

# MASTER VALUATION REPORT



**Details of the property under consideration:**

**Name of Project: "Premiere by Panache"**

**"Premiere by Panache"** Proposed S. R. Scheme on Plot Bearing C.T.S. No. 61 C (Part), 61 C/122 to 125 of Village Chembur, Sai Baba Nagar, Service Road, Eastern Express Highway, Chembur, Mumbai - 400 071, State - Maharashtra, Country – India

**Latitude Longitude: 19°03'45.8"N 72°53'41.4"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



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- |   |  |   |  |
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|  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](mailto:mumbai@vastukala.org)

## MASTER VALUATION REPORT OF "Premiere by Panache"

"Premiere by Panache" Proposed S. R. Scheme on Plot Bearing C.T.S. No. 61 C (Part), 61 C/122 to 125 of Village Chembur, Sai Baba Nagar, Service Road, Eastern Express Highway, Chembur, Mumbai - 400 071, State - Maharashtra, Country - India

Latitude Longitude: 19°03'45.8"N 72°53'41.4"E

NAME OF DEVELOPER: M/s. Panache Developers Ltd.

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

### 1. Location Details:

The property is situated at "Premier by Panache" Proposed S. R. Scheme on Plot Bearing C.T.S. No. 61 C (Part), 61 C/122 to 125 of Village Chembur, At Eastern Express Highway, Chembur, Mumbai - 400 071, State - Maharashtra, Country - India. It is about 700 mt. walkable distance from Chembur Railway Station of Harbor 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 Middle class & developed.

### 2. Developer Details:

Name of builder	M/s. Panache Developers Ltd.	
Project Registration Number	Project	RERA Project Number
	Premiere By Panache	P51800008982
Register office address	M/s. Panache Developers Ltd. Office at 106, "Oliva Apartment" CTS No. 325, Behind Lakme Compound, Station Road, Govandi, Mumbai - 400 088	
Contact Numbers	Contact Person: Mrs. Aprana Pathare (Sales Person - Mobile No. 9323157552) Mrs. Raksha Waghela (Asstt. Manager - Mobile No. 9323157570) Mr. Bunty Pathak (Builder Person - Mobile No. 9323157570)	
E - mail ID	yash@kukrejaconstruction.com	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Under Construction SRA Building, Road & Slum Area
On or towards South	Service Road & Eastern Express Highway
On or towards East	Open Plot & Slum Area
On or towards West	Slum Area



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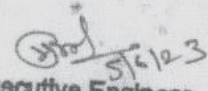


**Vastukala Consultants (I) Pvt. Ltd.**B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

**The Branch Manager,  
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",  
5th Floor, C-6, 'G' Block,  
Bandra Kurla Complex, Bandra (East),  
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 18.02.2024
	b)	Date on which the valuation is made : 05.03.2024
3.	List of documents produced for perusal	
	1.	Copy of Title Certificate from Adv. Jagdish G. Aradwad (Reddy) dated 11.07.2017
	2.	Copy of NOC for Height Clearance date 15.02.2013 issued by Airports Authority of India
	3.	Copy of Hydraulic Engineer's Department No. HE / 276 / EEWW / (P & R) / NOC date 08.06.2017 issued by MCGM
	4.	Copy of CA Certificate issued by CA Rakesh R. Agarwal & Associates Chartered Accountants
	5.	Copy of CA Certificate date 06.02.2023 issued by CA Rakesh R. Agarwal & Co. Associates Chartered Accountants (As per RERA Certificate)
	6.	Copy of Architect Certificate date 08.10.2018 issued by Aakar Architect & Consultant (As per RERA Certificate).
	7.	Copy of NOC for Fire Protection & Firefighting No. HR / RV / 77 date 21.11.2017 issued by Municipal Corporation of Greater Mumbai, MCGM
	8.	Copy of Revised Letter of Intent (LOI) No. SRA / ENG / 1508 / MW / STGL / LOI date 20.06.2022 issued by Slum Rehabilitation Authority
	9.	Copy of Engineer's Certificate for Quality Assurance date 25.12.2023 issued by Abhay T. Sakunde (As per RERA Certificate)
	10.	Copy of Architect Certificate date 30.11.2023 issued Ar. Raizada Designs (Sameer Raizada) (As per RERA Certificate)
	11.	Copy of MAHARERA Registration Certificate of Project No. P51800008982 issued by Maharashtra Real Estate Regulatory Authority date 18.01.2024. Last Modified date 01.01.2024
	12.	Copy of Commencement Certificate No. SRA / ENG / 3797 / MW/ STGL / AP date 30.11.2017 issued by Executive Engineer Slum Rehabilitation Authority

<p><u>SRA/ENG/3797/MW/STGL/AP</u>      05 JUN 2023</p> <p>This C.C. is further extended upto 11th(part) upper floor with Brick work and only R.C.C frame work from 11th part to 16th upper floor including O.H.W.T &amp; L.M.R for sale wing 'A' to 'D' of composite building as per approved plan dated 05/06/2023.</p> <p style="text-align: right;">   <b>Executive Engineer</b>  <b>Slum Rehabilitation Authority</b> </p>	
13. Amended Plan Approval Letter No. SRA / ENG / 3797 / MW / STGL / AP dated 05.06.2023 issued by Executive Engineer Slum Rehabilitation Authority	
14. Copy of Approved Plan No. SRA / ENG / 3797 / MW / STGL / AP dated 05.06.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Nineteen - Sheet No. 1/19 to 19/19)	
<b>Wing</b>	<b>Number of Floors</b>
<b>A to D</b>	<b>Basement + Ground + 1<sup>st</sup> Floor (Part Residential / Part Fitness Center / Swimming Pool) + 2<sup>nd</sup> to 16<sup>th</sup> Upper Floors.</b>
<b>E</b>	<b>Basement + Ground + 1<sup>st</sup> to 2<sup>nd</sup> Floors (Part Commercial / Part Car Parking) + 3<sup>rd</sup> to 16<sup>th</sup> Upper Floors.</b>
Project Name (with address & phone nos.)	: <b>"Premiere by Panache "</b> Proposed S. R. Scheme on Plot Bearing C.T.S. No. 61 C (Part), 61 C/122 to 125 of Village Chembur, Sai Baba Nagar, Service Road, Eastern Express Highway, Chembur, Mumbai - 400 071, 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)	: <b>M/s. Panache Developers Ltd.</b>  <b>Address:</b> Office at 106, "Oliva Apartment" CTS No. 325, Behind Lakme Compound, Station Road, Govandi, Mumbai – 400 088  <b>Contact Person:</b> Mrs. Aprana Pathare (Sales Person – Mobile No. 9323157552) Mrs. Raksha Waghela (Asstt. Manager - Mobile No. 9323157570) Mr. Bunty Pathak (Builder Person – Mobile No. 9323157570)
5. Brief description of the property (Including Leasehold / freehold etc.)	:
<b>TYPE OF THE BUILDING:</b>	
<b>Wing</b>	<b>Number of Floors</b>
<b>A to D</b>	<b>Proposed Basement + Ground + 1<sup>st</sup> Floor (Part Residential / Part Fitness Center / Swimming Pool)</b>

	<b>+ 2<sup>nd</sup> to 16<sup>th</sup> Upper Floors</b>	
<b>E</b>	<b>Proposed Basement + Ground + 1<sup>st</sup> to 2<sup>nd</sup> Floors (Part Commercial / Part Car Parking) + 3<sup>rd</sup> to 16<sup>th</sup> Upper Floors.</b>	
<b>LEVEL OF COMPLETION:</b>		
<b>Wing</b>	<b>Present stage of Construction</b>	<b>Percentage of work completion</b>
<b>A</b>	<b>RCC work upto 7<sup>th</sup> floor slab is completed.</b>	<b>26%</b>
<b>B</b>	<b>RCC work upto 6<sup>th</sup> floor slab is completed.</b>	<b>23%</b>
<b>C &amp; D</b>	<b>RCC work upto 5<sup>th</sup> floor slab is completed.</b>	<b>21%</b>
<b>E</b>	<b>Foundation work is completed.</b>	<b>0%</b>
<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>		
Expected completion date as informed by builder is <b>December - 2024 (As per MAHARERA Certificate)</b>		
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
<b>PROPOSED PROJECT AMENITIES:</b>		
➤ Vitrified 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		
➤ Jogging and Strolling Track		
➤ Cycling & Jogging Track		
➤ Power Back Up		
➤ Children's Play Area		
➤ Indoor Games Room		
➤ Gymnasium		
➤ Swimming Pool		
6.	Location of property	:
	a) Plot No. / Survey No.	:
	b) Door No.	:
	c) C. T.S. No. / Village	:
	d) Ward / Taluka	:
	e) Mandal / District	:
7.	Postal address of the property	:
8.	City / Town	:
	Residential area	:

	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	:	Executive Engineer Slum Rehabilitation Authority, Village Chembur
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	C.T.S. No. 1834	C.T.S. No. 1834
	South	Bordered by Service Road abutting Eastern Express	Bordered by Service Road abutting Eastern Express
	East	C.T.S. No. 61	C.T.S. No. 61
	West	C.T.S. No. 61 Part	C.T.S. No. 61 Part
			Under Construction SRA Building, Road & Slum Area
			Service Road & Eastern Express Highway
			Open Plot & Slum Area
			Slum Area
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°03'45.8"N 72°53'41.4"E
14.	Extent of the site	:	Plot area - 4430.20 Sq. M. (As per Approved Plan& as per RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area - 4430.20 Sq. M. (As per Approved Plan& as per RERA Certificate)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
<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 Cum commercial purpose									
8.	Any usage restriction	:	Residential									
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. SRA / ENG / 3797 / MW / STGL / AP dated 05.06.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Nineteen - Sheet No. 1/19 to 19/19) <b>Approved upto:</b>									
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10.	Corner plot or intermittent plot?	:	Intermittent									
11.	Road facilities	:	Yes									
12.	Type of road available at present	:	B. T. Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.20 M. wide D.P. 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 publics 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 - 4430.20 Sq. M. (As per Approved Plan & as per RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate ( Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,45,070.00 per Sq. M. for Residential ₹ 64,130.00 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 in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>4430.20</td> <td>64130</td> <td>28,41,08,726.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	4430.20	64130	28,41,08,726.00
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4430.20	64130	28,41,08,726.00										
<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	:							
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	e) Plinth area floor-wise	:	As per table attached to the report						
	f) Condition of the building	:							
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress						
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. SRA / ENG / 3797 / MW / STGL / AP dated 05.06.2023 issued by Executive Engineer Slum Rehabilitation Authority (Number of Copies – Nineteen - Sheet No. 1/19 to 19/19)						
	h) Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A to D</td> <td>Basement + Ground + 1<sup>st</sup> Floor (Part Residential / Part Fitness Center / Swimming Pool) + 2<sup>nd</sup> to 16<sup>th</sup> Upper Floors.</td> </tr> <tr> <td>E</td> <td>Basement + Ground + 1<sup>st</sup> to 2<sup>nd</sup> Floors (Part Commercial / Part Car Parking) + 3<sup>rd</sup> to 16<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A to D	Basement + Ground + 1 <sup>st</sup> Floor (Part Residential / Part Fitness Center / Swimming Pool) + 2 <sup>nd</sup> to 16 <sup>th</sup> Upper Floors.	E	Basement + Ground + 1 <sup>st</sup> to 2 <sup>nd</sup> Floors (Part Commercial / Part Car Parking) + 3 <sup>rd</sup> to 16 <sup>th</sup> Upper Floors.
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	No.						

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

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



9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
2.	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	<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	:	-
4.	<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) A to D - Wing:

Sr. No.	Wing	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	B	103	1	2 BHK	681	749	21500	1,46,41,500	1,53,73,575	32000	22,47,300
2	B	104	1	2 BHK	695	765	21500	1,49,42,500	1,56,89,625	32500	22,93,500
3	B	105	1	2 BHK	658	724	21500	1,41,47,000	1,48,54,350	31000	21,71,400
4	B	106	1	1 BHK	470	517	21500	1,01,05,000	1,06,10,250	22000	15,51,000
5	D	109	1	1 BHK	470	517	21500	1,01,05,000	1,06,10,250	22000	15,51,000
6	D	110	1	2 BHK	658	724	21500	1,41,47,000	1,48,54,350	31000	21,71,400
7	D	111	1	2 BHK	695	765	21500	1,49,42,500	1,56,89,625	32500	22,93,500
8	A	201	2	2 BHK	654	719	21500	1,40,61,000	1,47,64,050	31000	21,58,200
9	A	202	2	2 BHK	652	717	21500	1,40,18,000	1,47,18,900	30500	21,51,600
10	B	203	2	2 BHK	681	749	21500	1,46,41,500	1,53,73,575	32000	22,47,300
11	B	204	2	2 BHK	695	765	21500	1,49,42,500	1,56,89,625	32500	22,93,500
12	B	205	2	2 BHK	658	724	21500	1,41,47,000	1,48,54,350	31000	21,71,400
13	B	206	2	1 BHK	470	517	21500	1,01,05,000	1,06,10,250	22000	15,51,000
14	B	207	2	2 BHK	570	627	21500	1,22,55,000	1,28,67,750	27000	18,81,000
15	D	208	2	2 BHK	570	627	21500	1,22,55,000	1,28,67,750	27000	18,81,000
16	D	209	2	1 BHK	470	517	21500	1,01,05,000	1,06,10,250	22000	15,51,000

Sr. No.	Wing	Flat No.	Floor No.	Comp.	RERA Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
17	D	210	2	2 BHK	658	724	21500	1,41,47,000	1,48,54,350	31000	21,71,400
18	D	211	2	2 BHK	695	765	21500	1,49,42,500	1,56,89,625	32500	22,93,500
19	C	212	2	2 BHK	652	717	21500	1,40,18,000	1,47,18,900	30500	21,51,600
20	A	301	3	2 BHK	654	719	21590	1,41,19,860	1,48,25,853	31000	21,58,200
21	A	302	3	2 BHK	652	717	21590	1,40,76,680	1,47,80,514	31000	21,51,600
22	B	303	3	2 BHK	681	749	21590	1,47,02,790	1,54,37,930	32000	22,47,300
23	B	304	3	2 BHK	695	765	21590	1,50,05,050	1,57,55,303	33000	22,93,500
24	B	305	3	2 BHK	658	724	21590	1,42,06,220	1,49,16,531	31000	21,71,400
25	B	306	3	1 BHK	470	517	21590	1,01,47,300	1,06,54,665	22000	15,51,000
26	B	307	3	2 BHK	570	627	21590	1,23,06,300	1,29,21,615	27000	18,81,000
27	D	308	3	2 BHK	570	627	21590	1,23,06,300	1,29,21,615	27000	18,81,000
28	D	309	3	1 BHK	470	517	21590	1,01,47,300	1,06,54,665	22000	15,51,000
29	D	310	3	2 BHK	658	724	21590	1,42,06,220	1,49,16,531	31000	21,71,400
30	D	311	3	2 BHK	695	765	21590	1,50,05,050	1,57,55,303	33000	22,93,500
31	C	312	3	2 BHK	652	717	21590	1,40,76,680	1,47,80,514	31000	21,51,600
32	A	401	4	2 BHK	654	719	21680	1,41,78,720	1,48,87,656	31000	21,58,200
33	A	402	4	2 BHK	652	717	21680	1,41,35,360	1,48,42,128	31000	21,51,600
34	B	403	4	2 BHK	681	749	21680	1,47,64,080	1,55,02,284	32500	22,47,300
35	B	404	4	2 BHK	695	765	21680	1,50,67,600	1,58,20,980	33000	22,93,500
36	B	405	4	2 BHK	658	724	21680	1,42,65,440	1,49,78,712	31000	21,71,400
37	B	406	4	1 BHK	470	517	21680	1,01,89,600	1,06,99,080	22500	15,51,000
38	B	407	4	2 BHK	570	627	21680	1,23,57,600	1,29,75,480	27000	18,81,000
39	D	408	4	2 BHK	570	627	21680	1,23,57,600	1,29,75,480	27000	18,81,000
40	D	409	4	1 BHK	470	517	21680	1,01,89,600	1,06,99,080	22500	15,51,000
41	D	410	4	2 BHK	658	724	21680	1,42,65,440	1,49,78,712	31000	21,71,400
42	D	411	4	2 BHK	695	765	21680	1,50,67,600	1,58,20,980	33000	22,93,500
43	C	412	4	2 BHK	652	717	21680	1,41,35,360	1,48,42,128	31000	21,51,600
44	A	501	5	2 BHK	654	719	21770	1,42,37,580	1,49,49,459	31000	21,58,200
45	A	502	5	2 BHK	652	717	21770	1,41,94,040	1,49,03,742	31000	21,51,600
46	B	503	5	2 BHK	681	749	21770	1,48,25,370	1,55,66,639	32500	22,47,300
47	B	504	5	2 BHK	695	765	21770	1,51,30,150	1,58,86,658	33000	22,93,500
48	B	505	5	2 BHK	658	724	21770	1,43,24,660	1,50,40,893	31500	21,71,400
49	B	506	5	1 BHK	470	517	21770	1,02,31,900	1,07,43,495	22500	15,51,000
50	B	507	5	2 BHK	570	627	21770	1,24,08,900	1,30,29,345	27000	18,81,000
51	D	508	5	2 BHK	570	627	21770	1,24,08,900	1,30,29,345	27000	18,81,000

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52	D	509	5	1 BHK	470	517	21770	1,02,31,900	1,07,43,495	22500	15,51,000
53	D	510	5	2 BHK	658	724	21770	1,43,24,660	1,50,40,893	31500	21,71,400
54	D	511	5	2 BHK	695	765	21770	1,51,30,150	1,58,86,658	33000	22,93,500
55	C	512	5	2 BHK	652	717	21770	1,41,94,040	1,49,03,742	31000	21,51,600
56	A	601	6	2 BHK	654	719	21860	1,42,96,440	1,50,11,262	31500	21,58,200
57	A	602	6	2 BHK	652	717	21860	1,42,52,720	1,49,65,356	31000	21,51,600
58	B	603	6	2 BHK	681	749	21860	1,48,86,660	1,56,30,993	32500	22,47,300
59	B	604	6	2 BHK	695	765	21860	1,51,92,700	1,59,52,335	33000	22,93,500
60	B	605	6	2 BHK	658	724	21860	1,43,83,880	1,51,03,074	31500	21,71,400
61	B	606	6	1 BHK	470	517	21860	1,02,74,200	1,07,87,910	22500	15,51,000
62	B	607	6	2 BHK	570	627	21860	1,24,60,200	1,30,83,210	27500	18,81,000
63	D	608	6	2 BHK	570	627	21860	1,24,60,200	1,30,83,210	27500	18,81,000
64	D	609	6	1 BHK	470	517	21860	1,02,74,200	1,07,87,910	22500	15,51,000
65	D	610	6	2 BHK	658	724	21860	1,43,83,880	1,51,03,074	31500	21,71,400
66	D	611	6	2 BHK	695	765	21860	1,51,92,700	1,59,52,335	33000	22,93,500
67	C	612	6	2 BHK	652	717	21860	1,42,52,720	1,49,65,356	31000	21,51,600
68	A	701	7	2 BHK	654	719	21950	1,43,55,300	1,50,73,065	31500	21,58,200
69	A	702	7	2 BHK	652	717	21950	1,43,11,400	1,50,26,970	31500	21,51,600
70	B	703	7	2 BHK	681	749	21950	1,49,47,950	1,56,95,348	32500	22,47,300
71	B	704	7	2 BHK	695	765	21950	1,52,55,250	1,60,18,013	33500	22,93,500
72	B	705	7	2 BHK	658	724	21950	1,44,43,100	1,51,65,255	31500	21,71,400
73	B	706	7	1 BHK	470	517	21950	1,03,16,500	1,08,32,325	22500	15,51,000
74	B	707	7	2 BHK	570	627	21950	1,25,11,500	1,31,37,075	27500	18,81,000
75	D	708	7	2 BHK	570	627	21950	1,25,11,500	1,31,37,075	27500	18,81,000
76	D	709	7	1 BHK	470	517	21950	1,03,16,500	1,08,32,325	22500	15,51,000
77	D	710	7	2 BHK	658	724	21950	1,44,43,100	1,51,65,255	31500	21,71,400
78	D	711	7	2 BHK	695	765	21950	1,52,55,250	1,60,18,013	33500	22,93,500
79	C	712	7	2 BHK	652	717	21950	1,43,11,400	1,50,26,970	31500	21,51,600
80	A	801	8	2 BHK	654	719	22040	1,44,14,160	1,51,34,868	31500	21,58,200
81	B	803	8	2 BHK	681	749	22040	1,50,09,240	1,57,59,702	33000	22,47,300
82	B	804	8	2 BHK	695	765	22040	1,53,17,800	1,60,83,690	33500	22,93,500
83	B	805	8	2 BHK	658	724	22040	1,45,02,320	1,52,27,436	31500	21,71,400
84	B	807	8	2 BHK	570	627	22040	1,25,62,800	1,31,90,940	27500	18,81,000
85	D	808	8	2 BHK	570	627	22040	1,25,62,800	1,31,90,940	27500	18,81,000
86	D	809	8	1 BHK	470	517	22040	1,03,58,800	1,08,76,740	22500	15,51,000

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87	D	810	8	2 BHK	658	724	22040	1,45,02,320	1,52,27,436	31500	21,71,400
88	D	811	8	3 BHK	913	1004	22040	2,01,22,520	2,11,28,646	44000	30,12,900
89	C	812	8	2 BHK	652	717	22040	1,43,70,080	1,50,88,584	31500	21,51,600
90	A	901	9	2 BHK	654	719	22130	1,44,73,020	1,51,96,671	31500	21,58,200
91	A	902	9	2 BHK	652	717	22130	1,44,28,760	1,51,50,198	31500	21,51,600
92	B	903	9	2 BHK	681	749	22130	1,50,70,530	1,58,24,057	33000	22,47,300
93	B	904	9	2 BHK	724	796	22130	1,60,22,120	1,68,23,226	35000	23,89,200
94	B	905	9	2 BHK	694	763	22130	1,53,58,220	1,61,26,131	33500	22,90,200
95	B	906	9	1 BHK	502	552	22130	1,11,09,260	1,16,64,723	24500	16,56,600
96	B	907	9	2 BHK	570	627	22130	1,26,14,100	1,32,44,805	27500	18,81,000
97	D	908	9	2 BHK	570	627	22130	1,26,14,100	1,32,44,805	27500	18,81,000
98	D	909	9	1 BHK	502	552	22130	1,11,09,260	1,16,64,723	24500	16,56,600
99	D	910	9	2 BHK	694	763	22130	1,53,58,220	1,61,26,131	33500	22,90,200
100	D	911	9	2 BHK	724	796	22130	1,60,22,120	1,68,23,226	35000	23,89,200
101	C	912	9	2 BHK	652	717	22130	1,44,28,760	1,51,50,198	31500	21,51,600
102	A	1001	10	2 BHK	654	719	22220	1,45,31,880	1,52,58,474	32000	21,58,200
103	A	1002	10	2 BHK	652	717	22220	1,44,87,440	1,52,11,812	31500	21,51,600
104	B	1003	10	2 BHK	681	749	22220	1,51,31,820	1,58,88,411	33000	22,47,300
105	B	1004	10	2 BHK	724	796	22220	1,60,87,280	1,68,91,644	35000	23,89,200
106	B	1005	10	2 BHK	694	763	22220	1,54,20,680	1,61,91,714	33500	22,90,200
107	B	1006	10	1 BHK	502	552	22220	1,11,54,440	1,17,12,162	24500	16,56,600
108	B	1007	10	2 BHK	570	627	22220	1,26,65,400	1,32,98,670	27500	18,81,000
109	D	1008	10	2 BHK	570	627	22220	1,26,65,400	1,32,98,670	27500	18,81,000
110	D	1009	10	1 BHK	502	552	22220	1,11,54,440	1,17,12,162	24500	16,56,600
111	D	1010	10	2 BHK	694	763	22220	1,54,20,680	1,61,91,714	33500	22,90,200
112	D	1011	10	2 BHK	724	796	22220	1,60,87,280	1,68,91,644	35000	23,89,200
113	C	1012	10	2 BHK	652	717	22220	1,44,87,440	1,52,11,812	31500	21,51,600
114	A	1101	11	2 BHK	654	719	22310	1,45,90,740	1,53,20,277	32000	21,58,200
115	A	1102	11	2 BHK	652	717	22310	1,45,46,120	1,52,73,426	32000	21,51,600
116	B	1103	11	2 BHK	681	749	22310	1,51,93,110	1,59,52,766	33000	22,47,300
117	B	1104	11	2 BHK	724	796	22310	1,61,52,440	1,69,60,062	35500	23,89,200
118	B	1105	11	2 BHK	694	763	22310	1,54,83,140	1,62,57,297	34000	22,90,200
119	B	1106	11	1 BHK	502	552	22310	1,11,99,620	1,17,59,601	24500	16,56,600
120	B	1107	11	2 BHK	570	627	22310	1,27,16,700	1,33,52,535	28000	18,81,000
121	D	1108	11	2 BHK	570	627	22310	1,27,16,700	1,33,52,535	28000	18,81,000

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122	D	1109	11	1 BHK	502	552	22310	1,11,99,620	1,17,59,601	24500	16,56,600
123	D	1110	11	2 BHK	694	763	22310	1,54,83,140	1,62,57,297	34000	22,90,200
124	D	1111	11	2 BHK	724	796	22310	1,61,52,440	1,69,60,062	35500	23,89,200
125	C	1112	11	2 BHK	652	717	22310	1,45,46,120	1,52,73,426	32000	21,51,600
126	A	1201	12	2 BHK	654	719	22400	1,46,49,600	1,53,82,080	32000	21,58,200
127	A	1202	12	2 BHK	652	717	22400	1,46,04,800	1,53,35,040	32000	21,51,600
128	B	1203	12	2 BHK	681	749	22400	1,52,54,400	1,60,17,120	33500	22,47,300
129	B	1204	12	2 BHK	724	796	22400	1,62,17,600	1,70,28,480	35500	23,89,200
130	B	1205	12	2 BHK	694	763	22400	1,55,45,600	1,63,22,880	34000	22,90,200
131	B	1206	12	1 BHK	502	552	22400	1,12,44,800	1,18,07,040	24500	16,56,600
132	B	1207	12	2 BHK	570	627	22400	1,27,68,000	1,34,06,400	28000	18,81,000
133	D	1208	12	2 BHK	570	627	22400	1,27,68,000	1,34,06,400	28000	18,81,000
134	D	1209	12	1 BHK	502	552	22400	1,12,44,800	1,18,07,040	24500	16,56,600
135	D	1210	12	2 BHK	694	763	22400	1,55,45,600	1,63,22,880	34000	22,90,200
136	D	1211	12	2 BHK	724	796	22400	1,62,17,600	1,70,28,480	35500	23,89,200
137	C	1212	12	2 BHK	652	717	22400	1,46,04,800	1,53,35,040	32000	21,51,600
138	A	1301	13	2 BHK	654	719	22490	1,47,08,460	1,54,43,883	32000	21,58,200
139	A	1302	13	2 BHK	652	717	22490	1,46,63,480	1,53,96,654	32000	21,51,600
140	B	1303	13	2 BHK	681	749	22490	1,53,15,690	1,60,81,475	33500	22,47,300
141	B	1304	13	2 BHK	724	796	22490	1,62,82,760	1,70,96,898	35500	23,89,200
142	B	1305	13	2 BHK	694	763	22490	1,56,08,060	1,63,88,463	34000	22,90,200
143	B	1306	13	1 BHK	502	552	22490	1,12,89,980	1,18,54,479	24500	16,56,600
144	B	1307	13	2 BHK	570	627	22490	1,28,19,300	1,34,60,265	28000	18,81,000
145	D	1308	13	2 BHK	570	627	22490	1,28,19,300	1,34,60,265	28000	18,81,000
146	D	1309	13	1 BHK	502	552	22490	1,12,89,980	1,18,54,479	24500	16,56,600
147	D	1310	13	2 BHK	694	763	22490	1,56,08,060	1,63,88,463	34000	22,90,200
148	D	1311	13	2 BHK	724	796	22490	1,62,82,760	1,70,96,898	35500	23,89,200
149	C	1312	13	2 BHK	652	717	22490	1,46,63,480	1,53,96,654	32000	21,51,600
150	A	1401	14	2 BHK	654	719	22580	1,47,67,320	1,55,05,686	32500	21,58,200
151	A	1402	14	2 BHK	652	717	22580	1,47,22,160	1,54,58,268	32000	21,51,600
152	B	1403	14	2 BHK	681	749	22580	1,53,76,980	1,61,45,829	33500	22,47,300
153	B	1404	14	2 BHK	724	796	22580	1,63,47,920	1,71,65,316	36000	23,89,200
154	B	1405	14	2 BHK	694	763	22580	1,56,70,520	1,64,54,046	34500	22,90,200
155	B	1406	14	1 BHK	502	552	22580	1,13,35,160	1,19,01,918	25000	16,56,600
156	B	1407	14	2 BHK	570	627	22580	1,28,70,600	1,35,14,130	28000	18,81,000

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157	D	1408	14	2 BHK	570	627	22580	1,28,70,600	1,35,14,130	28000	18,81,000
158	D	1409	14	1 BHK	502	552	22580	1,13,35,160	1,19,01,918	25000	16,56,600
159	D	1410	14	2 BHK	694	763	22580	1,56,70,520	1,64,54,046	34500	22,90,200
160	D	1411	14	2 BHK	724	796	22580	1,63,47,920	1,71,65,316	36000	23,89,200
161	C	1412	14	2 BHK	652	717	22580	1,47,22,160	1,54,58,268	32000	21,51,600
162	A	1501	15	2 BHK	654	719	22670	1,48,26,180	1,55,67,489	32500	21,58,200
163	A	1502	15	2 BHK	652	717	22670	1,47,80,840	1,55,19,882	32500	21,51,600
164	B	1503	15	2 BHK	681	749	22670	1,54,38,270	1,62,10,184	34000	22,47,300
165	B	1504	15	2 BHK	724	796	22670	1,64,13,080	1,72,33,734	36000	23,89,200
166	B	1505	15	3 BHK	852	937	22670	1,93,14,840	2,02,80,582	42500	28,11,600
167	B	1507	15	2 BHK	570	627	22670	1,29,21,900	1,35,67,995	28500	18,81,000
168	D	1508	15	2 BHK	570	627	22670	1,29,21,900	1,35,67,995	28500	18,81,000
169	D	1510	15	3 BHK	852	937	22670	1,93,14,840	2,02,80,582	42500	28,11,600
170	D	1511	15	2 BHK	724	796	22670	1,64,13,080	1,72,33,734	36000	23,89,200
171	C	1512	15	2 BHK	652	717	22670	1,47,80,840	1,55,19,882	32500	21,51,600
172	A	1601	16	2 BHK	654	719	22760	1,48,85,040	1,56,29,292	32500	21,58,200
173	A	1602	16	2 BHK	652	717	22760	1,48,39,520	1,55,81,496	32500	21,51,600
174	B	1603	16	2 BHK	681	749	22760	1,54,99,560	1,62,74,538	34000	22,47,300
175	B	1604	16	2 BHK	724	796	22760	1,64,78,240	1,73,02,152	36000	23,89,200
176	B	1605	16	2 BHK	694	763	22760	1,57,95,440	1,65,85,212	34500	22,90,200
177	B	1606	16	1 BHK	502	552	22760	1,14,25,520	1,19,96,796	25000	16,56,600
178	B	1607	16	2 BHK	570	627	22760	1,29,73,200	1,36,21,860	28500	18,81,000
179	D	1608	16	2 BHK	570	627	22760	1,29,73,200	1,36,21,860	28500	18,81,000
180	D	1609	16	1 BHK	502	552	22760	1,14,25,520	1,19,96,796	25000	16,56,600
181	D	1610	16	2 BHK	694	763	22760	1,57,95,440	1,65,85,212	34500	22,90,200
182	D	1611	16	2 BHK	724	796	22760	1,64,78,240	1,73,02,152	36000	23,89,200
183	C	1612	16	2 BHK	652	717	22760	1,48,39,520	1,55,81,496	32500	21,51,600
<b>Total</b>					<b>115662</b>	<b>127228</b>		<b>2,55,70,72,770</b>	<b>2,68,49,26,409</b>		<b>38,16,84,600</b>

**2) E - Wing:**

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / Rera Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	201	2	1 BHK	320	352					10,56,000
2	202	2	1 BHK	320	352					10,56,000
3	203	2	1 BHK	320	352					10,56,000
4	204	2	1 BHK	320	352					10,56,000
5	205	2	1 BHK	320	352					10,56,000
6	206	2	1 BHK	320	352					10,56,000
7	301	3	1 BHK	320	352					10,56,000
8	302	3	1 BHK	320	352					10,56,000
9	303	3	1 BHK	320	352					10,56,000
10	304	3	1 BHK	320	352					10,56,000
11	305	3	1 BHK	320	352					10,56,000
12	306	3	1 BHK	320	352					10,56,000
13	401	4	1 BHK	320	352					10,56,000
14	402	4	1 BHK	320	352					10,56,000
15	403	4	1 BHK	320	352					10,56,000
16	404	4	1 BHK	320	352					10,56,000
17	405	4	1 BHK	320	352					10,56,000
18	406	4	1 BHK	320	352					10,56,000
19	501	5	1 BHK	320	352					10,56,000
20	502	5	1 BHK	320	352					10,56,000
21	503	5	1 BHK	320	352					10,56,000
22	504	5	1 BHK	320	352					10,56,000
23	505	5	1 BHK	320	352					10,56,000
24	506	5	1 BHK	320	352					10,56,000
25	601	6	1 BHK	320	352					10,56,000
26	602	6	1 BHK	320	352					10,56,000
27	603	6	1 BHK	320	352					10,56,000
28	604	6	1 BHK	320	352					10,56,000
29	605	6	1 BHK	320	352					10,56,000
30	606	6	1 BHK	320	352					10,56,000
31	701	7	1 BHK	320	352					10,56,000
32	702	7	1 BHK	320	352					10,56,000
33	703	7	1 BHK	320	352					10,56,000
34	704	7	1 BHK	320	352					10,56,000
35	705	7	1 BHK	320	352					10,56,000
36	706	7	1 BHK	320	352					10,56,000
37	801	8	1 BHK	320	352					10,56,000

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / Rera Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
38	802	8	1 BHK	320	352					10,56,000
39	803	8	1 BHK	320	352					10,56,000
40	806	8	1 BHK	320	352					10,56,000
41	901	9	1 BHK	320	352					10,56,000
42	902	9	1 BHK	320	352					10,56,000
43	903	9	1 BHK	320	352					10,56,000
44	904	9	1 BHK	320	352					10,56,000
45	905	9	1 BHK	320	352					10,56,000
46	906	9	1 BHK	320	352					10,56,000
47	1001	10	1 BHK	320	352					10,56,000
48	1002	10	1 BHK	320	352					10,56,000
49	1003	10	1 BHK	320	352					10,56,000
50	1004	10	1 BHK	320	352					10,56,000
51	1005	10	1 BHK	320	352					10,56,000
52	1006	10	1 BHK	320	352					10,56,000
53	1101	11	1 BHK	320	352					10,56,000
54	1102	11	1 BHK	320	352					10,56,000
55	1103	11	1 BHK	320	352					10,56,000
56	1104	11	1 BHK	320	352					10,56,000
57	1105	11	1 BHK	320	352					10,56,000
58	1106	11	1 BHK	320	352					10,56,000
59	1201	12	1 BHK	320	352					10,56,000
60	1202	12	1 BHK	320	352					10,56,000
61	1203	12	1 BHK	320	352					10,56,000
62	1204	12	1 BHK	320	352					10,56,000
63	1205	12	1 BHK	320	352					10,56,000
64	1206	12	1 BHK	320	352					10,56,000
65	1301	13	1 BHK	320	352	22490	71,96,800	75,56,640	15500	10,56,000
66	1302	13	1 BHK	320	352	22490	71,96,800	75,56,640	15500	10,56,000
67	1303	13	1 BHK	320	352	PAP Flats				10,56,000
68	1304	13	1 BHK	320	352	22490	71,96,800	75,56,640	15500	10,56,000
69	1305	13	1 BHK	320	352	22490	71,96,800	75,56,640	15500	10,56,000
70	1306	13	1 BHK	320	352	22490	71,96,800	75,56,640	15500	10,56,000
71	1401	14	1 BHK	320	352	22580	72,25,600	75,86,880	16000	10,56,000
72	1402	14	1 BHK	320	352	22580	72,25,600	75,86,880	16000	10,56,000
73	1403	14	1 BHK	320	352	22580	72,25,600	75,86,880	16000	10,56,000
74	1404	14	1 BHK	320	352	22580	72,25,600	75,86,880	16000	10,56,000
75	1405	14	1 BHK	320	352	22580	72,25,600	75,86,880	16000	10,56,000



Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan / Rera Carpet Area in Sq. ft.	Built up Area in Sq. ft.	Rate per Sq. ft. on Carpet area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
76	1406	14	1 BHK	320	352	22580	72,25,600	75,86,880	16000	10,56,000
77	1501	15	1 BHK	320	352	22670	72,54,400	76,17,120	16000	10,56,000
78	1502	15	1 BHK	320	352	22670	72,54,400	76,17,120	16000	10,56,000
79	1503	15	1 BHK	320	352	22670	72,54,400	76,17,120	16000	10,56,000
80	1504	15	1 BHK	320	352	22670	72,54,400	76,17,120	16000	10,56,000
81	1506	15	1 BHK	320	352	22670	72,54,400	76,17,120	16000	10,56,000
82	1601	16	1 BHK	320	352	22760	72,83,200	76,47,360	16000	10,56,000
83	1602	16	1 BHK	320	352	22760	72,83,200	76,47,360	16000	10,56,000
84	1603	16	1 BHK	320	352	22760	72,83,200	76,47,360	16000	10,56,000
85	1604	16	1 BHK	320	352	22760	72,83,200	76,47,360	16000	10,56,000
86	1605	16	1 BHK	320	352	22760	72,83,200	76,47,360	16000	10,56,000
87	1606	16	1 BHK	320	352	22760	72,83,200	76,47,360	16000	10,56,000
<b>Total</b>				<b>27840</b>	<b>30624</b>		<b>15,93,08,800</b>	<b>16,72,74,240</b>		<b>9,18,72,000</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 ₹
A to D	1 BHK - 29 2 BHK - 151 3 BHK - 03	183	115662	127228	2,55,70,72,770.00	2,68,49,26,409.00
E – Sale Flat	1 BHK - 22	22	7040	7744	15,93,08,800.00	16,72,74,240.00
E - Land Owner's Share	1 BHK - 06	06	1920	2112	-	-
E – PAP Flats	1 BHK - 59	59	18880	20768	-	-
<b>Total</b>		<b>270</b>	<b>143502</b>	<b>157852</b>	<b>2,71,63,81,570.00</b>	<b>2,85,22,00,649.00</b>
<b>Typical Refuge Floor – 8<sup>th</sup> Floor – Flat No. 2 and Flat No. 9 &amp; 10 (Wing -A &amp; D)</b>						
<b>Refuge Floor – 15<sup>th</sup> Floor - Flat No. 6 and Flat No. 9 (Wing – B &amp; D)</b>						
<b>Typical Refuge Floor – 8<sup>th</sup> Floors – Flat No. 4 &amp; 5 and 15<sup>th</sup> Floor – Flat No. 5 (Wing -E)</b>						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	2,71,63,81,570.00
Final Realizable Value After Completion in ₹	2,85,22,00,649.00
Cost of Construction (Total Built up area x Rate) 157852 Sq. Ft. x ₹ 3000.00	47,35,56,000.00

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

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

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

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

### Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		<b>₹ 2,71,63,81,570.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 2,85,22,00,649.00</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 ₹ 21,000.00 to ₹ 23,000.00 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 ₹ 21,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

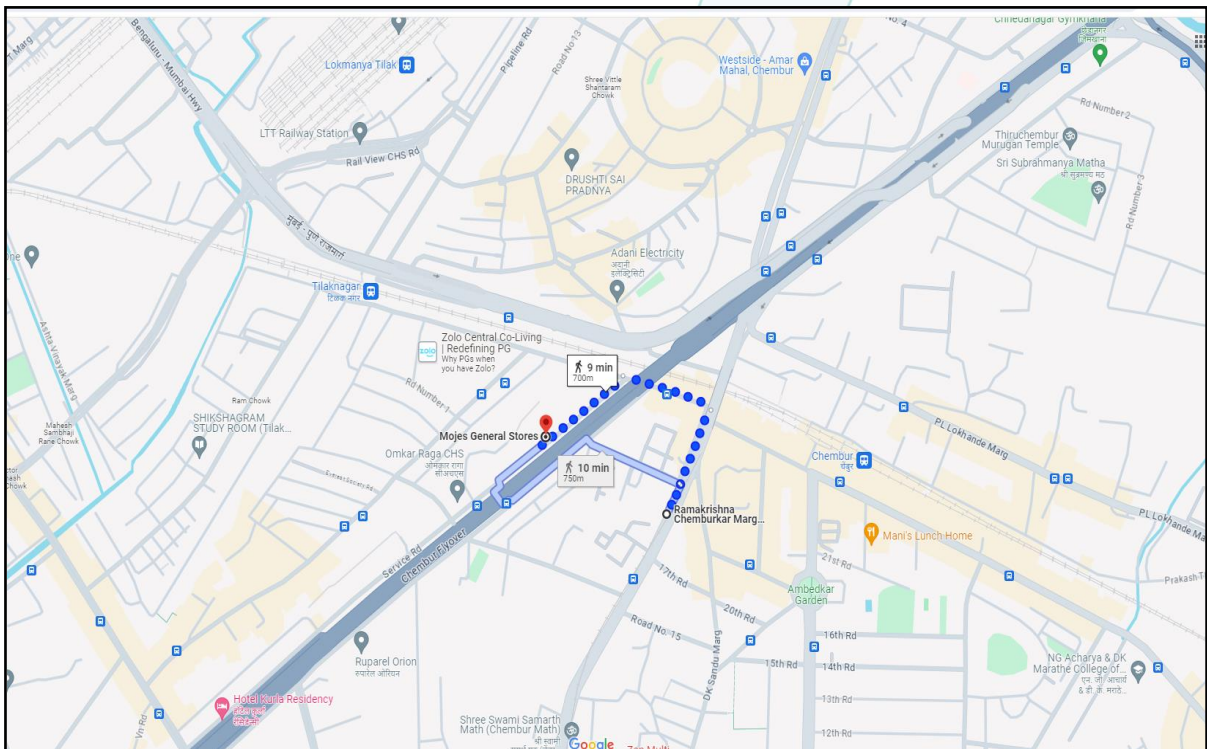
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## Actual Site Photographs



# Route Map of the property

Site w/r



**Latitude Longitude: 19°03'45.8"N 72°53'41.4"E**


**Note:** The Blue line shows the route to site from nearest Railway Station (Chembur – 700 Mtr.)




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**नोंदणी व मुद्रांक विभाग**  
**महाराष्ट्र शासन**



**नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन**  
**बाजारमूल्य दर पत्रक**

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**Year**  
 2023/2024

**Annual Statement of Rates**

**Language**  
 English

**Selected District** मुंबई(उपनगर)

**Select Village** चेंबूर - कुर्ली

**Search By**  Survey No  Location

**Enter Survey No** 61

उपविभाग	खुली जमीन	निवासी सदनिका	बॉफ्रीस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
98/440 -सुभाग:बॉर्डे हद्द, हुतगती मार्ग व महात्मा गांधी मार्ग व पाईप लाईन यांनी वेढलेला भाग.	64130	145070	166830	181330	145070	चौरस मीटर	सि.टी.एस. नंबर

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**Sales Instance**

गावाचे नाव : चेंबूर	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	13081977
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	10262977.15
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं 405,बी विंग, माळा नं: 4 था मजला, इमारतीचे नाव: प्रीमियर बाय पनाचे, ब्लॉक नं: चेंबूर मुंबई -400071, रोड : तालूका कुर्ला,ईस्टर्न एक्सप्रेस हायवे, इतर माहिती: बेसमेंट पार्किंग नं एस36( ( C.T.S. Number : 61/C(PART),61C/122 TO 125 ; ) )
(5) क्षेत्रफळ	658 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:-पनाचे डेव्हलपर्स प्रायव्हेट लिमिटेड चे भागीदार सुनील टी कुकरेजा यांच्या तर्फे राजू शिंदे वय:-54 पत्ता:-प्लॉट नं: 106, माळा नं: सीटीएस नं 325/326 , इमारतीचे नाव: ऑलिव्ह अपार्टमेंट, ब्लॉक नं: गोवंडी मुंबई, रोड नं: ., महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-AAFCP3050M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-स्वामीनाथन मुरुगन वय:-30; पत्ता:-प्लॉट नं: खोली क्रमांक २५, माळा नं: 2 रा मजला, इमारतीचे नाव: कलावती सदन, ब्लॉक नं: वागले इस्टेट, रोड नं: शांती नगर, रस्ता क्रमांक २७, शिवसेना शाखा, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-CPMPM0928L 2): नाव:-इंदिरा कोणार वय:-24; पत्ता:-प्लॉट नं: खोली क्रमांक २५, माळा नं: 2 रा मजला, इमारतीचे नाव: कलावती सदन, ब्लॉक नं: वागले इस्टेट, रोड नं: शांती नगर, रस्ता क्रमांक २७, शिवसेना शाखा, महाराष्ट्र, THANE. पिन कोड:-400604 पॅन नं:-GVVVK6204C
(9) दस्तऐवज करून दिल्याचा दिनांक	29/02/2024
(10)दस्त नोंदणी केल्याचा दिनांक	29/02/2024
(11)अनुक्रमांक,खंड व पृष्ठ	5341/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	785000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

## Sales Instance

5241520 02-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 5241/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : चेंबूर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	10937964	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9381488.43	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: प्लॉट नं 708,डी विंग, माळा नं: 7 वा मजला, इमारतीचे नाव: प्रीमियर बाय पनाचे, ब्लॉक नं: चेंबूर मुंबई -400071, रोड : तालूका कुर्ला,ईस्टर्न एक्सप्रेस हायवे, इतर माहिती: बेसमेंट पार्किंग नं एस 24( ( C.T.S. Number : 61/C(PART),61C/122 TO 125 ; )	
(5) क्षेत्रफळ	570 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पनाचे डेव्हलपर्स प्रायव्हेट लिमिटेड चे भागीदार युवराज एस कुकरेजा यांच्या तर्फे राजू शिंदे वय:-54 पत्ता:-प्लॉट नं: 106, माळा नं: सीटीएस नं 325/326 , इमारतीचे नाव: ऑलिव्ह अपार्टमेंट, ब्लॉक नं: गोवंडी मुंबई, रोड नं: ., महाराष्ट्र, मुंबई. पिन कोड:-400088 पॅन नं:-AAFCP3050M	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मिनाक्षी विनीत गावडे वय:-35; पत्ता:-प्लॉट नं: रूम नं 549, माळा नं: बिल्डिंग नं 16, इमारतीचे नाव: चेंबूर कॅम्प, ब्लॉक नं: चेंबूर मुंबई, रोड नं: ., महाराष्ट्र, MUMBAI. पिन कोड:-400074 पॅन नं:-DJGPS8923G 2): नाव:-विनीत शंकर गावडे वय:-35; पत्ता:-प्लॉट नं: रूम नं 549, माळा नं: बिल्डिंग नं 16, इमारतीचे नाव: चेंबूर कॅम्प, ब्लॉक नं: चेंबूर मुंबई, रोड नं: ., महाराष्ट्र, मुंबई. पिन कोड:-400074 पॅन नं:-BFGPG4151N 3): नाव:-शंकर शिवराम गावडे वय:-66; पत्ता:-प्लॉट नं: रूम नं 549, माळा नं: बिल्डिंग नं 16, इमारतीचे नाव: चेंबूर कॅम्प, ब्लॉक नं: चेंबूर मुंबई, रोड नं: ., महाराष्ट्र, मुंबई. पिन कोड:-400074 पॅन नं:-ADZPG9687P	
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	28/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5241/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	656500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)धोरा		



**Sales Instance**

3/2/24, 11:53 AM		freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
4273520	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.कुर्ला 5	
02-03-2024		दस्त क्रमांक : 4273/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m	
<b>गावाचे नाव : चेंबूर</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	10411447		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8693464.82		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: प्लॉट नं 1106,बी विंग, माळा नं: 11 वा मजला, इमारतीचे नाव: प्रीमियर बाय पनाचे, ब्लॉक नं: चेंबूर मुंबई -400071, रोड : तालूका कुर्ला,ईस्टर्न एक्सप्रेस हायवे, इतर माहिती: बेसमेंट पार्किंग नं एस3( ( C.T.S. Number : 61/C(PART),61C/122 TO 125 ; ) )		
(5) क्षेत्रफळ	502 चौ.फूट		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-पनाचे डेव्हलपर्स प्रायव्हेट लिमिटेड चे भागीदार सुनील टी कुकरेजा यांच्या तर्फे राजू शिंदे वय:-54 पत्ता:-प्लॉट नं: 106, माळा नं: सीटीएस नं 325/326 , इमारतीचे नाव: ऑलिव्ह अपार्टमेंट, ब्लॉक नं: गोवडी मुंबई, रोड नं: ., महाराष्ट्र, मुम्बई. पिन कोड:-400088 पॅन नं:-AAFCP3050M		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-राजपूत पिन्टू सिंह वय:-30; पत्ता:-प्लॉट नं: 294, माळा नं: ., इमारतीचे नाव: विवेकानंद नगर हाऊसिंग, ब्लॉक नं: पाली राजस्थान, रोड नं: सुमेरपूर, राजस्थान, PALI. पिन कोड:-306902 पॅन नं:-DQXPS9260L		
(9) दस्तऐवज करुन दिल्याचा दिनांक	20/02/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	20/02/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	4273/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	624700		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

## Sales Instance

गावाचे नाव : चेंबूर	
27710520 02-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b> दुय्यम निबंधक : सह दु.नि.कुर्ला 5 दस्त क्रमांक : 27710/2023 नोंदणी : Regn:63m
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	10129000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8695060.59
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: फ्लॉट नं 1406,बी विंग, माळा नं: 14 वा मजला, इमारतीचे नाव: प्रीमियर बाय पनाश, ब्लॉक नं: चेंबूर मुंबई -400071, रोड : तालूका कुर्ला,ईस्टर्न एक्सप्रेस हायवे, इतर माहिती: बेसमेंट कार पार्किंग नं 22( ( C.T.S. Number : 61/C(PART),61C/122 TO 125 ; ) )
(5) क्षेत्रफळ	502 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:-पनाश डेव्हलपर्स प्रायव्हेट लिमिटेड चे भागीदार सुनील टी कुकरेजा यांच्या तर्फे राजू शिंदे वय:-54 पत्ता:-फ्लॉट नं: बी.१८, माळा नं: , इमारतीचे नाव: वडाळा उद्योग भवन, ब्लॉक नं: वडाळा मुंबई, रोड नं: 8 नायगॅम क्रॉस रोड , महाराष्ट्र, MUMBAI. पिन कोड:-400031 पॅन नं:-AAFCP3050M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-लक्ष्मीनारायण सी आडेपू वय:-37; पत्ता:-फ्लॉट नं: खोली नं १८७, माळा नं: , इमारतीचे नाव: , ब्लॉक नं: सायन चुनाभट्टी, मुंबई, रोड नं: राहुल नगर नं 2, प्रियदर्शिनी जवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-AJCPA5301R 2): नाव:-विजया ल आडेपू वय:-32; पत्ता:-फ्लॉट नं: खोली नं १८७, माळा नं: , इमारतीचे नाव: , ब्लॉक नं: सायन चुनाभट्टी, मुंबई, रोड नं: राहुल नगर नं 2, प्रियदर्शिनी जवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400022 पॅन नं:-BEAPA1362J
(9) दस्तऐवज करून दिल्याचा दिनांक	27/12/2023
(10)दस्त नोंदणी केल्याचा दिनांक	27/12/2023
(11)अनुक्रमांक,खंड व पृष्ठ	27710/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	607800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला	

## Price Indicators

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

---

Home > Property in Mumbai > Flats in Mumbai > Flats in Chembur > Flats in Chembur East > 2 BHK Flats in Chembur East
Posted on Jan 07, 2024 | Under Construction

₹1.27 Cr

@ 22,280 per sq.ft.  
Estimated EMI ₹1,01,435


2BHK 2Baths

Flat/Apartment for Sale  
in Panache Premiere, Chembur East, Central Mumbai, Mumbai

RERA STATUS REGISTERED | Registration No: P51800008982 | Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Society Reviews
Recommendatic >

Property (2)    Society (10)



Area

Super Built up area 680 sq.ft. (63.17 sq.m.)

Built Up area: 630 sq.ft. (58.53 sq.m.)

Carpet area: 570 sq.ft. (52.95 sq.m.)

Configuration

2 Bedrooms , 2 Bathrooms, No Balcony

Price

₹1.27 Crore+ Govt Charges & Tax @ 22,280 per sq.ft. [View Price Details](#)

Address

Panache Premiere  
Chembur East, Central Mumbai

Floor Number

4<sup>th</sup> of 16 Floors

Facing

East

Overlooking

Main Road

Possession in

Dec 2024

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

---

Home > Property in Mumbai > Flats in Mumbai > Flats in Chembur > Flats in Chembur East > 1 BHK Flats in Chembur East
Posted on Jan 07, 2024 | Under Construction

₹1.03 Cr

@ 17,166 per sq.ft.  
Estimated EMI ₹82,267


1BHK 2Baths

Flat/Apartment for Sale  
in Panache Premiere, Chembur East, Central Mumbai, Mumbai

RERA STATUS REGISTERED | Registration No: P51800008982 | Website: <https://maharera.mahaonline.gov.in/>

Overview
Society
Dealer Details
Price Trends
Society Reviews
Recommendatic >

Property (1)    Society (10)



Area

Super Built up area 600 sq.ft. (55.74 sq.m.)

Built Up area: 550 sq.ft. (51.1 sq.m.)

Carpet area: 470 sq.ft. (43.66 sq.m.)

Configuration

1 Bedroom , 2 Bathrooms, No Balcony

Price

₹1.03 Crore+ Govt Charges & Tax @ 17,166 per sq.ft. [View Price Details](#)

Address

Panache Premiere  
Chembur East, Central Mumbai

Floor Number

4<sup>th</sup> of 16 Floors

Facing


East

Overlooking

Main Road

Possession in


Dec 2024



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107, 120, MH2010 PTC/19/189


## Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Mumbai > Chembur > Apartment in Chembur > 1 BHK > 470 Sq-ft

**₹1.03 Cr** EMI - ₹ 46k | [Can I afford it?](#)

1 BHK 470 Sq-ft Flat For Sale [Chembur, Mumbai](#)



1 Photos

1 Bed
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 470 sqft ~ ₹ 21,915/sqft	Developer <b>Panache Buildtech</b>	Project <b>Panache Premiere</b>
Floor 4 (Out of 16 Floors)	Transaction Type <b>New Property</b>	Facing East
Lifts 2	Furnished Status <b>Unfurnished</b>	Car Parking 1 Covered

Contact Agent
Get Phone No.
Last contact made 123 days ago

### More Details

Price Breakup	₹1.03 Cr   ₹ 5,15,000 Approx. Registration Charges   ₹ 8 Per sq. Unit Monthly
Booking Amount	₹ 2.0 Lac
RERA ID	P51800008982
Address	Chembur, Mumbai., Chembur, Mumbai - Harbour Line, Maharashtra
Landmarks	Adjacent to Eastern Express Highway , shell Colony , Chembur East

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Chembur ▾ + Add
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Home / Mumbai / Chembur / Apartment for Sale in Chembur / 2 BHK Flat

**2 BHK Flat**


By PANACHE DEVELOPERS  
Panache Premiere, Sai Baba Nagar, Chembur, Mumbai

**₹1.26 Cr** EMI starts at ₹62.55 K


₹15.46 K/sq.ft

Last updated: Feb 3, 2024

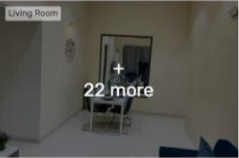
Contact Seller



SHARE SAVE



Living Room



Living Room

+ 22 more

815 sq.ft Built Up Area
₹15.46 K/sq.ft Avg. Price
2 BHK Configuration
1st Mar, 2025 Possession status
Higher of 16 floors
East facing Facing
Unfurnished Furnishing


## Price Indicators

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Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

Home > Property in Mumbai > Chembur > Apartment in Chembur > 1 BHK > 470 Sq-ft

**₹1.08 Cr** EMI - ₹ 49k | [Get Loan offers from 34+ banks](#)

1 BHK 470 Sq-ft Flat For Sale [Chembur, Mumbai](#)



1 Bed
2 Baths
1 Covered Parking
Unfurnished

Carpet Area 470 sqft ₹ 22,979/sqft	Developer <b>Panache Buildtech</b>	Project <b>Panache Premiere</b>
Floor 6 (Out of 16 Floors)	Transaction Type <b>New Property</b>	Facing East
Lifts 2	Furnished Status <b>Unfurnished</b>	Car Parking 1 Covered

+7 Photos

East Facing Property

Contact Agent
Get Phone No.

Last contact made 6 days ago

### More Details

Price Breakup	₹1.08 Cr   ₹5,40,000	Approx. Registration Charges   ₹8 Per sq. Unit Monthly
Booking Amount	₹2.0 Lac	
RERA ID	<b>P51800008982</b>	
Address	<b>Chembur, Mumbai, Chembur, Mumbai - Harbour Line, Maharashtra</b>	
Landmarks	<b>Adjacent to Eastern Express Highway , shell Colony , Chembur East</b>	


HOUSING.COM
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Chembur X + Add

Home / Mumbai / Mumbai Harbour / Chembur / Panache Premiere

**Panache Premiere** of RERA

By PANACHE DEVELOPERS

Chembur East, Mumbai Harbour, Mumbai



1, 2, 3 BHK Apartments Configurations
Dec. 2024 Possession Starts
Price on request Avg. Price
301.00 sq.ft. - 913.00 sq.ft. (Carpet Area) Sizes


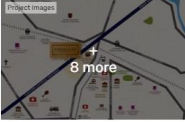
Last updated: Feb 26, 2024

**₹74.81 L - 2.27 Cr**

EMI starts at ₹59.62 K

Basic Price

Contact Sellers

8 more

## Price Indicators




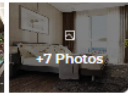
**magicbricks**
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property in Mumbai > Chembur East > Apartment in Chembur East > 1 BHK > 620 Sq-ft

**₹1.0 Cr** EMI - ₹ 45k | [Get Loan offers from 34+ banks](#)

1 BHK 620 Sq-ft Flat For Sale [Chembur East, Mumbai](#)

🛏 1 Bed | 🚿 2 Baths | 🚗 1 Covered Parking | 🏠 Unfurnished

+7 Photos

<p><b>Carpet Area</b> 470 sqft ~ ₹ 21,277/sqft</p>	<p><b>Developer</b> <a href="#">Panache Buildtech</a></p>	<p><b>Project</b> <a href="#">Panache Premiere</a></p>
<p><b>Floor</b> 7 (Out of 16 Floors)</p>	<p><b>Transaction Type</b> New Property</p>	<p><b>Facing</b> East</p>
<p><b>Lifts</b> 2</p>	<p><b>Furnished Status</b> Unfurnished</p>	<p><b>Car Parking</b> 1 Covered</p>

Contact Agent

Get Phone No.

### More Details

Price Breakup	₹1 Cr   ₹ 5,00,000 Approx. Registration Charges   ₹ 7 Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	0
Address	Chembur, Mumbai, Chembur East, Mumbai - Harbour Line, Maharashtra
Landmarks	Eastern express highway Chembur.

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Mumbai ▾ Buy ▾ Locality or Builder or Project Name

Home > Mumbai > Mumbai Harbour > Chembur > Completed Projects > Panache Premiere




**Panache Premiere**

By: [Panache Developers Pvt. Ltd. Mumbai in Chembur](#)

₹76.68 L onwards

OVERVIEW
LOCATION
BUY
RENT

**Gallery**

+6 IMAGES

<b>BHK</b>	Area
1, 2 BHK	324 - 732 sq.ft. (30.1 - 68 sq.m)
<b>Possession</b>	Price Range
Dec-2023 (Ready-to-move)	₹ 76.68 L - 1.73 Cr
<b>Property Type</b>	Launched Date
Apartment	Aug-2017
<b>RERA ID</b> ⓘ	P51800008982

**Unit Configuration**

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans   Live-in Tour
<b>1 BHK Apartment</b> <small>Availability*: Sold out</small>	NA	324 - 518 sq.ft (30.1 - 48.12 sq.m)	₹ 76.68 L - 1.23 Cr	NA
<b>2 BHK Apartment</b> <small>Availability*: Sold out</small>	NA	502 - 732 sq.ft (46.64 - 68 sq.m)	₹ 1.19 Cr - 1.73 Cr	NA

## Price Indicators

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Rent ▾
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**₹1.28 Cr** [EMI - ₹ 58k](#) | [How much loan can I get?](#)

2 BHK 570 Sq-ft Flat For Sale **Chembur, Mumbai**

2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

Carpet Area 570 sqft ~ ₹22,456/sqft	Developer <b>Panache Buildtech</b>	Project <b>Panache Premiere</b>
Floor 9 (Out of 16 Floors)	Transaction Type <b>New Property</b>	Facing <b>East</b>
Lifts 2	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>

Contact Agent

Get Phone No.

👤 Last contact made 67 days ago

### More Details

Price Breakup	₹1.28 Cr   ₹6,40,000 Approx. Registration Charges   ₹8 Per sq. Unit Monthly
Booking Amount	₹2.0 Lac
RERA ID	P51800008982
Address	Chembur, Mumbai., Chembur, Mumbai - Harbour Line, Maharashtra
Landmarks	Adjacent to Eastern Express Highway, Shell Colony , Chembur East

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**Panache Premiere**  
Chembur, Mumbai

**₹ 1.35 Cr to 1.79 Cr**

Status: **Advanced Stage Construction**

**Project Size**  
493 units ~ 1 Acres

**Configurations:** 1.2 BHK Flat from 449 Sq. Ft. to 668 Sq. Ft. (Carpet)

Recent Registered Sale ● Feb 2024 **₹ 1.35 Cr** 894 Sq.ft.

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## Price Indicators

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**₹1.50 Cr** EMI - ₹ 68k | [Can I afford it?](#)

2 BHK 850 Sq-ft Flat For Sale **Chembur East, Mumbai**



2 Beds | 2 Baths | 1 Covered Parking | Unfurnished

<p>Carpet Area <b>666 sqft</b> ₹ 22,523/sqft</p>	<p>Developer <b>Panache Buildtech</b></p>	<p>Project <b>Panache Premiere</b></p>
<p>Floor <b>7 (Out of 16 Floors)</b></p>	<p>Transaction Type <b>New Property</b></p>	<p>Facing <b>East</b></p>
<p>Lifts <b>3</b></p>	<p>Furnished Status <b>Unfurnished</b></p>	<p>Car Parking <b>1 Covered</b></p>

Contact Agent
Get Phone No.

### More Details

Price Breakup	₹1.5 Cr   ₹7,50,000 Approx. Registration Charges   ₹7 Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	0
Address	<b>Chembur, Mumbai, Chembur East, Mumbai - Harbour Line, Maharashtra</b>
Landmarks	<b>Eastern express highway Chembur.</b>
Furnishing	<b>Unfurnished</b>



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Home / Mumbai / Chembur / Apartment for Sale in Chembur / 2 BHK Flat

**2 BHK Flat** **₹1.15 Cr** EMI starts at ₹57.09 K  
₹17.69 K/sq.ft

By PANACHE DEVELOPERS  
Panache Premiere, Sai Baba Nagar, Chembur, Mumbai

OFFER! Zero brokerage Know More

650 sq.ft Built Up Area	₹17.69 K/sq.ft Avg. Price	2 BHK Configuration	10th Feb, 2024 Possession status	Middle of 16 floors	East facing Facing	Semi Furnished Furnishing
----------------------------	------------------------------	------------------------	-------------------------------------	------------------------	-----------------------	------------------------------

OVERVIEW
PROMOTIONS
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REGISTRY RECORDS
LOCALITY



## Price Indicators Projects nearby Locality

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Mumbai Buy Locality or Builder or Project Name

Home > Mumbai > Mumbai Harbour > Chembur > Ongoing Projects > Elite The Crown

### Elite The Crown

By: [Elite Associates in Chembur](#)

₹98.67 L onward

OVERVIEW
LOCATION
BUY
RENT

#### Gallery

BHK  
**1, 2 BHK**

Area  
**429 - 736 sq.ft.**  
(39.86 - 68.38 sq.m)

Possession  
**Apr-2026 (Ongoing)**

Price Range  
**₹ 98.67 L - 1.69 Cr**

Property Type  
**Apartment**

Launched Date  
**Dec-2022**

RERA ID ⓘ [P51800048225](#)

#### Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans   Live-in Tour
<b>1 BHK Apartment</b> <small>Availability*: Yes</small>	NA	429 sq.ft <small>(39.86 sq.m)</small>	<b>₹ 98.67 L</b>	NA
<b>2 BHK Apartment</b> <small>Availability*: Yes</small>	NA	536 - 736 sq.ft <small>(49.8 - 68.38 sq.m)</small>	<b>₹ 1.23 Cr - 1.69 Cr</b>	NA

\*Availability: Yes/Sold Out denotes Availability with Builder only Taxes and other charges may apply. Last Updated on 29-Feb-2024

commonfloor.com  
A Quikr COMPANY

Mumbai Buy Locality or Builder or Project Name

Home > Mumbai > Mumbai Harbour > Chembur > Ongoing Projects > Tigon Elite

### Tigon Elite

By: [Tigon Reality Private Limited in Chembur](#)

₹97 L onwards

OVERVIEW
LOCATION
BUY
RENT

#### Gallery

BHK  
**1, 2, 3 BHK**

Area  
**443 - 1034 sq.ft.**  
(41.16 - 96.06 sq.m)

Possession  
**Dec-2026 (ongoing)**

Price Range  
**₹ 97 L - 2.23 Cr**

Property Type  
**Apartment**

Launched Date  
**Oct-2022**

RERA ID ⓘ [P51800047212](#)

#### Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans   Live-in Tour
<b>1 BHK Apartment</b> <small>Availability*: Yes</small>	NA	443 sq.ft <small>(41.16 sq.m)</small>	<b>₹ 97 L</b>	NA
<b>2 BHK Apartment</b> <small>Availability*: Yes</small>	NA	693 - 770 sq.ft <small>(64.38 - 71.54 sq.m)</small>	<b>₹ 1.49 Cr - 1.70 Cr</b>	NA
<b>3 BHK Apartment</b> <small>Availability*: Yes</small>	NA	1034 sq.ft <small>(96.06 sq.m)</small>	<b>₹ 2.23 Cr</b>	NA

## Price Indicators Projects nearby Locality

magicbricks

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₹2.35 Cr

EMI - ₹1.06L | [Get pre-approved loan](#)

3 BHK 1510 Sq-ft Flat For Sale [Chembur, Mumbai](#)

Photo not uploaded by advertiser

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3 Beds
 3 Baths
 1 Balcony
 1 Covered Parking

Carpet Area <b>1008 sqft</b> - ₹23,313/sqft	Developer <b>Tigon Reality Pvt Ltd</b>	Project <b>Tigon Elite</b>	Floor <b>11 (Out of 16 Floors)</b>
Transaction Type <b>New Property</b>	Facing <b>North - East</b>	Lifts <b>4</b>	Furnished Status <b>Unfurnished</b>

Contact Agent
Get Phone No.

### More Details

Price Breakup	<b>₹2.35 Cr   ₹11,75,000</b> Approx. Registration Charges   <b>₹10,000</b> Monthly
Booking Amount	<b>₹7.0 Lac</b>
RERA ID	<b>1</b>

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## Price Indicators Projects nearby Locality

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Buy
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Sell
Home Loans

₹1.25 Cr | EMI - ₹ 56k | [How much loan can I get?](#)

2 BHK Flat For Sale in Swastik Emerald, **Hariyali, Mumbai**

2 Beds | 2 Baths | Semi-Furnished

Carpet Area  
535 sqft ~  
₹ 23,364/sqft

Floor  
18 (Out of 22 Floors)

Facing  
North - East

Developer  
**Swastik Group Builders & Developers**

Transaction Type  
Resale

Lifts  
2

Project  
**Swastik Emerald**

Status  
Ready to Move

Furnished Status  
Semi-Furnished

Contact Owner
Get Phone No.

### More Details

Price Breakup	₹1.25 Cr   ₹ 6,25,000 Approx. Registration Charges
Booking Amount	₹ 100000
Address	1805., Hariyali, Mumbai - Central Mumbai, Maharashtra
Furnishing	Semi-Furnished
Flooring	Vitrified
Type of Ownership	Freehold
Overlooking	Main Road

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Last updated: Feb 24, 2024

### Elite Ashwini Elite

By ELITE ASSOCIATES  
Tilak Nagar, Chembur, Central Mumbai Suburbs, Mumbai

₹87.5 L - 2.27 Cr | ₹21.39 K - 23.60 K/sq.ft

EMI starts at ₹43,44 K

All Inclusive

Contact Sellers

Become the first to Rate

1, 2, 3 BHK Apartments Configurations

Dec, 2023 Possession Starts

₹21.39 K - 23.60 K/sq.ft Avg. Price

409.00 sq.ft. - 962.00 sq.ft. (Carpet Area) Sizes

## Price Indicators Projects nearby Locality

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Home / Mumbai / Central Mumbai Suburbs / Kurla East / Om Sai Griha Nirman Veer Siddhanak CHS Ltd Last updated: Jan 26, 2024

### Om Sai Griha Nirman Veer Siddhanak CHS Ltd REBA

By OM SAI GRIHA NIRMAN

Kurla East, Shiv Shrushti Rd, Opp St Depo, Central Mumbai Suburbs, Mumbai

★ 5 Write a Review
Contact Seller

1, 2 BHK Apartments Configurations

Dec. 2023 Possession Starts

₹23.33 K - 21.93 K/sq.ft Avg. Price

450.00 sq.ft. - 645.00 sq.ft. (Carpet Area) Sizes

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Home / Mumbai / Mumbai Harbour / Chembur / Gami And Jaydeep Elanza Last updated: Dec 21, 2023

### Gami And Jaydeep Elanza REBA

By REAL INFRASTRUCTURE CO

Tilak Nagar, Chembur, Mumbai Harbour, Mumbai

Contact Seller

1, 2, 3 BHK Apartments Configurations

Dec. 2025 Possession Starts

₹22.04 K/sq.ft Avg. Price

455.00 sq.ft. - 905.00 sq.ft. (Carpet Area) Sizes

As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 05.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign. <sup>®</sup>

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

Date

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

Countersigned  
(BRANCH MANAGER)

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

**(Annexure-I)**

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 05.03.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 18.02.2024. 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.

	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration was purchased by <b>M/s. Panache Developers Ltd.</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 Barkat Hodekar – 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 - 18.02.2024 Valuation Date - 05.03.2024 Date of Report - 05.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 18.02.2024
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 **05<sup>th</sup> March 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Panache Developers Ltd.** 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. Panache Developers Ltd.** 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. (R)

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

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

**Director**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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