

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Anuvidnyan Nagar CHSL"

"Anuvidnyan Nagar CHSL", Proposed Redevelopment of Anuvidnyan Nagar CHS Ltd. on C.T.S. No. 178 (Part), 179 (Part), 174 (Part) at Village – Mankhurd, Agarwadi Village Road, Near Dattguru Mandir, Mankhurd, Mumbai, Pin - 400 088, State - Maharashtra, Country – India

Latitude Longitude: 19°02'54.5"N 72°55'31.1"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 :

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

MASTER VALUATION REPORT OF "Anuvidnyan Nagar CHSL"

"Anuvidnyan Nagar CHSL", Proposed Redevelopment of Anuvidnyan Nagar CHS Ltd. on C.T.S. No. 178 (Part), 179 (Part), 174 (Part) at Village – Mankhurd, Agarwadi Village Road, Near Dattguru Mandir, Mankhurd, Mumbai, Pin - 400 088, State - Maharashtra, Country – India

Latitude Longitude: 19°02'54.5"N 72°55'31.1"E

NAME OF DEVELOPER: M/s. Malkwise Homes LLP.

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 **19th March 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Anuvidnyan Nagar CHSL"**, Proposed Redevelopment of Anuvidnyan Nagar CHS Ltd. on C.T.S. No. 178 (Part), 179 (Part), 174 (Part) at Village – Mankhurd, Agarwadi Village Road, Near Dattguru Mandir, Mankhurd, Mumbai, Pin - 400 088, State - Maharashtra, Country – India. It is about 2.00 Km. travel distance from Mankhurd Railway 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. Malkwise Homes LLP	
Project Registration Number	Project	RERA Project Number
	Anuvidnyan Nagar CHSL	P51800053906
Register office address	M/s. Malkwise Homes LLP. Address: Office at B/902, "Loards CHS Ltd.", Plot No. 35/35A, Sector 15, CBD Belapur, Taluka & Dist. – Thane, Navi Mumbai – 400 614. State – Maharashtra, Country - India.	
Contact Numbers	Contact Person: Mr. Dinesh Purohit (Director – Mobile No. - 8767425628) Mr. Vikash Patel (Sales Person - Mobile No. 9320735977)	
E – mail ID and Website	makwisehomellp@gmail.com www.makwisehomellp.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Dattguru Mandir & Under Construction Building
On or towards South	Open Plot
On or towards East	Agarwadi Village Road
On or towards West	Nallah & Slum Area



Our Pan India Presence at :

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

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

To,

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

I		General	
1.	Purpose for which the valuation is made	:	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection	: 19.03.2024
	b)	Date on which the valuation is made	: 29.03.2024
3.	List of documents produced for perusal		
	1. Copy of Legal Title Report issued by Adv. Parth Chande dated 18.10.2023.		
	2. Copy of MAHARERA Registration Certificate of Project No. P51800053906 issued by Maharashtra Real Estate Regulatory Authority date 08.12.2023. Last Modified date 25.01.2024		
	3. Copy of Development Agreement dated 22.04.2022 with Sub Registrar No. KURLA / 1 / 7632 / 2022 between M/s. Makwise Homes LLP (the Developers) AND Anuvnidyan Nagar CHS Ltd. (the Society)		
	4. Copy of Deed of Partnership date 09.12.2019		
	5. Copy of Engineer's Certificate date 09.12.2023 issued by SK Consultants & Engineers.		
	6. Copy of CA Certificate date 18.10.2023 issued by CA Gaurav S. Rajpal & Co.		
	7. Copy of Railway NOC for Development date 22.11.2023 issued by Central Railway Doc. No. BB / W / 6561 / NOC / MNKD / 1411 / DB		
	8. Copy of Architect Certificate date 06.03.2024 issued by Vivek Bhosale Associates (As per RERA Certificate).		
	9. Copy of Fire NOC No. P-7346 / 2021 / (178 (part) & Others) / M/ E – Ward / Mankhurd – E -CFO / 1 / Amend date 01.09.2023 issued by Divisional Fire Officer Municipal Corporation of Greater Mumbai.		
	10. Copy of No Objection Certificate for Height Clearance No. SCNR / WEST / B / 022023 / 742758 dated 06.03.2023 issued by Airport Authority of India. Valid till 05.03.2031.		
	11. Copy of IOD Certificate No. P-7346 / 2021 / (178 (part) & Others) / M / E Ward / Mankhurd-E / 337 / 1 / New, date – 15.09.2023 issued by Municipal Corporation of Greater Mumbai		
	12. Copy of Commencement Certificate No. P – 7346 / 2021 / (178(Part) & Other) / M / E Ward / Mankhurd - E / CC / 1 / New date 30.04.2021 issued by Municipal Corporation of Greater Mumbai. Issue On : 29 Nov 2023 Valid Upto : 28 Nov 2024 Application Number : P-7346/2021/(178 (PT.) And Other)/M/E Ward/MANKHURD-E/CC/1/New Remark : C C. up to stilt slab level as per approved IOD plans dated 15.09.2023.		
	13. Copy of Approved IOD Plan No. P – 7346 / 2021 / (178 (Part) & Others) / M / E - Ward / Mankhurd – E / 337 / 1 / New dated 15.09.2023 issued by Municipal Corporation of Greater Mumbai.		

Approved Upto:											
Wing	Number of Floors										
A & B	Stilt + 1 st to 3 rd Floors (Part Mechanical Puzzle Parking / Part Residential) + 4 th to 14 th Upper Floors.										
14. Copy of Concession Plan date 19.07.2023											
Project Name (with address & phone nos.)	: "Anuvidnyan Nagar CHSL", Proposed Redevelopment of Anuvidnyan Nagar CHS Ltd. on C.T.S. No. 178 (Part), 179 (Part), 174 (Part) at Village – Mankhurd, Agarwadi Village Road, Near Dattguru Mandir, Mankhurd, Mumbai, Pin - 400 088, 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. Malkwise Homes LLP. Address: Office at B/902, "Loards CHS Ltd.", Plot No. 35/35A, Sector 15, CBD Belapur, Taluka & Dist. – Thane, Navi Mumbai – 400 614. State – Maharashtra, Country - India. Contact Person: Mr. Dinesh Purohit (Director – Mobile No. - 8767425628) Mr. Vikash Patel (Sales Person - Mobile No. 9320735977)										
5. Brief description of the property (Including Leasehold / freehold etc.)	:										
<p>About " Anuvidnyan Nagar CHSL" Project: Makwise Anuvidnyan Nagar CHSL is a residential project in Mankhurd, Mumbai. It is set in an area of 0.89 Acres. Makwise Anuvidnyan Nagar CHSL offers Apartment. Available configurations include 1 BHK, 2 BHK, 3 BHK. Apartment, as per the area plan. The property is Under Construction. There is 1 building for sale. The project was launched in December 2023 and possession date of Makwise Anuvidnyan Nagar CHSL is Jun, 2027. Makwise Anuvidnyan Nagar CHSL is located in Mankhurd. The project is developed by Makwise Homes LLP. There are 99 units for sale. This project meets all mandates as required by the state authority. RERA ID of Makwise Anuvidnyan Nagar CHSL is P51800053906.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Proposed Stilt + 1st to 3rd Floors (Part Mechanical Puzzle Parking / Part Residential) + 4th to 20th Upper Floors as per information provided by builder. The building permission as on date is received till Proposed Stilt + 1st to 3rd Floors (Part Mechanical Puzzle Parking / Part Residential) + 4th to 14th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Excavation work is in progress.</td> <td>0%</td> </tr> </tbody> </table>		Wing	Number of Floors	A & B	Proposed Stilt + 1 st to 3 rd Floors (Part Mechanical Puzzle Parking / Part Residential) + 4 th to 20 th Upper Floors as per information provided by builder. The building permission as on date is received till Proposed Stilt + 1st to 3rd Floors (Part Mechanical Puzzle Parking / Part Residential) + 4th to 14th Upper Floors.	Wing	Present stage of Construction	Percentage of work completion	A & B	Excavation work is in progress.	0%
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Wing	Present stage of Construction	Percentage of work completion									
A & B	Excavation work is in progress.	0%									

DATE OF COMPLETION & FUTURE LIFE:	
Expected completion date as informed by builder is June - 2027 (As per MAHARERA Certificate – Wing A & B) 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 ➤ Kids' Play Areas ➤ Indoor Games ➤ Power Back Up ➤ Reserved Parking ➤ Visitor Parking ➤ Children's Play Area ➤ Indoor Games Room ➤ Intercom ➤ Cafeteria ➤ Senior Citizen Corner Area ➤ Yoga Area 	
6.	Location of property : a) Plot No. / Survey No. : C.T.S. No. 178 (Part), 179 (Part), 174 (Part), b) Door No. : Not applicable c) C. T.S. No. / Village : C.T.S. No. 178 (Part), 179 (Part), 174 (Part) at – Village – Mankhurd d) Ward / Taluka : M/E -Ward e) Mandal / District : Mumbai Suburban District
7.	Postal address of the property : "Anuvidnyan Nagar CHSL" , Proposed Redevelopment of Anuvidnyan Nagar CHS Ltd. on C.T.S. No. 178 (Part), 179 (Part), 174 (Part) at Village – Mankhurd, Agarwadi Village Road, Near Dattguru Mandir, Mankhurd, Mumbai, Pin - 400 088, State - Maharashtra, Country – India
8.	City / Town : Mankhurd, Mumbai Residential area : Yes Commercial area : No Industrial area : No
9.	Classification of the area : i) High / Middle / Poor : Middle Class ii) Urban / Semi Urban / Rural : Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality : Municipal Corporation of Greater Mumbai, Village - Mankhurd

			of Greater Mumbai. Approval upto:									
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9.	Corner plot or intermittent plot?	:	Intermittent									
10.	Road facilities	:	Yes									
11.	Type of road available at present	:	B. T. Road									
12.	Width of road – is it below 20 ft. or more than 20 ft.	:	18.30 Mtr. Wide Proposed D.P. Road									
13.	Is it a Land – Locked land?	:	No									
14.	Water potentiality	:	Municipal Water supply									
15.	Underground sewerage system	:	Connected to Municipal sewer									
16.	Is Power supply is available in the site	:	Yes									
17.	Advantages of the site	:	Located in developed area									
18.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area – 3631.70 Sq. M. (As per Approved Plan & RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 66,270.00 per Sq. M. for Residential ₹ 30,580.00 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>3631.70</td> <td>30580</td> <td>11,10,57,386.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3631.70	30580	11,10,57,386.00
As per Approved Plan												
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)										
3631.70	30580	11,10,57,386.00										
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 not yet started									
	c) Year of construction	:	N.A. Building Construction work not yet started									
	d) Number of floors and height of each floor including basement, if any	:										

	Wing	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 not yet started				
ii)	Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work not yet started				
g)	Date of issue and validity of layout of approved map	: Copy of Approved IOD Plan No. P – 7346 / 2021 / (178 (Part) & Others) / M / E - Ward / Mankhurd – E / 337 / 1 / New dated 15.09.2023 issued by Municipal Corporation of Greater Mumbai.				
h)	Approved map / plan issuing authority	: Approval upto: <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Stilt + 1st to 3rd Floors (Part Mechanical Puzzle Parking / Part Residential) + 4th to 14th Upper Floors.</td> </tr> </tbody> </table>	Wing	Number of Floors	A & B	Stilt + 1 st to 3 rd Floors (Part Mechanical Puzzle Parking / Part Residential) + 4 th to 14 th Upper Floors.
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i)	Whether genuineness or authenticity of approved map / plan is verified	: Yes				
j)	Any other comments by our empaneled valuers on authentic of approved plan	: No.				

Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: N.A. Building Construction work not yet started
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 not yet started
6.	Plastering	: N.A. Building Construction work not yet started
7.	Flooring, Skirting, dado	: N.A. Building Construction work not yet started
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work not yet started
9.	Roofing including weather proof course	: N.A. Building Construction work not yet started
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work not yet started
	Length	:

	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work not yet started
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work not yet started
	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	:	N.A. Building Construction work not yet started
	d) No. of bath tubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION

Remarks:

Proposed as per site information		As per Sanctioned Approval Plan	
		Copy of Approved IOD Plan No. P – 7346 / 2021 / (178 (Part) & Others) / M / E - Ward / Mankhurd – E / 337 / 1 / New dated 15.09.2023 issued by Municipal Corporation of Greater Mumbai.	
Wing	Number of Floors	Approval upto:	
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We have done the valuation of entire proposed construction, however the Market Values of the flats assessed in the reports which are not yet sanctioned are realized only after the approval of said plans by Competent Authority i.e. Municipal Corporation of Greater Mumbai. Accordingly we have given the separate valuation of approved and proposed construction given by Builder & Concession Plan only.

1a) A - Wing (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	101	1	1 BHK	548	603	21800	1,19,46,182	1,29,01,877	32500	18,08,367
2	102	1	1 BHK	528	581	21800	1,15,09,746	1,24,30,526	31000	17,42,301
3	103	1	1 BHK	593	653	21800	1,29,31,760	1,39,66,301	35000	19,57,560
4	201	2	1 BHK	548	603	21800	1,19,46,182	1,29,01,877	32500	18,08,367
5	202	2	1 BHK	528	581	21800	1,15,09,746	1,24,30,526	31000	17,42,301
6	203	2	1 BHK	593	653	21800	1,29,31,760	1,39,66,301	35000	19,57,560

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 ₹
7	301	3	1 BHK	548	603	21880	1,19,90,021	1,29,49,223	32500	18,08,367
8	302	3	1 BHK	528	581	21880	1,15,51,984	1,24,76,142	31000	17,42,301
9	303	3	1 BHK	593	653	21880	1,29,79,216	1,40,17,553	35000	19,57,560
10	401	4	2 BHK	673	740	21960	1,47,79,080	1,59,61,406	40000	22,20,900
11	402	4	2 BHK	644	708	21960	1,41,42,240	1,52,73,619	38000	21,25,200
12	403	4	3 BHK	840	924					27,72,000
13	404	4	3 BHK	841	925			Land Owner's Share		27,75,300
14	501	5	2 BHK	673	740	22040	1,48,32,920	1,60,19,554	40000	22,20,900
15	502	5	2 BHK	644	708	22040	1,41,93,760	1,53,29,261	38500	21,25,200
16	503	5	3 BHK	840	924					27,72,000
17	504	5	3 BHK	841	925			Land Owner's Share		27,75,300
18	601	6	2 BHK	673	740	22120	1,48,86,760	1,60,77,701	40000	22,20,900
19	602	6	2 BHK	644	708	22120	1,42,45,280	1,53,84,902	38500	21,25,200
20	603	6	3 BHK	840	924					27,72,000
21	604	6	3 BHK	841	925			Land Owner's Share		27,75,300
22	701	7	2 BHK	673	740	22200	1,49,40,600	1,61,35,848	40500	22,20,900
23	702	7	2 BHK	644	708	22200	1,42,96,800	1,54,40,544	38500	21,25,200
24	703	7	3 BHK	840	924					27,72,000
25	704	7	3 BHK	841	925			Land Owner's Share		27,75,300
26	801	8	2 BHK	673	740	22280	1,49,94,440	1,61,93,995	40500	22,20,900
27	802	8	2 BHK	644	708	22280	1,43,48,320	1,54,96,186	38500	21,25,200
28	804	8	3 BHK	841	925			Land Owner's Share		27,75,300
29	901	9	2 BHK	673	740	22360	1,50,48,280	1,62,52,142	40500	22,20,900
30	902	9	2 BHK	644	708	22360	1,43,99,840	1,55,51,827	39000	21,25,200
31	903	9	3 BHK	840	924					27,72,000
32	904	9	3 BHK	841	925			Land Owner's Share		27,75,300
33	1001	10	2 BHK	673	740	22440	1,51,02,120	1,63,10,290	41000	22,20,900
34	1002	10	2 BHK	644	708	22440	1,44,51,360	1,56,07,469	39000	21,25,200
35	1003	10	3 BHK	840	924					27,72,000
36	1004	10	3 BHK	841	925			Land Owner's Share		27,75,300
37	1101	11	2 BHK	673	740	22520	1,51,55,960	1,63,68,437	41000	22,20,900
38	1102	11	2 BHK	644	708	22520	1,45,02,880	1,56,63,110	39000	21,25,200
39	1103	11	3 BHK	840	924					27,72,000
40	1104	11	3 BHK	841	925			Land Owner's Share		27,75,300
41	1201	12	2 BHK	673	740	22600	1,52,09,800	1,64,26,584	41000	22,20,900

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 ₹
71	1904	19	3 BHK	841	925	23160	1,94,77,560	2,10,35,765	52500	27,75,300
72	2001	20	2 BHK	673	740	23240	1,56,40,520	1,68,91,762	42000	22,20,900
73	2003	20	3 BHK	840	924	23240	1,95,21,600	2,10,83,328	52500	27,72,000
74	2004	20	3 BHK	841	925	23240	1,95,44,840	2,11,08,427	53000	27,75,300
Total				17151	18867		39,50,28,744	42,66,31,044		5,65,99,884

2a) B - Wing (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	201	2	1 BHK	475	523	21800	1,03,60,014	1,11,88,815	28000	15,68,259
2	202	2	1 BHK	473	520	21800	1,03,08,348	1,11,33,016	28000	15,60,438
3	203	2	1 BHK	528	581	21800	1,15,07,566	1,24,28,171	31000	17,41,971
4	301	3	1 BHK	475	523	21880	1,03,98,032	1,12,29,875	28000	15,68,259
5	302	3	1 BHK	473	520	21880	1,03,46,177	1,11,73,871	28000	15,60,438
6	303	3	1 BHK	528	581	21880	1,15,49,796	1,24,73,779	31000	17,41,971
7	401	4	2 BHK	644	708	21960	1,41,42,240	1,52,73,619	38000	21,25,200
8	402	4	1 BHK	475	523	21960	1,04,31,000	1,12,65,480	28000	15,67,500
9	403	4	2 BHK	588	647	21960	1,29,12,480	1,39,45,478	35000	19,40,400
10	404	4	3 BHK	840	924		Land Owner's Share			27,72,000
11	501	5	2 BHK	644	708	22040	1,41,93,760	1,53,29,261	38500	21,25,200
12	502	5	1 BHK	475	523	22040	1,04,69,000	1,13,06,520	28500	15,67,500
13	503	5	2 BHK	588	647	22040	1,29,59,520	1,39,96,282	35000	19,40,400
14	504	5	3 BHK	840	924		Land Owner's Share			27,72,000
15	601	6	2 BHK	644	708	22120	1,42,45,280	1,53,84,902	38500	21,25,200
16	602	6	1 BHK	475	523	22120	1,05,07,000	1,13,47,560	28500	15,67,500
17	603	6	2 BHK	588	647	22120	1,30,06,560	1,40,47,085	35000	19,40,400
18	604	6	3 BHK	840	924		Land Owner's Share			27,72,000
19	701	7	2 BHK	644	708	22200	1,42,96,800	1,54,40,544	38500	21,25,200
20	702	7	1 BHK	475	523	22200	1,05,45,000	1,13,88,600	28500	15,67,500
21	703	7	2 BHK	588	647	22200	1,30,53,600	1,40,97,888	35000	19,40,400
22	704	7	3 BHK	840	924		Land Owner's Share			27,72,000
23	801	8	2 BHK	644	708	22280	1,43,48,320	1,54,96,186	38500	21,25,200
24	802	8	1 BHK	475	523	22280	1,05,83,000	1,14,29,640	28500	15,67,500
25	803	8	2 BHK	588	647	22280	1,31,00,640	1,41,48,691	35500	19,40,400
26	901	9	2 BHK	644	708	22360	1,43,99,840	1,55,51,827	39000	21,25,200
27	902	9	1 BHK	475	523	22360	1,06,21,000	1,14,70,680	28500	15,67,500

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 ₹
28	903	9	2 BHK	588	647	22360	1,31,47,680	1,41,99,494	35500	19,40,400
29	904	9	3 BHK	840	924		Land Owner's Share			27,72,000
30	1001	10	2 BHK	644	708	22440	1,44,51,360	1,56,07,469	39000	21,25,200
31	1002	10	1 BHK	475	523	22440	1,06,59,000	1,15,11,720	29000	15,67,500
32	1003	10	2 BHK	588	647	22440	1,31,94,720	1,42,50,298	35500	19,40,400
33	1004	10	3 BHK	840	924		Land Owner's Share			27,72,000
34	1101	11	2 BHK	644	708	22520	1,45,02,880	1,56,63,110	39000	21,25,200
35	1102	11	1 BHK	475	523	22520	1,06,97,000	1,15,52,760	29000	15,67,500
36	1103	11	2 BHK	588	647	22520	1,32,41,760	1,43,01,101	36000	19,40,400
37	1104	11	3 BHK	840	924		Land Owner's Share			27,72,000
38	1201	12	2 BHK	644	708	22600	1,45,54,400	1,57,18,752	39500	21,25,200
39	1202	12	1 BHK	475	523	22600	1,07,35,000	1,15,93,800	29000	15,67,500
40	1203	12	2 BHK	588	647	22600	1,32,88,800	1,43,51,904	36000	19,40,400
41	1204	12	3 BHK	840	924		Land Owner's Share			27,72,000
42	1301	13	2 BHK	644	708	22680	1,46,05,920	1,57,74,394	39500	21,25,200
43	1302	13	1 BHK	475	523	22680	1,07,73,000	1,16,34,840	29000	15,67,500
44	1303	13	2 BHK	588	647	22680	1,33,35,840	1,44,02,707	36000	19,40,400
45	1304	13	3 BHK	840	924		Land Owner's Share			27,72,000
46	1402	14	1 BHK	475	523	22760	1,08,11,000	1,16,75,880	29000	15,67,500
47	1403	14	2 BHK	588	647	22760	1,33,82,880	1,44,53,510	36000	19,40,400
48	1404	14	3 BHK	840	924		Land Owner's Share			27,72,000
Total				29485	32433		46,96,66,213	50,72,39,509		9,73,00,236

2b) B - Wing (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 ₹
49	1401	14	2 BHK	644	709	22760	1,46,67,454	1,58,40,851	39500	21,26,652
50	1501	15	2 BHK	644	709	22840	1,47,19,010	1,58,96,530	39500	21,26,652
51	1502	15	1 BHK	475	523	22840	1,08,49,000	1,17,16,920	29500	15,67,500
52	1503	15	2 BHK	588	647	22840	1,34,29,920	1,45,04,314	36500	19,40,400
53	1601	16	2 BHK	644	709	22920	1,47,70,565	1,59,52,210	40000	21,26,652
54	1602	16	1 BHK	475	523	22920	1,08,92,272	1,17,63,653	29500	15,68,259
55	1603	16	2 BHK	588	647	22920	1,34,76,960	1,45,55,117	36500	19,40,400
56	1604	16	3 BHK	840	924		Land Owner's Share			27,72,000
57	1701	17	2 BHK	644	709	23000	1,48,22,120	1,60,07,890	40000	21,26,652
58	1702	17	1 BHK	475	523	23000	1,09,30,290	1,18,04,713	29500	15,68,259
59	1703	17	2 BHK	588	647	23000	1,35,24,000	1,46,05,920	36500	19,40,400

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 ₹
60	1704	17	3 BHK	840	924		Land Owner's Share			27,72,000
61	1801	18	2 BHK	644	709	23080	1,48,73,675	1,60,63,569	40000	21,26,652
62	1802	18	1 BHK	475	523	23080	1,09,68,308	1,18,45,773	29500	15,68,259
63	1803	18	2 BHK	588	647	23080	1,35,71,040	1,46,56,723	36500	19,40,400
64	1804	18	3 BHK	840	924		Land Owner's Share			27,72,000
65	1901	19	2 BHK	644	709	23160	1,49,25,230	1,61,19,249	40500	21,26,652
66	1902	19	1 BHK	475	523	23160	1,10,06,327	1,18,86,833	29500	15,68,259
67	1903	19	2 BHK	588	647	23160	1,36,18,080	1,47,07,526	37000	19,40,400
68	1904	19	3 BHK	840	924		Land Owner's Share			27,72,000
69	2002	20	1 BHK	475	523	23240	1,10,39,000	1,19,22,120	30000	15,67,500
70	2003	20	2 BHK	588	647	23240	1,36,65,120	1,47,58,330	37000	19,40,400
71	2004	20	3 BHK	840	924		Land Owner's Share			27,72,000
Total				14446	15890		23,57,48,371	25,46,08,241		4,76,70,348

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
A - Wing						
Approved – Sale Flat	2 BHK - 21 1 BHK - 09	30	18850	20736	41,85,68,477.00	45,20,53,956.00
Proposed – Sale Flat	2 BHK - 12 3 BHK - 11	23	17151	18867	39,37,08,181.00	42,52,04,835.00
Approved & Land Owner's Share	3 BHK - 21	21	17651	19416	-	-
Total (a)		74	53652	59019	81,22,76,658.00	87,72,58,791.00
Wing - B						
Approved – Sale Flat	1 BHK - 17 2 BHK - 21	38	21085	23193	46,96,66,213.00	50,72,39,509.00
Proposed – Sale Flat	1 BHK - 06 2 BHK - 12	18	10246	11270	23,57,48,371.00	25,46,08,241.00
Approved & Proposed - Land Owner's Share	3 BHK - 15	15	12600	13860	-	-
Total (b)		71	43931	48323	70,54,14,584.00	76,18,47,750.00
Total (a + b)		145	97583	107342	1,51,76,91,242.00	1,63,91,06,541.00
Typical Refuge Floor – 8th & 15th Floors - Flat No. 3 (Wing -A & B)						

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	1,51,76,91,242.00
Final Realizable Value After Completion in ₹	1,63,91,06,541.00
Cost of Construction (Total Built up area x Rate) 107342 Sq. Ft. x ₹ 3000.00	32,20,26,000.00

Part – C (Extra Items)	Amount in ₹
1. Portico	N.A. Building Construction work not yet started
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 not yet started
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 not yet started
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 not yet started
2. Drainage arrangements	
3. Compound wall	
4. C.B. deposits, fittings etc.	
5. Pavement	
Total	

Total abstract of the entire property

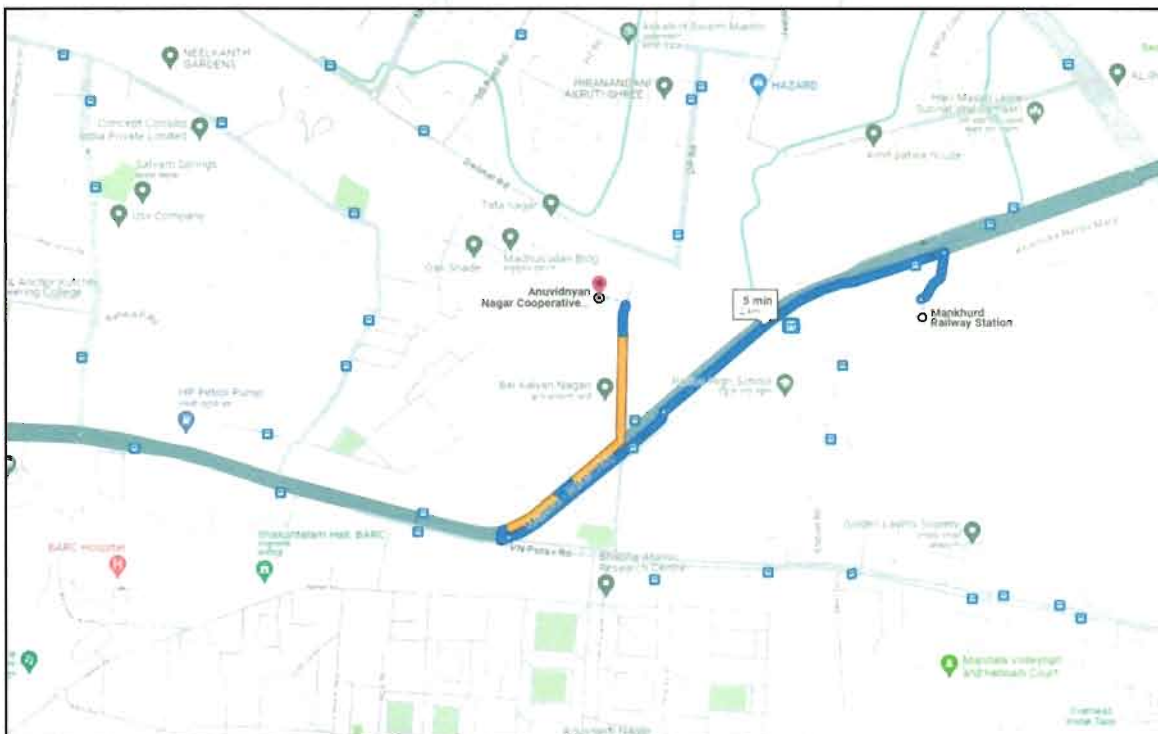
Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 1,51,76,91,242.00
Final Realizable Value After Completion in ₹		:	₹ 1,63,91,06,541.00

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 ₹ 21,000.00 to ₹ 24,000.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 21,800.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

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Route Map of the property


Site u/r



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


Note: The Blue line shows the route to site from nearest Railway Station (Mankhurd – 2.00 Km.)

Ready Reckoner Rate



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Government of Maharashtra

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महाराष्ट्र शासन



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Year: 2023-2024 Language: English

Selected District: MumbaiSubUrban


Select Village: मातघुर्द - कुर्ना

Search By: Survey No. Location

Enter Survey No: 179 Search


वपत्रिका	खुली जमीन निवासी मरविना	ऑफिस	दुकाने	औद्योगिक एकक (Rs.)	Attribute
101/479-रस्ता: अंशतः व्ही.एन. पुरव मार्ग व सावन-पनवेल मार्ग.	30580	66270	109100	164700	68400 चौ मीटर सि.टी.एम. नंबर

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Sales Instance

3/20/24, 10:52 AM	freesearchhigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiK'amank2_RegJive.aspx	
3443369 20-02-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक सह दु.नि. कुर्ला 1 दस्ता क्रमांक 3443 2024 नोटणी Regn.83m
गावाचे नाव : मानखुर्द		
(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2)मोबदला	10968294	
(3) बाजारभाव(भाडेपट्टाच्या बाबतितपट्टाकार आकरणी देतो की पट्टेदार ते नमुद करावे)	4612789.62	
(4) भू-मापन,पोटहिसा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन :सदनिका नं: 1203.बी-विंग, माळा नं: बारावा मजला, इमारतीचे नाव: अणुविज्ञान नगर को. ऑप. हौ. सोसायटी लिमिटेड, ब्लॉक नं: अगरवाडी,मानखुर्द,टॉम्बे,मुंबई-400088. रोड ... इतर माहिती: एकूण क्षेत्रफळ 588 चौ फिट रेरा कारपेट,सोबत एक कार पार्किंग((C.T.S. Number : 174(P),178(P),179(P) :))	
(5) क्षेत्रफळ	60.11 चौ.मीटर	
(6)आकरणी किंवा जुती देण्यात असेल तेव्हा:		
(7) दस्तावेज करून देणा-या तिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स मॅकवॉइस होम्स एलरली तर्फे भग्नीदार दिनेश टी पुरोहित वय:-37 पत्ता:-प्लॉट नं: ऑफिस नं. बी 902, माळा नं: .. इमारतीचे नाव: लॉर्डस कॉ.ऑप.हौ. सोसायटी लिमिटेड, ब्लॉक नं. प्लॉट नं.5.35ए, ब्लॉक नं: सेक्टर.15 सीबीडी, बेलापूर, नवी मुंबई, रोड नं: .. महाराष्ट्र, THANE. पिन कोड:-400624 पॅन नं:-ABNFSM107758	
(8)दस्तावेज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रशांत कमलाकर आवळे वय:-57, पत्ता:-प्लॉट नं: एक-07, माळा नं: .. इमारतीचे नाव: मलायागिरी, ब्लॉक नं: अणुशक्ती नगर,मुंबई, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400094 पॅन नं:-AADPA3669C 2): नाव:-वृषाली प्रशांत आवळे वय:-53, पत्ता:-प्लॉट नं: एक-07, माळा नं: .. इमारतीचे नाव: मलायागिरी, ब्लॉक नं: अणुशक्ती नगर,मुंबई, रोड नं: .. महाराष्ट्र, MUMBAI. पिन कोड:-400094 पॅन नं:-ARJPA4962G	
(9) दस्तावेज करून दिल्याचा दिनांक	15/02/2024	
(10)दस्ता नोंदणी केल्याचा दिनांक	15/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3443/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	658100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारता घेतलेले तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	



Price Indicators

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4 Views NTRY Compare

Makwise Anuvudnyan Nagar CHS
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 Listing ID #6421002
₹ 1.08 Cr.

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- Unfurnished
- 1 Bathroom
- 473 Sq Ft (Carpet Area)
- Road View

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58 Views Compare

Makwise Anuvudnyan Nagar CHS
3 Bedroom 841 Sq.Ft. Apartment in Mankhurd Mumbai
 Listing ID #6421576
₹ 2.1 Cr.

- 3 Bedrooms
- Unfurnished
- 3 Bathroom
- 841 Sq Ft (Carpet Area)
- Road View

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Price Indicators

The screenshot shows a search results page on Housing.com for apartments in Agarwadi, Govandi, Mumbai. The page is titled 'Apartments for Sale in Agarwadi, Govandi, Mumbai' and shows 4 results. The listings are as follows:

Property Details	Price	EMI Starts At	Average Price
1 BHK Flat for sale in Agarwadi, Govandi Project: Makwise Anuvindyan Builtup Area: 475 sq.ft	₹1.08 Cr	₹53.62 K	₹22.74k/sq.ft
2 BHK Apartment 445 sq.ft • Agarwadi, Govandi, Mumbai	₹1.35 Cr	-	-
3 BHK Apartment 840 sq.ft • Agarwadi, Govandi, Mumbai	₹2.11 Cr	-	-
2 BHK Flat for sale in Agarwadi, Govandi Project: Anuvindyan Nagar Ho Builtup Area: 645 sq.ft	₹1.35 Cr	₹67.02 K	₹20.93k/sq.ft
3 BHK Flat for sale in Agarwadi, Govandi Project: Makwise Anuvindyan Builtup Area: 840 sq.ft	₹2.11 Cr	₹1.05 Lacs	₹25.12k/sq.ft

Each listing includes property highlights such as Landscaped Garden, Gated Community, Gymnasium, and Indoor Game Room. The listings are by Nitin Manik, who has served 400+ buyers. The page also features filters for Apartment, BHK Type, Price Range (₹0 - ₹5,00Cr), and Possession Status, along with options to save or reset filters.

Price Indicators Projects nearby Locality

Mangal Moorti Sale Building No 14 Phase 1 - RERA
By MANGAL MOORTI DEVELOPERS
CTS No. 1504 Vajra Marbas At Deonar, Chembur, Mumbai, Maharashtra

₹1.2 Cr - 2.38 Cr | ₹22.00 K/sq.ft
EMI starts at ₹99.53 K

2. 2.5, 3, 4 BHK Apartments Configurations
Jun. 2024 Possession Starts
₹22.00 K/sq.ft Avg. Price
545.00 sq.ft. - 1082.00 sq.ft. (Carpet Area) Sizes

Sandu Shilpadatta - RERA
By SANDU DEVELOPERS
Near Borja Doh Temple, Ghatia Rd, Chembur, Mumbai, Maharashtra

₹1.8 Cr - 2.4 Cr | ₹27.99 K - 33.24 K/sq.ft
EMI starts at ₹89.36 K

2 BHK Apartment Configuration
Dec. 2026 Possession Starts
₹27.99 K - 33.24 K/sq.ft Avg. Price
643.00 sq.ft. - 722.00 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality

Mangal Moorti Sale Building No 14 Phase 1

By MANGAL MOORTI DEVELOPERS

CTS No 61 5 OP Village, Marolli at Dinkar, Chembur, Mumbai

₹1.2 Cr - 2.38 Cr | ₹22.00 K/sq.ft
EMI starts at ₹59,534

2, 2.5, 3, 4 BHK Apartments Configurations

Jun. 2024 Possession Starts

₹22.00 K/sq.ft Avg. Price

545.00 sq.ft - 1082.00 sq.ft
Carpet Area
Sizes

Domain

By BUILD SQUARE

CTR Deonar Village, Deonar, Mumbai

₹63.2 L - 1.04 Cr | ₹19.81 K/sq.ft
EMI starts at ₹35,474

1, 2 BHK Apartments Configurations

Jun. 2025 Possession Starts

₹19.81 K/sq.ft Avg. Price

321.00 sq.ft - 522.00 sq.ft
Carpet Area
Sizes

Price Indicators Projects nearby Locality

99acres Buy - Maharashtra, Deonar Society, Deonar

₹ 1.55 Cr | 1 BHK 2 Baths
Estimated EMI ₹ 1,23,799 | 1 BHK Apartment For Sale

Property (2)

- Carpet area: 526 sq.ft.
- 1 Bedroom, 2 Bathrooms, No Balcony
- ₹ 1.55 Crore+ Govt Charges & Tax @ 29.467 per sq.ft. (Negotiable)
- Amar Mansion Deonar, Central Mumbai
- 6th of 15 Floors
- East
- Main Road Others
- Within 6 months

HOUSING.COM Buy in Mumbai

Sidhivinayak Opulence - RERA
By SIDHIVINAYAK CONSTRUCTIONS
Deonar, Deonar East, Deonar, Mumbai Harbour, Mumbai

₹ 1.8 Cr | ₹ 24.30 K/sq.ft.
EMI starts at ₹ 89.30 K

2 BHK Apartment Configuration

Ready to Move Possession Status

₹ 24.30 K/sq.ft Avg. Price

667.00 sq.ft. (Carpet Area) Size

11 more

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: 29.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.29 12:01:59 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3

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

Date

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

Countersigned
(BRANCH MANAGER)

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

(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 29.03.2024 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 19.03.2024. 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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Malkwise Homes LLP.
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 Dashrath – 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 – 19.03.2024 Valuation Date – 29.03.2024 Date of Report – 29.03.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 19.03.2024
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 **29th 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. Malkwise Homes LLP**. 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. Malkwise Homes LLP**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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

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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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

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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.29 12:02:28 +05'30'

Auth. Sign.



Vastukala Consultants (I) Pvt. Ltd.
An ISO 9001:2015 Certified Company www.vastukala.org

