

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Swastik Tulip"

"Swastik Tulip" Proposed Redevelopment of Building No. 9 & 10 known as KN Swastik Tulip Co-Op. HSG. SOC.LTD. on Land bearing C.T.S. No. 356(Part), Village – Hariyali (East), Service Road, Eastern Express Highway, Aatmaram Surve Marg, Kannamwar Nagar, Vikhroli (East), Mumbai, PIN - 400 083, State - Maharashtra, Country - India

Latitude Longitude: 19°06'45.8"N 72°56'03.7"E

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

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



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📍 **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/03/2024/7633/2305692

22/04-440-SSPV

Date: 22.03.2024

MASTER VALUATION REPORT OF "Swastik Tulip"

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Latitude Longitude: 19°06'45.8"N 72°56'03.7"E

NAME OF DEVELOPER: M/s. Swastik Homes.

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 **14th March 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Swastik Tulip" Proposed Redevelopment of Building No. 9 & 10 known as KN Swastik Tulip Co-Op. HSG. SOC.LTD. on Land bearing C.T.S. No. 356(Part), Village – Hariyali (East), Service Road, Eastern Express Highway, Aatmaram Surve Marg, Kannamwar Nagar, Vikhroli (East), Mumbai, PIN - 400 083, State - Maharashtra, Country - India, It is about 1.00 Km. travel distance from Vikhroli railway station of Central Railway. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. 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. Swastik Homes.	
Project Registration Number	Project	RERA Project Number
	Swastik Tulip	P51800049000
Register office address	M/s. Swastik Homes. Office at 312, "Swastik Disha Corporate Park", Opp. Shreyas Cinema, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India	
Contact Numbers	Contact Person : Mr. Aadesh Rane (Builder Person - Mobile No. 98676 07934)	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Under Construction Building & Shantiniketan Building No. 14
On or towards South	Residential Building
On or towards East	Aatmaram Surve Road
On or towards West	Service Road & Eastern Express Highway



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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 : 14.03.2024
	b)	Date on which the valuation is made : 22.03.2024
3.	List of documents produced for perusal	
	1.	Copy of Legal Title Report from Lexicon Law Partners Advocates & Solicitors, dated 12.12.2022.
	2.	Copy of Development Agreement date 14.02.2022 b/w.Swastik tulip CHS Ltd. (the Society) AND M/s. Swastik house (the Developer)
	3.	Copy of CA Certificate for Registration of Project date 11.10.2023, issued by J N Mehta & Associates, Mumbai
	4.	Copy of CA Certificate for Annual report on Statement of Accounts date 03.10.2023, issued by M.H.Jain & Company, Mumbai
	5.	Copy of Title Investigation Report date 28.10.2022 issued by Vishwas J. Daware Property Title Investigator..
	6.	Copy of Height Clearanced NOC No. SNCR / WEST / B / 080122 / 687767 date 21.09.2022 issued by Airports Authority of India
	7.	Copy of Fire Protection & Fire Fighting Safety requirement Letter No. FB / HR / RV / 70 date 29.07.2022 issued by Dy. Chief Fire Officer, Mumbai Fire Brigade
	8.	Copy of MAHARERA Registration Certificate of Project No. P51800049000 issued by Maharashtra Real Estate Regulatory Authority date 24.01.2023. Last Modified date 13.12.2023
	9.	Copy of NOC of MHADA No. CO / MB / REF / NOC / F - 1303 / 1323 / 2022 date 08.06.2022 issue by MHADA
	10.	Copy of Intimation of Approval (IOA) No. MH / EE / BP Cell / GM / MHADA – 9 / 1182 / 2022 date 14.10.2022 issued by Building Permission Cell / Greater Mumbai / MHADA
	11.	Copy of Commencement Certificate No. MH / EE (BP) / GM / MHADA – 9 / 1182 / 2023 / CC / 1 / New dated 04.01.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA. This C.C. is permitted upto Plinth level as per approved IOA plans date 14.10.2022.
	12.	Copy of Further Commencement Certificate No. MH / EE / (BP) / GM / MHADA – 9 / 1182 / 2023 / FCC / 1 / New dated 28.07.2023 issued by Executive Engineer Building Permission Cell / Greater Mumbai (E.S.)

	<p>MHADA, Valid upto 03.01.2024</p> <p>This C.C.is now further extended from Ground Floor for entrance lobby, electric meter room, pump room, Stilt floor for puzzle parking (Part) + 1st & 2nd floor as Amenity floor + 3rd to 14th floor + 15th to 18th floor (part terrace) for residential use having total height 61.10 M. AGL. + LMR + OHT as per last approval plans issued by MHADA on 14.10.2022.</p>					
	<p>13. Copy of Approved Plan No. MHADA / EE / GM / MHADA – 9 / 1182 / 2022 dated 14.10.2022 issued by Ex. Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA</p> <p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Swastik Tulip</td> <td>Ground (Part) + Stilt (Part) + 1st & 2nd floors (Part Amenity / Part Puzzle Car Parking) + 3rd to 17th Residential floors + 18th (Part) Upper Floors.</td> </tr> </tbody> </table>		Project	Number of Floors	Swastik Tulip	Ground (Part) + Stilt (Part) + 1 st & 2 nd floors (Part Amenity / Part Puzzle Car Parking) + 3 rd to 17 th Residential floors + 18 th (Part) Upper Floors.
Project	Number of Floors					
Swastik Tulip	Ground (Part) + Stilt (Part) + 1 st & 2 nd floors (Part Amenity / Part Puzzle Car Parking) + 3 rd to 17 th Residential floors + 18 th (Part) Upper Floors.					
	<p>14. Copy of Concession Plan No. FB / HR / RV / 70 date 29.07.2022 issued by Dy. Chief Fire Officer, Mumbai Fire Brigade</p>					
	Project Name (with address & phone nos.)	: "Swastik Tulip" Proposed Redevelopment of Building No. 9 & 10 known as KN Swastik Tulip Co-Op. HSG. SOC.LTD. on Land bearing C.T.S. No. 356(Part), Village – Hariyali (East), Service Road / Eastern Express Highway, Aatmaram Surve Marg, Kannamwar Nagar, Vikhroli (East), Mumbai, PIN - 400 083, 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)	: M/s. Swastik Homes. Address: Office at 312, "Swastik Disha Corporate Park" , Opp. Shreyas Cinema, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India Contact Person: Mr. Aadesh Rane (Builder Person - Mobile No. 98676 07934)				
5.	Brief description of the property (including Leasehold / freehold etc.)					
	<p>About " Swatik Tulip " Project: Mumbai's residential project, Swastik Tulip is offering property for sale. Check out some Apartment. Available configurations include 1 BHK, 2 BHK formats in Vikhroli East. It is a Under Construction project by Swastik Properties. Swastik Tulip is set in an area of 0.32 Acres and is complete with various modern-day amenities. Swastik Tulip was launched in January 2023 and possession date is Dec, 2026. There are 120 units in Swastik Tulip. There is 1 building. Swastik Tulip is located in Hariyali East, Vikhroli. There are multiple amenities for residents at Swastik Tulip which includes Gymnasium. Swastik Tulip Vikhroli is an elite residential project in Mumbai, offering a range of amenities. It is a gated community with like-minded people. Experience a relaxing environment in this aesthetically pleasing environment that offers best-in-class amenities. Located just minutes from all the city's significant landmarks, the Swastik Tulip Vikhroli project provides luxurious and comfortable living for a lifetime.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Swastik Tulip</td> <td>Proposed Ground (Part) + Stilt (Part) + 1st & 2nd floors (Part Amenity / Part Puzzle Car</td> </tr> </tbody> </table>		Project	Number of Floors	Swastik Tulip	Proposed Ground (Part) + Stilt (Part) + 1 st & 2 nd floors (Part Amenity / Part Puzzle Car
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	Parking) + 3 rd to 21 st Upper Floors as per information provided by builder. The building permission as on date is received till Ground (Part) + Stilt (Part) + 1 st & 2 nd floors (Part Amenity / Part Puzzle Car Parking) + 3 rd to 17 th Residential floors + 18 th (Part) Upper Floors.	
LEVEL OF COMPLETEION:		
	Project	Present stage of Construction
	Swastik Tulip	RCC work upto 11 th floor slab is completed. Brick work upto 7 th floor & Internal / External Plaster work upto 4 th floor is completed.
		Percentage of work completion 35%
DATE OF COMPLETION & FUTURE LIFE:		
Expected completion date as informed by builder is December - 2026 (As per MAHARERA Certificate)		
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
PROPOSED PROJECT AMENITIES:		
<ul style="list-style-type: none"> ➤ 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 ➤ Gymnasium ➤ Garden ➤ Club House ➤ Kids Play Area ➤ Children's Play Zone ➤ Swimming Pool ➤ Fitness Area 		
6.	Location of property	:
	a) Plot No. / Survey No.	: C.T.S. No. 356(Part)
	b) Door No.	: Not applicable
	c) C. T.S. No. / Village	: C.T.S. No. 356(Part), Village – Hariyali (East)
	d) Ward / Taluka	: Malad
	e) Mandal / District	: Mumbai Suburban District
7.	Postal address of the property	: "Swastik Tulip" Proposed Redevelopment of Building No. 9 & 10 known as KN Swastik Tulip Co-Op. HSG. SOC.LTD. on Land bearing C.T.S. No. 356(Part), Village – Hariyali (East), Service Road, Eastern Express Highway, Aatmaram Surve Marg, Kannamwar Nagar, Vikhroli (East), Mumbai, PIN - 400 083, State - Maharashtra, Country - India
8.	City / Town	: Vikhroli (East), 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	:	Building Permission Cell, Greater Mumbai / MHADA, Village – Vikhroli.
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 RERA Certificate	As per Site
	North	Building No - 11	Building No - 11
	South	Building No - 08	Building No - 08
	East	12.00 Mtr. Wide Road	12.00 Mtr. Wide Road
	West	Eastern Express Highway	Eastern Express Highway
			Under Construction Building & Shantiniketan Building No. 14
			Residential Building
			Aatmaram Surve Road
			Service Road & Eastern Express Highway
14.1	Dimensions of the site	N. A. as the land is irregular in shape	
		A As per the Deed	B Actuals
	North	-	-
	South	-	-
	East	-	-
	West	-	-
14.2	Latitude, Longitude & Co-ordinates of property	19°06'45.8"N 72°56'03.7"E	
14.	Extent of the site	Plot area – 1320.46 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 – 1320.46 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	
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	Middle class	
2.	Development of surrounding areas	Good	

3.	Possibility of frequent flooding/ sub-merging	:	No				
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by				
5.	Level of land with topographical conditions	:	Plain				
6.	Shape of land	:	Irregular				
7.	Type of use to which it can be put	:	For residential purpose				
8.	Any usage restriction	:	Residential				
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. MHADA / EE / GM / MHADA – 9 / 1182 / 2022 dated 14.10.2022 issued by Executive Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA (Number of Copies – Four – Sheet No. 1/4 to 4/4) Approved upto:				
			<table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Swastik Tulip</td> <td>Ground (Part) + Stilt (Part) + 1st & 2nd floors (Part Amenity / Part Puzzle Car Parking) + 3rd to 17th Residential floors + 18th (Part) Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Swastik Tulip	Ground (Part) + Stilt (Part) + 1 st & 2 nd floors (Part Amenity / Part Puzzle Car Parking) + 3 rd to 17 th Residential floors + 18 th (Part) Upper Floors.
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10.	Corner plot or intermittent plot?	:	Intermittent				
11.	Road facilities	:	Yes				
12.	Type of road available at present	:	B. T. Road				
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	12.20 M. Wide Road				
14.	Is it a Land – Locked land?	:	No				
15.	Water potentiality	:	Municipal Water supply				
16.	Underground sewerage system	:	Connected to Municipal sewer				
17.	Is Power supply is available in the site	:	Yes				
18.	Advantages of the site	:	Located in developed area				
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-coast / tidal level must be incorporated)	:	No				
Part – A (Valuation of land)							
1	Size of plot	:	Plot area – 1320.46 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	:	₹ 1,35,960.00 per Sq. M. for Residential				

	evidence thereof to be enclosed)		₹ 58,490.00 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>1320.46</td> <td>58490</td> <td>7,72,33,705.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	1320.46	58490	7,72,33,705.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
1320.46	58490	7,72,33,705.00										
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	:										
	Project	Number of Floors										
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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. MHADA / EE / GM / MHADA – 9 / 1182 / 2022 dated 14.10.2022 issued by Executive Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA (Number of Copies – Four – Sheet No. 1/4 to 4/4)									
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Swastik Tulip</td> <td>Ground (Part) + Stilt (Part) + 1st & 2nd floors (Part Amenity / Part Puzzle Car Parking) + 3rd to 17th Residential floors + 18th (Part) Upper Floors.</td> </tr> </tbody> </table>	Project	Number of Floors	Swastik Tulip	Ground (Part) + Stilt (Part) + 1st & 2nd floors (Part Amenity / Part Puzzle Car Parking) + 3rd to 17th Residential floors + 18th (Part) 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.
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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:		
Project	Proposed as per site information	As per Sanctioned Approval Plan
Swastik Tulip	Ground (Part) + Stilt (Part) + 1 st & 2 nd floors (Part Amenity / Part Puzzle Car Parking) + 3 rd to 21 st Upper Floors.	Copy of Approved Plan No. MHADA / EE / GM / MHADA - 9 / 1182 / 2022 dated 14.10.2022 issued by Executive Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA Approved upto:

	Project	Number of Floors
	Swastik Tulip	Ground (Part) + Stilt (Part) + 1st & 2nd floors (Part Amenities / Part Puzzle Car Parking) + 3rd to 17th Residential floors + 18th (Part) 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. Executive Engineer Building Permission Cell / Greater Mumbai (E.S.) MHADA. Accordingly we have given the separate valuation of approved and proposed construction given by Builder & Concession Plan only.

1a) Swastik Tulip (Approved Inventory):

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	301	3	1 BHK	408	449	20000	81,60,000	85,68,000	18000	13,46,400
2	302	3	2 BHK	572	629	20000	1,14,40,000	1,20,12,000	25000	18,87,600
3	303	3	2 BHK	563	619	20000	1,12,60,000	1,18,23,000	24500	18,57,900
4	304	3	1 BHK	394	433	20000	78,80,000	82,74,000	17000	13,00,200
5	305	3	1 BHK	394	433	20000	78,80,000	82,74,000	17000	13,00,200
6	306	3	2 BHK	639	703					21,08,700
7	307	3	2 BHK	639	703					21,08,700
Land Owner's Share										
8	308	3	1 BHK	401	441	20000	80,20,000	84,21,000	17500	13,23,300
9	401	4	1 BHK	408	449	20000	81,60,000	85,68,000	18000	13,46,400
10	402	4	2 BHK	572	629	20000	1,14,40,000	1,20,12,000	25000	18,87,600
11	403	4	2 BHK	563	619	20000	1,12,60,000	1,18,23,000	24500	18,57,900
12	404	4	1 BHK	394	433	20000	78,80,000	82,74,000	17000	13,00,200
13	405	4	1 BHK	394	433	20000	78,80,000	82,74,000	17000	13,00,200
14	406	4	2 BHK	639	703					21,08,700
15	407	4	2 BHK	639	703					21,08,700
Land Owner's Share										
16	408	4	1 BHK	401	441	20000	80,20,000	84,21,000	17500	13,23,300
17	501	5	1 BHK	408	449	20090	81,96,720	86,06,556	18000	13,46,400
18	502	5	2 BHK	572	629	20090	1,14,91,480	1,20,66,054	25000	18,87,600
19	503	5	2 BHK	563	619	20090	1,13,10,670	1,18,76,204	24500	18,57,900
20	504	5	1 BHK	394	433	20090	79,15,460	83,11,233	17500	13,00,200
21	505	5	1 BHK	394	433	20090	79,15,460	83,11,233	17500	13,00,200
22	506	5	2 BHK	639	703					21,08,700
23	507	5	2 BHK	639	703					21,08,700
Land Owner's Share										
24	508	5	1 BHK	401	441	20090	80,56,090	84,58,895	17500	13,23,300
25	601	6	1 BHK	408	449	20180	82,33,440	86,45,112	18000	13,46,400
26	602	6	2 BHK	572	629	20180	1,15,42,960	1,21,20,108	25500	18,87,600



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 ₹
27	603	6	2 BHK	563	619	20180	1,13,61,340	1,19,29,407	25000	18,57,900
28	604	6	1 BHK	394	433	20180	79,50,920	83,48,466	17500	13,00,200
29	605	6	1 BHK	394	433	20180	79,50,920	83,48,466	17500	13,00,200
30	606	6	2 BHK	639	703	Land Owner's Share				21,08,700
31	607	6	2 BHK	639	703	Land Owner's Share				21,08,700
32	608	6	1 BHK	401	441	20180	80,92,180	84,96,789	17500	13,23,300
33	701	7	1 BHK	408	449	20270	82,70,160	86,83,668	18000	13,46,400
34	702	7	2 BHK	572	629	20270	1,15,94,440	1,21,74,162	25500	18,87,600
35	703	7	2 BHK	563	619	20270	1,14,12,010	1,19,82,611	25000	18,57,900
36	704	7	1 BHK	394	433	20270	79,86,380	83,85,699	17500	13,00,200
37	705	7	1 BHK	394	433	20270	79,86,380	83,85,699	17500	13,00,200
38	706	7	2 BHK	639	703	Land Owner's Share				21,08,700
39	707	7	2 BHK	639	703	Land Owner's Share				21,08,700
40	708	7	1 BHK	401	441	20270	81,28,270	85,34,684	18000	13,23,300
41	801	8	1 BHK	408	449	20360	83,06,880	87,22,224	18000	13,46,400
42	802	8	2 BHK	572	629	20360	1,16,45,920	1,22,28,216	25500	18,87,600
43	803	8	2 BHK	563	619	20360	1,14,62,680	1,20,35,814	25000	18,57,900
44	804	8	1 BHK	394	433	20360	80,21,840	84,22,932	17500	13,00,200
45	805	8	1 BHK	394	433	20360	80,21,840	84,22,932	17500	13,00,200
46	806	8	2 BHK	639	703	Land Owner's Share				21,08,700
47	807	8	2 BHK	639	703	Land Owner's Share				21,08,700
48	808	8	1 BHK	401	441	20360	81,64,360	85,72,578	18000	13,23,300
49	901	9	1 BHK	408	449	20450	83,43,600	87,60,780	18500	13,46,400
50	902	9	2 BHK	572	629	20450	1,16,97,400	1,22,82,270	25500	18,87,600
51	903	9	2 BHK	563	619	20450	1,15,13,350	1,20,89,018	25000	18,57,900
52	904	9	1 BHK	394	433	20450	80,57,300	84,60,165	17500	13,00,200
53	905	9	1 BHK	394	433	20450	80,57,300	84,60,165	17500	13,00,200
54	906	9	2 BHK	639	703	Land Owner's Share				21,08,700
55	907	9	2 BHK	639	703	Land Owner's Share				21,08,700
56	908	9	1 BHK	401	441	20450	82,00,450	86,10,473	18000	13,23,300
57	1001	10	1 BHK	408	449	20540	83,80,320	87,99,336	18500	13,46,400
58	1002	10	2 BHK	572	629	20540	1,17,48,880	1,23,36,324	25500	18,87,600
59	1003	10	2 BHK	563	619	20540	1,15,64,020	1,21,42,221	25500	18,57,900
60	1004	10	1 BHK	394	433	20540	80,92,760	84,97,398	17500	13,00,200
61	1005	10	1 BHK	394	433	20540	80,92,760	84,97,398	17500	13,00,200
62	1006	10	2 BHK	639	703	Land Owner's Share				21,08,700
63	1007	10	2 BHK	639	703	Land Owner's Share				21,08,700
64	1008	10	1 BHK	401	441	20540	82,36,540	86,48,367	18000	13,23,300

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 ₹
65	1101	11	1 BHK	408	449	20630	84,17,040	88,37,892	18500	13,46,400
66	1102	11	2 BHK	572	629	20630	1,18,00,360	1,23,90,378	26000	18,87,600
67	1103	11	2 BHK	563	619	20630	1,16,14,690	1,21,95,425	25500	18,57,900
68	1104	11	1 BHK	394	433	20630	81,28,220	85,34,631	18000	13,00,200
69	1105	11	1 BHK	394	433	20630	81,28,220	85,34,631	18000	13,00,200
70	1106	11	2 BHK	639	703					21,08,700
71	1107	11	2 BHK	639	703					21,08,700
Land Owner's Share										
72	1108	11	1 BHK	401	441	20630	82,72,630	86,86,262	18000	13,23,300
73	1201	12	1 BHK	408	449	20720	84,53,760	88,76,448	18500	13,46,400
74	1202	12	2 BHK	572	629	20720	1,18,51,840	1,24,44,432	26000	18,87,600
75	1203	12	2 BHK	563	619	20720	1,16,65,360	1,22,48,628	25500	18,57,900
76	1204	12	1 BHK	394	433	20720	81,63,680	85,71,864	18000	13,00,200
77	1205	12	1 BHK	394	433	20720	81,63,680	85,71,864	18000	13,00,200
78	1206	12	2 BHK	639	703					21,08,700
79	1207	12	2 BHK	639	703					21,08,700
Land Owner's Share										
80	1208	12	1 BHK	401	441	20720	83,08,720	87,24,156	18000	13,23,300
81	1301	13	1 BHK	408	449	20810	84,90,480	89,15,004	18500	13,46,400
82	1302	13	2 BHK	572	629	20810	1,19,03,320	1,24,98,486	26000	18,87,600
83	1303	13	2 BHK	563	619	20810	1,17,16,030	1,23,01,832	25500	18,57,900
84	1304	13	1 BHK	394	433	20810	81,99,140	86,09,097	18000	13,00,200
85	1305	13	1 BHK	394	433	20810	81,99,140	86,09,097	18000	13,00,200
86	1306	13	2 BHK	639	703					21,08,700
87	1307	13	2 BHK	639	703					21,08,700
Land Owner's Share										
88	1308	13	1 BHK	401	441	20810	83,44,810	87,62,051	18500	13,23,300
89	1401	14	1 BHK	408	449	20900	85,27,200	89,53,560	18500	13,46,400
90	1402	14	2 BHK	572	629	20900	1,19,54,800	1,25,52,540	26000	18,87,600
91	1403	14	2 BHK	563	619	20900	1,17,66,700	1,23,55,035	25500	18,57,900
92	1404	14	1 BHK	394	433	20900	82,34,600	86,46,330	18000	13,00,200
93	1405	14	1 BHK	394	433	20900	82,34,600	86,46,330	18000	13,00,200
94	1406	14	2 BHK	639	703					21,08,700
95	1407	14	2 BHK	639	703					21,08,700
Land Owner's Share										
96	1408	14	1 BHK	401	441	20900	83,80,900	87,99,945	18500	13,23,300
97	1501	15	1 BHK	408	449	20990	85,63,920	89,92,116	18500	13,46,400
98	1502	15	2 BHK	572	629	20990	1,20,06,280	1,26,06,594	26500	18,87,600
99	1503	15	2 BHK	563	619	20990	1,18,17,370	1,24,08,239	26000	18,57,900
100	1504	15	1 BHK	394	433	20990	82,70,060	86,83,563	18000	13,00,200
101	1505	15	1 BHK	394	433	20990	82,70,060	86,83,563	18000	13,00,200
102	1506	15	2 BHK	639	703					21,08,700
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 ₹
103	1507	15	2 BHK	639	703					21,08,700
104	1508	15	1 BHK	401	441	20990	84,16,990	88,37,840	18500	13,23,300
105	1605	16	1 BHK	394	433	21080	83,05,520	87,20,796	18000	13,00,200
106	1606	16	2 BHK	639	703		Land Owner's Share			21,08,700
107	1607	16	2 BHK	639	703		Land Owner's Share			21,08,700
108	1608	16	1 BHK	401	441	21080	84,53,080	88,75,734	18500	13,23,300
109	1705	17	1 BHK	394	433	21170	83,40,980	87,58,029	18000	13,00,200
110	1706	17	2 BHK	639	703		Land Owner's Share			21,08,700
111	1707	17	2 BHK	639	703		Land Owner's Share			21,08,700
112	1708	17	1 BHK	401	441	21170	84,89,170	89,13,629	18500	13,23,300
113	1805	18	1 BHK	394	433	21260	83,76,440	87,95,262	18500	13,00,200
114	1806	18	2 BHK	639	703		Land Owner's Share			21,08,700
115	1807	18	1 BHK	639	703		Land Owner's Share			21,08,700
Total				57948	63743		76,85,13,270	80,69,38,934		19,12,28,400

1b) Swastik Tulip (Proposed Inventory, 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 ₹
116	1601	16	1 BHK	408	449	21080	86,00,640	90,30,672	19000	13,46,400
117	1602	16	2 BHK	572	629	21080	1,20,57,760	1,26,60,648	26500	18,87,600
118	1603	16	2 BHK	563	619	21080	1,18,68,040	1,24,61,442	26000	18,57,900
119	1604	16	1 BHK	394	433	21080	83,05,520	87,20,796	18000	13,00,200
120	1701	17	1 BHK	408	449	21170	86,37,360	90,69,228	19000	13,46,400
121	1702	17	2 BHK	572	629	21170	1,21,09,240	1,27,14,702	26500	18,87,600
122	1703	17	2 BHK	563	619	21170	1,19,18,710	1,25,14,646	26000	18,57,900
123	1704	17	1 BHK	394	433	21170	83,40,980	87,58,029	18000	13,00,200
124	1801	18	1 BHK	408	449	21260	86,74,080	91,07,784	19000	13,46,400
125	1802	18	2 BHK	572	629	21260	1,21,60,720	1,27,68,756	26500	18,87,600
126	1803	18	2 BHK	563	619	21260	1,19,69,380	1,25,67,849	26000	18,57,900
127	1804	18	1 BHK	394	433	21260	83,76,440	87,95,262	18500	13,00,200
128	1808	18	1 BHK	401	441	21260	85,25,260	89,51,523	18500	13,23,300
129	1901	19	1 BHK	408	449	21340	87,06,720	91,42,056	19000	13,46,400
130	1902	19	2 BHK	572	629	21340	1,22,06,480	1,28,16,804	26500	18,87,600
131	1903	19	2 BHK	563	619	21340	1,20,14,420	1,26,15,141	26500	18,57,900
132	1904	19	1 BHK	394	433	21340	84,07,960	88,28,358	18500	13,00,200
133	1905	19	1 BHK	394	433	21340	84,07,960	88,28,358	18500	13,00,200
134	1906	19	2 BHK	639	703	21340	1,36,36,260	1,43,18,073	30000	21,08,700
135	1907	19	2 BHK	639	703	21340	1,36,36,260	1,43,18,073	30000	21,08,700

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 ₹
136	1908	19	1 BHK	401	441	21340	85,57,340	89,85,207	18500	13,23,300
137	2001	20	1 BHK	408	449	21420	87,39,360	91,76,328	19000	13,46,400
138	2002	20	2 BHK	572	629	21420	1,22,52,240	1,28,64,852	27000	18,87,600
139	2003	20	2 BHK	563	619	21420	1,20,59,460	1,26,62,433	26500	18,57,900
140	2004	20	1 BHK	394	433	21420	84,39,480	88,61,454	18500	13,00,200
141	2005	20	1 BHK	394	433	21420	84,39,480	88,61,454	18500	13,00,200
142	2006	20	2 BHK	639	703	21420	1,36,87,380	1,43,71,749	30000	21,08,700
143	2007	20	2 BHK	639	703	21420	1,36,87,380	1,43,71,749	30000	21,08,700
144	2008	20	1 BHK	401	441	21420	85,89,420	90,18,891	19000	13,23,300
145	2101	21	1 BHK	408	449	21500	87,72,000	92,10,600	19000	13,46,400
146	2102	21	2 BHK	572	629	21500	1,22,98,000	1,29,12,900	27000	18,87,600
147	2103	21	2 BHK	563	619	21500	1,21,04,500	1,27,09,725	26500	18,57,900
148	2104	21	1 BHK	394	433	21500	84,71,000	88,94,550	18500	13,00,200
149	2105	21	1 BHK	394	433	21500	84,71,000	88,94,550	18500	13,00,200
150	2106	21	2 BHK	639	703	21500	1,37,38,500	1,44,25,425	30000	21,08,700
151	2107	21	2 BHK	639	703	21500	1,37,38,500	1,44,25,425	30000	21,08,700
152	2108	21	1 BHK	401	441	21500	86,21,500	90,52,575	19000	13,23,300
Total				18242	20066		38,92,26,730	40,86,88,067		6,01,98,600

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Approved – Sale Flat	1 BHK - 57 2 BHK - 26	83	37500	41250	76,85,13,270.00	80,69,38,934.00
Proposed – Sale Flat	1 BHK - 19 2 BHK - 18	37	18242	20066	38,92,26,730.00	40,86,88,067.00
Total (a)		120	55742	61316	1,15,77,40,000.00	1,21,56,27,000.00
Approved - Land Owner's Share (b)	2 BHK - 32	32	20448	22493	-	-
Total (a + b)		152	76190	83809	1,15,77,40,000.00	1,21,56,27,000.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,15,77,40,000.00
Final Realizable Value After Completion in ₹	1,21,56,27,000.00
Cost of Construction (Total Built up area x Rate) 83809 Sq. Ft. x ₹ 3000.00	25,14,27,000.00

centage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
35	83809	25,14,27,000.00	8,79,99,450.00

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 ₹		:	₹ 1,15,77,40,000.00
Final Realizable Value After Completion in ₹		:	₹ 1,21,56,27,000.00

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 ₹ 19,500 to ₹ 22,500.00 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 ₹ 20,000.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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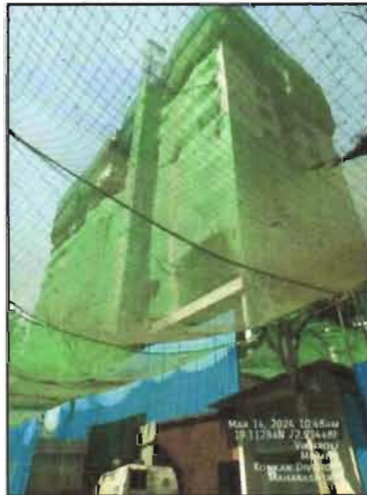
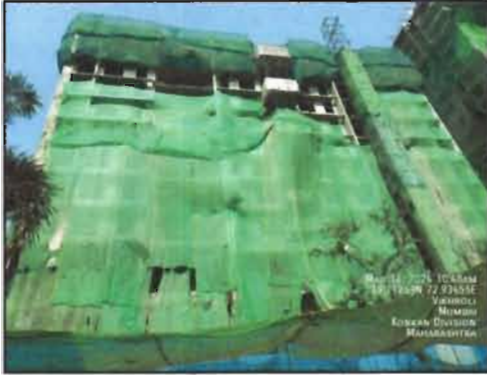
Vastukala Consultants (I) Pvt. Ltd.

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Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°06'45.8"N 72°56'03.7"E

Note: The Blue line shows the route to site from nearest railway station (Vikhroli – 950 Mtr.)

Ready Reckoner Rate



Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

356

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

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Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban


Select Village: हरियाणी - कुर्ना

Search By: Survey No. Location

Enter Survey No: 356 Search

उपविभाग	खुली जमीन	निवासी सदनिका	श्रीश्रीस दुकाने	श्रीघोषिक	एकक (Rs./)	Attribute
112/537 -भूभाग: दुर्गता मार्गाच्या पूर्वेत असलेल्या सर्व मिळकती (कन्नमदार नगर)	58970	139830	160810	174790	139830	चौ. मीटर मि.टी.एम. नंबर

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Sales Instances nearby

9834520	सूची क्र. २	दुय्यम निबंधक सह दू. नि. कुर्ला 5
21-03-2024		दस्तऐवज क्रमांक.:9834/2023
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		नोदणी : Regn 63m
गाव : हरियाली		
(1)दस्तऐवज प्रकार	करारनामा	
(2)सोबदस्ता	11142857	
(3)प्राप्तिप्रमाण (भाडेपट्ट्याच्या बायतीपट्ट्याकर आकारणी देतो कि पट्टेदार ते नमूद करावे)	8273601.27	
(4)भूमापन /फोटोदृश्य व परकामांक (असल्यास)	1) सदनिका नं. 1704,बी विंग, माळा नं. 17 वा मजला,बिल्डिंग नं. 147,गुरुकृपा एकत्वम, इमारतीचे नाव : कन्नमवार नगर शिवकृपा को. ऑप. ही. सो. लि. ब्लॉक नं. पतनगर,घाटकोपर पूर्व, रोड : मुंबई 400075, इतर माहिती : मोजे हरियाली सिटी एम्स नं 356 पार्ट,सर्वे नं. 113,फ्लॉट क्षेत्र 53.79 चौ.मीटर कारपेट मुंबई मनपा	
(5)क्षेत्रफळ	1) 53.79 चौ.मीटर	
(6)आकारणी किये जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिट्टून टेशनच्या पक्षकारांचे नाव किये दिवाणी न्यायालयाचा दुरुकमाना किये आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मेसर्स गुरुकृपा रिअलकॉन लाईफस्पेसेस एन्व्हेलपी चे भागीदार महेश लिरा बेरात तर्फे मुखत्यार राजेश अनंत कारभारी 35 फ्लॉट नं. शॉप नं.सी-106 माळा नं. इमारतीचे नाव : वाशी प्लाझा ब्लॉक नं. फ्लॉट नं.80/81 सेक्टर 17 वाशी रोड नं. महाराष्ट्र THANE. 400703	
(8)दस्तऐवज करून घेणाऱ्या पक्षकारांचे नाव किये दिवाणी न्यायालयाचा दुरुकमाना किये आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) किर्ती नितिनचंद्र विरळे 41 फ्लॉट नं. 302 माळा नं. इमारतीचे नाव : विजयदिप को. ऑप. ही. सो. निमिटेड ब्लॉक नं. कुलाबा मार्केट रोड नं. महाराष्ट्र MUMBAI. 400005	
(9)दस्तऐवज करून दिल्याचा दिनांक	16/05/2023	
(10)दस्त नोदणी केल्याचा दिनांक	16/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	9834/2023	
(12)प्राप्तिप्रमाण मूद्रांक शुल्क	668600	
(13)प्राप्तिप्रमाण मूद्रांक शुल्क	30000	
(14)सोदा		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		


Sales Instances nearby

12092520	सूची क्र. २	दुय्यम निबंधक सह दु.नि.कुर्ला 5
21-03-2024		दस्तऐवज क्रमांक: 12092/2023
Note:-Generated Through eDisplay v2.1 Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गाव : हरियाली		
(1)दस्तऐवज प्रकार	करारनामा	
(2)श्रीबदला	7333333	
(3)बाजारभाव (भाडेपट्ट्याच्या बाबतीतपट्टेकार आकारणी देतो कि पट्टेदार ते नमूद करावे)	6482009.24	
(4)भूमापन ,पोटहिस्सा व भरक्रमांक (असल्यास)	1) सदनिका नं : 2201, माळा नं : बाविसावा मजला, इमारतीचे नाव : गुरुकृपा सत्यम वी विंग, ब्लॉक नं : कन्नमवार नगर,बिल्डिंग नं. 135, रोड : विक्रोळी पूर्व,मुंबई 400083, इतर माहिती : मौजे हरियाली,सीटीएस नं 356 पार्ट,सर्वे नं 113,सदनिकेचे क्षेत्रफळ 36.65 चौ. मी. रेरा कार्पेट, मुंबई मनपा	
(5)क्षेत्रफळ	1) 40.31 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा		
(7)दस्तऐवज करून देणाऱ्या / लिहून देवणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) मेसर्स गुरुकृपा रिअलकॉन लाईफस्पेसेस एलएलपी चे भागीदार महेश लिरा वेरात तर्फे कु. मु. म्हणून चेतन हरीश दाभी 36 फ्लॉट नं : सी 106 माळा नं : - इमारतीचे नाव : वाशी प्लाझा ब्लॉक नं : - रोड नं : वाशी नवी मुंबई महाराष्ट्र THANE. 400703	
(8)दस्तऐवज करून घेणाऱ्या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश असल्यास प्रतिवादीचे नाव व पत्ता	1) रोहिणी हेमंत शाह 46 फ्लॉट नं : 8अ/1604 माळा नं : - इमारतीचे नाव : पॅराडाईज म्हाडा टॉवर ब्लॉक नं : कन्नमवार नगर रोड नं : विक्रोळी पूर्व महाराष्ट्र MUMBAI. 400083 2) हेमंत दामोदर शाह 46 फ्लॉट नं : 8अ/1604 माळा नं : - इमारतीचे नाव : पॅराडाईज म्हाडा टॉवर ब्लॉक नं : कन्नमवार नगर रोड नं : विक्रोळी पूर्व महाराष्ट्र MUMBAI. 400083	
(9)दस्तऐवज करून दिल्याचा दिनांक	09/06/2023	
(10)दस्त नोदणी केल्याचा दिनांक	09/06/2023	
(11)अनुक्रमांक श्रेण व पृष्ठ	12092/2023	
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	440000	
(13)बाजारभावप्रमाणे नोदणी शुल्क	30000	
(14)श्रेण		
मूल्यांकनासाठी विचारात घेतलेला तपशील :-		

Sales Instances nearby

गावाचे नाव : हरियाली	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	10500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8422722
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असत्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : इतर माहिती: फ्लॉट नं - 1105,11 वा मजला,श्रद्धा पॅरामाऊंट,बिल्डिंग नं -25,टागोर नगर सिद्धिविनायक को-ऑप हौसिंग लिमिटेड,टागोर नगर,विक्रोळी ईस्ट मुंबई -400083 सोबत एक कार पार्किंग स्पेस नं 27((C.T.S. Number : 351 part ;))
(5) क्षेत्रफळ	520 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात आसेल तेव्हा.	
(7) दस्तऐवज करून देणा-या लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-कविता अनिल नाईक वय:-70 पत्ता:-प्लॉट नं: 1105, माळा नं: -, इमारतीचे नाव: टागोर नगर सिद्धिविनायक सी एच एस एल , बिल्डिंग नं - 25 , ब्लॉक नं: टागोर नगर , रोड नं: विक्रोळी ईस्ट मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-CGUPN4942C
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पवन केशव सालके वय:-28; पत्ता:-प्लॉट नं: 196,1/1,चाल नं -53 , माळा नं: -, इमारतीचे नाव: तरूण मित्र मंडल , ब्लॉक नं: रमाबाई आंबेडकर नगर , ई ई एक्सप्रेस हाईवे , रोड नं: घाटकोपर पूर्व,मुम्बई , महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-FKWPS4165R 2): नाव:-केशव नामदेव सालके वय:-58; पत्ता:-प्लॉट नं: 196,1/1,चाल नं -53 , माळा नं: -, इमारतीचे नाव: तरूण मित्र मंडल , ब्लॉक नं: रमाबाई आंबेडकर नगर , ई ई एक्सप्रेस हाईवे , रोड नं: घाटकोपर पूर्व,मुम्बई , महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-AOMPS4411D 3): नाव:-शीतल केशव सालके वय:-47; पत्ता:-प्लॉट नं: 196,1/1,चाल नं -53 , माळा नं: -, इमारतीचे नाव: तरूण मित्र मंडल , ब्लॉक नं: रमाबाई आंबेडकर नगर , ई ई एक्सप्रेस हाईवे , रोड नं: घाटकोपर पूर्व,मुम्बई , महाराष्ट्र, MUMBAI. पिन कोड:-400075 पॅन नं:-BZQPS2912D
(9) दस्तऐवज करून दिल्याचा दिनांक	13/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	13/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	5645/2024
(12)बाजारभावप्रमाणे मुद्रांक शुल्क	630000
(13)बाजारभावप्रमाणे नोंदणी शुल्क	30000

Price Indicators



INDIA'S ¹ Rated Best Online Brokerage

Overview
Price & Floor Plan
Amenities
About Developer
Neighbourhood
Em

All


4

1 BHK

2

2 BHK

2



₹


76.8L , All-in

1 BHK

₹

394.00 sq. Ft

Carpet Area



₹


79.52L , All-in

1 BHK

₹

408.00 sq. Ft

Carpet Area



₹


1.1Cr , All-in

2 BHK

₹

563.00 sq. Ft

Carpet Area



₹

1.25Cr , All-in

2 BHK

₹

639.00 sq. Ft

Carpet Area

Price Indicators

Swastik Tulip By SWASTIK PROPERTIES
 Harwar East, Vikhroli Central Mumbai Suburb, Mumbai

₹76.0 L - 1.25 Cr | ₹19.43 K/sq.ft
 EMI starts at ₹2773 K

1.2 BHK Apartments Configurations Dec. 2026 Possession Starts ₹19.43 K/sq.ft Avg. Price 394.00 sq.ft. - 639.00 sq.ft. (Carpet Area) Sites

Swastik Tulip Vikhroli Mumbai By Swastik Group

Configurations Floor Plans About Highlights Project Stories Amenities Specifications Developer About Vikhroli

CONFIGURATIONS FOR SWASTIK TULIP

1 BHK 393.53 ft² ₹90.31 L

1 living room, kitchen, 1 bedrooms, 2 bathrooms

Price Indicators

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

New Projects in Mumbai Projects in Vikhroli East Swastik Tulip

Swastik Tulip
Vikhroli East, Mumbai

₹ 76.80 Lac to 1.25 Cr

Status: **New Launch**

Project Size: 120 units · 132 AOW

Configurations: 1-2 BHK Flat from 394 Sq. Ft. to 626 Sq. Ft. (Carpet)

Recent Registered Sale: ₹ 70.82 L

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New Projects in Mumbai New Projects in Vikhroli East Swastik Tulip

Swastik Tulip
Swastik Group Builders and Developers
Vikhroli East, Mumbai - 400079

₹ 80.77 Lac Onwards
Price See Offers & Deals
Connect Now

Disclaimer: * Prices are indicative.

Investor / Resale Options Available.

BERA

Configuration 1 BHK, 2 BHK Flats Flats See Listings	Carpet Area 394 Sq.ft. - 640 Sq.ft. View Floor Plan	Possession December 2026
--	--	------------------------------------

Construction Status:
New Launch

RERA No:
P51800049000
View RERA Details & QR Code

Price Indicators Projects nearby Locality

Reliable Unique Residency Vikarharta - RES

By RELIABLE INDA CORPORATION

Kannamwar Nagar 1, Vikhroli, District Mumbai Suburban, Mumbai

₹76.0 L - 1.28 Cr | ₹20.00 K/sq.ft
EMI starts at ₹3773 x

Project Images

Project Images

Project Images

3, 1, 2 BHK Apartments Configurations

Aug. 2027 Possession Starts

₹20.00 K/sq.ft Avg. Price

380.00 sq.ft. - 641.00 sq.ft. Carpet Area Size

₹77.0 Lac EMI - ₹35k | How much loan can I get?

1 BHK, 450 Sq.ft Flat For Sale in **Kannamwar Nagar 1, Mumbai**

1 Bed | 2 Baths | Unfurnished

Carpet Area: 375 sqft - ₹20,533/sqft

Floor: 12 (Out of 22 Floors)

Transaction Type: **New Property**

Facing: East

Lifts: 3

Furnished Status: **Unfurnished**

Car Parking: 1 Open

Type Of Ownership: **Freehold**

Age Of Construction: **Under Construction**

East Facing Property

Contact Agent | Get Phone No.

More Details

Price Breakup: ₹77 Lac | ₹3,85,000 Approx. Registration Charges | ₹3,000 Monthly

Booking Amount: ₹5.0 Lac

RERA ID: 0

Address: **Vikhroli east, Kannamwar Nagar 1, Mumbai - Central Mumbai, Maharashtra**



Price Indicators

Projects nearby Locality


magicbricks
Buy ~ Rent ~ Sell ~ Home Loans ~

Home > Property > Mumbai > Kannahwar Nagar 1 > Apartment > Kannahwar Nagar 1 > 1 BHK > ₹ 44.5 Cr.₹

₹ 89.1 Lac

EMI - ₹ 49k | [Get pre-approved loan](#)

1 BHK 440 Sq-ft Flat For Sale **Kannahwar Nagar 1, Mumbai**



1 Bed
2 Baths
1 Covered Parking
Unfurnished

Carpet Area
440 sqft - ₹ 20,250/sqft

Floor
10 (Out of 22 Floors)

Lifts
2

Developer
[Prach Realcon LLP](#)

Transaction Type
New Property

Furnished Status
Unfurnished

Project
[GS CASA](#)

Facing
East

Car Parking
1 Covered

Contact Agent
Get Phone No

More Details

Price Breakup	₹ 89.1 Lac ₹ 4,45,714 Approx. Registration Charges ₹ 8 Per sq. Unit Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	P51800049559
Address	Vikhroli East, Mumbai, Kannahwar Nagar 1, Mumbai - Central Mumbai, Maharashtra


magicbricks
Buy ~ Rent ~ Sell ~ Home Loans ~

Home > Property > Mumbai > Kannahwar Nagar 1 > Apartment > Kannahwar Nagar 1 > 2 BHK > ₹ 1.29 Cr.₹

₹ 1.29 Cr

EMI - ₹ 58k | [How much loan can I get?](#)

2 BHK 1010 Sq-ft Flat For Sale **Kannahwar Nagar 1, Mumbai**



2 Beds
2 Baths
1 Covered Parking
Unfurnished

Carpet Area
637 sqft - ₹ 20,251/sqft

Floor
11 (Out of 23 Floors)

Lifts
2

Developer
[Vaibhavlaxmi Builders & Developers](#)

Transaction Type
New Property

Furnished Status
Unfurnished

Project
[Vaibhavlaxmi Central Park](#)

Facing
West

Car Parking
1 Covered

Contact Agent
Get Phone No

More Details

Price Breakup	₹ 1.29 Cr ₹ 6,45,000 Approx. Registration Charges ₹ 3,000 Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	P51800033540
Address	Vikhroli East, Mumbai, Kannahwar Nagar 1, Mumbai - Central Mumbai, Maharashtra

Price Indicators

Projects nearby Locality

1 BHK Flat ₹83.0 L EMI starts at ₹41,214

By ADITHYAN BUILDERS

Kalyani Square, Kankaria Nagar, V Versa (East), Mumbai

670 sq.ft Built up Area | ₹12.39 K/sq.ft Avg. Price | 1 Years Old Age of property | Ready to move Possession status | Middle of 23 floors | West facing Facing | Unfurnished Furnishing

Ace Sparkle ₹1.25 Cr | ₹20.00 K/sq.ft EMI starts at ₹42,084

By ACE REALTY

Plot No. 2, Kankaria Nagar, V Versa (East), Central Mumbai Suburb, Mumbai

2 BHK Apartment Configuration | Jan. 2025 Possession Starts | ₹20.00 K/sq.ft Avg. Price | 625.00 sq.ft. Carpet Area Size

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 : 22.03.2024

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

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.22 12:45:37 +05'30'

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)

Think.Innovate.Create

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 14.03.2024 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 22.03.2024. 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.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Swastik Homes
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 Ankit Parmar – 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 – 14.03.2024 Valuation Date - 22.03.2024 Date of Report – 22.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 14.03.2024
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 **22nd 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 advice 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 **M/s. Swastik Homes**. 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. Swastik Homes**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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



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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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



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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.22 12:45:13 +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