

# MASTER VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Atharv Aaradhyam"**

"Atharv Aaradhyam", Proposed Redevelopment on Land Bearing C. T. S. No. 460/A, 460/B & 453 of Village – Gundavali, Professor NS Phadke Road / Swami Nityanand Road, Saiwadi, Vijay Nagar, Andheri (East), Mumbai, PIN Code – 400 053, State - Maharashtra, Country - India

**Latitude Longitude: 19°06'51.9"N 72°50'56.5"E**

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

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



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

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

**Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA**  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

## MASTER VALUATION REPORT OF "Atharv Aaradhyam"

**"Atharv Aaradhyam", Proposed Redevelopment on Land Bearing C. T. S. No. 460/A, 460/B & 453 of Village – Gundavali, Professor NS Phadke Road / Swami Nityanand Road, Saiwadi, Vijay Nagar, Andheri (East), Mumbai, PIN Code – 400 053, State - Maharashtra, Country - India**

**Latitude Longitude: 19°06'51.9"N 72°50'56.5"E**

### NAME OF DEVELOPER: M/s. Atharv Infra LLP

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 **15<sup>th</sup> February 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at "Atharv Aaradhyam", Proposed Redevelopment on Land Bearing C. T. S. No. 460/A, 460/B & 453 of Village – Gundavali, Professor NS Phadke Road / Swami Nityanand Road, Saiwadi, Vijay Nagar, Andheri (East), Mumbai, PIN Code – 400 053, State - Maharashtra, Country - India. It is about 850 Mtr. travel distance from Andheri Railway / Metro Station of Western Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is higher class & developed.

### 2. Developer Details:

Name of builder	M/s. Atharv Infra LLP	
Project Registration Number	Project	RERA Project Number
	Atharv Aaradhyam	P51800052443
Register office address	M/s. Atharv Infra LLP "Atharv House", Plot No. 229A, Nariman Road, Near Rudraksh Building, Vile Parle (East), Mumbai, PIN Code - 400 057, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Rajesh Chavan (Builder Person - Mobile No. 8976758403) Mr. Vaibhav Gunjal (Sales Person – Mobile No. 8976758405)	
E – mail ID and Website	<a href="mailto:sales@atharvlifestyle.com">sales@atharvlifestyle.com</a> , <a href="mailto:admin@atharvlifestyle.com">admin@atharvlifestyle.com</a> <a href="http://www.lodhagroup.com">www.lodhagroup.com</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	N S Phadke Road
On or towards South	Sai Wadi Layout
On or towards East	Flyover Apartments & Sai Nagar BMC Garden
On or towards West	Vijaynagar Society & Paranjape School



### 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, Chandivda 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)**

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 : 15.02.2024
b)	Date on which the valuation is made : 20.02.2024
3.	List of documents produced for perusal
	1. Copy of Legal Title Certificate date 02.08.2023 issued by Adv. Shilpa A, Jadhav
	2. Copy of LLP Agreement date 18.08.2018 b/w. Shri. Shailesh N. Shah (the First Part), Mr. Sachin H. Gunjal (the Second Party) LLP shall be carried on in the name & style of M/s. Atharv Infra LLP
	3. Copy of Leave And License date 12.08.2021 b/w. Mr. Navinchandra G. Ambulkar (the Licensors) AND M/s. Atharv Infra LLP (the Licensee)
	4. Copy of MAHARERA Registration Certificate of Project No. P51800052443 issued by Maharashtra Real Estate Regulatory Authority date 28.08.2023. Last Modified date 03.11.2023
	5. Copy of Architect's Certificate of Percentage Completion of Construction date 01.11.2023 issued by Ar. Vilas the Design Studio (As per RERA Certificate)
	6. Copy of Engineer's Certificate date 02.11.2023 issued by Er. Kishorkumar N. Danda (As per RERA Certificate)
	7. Copy of NOC for Height Clearance No. JUHU / WEST / B-09172 / 575475 date 28.10.2021 issued by Airports Authority of India
	8. Copy of Fire NOC No. P-9910 / 2021 / (460) / K / E- Ward / Gundavali date 05.06.2023
	9. Copy of Commencement Certificate No. P – 9910 / 2021 / (460) / K / E-Ward / Gundavali / CC / 1 NEW date 30.12.2021 issued by Municipal Corporation of Greater Mumbai  Issue On : 26 Jul 2023                      Valid Upto : 25 Jul 2024  Application Number :                      P-9910/2021/(460)/K/E Ward/GUNDAVALI/CC/1/New  Remark :  C.C. up to top of plinth i.e. ht. 0.90 mt. AGL for Building No. 1 & top of (pt.) Stilt i.e. ht. 3.60 mt. for Building No. 1 & 3.35 mt. AGL for Building No. 2 to 5 & Parking Tower as per last approved plan dated 23.01.2023.
	10. Copy of Rectification Commencement Certificate No. P – 9910 / 2021 / (460) / K / E-Ward / Gundavali / CC / 1 NEW date 30.12.2021 issued by Municipal Corporation of Greater Mumbai



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



	<p><b>Application Number :</b> P-9910/2021/(460)/K/E Ward/GUNDAVALI/CC/1/New</p> <p><b>Ward Name :</b> K/E Ward</p> <p><b>Zone Name :</b> Western Suburb I</p> <p><b>Inward Date :</b> 30 Dec 2021</p> <p><b>Architect/LE/SE Name :</b> AMEET G. PAWAR</p> <p><b>Issued On :</b> 07 Aug 2023</p> <p><b>Authority Remark:</b></p> <p>In this case, Plinth CC was issued 26.07.2023, however, it was noticed that there are corrections in online title of the proposal under reference and therefore ticket no. 47523 was generated on 04.08.2023 to make the necessary correction requesting to update Certificate mentioning the corrected as CTS No. 460 A &amp; 460 B and rectify the First CC issued certificate with respect to the above mentioned file.</p> <p>Therefore, the CC is being re issued with revised subject/title. Hence, C.C. up to top of plinth i.e. ht. 0.90 mt. AGL for Building No. 1 &amp; top of (pt.) Stilt i.e. ht. 3.60 mt. for Building No. 1 &amp; 3.35 mt. AGL for Building No. 2 to 5 &amp; Parking Tower as per last approved plan dated 23.01.2023 is approved as proposed.</p>				
	11. Copy of Amended Plan Approval Letter No. P – 9910 / 2021 / (460) / K / E-Ward / Gundavali / 337 / 2 / Amend date 29.12.2023 issued by Municipal Corporation of Greater Mumbai				
	12. Copy of Approved Plan No. P – 9910 / 2021 / (460) / K / E-Ward / Gundavali date 29.12.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Seventeen - Sheet No. 1/17 to 17/17)				
	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 to 5</td> <td>Lower Ground + Stilt + 1<sup>st</sup> to 12<sup>th</sup> Upper floors</td> </tr> </tbody> </table>	Tower	Number of Floors	1 to 5	Lower Ground + Stilt + 1 <sup>st</sup> to 12 <sup>th</sup> Upper floors
Tower	Number of Floors				
1 to 5	Lower Ground + Stilt + 1 <sup>st</sup> to 12 <sup>th</sup> Upper floors				
	<p>Project Name (with address &amp; phone nos.) :</p> <p><b>Atharv House"</b>, Plot No. 229A, Nariman Road, Near Rudraksh Building, Vile Parle (East), Mumbai, PIN Code - 400 057, State - Maharashtra, Country - India</p>				
4.	<p>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> <p><b>M/s. Atharv Infra LLP</b></p> <p><b>Address:</b> <b>Atharv House"</b>, Plot No. 229A, Nariman Road, Near Rudraksh Building, Vile Parle (East), Mumbai, PIN Code - 400 057, State - Maharashtra, Country - India</p> <p><b>Contact Person :</b> Mr. Rajesh Chavan (Builder Person - Mobile No. 8976758403) Mr. Vaibhav Gunjal (Sales Person – Mobile No. 8976758405)</p>				
5.	<p>Brief description of the property (Including Leasehold / freehold etc.) :</p>				
	<p><b>About "Bellissimo Matunga (Lodha Divino)" Project:</b> Discover a lifestyle of elegance and comfort at Atharv Aaradhyam, a prestigious residential project by Atharv Lifestyles. This 5 tower Excellency is nestled in the heart of Mumbai's biggest hotspot Upper Vile Parle, Atharv Aaradhyam offers a perfect blend of contemporary living and a serene environment. With meticulous planning and impeccable design, this gated community promises an exceptional living experience for you and your family. Spread across an expansive plot area of 1.5 acres, Atharv Aaradhyam boasts 229 luxurious units, ranging from 2,2.5,3,4 BHK and Jodi configurations. Each unit is thoughtfully crafted to provide ample space and natural light, ensuring a comfortable and vibrant ambiance for residents.</p>				

**TYPE OF THE BUILDING**

Tower	Number of Floors
1	Proposed Lower Ground + Stilt + 1 <sup>st</sup> to 12 <sup>th</sup> Upper floors.
2	
3	
4	
5	

**LEVEL OF COMPLETEION:**

Tower	Present stage of Construction	Percentage of work completion
1, 2 & 3	Foundation work is completed.	05%
4 & 5	RCC work upto 1 <sup>st</sup> floor slab is completed.	12%

**DATE OF COMPLETION & FUTURE LIFE:**

Expected completion date as informed by builder is **April - 2028 (As per MAHARERA Certificate) (Tower 1 to 5)**  
 Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

**PROPOSED PROJECT AMENITIES:**

➤ Italian marble flooring for living, dining, bedrooms and kitchen.
➤ Granite Kitchen platform with Stainless Steel Sink
➤ Powder coated aluminum sliding windows with M.S. Grills
➤ Laminated wooden flush doors with Safety door
➤ Concealed wiring
➤ Concealed plumbing
➤ Garden
➤ Fitness Centre
➤ Yoga
➤ Gymnasium
➤ Children's Play Area
➤ Kids play area
➤ Jogging track
➤ Swimming pool

6.	Location of property	:	
	a)	Plot No. / Survey No.	: C. T. S. No. 460/A, 460/B & 453
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: C. T. S. No. 460/A, 460/B & 453 of Village – Gundavali
	d)	Ward / Taluka	: K/ E -Ward
	e)	Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	:	<b>"Atharv Aaradhyam"</b> , Proposed Redevelopment on Land Bearing C. T. S. No. 460/A, 460/B & 453 of Village – Gundavali, Professor NS Phadke Road / Swami Nityanand



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



			Road, Saiwadi, Vijay Nagar, Andheri (East), Mumbai, PIN Code – 400 053, State - Maharashtra, Country - India
8.	City / Town	:	Vijay Nagar, Andheri (East), Mumbai
	Residential area	:	Yes
	Commercial area	:	No
	Industrial area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Higher Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per MAHARERA</b>
	North	Plot bearing 229A & Partly by Veer Nariman Road	N S Phadke Road
	South	Plot of land bearing Plot	Sai Wadi Layout
	East	Plot of land bearing Plot 228	Flyover Apartments & Sai Nagar BMC Garden
	West	Veer Nariman Road	Vijaynagar Socity & Paranjape School
			Open Plot & N S Phadke Road / GK Gokhale Bridge
			Internal Road, Open Plot & Sai Dham CHSL
			Hubtown Solaris Building
			Road & Bluestone Tech
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°06'51.9"N 72°50'56.5"E
14.	Extent of the site	:	Plot area – 5996.80 Sq. M. (As per Approved Plan) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 5996.80 Sq. M. (As per Approved Plan)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>		

1.	Classification of locality	:	Middle Class									
2.	Development of surrounding areas	:	Good									
3.	Possibility of frequent flooding/ sub-merging	:	No									
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by									
5.	Level of land with topographical conditions	:	Plain									
6.	Shape of land	:	Irregular									
7.	Type of use to which it can be put	:	For residential purpose									
8.	Any usage restriction	:	Residential									
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. P – 9910 / 2021 / (460) / K / E-Ward / Gundavali date 29.12.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Seventeen - Sheet No. 1/17 to 17/17) <b>Approved upto:</b>									
			<table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 to 5</td> <td>Lower Ground + Stilt + 1<sup>st</sup> to 12<sup>th</sup> Upper floors</td> </tr> </tbody> </table>	Tower	Number of Floors	1 to 5	Lower Ground + Stilt + 1 <sup>st</sup> to 12 <sup>th</sup> Upper floors					
Tower	Number of Floors											
1 to 5	Lower Ground + Stilt + 1 <sup>st</sup> to 12 <sup>th</sup> Upper floors											
10.	Corner plot or intermittent plot?	:	Intermittent									
11.	Road facilities	:	Yes									
12.	Type of road available at present	:	B. T. Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	36.60 Mtr. Wide N S Phadke 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.	<b>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)</b>	:	No									
<b>Part – A (Valuation of land)</b>												
1	Size of plot	:	Plot area – 5996.80 Sq. M. (As per Approved Plan)									
	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)	:	₹ 1,66,100.00 per Sq. M. for Residential ₹ 88,810.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>									
6	<b>Estimated value of land</b>	:	<table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area</th> <th>Rate in</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	As per Approved Plan			Land Area	Rate in	Value in (₹)			
As per Approved Plan												
Land Area	Rate in	Value in (₹)										



		in Sq. M.	Sq. M.					
		5996.80	88810	53,25,75,808.00				
<b>Part – B (Valuation of Building)</b>								
1	Technical details of the building	:						
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential					
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress					
	c) Year of construction	:	N.A. Building Construction work is in progress					
	d) Number of floors and height of each floor including basement, if any	:						
	<b>Tower</b>	<b>Number of Floors</b>						
	1	<b>Proposed Lower Ground + Stilt + 1<sup>st</sup> to 12<sup>th</sup> Upper floors</b>						
	2							
	3							
	4							
	5							
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>					
	f) Condition of the building	:						
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress					
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress					
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. P – 9910 / 2021 / (460) / K / E-Ward / Gundavali date 29.12.2023 issued by Municipal Corporation of Greater Mumbai (Number of Copies - Seventeen - Sheet No. 1/17 to 17/17)					
	h) Approved map / plan issuing authority	:	<b>Approved upto:</b> <table border="1"> <thead> <tr> <th>Tower</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 to 5</td> <td>Lower Ground + Stilt + 1<sup>st</sup> to 12<sup>th</sup> Upper floors</td> </tr> </tbody> </table>		Tower	Number of Floors	1 to 5	Lower Ground + Stilt + 1 <sup>st</sup> to 12 <sup>th</sup> Upper floors
Tower	Number of Floors							
1 to 5	Lower Ground + Stilt + 1 <sup>st</sup> to 12 <sup>th</sup> Upper floors							
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes					
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.					

**Specifications of construction (floor-wise) in respect of**

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress



8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	N.A. Building Construction work is in progress
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

**CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:**

**1. Tower - 1:**

Sr. No.	As per Approved Plan Flat No.	Floor No.	Comp.	As per Builder RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	1 BHK	494	543	36000	1,77,84,000	1,88,51,040	39500	16,30,200
2	201	2	1 BHK	494	543	36150	1,78,58,100	1,89,29,586	39500	16,30,200
3	202	2	2 BHK	705	776	36150	2,54,85,750	2,70,14,895	56500	23,26,500
4	301	3	1 BHK	494	543	36300	1,79,32,200	1,90,08,132	39500	16,30,200
5	302	3	2 BHK	705	776	36300	2,55,91,500	2,71,26,990	56500	23,26,500
6	501	5	1 BHK	494	543	36600	1,80,80,400	1,91,65,224	40000	16,30,200
7	502	5	2 BHK	705	776	36600	2,58,03,000	2,73,51,180	57000	23,26,500
8	503	5	3 BHK	963	1059		Land Owner's Share			31,77,900
9	504	5	3 BHK	919	1011	36600	3,36,35,400	3,56,53,524	74500	30,32,700
10	601	6	1 BHK	494	543	36750	1,81,54,500	1,92,43,770	40000	16,30,200
11	602	6	2 BHK	705	776	36750	2,59,08,750	2,74,63,275	57000	23,26,500
12	603	6	3 BHK	963			Land Owner's Share			31,77,900
13	604	6	3 BHK	919	1011	36750	3,37,73,250	3,57,99,645	74500	30,32,700
14	701	7	1 BHK	494	543	36900	1,82,28,600	1,93,22,316	40500	16,30,200
15	702	7	2 BHK	705	776	36900	2,60,14,500	2,75,75,370	57500	23,26,500
16	703	7	3 BHK	963	1059		Land Owner's Share			31,77,900



Think|Innovate|Create

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Sr. No.	As per Approved Plan Flat No.	Floor No.	Comp.	As per Builder RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
17	704	7	3 BHK	919	1011	36900	3,39,11,100	3,59,45,766	75000	30,32,700
18	801	8	1 BHK	494	543	37050	1,83,02,700	1,94,00,862	40500	16,30,200
19	802	8	2 BHK	705	776	37050	2,61,20,250	2,76,87,465	57500	23,26,500
20	803	8	1 RK	396	436	37050	1,46,71,800	1,55,52,108	32500	13,06,800
21	804	8	3 BHK	919	1011	37050	3,40,48,950	3,60,91,887	75000	30,32,700
22	901	9	1 BHK	494	543	37200	1,83,76,800	1,94,79,408	40500	16,30,200
23	902	9	2 BHK	705	776	37200	2,62,26,000	2,77,99,560	58000	23,26,500
24	903	9	3 BHK	963	1059		Land Owner's Share			31,77,900
25	904	9	3 BHK	919	1011	37200	3,41,86,800	3,62,38,008	75500	30,32,700
26	1001	10	1 BHK	494	543	37350	1,84,50,900	1,95,57,954	40500	16,30,200
27	1002	10	2 BHK	705	776	37350	2,63,31,750	2,79,11,655	58000	23,26,500
28	1003	10	3 BHK	963	1059		Land Owner's Share			31,77,900
29	1004	10	3 BHK	919	1011	37350	3,43,24,650	3,63,84,129	76000	30,32,700
30	1101	11	1 BHK	494	543	37500	1,85,25,000	1,96,36,500	41000	16,30,200
31	1102	11	2 BHK	705	776	37500	2,64,37,500	2,80,23,750	58500	23,26,500
32	1103	11	3 BHK	1040	1144	37500	3,90,00,000	4,13,40,000	86000	34,32,000
33	1104	11	3 BHK	923	1015	37500	3,46,12,500	3,66,89,250	76500	30,45,900
34	1201	12	1 BHK	494	543	37650	1,85,99,100	1,97,15,046	41000	16,30,200
35	1202	12	2 BHK	705	776	37650	2,65,43,250	2,81,35,845	58500	23,26,500
36	1203	12	3 BHK	1040	1144	37650	3,91,56,000	4,15,05,360	86500	34,32,000
37	1204	12	3 BHK	923	1015	37650	3,47,50,950	3,68,36,007	76500	30,45,900
<b>Total</b>				<b>27135</b>	<b>29849</b>		<b>82,68,25,950</b>	<b>87,64,35,507</b>		<b>8,95,45,500</b>

**2. Tower - 2:**

Sr. No.	As per Approved Plan Flat No.	Floor No.	As per Plan Comp.	As per Builder RERA / Builder Comp.	As per Builder RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2.5 BHK	2 BHK	797	877					26,30,100
2	103	1	3 BHK	3 BHK	964	1060					31,81,200
3	104	1	2.5 BHK	2 BHK	798	878					26,33,400
4	201	2	2.5 BHK	2 BHK	797	877					26,30,100
5	202	2	2 BHK	2 BHK	741	815	36150	2,67,87,150	2,83,94,379	59000	24,45,300
6	203	2	3 BHK	3 BHK	964	1060					31,81,200
7	204	2	2.5 BHK	2 BHK	798	878					26,33,400
8	301	3	2.5 BHK	2 BHK	797	877					26,30,100
9	302	3	2 BHK	2 BHK	741	815	36300	2,68,98,300	2,85,12,198	59500	24,45,300
10	303	3	3 BHK	3 BHK	964	1060					31,81,200
							Land Owner's Share				
							Land Owner's Share				
							Land Owner's Share				

Sr. No.	As per Approved Plan Flat No.	Floor No.	As per Plan Comp.	As per RERA / Builder Comp.	As per Builder RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
11	304	3	2.5 BHK	2 BHK	798	878		Land Owner's Share			26,33,400
12	401	4	2.5 BHK	2 BHK	797	877		Land Owner's Share			26,30,100
13	402	4	2 BHK	2 BHK	741	815	36450	2,70,09,450	2,86,30,017	59500	24,45,300
14	403	4	3 BHK	3 BHK	964	1060		Land Owner's Share			31,81,200
15	404	4	2.5 BHK	2 BHK	798	878		Land Owner's Share			26,33,400
16	501	5	2.5 BHK	2 BHK	797	877		Land Owner's Share			26,30,100
17	502	5	2 BHK	2 BHK	741	815	36600	2,71,20,600	2,87,47,836	60000	24,45,300
18	503	5	3 BHK	3 BHK	964	1060		Land Owner's Share			31,81,200
19	504	5	2.5 BHK	2 BHK	798	878		Land Owner's Share			26,33,400
20	601	6	3 BHK	3 BHK	905	996	36750	3,32,58,750	3,52,54,275	73500	29,86,500
21	602	6	2 BHK	2 BHK	741	815		Land Owner's Share			24,45,300
22	603	6	3 BHK	3 BHK	964	1060		Land Owner's Share			31,81,200
23	604	6	2.5 BHK	2 BHK	798	878		Land Owner's Share			26,33,400
24	701	7	3 BHK	3 BHK	905	996	36900	3,33,94,500	3,53,98,170	73500	29,86,500
25	702	7	2 BHK	2 BHK	741	815	36900	2,73,42,900	2,89,83,474	60500	24,45,300
26	703	7	3 BHK	3 BHK	964	1060		Land Owner's Share			31,81,200
27	704	7	2.5 BHK	2 BHK	879	967	36900	3,24,35,100	3,43,81,206	71500	29,00,700
28	802	8	2 BHK	2 BHK	788	867	37050	2,91,95,400	3,09,47,124	64500	26,00,400
29	803	8	3 BHK	3 BHK	964	1060		Land Owner's Share			31,81,200
30	804	8	2.5 BHK	2 BHK	879	967	37050	3,25,66,950	3,45,20,967	72000	29,00,700
31	901	9	3 BHK	3 BHK	905	996	37200	3,36,66,000	3,56,85,960	74500	29,86,500
32	902	9	2 BHK	2 BHK	741	815	37200	2,75,65,200	2,92,19,112	61000	24,45,300
33	903	9	3 BHK	3 BHK	964	1060		Land Owner's Share			31,81,200
34	904	9	2.5 BHK	2 BHK	879	967	37200	3,26,98,800	3,46,60,728	72000	29,00,700
35	1001	10	3 BHK	3 BHK	909	1000	37350	3,39,51,150	3,59,88,219	75000	29,99,700
36	1002	10	2 BHK	2 BHK	745	820	37350	2,78,25,750	2,94,95,295	61500	24,58,500
37	1003	10	3 BHK	3 BHK	964	1060		Land Owner's Share			31,81,200
38	1004	10	2.5 BHK	2 BHK	879	967	37350	3,28,30,650	3,48,00,489	72500	29,00,700
39	1101	11	3 BHK	3 BHK	909	1000	37500	3,40,87,500	3,61,32,750	75500	29,99,700
40	1102	11	2 BHK	2 BHK	745	820	37500	2,79,37,500	2,96,13,750	61500	24,58,500
41	1103	11	3 BHK	3 BHK	964	1060		Land Owner's Share			31,81,200
42	1104	11	2.5 BHK	2 BHK	879	967	37500	3,29,62,500	3,49,40,250	73000	29,00,700
43	1201	12	3 BHK	3 BHK	909	1000	37650	3,42,23,850	3,62,77,281	75500	29,99,700
44	1202	12	2 BHK	2 BHK	745	820	37650	2,80,49,250	2,97,32,205	62000	24,58,500
45	1203	12	3 BHK	3 BHK	964	1060		Land Owner's Share			31,81,200
46	1204	12	2.5 BHK	2 BHK	879	967	37650	3,30,94,350	3,50,80,011	73000	29,00,700
<b>Total</b>					<b>39267</b>	<b>43194</b>		<b>67,49,01,600</b>	<b>71,53,95,696</b>		<b>12,95,81,100</b>



**3. Tower – 3:**

Sr. No.	As per Approved Plan Flat No.	Floor No.	As per Plan Comp.	As per RERA / Builder Comp.	As per Builder RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Coet of Construction in ₹
1	101	1	2.5 BHK	2 BHK	797	877					26,30,100
2	103	1	3 BHK	3 BHK	911	1002					30,06,300
3	104	1	2.5 BHK	2 BHK	798	878					26,33,400
4	201	2	2.5 BHK	2 BHK	797	877					26,30,100
5	202	2	2 BHK	2 BHK	770	847	36150	2,78,35,500	3,06,19,050	64000	25,41,000
6	203	2	3 BHK	3 BHK	911	1002					30,06,300
7	204	2	2.5 BHK	2 BHK	798	878					26,33,400
8	301	3	2.5 BHK	2 BHK	797	877					26,30,100
9	302	3	2 BHK	2 BHK	770	847	36300	2,79,51,000	3,07,46,100	64000	25,41,000
10	303	3	3 BHK	3 BHK	911	1002					30,06,300
11	304	3	2.5 BHK	2 BHK	798	878					26,33,400
12	401	4	2.5 BHK	2 BHK	797	877					26,30,100
13	402	4	2 BHK	2 BHK	770	847	36450	2,80,66,500	3,08,73,150	64500	25,41,000
14	403	4	3 BHK	3 BHK	911	1002					30,06,300
15	404	4	2.5 BHK	2 BHK	798	878					26,33,400
16	501	5	2.5 BHK	2 BHK	797	877					26,30,100
17	502	5	2 BHK	2 BHK	770	847	36600	2,81,82,000	3,10,00,200	64500	25,41,000
18	503	5	3 BHK	3 BHK	911	1002					30,06,300
19	504	5	2.5 BHK	2 BHK	798	878					26,33,400
20	601	6	3 BHK	3 BHK	905	996	36750	3,32,58,750	3,65,84,625	76000	29,86,500
21	602	6	2 BHK	2 BHK	770	847	36750	2,82,97,500	3,11,27,250	65000	25,41,000
22	603	6	3 BHK	3 BHK	911	1002					30,06,300
23	604	6	2.5 BHK	2 BHK	798	878					26,33,400
24	701	7	3 BHK	3 BHK	905	996	36900	3,33,94,500	3,67,33,950	76500	29,86,500
25	702	7	2 BHK	2 BHK	770	847	36900	2,84,13,000	3,12,54,300	65000	25,41,000
26	703	7	3 BHK	3 BHK	911	1002					30,06,300
27	704	7	2.5 BHK	2 BHK	798	878					26,33,400
28	801	8	3 BHK	3 BHK	905	996	37050	3,35,30,250	3,68,83,275	77000	29,86,500
29	802	8	2 BHK	2 BHK	770	847	37050	2,85,28,500	3,13,81,350	65500	25,41,000
30	803	8	1 RK	1 RK	371	408	37050	1,37,45,550	1,51,20,105	31500	12,24,300
31	804	8	3 BHK	3 BHK	905	996	37050	3,35,30,250	3,68,83,275	77000	29,86,500
32	901	9	3 BHK	3 BHK	905	996	37200	3,36,66,000	3,70,32,600	77000	29,86,500
33	902	9	2 BHK	2 BHK	770	847	37200	2,86,44,000	3,15,08,400	65500	25,41,000
34	903	9	3 BHK	3 BHK	911	1002					30,06,300
35	904	9	3 BHK	3 BHK	905	996	37200	3,36,66,000	3,70,32,600	77000	29,86,500
36	1001	10	3 BHK	3 BHK	909	1000	37350	3,39,51,150	3,73,46,265	78000	29,99,700
37	1002	10	2 BHK	2 BHK	774	851	37350	2,89,08,900	3,17,99,790	66000	25,54,200

Sr. No.	As per Approved Plan Flat No.	Floor No.	As per Plan Comp.	As per RERA / Builder Comp.	As per Builder RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
38	1003	10	3 BHK	3 BHK	1035	1139	37350	3,86,57,250	4,25,22,975	88500	34,15,500
39	1004	10	3 BHK	3 BHK	905	996	37350	3,38,01,750	3,71,81,925	77500	29,86,500
40	1101	11	3 BHK	3 BHK	909	1000	37500	3,40,87,500	3,74,96,250	78000	29,99,700
41	1102	11	2 BHK	2 BHK	774	851	37500	2,90,25,000	3,19,27,500	66500	25,54,200
42	1103	11	3 BHK	3 BHK	1035	1139	37500	3,88,12,500	4,26,93,750	89000	34,15,500
43	1104	11	3 BHK	3 BHK	905	996	37500	3,39,37,500	3,73,31,250	78000	29,86,500
44	1201	12	3 BHK	3 BHK	909	1000	37650	3,42,23,850	3,76,46,235	78500	29,99,700
45	1202	12	2 BHK	2 BHK	774	851	37650	2,91,41,100	3,20,55,210	67000	25,54,200
46	1203	12	3 BHK	3 BHK	1035	1139	37650	3,89,67,750	4,28,64,525	89500	34,15,500
47	1204	12	3 BHK	3 BHK	905	996	37650	3,40,73,250	3,74,80,575	78000	29,86,500
<b>Total</b>					<b>39689</b>	<b>43658</b>		<b>84,82,96,800</b>	<b>93,31,26,480</b>		<b>13,09,73,700</b>

## 4. Tower – 4:

Sr. No.	As per Approved Plan Flat No.	Floor No.	As per Plan Comp.	As per RERA / Builder Comp.	As per Builder RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2.5 BHK	2 BHK	798	878					26,33,400
2	103	1	3 BHK	3 BHK	910	1001					30,03,000
3	104	1	2.5 BHK	2 BHK	798	878					26,33,400
4	201	2	2.5 BHK	2 BHK	798	878					26,33,400
5	202	2	2 BHK	2 BHK	770	847	36150	2,78,35,500	3,06,19,050	64000	25,41,000
6	203	2	3 BHK	3 BHK	910	1001					30,03,000
7	204	2	2.5 BHK	2 BHK	798	878					26,33,400
8	301	3	2.5 BHK	2 BHK	798	878					26,33,400
9	302	3	2 BHK	2 BHK	770	847	36300	2,79,51,000	3,07,46,100	64000	25,41,000
10	303	3	3 BHK	3 BHK	910	1001					30,03,000
11	304	3	2.5 BHK	2 BHK	798	878					26,33,400
12	401	4	2.5 BHK	2 BHK	798	878					26,33,400
13	402	4	2 BHK	2 BHK	770	847	36450	2,80,66,500	3,08,73,150	64500	25,41,000
14	403	4	3 BHK	3 BHK	910	1001					30,03,000
15	404	4	2.5 BHK	2 BHK	798	878					26,33,400
16	501	5	2.5 BHK	2 BHK	798	878					26,33,400
17	502	5	2 BHK	2 BHK	770	847	36600	2,81,82,000	3,10,00,200	64500	25,41,000
18	503	5	3 BHK	3 BHK	910	1001					30,03,000
19	504	5	2.5 BHK	2 BHK	798	878					26,33,400
20	601	6	3 BHK	3 BHK	905	996	36750	3,32,58,750	3,65,84,625	76000	29,86,500
21	602	6	2 BHK	2 BHK	770	847	36750	2,82,97,500	3,11,27,250	65000	25,41,000

Sr. No.	As per Approved Plan Flat No.	Floor No.	As per Plan Comp.	As per RERA / Builder Comp.	As per Builder RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
22	603	6	3 BHK	3 BHK	910	1001					30,03,000
23	604	6	2.5 BHK	2 BHK	798	878					26,33,400
24	701	7	3 BHK	3 BHK	905	996	36900	3,33,94,500	3,67,33,950	76500	29,86,500
25	702	7	2 BHK	2 BHK	770	847	36900	2,84,13,000	3,12,54,300	65000	25,41,000
26	703	7	3 BHK	3 BHK	910	1001					30,03,000
27	704	7	2.5 BHK	2 BHK	798	878					26,33,400
28	802	8	2 BHK	2 BHK	818	900	37050	3,03,06,900	3,33,37,590	69500	26,99,400
29	803	8	3 BHK	3 BHK	910	1001					30,03,000
30	804	8	3 BHK	3 BHK	905	996	37050	3,35,30,250	3,68,83,275	77000	29,86,500
31	901	9	3 BHK	3 BHK	905	996	37200	3,36,66,000	3,70,32,600	77000	29,86,500
32	902	9	2 BHK	2 BHK	770	847	37200	2,86,44,000	3,15,08,400	65500	25,41,000
33	903	9	3 BHK	3 BHK	910	1001					30,03,000
34	904	9	3 BHK	3 BHK	905	996	37200	3,36,66,000	3,70,32,600	77000	29,86,500
35	1001	10	3 BHK	3 BHK	909	1000	37350	3,39,51,150	3,73,46,265	78000	29,99,700
36	1002	10	2 BHK	2 BHK	774	851	37350	2,89,08,900	3,17,99,790	66000	25,54,200
37	1003	10	3 BHK	3 BHK	1035	1139	37350	3,86,57,250	4,25,22,975	88500	34,15,500
38	1004	10	3 BHK	3 BHK	905	996	37350	3,38,01,750	3,71,81,925	77500	29,86,500
39	1101	11	3 BHK	3 BHK	909	1000	37500	3,40,87,500	3,74,96,250	78000	29,99,700
40	1102	11	2 BHK	2 BHK	774	851	37500	2,90,25,000	3,19,27,500	66500	25,54,200
41	1103	11	3 BHK	3 BHK	1035	1139	37500	3,88,12,500	4,26,93,750	89000	34,15,500
42	1104	11	3 BHK	3 BHK	905	996	37500	3,39,37,500	3,73,31,250	78000	29,86,500
43	1201	12	3 BHK	3 BHK	909	1000	37650	3,42,23,850	3,76,46,235	78500	29,99,700
44	1202	12	2 BHK	2 BHK	774	851	37650	2,91,41,100	3,20,55,210	67000	25,54,200
45	1203	12	3 BHK	3 BHK	1035	1139	37650	3,89,67,750	4,28,64,525	89500	34,15,500
46	1204	12	3 BHK	3 BHK	905	996	37650	3,40,73,250	3,74,80,575	78000	29,86,500
<b>Total</b>					<b>39368</b>	<b>43305</b>		<b>80,27,99,400</b>	<b>88,30,79,340</b>		<b>12,99,14,400</b>

## 5. Tower – 5:

Sr. No.	As per Approved Plan Flat No.	Floor No.	As per Plan Comp.	As per RERA / Builder Comp.	As per Builder RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	101	1	2.5 BHK	2 BHK	798	878					26,33,400
2	103	1	3 BHK	3 BHK	911	1002					30,06,300
3	104	1	2.5 BHK	2 BHK	798	878					26,33,400
4	201	2	2.5 BHK	2 BHK	798	878					26,33,400
5	202	2	2 BHK	2 BHK	770	847	36150	2,78,35,500	3,00,62,340	62500	25,41,000
6	203	2	3 BHK	3 BHK	911	1002	36150	-	-	0	30,06,300

Sr. No.	As per Approved Plan Flat No.	Floor No.	As per Plan Comp.	As per RERA / Builder Comp.	As per Builder RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
7	204	2	2.5 BHK	2 BHK	798	878		Land Owner's Share			26,33,400
8	301	3	2.5 BHK	2 BHK	798	878		Land Owner's Share			26,33,400
9	302	3	2 BHK	2 BHK	770	847	36300	2,79,51,000	3,01,87,080	63000	25,41,000
10	303	3	3 BHK	3 BHK	911	1002		Land Owner's Share			30,06,300
11	304	3	2.5 BHK	2 BHK	798	878		Land Owner's Share			26,33,400
12	401	4	2.5 BHK	2 BHK	798	878		Land Owner's Share			26,33,400
13	402	4	2 BHK	2 BHK	770	847	36450	2,80,66,500	3,03,11,820	63000	25,41,000
14	403	4	3 BHK	3 BHK	911	1002		Land Owner's Share			30,06,300
15	404	4	2.5 BHK	2 BHK	798	878		Land Owner's Share			26,33,400
16	501	5	2.5 BHK	2 BHK	798	878		Land Owner's Share			26,33,400
17	502	5	2 BHK	2 BHK	770	847	36600	2,81,82,000	3,04,36,560	63500	25,41,000
18	503	5	3 BHK	3 BHK	911	1002		Land Owner's Share			30,06,300
19	504	5	2.5 BHK	2 BHK	798	878		Land Owner's Share			26,33,400
20	601	6	3 BHK	3 BHK	905	996	36750	3,32,58,750	3,59,19,450	75000	29,86,500
21	602	6	2 BHK	2 BHK	770	847	36750	2,82,97,500	3,05,61,300	63500	25,41,000
22	603	6	3 BHK	3 BHK	911	1002		Land Owner's Share			30,06,300
23	604	6	2.5 BHK	2 BHK	798	878		Land Owner's Share			26,33,400
24	701	7	3 BHK	3 BHK	905	996	36900	3,33,94,500	3,60,66,060	75000	29,86,500
25	702	7	2 BHK	2 BHK	770	847	36900	2,84,13,000	3,06,86,040	64000	25,41,000
26	703	7	3 BHK	3 BHK	911	1002		Land Owner's Share			30,06,300
27	704	7	2.5 BHK	2 BHK	798	878		Land Owner's Share			26,33,400
28	801	8	3 BHK	3 BHK	905	996	37050	3,35,30,250	3,62,12,670	75500	29,86,500
29	802	8	2 BHK	2 BHK	818	900	37050	3,03,06,900	3,27,31,452	68000	26,99,400
30	803	8	1 RK	1 RK	371	408	37050	1,37,45,550	1,48,45,194	31000	12,24,300
31	804	8	3 BHK	3 BHK	905	996	37050	3,35,30,250	3,62,12,670	75500	29,86,500
32	901	9	3 BHK	3 BHK	905	996	37200	3,36,66,000	3,63,59,280	75500	29,86,500
33	902	9	2 BHK	2 BHK	770	847	37200	2,86,44,000	3,09,35,520	64500	25,41,000
34	903	9	3 BHK	3 BHK	911	1002		Land Owner's Share			30,06,300
35	904	9	3 BHK	3 BHK	905	996	37200	3,36,66,000	3,63,59,280	75500	29,86,500
36	1001	10	3 BHK	3 BHK	909	1000	37350	3,39,51,150	3,66,67,242	76500	29,99,700
37	1002	10	2 BHK	2 BHK	774	851		Land Owner's Share			25,54,200
38	1003	10	3 BHK	3 BHK	1035	1139	37350	3,86,57,250	4,17,49,830	87000	34,15,500
39	1004	10	3 BHK	3 BHK	905	996	37350	3,38,01,750	3,65,05,890	76000	29,86,500
40	1101	11	3 BHK	3 BHK	909	1000	37500	3,40,87,500	3,68,14,500	76500	29,99,700
41	1102	11	2 BHK	2 BHK	774	851	37500	2,90,25,000	3,13,47,000	65500	25,54,200
42	1103	11	3 BHK	3 BHK	1035	1139	37500	3,88,12,500	4,19,17,500	87500	34,15,500
43	1104	11	3 BHK	3 BHK	905	996	37500	3,39,37,500	3,66,52,500	76500	29,86,500
44	1201	12	3 BHK	3 BHK	909	1000	37650	3,42,23,850	3,69,61,758	77000	29,99,700



Think. Innovate. Create.

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

www.vastukala.org



Sr. No.	As per Approved Plan Flat No.	Floor No.	As per Plan Comp.	As per RERA / Builder Comp.	As per Builder RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (including Parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
45	1202	12	2 BHK	2 BHK	774	851	37650	2,91,41,100	3,14,72,388	65500	25,54,200
46	1203	12	3 BHK	3 BHK	1035	1139	37650	3,89,67,750	4,20,85,170	87500	34,15,500
47	1204	12	3 BHK	3 BHK	905	996	37650	3,40,73,250	3,67,99,110	76500	29,86,500
<b>Total</b>					<b>39742</b>	<b>43716</b>		<b>82,11,66,300</b>	<b>88,68,59,604</b>		<b>13,11,48,600</b>

### Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
<b>Tower - 1</b>						
Sale Flat	1 RK - 01 1 BHK - 11 2 BHK - 10 3 BHK - 10	32	22320	24552	82,68,25,950.00	87,64,35,507.00
Land Owner's Share	3 BHK - 05	5	4815	5297	-	-
<b>Total (a)</b>		<b>37</b>	<b>27135</b>	<b>29849</b>	<b>82,68,25,950.00</b>	<b>87,64,35,507.00</b>
<b>Tower - 2</b>						
Sale Flat	2 BHK - 16 3 BHK - 06	22	18185	20004	67,49,01,600	71,53,95,696
Land Owner's Share	2 BHK - 12 3 BHK - 12	24	21082	23190	-	-
<b>Total (b)</b>		<b>46</b>	<b>39267</b>	<b>43194</b>	<b>67,49,01,600.00</b>	<b>71,53,95,696.00</b>
<b>Tower - 3</b>						
Sale Flat	1 RK - 01 2 BHK - 11 3 BHK - 15	27	22830	25113	84,82,96,800.00	93,31,26,480.00
Land Owner's Share	2 BHK - 12 3 BHK - 08	20	16859	18545	-	-
<b>Total (c)</b>		<b>47</b>	<b>39689</b>	<b>43658</b>	<b>84,82,96,800.00</b>	<b>93,31,26,480.00</b>
<b>Tower - 4</b>						
Sale Flat	2 BHK - 11 3 BHK - 14	25	21602	23762	80,27,99,400.00	88,30,79,340.00
Land Owner's Share	2 BHK - 12 3 BHK - 09	21	17766	19543	-	-
<b>Total (d)</b>		<b>46</b>	<b>39368</b>	<b>43305</b>	<b>80,27,99,400.00</b>	<b>88,30,79,340.00</b>
<b>Tower - 5</b>						
Sale Flat	1 RK - 01 2 BHK - 10 3 BHK - 15	26	22104	24314	82,11,66,300.00	88,68,59,604.00
Land Owner's Share	2 BHK - 13 3 BHK - 08	21	17638	19402	-	-
<b>Total (e)</b>		<b>47</b>	<b>39742</b>	<b>43716</b>	<b>82,11,66,300.00</b>	<b>88,68,59,604.00</b>
<b>Grand Total (a + b + c + d + e)</b>		<b>223</b>	<b>185201</b>	<b>203722</b>	<b>3,97,39,90,050.00</b>	<b>4,29,48,96,627.00</b>
Typical Refuge Floors – 8 <sup>th</sup> Floor - Flat No. 1 (Tower – 2,3,4 & 5)						



Particulars	Market Value (₹)
<b>Realizable Value / Fair Market Value as on date in ₹</b>	<b>3,97,39,90,050.00</b>
<b>Final Realizable Value After Completion in ₹</b>	<b>4,29,48,96,627.00</b>
<b>Cost of Construction (Total Built up area x Rate) 203722 Sq. Ft. x ₹ 3000.00</b>	<b>61,11,66,000.00</b>

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work is in progress
2. Ornamental front door	
3. Sit out / Verandah with steel grills	
4. Overhead water tank	
5. Extra steel / collapsible gates	
Total	

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Part – E (Miscellaneous)	Amount in ₹
1. Separate toilet room	N.A. Building Construction work is in progress
2. Separate lumber room	
3. Separate water tank / sump	
4. Trees, gardening	
Total	

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

**Total abstract of the entire property**

Part – A	Land	:	<b>As per table attached to the report</b>
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
<b>Realizable Value / Fair Market Value as on date in ₹</b>			<b>₹ 3,97,39,90,050.00</b>
<b>Final Realizable Value After Completion in ₹</b>			<b>₹ 4,29,48,96,627.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 35,000.00 to ₹ 40,000.00 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 ₹ 36,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Think.Innovate.Create

## Actual Site Photographs



Think.Innovate.Create

Vastukala Consultants (I) Pvt. Ltd.

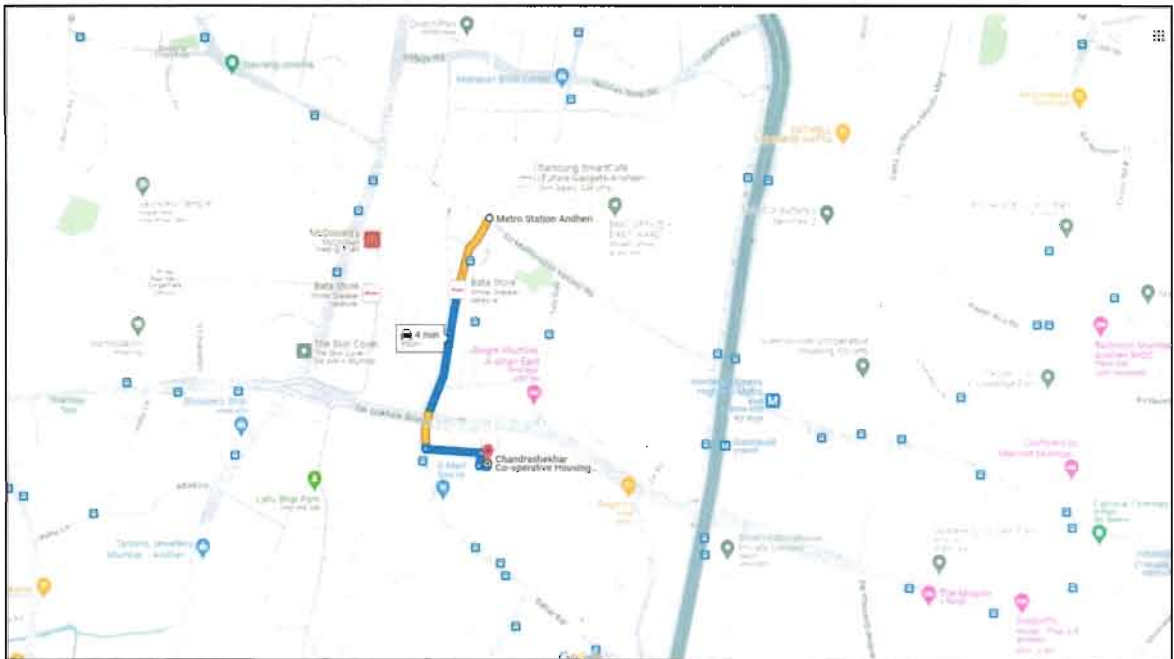
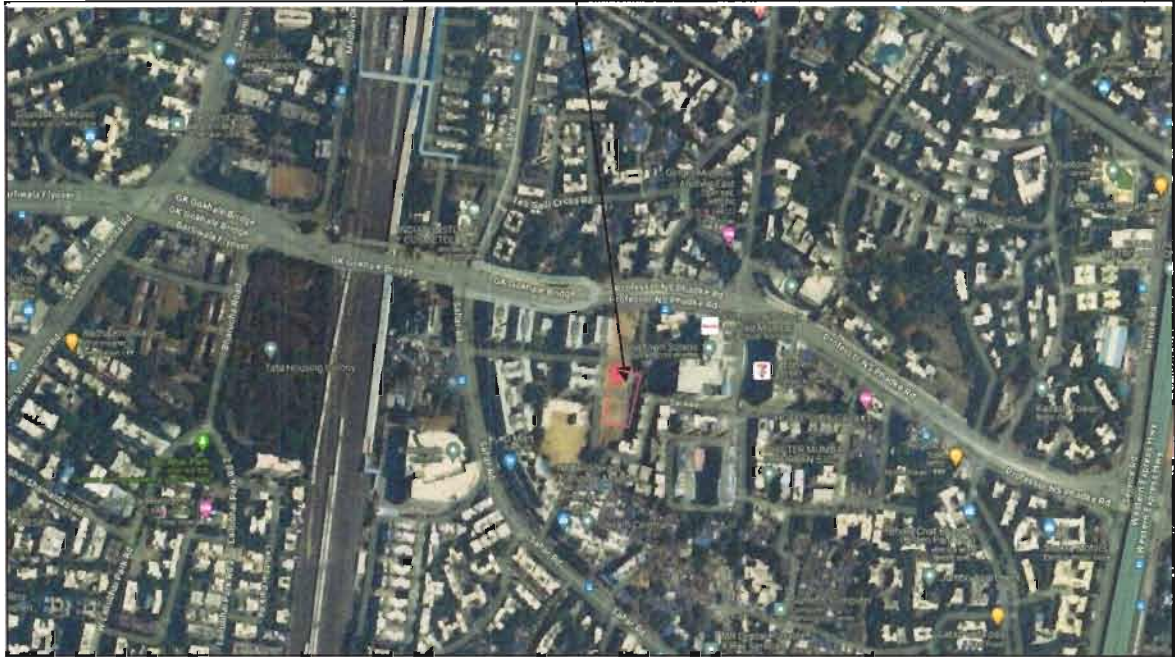
An ISO 9001:2015 Certified Company

www.vastukala.org



## Route Map of the property


Site u/r



**Latitude Longitude: 19°06'51.9"N 72°50'56.5"E**


**Note:** The Blue line shows the route to site from nearest Railway / Metro Station (Andheri – 850 Mtr.)

## Ready Reckoner Rate



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



**Annual Statement of Rates Ver. 2.0**  
( बाजारमूल्य दर पत्रक आवृत्ती 2.0 )

Home
Valuation Guidelines | User Manual

Year: 2023-2024

Selected District: MumbaiSubUrban

Select Village: गुंडवली (अंधेरी)

Search By:  Survey No.  Location

Enter Survey No: 450

[Search](#)

Language: English

उपविभाग	सुपी जमीन	निवासी सदनिका	वाॅल्यूम दुकाने	वैद्योपिण	एकक (Rs./)	Attribute
40/208 - भुभाग: उत्तरेस अंधेरी उड्डाणमार्ग (प्री. फडके मार्ग), पुर्वेस हुतगती मार्ग, पश्चिम व दक्षिण गावाची हद्द.	88810	168100	194290251600	175000	चौ. मीटर	मि.टी.एम. नंबर

Think.Innovate.Create

## Price Indicators

**Atharv Aaradhyam** - new

₹2.54 Cr - 71 Cr | 1 to 00.4 sq.ft  
2BK starts at ₹1.25 Cr

2, 3, 4, 5 BHK Apartments  
 Configuration

Dec. 2025  
 Possession Starts

₹56.00 K/sq.ft  
 Avg. Price

705.00 sq.ft - 971.00 sq.ft  
 Carpet Area  
Subst.

[Contact Seller](#)

[41 more](#)

**3 BHK Flat**

₹3.26 Cr | 0BK starts at ₹1.65 Cr

1131 sq.ft  
 Built Up Area

₹28.82 K/sq.ft  
 Avg. Price

3 BHK  
 Configuration

21st Oct. 2025  
 Possession Starts

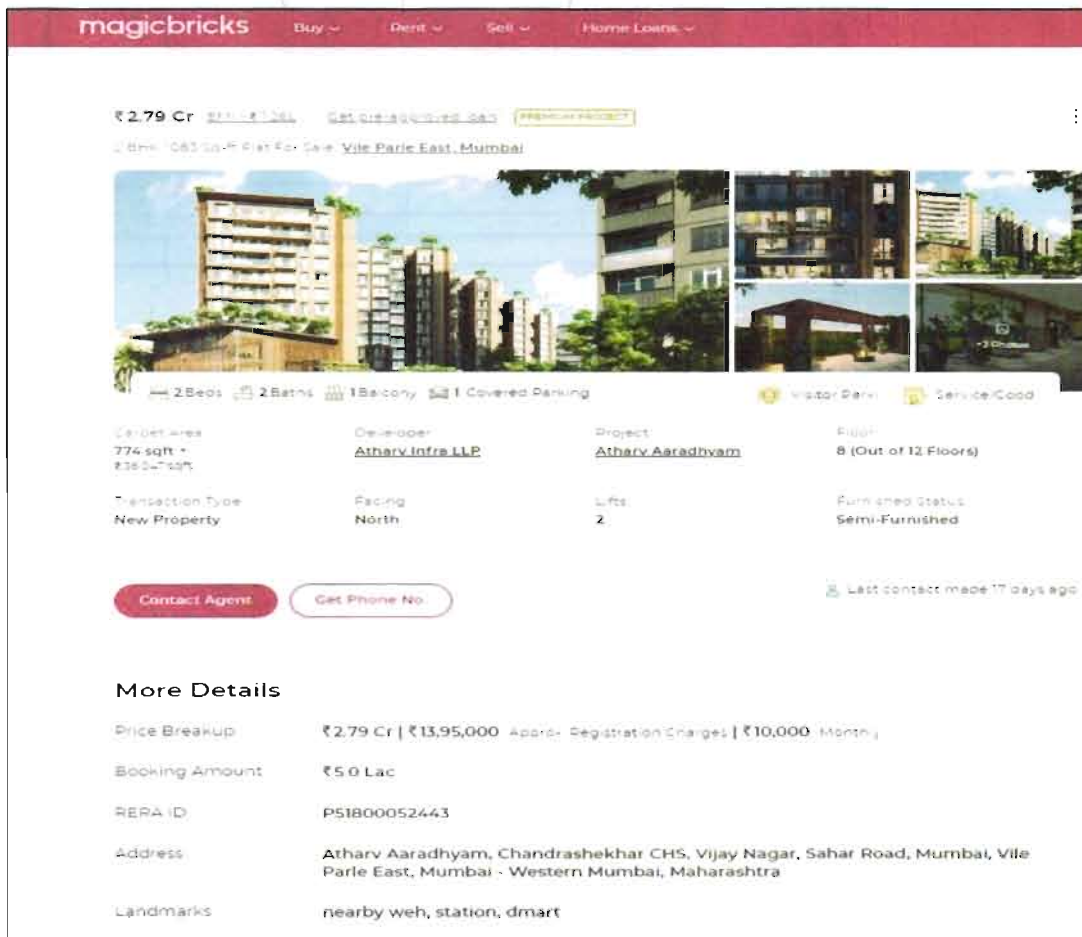
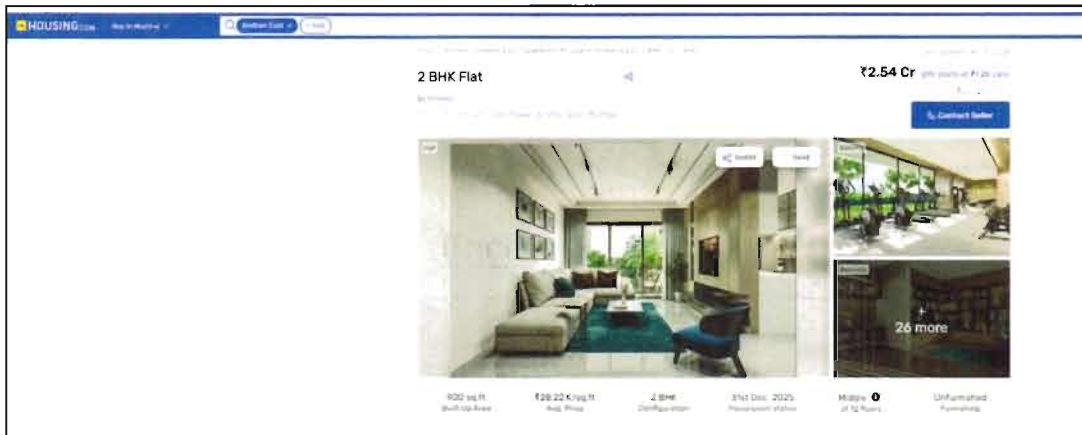
Midsize  
 of 12 Floors

Unfurnished  
 Furnishing

[Contact Seller](#)

[26 more](#)

## Price Indicators






## Price Indicators

magicbricks
Buy
Rent
Sell
Home Loans

**₹2.80 Cr** EMI: ₹2,26,111 [Get this property details](#) PREMIUM PROPERTY

2 BHK 1078 Sq.ft Flat For Sale Vile Parle East, Mumbai

2 Beds
2 Baths
1 Balcony
1 Covered Parking
Jogging area
Visitor Parking

<b>Carpet Area</b> 770 sqft ~ ₹36.36/sqft	<b>Developer</b> Atharv Infra LLP	<b>Project</b> Atharv Aaradhyaam	<b>Floor</b> 3 (Out of 12 Floors)
<b>Transaction Type</b> New Property	<b>Facing</b> East	<b>Lifts</b> 2	<b>Furnished Status</b> Semi-Furnished

East Facing Property

Contact Agent
Get Phone No.
Last contact made 29 days ago

**More Details**

**Price Breakup:** ₹2.8 Cr | ₹14,00,000 Approx. Registration Charges | ₹15,000 Monthly

**Booking Amount:** ₹10.0 Lac

**RERA ID:** P51800052443


**Address:** Vile Parle East, Mumbai, Vile Parle East, Mumbai - Western Mumbai, Maharashtra

**Landmarks:** The Property is close to Metro Station , WEH, Airport School collg

magicbricks
Buy
Rent
Sell
Home Loans

**₹3.36 Cr** EMI: ₹2,82,111 [Get this property details](#) PREMIUM PROPERTY

1 BHK 1280 Sq.ft Flat For Sale Vile Parle East, Mumbai



3 Beds
3 Baths
1 Balcony
1 Covered Parking
Jogging area
Service/Club

<b>Carpet Area</b> 905 sqft ~ ₹37.188/sqft	<b>Developer</b> Atharv Infra LLP	<b>Project</b> Atharv Aaradhyaam	<b>Floor</b> 7 (Out of 12 Floors)
<b>Transaction Type</b> New Property	<b>Facing</b> East	<b>Lifts</b> 4	<b>Furnished Status</b> Semi-Furnished

Contact Agent
Get Phone No.

**More Details**

**Price Breakup:** ₹3.36 Cr | ₹16,83,200 Approx. Registration Charges | ₹7,000 Monthly

**Booking Amount:** ₹21.0 Lac

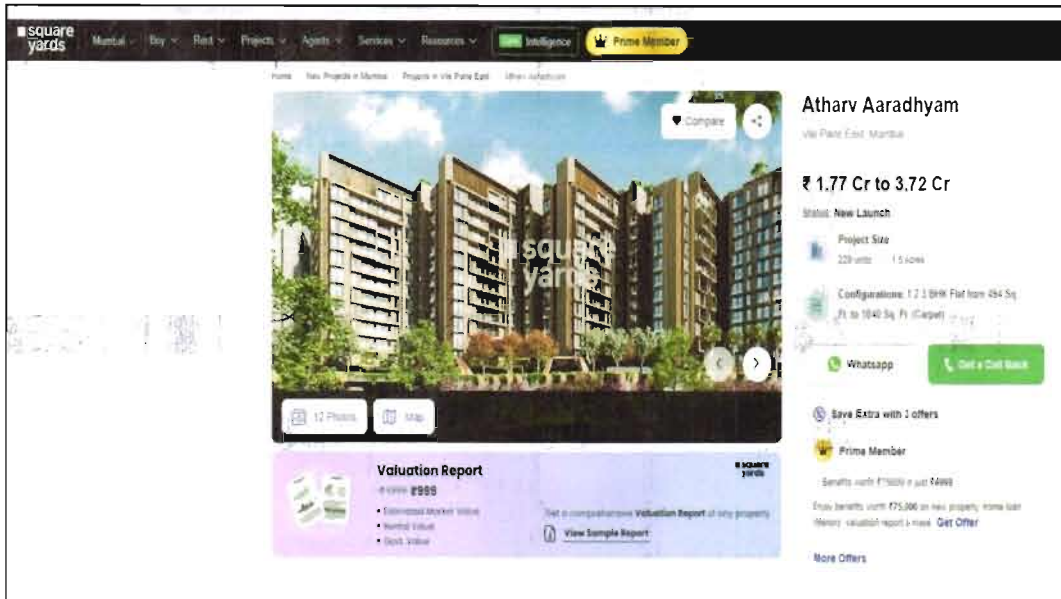
**RERA ID:** P51800052443

**Address:** Vile Parle East, Mumbai, Vile Parle East, Mumbai - Western Mumbai, Maharashtra

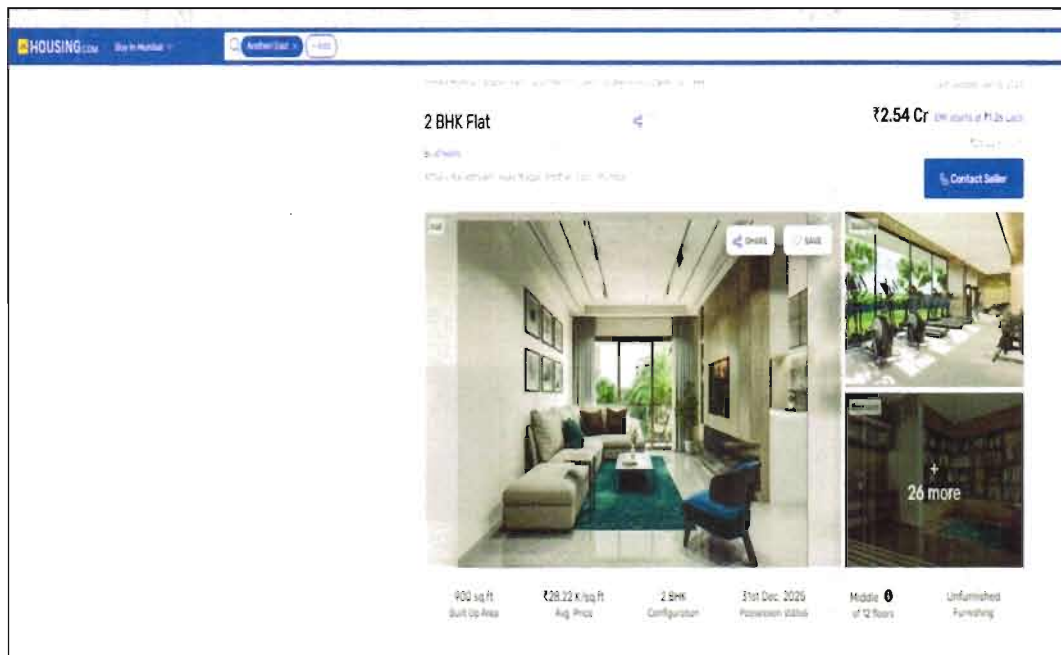
**Landmarks:** Atharv aaradhyaam , vijay nagar , andheri east , mumbai



## Price Indicators



The screenshot shows the Square Yards website interface. At the top, there are navigation menus for 'Mumbai', 'Buy', 'Rent', 'Projects', 'Agents', 'Services', and 'Resources'. A 'Prime Member' badge is visible. The main content area features a large image of a modern apartment building. To the right of the image, the project name 'Atharv Aaradhya' is displayed, along with the location 'Vile Pagar East, Mumbai'. The price range is listed as '₹ 1.77 Cr to 3.72 Cr'. Below this, it states 'Status: New Launch' and 'Project Size: 220 units | 15 acres'. Configuration details include '1, 2, 3 BHK Flat from 454 Sq. Ft to 1040 Sq. Ft (Carpet)'. There are buttons for 'WhatsApp' and 'Get a Call Back'. A 'Valuation Report' section is highlighted, mentioning '₹ 8988' and listing features like 'Customized Market Value', 'Market Value', and 'Bank Value'. A 'View Sample Report' link is also present.



The screenshot shows a listing on the Housing.com website. The title is '2 BHK Flat' with a price of '₹2.54 Cr (10% above of ₹1.25 Cr)'. The location is 'South West'. A 'Contact Seller' button is visible. The main image shows a modern living room with a sofa and a coffee table. Below the main image, there are smaller images of the property's interior and exterior. At the bottom, the following details are listed: '900 sq ft Built Up Area', '₹28.22 K/sq ft Avg. Price', '2 BHK Configuration', '1st Dec. 2026 Possession Status', 'Middle of 12 floors', and 'Unfurnished Furnishing'. There is also a '26 more' image indicator.

## Price Indicators Projects nearby Locality

**Viva Dhanlaxmi**  
By **VIVA**  
2.5 BHK Apartments  
1 configuration

**₹2.08 Cr - 3.94 Cr**  
₹1,100 starts at ₹1,100

**₹748.00 K/sq.ft**  
Avg. Price

**₹271.00 sq.ft - ₹985.00 sq.ft**  
Super Area  
Start

Aug. 2026  
Possession Starts

2.5 BHK Apartments  
1 configuration

Aug. 2026  
Possession Starts

₹748.00 K/sq.ft  
Avg. Price

₹271.00 sq.ft - ₹985.00 sq.ft  
Super Area  
Start

**Kesar Ridhi Sidhi**  
By **KEESAR**  
1.2 BHK Apartments  
1 configuration

**₹82.89 L - 2.62 Cr**  
₹1,32,294/sq.ft  
₹1,100 starts at ₹1,100

**₹22.29 K/sq.ft**  
Avg. Price

**372.00 sq.ft - 1173.00 sq.ft**  
Super Area  
Start

Jun. 2025  
Possession Starts

1.2 BHK Apartments  
1 configuration

Jun. 2025  
Possession Starts

₹22.29 K/sq.ft  
Avg. Price

372.00 sq.ft - 1173.00 sq.ft  
Super Area  
Start

## Price Indicators Projects nearby Locality

**HOUSING.com** Buy | Rent | Sell | Home Loans

**Divya Darpan Co Op HSG Society** ₹87.74 L - 1.8 Cr | ₹2700/sq.ft  
Avg. Price of ₹2700/sq.ft

1-2 BHK Apartments | Dec 2024 Possession Starts | ₹2700/sq.ft Avg. Price | 525-600 sq.ft. Carpet Area

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

₹1.70 Cr | 450 sqft | 1 BHK | 1 Bath | 2 Balconies | Furnished

1 BHK Flat For Sale in Chamunda Heritage | Andheri East, Mumbai

Super Bui. Top Area | Developer: Chamunda Developers | Project: Chamunda Heritage

Floor: 1 (Out of 6 Floors) | Transaction Type: Resale | Status: Ready to Move

Facing: North | Furnished Status: Furnished | Type Of Ownership: Freehold

Contact Owner | Get Phone No. | Last contact made 9 days ago

### More Details

Price Breakup	₹1.7 Cr
Booking Amount	₹100000
Address	Andheri East, Andheri East, Mumbai - Western Mumbai, Maharashtra
Furnishing	Furnished
Type of Ownership	Freehold
Overlooking	Main Road

## Price Indicators Projects nearby Locality

**NOBROKER**

3 BHK Flat in Chandreshkhari Chs For Sale in Andheri East

₹ 3.1 Crores

₹ 1.78 Lacs/Month

900

1 Bedroom

2 Bathrooms

Chandreshkhari Chs

Andheri East

View Details

Report what was not covered in this report.

Listing by Broker: **Sudhir** | **Strong Job**

Price trends by H8Edimate

**square yards**

Mumbai

Home

Property in Mumbai

Flats in Mumbai

Flats in Vile Parle East

3 BHK Flats in Vile Parle East

2 Bedrooms 776 Sq Ft Apartment in Vile Parle East

Zee Sahyadri

2 Bedroom 776 Sq.Ft. Apartment in Vile Parle East Mumbai

Listing ID: 45711907

₹ 3 Cr.

2 Bedrooms

2 Bathrooms

776 Sq Ft Carpet Area

Road View

WhatsApp

Request for Call

₹ 3 Cr. (₹ 3 Cr.)

**square yards**

Mumbai

Home

Property in Mumbai

Flats in Mumbai

Flats in Andheri East

3 BHK Flats in Andheri East

1 Bedroom 456 Sq Ft Apartment in Andheri East

Siddhi Aura

1 Bedroom 456 Sq.Ft. Apartment in Andheri East Mumbai

Listing ID: 49062541

₹ 1.64 Cr.

1 Bedroom

2 Bathrooms

456 Sq Ft Carpet Area

East

Recent Registered Sale: ₹ 1.60 Cr Per Sq Ft

WhatsApp

Request for Call

₹ 1.64 Cr. (₹ 1.64 Cr.)

Valuation Report

₹ 999

Save Extra with 3 offers

## Price Indicators Projects nearby Locality

**Puri SeleQt** ₹2.37 Cr - 3.9 Cr | ₹53.13 K/sq.ft  
 2-3 BHK Apartments Configurations | Dec. 2025 Possession Starts | ₹53.13 K/sq.ft Avg. Price | 109.00 sq.ft - 1188.00 sq.ft Carpet Area

**VKG Park Estate** ₹2.27 Cr - 3.81 Cr | ₹54.40 K/sq.ft  
 2-2.5 BHK Apartments Configurations | Dec. 2025 Possession Starts | ₹54.40 K/sq.ft Avg. Price | 665.00 sq.ft - 1099.00 sq.ft Carpet Area

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 : 20.02.2024

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

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.02.21 11:06:15 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

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

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

Date

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

Countersigned  
(BRANCH MANAGER)

Think.Innovate.Create

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 20.02.2024 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 15.02.2024. 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.



	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Atharv Infra LLP</b>
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Tushar Bhuvad – Valuation Engineer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment - 15.02.2024 Valuation Date - 20.02.2024 Date of Report - 20.02.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 15.02.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **20<sup>th</sup> February 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advise because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Atharv Infra LLP** 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. Atharv Infra LLP**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

**Environmental Conditions**

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

**Town Planning**

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

**Area**

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

**Condition & Repair**

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

**Valuation Methodology**

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

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



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

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

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

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

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

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

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

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

**(Annexure - II)**

**MODEL CODE OF CONDUCT FOR VALUERS**

**Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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

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

#### **Confidentiality**

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

#### **Information Management**

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

**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.02.21 11:06:55 +05'30'

Auth. Sign.

**Manoj B. Chalikwar**

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



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

