

# MASTER VALUATION REPORT



## Details of the property under consideration:

### **Name of Project: "Balaji Skyline"**

"Balaji Skyline" Proposed Residential & Commercial Building on Plot No. 56, Sector – 34A, Village - Kharghar, Sai Mannat Road, Navi Mumbai, Taluka – Panvel, Dist – Raigad, PIN – 410 210, State - Maharashtra, Country – India.

**Latitude Longitude: 19°04'10.4"N 73°05'04.1"E**

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

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



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

Mumbai Aurangabad Pune Rajkot  
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Delhi NCR Nashik Ahmedabad Jaipur

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

Vastu/SBI/Mumbai/03/2024/7758/2305849

31/09-597-SSPV

Date: 31.03.2024

## MASTER VALUATION REPORT OF " Balaji Skyline "

**"Balaji Skyline" Proposed Residential & Commercial Building on Plot No. 56, Sector – 34A,  
Village - Kharghar, Sai Mannat Road, Navi Mumbai, Taluka – Panvel, Dist – Raigad, PIN – 410 210,  
State - Maharashtra, Country – India**

**Latitude Longitude: 19°04'10.4"N 73°05'04.1"E**

**NAME OF DEVELOPER: M/s. Varsha Buildcon.**

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

### 1. Location Details:

The property is situated at "Balaji Skyline" Proposed Residential & Commercial Building on Plot No. 56, Sector – 34A, Village - Kharghar, Sai Mannat Road, Navi Mumbai, Taluka – Panvel, Dist – Raigad, PIN – 410 210, State - Maharashtra, Country – India. It is about 800 M. travel distance from Amandoot Metro Station. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developed.

### 2. Developer Details:

Name of builder	M/s. Varsha Buildcon	
Project Registration Number	Project	RERA Project Number
	Balaji Skyline	P52000052548
Register office address	M/s. Varsha Buildcon <b>Address:</b> Office No. 1003 & 1004, 10 <sup>th</sup> Floor, "Shelton Cubix", Plot No. 87, Sector 15, CBD Belapur, Navi Mumbai, Taluka – Thane, Dist. – Thane, PIN – 400 614, State - Maharashtra, Country – India	
Contact Numbers	Contact Person : Mr. Bharat Choudhari (Builder Person – Mobile No. 9321255744)	
E – mail ID & Website	<a href="mailto:sales@varshagroup.in">sales@varshagroup.in</a> <a href="http://www.varshagroup.in">www.varshagroup.in</a>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot & Tricity Aspire
On or towards South	Open Plot & Internal Road
On or towards East	Road & Nallha
On or towards West	Affinity Homes & Road



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- Indore
- Ahmedabad
- Rajkot
- Raipur
- Jaipur

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

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

To,

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

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 18.03.2024
	b)	Date on which the valuation is made : 31.03.2024
3.	List of documents produced for Perusal	
	1. Copy of Legal Title Report from Adv. Sunil J Garg dated 06.07.2023.	
	2. Copy of Agreement to Lease date 18.11.2022 b/w. CIDCO (the Corporation) AND M/S. Varsha Buildcon (the Licensee)	
	3. Copy of Lease Agreement dated 08.07.2019 Between CIDDCO & M/S. Varsha Buildcon Doc No. Panvel 5 / 18603 / 2022.	
	4. Copy of Search Report dated 12.07.2023 issued by Ramakant G. Pawar.	
	5. Copy of Engineer's Certificate dated 11.07.2023 issued by Epicons Consultants Pvt. Ltd. (As per RERA Certificate)	
	6. Copy of Architect's Certificate dated 11.07.2023 issued by Deepak P. Thakare (Architects & Planners) (As per RERA Certificate)	
	7. Copy Allotment Letter of Plot No. 56 dated 23.05.2022 issued by City & Industrial Development Corporation of Maharashtra Limited (CIDCO). Doc No. CIDCO / MH /-1 (Commercial) / 2022 / 1021.	
	8. Copy Allotment Letter of Residential + Commercial Plot No. 56 dated 27.04.2022 issued by City & Industrial Development Corporation of Maharashtra Limited (CIDCO). Doc No. 3619 / 1000946 / 802.	
	9. Copy of MAHARERA Registration Certificate of Project No. P52000052548 issued by Maharashtra Real Estate Regulatory Authority date 08.09.2023, Latest Modified date 14.09.2023	
	10. Copy of Height Clearance NOC No. NAVI / WEST / B / 080122 / 687739 date 22.09.2022 issued by Airports Authority of India. Valid Up to : 21.09.2030.	
	11. Copy of Fire Protection NOC No. CIDCO / FIRE / HQ / 2023 / E- 217505 date 12.06.2023 issued by Chief Fire Officer CIDCO Fire Service.	
	12. Copy of Partnership Deed b/w Shri. Mohansingh Tararamji Choudhary (First Part) & Shri. Chunilal Budhaji Choudhary (Second Part), date 25.05.2015	
	13. Copy of Commencement Certificate CIDCO / BP-18564 / TPO (NM & K) / 2023 / 10973 dated 03.07.2023 issued by Associate Planner CIDCO LTD. Ground + 6 <sup>th</sup> Floors (Parking) + 2 <sup>nd</sup> to 5 <sup>th</sup> Floors (Podiums) + 28 <sup>th</sup> upper floors.	

14. Copy of Approved Plan CIDCO / BP-18564 / TPO (NM & K) / 2023 / 10973 Dated 03.07.2023 issued by Associate Planner CIDCO LTD (Number of Copies – Six – Sheet No. 1 / 6 to 6 / 6)											
<b>Approved upto:</b>											
<b>BUILDING</b>	<b>Number of Floors</b>										
<b>Balaji Skyline</b>	<b>Ground (Part) + Stilt (Part) + 1<sup>st</sup> Floor (Part Parking / Part Commercial) + 2<sup>nd</sup> to 5<sup>th</sup> Floors (Podiums) + 6<sup>th</sup> (Part Parking / Part Amenity) + 7<sup>th</sup> to 34<sup>th</sup> upper floors.</b>										
Project Name (with address & phone nos.)	: <b>“Balaji Skyline”</b> Proposed Residential & Commercial Building on Plot No. 56, Sector – 34A, Village - Kharghar, Sai Mannat Road, Navi Mumbai, Taluka – Panvel, Dist – Raigad, PIN – 410 210, State - Maharashtra, Country – India										
4. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: <b>M/s. Varsha Buildcon.</b>  <b>Address:</b> Office No. 1003 & 1004, 10 <sup>th</sup> Floor, <b>“Shelton Cubix”</b> , Plot No. 87, Sector 15, CBD Belapur, Navi Mumbai, Taluka – Thane, Dist. – Thane, PIN – 400 614, State - Maharashtra, Country – India.  <b>Contact Person :</b> Mr. Bharat Choudhari (Builder Person – Mobile No. 9321255744)										
5. Brief description of the property (Including Leasehold / freehold etc.)	:										
<p><b>About "Balaji Skyline" Project:</b> Property for sale in Kharghar, Navi Mumbai. This project, that is, Varsha Balaji Skyline is a well designed project by Varsha Group. It is offering Under Construction units. If you are looking at Apartment, you should check out Varsha Balaji Skyline. Set in an expanse of 0.51 Acres , the property offers a remarkable lifestyle. Available configurations include 2 BHK. As per the area plan, units are in the size range of 606.0 - 639.0 sq.ft.. Varsha Balaji Skyline was launched in October 2023. Project possession is slated for Jul, 2028. There is 1 building in this project. Total number of flats at Varsha Balaji Skyline is 112. Varsha Balaji Skyline is located in Plot No.56, Sector No. 34 A, Kharghar. There are 112 units in this residential project. Varsha Balaji Skyline has all approvals in place as mandated by the state regulatory authority. RERA ID of this project is P52000052548.</p> <p style="text-align: center; color: #00A08A; font-size: 1.2em;">Think.Innovate.Create</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td><b>Balaji Skyline</b></td> <td><b>Proposed Ground (Part) + Stilt (Part) + 1<sup>st</sup> Floor (Part Parking / Part Commercial) + 2<sup>nd</sup> to 5<sup>th</sup> Floors (Podiums) + 6<sup>th</sup> (Part Parking / Part Amenity) + 7<sup>th</sup> to 34<sup>th</sup> upper floors</b></td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td><b>Balaji Skyline</b></td> <td><b>Plinth work is in progress.</b></td> <td><b>05%</b></td> </tr> </tbody> </table> <p><b>DATE OF COMPLETION &amp; FUTURE LIFE:</b> Expected completion date as informed by builder is <b>31<sup>st</sup> July 2028 (As per MAHARERA Certificate)</b> Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p>		Building	Number of Floors	<b>Balaji Skyline</b>	<b>Proposed Ground (Part) + Stilt (Part) + 1<sup>st</sup> Floor (Part Parking / Part Commercial) + 2<sup>nd</sup> to 5<sup>th</sup> Floors (Podiums) + 6<sup>th</sup> (Part Parking / Part Amenity) + 7<sup>th</sup> to 34<sup>th</sup> upper floors</b>	Building	Present stage of Construction	Percentage of work completion	<b>Balaji Skyline</b>	<b>Plinth work is in progress.</b>	<b>05%</b>
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Building	Present stage of Construction	Percentage of work completion									
<b>Balaji Skyline</b>	<b>Plinth work is in progress.</b>	<b>05%</b>									

<b>PROPOSED PROJECT AMENITIES:</b>			
	➤	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	
	➤	Club House	
	➤	Terrace Garden above Club House	
	➤	Yoga	
	➤	Swimming Pool	
	➤	Gymnasium	
	➤	Kids Play Area	
	➤	Multipurpose Hall	
	➤	Outdoor Games	
	➤	Spa and Salon	
	➤	Banquet Hall	
	➤	Basketball Court	
	➤	Box Cricket	
	➤	Library	
	➤	Children Play area	
6.	Location of property	:	
	a)	Plot No. / Survey No.	: Plot No. 56
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: Plot No. 56, Sector – 34A, Village - Kharghar
	d)	Ward / Taluka	: Taluka – Panvel
	e)	Mandal / District	: District – Raigadh
7.	Postal address of the property	:	“Balaji Skyline” Proposed Residential & Commercial Building on Plot No. 56, Sector – 34A, Village - Kharghar, Sai Mannat Road, Navi Mumbai, Taluka – Panvel, Dist – Raigad, PIN – 410 210, State - Maharashtra, Country – India
8.	City / Town	:	Navi Mumbai, Kharghar
	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	:	Associate Planner CIDCO LTD., Village - Kharghar
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 59	Plot No 59	Open Plot & Tricity Aspire
	South	45 Mts Wide Road	45 Mts Wide Road	Open Plot & Internal Road
	East	Plot No 55	Plot No 55	Road & Nallha
	West	Plot No 57	Plot No 57	Affinity Homes & Road
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°04'10.4"N 73°05'04.1"E	
14.	Extent of the site	:	Plot area – 2103.60 Sq. M. (As per 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 – 2103.60 Sq. M. (As per 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	:	Very 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 and Commercial purpose	
8.	Any usage restriction	:	Residential and commercial purpose	
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan CIDCO / BP-18564 / TPO (NM & K) / 2023 / 10973 Dated 03.07.2023 issued by Associate Planner CIDCO LTD (Number of Copies – Six – Sheet	

			No. 1 / 6 to 6 / 6) <b>Approved upto:</b>									
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10.	Corner plot or intermittent plot?	:	Corner									
11.	Road facilities	:	Yes <sup>(R)</sup>									
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.	:	45 Meter. 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.	<b>Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No									
<b>Part – A (Valuation of land)</b>												
1	Size of plot	:	Plot area – 2103.60 Sq. M. (As per 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)	:	₹ 98,900.00 per Sq. M. for Residential ₹ 35,100.00 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>2103.60</td> <td>35100</td> <td>7,38,36,360.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	2103.60	35100	7,38,36,360.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
2103.60	35100	7,38,36,360.00										
<b>Part – B (Valuation of Building)</b>												
1	Technical details of the building	:										
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential									
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress									

c)	Year of construction	:	N.A. Building Construction work is in progress				
d)	Number of floors and height of each floor including basement, if any	:					
	<b>Project</b>		<b>Number of Floors</b>				
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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 CIDCO / BP-18564 / TPO (NM & K) / 2023 / 10973 Dated 03.07.2023 issued by Associate Planner CIDCO LTD (Number of Copies – Six – Sheet No. 1 / 6 to 6 / 6)				
h)	Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td><b>Balaji Skyline</b></td> <td><b>Ground (Part) + Stilt (Part) + 1<sup>st</sup> Floor (Part Parking / Part Commercial) + 2<sup>nd</sup> to 5<sup>th</sup> Floors (Podiums) + 6<sup>th</sup> (Part Parking / Part Amenity) + 7<sup>th</sup> to 34<sup>th</sup> upper floors.</b></td> </tr> </tbody> </table>	Project	Number of Floors	<b>Balaji Skyline</b>	<b>Ground (Part) + Stilt (Part) + 1<sup>st</sup> Floor (Part Parking / Part Commercial) + 2<sup>nd</sup> to 5<sup>th</sup> Floors (Podiums) + 6<sup>th</sup> (Part Parking / Part Amenity) + 7<sup>th</sup> to 34<sup>th</sup> upper floors.</b>
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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
2.	<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	:	N.A. Building Construction work is in progress
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

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

#### 1) Balaji Skyline:

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Plan Balcony Area in Sq. Ft.	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 ₹
1	701	7	2 BHK	639	38	677	745	18500	1,25,24,500	1,34,01,215	28000	20,85,160
2	702	7	2 BHK	639	38	677	745	18500	1,25,24,500	1,34,01,215	28000	20,85,160
3	703	7	2 BHK	612	35	647	712	18500	1,19,69,500	1,28,07,365	26500	19,92,760
4	704	7	2 BHK	606	35	641	705	18500	1,18,58,500	1,26,88,595	26500	19,74,280
5	801	8	2 BHK	639	38	677	745	18560	1,25,65,120	1,34,44,678	28000	20,85,160
6	802	8	2 BHK	639	38	677	745	18560	1,25,65,120	1,34,44,678	28000	20,85,160
7	803	8	2 BHK	612	35	647	712	18560	1,20,08,320	1,28,48,902	27000	19,92,760
8	804	8	2 BHK	606	35	641	705	18560	1,18,96,960	1,27,29,747	26500	19,74,280
9	901	9	2 BHK	639	38	677	745	18620	1,26,05,740	1,34,88,142	28000	20,85,160
10	902	9	2 BHK	639	38	677	745	18620	1,26,05,740	1,34,88,142	28000	20,85,160
11	903	9	2 BHK	612	35	647	712	18620	1,20,47,140	1,28,90,440	27000	19,92,760
12	904	9	2 BHK	606	35	641	705	18620	1,19,35,420	1,27,70,899	26500	19,74,280
13	1001	10	2 BHK	639	38	677	745	18680	1,26,46,360	1,35,31,605	28000	20,85,160
14	1002	10	2 BHK	639	38	677	745	18680	1,26,46,360	1,35,31,605	28000	20,85,160
15	1003	10	2 BHK	612	35	647	712	18680	1,20,85,960	1,29,31,977	27000	19,92,760
16	1004	10	2 BHK	606	35	641	705	18680	1,19,73,880	1,28,12,052	26500	19,74,280
17	1101	11	2 BHK	639	38	677	745	18740	1,26,86,980	1,35,75,069	28500	20,85,160
18	1102	11	2 BHK	639	38	677	745	18740	1,26,86,980	1,35,75,069	28500	20,85,160
19	1103	11	2 BHK	612	35	647	712	18740	1,21,24,780	1,29,73,515	27000	19,92,760
20	1104	11	2 BHK	606	35	641	705	18740	1,20,12,340	1,28,53,204	27000	19,74,280
21	1201	12	2 BHK	639	38	677	745	18800	1,27,27,600	1,36,18,532	28500	20,85,160

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Plan Balcony Area in Sq. Ft.	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 ₹
22	1202	12	2 BHK	639	38	677	745	18800	1,27,27,600	1,36,18,532	28500	20,85,160
23	1203	12	2 BHK	612	35	647	712	18800	1,21,63,600	1,30,15,052	27000	19,92,760
24	1204	12	2 BHK	606	35	641	705	18800	1,20,50,800	1,28,94,356	27000	19,74,280
25	1301	13	2 BHK	639	38	677	745	18860	1,27,68,220	1,36,61,995	28500	20,85,160
26	1302	13	2 BHK	639	38	677	745	18860	1,27,68,220	1,36,61,995	28500	20,85,160
27	1303	13	2 BHK	612	35	647	712	18860	1,22,02,420	1,30,56,589	27000	19,92,760
28	1304	13	2 BHK	606	35	641	705	18860	1,20,89,260	1,29,35,508	27000	19,74,280
29	1401	14	2 BHK	639	38	677	745	18920	1,28,08,840	1,37,05,459	28500	20,85,160
30	1402	14	2 BHK	639	38	677	745	18920	1,28,08,840	1,37,05,459	28500	20,85,160
31	1403	14	2 BHK	612	35	647	712	18920	1,22,41,240	1,30,98,127	27500	19,92,760
32	1404	14	2 BHK	606	35	641	705	18920	1,21,27,720	1,29,76,660	27000	19,74,280
33	1501	15	2 BHK	639	38	677	745	18980	1,28,49,460	1,37,48,922	28500	20,85,160
34	1502	15	2 BHK	639	38	677	745	18980	1,28,49,460	1,37,48,922	28500	20,85,160
35	1503	15	2 BHK	612	35	647	712	18980	1,22,80,060	1,31,39,664	27500	19,92,760
36	1504	15	2 BHK	606	35	641	705	18980	1,21,66,180	1,30,17,813	27000	19,74,280
37	1601	16	2 BHK	639	38	677	745	19040	1,28,90,080	1,37,92,386	28500	20,85,160
38	1602	16	2 BHK	639	38	677	745	19040	1,28,90,080	1,37,92,386	28500	20,85,160
39	1603	16	2 BHK	612	35	647	712	19040	1,23,18,880	1,31,81,202	27500	19,92,760
40	1604	16	2 BHK	606	35	641	705	19040	1,22,04,640	1,30,58,965	27000	19,74,280
41	1701	17	2 BHK	639	38	677	745	19100	1,29,30,700	1,38,35,849	29000	20,85,160
42	1702	17	2 BHK	639	38	677	745	19100	1,29,30,700	1,38,35,849	29000	20,85,160
43	1703	17	2 BHK	612	35	647	712	19100	1,23,57,700	1,32,22,739	27500	19,92,760
44	1704	17	2 BHK	606	35	641	705	19100	1,22,43,100	1,31,00,117	27500	19,74,280
45	1801	18	2 BHK	639	38	677	745	19160	1,29,71,320	1,38,79,312	29000	20,85,160
46	1802	18	2 BHK	639	38	677	745	19160	1,29,71,320	1,38,79,312	29000	20,85,160
47	1803	18	2 BHK	612	35	647	712	19160	1,23,96,520	1,32,64,276	27500	19,92,760
48	1804	18	2 BHK	606	35	641	705	19160	1,22,81,560	1,31,41,269	27500	19,74,280
49	1901	19	2 BHK	639	38	677	745	19220	1,30,11,940	1,39,22,776	29000	20,85,160
50	1902	19	2 BHK	639	38	677	745	19220	1,30,11,940	1,39,22,776	29000	20,85,160
51	1903	19	2 BHK	612	35	647	712	19220	1,24,35,340	1,33,05,814	27500	19,92,760
52	1904	19	2 BHK	606	35	641	705	19220	1,23,20,020	1,31,82,421	27500	19,74,280
53	2001	20	2 BHK	639	38	677	745	19280	1,30,52,560	1,39,66,239	29000	20,85,160
54	2002	20	2 BHK	639	38	677	745	19280	1,30,52,560	1,39,66,239	29000	20,85,160
55	2003	20	2 BHK	612	35	647	712	19280	1,24,74,160	1,33,47,351	28000	19,92,760
56	2004	20	2 BHK	606	35	641	705	19280	1,23,58,480	1,32,23,574	27500	19,74,280
57	2101	21	2 BHK	639	38	677	745	19340	1,30,93,180	1,40,09,703	29000	20,85,160
58	2102	21	2 BHK	639	38	677	745	19340	1,30,93,180	1,40,09,703	29000	20,85,160
59	2103	21	2 BHK	612	35	647	712	19340	1,25,12,980	1,33,88,889	28000	19,92,760

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Plan Balcony Area in Sq. Ft.	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 ₹
60	2104	21	2 BHK	606	35	641	705	19340	1,23,96,940	1,32,64,726	27500	19,74,280
61	2201	22	2 BHK	639	38	677	745	19400	1,31,33,800	1,40,53,166	29500	20,85,160
62	2202	22	2 BHK	639	38	677	745	19400	1,31,33,800	1,40,53,166	29500	20,85,160
63	2203	22	2 BHK	612	35	647	712	19400	1,25,51,800	1,34,30,426	28000	19,92,760
64	2204	22	2 BHK	606	35	641	705	19400	1,24,35,400	1,33,05,878	27500	19,74,280
65	2301	23	2 BHK	639	38	677	745	19460	1,31,74,420	1,40,96,629	29500	20,85,160
66	2302	23	2 BHK	639	38	677	745	19460	1,31,74,420	1,40,96,629	29500	20,85,160
67	2303	23	2 BHK	612	35	647	712	19460	1,25,90,620	1,34,71,963	28000	19,92,760
68	2304	23	2 BHK	606	35	641	705	19460	1,24,73,860	1,33,47,030	28000	19,74,280
69	2401	24	2 BHK	639	38	677	745	19520	1,32,15,040	1,41,40,093	29500	20,85,160
70	2402	24	2 BHK	639	38	677	745	19520	1,32,15,040	1,41,40,093	29500	20,85,160
71	2403	24	2 BHK	612	35	647	712	19520	1,26,29,440	1,35,13,501	28000	19,92,760
72	2404	24	2 BHK	606	35	641	705	19520	1,25,12,320	1,33,88,182	28000	19,74,280
73	2501	25	2 BHK	639	38	677	745	19580	1,32,55,660	1,41,83,556	29500	20,85,160
74	2502	25	2 BHK	639	38	677	745	19580	1,32,55,660	1,41,83,556	29500	20,85,160
75	2503	25	2 BHK	612	35	647	712	19580	1,26,68,260	1,35,55,038	28000	19,92,760
76	2504	25	2 BHK	606	35	641	705	19580	1,25,50,780	1,34,29,335	28000	19,74,280
77	2601	26	2 BHK	639	38	677	745	19640	1,32,96,280	1,42,27,020	29500	20,85,160
78	2602	26	2 BHK	639	38	677	745	19640	1,32,96,280	1,42,27,020	29500	20,85,160
79	2603	26	2 BHK	612	35	647	712	19640	1,27,07,080	1,35,96,576	28500	19,92,760
80	2604	26	2 BHK	606	35	641	705	19640	1,25,89,240	1,34,70,487	28000	19,74,280
81	2701	27	2 BHK	639	38	677	745	19700	1,33,36,900	1,42,70,483	29500	20,85,160
82	2702	27	2 BHK	639	38	677	745	19700	1,33,36,900	1,42,70,483	29500	20,85,160
83	2703	27	2 BHK	612	35	647	712	19700	1,27,45,900	1,36,38,113	28500	19,92,760
84	2704	27	2 BHK	606	35	641	705	19700	1,26,27,700	1,35,11,639	28000	19,74,280
85	2801	28	2 BHK	639	38	677	745	19760	1,33,77,520	1,43,13,946	30000	20,85,160
86	2802	28	2 BHK	639	38	677	745	19760	1,33,77,520	1,43,13,946	30000	20,85,160
87	2803	28	2 BHK	612	35	647	712	19760	1,27,84,720	1,36,79,650	28500	19,92,760
88	2804	28	2 BHK	606	35	641	705	19760	1,26,66,160	1,35,52,791	28000	19,74,280
89	2901	29	2 BHK	639	38	677	745	19820	1,34,18,140	1,43,57,410	30000	20,85,160
90	2902	29	2 BHK	639	38	677	745	19820	1,34,18,140	1,43,57,410	30000	20,85,160
91	2903	29	2 BHK	612	35	647	712	19820	1,28,23,540	1,37,21,188	28500	19,92,760
92	2904	29	2 BHK	606	35	641	705	19820	1,27,04,620	1,35,93,943	28500	19,74,280
93	3001	30	2 BHK	639	38	677	745	19880	1,34,58,760	1,44,00,873	30000	20,85,160
94	3002	30	2 BHK	639	38	677	745	19880	1,34,58,760	1,44,00,873	30000	20,85,160
95	3003	30	2 BHK	612	35	647	712	19880	1,28,62,360	1,37,62,725	28500	19,92,760
96	3004	30	2 BHK	606	35	641	705	19880	1,27,43,080	1,36,35,096	28500	19,74,280
97	3101	31	2 BHK	639	38	677	745	19940	1,34,99,380	1,44,44,337	30000	20,85,160

Sr. No.	Flat No.	Floor No.	Comp	As per RERA Carpet Area in Sq. Ft.	As per Plan Balcony Area in Sq. Ft.	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 ₹
98	3102	31	2 BHK	639	38	677	745	19940	1,34,99,380	1,44,44,337	30000	20,85,160
99	3103	31	2 BHK	612	35	647	712	19940	1,29,01,180	1,38,04,263	29000	19,92,760
100	3104	31	2 BHK	606	35	641	705	19940	1,27,81,540	1,36,76,248	28500	19,74,280
101	3201	32	2 BHK	639	38	677	745	20000	1,35,40,000	1,44,87,800	30000	20,85,160
102	3202	32	2 BHK	639	38	677	745	20000	1,35,40,000	1,44,87,800	30000	20,85,160
103	3203	32	2 BHK	612	35	647	712	20000	1,29,40,000	1,38,45,800	29000	19,92,760
104	3204	32	2 BHK	606	35	641	705	20000	1,28,20,000	1,37,17,400	28500	19,74,280
105	3301	33	2 BHK	639	38	677	745	20060	1,35,80,620	1,45,31,263	30500	20,85,160
106	3302	33	2 BHK	639	38	677	745	20060	1,35,80,620	1,45,31,263	30500	20,85,160
107	3303	33	2 BHK	612	35	647	712	20060	1,29,78,820	1,38,87,337	29000	19,92,760
108	3304	33	2 BHK	606	35	641	705	20060	1,28,58,460	1,37,58,552	28500	19,74,280
109	3401	34	2 BHK	639	38	677	745	20120	1,36,21,240	1,45,74,727	30500	20,85,160
110	3402	34	2 BHK	639	38	677	745	20120	1,36,21,240	1,45,74,727	30500	20,85,160
111	3403	34	2 BHK	612	35	647	712	20120	1,30,17,640	1,39,28,875	29000	19,92,760
112	3404	34	2 BHK	606	35	641	705	20120	1,28,96,920	1,37,99,704	28500	19,74,280
<b>Total</b>						<b>73976</b>	<b>81374</b>		<b>1,42,84,76,560</b>	<b>1,52,84,69,918</b>		<b>22,78,46,080</b>

### Summary of the Project:

Project	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 ₹
Balaji Skyline	2 BHK - 112	112	73976	81374	1,42,84,76,560.00	1,52,84,69,918.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,42,84,76,560.00
Final Realizable Value After Completion in ₹	1,52,84,69,918.00
Cost of Construction (Total Built up area x Rate) 81374 Sq. Ft. x ₹ 2800.00	22,78,47,200.00

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**

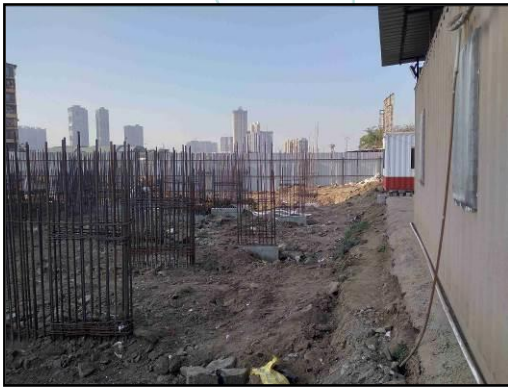
Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
<b>Realizable Value / Fair Market Value as on date in ₹</b>		<b>₹ 1,42,84,76,560.00</b>
<b>Final Realizable Value After Completion in ₹</b>		<b>₹ 1,52,84,69,918.00</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 ₹ 17,500.00 to ₹ 21,500.00 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 ₹ 18,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

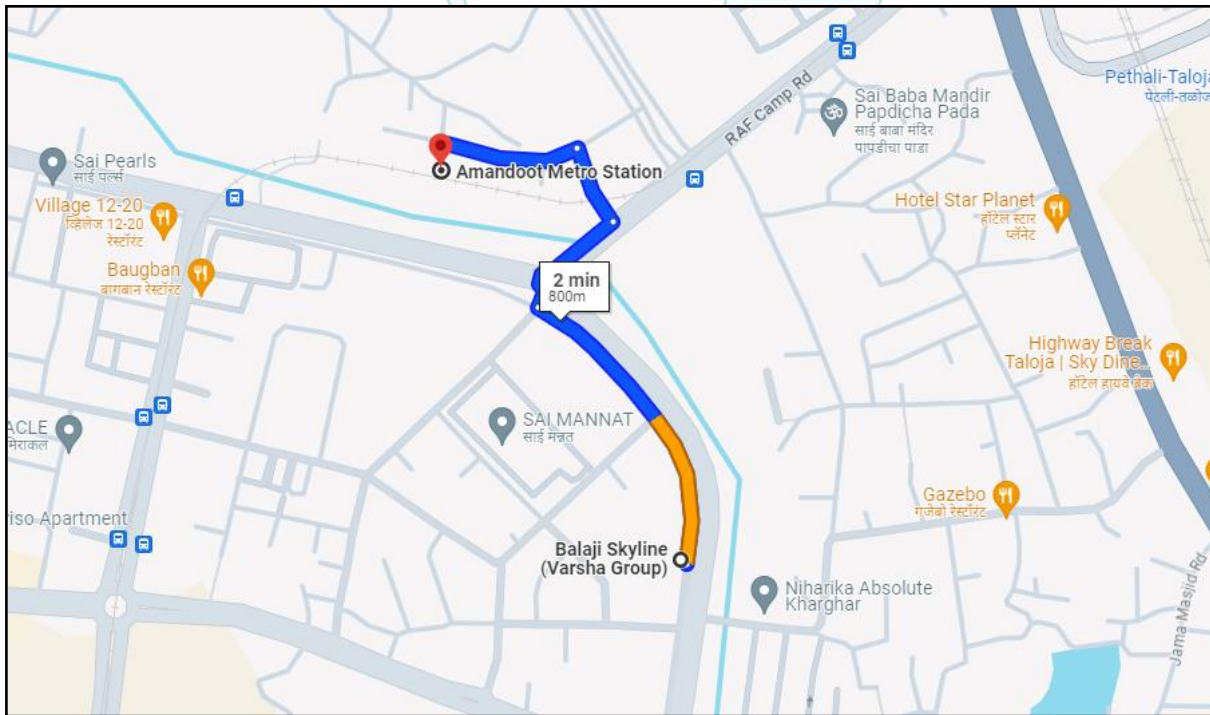
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## Actual Site Photographs



## Route Map of the property

Site u/r




**Latitude Longitude: 19°04'10.4"N 73°05'04.1"E**

**Note:** The Blue line shows the route to site from nearest Metro station (Amandoot – 800 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 )

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Year: 
Language:

Selected District:

Select Taluka:

Select Village:

Search By:  Survey No.  Location

Select	उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)
SurveyNo	20/25-खारघर सिडको से.क्र.25	23200	57200	66100	71600	66100	चौ. मीटर
SurveyNo	20/26-खारघर सिडको से.क्र.26	17000	45900	54200	64700	54200	चौ. मीटर
SurveyNo	20/30-खारघर सिडको से.क्र.30	31000	79900	91900	100000	91900	चौ. मीटर
SurveyNo	20/34-खारघर सिडको से.क्र.34	35100	98900	108500	123500	108500	चौ. मीटर
SurveyNo	20/35-खारघर सिडको से.क्र.35	36600	96000	107000	122400	107000	चौ. मीटर

12345678910...

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**Sales Instance**

3/30/24, 5:04 PM		freesearchigrservice.maharashtra.gov.in/saritaHTMLReportSuchiKramank2_RegLive.aspx	
4531529	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.पनवेल 5	
30-03-2024		दस्त क्रमांक : 4531/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदंणी :	
		Regn:63m	
<b>गावाचे नाव : खारघर</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	11451000		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	7310744.634		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन :- इतर माहिती: विभाग क्र. 20/34,दर रु.98,900/- प्रती चौ. मी.. सदनिका क्र. 1202,बारावा मजला,बालाजी स्कायलाईन,प्लॉट नं. 56,सेक्टर नं. 34ए,खारघर,ता. पनवेल,जि. रायगड. क्षेत्र-59.323 चौ. मी. कारपेट + 3.508 चौ. मी. बाल्कणी( ( Plot Number : 56 ; SECTOR NUMBER : 34ए ; ) )		
(5) क्षेत्रफळ	59.323 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:-मे. वर्षा बिल्डकॉन तर्फे भागीदार चुन्नीलाल बी. चौधरी यांच्या तर्फे कु. मू. म्हणून भरत एम. चौधरी - - वय:-28 पत्ता:-प्लॉट नं. -, माला नं. -, इमारतीचे नाव: 1003/1004, शोर्टॉन कुबीक्स, प्लॉट नं. 87, सेक्टर नं. 15, सी. बी. डी., बेलापुर, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र. पिन कोड:-400614 पॅन नं:-AAMFV8084D		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-चित्रांगा किसन तांडेल - - वय:-29; पत्ता:-प्लॉट नं. -, माला नं. -, इमारतीचे नाव: रुम नं. 1/2, बी-14, बी-टाईप, से. 01, साईबाबा मंदीराजवळ, वाशी, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, . पिन कोड:-400703 पॅन नं:-AQPT0658J 2): नाव:-ढऊल साईतेज दिलीप - - वय:-29; पत्ता:-प्लॉट नं. -, माला नं. -, इमारतीचे नाव: रुम नं. 1/2, बी-14, बी-टाईप, से. 01, साईबाबा मंदीराजवळ, वाशी, नवी मुंबई, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-BUXPD0252P		
(9) दस्तऐवज करुन दिल्याचा दिनांक	23/03/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	23/03/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	4531/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	801600		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		



**Sales Instance Nearby**

गावाचे नाव : खारघर	
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	10500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8955164.58
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पनवेल म.न.पा.इतर वर्णन ; इतर माहिती: सदनिका क्र.1002,दहावा मजला,निवान हार्ड्ट्स,खारघर निवान हार्ड्ट्स को.ऑप.हौसिंग सोसायटी लिमिटेड,प्लॉट क्र.56,सेक्टर 18,खारघर,ता.पनवेल,जि.रायगड. क्षेत्र 72.46 चौ.मी.बिल्टअप + 6.13 चौ.मी. एफ.बी + 8.02 चौ.मी.टॅरेस + पार्किंग स्पेस( ( Plot Number : 56 ; SECTOR NUMBER : 18 ; ) )
(5) क्षेत्रफळ	72.46 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:-हिल्ला रायचंद परीयानी -- वय:-70 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रो हाऊस क्र.३३, ईश्वर शरण, नॉर्थ मेन रोड, कोरेगाव पार्क, पुणे., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, पुणे. पिन कोड:-411001 पॅन नं:-AOUPP6889C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-धर्मेश शिवकुमार सोनी -- वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: निवान हार्ड्ट्स को.ऑप.हौसिंग सोसायटी लिमिटेड, प्लॉट क्र.५६, सेक्टर १८, खारघर, ता.पनवेल, जि.रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, झाईगाड्:(G). पिन कोड:-410210 पॅन नं:-CBSPS4899A 2): नाव:-प्रियंका सोनी वार्ड ऑफ धर्मेश शिवकुमार सोनी -- वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: निवान हार्ड्ट्स को.ऑप.हौसिंग सोसायटी लिमिटेड, प्लॉट क्र.५६, सेक्टर १८, खारघर, ता.पनवेल, जि.रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, झाईगाड्:(G). पिन कोड:-410210 पॅन नं:-HXHPS3218F 3): नाव:-शिवकुमार तिर्थप्रसाद सोनी -- वय:-66; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: निवान हार्ड्ट्स को.ऑप.हौसिंग सोसायटी लिमिटेड, प्लॉट क्र.५६, सेक्टर १८, खारघर, ता.पनवेल, जि.रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, झाईगाड्:(G). पिन कोड:-410210 पॅन नं:-AHTPS6569A 4): नाव:-माया शिवकुमार सोनी -- वय:-58; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: निवान हार्ड्ट्स को.ऑप.हौसिंग सोसायटी लिमिटेड, प्लॉट क्र.५६, सेक्टर १८, खारघर, ता.पनवेल, जि.रायगड, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, झाईगाड्:(G). पिन कोड:-410210 पॅन नं:-DVOPS9484L
(9) दस्तऐवज करून दिल्याचा दिनांक	20/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	20/03/2024
(11) अनुक्रमांक,खंड व पृष्ठ	4283/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	735000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000

## Price Indicators

99acres
Buy ▾ | Navi Mumbai X Add more

Home > Projects in Navi Mumbai > Kharghar > Varsha Balaji Skyline

### Varsha Balaji Skyline ♥

Kharghar, Navi Mumbai

✓ RERA
No Brokerage

CONSTRUCTION STATUS

New Launch

Completion in Jul, 2028

🏠

₹ 1.27 - 1.34 Cr + Charges

PRICE RANGE

2 BHK Apartment

2 BHK Apartment

Carpet Area  
606 - 639 sq.ft. (56.3 - 59.37 sq.m.) ▾

₹ 1.27 - 1.34 Cr + Charges

HOUSING.COM
Buy In Navi Mumbai ▾

+ Add

Download

Home / Navi Mumbai / Kharghar / Varsha Balaji Skyline Last updated: Mar 20, 2024 ⓘ

### Varsha Balaji Skyline ✓ RERA

By VARSHA GROUP

Plot No.56, Sector No.34 A, Kharghar, Navi Mumbai

₹1.27 Cr

19.89 K - ₹20.94 K/sq.ft

EMI starts at ₹63.00 K

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

📞 Contact Developer

Project Images

SHARE SAVE

Project Images

2 BHK Apartment Configuration	Jul, 2028 Possession Starts	19.89 K - ₹20.94 K/sq.ft Avg. Price	606.00 sq.ft. - 639.00 sq.ft. (Carpet Area) Sizes ⓘ
-------------------------------	-----------------------------	-------------------------------------	---

## Price Indicators

**Varsha Balaji Skyline** | Kharghar | Mumbai | By Varsha Group

**CONFIGURATIONS FOR VARSHA BALAJI SKYLINE**

Configuration	Area (ft <sup>2</sup> )	Price (Cr)
2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	605.89	₹1.33 Cr
2 BHK 1 living room, kitchen, 2 bedrooms, 2 bathrooms	638.28	₹1.38 Cr

**Varsha Balaji Skyline**  
Kharghar Sector 34, Navi Mumbai

**₹ 1.33 Cr to 1.38 Cr**

Status: New Launch

Project Size: 112 units • 0.51 Acres


Configurations: Flat, Retail Shop from 365 Sq. Ft. to 639 Sq. Ft. (Carpet)

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Prima Member


## Price Indicators



CITY: Mumbai



India Property > Property in Mumbai > Property in Kharghar > Varsha Balaji Skyline



**Varsha Balaji Skyline** ♥


by **Varsha Group**

📍 Kharghar, Mumbai [\(show on map\)](#)

2 BHK  
Apartment

606 - 639 sq ft  
Carpet Area

₹ 1.27 Cr - ₹ 1.27 Cr  
Builder Price  
[See inclusions](#)



Pay Rent
Post Your Property
Sign up
Log in

**2 BHK Flat In Varsha Balaji Skyline For Sale In Kharghar**

Near Dolphin Hospital and ICCU Kharghar, Sector 34A, Kharghar, Mumbai.

Home / Flats for Sale in Mumbai / Flats for Sale in Kharghar / 2bhk Flat for Sale in Kharghar / Property Details

₹ 1.33 Crores

Negotiable

₹ 76,228/Month

Estimated EMI

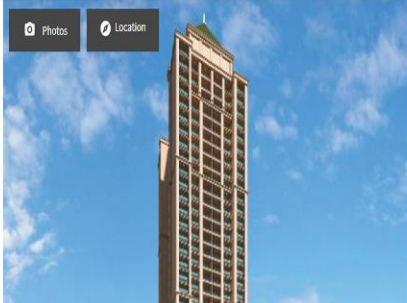
1,037

Sq.Ft

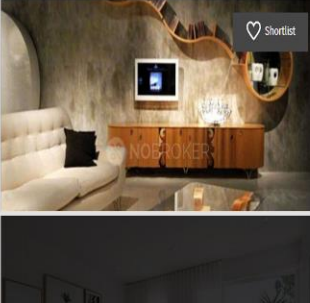
Need Home Loan?

Apply Loan

Photos



Location



2 Bedroom <small>No. of Bedroom</small>	Jan 31, 2024 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Mar 30, 2026 <small>Possession</small>
1 Balcony	Varsha Balaji Skyli... <small>Apartment</small>
Bike and Car Parking	Full <small>Power Backup</small>



## Price Indicators Projects nearby Locality

**NOBROKER**

[Pay Rent](#)
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[Sign up](#)
[Log in](#)

**2 BHK Flat In Valleyship Society For Sale In Sector 36**  
36, Valley Ship Rd, Pawan Dhara Society, Sector 37, Kharghar, Navi Mumbai, Maharashtra 410210

[Home / Flats for Sale in Mumbai / Flats for Sale in Kharghar / 2bhk Flat for Sale in Kharghar / Property Details](#)

₹ 1.1 Crores  
Non-negotiable

₹ 63,045/Month  
Estimated EMI

998  
Sq.Ft

Need Home Loan?  
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Photos
Location
Shortlist

2 Bedroom <small>No. of Bedroom</small>	Dec 1, 2023 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Immediately <small>Possession</small>
NA <small>Balcony</small>	Valleyship Society <small>Apartment</small>
Bike and Car <small>Parking</small>	None <small>Power Backup</small>

[Get Owner Details](#)

**NOBROKER**

[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Log in](#)

**2 BHK Flat In Tharwani Palladian For Sale In Kharghar**  
Near International Football Stadium, Sector 34A, Kharghar, Mumbai

[Home / Flats for Sale in Mumbai / Flats for Sale in Kharghar / 2bhk Flat for Sale in Kharghar / Property Details](#)

₹ 1.02 Crores  
Negotiable

₹ 58,460/Month  
Estimated EMI

873  
Sq.Ft

Need Home Loan?  
[Apply Loan](#)

Photos
Location
Shortlist

2 Bedroom <small>No. of Bedroom</small>	Oct 5, 2023 <small>Posted On</small>
2 Bathroom <small>No. of Bathroom</small>	Mar 11, 2026 <small>Possession</small>
1 <small>Balcony</small>	Tharwani Palladian <small>Apartment</small>
Bike and Car <small>Parking</small>	Full <small>Power Backup</small>

Contact

Verified Availability  
Book Virtual Meet



## Price Indicators Projects nearby Locality

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

Home > Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Kharghar > Flats in Sector 34 Kharghar > 1 BHK Flats in Sector 34 Kharghar

Posted on Dec 07, 2023 | Under Construction

₹72 Lac

@ 17,224 per sq.ft.

Estimated EMI ₹57,507

1BHK 2Baths

Flat/Apartment for Sale

in Deep planet kharghar , Sector 34 Kharghar, Navi Mumbai, Maharashtra

REKA STATUS + NOT AVAILABLE | Website: <https://maharerait.mahaonline.gov.in/>

Overview
Owner Details
Price Trends
Registry Record
Recommendations
Article >

Property (10)

Photos (1/9) Floor Plan (1)

Area

Carpet area: 418 sq.ft.

(38.83 sq.m.)

Price

₹72 Lac

@ 17,224 per sq.ft. (Negotiable)

Floor Number

2<sup>nd</sup> of 14 Floors

Overlooking

Pool, Park/Garden, Club, Main Road, Others

Configuration

1 Bedroom , 2 Bathrooms, 3 Balconies

[View Floor Plan](#)

Address

Deep planet kharghar Sector 34 Kharghar, Navi Mumbai

Facing

West

Property Age

Under Construction

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

Home > Property in Navi Mumbai > Flats in Navi Mumbai > Flats in Kharghar > Flats in Sector 34 Kharghar > 2 BHK Flats in Sector 34 Kharghar

Posted on Mar 06, 2024 | Under Construction

₹1.15 Cr

@ 16,000 per sq.ft.

Estimated EMI ₹92,011

2BHK 2Baths

Flat/Apartment for Sale

in Nisarg Aura, Sector 34 Kharghar, Navi Mumbai, Maharashtra

REKA STATUS + NOT AVAILABLE | Website: <https://maharerait.mahaonline.gov.in/>

Overview
Dealer Details
Price Trends
Registry Record
Recommendations
Article >

Videos (1)

Property (3)

2 people viewed this property this week

Area

Carpet area: 720 sq.ft.

(66.89 sq.m.)

Price

₹1.15 Cr+ Govt Charges & Tax

@ 16,000 per sq.ft. (Negotiable)

Floor Number

12<sup>th</sup> of 21 Floors

Overlooking

Pool, Park/Garden

Configuration

2 Bedrooms , 2 Bathrooms, 1 Balcony

Address

Nisarg Aura Sector 34 Kharghar, Navi Mumbai

Facing

North

Possession in

Dec 2026

## Price Indicators Projects nearby Locality


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

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Sector 34 Kharghar > 3 BHK Flats for Sale in Sector 34 Kharghar > 1450 Sq-ft

---

**₹1.39 Cr** EMI - ₹ 63k | [Can I afford it?](#)

3 BHK 1450 Sq-ft Flat For Sale in **Sector 34 Kharghar, Navi Mumbai**



3 Beds
3 Baths
2 Balconies
1 Covered Parking

Carpet Area <b>849 sqft</b> - ₹16,372/sqft	Floor <b>21 (Out of 25 Floors)</b>	Transaction Type <b>New Property</b>
Additional Rooms <b>1 Store Room</b>	Facing <b>East</b>	Lifts <b>3</b>
Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>	Type Of Ownership <b>Freehold</b>

✔ East Facing Property
 ✔ Near International Football Stadium


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

Home > Property for Sale in Navi Mumbai > Flats for Sale in Navi Mumbai > Flats for Sale in Kharghar > 3 BHK Flats for Sale in Kharghar > 1855 Sq-ft

---

**₹2.31 Cr** EMI - ₹ 1.04L | [How much loan can I get?](#)

3 BHK 1855 Sq-ft Flat For Sale **Kharghar, Navi Mumbai**



3 Beds
3 Baths
1 Covered Parking
Unfurnished

Super Built-Up Area <b>1855 sqft</b> - ₹12,453/sqft	Developer <b>Paradise Group</b>	Project <b>Paradise Sai World Empire</b>	Transaction Type <b>New Property</b>
Status <b>Under Construction</b>	Lifts <b>4</b>	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>

## Price Indicators Projects nearby Locality

**square yards** | Nav Mumbai | Buy | Rent | Projects | Agents | Services | Resources | **Data Intelligence**

Home > Property in Nav Mumbai > Flats in Nav Mumbai > Flats in Kharghar Sector 34 > 2 BHK Flats in Kharghar Sector 34 > 2 Bedroom 611 Sq.Ft. Apartment in Kharghar Sect...

4 Views

Compare

**Tharwani Palladian**  
**2 Bedroom 611 Sq.Ft. Apartment in Kharghar Sector 34 Nav Mumbai**

Listing ID #6655164

**₹ 98.98 L**

- 2 Bedrooms
- Unfurnished
- 2 Bathroom
- 611 Sq.Ft. (Carpet Area)
- Golf Course

3 Photos | Map

Pooja Suresh ...

Whatsapp | Request for Call

Found Something Wrong with this Listing? Report Here.

**square yards** | Nav Mumbai | Buy | Rent | Projects | Agents | Services | Resources | **Data Intelligence**

Home > Property in Nav Mumbai > Flats in Nav Mumbai > Flats in Kharghar Sector 34 > 2 BHK Flats in Kharghar Sector 34 > 2 Bedroom 645 Sq.Ft. Apartment in Kharghar Sect...

10 Views

Compare

**Millennium Celesta**  
**2 Bedroom 645 Sq.Ft. Apartment in Kharghar Sector 34 Nav Mumbai**

Listing ID #6467099

**₹ 98 L**

- 2 Bedrooms
- Unfurnished
- 2 Bathroom
- 645 Sq.Ft. (Carpet Area)
- Road View

1 Photos | Map

Nishant

Whatsapp | Request for Call

Found Something Wrong with this Listing? Report Here.

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 : 31.03.2024

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)

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 31.03.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 18.03.2024. 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. Varsha Buildcon</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 – 18.03.2024 Valuation Date – 30.03.2024 Date of Report – 30.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 18.03.2024
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 **31<sup>st</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. Varsha Buildcon**. 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. Varsha Buildcon**. 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.

Think.Innovate.Create

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