

# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Vinayak Amrut"**

"Vinayak Amrut", Proposed Residential Cum Commercial Building on Plot No. 6, Sector – 18, Talaja, Talaja Metro Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 221, State - Maharashtra, Country - India

**Latitude Longitude: 19°04'17.1"N 73°05'45.8"E**

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### **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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-  **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 "Vinayak Amrut"

**"Vinayak Amrut", Proposed Residential Cum Commercial Building on Plot No. 6, Sector – 18,  
Taloja, Taloja Metro Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 221,  
State - Maharashtra, Country - India.**

**Latitude Longitude: 19°04'17.1"N 73°05'45.8"E**

**NAME OF DEVELOPER: M/s. Shri HariKrishna Enterprises.**

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 **11<sup>th</sup> March 2024** for approval of Advance Processing Facility.

### 1. Location Details:

The property is situated at **"Vinayak Amrut"**, Proposed Residential Cum Commercial Building on Plot No. 6, Sector – 18, Taloja, Taloja Metro Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 221, State - Maharashtra, Country – India. It is about 500 M from Taloja Metro Station & 2.6 Km. distance from Taloja Panchnand railway station of Harbour Line of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing.

### 2. Developer Details:

Name of builder	M/s. Shri HariKrishna Enterprises.	
Project Registration Number	Project	RERA Project Number
	Vinayak Amrut	P52000049409
Register office address	M/s. Shri HariKrishna Enterprises. <b>Address:</b> Office at C-404, "Citi Tower", Plot No. 55, Sector-15, Near D'mart, CBD Belapur, Navi Mumbai, PIN – 400 614. State - Maharashtra, Country India.	
Contact Numbers	<b>Contact Person :</b> Mr. Balwinder Singh (Sales Person -Mobile No. 9321801029)	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Pramukh Narayan Apartment
On or towards South	Road & City Heights
On or towards East	Road & Bilad Hillmark Heights
On or towards West	Kalash Drashan Building



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

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

To,

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

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 11.03.2024
	b)	Date on which the valuation is made : 20.03.2024
3.	List of documents produced for Perusal	
	1. Copy of Legal Title Report & Search Report from Adv. Ajeet Singh & Associates dated 23.11.2022.	
	2. Copy of Tripartite Agreement date 29.03.2022 b/w. CIDCO (the Corporation) AND Mr. Dilip Kadam & Ashok Kadam (the Original Licensee) AND M/s. Shri Harikrishna Enterprises (the New Licensees)	
	3. Copy of Lease Agreement Doc No. Panvel 2 / 4796 / 2022 dated 15.02.2022 between CIDCO (the Corporation) AND Mr. Dilip Kadam & Mr. Ashok Kadam (the Licensee)	
	4. Copy of Engineer's Certificate dated 25.07.2023 issued by Optimum Consultants (As per RERA Certificate)	
	5. Copy of Architect's Certificate dated 07.11.2022 issued by Ackruti Architects & Interior Designers (As per RERA Certificate)	
	6. Copy of MAHARERA Registration Certificate of Project No. P52000049409 issued by Maharashtra Real Estate Regulatory Authority date 08.02.2023. Last Modified date 10.10.2023.	
	7. Copy of NOC for Height Clearance No. NAVI/WEST/B/011422/648500 date 09.02.2022 issued by Airports Authority of India. Valid Up to : 08.02.2030.	
	8. Copy of CIDCO Letter No. 1086/2022/313 date 07.04.2022	
	9. Copy of Allotment of Letter date 09.02.2022 issued by CIDOC	
	10. Copy of Amended Commencement Certificate CIDCO / BP-18253 / TPO (NM & K) / 2022 / 11007 dated 07.07.2023 issued by Associate Planner CIDCO Proposed Ground Floor + 1 <sup>st</sup> to 7 <sup>th</sup> Floor.	
	11. Copy of Approved Plan No. CIDCO / BP-18253 / TPO (NM & K) / 2022 / 11007 dated 07.07.2023 issued by Associate Planner CIDCO (Number of Copies – Two - Sheet No. 1/2 to 2/2) <b>Approved upto:</b>	
	<b>Wing</b>	<b>Number of Floors</b>
	<b>A &amp; B</b>	<b>Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 7<sup>th</sup> Upper Floors.</b>
	Project Name (with address & phone nos.)	: <b>"Vinayak Amrut"</b> , Proposed Residential Cum Commercial Building on Plot No. 6, Sector – 18, Taloja, Taloja Metro Road, Taluka - Panvel, Dist.

		- Raigad, Navi Mumbai, PIN – 410 221, State - Maharashtra, Country - India																	
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	<p><b>M/s. Shri Harikrishna Enterprises.</b></p> <p><b>Address:</b> Office at C-404, "Citi Tower", Plot No. 55, Sector-15, Near D'mart, CBD Belapur, Navi Mumbai, PIN – 400 614. State - Maharashtra, Country India.</p> <p><b>Contact Person :</b> Mr. Balwinder Singh (Sales Person -Mobile No. 9321801029)</p>																	
5.	Brief description of the property (Including Leasehold / freehold etc.)																		
<p><b>About " Vinayak Amrut" Project:</b> Shri Harikrishna Vinayak Amrut is a residential project in Taloja, Navi Mumbai. It is set in an area of 0.27 Acres . Shri Harikrishna Vinayak Amrut offers Apartment. Available configurations include 1 BHK. Apartment, as per the area plan, are in the size range of 228.0 - 320.0 sq.ft.. The property is Under Construction. There is 1 building for sale. The project was launched in February 2023 and possession date of Shri Harikrishna Vinayak Amrut is Dec, 2026. Shri Harikrishna Vinayak Amrut is located in Taloja. The project is developed by Shri Harikrishna Enterprises. There are 24 units for sale. There is provision for Closed Car Parking. Enjoy a class-apart lifestyle at Shri Harikrishna Vinayak Amrut. This project meets all mandates as required by the state authority. RERA ID of Shri Harikrishna Vinayak Amrut is P52000049409.</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A &amp; B</td> <td>Ground + Stilt (Part) + 1<sup>st</sup> to 7<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A &amp; B</td> <td>RCC work, Brick work, Internal /External plaster work, Kitchen platform with tiles, Door, Windows &amp; Flooring work is completed.</td> <td>82%</td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>December 2024</b> Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p> <p><b>PROPOSED PROJECT AMENITIES:</b></p> <table border="1"> <tbody> <tr><td>➤ Vitrified tiles flooring in all rooms</td></tr> <tr><td>➤ Granite Kitchen platform with Stainless Steel Sink</td></tr> <tr><td>➤ Powder coated aluminum sliding windows with M.S. Grills</td></tr> <tr><td>➤ Laminated wooden flush doors with Safety door</td></tr> <tr><td>➤ Concealed wiring</td></tr> <tr><td>➤ Concealed plumbing</td></tr> <tr><td>➤ Children Play Area</td></tr> </tbody> </table>			Wing	Number of Floors	A & B	Ground + Stilt (Part) + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floors.	Wing	Present stage of Construction	Percentage of work completion	A & B	RCC work, Brick work, Internal /External plaster work, Kitchen platform with tiles, Door, Windows & Flooring work is completed.	82%	➤ 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	➤ Children Play Area
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➤ Children Play Area																			



	<ul style="list-style-type: none"> <li>➤ Club House</li> <li>➤ Yoga Room</li> <li>➤ Multipurpose Area</li> <li>➤ Garden</li> </ul>				
6.	Location of property	:			
	a) Plot No. / Survey No.	:	Plot No. 6		
	b) Door No.	:	Not applicable		
	c) C. T.S. No. / Village	:	Plot No. 6, Sector – 18.		
	d) Ward / Taluka	:	Taluka – Panvel		
	e) Mandal / District	:	District – Raigad		
7.	Postal address of the property	:	"Vinayak Amrut", Proposed Residential Cum Commercial Building on Plot No. 6, Sector – 18, Taloja, Taloja Metro Road, Taluka - Panvel, Dist. - Raigad, Navi Mumbai, PIN – 410 221, State - Maharashtra, Country - India		
8.	City / Town	:	Taloja, Navi Mumbai		
	Residential area	:	Yes		
	Commercial area	:	Yes		
	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	:	CIDCO, Village – Taloja.		
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 RERA Certificate</b>	<b>As per Site</b>
	North		Plot No. 5A	Plot No 5A	Pramukh Narayani Building
	South		11 Meter Wide Road	11 Meter Wide Road	Road
	East		Plot No.6B	Plot No.6B	Road
	West		15 Meter Wide Road	15 Meter Wide Road	Aastha Riverview
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°04'17.1"N 73°05'45.8"E					
14.	Extent of the site	:	Plot area – 1093.48 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 – 1093.48 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report					
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress					
<b>II</b>	<b>CHARACTERISTICS OF THE SITE</b>							
1.	Classification of locality	:	Middle class					
2.	Development of surrounding areas	:	Good					
3.	Possibility of frequent flooding/ sub-merging	:	No					
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by					
5.	Level of land with topographical conditions	:	Plain					
6.	Shape of land	:	Irregular					
7.	Type of use to which it can be put	:	For residential purpose					
8.	Any usage restriction	:	Residential					
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. CIDCO / BP-18253 / TPO (NM & K) / 2022 / 11007 dated 07.07.2023 issued by Associate Planner CIDCO (Number of Copies – Two - Sheet No. 1/2 to 2/2) <b>Approved upto:</b>					
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A & B	Ground (Part) + Stilt (Part) + 1 <sup>st</sup> to 7 <sup>th</sup> Upper Floors.							
10.	Corner plot or intermittent plot?	:	Corner					
11.	Road facilities	:	Yes					
12.	Type of road available at present	:	W. B. M. Road					
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	15 Mtr. Wide Road					
14.	Is it a Land – Locked land?	:	No					
15.	Water potentiality	:	Municipal Water supply					
16.	Underground sewerage system	:	Connected to Municipal sewer					
17.	Is Power supply is available in the site	:	Yes					
18.	Advantages of the site	:	Located in developing area					
19.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No					
<b>Part – A (Valuation of land)</b>								
1	Size of plot	:	Plot area – 1093.48 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 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)	:	₹ 66,500.00 per Sq. M. for Residential ₹ 15,100.00 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>1093.48</td> <td>15100</td> <td>1,65,11,548.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1093.48	15100	1,65,11,548.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
1093.48	15100	1,65,11,548.00										
<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	:	<b>As per table attached to the report</b>									
	f) Condition of the building	:										
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress									
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan No. CIDCO / BP-18253 / TPO (NM & K) / 2022 / 11007 dated 07.07.2023 issued by Associate Planner CIDCO (Number of Copies – Two - Sheet No. 1/2 to 2/2)									
	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 &amp; B</td> <td>Ground (Part) + Stilt (Part) + 1<sup>st</sup> to 7<sup>th</sup> Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A & B	Ground (Part) + Stilt (Part) + 1 <sup>st</sup> to 7 <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 empanelled valuers on authentic of approved plan	:	No.									

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

Sr. No.	Description		
1.	Foundation	:	Proposed R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Proposed
5.	RCC Works	:	N.A. Building Construction work is in progress
6.	Plastering	:	N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	:	N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	N.A. Building Construction work is in progress
9.	Roofing including weather proof course	:	N.A. Building Construction work is in progress
10.	Drainage	:	Proposed
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	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:****1) Wing - A:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		As per Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	101	1	1 BHK	316	31	347	382	11500	39,90,500	41,90,025	8500	9,92,420
2	102	1	1 BHK	315	32	347	382	11500	39,90,500	41,90,025	8500	9,92,420
3	103	1	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
4	104	1	1 BHK	314	34	348	383	11500	40,02,000	42,02,100	9000	9,95,280
5	105	1	1 BHK	314	33	347	382	11500	39,90,500	41,90,025	8500	9,92,420
6	201	2	1 BHK	316	31	347	382	11500	39,90,500	41,90,025	8500	9,92,420



Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		As per Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
7	202	2	1 BHK	315	32	347	382	11500	39,90,500	41,90,025	8500	9,92,420
8	203	2	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
9	204	2	1 BHK	314	34	348	383	11500	40,02,000	42,02,100	9000	9,95,280
10	205	2	1 BHK	314	33	347	382	11500	39,90,500	41,90,025	8500	9,92,420
11	206	2	1 RK	228	0	228	251	11500	26,22,000	27,53,100	5500	6,52,080
12	301	3	1 BHK	316	31	347	382	11500	39,90,500	41,90,025	8500	9,92,420
13	302	3	1 BHK	315	32	347	382	11500	39,90,500	41,90,025	8500	9,92,420
14	303	3	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
15	304	3	1 BHK	314	34	348	383	11500	40,02,000	42,02,100	9000	9,95,280
16	305	3	1 BHK	314	33	347	382	11500	39,90,500	41,90,025	8500	9,92,420
17	306	3	1 RK	228	0	228	251	11500	26,22,000	27,53,100	5500	6,52,080
18	401	4	1 BHK	316	31	347	382	11500	39,90,500	41,90,025	8500	9,92,420
19	402	4	1 BHK	315	32	347	382	11500	39,90,500	41,90,025	8500	9,92,420
20	403	4	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
21	404	4	1 BHK	314	34	348	383	11500	40,02,000	42,02,100	9000	9,95,280
22	405	4	1 BHK	314	33	347	382	11500	39,90,500	41,90,025	8500	9,92,420
23	406	4	1 RK	228	0	228	251	11500	26,22,000	27,53,100	5500	6,52,080
24	501	5	1 BHK	316	31	347	382	11500	39,90,500	41,90,025	8500	9,92,420
25	502	5	1 BHK	315	32	347	382	11500	39,90,500	41,90,025	8500	9,92,420
26	503	5	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
27	504	5	1 BHK	314	34	348	383	11500	40,02,000	42,02,100	9000	9,95,280
28	505	5	1 BHK	314	33	347	382	11500	39,90,500	41,90,025	8500	9,92,420
29	506	5	1 RK	228	0	228	251	11500	26,22,000	27,53,100	5500	6,52,080
30	601	6	1 BHK	316	31	347	382	11500	39,90,500	41,90,025	8500	9,92,420
31	602	6	1 BHK	315	32	347	382	11500	39,90,500	41,90,025	8500	9,92,420
32	603	6	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
33	604	6	1 BHK	314	34	348	383	11500	40,02,000	42,02,100	9000	9,95,280
34	605	6	1 BHK	314	33	347	382	11500	39,90,500	41,90,025	8500	9,92,420
35	606	6	1 RK	228	0	228	251	11500	26,22,000	27,53,100	5500	6,52,080
36	701	7	1 BHK	306	31	337	371	11500	38,75,500	40,69,275	8500	9,63,820
37	702	7	1 BHK	315	32	347	382	11500	39,90,500	41,90,025	8500	9,92,420
38	703	7	1 BHK	298	30	328	361	11500	37,72,000	39,60,600	8500	9,38,080
39	704	7	1 BHK	314	34	348	383	11500	40,02,000	42,02,100	9000	9,95,280
40	705	7	1 BHK	314	33	347	382	11500	39,90,500	41,90,025	8500	9,92,420
41	706	7	1 RK	228	0	228	251	11500	26,22,000	27,53,100	5500	6,52,080
<b>Total</b>				<b>12341</b>	<b>1120</b>	<b>13461</b>	<b>14807</b>		<b>15,48,01,500</b>	<b>16,09,93,560</b>		<b>3,84,98,460</b>

**2) Wing - B:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		As per Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	101	1	1 BHK	315	31	346	381	11500	39,79,000	41,77,950	8500	9,89,560
2	102	1	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
3	103	1	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
4	104	1	1 BHK	312	33	345	380	11500	39,67,500	41,65,875	8500	9,86,700
5	105	1	1 BHK	314	34	348	383	11500	40,02,000	42,02,100	9000	9,95,280
6	201	2	1 BHK	315	31	346	381	11500	39,79,000	41,77,950	8500	9,89,560
7	202	2	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
8	203	2	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
9	204	2	1 BHK	312	33	345	380	11500	39,67,500	41,65,875	8500	9,86,700
10	205	2	1 BHK	314	34	348	383	11500	40,02,000	42,02,100	9000	9,95,280
11	206	2	1 RK	229	0	229	252	11500	26,33,500	27,65,175	6000	6,54,940
12	301	3	1 BHK	315	31	346	381	11500	39,79,000	41,77,950	8500	9,89,560
13	302	3	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
14	303	3	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
15	304	3	1 BHK	312	33	345	380	11500	39,67,500	41,65,875	8500	9,86,700
16	305	3	1 BHK	314	34	348	383	11500	40,02,000	42,02,100	9000	9,95,280
17	306	3	1 RK	229	0	229	252	11500	26,33,500	27,65,175	6000	6,54,940
18	401	4	1 BHK	315	31	346	381	11500	39,79,000	41,77,950	8500	9,89,560
19	402	4	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
20	403	4	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
21	404	4	1 BHK	312	33	345	380	11500	39,67,500	41,65,875	8500	9,86,700
22	405	4	1 BHK	314	34	348	383	11500	40,02,000	42,02,100	9000	9,95,280
23	406	4	1 RK	229	0	229	252	11500	26,33,500	27,65,175	6000	6,54,940
24	501	5	1 BHK	315	31	346	381	11500	39,79,000	41,77,950	8500	9,89,560
25	502	5	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
26	503	5	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
27	504	5	1 BHK	312	33	345	380	11500	39,67,500	41,65,875	8500	9,86,700
28	505	5	1 BHK	314	34	348	383	11500	40,02,000	42,02,100	9000	9,95,280
29	506	5	1 RK	229	0	229	252	11500	26,33,500	27,65,175	6000	6,54,940
30	601	6	1 BHK	315	31	346	381	11500	39,79,000	41,77,950	8500	9,89,560
31	602	6	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
32	603	6	1 BHK	312	30	342	376	11500	39,33,000	41,29,650	8500	9,78,120
33	604	6	1 BHK	312	33	345	380	11500	39,67,500	41,65,875	8500	9,86,700
34	605	6	1 BHK	314	34	348	383	11500	40,02,000	42,02,100	9000	9,95,280
35	606	6	1 RK	229	0	229	252	11500	26,33,500	27,65,175	6000	6,54,940
36	701	7	1 BHK	306	31	337	371	11500	38,75,500	40,69,275	8500	9,63,820
37	702	7	1 BHK	297	30	327	360	11500	37,60,500	39,48,525	8000	9,35,220
38	703	7	1 BHK	297	30	327	360	11500	37,60,500	39,48,525	8000	9,35,220

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		As per Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
39	704	7	1 BHK	298	33	331	364	11500	38,06,500	39,96,825	8500	9,46,660
40	705	7	1 BHK	314	34	348	383	11500	40,02,000	42,02,100	9000	9,95,280
41	706	7	1 RK	229	0	229	252	11500	26,33,500	27,65,175	6000	6,54,940
<b>Total</b>				<b>12276</b>	<b>1106</b>	<b>13382</b>	<b>14720</b>		<b>15,38,93,000</b>	<b>16,00,48,720</b>		<b>3,82,72,520</b>

### 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	1 RK - 06 1 BHK - 35	41	13461	14807	15,48,01,500.00	16,09,93,560.00
B	1 RK - 06 1 BHK - 35	41	13382	14720	15,38,93,000.00	16,00,48,720.00
<b>Total</b>		<b>82</b>	<b>26843</b>	<b>29527</b>	<b>30,86,94,500.00</b>	<b>32,10,42,280.00</b>

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	30,86,94,500.00
Final Realizable Value After Completion in ₹	32,10,42,280.00
Cost of Construction (Total Built up area x Rate) 29527 Sq. Ft. x ₹ 2600.00	7,67,70,200.00

Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
82	29527	7,67,70,200.00	6,29,51,564.00

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>₹ 30,86,94,500.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 32,10,42,280.00</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 ₹ 10,000.00 to ₹ 12,000.00 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 ₹ 11,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.



## Actual Site Photographs

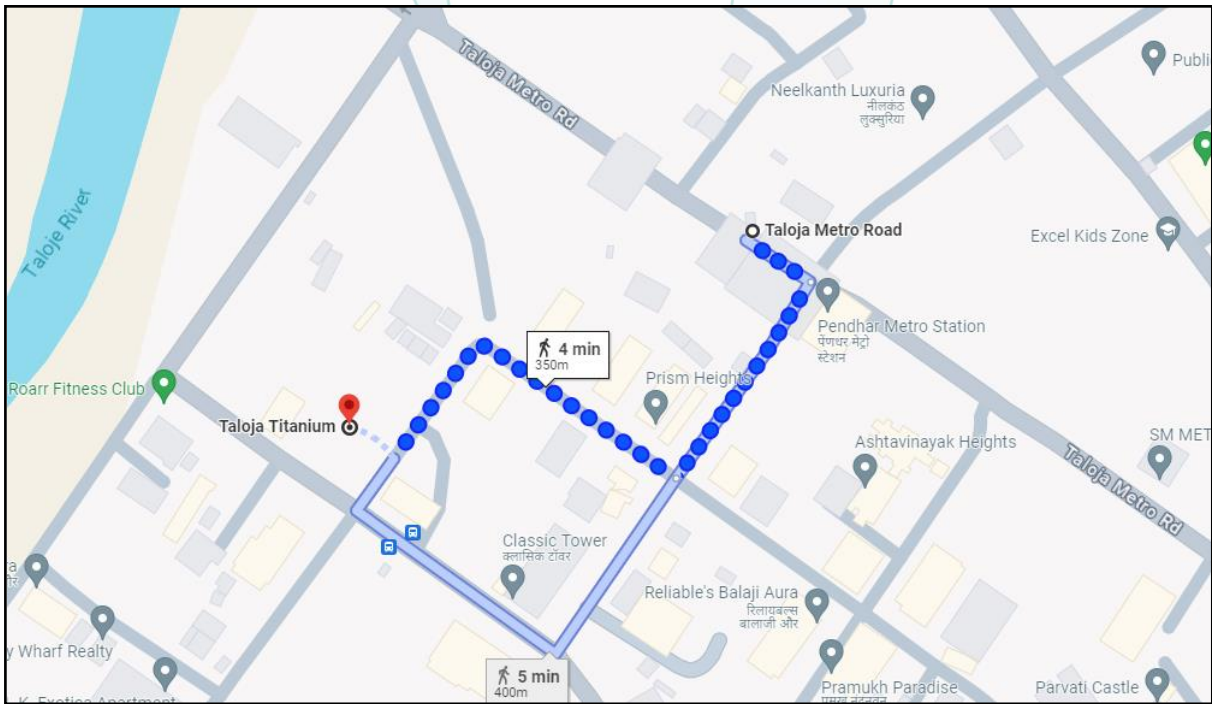
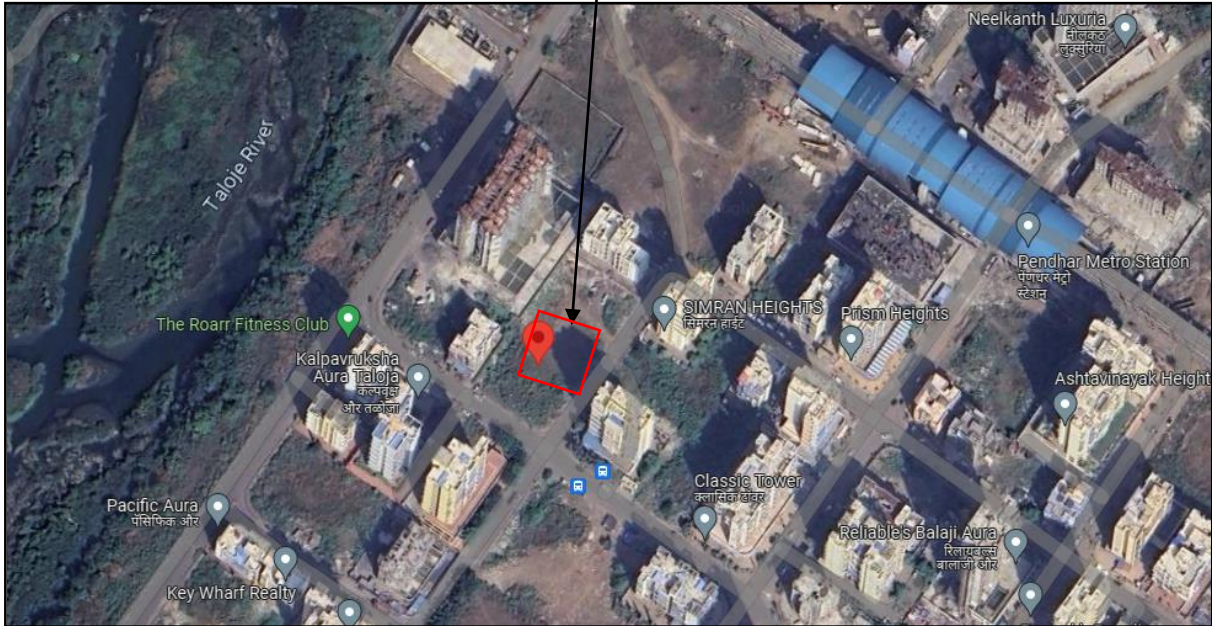


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## Route Map of the property


Site u/r



**Latitude Longitude: 19°04'17.1"N 73°05'45.8"E**


**Note:** The Blue line shows the route to site from nearest Metro station (Taloja – 500 M.)

## 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:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	3.16-सिडको सेक्टर क्र.16	14300	61300	70400	76700	70400	चौ. मीटर
SurveyNo	3.17-सिडको सेक्टर क्र.17	15100	66500	76200	83300	76200	चौ. मीटर
SurveyNo	3.18-सिडको सेक्टर क्र.18	15100	66500	76200	83300	76200	चौ. मीटर
SurveyNo	3.19-सिडको सेक्टर क्र.19	15100	55400	63700	74400	63700	चौ. मीटर
SurveyNo	3.20-सिडको सेक्टर क्र.20	16800	62700	71900	78400	71900	चौ. मीटर
		123456					

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**Sales Instances nearby**

105686 12-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुष्यम निबंधक : दु.नि. पनवेल 1 दस्त क्रमांक : 1056/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : तळोजा पाचनंद</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2400000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2377401.6	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: विभाग क्रमांक 3/26 दर 67200/- प्रति चौ मीटर,सदनिका क्रमांक 103,पहिला मजला,रॉयल प्लाझा,प्लॉट नंबर 60,सेक्टर 26,तळोजा पाचनंद,फेस 2,तालुका पनवेल,ज़िल्हा रायगड,क्षेत्र 26.556 चौ मीटर कार्पेट + 3.910 चौ मीटर एन्क्लोस्ड बाल्कनी + 2.252 चौ मीटर प्रोजेक्टेड बाल्कनी( ( Plot Number : 60 ; SECTOR NUMBER : 26 ; ) )	
(5) क्षेत्रफळ	26.556 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-रॉयल ग्रुप तर्फे भागीदार सोहेल मोहम्मद नूर नमरे . . वय:-26 पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं: शॉप नंबर.04, श्री गोवर्धन आर्केड , प्लॉट नंबर .23, सेक्टर 11, तळोजा फेस 1, महाराष्ट्र, साईगार:(०). पिन कोड:-410208 पॅन नं:-ABEFR9530R	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नियाज अहमद मेहमूद दळवी . . वय:-56; पत्ता:-प्लॉट नं. : , माळा नं. : , इमारतीचे नाव: , ब्लॉक नं. : , रोड नं: फ्लॉट नंबर 302, ए विंग, आदिल अपार्टमेंट, एट पोस्ट गोरगाव ,तालुका माणगाव ,लोणेरे ,रायगड , महाराष्ट्र, साईगार:(०). पिन कोड:-402103 पॅन नं:-ATRPD4474D	
(9) दस्तऐवज करुन दिल्याचा दिनांक	13/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	13/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	1056/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	168000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	24000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



**Sales Instances nearby**

70186 12-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु. नि. पनवेल 1 दस्त क्रमांक : 701/2024 नोदणी : Regn:63m
<b>गावाचे नाव : तळोजा पाचनंद</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3022956	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : , इतर माहिती: विभाग.3.14,दर-64100/-,सदनिका क्रमांक 101,ए विंग,पहीला मजला मेट्रो पॉलीस सी एच एस लिमिटेड,प्लॉट नं 5,6,आणि 7,सेक्टर 14,तळोजा पाचनंद,तालुका पनवेल,जिल्हा रायगड 410208. क्षेत्रफळ 39.308 चौ मीटर कारपेट.सार्कितंक-TP145,6,7004018A101.( ( Plot Number : 5,6 AND 7 ; SECTOR NUMBER : 14 ; ) )	
(5) क्षेत्रफळ	39.308 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-बाळकृष्ण सदाशिव जाधव . वय:-53 पत्ता:-प्लॉट नं. , माळी नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: प्लॉट नं A/101, ग्रीन व्हॅली मेट्रोपॉलीस,सी.एच.एस,प्लॉट नं.5,6,7,से-14 तळोजा पाचनंद, महाराष्ट्र, राईगाड(०). पिन कोड:-410210 पॅन नं:-AJUPJ6402E 2): नाव:-जयश्री बाळकृष्ण जाधव . वय:-51 पत्ता:-प्लॉट नं. , माळी नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: प्लॉट नं A/101, ग्रीन व्हॅली मेट्रोपॉलीस,सी.एच.एस,प्लॉट नं.5,6,7,से-14 तळोजा पाचनंद, महाराष्ट्र, राईगाड(०). पिन कोड:-410210 पॅन नं:-BQDPI0055N	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मुजाहिद हैदर बेग . वय:-44; पत्ता:-प्लॉट नं. , माळी नं. , इमारतीचे नाव: , ब्लॉक नं. , रोड नं: 4-12-57 नागसेनि कॉलनी नियर जे एन फातिमा स्कूल रोशन गेट औरंगाबाद , महाराष्ट्र, औरंगाबाद. पिन कोड:-431001 पॅन नं:-AWOPB9262D	
(9) दस्तऐवज करुन दिल्याचा दिनांक	30/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	30/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	701/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	245000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)घोरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

**Sales Instances nearby**

2895353	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 2
12-03-2024		दस्त क्रमांक : 2895/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:83m
<b>गावाचे नाव : तळोजा पाचनंद</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3000000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1784073.9	
(4) भू-मापन,पोटहिरसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन : इतर माहिती: सदनिका क्रमांक 601,6 वा मजला,सिटी आयकॉन,प्लॉट क्रमांक 06,सेक्टर 19,गाव तळोजा,ता. पनवेल,जि.रायगड,25.560चौ.मी. कारपेट एरिया( ( Plot Number : 06 ; SECTOR NUMBER : 19 ; ) )	
(5) क्षेत्रफळ	25.560 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स सिटी बिल्डकॉन तर्फे भागीदार मुकेश ताराचंद गर्ग यांच्या अखतरिया संभाजी अंबावले - वय:-43 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ३६, पहिला मजला, हिरानंदानी क्रिस्टल प्लाझा, सेक्टर ७, खारघर, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, शईगाड(०). पिन कोड:-410210 पॅन नं:-AAKFC9845M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुफियान मेहमूद शेख - - वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: सदनिका क्रमांक 402, 4 था मजला, समद आर्केड, अंबाजी मेडिकलसमोर, कौसा-मुंब्रा, ठाणे, महाराष्ट्र, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-BZVPS2787K	
(9) दस्तऐवज करून दिल्याचा दिनांक	12/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	12/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	2895/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	210000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	



## Price Indicators

**HOUSING.com** Buy In Navi Mumbai

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Home / Navi Mumbai / Talaja / Apartment for Sale in Talaja / 1 RK Flat



Last updated: Feb 13, 2024

### 1 RK Flat

By SHRI HARIKRISHNA ENTERPRISES  
Shri Harikrishna Vinayak Amrut, Talaja, Navi Mumbai

**₹27.0 L** EMI starts at ₹14.30 K  
₹6.00 K/sq.ft

Contact Seller

450 sq.ft Built Up Area	₹6.00 K/sq.ft Avg. Price	1 RK Configuration	30th Apr, 2024 Possession status	Middle of 7 floors	East facing Facing	Unfurnished Furnishing
----------------------------	-----------------------------	-----------------------	-------------------------------------	--------------------	--------------------	------------------------

OVERVIEW AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

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Home Property in Navi Mumbai Flats in Navi Mumbai Flats in Sector 18 Talaja 1 BHK Flats in Sector 18 Talaja 1 Bedroom 630 Sq.Ft. Apartment in Sector 18 Talaja

52 Views

### Vinayak Amrut

## 1 Bedroom 630 Sq.Ft. Apartment in Sector 18 Talaja Navi Mumbai

Listing ID #6282130

**₹ 37 L**

- 1 Bedroom
- Unfurnished
- 1 Bathroom
- 630 Sq.Ft. (Built-up Area)
- Road View

Whatsapp Request for Call

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5 Photos Map Gaurav Sheth

## Price Indicators

HOUSING.COM Buy In Navi Mumbai

Taloja X + Add

Home / Navi Mumbai / Talaja / Apartment for Sale in Talaja / 1 BHK Flat

Last updated: Feb 17, 2024

### 1 BHK Flat

By SHRI HARIKRISHNA ENTERPRISES  
Shri Harikrishna Vinayak Amrut, Talaja, Navi Mumbai

₹36.0 L EMI starts at ₹19.06 K  
₹5.45 K/sq.ft

Contact Seller

Hall Balcony Balcony + 4 more

660 sq.ft Built Up Area ₹5.45 K/sq.ft Avg. Price 1 Years Old Age of property Ready to move Possession status Middle of 7 floors North-East facing Facing Unfurnished Furnishing

HOUSING.COM Buy In Navi Mumbai

Taloja X + Add

Home / Navi Mumbai / Talaja / Apartment for Sale in Talaja / 1 BHK Flat

Last updated: Feb 13, 2024

### 1 BHK Flat

By SHRI HARIKRISHNA ENTERPRISES  
Shri Harikrishna Vinayak Amrut, Talaja, Navi Mumbai

₹38.5 L EMI starts at ₹20.39 K  
₹5.13 K/sq.ft

Contact Seller

Others Others

750 sq.ft Built Up Area ₹5.13 K/sq.ft Avg. Price 1 BHK Configuration 30th Apr, 2024 Possession status Higher of 7 floors East facing Facing Unfurnished Furnishing

OVERVIEW AMENITIES RATINGS AND REVIEWS PRICE TRENDS LOCALITY PROJECT Q&A DEVELOPER CALCULATOR

## Price Indicators Projects nearby Locality

HOUSING.com Buy In Navi Mumbai

Taloja ✕ + Add


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Home / Navi Mumbai / Taloja / Siddhivinayak Signature City Last updated: Mar 19, 2024


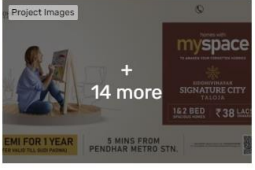
### Siddhivinayak Signature City New Launch RERA

By SIDDHIVINAYAK HOMES  
Taloja, Navi Mumbai

OFFER
NO EMI FOR 1 YEAR - Offer Valid Till Gudi Padwa Know More
Contact Developer



1, 2 BHK Apartments Configurations
Dec. 2025 Possession Starts
₹8.54k/sq.ft Avg. Price

445.00 sq.ft. - 630.00 sq.ft. (Carpet Area) Sizes

HOUSING.com Buy In Navi Mumbai

Taloja ✕ + Add


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Home / Navi Mumbai / Taloja / City Corner Last updated: Jan 12, 2024



### City Corner RERA

By CITY BUILDERS AND DEVELOPERS  
Sector 5, Taloja, Navi Mumbai

OFFER
Price excludes maintenance, floor rise e... See More
Contact Developer



1 BHK Apartment Configuration
Jun. 2025 Possession Starts
₹9.97 K - 10.84 K/sq.ft Avg. Price

321.00 sq.ft. - 323.00 sq.ft. (Carpet Area) Sizes



## Price Indicators

HOUSING.com Buy In Navi Mumbai Taloja X + Add

Home / Navi Mumbai / Taloja / Arkan Castle
Last updated: Mar 8, 2024

### Arkan Castle REERA

By ARKAN DEVELOPERS  
Plot No. 26, Taloje Panchnad, Navi Mumbai

**₹40.0 L - 62.0 L** | 12.47 K - ₹13.16 K/sq.ft  
EMI starts at ₹21.18 K

Price includes everything except stamp. [See More](#)

Contact Developer

Project Images

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+ 3 more

1 BHK Apartment  
Configuration

Dec. 2027  
Possession Starts

12.47 K - ₹13.16 K/sq.ft  
Avg. Price

304.00 sq.ft. - 497.00 sq.ft.  
(Carpet Area)  
Sizes

HOUSING.com Buy In Navi Mumbai Taloja X + Add

Home / Navi Mumbai / Taloja / Arkan Avenue
Last updated: Mar 8, 2024

### Arkan Avenue REERA

By ARKAN DEVELOPERS  
Plot No. 12 G, Sector 24, Taloja, Navi Mumbai

**₹36.0 L - 52.0 L** | 12.41 K - ₹13.43 K/sq.ft  
EMI starts at ₹19.06 K

Price excludes maintenance, floor rise c... [See More](#)

Contact Developer

Project Images

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Living Area

Bedroom

1, 2 BHK Apartments  
Configurations

Dec. 2026  
Possession Starts

12.41 K - ₹13.43 K/sq.ft  
Avg. Price

268.00 sq.ft. - 419.00 sq.ft.  
(Carpet Area)  
Sizes

## Price Indicators Projects nearby Locality

HOUSING.COM Buy In Navi Mumbai
Taloja X + Add
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Home / Navi Mumbai / Taloja / PLANET RIVERFRONT Last updated: Mar 3, 2024

### PLANET RIVERFRONT REERA


By PLANET BUILDERS AND DEVELOPERS

Taloja Panchnad, Sector 15, Taloja, Navi Mumbai

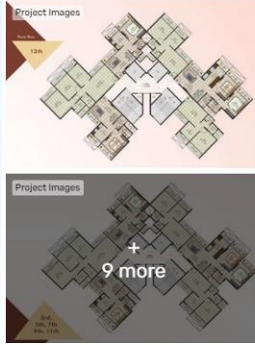
**OFFER** FREE STAMP DUTY - OFFER VALID TILL MARCH 2024 [Know More](#) [Contact Developer](#)



Project Images



Project Images



Project Images

1, 2 BHK Apartments  
Configurations

Jun. 2025  
Possession Starts

₹9.09 K/sq.ft  
Avg. Price

384.00 sq.ft. - 618.00 sq.ft.  
(Carpet Area)  
Sizes

HOUSING.COM Buy In Navi Mumbai
Taloja X + Add
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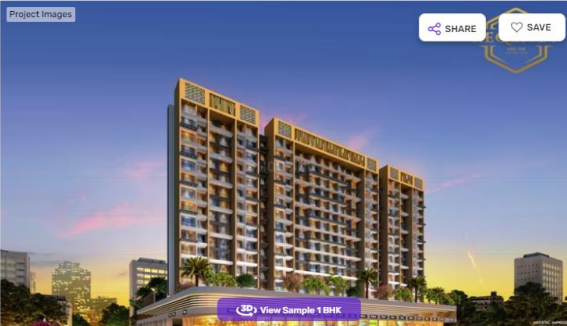
Home / Navi Mumbai / Taloja / Oscar Om Regency Last updated: Mar 17, 2024

### Oscar Om Regency REERA


By OSCAR INFRASTRUCTURE PRIVATE LIMITED

Plot No-4/4A, 5, Sector-15, Taloja Phase 1 Rd., Petali, Taloja Panchanand, Taloja, Navi Mumbai


[Contact Seller](#)



Project Images



Project Images



Project Images

1, 2 BHK Apartments  
Configurations

Jun. 2025  
Possession Starts

₹14.93k/sq.ft  
Avg. Price

238.00 sq.ft. - 445.00 sq.ft.  
(Carpet Area)  
Sizes



## Price Indicators Projects nearby Locality

HOUSING.COM Buy in Navi Mumbai

Taloja + Add


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Home / Navi Mumbai / Taloja / S S M Sahil Manzil Last updated: Sep 9, 2022

### S S M Sahil Manzil RERA


By S S M DEVELOPER  
Plot No 123, Sector 2 At Taloje Panchnad, Taloja, Navi Mumbai

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1 BHK Apartment Configuration

Dec. 2020 Possession Starts

₹15.93 K/sq.ft Avg. Price

201.00 sq.ft. (Carpet Area) Size

HOUSING.COM Buy in Navi Mumbai

Taloja + Add

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Home / Navi Mumbai / Taloja / R D Parvati Garden Last updated: Dec 28, 2021

### R D Parvati Garden RERA

By R D ASSOCIATES  
Sector 24, Taloja, Navi Mumbai


Price excludes maintenance, floor rise c... [See More](#)

[Contact Developer](#)



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1, 2 BHK Apartments Configurations

Oct. 2024 Possession Starts

₹12.81 K - 15.40 K/sq.ft Avg. Price

340.00 sq.ft. - 441.00 sq.ft. (Carpet Area) Sizes

## Price Indicators Projects nearby Locality

HOUSING.COM Buy In Navi Mumbai

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Home / Navi Mumbai / Taloja / Sara City Last updated: Mar 8, 2024

### Sara City REERA

By SARA REALITY  
Sector 16, Taloja, Navi Mumbai

**₹20.35 L - 33.54 L** | ₹10.09 K/sq.ft  
EMI starts at ₹10.78 K

Price excludes maintenance, floor rise c... See More

[Contact Developer](#)

Project Images

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1 RK, 1 BHK Apartments  
Configurations

Dec, 2026  
Possession Starts

₹10.09 K/sq.ft  
Avg. Price

202.00 sq.ft. - 332.00 sq.ft.  
(Carpet Area)  
Sizes

HOUSING.COM Buy In Navi Mumbai

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Home / Navi Mumbai / Taloja / Asil Palace Last updated: Mar 8, 2024

### Asil Palace REERA

By ASIL INFRA TECH  
Plot No-16, Sector-20, Taloja, Navi Mumbai

**₹26.56 L - 38.58 L** | ₹12.02 K/sq.ft  
EMI starts at ₹14.06 K

Price excludes maintenance, floor rise c... See More

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No Property Images Available

[Request Photos](#)

1 RK, 1 BHK Apartments  
Configurations

Dec, 2027  
Possession Starts

₹12.02 K/sq.ft  
Avg. Price

221.00 sq.ft. - 321.00 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 : 20.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned  
(BRANCH MANAGER)

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

**(Annexure-I)**

**DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 20.03.2024 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 11.03.2024. 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. Shri Harikrishna Enterprises.</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 Vaibhav Bhagat – Valuation Engineer Saiprasad Patil – Processing Officer 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 – 11.03.2024 Valuation Date – 20.03.2024 Date of Report – 20.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 11.03..2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

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

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **20<sup>th</sup> 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. Shri Harikrishna Enterprises**. 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. Shri Harikrishna Enterprises**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

## Environmental Conditions

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

## Town Planning

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

## Area

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

## Condition & Repair

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

## Valuation Methodology

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

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

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

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

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

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

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

#### **Other**

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

#### **Legal**

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

#### **Property specific assumptions**

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

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

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



**(Annexure - II)****MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

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

**Professional Competence and Due Care**

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

**Independence and Disclosure of Interest**

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

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

#### **Confidentiality**

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

#### **Information Management**

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

**Gifts and hospitality:**

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

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

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

**Remuneration and Costs.**

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

**Occupation, employability and restrictions.**

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

**Miscellaneous**

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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