितीज कॉम्प्लेक्स,सुयोग नगर,चुलना भाभोळा रोड, रोड नं: वसई रोड प, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:- APFPM7707N 2): नाव:-संगीता सिबा प्रसाद मैती - - वय:-31 पत्ता:-प्लॉट नं: 703, माळा नं: सातवा मजला,जी विंग, इमारतीचे नाव: राजहंस क्षितीज आयरीस को-हा.सो.ली., ब्लॉक नं: राजहंस क्षितीज कॉम्प्लेक्स,सुयोग नगर,चुलना भाभोळा रोड, रोड नं: वसई रोड प, महाराष्ट्र, ठाणे. पिन कोड:-401202 पॅन नं:- BCJPM7915A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनिता सुजित कल्लूलातील उर्फ सुनिता लालबहादूर विश्वकर्मा - - वय:-29; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कल्लूलातील हाऊस, ब्लॉक नं: धुवाक्कुनू रोड, पो.श्रीपंगोत्तूर, सब डस्ट.थलासेरी, रोड नं: कन्नूर, केरळा, केरला, कन्नूर. पिन कोड:-670693 पॅन नं:- APVPV3208D 2): नाव:-सुजित कल्लूलातील - - वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कल्लूलातील हाऊस, ब्लॉक नं: धुवाक्कुनू रोड, पो.श्रीपंगोत्तूर, सब डस्ट.थलासेरी, रोड नं: कन्नूर, केरळा, केरला, कन्नूर. पिन कोड:-670693 पॅन नं:-CGHPK0082M	
(9) दस्तऐवज करून दिल्याचा दिनांक	15/09/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	15/09/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	12379/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	334300	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Price Indicators for Flats

Sr. No.	Project Name	Developer Name	RERA No.	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1	Blossom	Manav Builders & Developers	P99000052740	641.00	1,05,00,000.00	16,381.00
2	Ambaram	Shree Varad Builders and Developers LLP	P99000052895	1,254.00	1,90,00,000.00	15,152.00
3	Kanti Onyx	Mahavir Infra	P99000026846	778.00	1,25,00,000.00	16,067.00
4	Imperial Callisto	Imperial Developers	P99000029457	806.00	1,20,00,000.00	14,888.00
5	Classic Heights	Sethi Construction Co.	P99000024719	529.00	60,10,000.00	11,342.00

Manav Blossom
Vasai West, Mumbai

₹ 62.80 Lac to 1.05 Cr

Status: **New Launch**

Project Size: 91 units • 0.21 Acres

Configurations: 1,2,3 BHK Flat from 383 Sq. Ft. to 641 Sq. Ft. (Carpet)

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- Rental Value
- Govt. Value

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Shree Ambaram
Vasai West, Mumbai

₹ 1.20 Cr to 1.90 Cr

Status: **New Launch**

Project Size: 96 units • 2 Acres

Configurations: 2,3 BHK Flat from 793 Sq. Ft. to 1254 Sq. Ft. (Carpet)

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Price Indicators for Flats

dwello Select City Search

Homes in Mumbai > Homes in Vasai - Virar > Homes in Vasai > Homes in Husaini Colony > Mahavir Kanti Onyx At Husaini Colony, Vasai By Mahavir infra

Mahavir Kanti Onyx Vasai Mumbai By Mahavir infra

Location: Husaini Colony, Vasai

Possession Date: December 2024

Project Size: 0.1 Acres, 4 Units

Developer: Mahavir infra

Products: 3 BHK

REQUEST DETAILS

Configurations Floor Plans About Highlights Project Stories Amenities Specifications Developer About Vasai >

CONFIGURATIONS FOR MAHAVIR KANTI ONYX

3 BHK 777.517 ft² ₹1.25 Cr

1 living room, kitchen, 3 bedrooms, 3 bathrooms

square yards Mumbai Buy Rent Projects Agents Services Resources Intelligence Prime Member

Home / New Projects in Mumbai / Projects in Vasai West / Imperial Callisto

Imperial Callisto
Vasai West, Mumbai

₹ 60.10 Lac to 1.20 Cr

Status: Mid Stage Construction

Project Size: 34 units • 1.72 Acres

Configurations: 1, 2, 3 BHK Flat from 420 Sq Ft to 806 Sq Ft. (Carpet)

Recent Registered Sale: Apr 2023 ₹ 44.50 L 521 Sqft

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Price Indicators for Flats

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Home / Mumbai / Mira Road and Beyond / Vasai East / Sethi Classic Heights Last updated: Jan 18, 2024

Sethi Classic Heights ✓ RERA

By SETHI CONSTRUCTION CO
S.no. 188b H. No. 1 To 8 S. No. 189 H. No. 1, Vasai, Mira Road and Beyond, Mumbai

₹40.0 L - 60.0 L | ₹10.31 K - 11.34 K/sq.ft
EMI starts at ₹2.18 K
Price excludes maintenance, floor rise c... See More

Contact Developer

Project images

SHARE SAVE

Project images

Living Area + 10 more

1, 2 BHK Apartments Configurations	Dec, 2025 Possession Starts	₹10.31 K - 11.34 K/sq.ft Avg. Price	388.00 sq.ft. - 529.00 sq.ft. (Carpet Area) Sizes
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Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We hope this will satisfy your requirements.

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Valuation Report Prepared For: SBI / Vasai Ind. Est. Vasai Branch / Blossom Bldg. 6 Wing C & D (6883/2305327) Page 41 of 50
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: 26.02.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Manoj B. Chalikwar


Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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

Auth. Sign. 

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

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(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 26.02.2024 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 17.01.2024. 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 Chairman & Managing 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 is developed by M/s. Ananda Developers.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Vasai Tal. Ind. Est. Branch, Vasai to assess Fair Market value of the Project for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Ashwin Patel – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Bhavika Chavan – Valuation Engineer
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 – 16.01.2024 Valuation Date – 26.02.2024 Date of Report – 26.02.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.01.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • 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, residential land size, location, sustained demand for residential land, all round development of commercial and residential 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 **26th 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 documents / information 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 of **M/s. Ananda Developers**. 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. Ananda Developers**. 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 documents / 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 document 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.

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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.
26. 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).
27. 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.

28. 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.
29. 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.

30. 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.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

32. 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.
33. A valuer shall follow this code as amended or revised from time to time.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **26th February 2024**.

The term **Fair Market Value** is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are: ®

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

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

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Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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