

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Bliss Tower"

"Bliss Tower" Proposed Redevelopment of Pramila CHS Ltd. on Plot Bearing C.T.S. No. 48/A of Village – Dahisar, Pramila Nagar, Kandarpada, Anand Park, Dahisar (West), Mumbai, PIN - 400 068, State - Maharashtra, Country – India

Latitude Longitude: 19°15'37.6"N 72°51'14.0"E

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

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



Our Pan India Presence at :

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

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

Vastu/SBI/Mumbai/03/2024/7039/2305438

11/03-186-BHSSPV

Date: 11.03.2024

MASTER VALUATION REPORT OF "Bliss Tower"

"Bliss Tower" Proposed Redevelopment of Pramila CHS Ltd. on Plot Bearing C.T.S. No. 48/A of Village – Dahisar, Pramila Nagar, Kandarpada, Anand Park, Dahisar (West), Mumbai, PIN - 400 068, State - Maharashtra, Country – India

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NAME OF DEVELOPER: M/s. Hi Tech City Hafizi Developers

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 **29th February 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Bliss Tower"** Proposed Redevelopment of Pramila CHS Ltd. on Plot Bearing C.T.S. No. 48/A of Village – Dahisar, Pramila Nagar, Kandarpada, Anand Park, Dahisar (West), Mumbai, PIN - 400 068, State - Maharashtra, Country – India. It is about 700 mt. travel distance from Kandarpada Metro Station Metro 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. Hi Tech City Hafizi Developers	
Project Registration Number	Project	RERA Project Number
	Bliss Tower	P51800052010
Register office address	M/s. Hi Tech City Hafizi Developers Office No. A/101, "Hafizi House", S.V. Road, Jogeshwari (West), Mumbai, PIN – 400 102	
Contact Numbers	Contact Person: Mr. Anish Hafizi (Sales Person – Mobile No. 9821323274) Mr. Maaz Kadiwal (Builder Person – Mobile No. 9833546361)	
E – mail ID	hitechcityhafizi@gmail.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Bapu Bagve Road & Jagannath Complex
On or towards East	Road & Dahisar River
On or towards West	Vishwabharti CHSL & Shiv Ganga Building



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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	: 20.02.2024
	b)	Date on which the valuation is made	: 11.03.2024
3.	List of documents produced for perusal		
	1. Copy of Title of the said Property Certificate from Syed Amanulla Advocates High Court, Mumbai dated 13.01.2023		
	2. Copy of Legal Title Report from Syed Amanulla Advocate High Court, Mumbai dated 26.12.2022.		
	3. Copy of Deed of Admission Cum Partnership date 08.03.2022 b/w. Mr. Siddik M. Hafizi (the Continuing Partner, Party of the 1 st Part & others) AND Mr. Ismail A. Laheri & others (the Incoming Partner)		
	4. Copy of Conveyance Deed date 29.08.2016		
	5. Copy of Environment Certificate date 01.09.2023 issued by MCZMA		
	6. Copy of AC Certificate date 30.12.2023 issued by Ar. Atul A. Rana		
	7. Copy of MAHARERA Registration Certificate of Project No. P51800052010 issued by Maharashtra Real Estate Regulatory Authority date 19.07.2023. Last Modified date 16.01.2024		
	8. Copy of Architect Certificate date 30/12/2023 issued by Atul A. Rana (As per RERA Certificate).		
	9. Copy of NOC of Fire Protection & Firefighting date 19.06.2022 issued by Divisional Fire Officer Municipal Corporation of Greater Mumbai.		
	10. Copy of No Objection Certificate for Height Clearance dated on 15.03.2022 issued by Airport Authority of India. Valid till 14.03.2030. Doc. No. JUHU/WEST/B/011422/648497		
	11. Copy of Amended Plan Approval Letter No. CHE / WSII / 4785 / R / N / 337 (NEW) / 2 / Amend date 02.11.2022 issued by Municipal Corporation of Greater Mumbai		

	<p>12. Copy of Commencement Certificate No. CHE / WSII / 4785 / R / N / 337 (NEW) / CC / 2 / Amend date 27.08.2018 issued by Municipal Corporation of Greater Mumbai.</p> <p>Issue On : 26 Oct 2023 Valid Upto : 27 Jun 2024</p> <p>Application Number : CHE/WSII/4785/R/N/337(NEW)/FCC/1/New</p> <p>Remark :</p> <p>This C.C. is granted and further extended for entire work of Wing 'C' comprising of Stilt (Pt) + Ground (Pt) + 1st to 2nd podium+ 1st to 16th upper floor + 17th (Pt.) upper floors as per approved amended plans dated 02/11/2022</p> <p>Issue On : 01 Nov 2023 Valid Upto : 31 Oct 2024</p> <p>Application Number : CHE/WSII/4785/R/N/337(NEW)/CC/2/Amend</p> <p>Remark :</p> <p>This C. C. is now granted for the work upto Wing 'A' and Wing 'B' up to top of 2nd podium (Pt.) of ht. + 10.30 Mt. AGL as per approved amended plans dtd. 02/11/2022.</p> <p>Note:-</p> <p>1.Excavation permission from the office of Collector M.S.D. shall be submitted before starting the work.</p> <p>2.That guidelines as per circular MGC/F/1102 dated. 25/10/2023 regarding measures to be taken to control the environmental pollution due to building construction activities shall be strictly complied with.</p> <p>3.Approval is given on the basis of documents submitted by Architect. This C.C. is without prejudice.</p>						
	<p>13. Copy of Approved Plan No. CHE / WSII / 4785 / R / N / 337 (NEW) dated 02.11.2022 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Eight – Sheet No. 1/18 to 8/8)</p> <table border="1" data-bbox="363 1113 1273 1220"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & C</td> <td>Ground (pt) + Stilt (pt) + 1st to 2nd (Podiums) + 1st to 20th Upper Floors.</td> </tr> <tr> <td>B</td> <td>Ground (pt) + Ground (pt) + 1st to 2nd (Podiums) + 1st to 2nd Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A & C	Ground (pt) + Stilt (pt) + 1 st to 2 nd (Podiums) + 1 st to 20 th Upper Floors.	B	Ground (pt) + Ground (pt) + 1 st to 2 nd (Podiums) + 1 st to 2 nd Upper Floors.
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	<p>Project Name (with address & phone nos.) :</p> <p>"Bliss Tower" Proposed Redevelopment of Pramila CHS Ltd. on Plot Bearing C.T.S. No. 48/A of Village – Dahisar, Pramila Nagar, Kandarpada, Anand Park, Dahisar (West), Mumbai, PIN - 400 068, 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>M/s. Hi Tech City Hafizi Developers</p> <p>Address: Office No. A/101, "Hafizi House", S.V. Road, Jogeshwari (West), Mumbai, PIN – 400 102</p> <p>Contact Person: Mr. Anish Hafizi (Sales Person – Mobile No. 9821323274) Mr. Maaz Kadiwal (Builder Person – Mobile No. 9833546361)</p>						
5.	<p>Brief description of the property (Including Leasehold / freehold etc.) :</p>						
	<p>About "Bliss Tower" Project: Bliss tower by M/s. Hi Tech City Hafizi Developers in Dahisar West, Pramila Nagar, Chembur is definitely one of the most promising new projects in Dahisar West in recent memory. Many property buyers in Goregaon west are happy with the launch of this brand-new project in Dahisar West called Bliss Tower. With a number of different choices of budget homes in Dahisar West that includes some of the most modern yet affordable 1 BHK, 2 BHK and 3 BHK flats in Dahisar West packed with the most modern amenities, high end facilities,</p>						

Bliss Tower by Hi Tech City Hafizi Developers, coming up majestically in the leafy neighborhood of Pramila Nagar is surely a very much in demand residential property as it has the stamp of one of the biggest real estate developers in Mumbai Hi Tech City Hafizi Developers. The RERA registration number of this project is P51800052010

TYPE OF THE BUILDING

Wing	Number of Floors
A	Proposed Ground (pt) + Stilt (pt) + 1 st to 2 nd (Podiums) + 1 st to 20 th Upper Floors.
B	Proposed Ground (pt) + Stilt (pt) + 1 st to 2 nd (Podiums) + 1 st to 17 th Upper Floors as per information provided by builder. The building permission as on date is received till Ground (pt) + Stilt (pt) + 1 st to 2 nd (Podiums) + 1 st to 2 nd Upper Floors.
C	Proposed Ground (pt) + Stilt (pt) + 1 st to 2 nd (Podiums) + 1 st to 20 th Upper Floors as per information provided by builder. The building permission as on date is received till Ground (pt) + Stilt (pt) + 1 st to 2 nd (Podiums) + 1 st to 17 th Upper Floors.

LEVEL OF COMPLETION:

Wing	Present stage of Construction	Percentage of work completion
A & B	Plinth work is completed.	10%
C	RCC work upto 3 rd floor slab is completed.	15%

DATE OF COMPLETION & FUTURE LIFE:

Expected completion date as informed by builder is **December - 2026 (As per MAHARERA Certificate – Wing A to C)**

Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.

PROPOSED PROJECT AMENITIES:

➤ Vitrified tiles flooring in all rooms
➤ Granite Kitchen platform with Stainless Steel Sink
➤ Powder coated aluminum sliding windows with M.S. Grills
➤ Laminated wooden flush doors with Safety door
➤ Concealed wiring
➤ Concealed plumbing
➤ Kids' Play Areas
➤ Indoor Games
➤ Power Back Up
➤ Park
➤ Reserved Parking
➤ Gymnasium
➤ Children's Play Area
➤ Indoor Games Room
➤ Swimming Pool
➤ Cafeteria
➤ Senior Citizen Corner Area
➤ Yoga Area

6.	Location of property	:	
	a)	Plot No. / Survey No.	: C.T.S. No. 48/A
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: C.T.S. No. 48/A of Village – Dahisar

	d)	Ward / Taluka	:	R / N - Ward
	e)	Mandal / District	:	Mumbai Suburban District
7.		Postal address of the property	:	"Bliss Tower" Proposed Redevelopment of Pramila CHS Ltd. on Plot Bearing C.T.S. No. 48/A of Village – Dahisar, Pramila Nagar, Kandarpada, Anand Park, Dahisar (West), Mumbai, PIN - 400 068, State - Maharashtra, Country – India
8.		City / Town	:	Dahisar (West), Mumbai
		Residential area	:	Yes
		Commercial area	:	No
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	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.		Boundaries of the property		As per Documents
				As per MAHARERA
				As per Site
		North		CTS No. 39
		South		CTS No. 48/1 & Internal Road
		East		CTS No. 101 & River
		West		Vishwa Bharti CHSL
				CTS No. 39
				CTS No. 48/1 & Internal Road
				13.4 Mtr. Wide Road
				18.3 Mtr. Wide Road
				Open Plot
				Bapu Bagve Road & Jagannath Complex
				Road & Dahisar River
				Vishwabharti CHSL & Shiv Ganga Building
14.1		Dimensions of the site	:	N. A. as the land is irregular in shape
				A
				B
				As per the Deed
				Actuals
		North	:	-
		South	:	-
		East	:	-
		West	:	-
14.2		Latitude, Longitude & Co-ordinates of property	:	19°15'37.6"N 72°51'14.0"E
14.		Extent of the site	:	Plot area – 7755.70 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.		Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 7755.70 Sq. M. (As per Approved Plan & RERA Certificate)
16		Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress

II CHARACTERISTICS OF THE SITE										
1.	Classification of locality	: Middle Class								
2.	Development of surrounding areas	: Good								
3.	Possibility of frequent flooding/ sub-merging	: No								
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	: All available near by								
5.	Level of land with topographical conditions	: Plain								
6.	Shape of land	: Irregular								
7.	Type of use to which it can be put	: For residential purpose								
8.	Any usage restriction	: Residential								
	Is plot in town planning approved layout?	: Copy of Approved Plan No. CHE / WSII / 4785 / R / N / 337 (NEW) dated 02.11.2022 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Eight – Sheet No. 1/18 to 8/8) Approved Up to:								
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9.	Corner plot or intermittent plot?	: Intermittent								
10.	Road facilities	: Yes								
11.	Type of road available at present	: B. T. Road								
12.	Width of road – is it below 20 ft. or more than 20 ft.	: 18.30 M. wide D.P. Road								
13.	Is it a Land – Locked land?	: No								
14.	Water potentiality	: Municipal Water supply								
15.	Underground sewerage system	: Connected to Municipal sewer								
16.	Is Power supply is available in the site	: Yes								
17.	Advantages of the site	: Located in developed area								
18.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	: No								
Part – A (Valuation of land)										
1	Size of plot	: Plot area – 7755.70 Sq. M. (As per Approved Plan & RERA Certificate)								
	North & South	: -								
	East & West	: -								
2	Total extent of the plot	: As per table attached to the report								
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent	: As per table attached to the report Details of recent transactions/online listings								

	properties in the areas)		are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 1,36,100.00 per Sq. M. for Residential ₹ 60,250.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <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>7755.70</td> <td>60250</td> <td>46,72,80,925.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	7755.70	60250	46,72,80,925.00
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7755.70	60250	46,72,80,925.00										
Part – B (Valuation of Building)												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									
	c) Year of construction	:	N.A. Building Construction work is in progress									
	d) Number of floors and height of each floor including basement, if any	:										
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	e) Plinth area floor-wise	:	As per table attached to the report									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CHE / WSII / 4785 / R / N / 337 (NEW) dated 02.11.2022 issued by Municipal Corporation of Greater Mumbai (Number of Copies – Eight – Sheet No. 1/18 to 8/8)									
	h) Approved map / plan issuing authority	:	<p>Approved Up to:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Ground (pt) + Stilt (pt) + 1st to 2nd (Podiums) + 1st to 20th Upper Floors.</td> </tr> <tr> <td>B</td> <td>Ground (pt) + Stilt (pt) + 1st to 2nd (Podiums) + 1st to 2nd Upper Floors.</td> </tr> <tr> <td>C</td> <td>Ground (pt) + Stilt (pt) + 1st to 2nd (Podiums) + 1st to 17th Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A	Ground (pt) + Stilt (pt) + 1 st to 2 nd (Podiums) + 1 st to 20 th Upper Floors.	B	Ground (pt) + Stilt (pt) + 1 st to 2 nd (Podiums) + 1 st to 2 nd Upper Floors.	C	Ground (pt) + Stilt (pt) + 1 st to 2 nd (Podiums) + 1 st to 17 th 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.	Compound Wall	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
3.	Electrical installation	: N.A. Building Construction work is in progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress
	Fan points	:
	Spare plug points	:
	Any other item	: -
4.	Plumbing installation	:
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	:
	d) No. of bath tubs	: N.A. Building Construction work is in progress
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

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

Proposed as per site information		As per Sanctioned Approval Plan	
		Copy of Approved Plan No. CHE / WSII / 4785 / R / N / 337 (NEW) dated 02.11.2022 issued by Municipal Corporation of Greater Mumbai	
		Approval upto:	
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B	Proposed Ground (pt) + Stilt (pt) + 1 st to 2 nd (Podiums) + 1 st to 17 th Upper Floors.	B	Ground (pt) + Stilt (pt) + 1 st to 2 nd (Podiums) + 1 st to 2 nd Upper Floors.
C	Proposed Ground (pt) + Stilt (pt) + 1 st to 2 nd (Podiums) + 1 st to 20 th Upper Floors.	C	Ground (pt) + Stilt (pt) + 1 st to 2 nd (Podiums) + 1 st to 17 th Upper Floors.



We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Municipal Corporation of Greater Mumbai. Accordingly we have given the separate valuation of approved and proposed construction given by Builder only.

1) A- 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	101	1	1 BHK	385	424					11,85,800
2	102	1	2 BHK	534	587					16,44,720
3	103	1	3 BHK	575	633					17,71,000
4	104	1	2 BHK	501	551					15,43,080
5	201	2	1 BHK	385	424					11,85,800
6	202	2	2 BHK	534	587					16,44,720
7	203	2	3 BHK	575	633					17,71,000
8	204	2	2 BHK	501	551					15,43,080
9	301	3	1 BHK	385	424					11,85,800
10	302	3	2 BHK	534	587					16,44,720
11	303	3	3 BHK	575	633					17,71,000
12	304	3	2 BHK	501	551					15,43,080
13	401	4	1 BHK	385	424					11,85,800
14	402	4	2 BHK	534	587					16,44,720
15	403	4	3 BHK	652	717					20,08,160
16	404	4	2 BHK	501	551					15,43,080
17	501	5	1 BHK	385	424					11,85,800
18	502	5	2 BHK	534	587					16,44,720
19	503	5	3 BHK	652	717					20,08,160
20	504	5	2 BHK	501	551					15,43,080
21	601	6	1 BHK	385	424					11,85,800
22	602	6	2 BHK	534	587					16,44,720
23	604	6	2 BHK	501	551					15,43,080
24	701	7	1 BHK	385	424					11,85,800
25	702	7	2 BHK	534	587					16,44,720
26	703	7	3 BHK	678	746					20,88,240
27	704	7	2 BHK	501	551					15,43,080
28	801	8	1 BHK	385	424					11,85,800
29	802	8	2 BHK	534	587					16,44,720
30	803	8	3 BHK	678	746					20,88,240
31	804	8	2 BHK	525	578					16,17,000
32	901	9	1 BHK	385	424					11,85,800
33	902	9	2 BHK	546	601					16,81,680

Land Owner's Share

Land Owner's Share

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 ₹
34	903	9	3 BHK	678	746					20,88,240
35	904	9	2 BHK	525	578					16,17,000
36	1001	10	1 BHK	385	424					11,85,800
37	1002	10	2 BHK	546	601					16,81,680
38	1003	10	3 BHK	678	746					20,88,240
39	1004	10	2 BHK	525	578					16,17,000
40	1101	11	1 BHK	385	424					11,85,800
41	1102	11	2 BHK	546	601					16,81,680
42	1103	11	3 BHK	678	746					20,88,240
43	1104	11	2 BHK	525	578					16,17,000
44	1201	12	1 BHK	385	424					11,85,800
45	1202	12	2 BHK	546	601					16,81,680
46	1203	12	3 BHK	678	746					20,88,240
47	1204	12	2 BHK	525	578					16,17,000
48	1301	13	1 BHK	385	424					11,85,800
49	1302	13	2 BHK	562	618					17,30,960
50	1304	13	2 BHK	525	578					16,17,000
51	1401	14	1 BHK	385	424					11,85,800
52	1402	14	2 BHK	562	618					17,30,960
53	1403	14	3 BHK	678	746					20,88,240
54	1404	14	2 BHK	525	578					16,17,000
55	1501	15	1 BHK	385	424	22120	85,16,200	90,27,172	19000	11,85,800
56	1502	15	2 BHK	562	618					17,30,960
57	1503	15	3 BHK	678	746					20,88,240
58	1504	15	2 BHK	525	578					16,17,000
59	1601	16	1 BHK	385	424					11,85,800
60	1602	16	2 BHK	546	601					16,81,680
61	1603	16	3 BHK	678	746					20,88,240
62	1604	16	2 BHK	525	578					16,17,000
63	1701	17	1 BHK	399	439					12,28,920
64	1702	17	2 BHK	572	629					17,61,760
65	1703	17	3 BHK	730	803					22,48,400
66	1704	17	2 BHK	536	590					16,50,880
67	1801	18	1 BHK	399	439					12,28,920
68	1802	18	2 BHK	571	628					17,58,680
69	1803	18	3 BHK	730	803					22,48,400
70	1804	18	2 BHK	536	590					16,50,880
71	1901	19	1 BHK	399	439					12,28,920

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 ₹
72	1902	19	2 BHK	571	628					17,58,680
73	1903	19	3 BHK	730	803					22,48,400
74	1904	19	2 BHK	536	590					16,50,880
75	2001	20	1 BHK	399	439					12,28,920
76	2002	20	2 BHK	571	628					17,58,680
77	2003	20	3 BHK	730	803					22,48,400
78	2004	20	2 BHK	536	590					16,50,880
Total				41156	45272		85,16,200	90,27,172		12,67,60,480

2a) B – Wing (Approved Plan):

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	101	1	MP Room	295	325					9,08,600
2	102	1	MP Room	298	328					9,17,840
3	103	1	MP Room	275	303					8,47,000
4	104	1	MP Room	299	329					9,20,920
5	201	2	1 BHK	447	492	21080	94,22,760	99,88,126	21000	13,76,760
6	202	2	2 BHK	603	663	21080	1,27,11,240	1,34,73,914	28000	18,57,240
7	203	2	2 BHK	630	693	21080	1,32,80,400	1,40,77,224	29500	19,40,400
8	204	2	2 BHK	641	705	21080	1,35,12,280	1,43,23,017	30000	19,74,280
Total				3488	3837		4,89,26,680	5,18,62,281		1,07,43,040

2b) B – Wing (Approval Pending):

Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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 ₹
9	301	3	1 BHK	447	492	21160	94,58,520	1,00,26,031	21000	13,76,760
10	302	3	2 BHK	603	663	21160	1,27,59,480	1,35,25,049	28000	18,57,240
11	303	3	2 BHK	633	696	21160	1,33,94,280	1,41,97,937	29500	19,49,640
12	304	3	2 BHK	641	705	21160	1,35,63,560	1,43,77,374	30000	19,74,280
13	401	4	1 BHK	447	492	21240	94,94,280	1,00,63,937	21000	13,76,760
14	402	4	2 BHK	603	663	21240	1,28,07,720	1,35,76,183	28500	18,57,240
15	403	4	2 BHK	633	696	21240	1,34,44,920	1,42,51,615	29500	19,49,640
16	404	4	2 BHK	641	705	21240	1,36,14,840	1,44,31,730	30000	19,74,280
17	501	5	1 BHK	447	492	21320	95,30,040	1,01,01,842	21000	13,76,760
18	502	5	2 BHK	603	663	21320	1,28,55,960	1,36,27,318	28500	18,57,240

Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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 ₹
19	503	5	2 BHK	633	696	21320	1,34,95,560	1,43,05,294	30000	19,49,640
20	504	5	2 BHK	641	705	21320	1,36,66,120	1,44,86,087	30000	19,74,280
21	601	6	1 BHK	447	492	21400	95,65,800	1,01,39,748	21000	13,76,760
22	602	6	2 BHK	603	663	21400	1,29,04,200	1,36,78,452	28500	18,57,240
23	603	6	2 BHK	633	696	21400	1,35,46,200	1,43,58,972	30000	19,49,640
24	701	7	1 BHK	447	492	21480	96,01,560	1,01,77,654	21000	13,76,760
25	702	7	2 BHK	603	663	21480	1,29,52,440	1,37,29,586	28500	18,57,240
26	703	7	2 BHK	633	696	21480	1,35,96,840	1,44,12,650	30000	19,49,640
27	704	7	2 BHK	641	705	21480	1,37,68,680	1,45,94,801	30500	19,74,280
28	801	8	1 BHK	447	492	21560	96,37,320	1,02,15,559	21500	13,76,760
29	802	8	2 BHK	603	663	21560	1,30,00,680	1,37,80,721	28500	18,57,240
30	803	8	2 BHK	633	696	21560	1,36,47,480	1,44,66,329	30000	19,49,640
31	804	8	2 BHK	641	705	21560	1,38,19,960	1,46,49,158	30500	19,74,280
32	901	9	1 BHK	447	492	21640	96,73,080	1,02,53,465	21500	13,76,760
33	902	9	2 BHK	603	663	21640	1,30,48,920	1,38,31,855	29000	18,57,240
34	903	9	2 BHK	633	696	21640	1,36,98,120	1,45,20,007	30500	19,49,640
35	904	9	2 BHK	641	705	21640	1,38,71,240	1,47,03,514	30500	19,74,280
36	1001	10	1 BHK	447	492	21720	97,08,840	1,02,91,370	21500	13,76,760
37	1002	10	2 BHK	603	663	21720	1,30,97,160	1,38,82,990	29000	18,57,240
38	1003	10	2 BHK	633	696	21720	1,37,48,760	1,45,73,686	30500	19,49,640
39	1004	10	2 BHK	641	705	21720	1,39,22,520	1,47,57,871	30500	19,74,280
40	1101	11	1 BHK	447	492	21800	97,44,600	1,03,29,276	21500	13,76,760
41	1102	11	2 BHK	603	663	21800	1,31,45,400	1,39,34,124	29000	18,57,240
42	1103	11	2 BHK	633	696	21800	1,37,99,400	1,46,27,364	30500	19,49,640
43	1104	11	2 BHK	641	705	21800	1,39,73,800	1,48,12,228	31000	19,74,280
44	1201	12	1 BHK	447	492	21880	97,80,360	1,03,67,182	21500	13,76,760
45	1202	12	2 BHK	603	663	21880	1,31,93,640	1,39,85,258	29000	18,57,240
46	1203	12	2 BHK	633	696	21880	1,38,50,040	1,46,81,042	30500	19,49,640
47	1204	12	2 BHK	641	705	21880	1,40,25,080	1,48,66,585	31000	19,74,280
48	1301	13	1 BHK	447	492	21960	98,16,120	1,04,05,087	21500	13,76,760
49	1302	13	2 BHK	603	663	21960	1,32,41,880	1,40,36,393	29000	18,57,240
50	1303	13	2 BHK	633	696	21960	1,39,00,680	1,47,34,721	30500	19,49,640
51	1401	14	1 BHK	447	492	21960	98,16,120	1,04,05,087	21500	13,76,760
52	1402	14	2 BHK	603	663	22040	1,32,90,120	1,40,87,527	29500	18,57,240
53	1403	14	2 BHK	633	696	22040	1,39,51,320	1,47,88,399	31000	19,49,640
54	1404	14	2 BHK	641	705	22040	1,41,27,640	1,49,75,298	31000	19,74,280
55	1501	15	1 BHK	447	492	22120	98,87,640	1,04,80,898	22000	13,76,760
56	1502	15	2 BHK	603	663	22120	1,33,38,360	1,41,38,662	29500	18,57,240

Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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 ₹
57	1503	15	2 BHK	633	696	22120	1,40,01,960	1,48,42,078	31000	19,49,640
58	1504	15	2 BHK	641	705	22120	1,41,78,920	1,50,29,655	31500	19,74,280
59	1601	16	1 BHK	447	492	22200	99,23,400	1,05,18,804	22000	13,76,760
60	1602	16	2 BHK	603	663	22200	1,33,86,600	1,41,89,796	29500	18,57,240
61	1603	16	2 BHK	633	696	22200	1,40,52,600	1,48,95,756	31000	19,49,640
62	1604	16	2 BHK	641	705	22200	1,42,30,200	1,50,84,012	31500	19,74,280
63	1701	17	1 BHK	447	492	22280	99,59,160	1,05,56,710	22000	13,76,760
64	1702	17	2 BHK	603	663	22280	1,34,34,840	1,42,40,930	29500	18,57,240
65	1703	17	2 BHK	633	696	22280	1,41,03,240	1,49,49,434	31000	19,49,640
Total				32937	36231		71,50,48,200	75,79,51,091		10,14,45,960

3a) C – Wing (Approved Plan):

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	101	1	1 BHK	457	503	21000	95,97,000	1,01,72,820	21000	13,07,020
2	102	1	2 BHK	643	707	21000	1,35,03,000	1,43,13,180	30000	18,38,980
3	103	1	2 BHK	637	701	21000	1,33,77,000	1,41,79,620	29500	18,21,820
4	104	1	1 BHK	428	471	21000	89,88,000	95,27,280	20000	12,24,080
5	201	2	1 BHK	457	503	21080	96,33,560	1,02,11,574	21500	13,07,020
6	202	2	2 BHK	643	707	21080	1,35,54,440	1,43,67,706	30000	18,38,980
7	203	2	2 BHK	637	701	21080	1,34,27,960	1,42,33,638	29500	18,21,820
8	204	2	1 BHK	428	471	21080	90,22,240	95,63,574	20000	12,24,080
9	301	3	1 BHK	457	503	21160	96,70,120	1,02,50,327	21500	13,07,020
10	302	3	2 BHK	643	707	21160	1,36,05,880	1,44,22,233	30000	18,38,980
11	303	3	2 BHK	637	701	21160	1,34,78,920	1,42,87,655	30000	18,21,820
12	304	3	1 BHK	428	471	21160	90,56,480	95,99,869	20000	12,24,080
13	401	4	1 BHK	457	503	21240	97,06,680	1,02,89,081	21500	13,07,020
14	402	4	2 BHK	643	707	21240	1,36,57,320	1,44,76,759	30000	18,38,980
15	403	4	2 BHK	637	701	21240	1,35,29,880	1,43,41,673	30000	18,21,820
16	404	4	1 BHK	428	471	21240	90,90,720	96,36,163	20000	12,24,080
17	501	5	1 BHK	457	503	21320	97,43,240	1,03,27,834	21500	13,07,020
18	502	5	2 BHK	643	707	21320	1,37,08,760	1,45,31,286	30500	18,38,980
19	503	5	2 BHK	637	701	21320	1,35,80,840	1,43,95,690	30000	18,21,820
20	504	5	1 BHK	428	471	21320	91,24,960	96,72,458	20000	12,24,080
21	601	6	1 BHK	457	503	21400	97,79,800	1,03,66,588	21500	13,07,020
22	603	6	2 BHK	643	707	21400	1,37,60,200	1,45,85,812	30500	18,38,980
23	604	6	1 BHK	428	471	21400	91,59,200	97,08,752	20000	12,24,080

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 ₹
62	1604	16	1 BHK	428	471	22200	95,01,600	1,00,71,696	21000	12,24,080
63	1701	17	1 BHK	457	503					13,07,020
64	1703	17	2 BHK	713	784					20,39,180
Land Owner's Share										
65	1704	17	1 BHK	428	471	22280	95,35,840	1,01,07,990	21000	12,24,080
Total				34958	38454		73,00,07,760	77,38,08,225		9,99,79,880

3b) C – Wing (Approval Pending):

Sr. No.	Flat No.	Floor No.	Comp	As per Builder 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 ₹
66	1702	18	2 BHK	643	707					18,38,980
Land Owner's Share										
67	1801	18	1 BHK	457	503	22360	1,02,18,520	1,08,31,631	22500	13,07,020
68	1802	18	2 BHK	643	707	22360	1,43,77,480	1,52,40,129	32000	18,38,980
69	1803	18	2 BHK	637	701	22360	1,42,43,320	1,50,97,919	31500	18,21,820
70	1804	18	1 BHK	428	471	22360	95,70,080	1,01,44,285	21000	12,24,080
71	1901	19	1 BHK	457	503	22440	1,02,55,080	1,08,70,385	22500	13,07,020
72	1902	19	2 BHK	643	707	22440	1,44,28,920	1,52,94,655	32000	18,38,980
73	1903	19	2 BHK	637	701	22440	1,42,94,280	1,51,51,937	31500	18,21,820
74	1904	19	1 BHK	428	471	22440	96,04,320	1,01,80,579	21000	12,24,080
75	2001	20	1 BHK	457	503	22520	1,02,91,640	1,09,09,138	22500	13,07,020
76	2002	20	2 BHK	643	707	22520	1,44,80,360	1,53,49,182	32000	18,38,980
77	2003	20	2 BHK	637	701	22520	1,43,45,240	1,52,05,954	31500	18,21,820
78	2004	20	1 BHK	428	471	22520	96,38,560	1,02,16,874	21500	12,24,080
Total				7138	7852		14,57,47,800	15,44,92,668		2,04,14,680

Summary of the Project:

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A – Sale Flat	1 BHK - 01	01	385	424	85,16,200.00	90,27,172.00
A – Land Owner's Share	1 BHK - 19 2 BHK - 40 3 BHK - 18	77	40771	44848	-	-
Total (a)		78	41156	45272	85,16,200.00	90,27,172.00
B – Approved	1 BHK - 01 2 BHK - 03	04	2321	2553	4,89,26,680.00	5,18,62,281.00
B – Proposed	1 BHK - 15 2 BHK - 42	57	32937	36231	71,50,48,200.00	75,79,51,091.00
B – Land Owner's Share (Approved)	MP Room - 04	04	1167	1284	-	-
Total (b)		65	36425	40068	76,39,74,880.00	80,98,13,372.00

Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
C – Sale Flat (Approved)	1 BHK - 33 2 BHK - 30	63	33788	37167	73,00,07,760.00	77,38,08,225.00
C – Sale Flat (Proposed)	1 BHK - 06 2 BHK - 06	12	6495	7145	14,57,47,800.00	15,44,92,668.00
C – Land Owner's Share (Approved)	1 BHK - 01 2 BHK - 01	2	1170	1287	-	-
C – Land Owner's Share (Proposed)	2 BHK - 01	1	643	707	-	-
Total (c)		78	42096	46306	87,57,55,560.00	92,83,00,893.00
Grand Total (a + b + c)		221	119677	131646	1,64,82,46,640.00	1,74,71,41,437.00
Typical Refuge Floor – 6 th & 13 th Floors - Flat No. 3 (Wing -A)						
Typical Proposed Refuge Floor – 6 th & 13 th Floors - Flat No. 4 (Wing -B)						
Typical Refuge Floor – 6 th & 13 th Floors - Flat No. 3 (Wing -C)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,64,82,46,640.00
Final Realizable Value After Completion in ₹	1,74,71,41,437.00
Cost of Construction (Total Built up area x Rate) 131646 Sq. Ft. x ₹ 2800.00	36,86,07,400.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
A	10	45272	12,67,60,200.00	1,26,76,020.00
B	10	40068	11,21,90,400.00	1,12,19,040.00
C	15	46306	12,96,56,800.00	1,94,48,520.00

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

Part – D (Amenities)	Amount in ₹
1. Wardrobes	N.A. Building Construction work is in progress
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	

7.	Paneling works	
8.	Aluminum works	
9.	Aluminum hand rails	
10.	False ceiling	
	Total	

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

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

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 1,64,82,46,640.00
Final Realizable Value After Completion in ₹		:	₹ 1,74,71,41,437.00

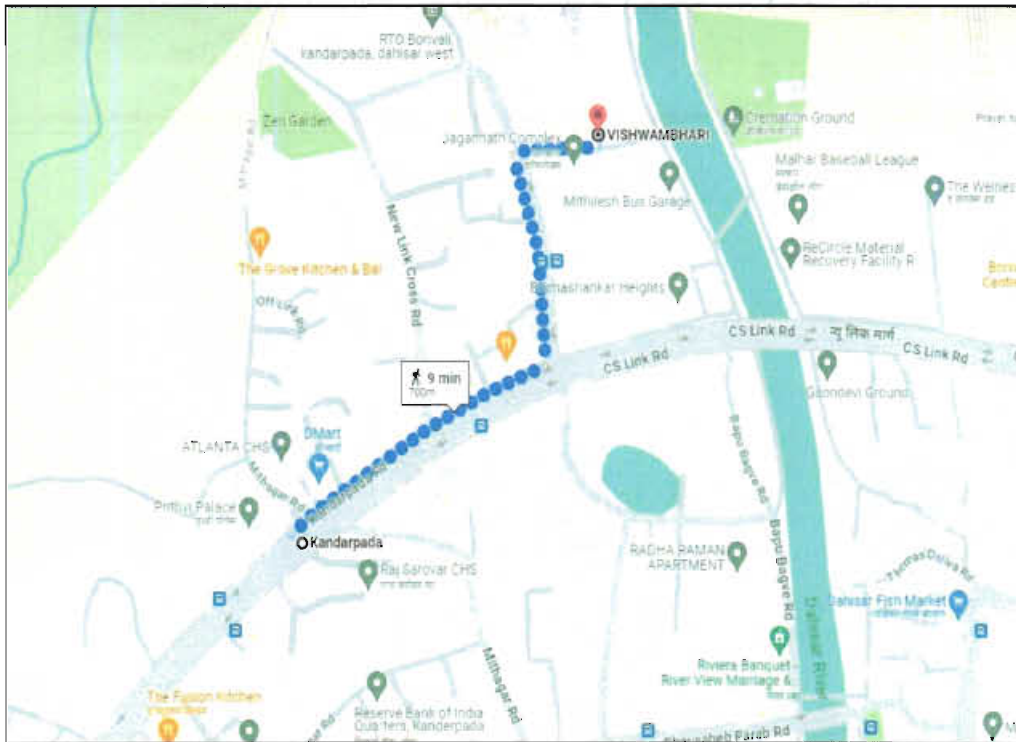
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 20,000.00 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 ₹ 21,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°15'37.6"N 72°51'14.0"E


Note: The Blue line shows the route to site from nearest Metro station (Kandarpada – 700 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 | Language: English

Selected District: MumbaiSubUrban

Select Village: दहीमर (बोरीवली)

Search By: Survey No. Location

Enter Survey No: 46 Search

उपविभाग	खुली अमीन	निवासी सदनिका	ऑफिस दुकाने	औद्योगिक	एकक (Rs.)	Attribute
89/410 - भूभाग: पश्चिम व उत्तरेस वॉर्ड हद्द, पूर्वेस रेल्वे साईट, दक्षिणेस भंभत: नात्र हद्द व लिंक रोड.	60250	136100	156510	172900	136100	चौ. मीटर मि.टी.एस. नंबर

Think.Innovate.Create

Price Indicators Projects nearby Locality

NOBROKER
2 BHK Flat in Sai Krupa For Sale in Dahisar West
₹ 1.5 Crores
₹ 13,911/ Month
1,620 sq.ft.

2 Bedrooms
2 Bathrooms
BHK

₹ 1.5 Cr, 2023
Immediate Possession
Sai Krupa
Ready

Overview

- Age of Building
- Under Construction
- Ownership Type
- Additional
- Maintenance Charges
- Rs
- Flooring
- Worked This

Activity on This Property
142

HOUSING.COM | Sign in | Member | Explore more | Add | Download App | List PM

Home / Mumbai / Western Suburbs / Dahisar West / H Rishabraj Pride

H Rishabraj Pride | RERA

₹90.0 L - 1.5 Cr | ₹23.42 K/sq.ft
EMI starts at ₹44,08 K
80% booked

Contact Developer

Project Images

1. 2 BHK Apartments Configurations
Under Construction Possession Status
₹23.42 K/sq.ft Avg. Price
3,89.00 sq.ft. - 653.00 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality

99acres Buy | Sell | Rent | Floor Plans | Home Loans | Real Estate | Property | Real Estate | Real Estate | Real Estate

₹1.37 Cr | 2BHK 2Baths | Carpet area: 647 sq.ft. | Price: ₹1.37 Cr/acre @ 22,000 per sq.ft. (Regulated) | Ground of 22 Floors

Overview | Owner Details | Registry Record | Recommendations | Articles

Property ID: [ID] | Configuration: 2 Bedrooms, 2 Bathrooms, 1 Balcony with Study Room | Address: Royal Accord, Prastha Nagar, Western Mumbai | Possession: Jun 2025

HOUSING.com Buy | Rent | Sell | Floor Plans | Home Loans | Real Estate | Property | Real Estate | Real Estate | Real Estate

VINI Solitaire | 4PK | ₹92.0 L - 1.05 Cr | ₹21.62 K/sq.ft. | EMI starts at ₹45.66 K

By AN CORPORATION | Contact Developer

Project Images: [Main Image] | [Floor Plan] | [7 more]

1, 2 BHK Apartments Configurations | Dec. 2025 Possession Starts | ₹21.62 K/sq.ft. Avg. Price | 420.00 sq.ft. - 483.00 sq.ft. (Carpet Area) Sizes


Price Indicators

Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.55 Cr EMI - ₹ 70k | [Get pre-approved loan](#)

2 BHK 687 Sq-ft Flat For Sale [Dahisar West, Mumbai](#)



1 Photos

2 Beds
2 Baths
1 Balcony
1 Covered Parking

Carpet Area 624 sqft + ₹ 24.84/sqft	Developer Gangini Developers	Project Northern Star
Floor 16 (Out of 57 Floors)	Transaction Type New Property	Additional Rooms 1 Store Room
Facing West	Lifts 6	Furnished Status Unfurnished

OFFER Free Modular Kitchen

Contact Agent
Get Phone No.

👤 Last contact made 8 days ago

More Details

Price Breakup	₹1.55 Cr ₹ 7,75,000 Approx. Registration Charges ₹ 10 Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	51800020350
Address	dahisar East, Dahisar West, Mumbai - Western Mumbai, Maharashtra
Landmarks	dahisar East Western express Highway

Price Indicators Projects nearby Locality

magicbricks
Buy
Hire
Sell
Home Loans

₹1.85 Cr EMI - ₹ 83k | [Get one-approved loan](#)

2 BHK 744 Sq-ft Flat For Sale **Dahisar West, Mumbai**

2 Beds | 3 Baths | 1 Covered Parking | Unfurnished

Super Built-up Area: 744 sqft * ₹24,865/sqft

Floor: Upper Basement (Out of 23 Floors)

Lifts: 2

Developer: **Rustomjee**

Transaction Type: **New Property**

Furnished Status: **Unfurnished**

Project: **Rustomjee Reserve**

Facing: **West**

Car Parking: **1 Covered**

Contact Agent
Get Phone No.

More Details

Price Breakup ₹1.85 Cr | ₹9,25,000 Approx. Registration Charges

Booking Amount ₹ 5.0 Lac

RERA ID P51800028564

Address Dahisar West, Mumbai, Dahisar West, Mumbai - Western Mumbai, Maharashtra

Landmarks near to rustomjee school

HOUSING
Buy
Rent
Sell

₹86.31 L - 1.72 Cr | ₹20.50 K/sqft

Modirealty Ashvattha

By **MODIREALTY**

1, 2, 3 BHK Apartments Configurations

Mar, 2027 Possession Starts

₹20.50 K/sqft Avg. Price

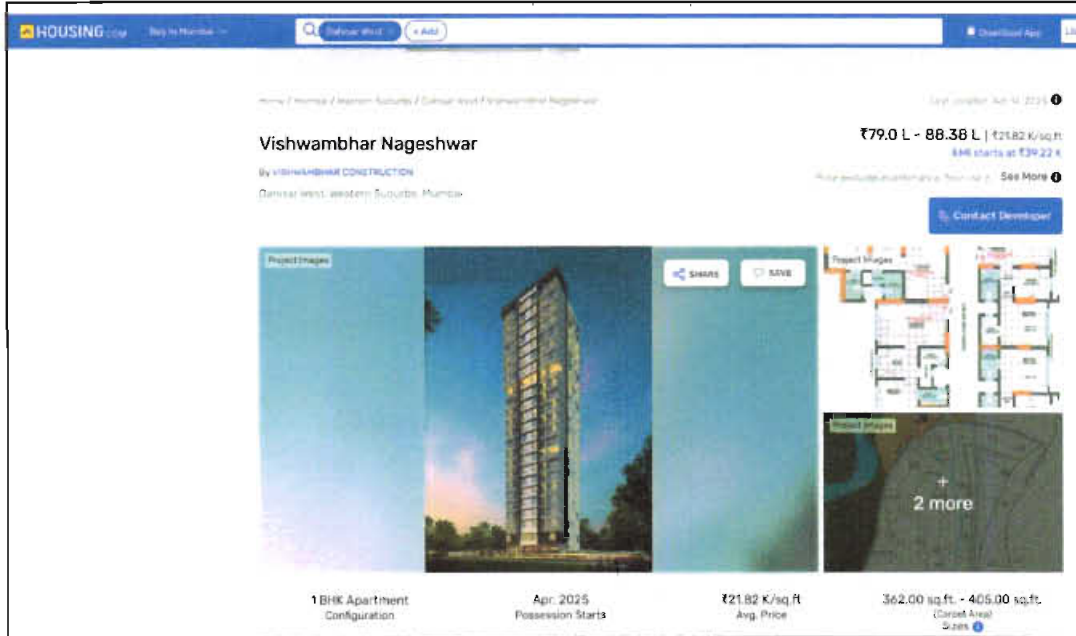
421.00 sq.ft. - 841.00 sq.ft. Carpet Area

[Contact Developer](#)

+ more



Price Indicators Projects nearby Locality



Vishwambhar Nageshwar
By VISHWAMBHAR CONSTRUCTION
Dahisar West, Western Suburbs, Mumbai

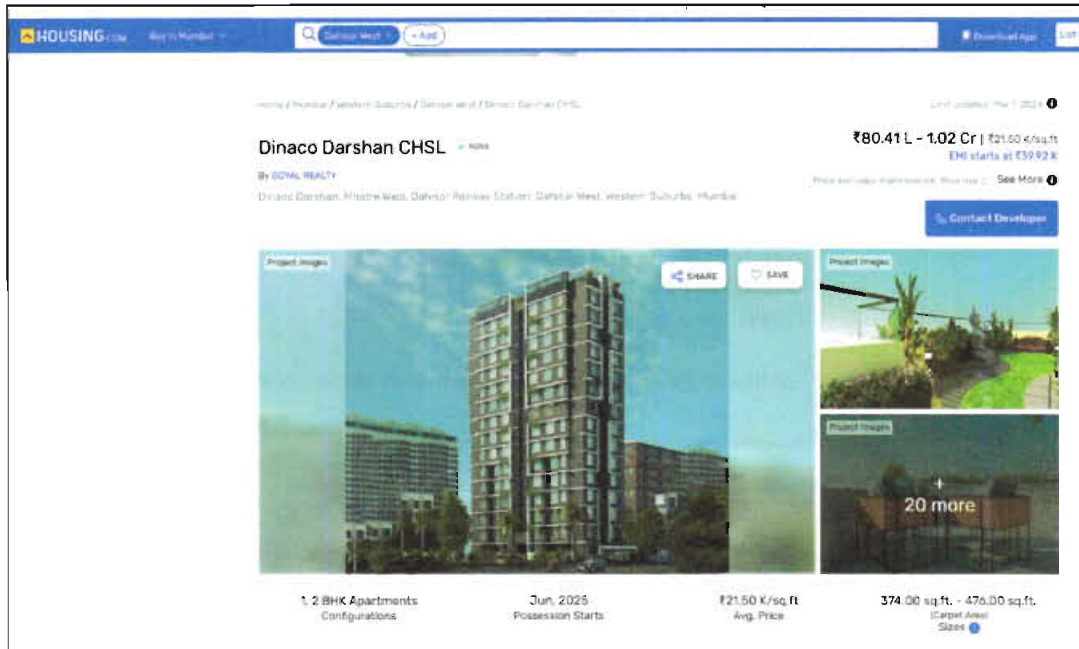
₹79.0 L - 86.38 L | ₹21.82 K/sq.ft
EHI starts at ₹39.22 K

1 BHK Apartment Configuration

Apr. 2025 Possession Starts

₹21.82 K/sq.ft Avg. Price

362.00 sq.ft. - 405.00 sq.ft. (Carpet Area) [View Slides](#)



Dinaco Darshan CHSL CHSL
By DDTAL REALTY
Dinaco Darshan, Hinjewadi West, Dahisar/Panjiva Station, Dahisar West, Western Suburbs, Mumbai

₹80.41 L - 1.02 Cr | ₹21.50 K/sq.ft
EHI starts at ₹39.92 K

1, 2 BHK Apartments Configurations

Jun. 2025 Possession Starts

₹21.50 K/sq.ft Avg. Price


374.00 sq.ft. - 476.00 sq.ft. (Carpet Area) [View Slides](#)

Price Indicators Projects nearby Locality

magicbricks
Buy ▾
Rent ▾
Sell ▾
Home Loans ▾

₹1.04 Cr [EMI - ₹47k](#) | [How much loan can I get?](#)

2 BHK 720 Sq-ft Flat For Sale in [Mhatre Wadi, Mumbai](#)



2 Beds 2 Baths Unfurnished

Carpet Area	Floor	Transaction Type
520 sqft • ₹20,000/sqft	9 (Out of 10 Floors)	New Property
Facing	Lifts	Furnished Status
East	2	Unfurnished
Car Parking	Type Of Ownership	Age Of Construction
1 Open	Freehold	Under Construction

Contact Agent
Get Phone No

Last contact made 1 day ago

More Details

Price Breakup	₹1.04 Cr ₹5,20,000 Approx. Registration Charges
Booking Amount	₹1.0 Lac
Address	mahtrewadi dahisar west, Mhatre Wadi, Mumbai - Western Mumbai, Maharashtra
Landmarks	walkable distance from railway station
Furnishing	Unfurnished
Flooring	Vitrified

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: 11.03.2024

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: 2024.03.11 11:13:37 +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)

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 11.03.2024 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 20.02.2024. 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 M/s. Hi Tech City Hafizi Developers
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 Bhavika Chavan – Valuation Engineer Saiprasad Patil - Technical Officer Vinita Surve – Technical 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 - 20.02.2024 Valuation Date - 11.03.2024 Date of Report - 11.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 20.02.2024
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 **11th 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. Hi Tech City Hafizi Developers**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Hi Tech City Hafizi Developers**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the 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

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
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Auth. Sign.