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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

## MASTER VALUATION REPORT



### Details of the property under consideration:

**Name of Project: "Kalash Greens"**

"Kalash Greens", Proposed Residential Building on Land Bearing Survey. No. 99 / 2 & 99 / 3,  
Village – Giravale, Palaspa, Giravale Village Road, Taluka – Panvel, District – Raigad, PIN – 410 206,  
State - Maharashtra, Country – India.

Latitude Longitude: 18°56'34.5"N 73°08'22.0"E

### Valuation Done for:

**State Bank of India**

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



### Our Pan India Presence at :

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

### **Regd. Office**

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,  
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+91 2247495919

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## MASTER VALUATION REPORT OF "Kalash Greens "

"Kalash Greens", Proposed Residential Building on Land Bearing Survey. No. 99 / 2 & 99 / 3,  
Village – Giravale, Palaspa, Giravale Village Road, Taluka – Panvel, District – Raigad, PIN – 410 206,  
State - Maharashtra, Country – India.

Latitude Longitude: 18°56'34.5"N 73°08'22.0"E

### NAME OF DEVELOPER: M/s. Bhoomi Kalash Group

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 **22<sup>nd</sup> March 2024** for approval of Advance Processing Facility.

#### 1. Location Details:

The property is situated at "Kalash Greens", Proposed Residential Building on Land Bearing Survey. No. 99 / 2 & 99 / 3, Village – Giravale, Palaspa, Giravale Village Road, Taluka – Panvel, District – Raigad, PIN – 410 206, State - Maharashtra, Country – India. It is about 5.8 Km. travel distance from Somatne railway station. Surface transport to the property is by buses, Auto & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is middle class & developing.

#### 2. Developer Details:

Name of builder	M/s. Bhoomi Kalash Group	
Project Registration Number	Project	RERA Project Number
	Kalash Greens	P52000052750
Register office address	M/s. Bhoomi Kalash Group <b>Address:</b> Office at 710, "The Landmark CHSL", Plot No. 26A, Sector 07, Kharghar, Navi Mumbai, Pin – 410 210, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Bharat Patel (Builder Person – Mobile No. 8169744396)	
E – mail ID	<a href="mailto:bhoomikalashgroup@gmail.com">bhoomikalashgroup@gmail.com</a>	

#### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Plot
On or towards South	Open Plot
On or towards East	Open Plot
On or towards West	Internal Road



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- Raipur
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- Pune
- Indore
- 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 : 22.03.2024
	b)	Date on which the valuation is made : 02.04.2024
3.	List of documents produced for perusal	
	1. Copy of Legal Title Report dated 28.08.2023 issued by Adv. Veena A. Kulkarni	
	2. Copy of Search Report & Title Report date 21.07.2022 issued by Adv. Avinash Narvekar	
	3. Copy of Supplementary Development Agreement date 26.09.2023 b/w. M/s. Aikyam Buildtech LLP (the Owners) AND M/s. Bhoomi Kalash Group (the Developers) Doc. No. PVL2 / 16940 / 2023	
	4. Copy of Development Agreement date 27.07.2023 b/w. M/s. Aikyam Buildtech LLP (the Owners) AND M/s. Bhoomi Kalash Group (the Developers) Doc. No. ADJ / R / 13828-2023	
	5. Copy of Affidavit cum Declaration of the of M/s. Bhoomi Kalash Group promoter of the project Kalash Greens date 24.08.2023	
	6. Copy of Agreement for sale date 24.08.2023 of M/s. Bhoomi Kalash Group	
	7. Copy of Water Certificate No. GSDA / RG / TECH / LGW / 552 / 2021 date 02.08 issued by Government of Maharashtra	
	8. Copy of Consent to Establish for Residential Building Certificate date 18.10.2023 issued by Maharashtra Pollution Control Board	
	9. Copy of CA Certificate date 13.03.2024 issued CA. Pritesh Gada & Co.	
	10. Copy of NOC for Height Clearance Certificate No. NAVI / WEST / B / 081421 / 569776 date 01.11.2021 issued by Airports Authority of India. Valid upto date 31.10.2029	
	11. Copy of MAHARERA Registration Certificate of Project No. P52000052750 issued by Maharashtra Real Estate Regulatory Authority date 22.09.2023. Last Modified date 14.09.2024	
	12. Copy of Commencement Certificate No. MSRDC / SPA / Girvale / BP- 355 / CC / 2023 / 1269 dated 21.07.2023 issued by Associate Planner, Special Planning Authority, Maharashtra State Road Development Corporation Ltd.	
	Building No. / Wing	Number of Floors
	1 / A & B	Ground (Pt) + Stilt (Pt) + 1 <sup>st</sup> to 7 <sup>th</sup> upper floors.

	2 / C	Ground (Pt) + Stilt (Pt) + 1 <sup>st</sup> to 7 <sup>th</sup> upper floors.
13. Copy of Approved Plan No. MSRDC / SPA / Giravale / BP- 355 / CC / 2023 / 1269 date 21.07.2023 issued by Associate Planner, Special Planning Authority, Maharashtra State Road Development Corporation Ltd., (Number of Copies – Four - Sheet No. 1/4 to 4/4) <b>Approved upto:</b>		
	<b>Building No. / Wing</b>	<b>Number of Floors</b>
	1 / A & B	Ground (Pt) + Stilt (Pt) + 1 <sup>st</sup> to 7 <sup>th</sup> upper floors..
	2 / C	Ground (Pt) + Stilt (Pt) + 1 <sup>st</sup> to 7 <sup>th</sup> upper floors.
14. Copy of N.A. Order from District Collector Raigad, Alibaug date 25.01.2024		
Project Name (with address & phone nos.)	:	<b>"Kalash Greens"</b> , Proposed Residential Building on Land Bearing Survey. No. 99 / 2 & 99 / 3, Village – Giravale, Palaspa, Giravale Village Road, Taluka – Panvel, District – Raigad, PIN – 410 206, 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. Bhoomi Kalash Group</b> <b>Address:</b> Office at 710, <b>"The Landmark CHSL"</b> , Plot No. 26A, Sector 07, Kharghar, Navi Mumbai, Pin – 410 210, State - Maharashtra, Country – India. <b>Contact Person :</b> Mr. Bharat Patel (Builder Person – Mobile No. 8169744396)
5. Brief description of the property (Including Leasehold / freehold etc.)		
<p><b>About "Kalash Greens" Project:</b> Bhoomi Kalash Greens is offering property for sale. Check out some Apartment. Available configurations include 1 BHK, 2 BHK formats in Panvel. It is a Under Construction project by Bhoomi Kalash Group. Bhoomi Kalash Greens is set in an area of 1.04 Acres and is complete with various modern-day amenities. Bhoomi Kalash Greens was launched in October 2023 and possession date is Mar, 2028. There are 154 units in Bhoomi Kalash Greens. There are 3 buildings. Bhoomi Kalash Greens is located in Gut No. 99/2 &amp; 99/3at Giravale, Panvel. Bhoomi Kalash Greens is a RERA registered project with ID P52000052750.</p>		
<b>TYPE OF THE BUILDING</b>		
	<b>Building No. / Wing</b>	<b>Number of Floors</b>
	1 / A & B	Proposed Ground (Pt) + Stilt (Pt) + 1 <sup>st</sup> to 7 <sup>th</sup> upper floors.
	2 / C	Proposed Ground (Pt) + Stilt (Pt) + 1 <sup>st</sup> to 7 <sup>th</sup> upper floors.
<b>LEVEL OF COMPLETEION:</b>		
<b>Building / Wing</b>	<b>Present stage of Construction</b>	<b>Percentage of work completion</b>
1 / A	Foundation work is in progress.	05%
1 / B	Plinth work is in progress	05%

	<b>2 / C</b>	<b>RCC work upto 1<sup>st</sup> floors slab is in progress.</b>	<b>11%</b>
<b>DATE OF COMPLETION &amp; FUTURE LIFE:</b>			
Expected completion date as informed by builder is <b>March – 2028 (As per MAHARERA Certificate)</b>			
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.			
<b>PROPOSED PROJECT AMENITIES:</b>			
<ul style="list-style-type: none"> <li>➤ Vitrified tiles flooring in all rooms</li> <li>➤ Granite Kitchen platform with Stainless Steel Sink</li> <li>➤ Powder coated aluminum sliding windows with M.S. Grills</li> <li>➤ Laminated wooden flush doors with Safety door</li> <li>➤ Concealed wiring</li> <li>➤ Concealed plumbing</li> <li>➤ Creche/Day Care</li> <li>➤ Jogging Track</li> <li>➤ Clubhouse</li> <li>➤ Gymnasium</li> <li>➤ Garden</li> <li>➤ Fitness Centre</li> </ul>			
6.	Location of property		:
	a)	Plot No. / Survey No.	: Survey. No. 99 / 2 & 99 / 3
	b)	Door No.	: Not applicable
	c)	C. T.S. No. / Village	: Survey. No. 99 / 2 & 99 / 3, Village – Giravale
	d)	Ward / Taluka	: Panvel
	e)	Mandal / District	: Raigad
7.	Postal address of the property		: <b>“Kalash Greens”</b> , Proposed Residential Building on Land Bearing Survey. No. 99 / 2 & 99 / 3, Village – Giravale, Palaspa, Giravale Village Road, Taluka – Panvel, District – Raigad, PIN – 410 206, State - Maharashtra, Country – India
8.	City / Town		: Navi 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	: Semi Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		: Special Planning Authority, Maharashtra State Road Development Corporation Ltd., Village - Giravale
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		: N.A.

	site plots is contemplated			
13.	<b>Boundaries of the property</b>	<b>As per Documents</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North	Survey No. 99 Hissa No. 1	Survey No. 99 Hissa No. 1	Open Plot
	South	Survey No. 110 Hissa No.1	Survey No. 110 Hissa No.1	Open Plot
	East	Survey No. 101 and 109	Survey No. 101 and 109	Open Plot
	West	Survey No. 47 and Village Road	Survey No. 47 and Village Road	Internal 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		: 18°56'34.5"N 73°08'22.0"E	
14.	Extent of the site		: Plot area – 4233.45 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)		: Plot area – 4233.45 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.		: N.A. Building Construction work is in progress	
<b>II</b>	<b>CHARACTERSTICS OF THE SITE</b>			
1.	Classification of locality		: Middle class	
2.	Development of surrounding areas		: Normal	
3.	Possibility of frequent flooding/ sub-merging		: No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		: All available near by	
5.	Level of land with topographical conditions		: Plain	
6.	Shape of land		: Irregular	
7.	Type of use to which it can be put		: For residential purpose	
8.	Any usage restriction		: Residential	
9.	Is plot in town planning approved layout?		: Copy of Development Agreement date 27.07.2023 b/w. M/s. Aikyam Buildtech LLP (the Owners) AND M/s. Bhoomi Kalash Group (the Developers) Doc. No. ADJ / R / 13828-2023 <b>Approved upto:</b>	
			<b>Building</b>	<b>Number of Floors</b>

		No. / Wing							
		1 / A & B	Ground (Pt) + Stilt (Pt) + 7 upper floors.						
		2 / C	Ground (Pt) + Stilt (Pt) + 7 upper floors.						
10.	Corner plot or intermittent plot?	:	Intermittent						
11.	Road facilities	:	Yes						
12.	Type of road available at present	:	B. T. Road						
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	9.00 Mtr. Wide Road						
14.	Is it a Land – Locked land?	:	No						
15.	Water potentiality	:	Municipal Water supply						
16.	Underground sewerage system	:	Connected to Municipal sewer						
17.	Is Power supply is available in the site	:	Yes						
18.	Advantages of the site	:	Located in developing area						
19.	<b>Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)</b>	:	No						
<b>Part – A (Valuation of land)</b>									
1	Size of plot	:	Plot area – 4233.45 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)	:	₹ 44,800.00 per Sq. M. for Residential ₹ 3,950.00 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>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>4233.45</td> <td>3950</td> <td>1,67,22,128.00</td> </tr> </tbody> </table>	Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	4233.45	3950	1,67,22,128.00
Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)							
4233.45	3950	1,67,22,128.00							
<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>Building No. / Wing</b>	<b>Number of Floors</b>							

	1 / A & B	Proposed Ground (Pt) + Stilt (Pt) + 1 <sup>st</sup> to 7 <sup>th</sup> upper floors.							
	2 / C	Proposed Ground (Pt) + Stilt (Pt) + 1 <sup>st</sup> to 7 <sup>th</sup> upper floors.							
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 is in progress						
g)	Date of issue and validity of layout of approved map	:	Copy of Development Agreement date 27.07.2023 b/w. M/s. Aikyam Buildtech LLP (the Owners) AND M/s. Bhoomi Kalash Group (the Developers) Doc. No. ADJ / R / 13828-2023						
h)	Approved map / plan issuing authority	:	<p><b>Approved upto:</b></p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A &amp; B</td> <td>Ground (Pt) + Stilt (Pt) + 7 upper floors.</td> </tr> <tr> <td>2 / C</td> <td>Ground (Pt) + Stilt (Pt) + 7 upper floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	1 / A & B	Ground (Pt) + Stilt (Pt) + 7 upper floors.	2 / C	Ground (Pt) + Stilt (Pt) + 7 upper floors.
Building No. / Wing	Number of Floors								
1 / A & B	Ground (Pt) + Stilt (Pt) + 7 upper floors.								
2 / C	Ground (Pt) + Stilt (Pt) + 7 upper floors.								
i)	Whether genuineness or authenticity of approved map / plan is verified	:	Yes						
j)	Any other comments by our empanelled valuers on authentic of approved plan	:	No.						

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

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



	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	
		:	
<b>4.</b>	<b>Plumbing installation</b>		
	a) No. of water closets and their type	:	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) Building No. 1, Wing – A:**

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	101	1	2 BHK	567	64	631	694		Land Owner's Share			18,04,660
2	102	1	2 BHK	557	66	623	685		Land Owner's Share			17,81,780
3	103	1	2 BHK	555	33	588	647	9000	52,92,000	56,09,520	11500	16,81,680
4	104	1	2 BHK	577	66	643	707	9000	57,87,000	61,34,220	13000	18,38,980
5	105	1	1 BHK	361	31	392	431		Land Owner's Share			11,21,120
6	106	1	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
7	201	2	2 BHK	567	64	631	694	9000	56,79,000	60,19,740	12500	18,04,660
8	202	2	2 BHK	557	66	623	685	9000	56,07,000	59,43,420	12500	17,81,780
9	203	2	2 BHK	555	33	588	647	9000	52,92,000	56,09,520	11500	16,81,680
10	204	2	2 BHK	577	66	643	707	9000	57,87,000	61,34,220	13000	18,38,980
11	205	2	1 BHK	361	31	392	431	9000	35,28,000	37,39,680	8000	11,21,120
12	206	2	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
13	301	3	2 BHK	567	64	631	694		Land Owner's Share			18,04,660
14	302	3	2 BHK	557	66	623	685		Land Owner's Share			17,81,780
15	303	3	2 BHK	555	33	588	647		Land Owner's Share			16,81,680
16	304	3	2 BHK	577	66	643	707		Land Owner's Share			18,38,980
17	305	3	1 BHK	361	31	392	431		Land Owner's Share			11,21,120
18	306	3	1 BHK	360	31	391	430		Land Owner's Share			11,18,260
19	401	4	2 BHK	567	64	631	694	9000	56,79,000	60,19,740	12500	18,04,660
20	402	4	2 BHK	557	66	623	685	9000	56,07,000	59,43,420	12500	17,81,780
21	403	4	2 BHK	555	33	588	647	9000	52,92,000	56,09,520	11500	16,81,680
22	404	4	2 BHK	577	66	643	707	9000	57,87,000	61,34,220	13000	18,38,980
23	405	4	1 BHK	361	31	392	431	9000	35,28,000	37,39,680	8000	11,21,120
24	406	4	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
25	501	5	2 BHK	567	64	631	694	9000	56,79,000	60,19,740	12500	18,04,660
26	502	5	2 BHK	557	66	623	685	9000	56,07,000	59,43,420	12500	17,81,780
27	503	5	2 BHK	555	33	588	647	9000	52,92,000	56,09,520	11500	16,81,680
28	504	5	2 BHK	577	66	643	707	9000	57,87,000	61,34,220	13000	18,38,980
29	505	5	1 BHK	361	31	392	431	9000	35,28,000	37,39,680	8000	11,21,120
30	506	5	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
31	601	6	2 BHK	567	64	631	694	Land Owner's Share				18,04,660
32	602	6	2 BHK	557	66	623	685					17,81,780
33	603	6	2 BHK	555	33	588	647					16,81,680
34	604	6	2 BHK	577	66	643	707					18,38,980
35	605	6	1 BHK	361	31	392	431					11,21,120
36	606	6	1 BHK	360	31	391	430					11,18,260
37	701	7	2 BHK	567	64	631	694	9000	56,79,000	60,19,740	12500	18,04,660
38	702	7	2 BHK	557	66	623	685	9000	56,07,000	59,43,420	12500	17,81,780
39	703	7	2 BHK	555	33	588	647	9000	52,92,000	56,09,520	11500	16,81,680
40	704	7	2 BHK	577	66	643	707	9000	57,87,000	61,34,220	13000	18,38,980
41	705	7	1 BHK	361	31	392	431	9000	35,28,000	37,39,680	8000	11,21,120
42	706	7	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
Total				20839	2037	22876	25164		13,22,46,000	14,01,80,760		6,54,25,360

## 2) Building No. 1, Wing - B:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	101	1	1 BHK	362	30	392	431	Land Owner's Share				11,21,120
2	102	1	1 BHK	339	30	369	406					10,55,340
3	103	1	2 BHK	556	33	589	648					16,84,540
4	104	1	1 BHK	360	30	390	429					11,15,400
5	105	1	1 BHK	360	30	390	429					11,15,400
6	106	1	1 BHK	361	31	392	431					11,21,120
7	107	1	1 BHK	360	31	391	430					11,18,260
8	201	2	1 BHK	362	30	392	431	9000	35,28,000	37,39,680	8000	11,21,120
9	202	2	1 BHK	339	30	369	406	9000	33,21,000	35,20,260	7500	10,55,340
10	203	2	2 BHK	556	33	589	648	9000	53,01,000	56,19,060	11500	16,84,540
11	204	2	1 BHK	360	30	390	429	9000	35,10,000	37,20,600	8000	11,15,400
12	205	2	1 BHK	360	30	390	429	9000	35,10,000	37,20,600	8000	11,15,400

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
13	206	2	1 BHK	361	31	392	431	9000	35,28,000	37,39,680	8000	11,21,120
14	207	2	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
15	301	3	1 BHK	362	30	392	431	Land Owner's Share				11,21,120
16	302	3	1 BHK	339	30	369	406					10,55,340
17	303	3	2 BHK	556	33	589	648					16,84,540
18	304	3	1 BHK	360	30	390	429					11,15,400
19	305	3	1 BHK	360	30	390	429					11,15,400
20	306	3	1 BHK	361	31	392	431					11,21,120
21	307	3	1 BHK	360	31	391	430					11,18,260
22	401	4	1 BHK	362	30	392	431					9000
23	402	4	1 BHK	339	30	369	406	9000	33,21,000	35,20,260	7500	10,55,340
24	403	4	2 BHK	556	33	589	648	9000	53,01,000	56,19,060	11500	16,84,540
25	404	4	1 BHK	360	30	390	429	9000	35,10,000	37,20,600	8000	11,15,400
26	405	4	1 BHK	360	30	390	429	9000	35,10,000	37,20,600	8000	11,15,400
27	406	4	1 BHK	361	31	392	431	9000	35,28,000	37,39,680	8000	11,21,120
28	407	4	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
29	501	5	1 BHK	362	30	392	431	Land Owner's Share				11,21,120
30	502	5	1 BHK	339	30	369	406					10,55,340
31	503	5	2 BHK	556	33	589	648					16,84,540
32	504	5	1 BHK	360	30	390	429					9000
33	505	5	1 BHK	360	30	390	429	Land Owner's Share				11,15,400
34	506	5	1 BHK	361	31	392	431					11,21,120
35	507	5	1 BHK	360	31	391	430					11,18,260
36	601	6	1 BHK	362	30	392	431	9000	35,28,000	37,39,680	8000	11,21,120
37	602	6	1 BHK	339	30	369	406	9000	33,21,000	35,20,260	7500	10,55,340
38	603	6	2 BHK	556	33	589	648	9000	53,01,000	56,19,060	11500	16,84,540
39	604	6	1 BHK	360	30	390	429	9000	35,10,000	37,20,600	8000	11,15,400
40	605	6	1 BHK	360	30	390	429	9000	35,10,000	37,20,600	8000	11,15,400
41	606	6	1 BHK	361	31	392	431	9000	35,28,000	37,39,680	8000	11,21,120
42	607	6	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
43	701	7	1 BHK	362	30	392	431	9000	35,28,000	37,39,680	8000	11,21,120
44	702	7	1 BHK	339	30	369	406	9000	33,21,000	35,20,260	7500	10,55,340
45	703	7	2 BHK	556	33	589	648	9000	53,01,000	56,19,060	11500	16,84,540
46	704	7	1 BHK	360	30	390	429	9000	35,10,000	37,20,600	8000	11,15,400
47	705	7	1 BHK	360	30	390	429	9000	35,10,000	37,20,600	8000	11,15,400
48	706	7	1 BHK	361	31	392	431	9000	35,28,000	37,39,680	8000	11,21,120

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
49	707	7	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
<b>Total</b>				<b>18886</b>	<b>1505</b>	<b>20391</b>	<b>22430</b>		<b>10,83,78,000</b>	<b>11,48,80,680</b>		<b>5,83,18,260</b>

## 3) Building No. 2, Wing - C:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	101	1	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
2	102	1	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
3	103	1	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
4	104	1	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
5	105	1	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
6	106	1	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
7	107	1	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
8	108	1	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
9	109	1	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
10	201	2	1 BHK	360	31	391	430					11,18,260
11	202	2	1 BHK	360	31	391	430					11,18,260
12	203	2	1 BHK	360	31	391	430					11,18,260
13	204	2	2 BHK	551	33	584	642					16,70,240
14	205	2	2 BHK	551	33	584	642					16,70,240
15	206	2	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
16	207	2	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
17	208	2	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
18	209	2	1 BHK	360	31	391	430					11,18,260
19	301	3	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
20	302	3	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
21	303	3	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
22	304	3	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
23	305	3	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
24	306	3	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
25	307	3	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
26	308	3	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
27	309	3	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
28	401	4	1 BHK	360	31	391	430					11,18,260
29	402	4	1 BHK	360	31	391	430					11,18,260
30	403	4	1 BHK	360	31	391	430					11,18,260

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan		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 ₹
				RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
31	404	4	2 BHK	551	33	584	642					16,70,240
32	405	4	2 BHK	551	33	584	642					16,70,240
33	406	4	2 BHK	551	33	584	642					16,70,240
34	407	4	2 BHK	551	33	584	642					16,70,240
35	408	4	1 BHK	360	31	391	430					11,18,260
36	409	4	1 BHK	360	31	391	430					11,18,260
37	501	5	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
38	502	5	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
39	503	5	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
40	504	5	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
41	505	5	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
42	506	5	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
43	507	5	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
44	508	5	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
45	509	5	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
46	601	6	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
47	602	6	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
48	603	6	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
49	604	6	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
50	605	6	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
51	606	6	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
52	607	6	2 BHK	551	33	584	642	9000	52,56,000	55,71,360	11500	16,70,240
53	608	6	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
54	609	6	1 BHK	360	31	391	430	9000	35,19,000	37,30,140	8000	11,18,260
55	701	7	1 BHK	360	31	391	430					11,18,260
56	702	7	1 BHK	360	31	391	430					11,18,260
57	703	7	1 BHK	360	31	391	430					11,18,260
58	704	7	2 BHK	551	33	584	642					16,70,240
59	705	7	2 BHK	551	33	584	642					16,70,240
60	706	7	2 BHK	551	33	584	642					16,70,240
61	707	7	2 BHK	551	33	584	642					16,70,240
62	708	7	1 BHK	360	31	391	430					11,18,260
63	709	7	1 BHK	360	31	391	430					11,18,260
<b>Total</b>				<b>28028</b>	<b>2009</b>	<b>30037</b>	<b>33041</b>		<b>16,85,07,000</b>	<b>17,86,17,420</b>		<b>8,59,05,820</b>

**Summary of the Project:**

Building No. / Wing	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
1/A- Sale Flat	1 BHK - 09 2 BHK - 18	27	14694	16163	13,22,46,000.00	14,01,80,760.00
1/A- Land Owner's Share	1 BHK - 05 2 BHK - 10	15	8182	9000	-	-
<b>Total (a)</b>		<b>42</b>	<b>22876</b>	<b>25163</b>	<b>13,22,46,000.00</b>	<b>14,01,80,760.00</b>
1/B- Sale Flat	1 BHK - 25 2 BHK - 04	29	12042	13246	10,83,78,000.00	11,48,80,680.00
1/B- Land Owner's Share	1 BHK - 17 2 BHK - 03	20	8349	9184	-	-
<b>Total (b)</b>		<b>49</b>	<b>20391</b>	<b>22430</b>	<b>10,83,78,000.00</b>	<b>11,48,80,680.00</b>
1/C- Sale Flat	1 BHK - 21 2 BHK - 18	39	18723	20595	16,85,07,000.00	17,86,17,420.00
1/C- Land Owner's Share	1 BHK - 14 2 BHK - 10	24	11314	12445	-	-
<b>Total (c)</b>		<b>63</b>	<b>30037</b>	<b>33040</b>	<b>16,85,07,000.00</b>	<b>17,86,17,420.00</b>
<b>Total (a+b+c)</b>		<b>154</b>	<b>73304</b>	<b>80633</b>	<b>40,91,31,000.00</b>	<b>43,36,78,860.00</b>

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	40,91,31,000.00
Final Realizable Value After Completion in ₹	43,36,78,860.00
Cost of Construction (Total Built up area x Rate) 80633 Sq. Ft. x ₹ 2600.00	20,96,45,800.00

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	



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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	

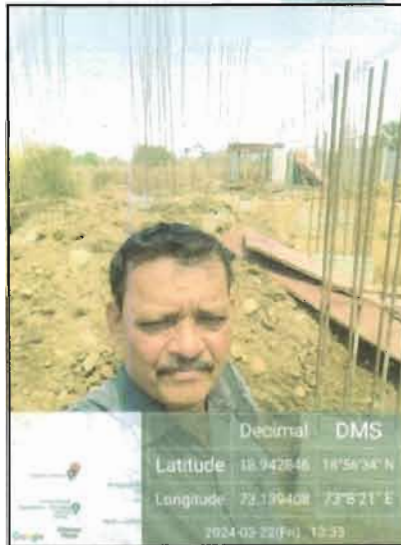
Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
	Total	

#### **Total abstract of the entire property**

Part – A	Land	:	<b>As per table attached to the report</b>
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>₹ 40,91,31,000.00</b>
<b>Final Realizable Value After Completion in ₹</b>		:	<b>₹ 43,36,78,860.00</b>

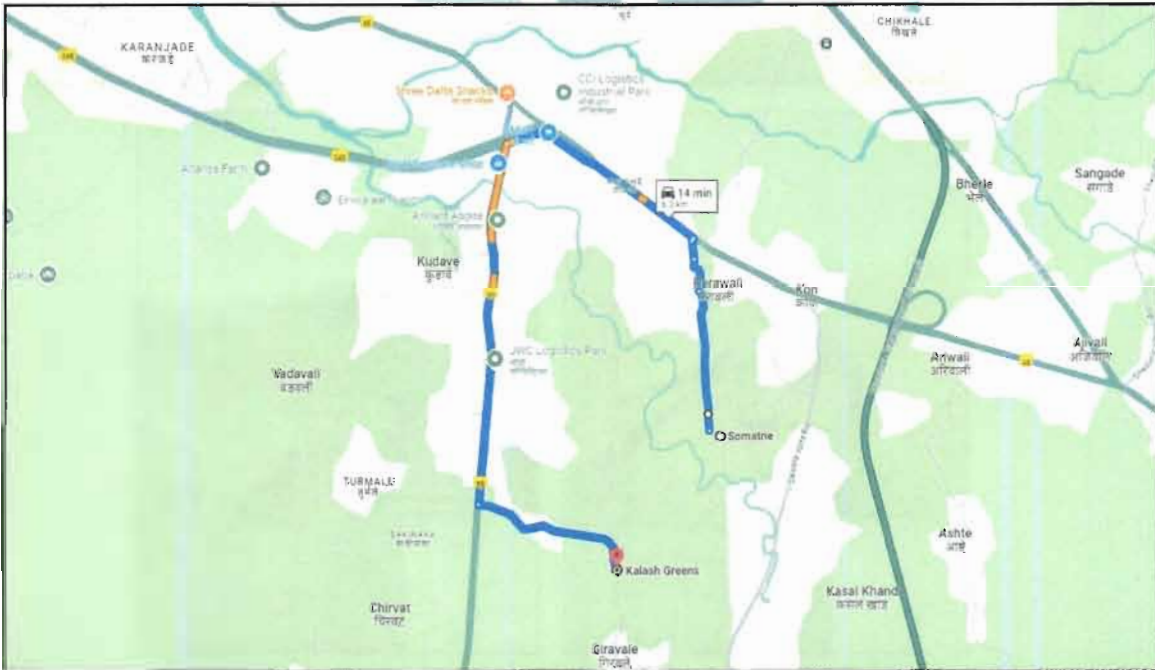
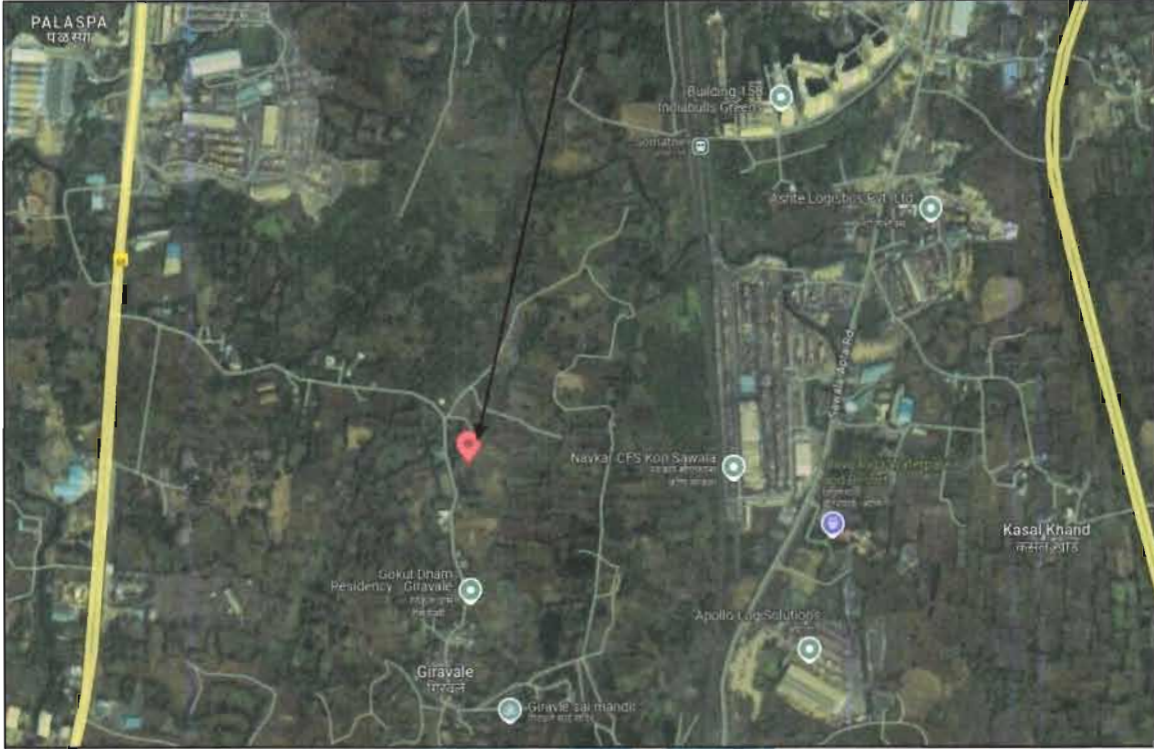
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must 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 ₹ 8,000.00 to ₹ 9,500.00 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 ₹ 9,000.00 per Sq. Ft. on Carpet Area for valuation.

## Actual Site Photographs





## Route Map of the property Site u/r



**Latitude Longitude: 18°56'34.5"N 73°08'22.0"E**

**Note:** The Blue line shows the route to site from nearest railway station (Somatne -5.8 Km)




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## 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: 2024-2025 Language: English

Selected District: Raigad


Select Taluka: Panvel

Select Village: Giravale

Vibhag Number: 5


Assesment Type	Assesment Range	Rate Rs/-	Unit
विरायत शेत जमीन	0-1.25	2184400	हेक्टर
विरायत शेत जमीन	1.26-2.50	2404500	हेक्टर
विरायत शेत जमीन	2.51-5.00	2649000	हेक्टर
विरायत शेत जमीन	5.01-7.50	2918900	हेक्टर
विरायत शेत जमीन	7.51-10.00	3218500	हेक्टर
विरायत शेत जमीन	10.01-12.50	3621100	हेक्टर
विरायत शेत जमीन	12.51-च्या पुढे	3659200	हेक्टर
निवामी	0-0.00	44800	चौरस मीटर

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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: 2024-2025 Language: English

Selected District: Raigad

Select Taluka: Panvel

Select Village: Giravale

Vibhag Number: 5

Assesment Type	Assesment Range	Rate Rs/-	Unit
दुकाने	0-0	65800	चौरस मीटर
कार्यालये	0-0	48200	चौरस मीटर
माबटापानील मिळकती	0-0.00	5510	चौरस मीटर
स्वायत्त शेत जमीनी	0-0	1500	चौरस मीटर
बिनाशेती जमीनी/भूखंड	0-0	3950	चौरस मीटर
महाराष्ट्र आद्यगावक विकास क्षेत्र (MIDC)आद्यगावक	0-0.00	7980	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)निवामी	0-0.00	8800	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)वाणिज्य	0-0.00	11000	चौरस मीटर

12

**Sales Instance**

4/2/24, 10:52:AM		freesearchigrservice.maharashtra.gov.in/isaritaHTMLReportSuchiKramank2_RegLive.aspx	
3957398	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.पनवेल 3	
02-04-2024		दस्त क्रमांक : 3957/2024	
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी :	
		Regn:63m	
<b>गावाचे नाव : गिरवले</b>			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	2962520		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1778515.2		
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: विभाग क्र. 5 दर 44800/- प्रति चौ.मी. सदनिका नं. 302,तिसरा मजला सी विंग,बिल्डिंग नं. 2,कलश ग्रीन्स,सर्वे नं. 99,हिस्सा नं.2,व सर्वे नं. 99,हिस्सा नं.3 मौजे गिरवले ता.पनवेल जि.रायगड क्षेत्र -33.465 चौ.मी कारपेट +2.888 चौ.मी. प्रो.बाल्कनी(( Survey Number : 99/2,99/3 ; ))		
(5) क्षेत्रफळ	33.465 चौ.मीटर		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करून देणाऱ्यासिंहून ठेवाणाऱ्या घटककाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. धुमी कलश ग्रुप तर्फे भागीदार भरत नरसिंग पटेल - वय:-47 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सर्वे नं. 99/2 व 99/3 गिरवले ता.पनवेल जि.रायगड, महाराष्ट्र, राईगाव(०). पिन कोड:-410206 पॅन नं:-AAZFB3859M		
(8)दस्तऐवज करून घेणाऱ्या घटककाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनिल धनसिंग चौहान वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 601 ए विंग, शिवशक्ती एस आर ए सीएचएस लि., व्ही.आर रोड, निर्माण गॅलॅक्सी बिल्डिंग, अंधेरी ईस्ट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-AKBPC2893E 2): नाव:-जयश्री सुनिल चौहान वय:-25; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 601 ए विंग, शिवशक्ती एस आर ए सीएचएस लि., व्ही.आर रोड, निर्माण गॅलॅक्सी बिल्डिंग, अंधेरी ईस्ट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-CGQPC2500K		
(9) दस्तऐवज करून दिल्याचा दिनांक	29/02/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	29/02/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	3957/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	177800		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	29700		

**Sales Instance**

गावाचे नाव : गिरवले	
4081398 02-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2 दुय्यम निबंधक : सह दु.नि.पनवेल 3 दस्त क्रमांक : 4081/2024 नोंदणी : Regn.63m
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4384000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2679936
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: विभाग क्र. 5 दर 44800/- प्रति चौ.मी. सदनिका नं. 403,चौथा,मजला बी विंग,बिल्डिंग नं.1,कलश ग्रीन्स,सर्वे नं. 99,हिस्सा नं.2,व सर्वे नं. 99,हिस्सा नं.3 मौजे गिरवले ता.पनवेल जि.रायगड क्षेत्र -51.616 चौ.मी कारपेट +3.049 चौ.मी.प्रोजेक्टड बाल्कनी(( Survey Number : सर्वे नं. 99,हिस्सा नं.2/सर्वे नं. 99,हिस्सा नं.3 ;))
(5) क्षेत्रफळ	51.616 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:-मे. भुमी कलश ग्रुप तर्फे भागीदार भरत नरसिंग पटेल वय:-46 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सर्वे नं. 99/2 व 99/3 गिरवले ता.पनवेल जि.रायगड, महाराष्ट्र, राईगाड:(०). पिन कोड:-410206 पॅन नं:-AAZFB3859M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रविशंकर पी नायकर वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 305,ए विंग, बिल्डिंग नं.1, कृष्णा पार्क, सीएचएस लि.,पाले,सुर्वे नं.136 1, पडघा हायवे,नवी मुंबई, महाराष्ट्र, राईगाड:(०). पिन कोड:-410208 पॅन नं:-AKJPN5176D 2): नाव:-भाग्यलक्ष्मी रविशंकर नायकर वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 305,ए विंग, बिल्डिंग नं.1, कृष्णा पार्क, सीएचएस लि.,पाले,सुर्वे नं.136 1, पडघा हायवे,नवी मुंबई, महाराष्ट्र, राईगाड:(०). पिन कोड:-410208 पॅन नं:-CEJPN3105E
(9) दस्तऐवज करून दिल्याचा दिनांक	04/03/2024
(10)दस्त नोंदणी केल्याचा दिनांक	04/03/2024
(11)अनुक्रमांक,खंड व पृष्ठ	4081/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	263040
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000

## Price Indicators

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

Home | New Projects in Nav Mumbai | Projects in Greater | Bhoomi Kalash Greens

### Bhoomi Kalash Greens

Greater Nav Mumbai

**₹ 32.72 Lac to 55.70 Lac**

Status: **New Launch**

Project Size: 154 units | 1.74 Acres

Configurations: 1.2 BHK, Flat from 339 Sq. Ft to 377 Sq. Ft (Carpet)

WhatsApp | Get a Call Back

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- Rent Value
- Quick Value

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Overview | Regulatory Information | Price List | Floor Plans | Home Loan | Resale Listings | Interior Package | Amenities | Specifications | Commute Time | Loc.

### CONFIGURATIONS FOR BHOOMI KALASH GREENS

	<b>1 BHK</b> 1 living room, kitchen, 1 bedrooms, 2 bathrooms	360.66 ft <sup>2</sup>	<b>₹34.32 L</b> ⓘ
	<b>1 BHK</b> 1 living room, kitchen, 1 bedrooms, 2 bathrooms	359.53 ft <sup>2</sup>	<b>₹32.78 L</b> ⓘ
	<b>2 BHK</b> 1 living room, kitchen, 2 bedrooms, 2 bathrooms	576.32 ft <sup>2</sup>	<b>₹56.70 L</b> ⓘ
	<b>2 BHK</b> 1 living room, kitchen, 2 bedrooms, 2 bathrooms	566.35 ft <sup>2</sup>	<b>₹55.34 L</b> ⓘ
	<b>2 BHK</b> 1 living room, kitchen, 2 bedrooms, 2 bathrooms	554.37 ft <sup>2</sup>	<b>₹51.87 L</b> ⓘ

## Price Indicators

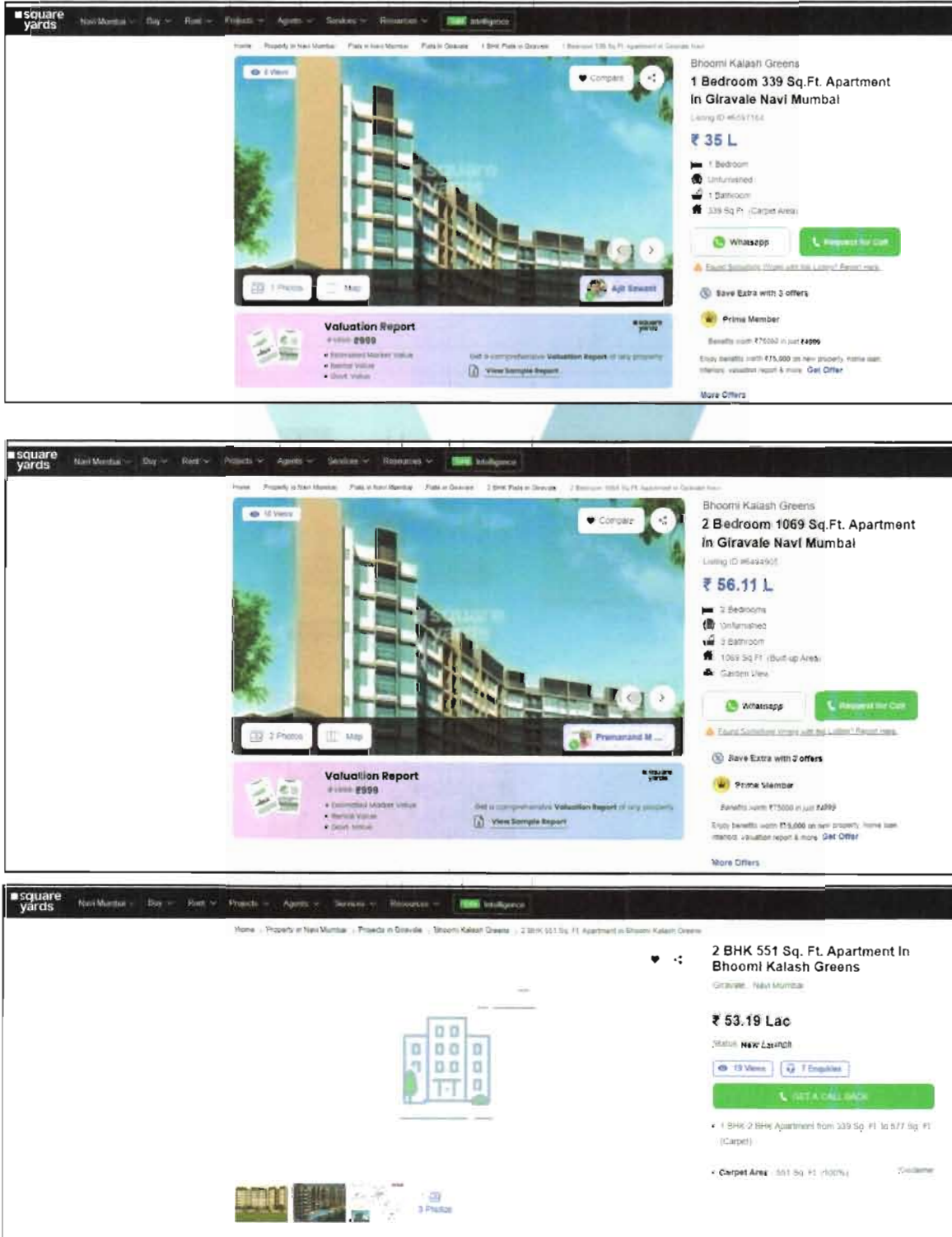
The screenshot shows a real estate listing on the 'square yards' website. The listing is for a '2 BHK 551 Sq. Ft. Apartment in Bhoomi Kalash Greens' located in 'Graves - Navi Mumbai'. The price is listed as '₹ 53.19 Lac'. The status is 'New Launch'. There are buttons for '13 Views' and '1 Enquiries', and a prominent green 'GET A CALL BACK' button. Below the main listing, there are smaller images and text for 'SquareYards RERA Reg: AC160000456' and 'Project RERA Reg: IP5200002780'. A 'Contact our Real Estate Experts' link is also visible.

The screenshot shows a promotional banner for 'Kalash Greens' at Panvel (Palaspe). The banner features a large smartphone graphic displaying the following information:
 

- BOOKING OPEN** at Panvel (Palaspe)
- Officers & Benefits** (partially obscured)
- Kalash Greens** (1 BHK & 2 BHK)
- Starts From ₹ 30.34 Lacs\* onwards**
- NO EMI Till 18 Months**
- AND GET GOLD ON SPOT BOOKING**


 To the right of the smartphone graphic is a registration form titled 'Register Here For Best Offers' with fields for 'Enter Name', 'Email', and 'Mobile Number', and a 'Register Now' button. Below the form is an illustration of a car and a person, with a 'Book Your Visit Now' button. The bottom of the banner features the 'Kalash Greens' logo and name.

## Price Indicators



## Price Indicators Projects nearby Locality

square yards
New Mumbai
Buy
Rent
Project
Agents
Services
Real Estate
India #1



**Valuation Report**

₹ 55.99 - ₹ 57.99

- Estimated Market Value
- Rental Value
- Book Value

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**Palchins Ananta**

Palaspa, New Mumbai

**₹ 55.97 Lac to 57.19 Lac**

Status: **New Launch**

Project Size: 36 units, 2.47 Acres

Configurations: 1 BHK Flat from 358 Sq. Ft. to 378 Sq. Ft. (Carpet)

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Floor Plans
Home Loan
Interior Package
Amenities
Specifications
Commute Time
Location & Landmarks

square yards
New Mumbai
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Rent
Project
Agents
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Real Estate
India #1



**Valuation Report**

₹ 23.99 - ₹ 25.99

- Estimated Market Value
- Rental Value
- Book Value

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**Superb Yogakshema Residency**

Devanar, New Mumbai

**₹ 23.25 Lac to 62.58 Lac**

Status: **New Launch**

Project Size: 425 units, 2.38 Acres

Configurations: Studio Flat from 382 Sq. Ft. to 1028 Sq. Ft. (Carpet)

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Project
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**Valuation Report**

₹ 38.50 - ₹ 38.50

- Estimated Market Value
- Rental Value
- Book Value

Get a comprehensive Valuation Report of any property

[View Sample Report](#)

**Konark High Castle**

Palaspa, New Mumbai

**1 Bedroom 640 Sq.Ft. Apartment In Palaspa New Mumbai**

Listing ID: 48420257

**₹ 38.5 L**

1 Bedroom • Floor: 10th • Servant Room • Lifts

Rover:

- Unfurnished
- 1 Bathroom
- 447 Sq. Ft. (Built up Area)

[Whatsapp](#) [Request for Call](#)

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## Price Indicators Projects nearby Locality

**Today Saubhagyam** Last updated: Mar 24, 2024

By TODAY GLOBAL PROPERTIES

Survey No. 36/S/A, Sheela, Sheela, Noida, Noida

**₹31.51 L - 49.97 L** | ₹9.84 K/sq.ft  
EMI starts at ₹16.68 K

[Contact Seller](#)

**1, 2 BHK Apartments Configurations**      **Dec, 2028 Possession Starts**      **₹9.84 K/sq.ft Avg. Price**      **320.00 sq.ft. - 508.00 sq.ft. (Carpet Area) Sizes**

**2 BHK Flat** Last updated: Apr 25, 2024

By TODAY GLOBAL PROPERTIES

Today Saubhagyam, Palsala, Sheela, Noida, Noida

**₹55.44 L** | EMI starts at ₹29.36 K

[Contact Seller](#)


**680 sq.ft BHK Up Area**      **₹8.15 K/sq.ft Avg. Price**      **2 BHK Configuration**      **1st Dec, 2026 Possession Status**      **Higher of 14 floors**      **North-West facing Facing**      **Unfurnished Furnishing**

## Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

**₹ 55.4 Lac** EMI - ₹ 25k | [Get pre-approved loan](#)

2 BHK 1000 Sq-ft Flat For Sale in [Giravale, Navi Mumbai](#)



2 Beds 2 Baths 1 Balcony 1 Covered Parking

Carpet Area 600 sqft - ₹ 9.24/sqft	Floor 7 (Out of 19 Floors)	Transaction Type New Property
Facing North - East	Lifts 2	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Leasehold	Age Of Construction Under Construction

Contact Agent
Get Phone No.

Last contact made 6 days ago

### More Details


Price Breakup	₹ 55.4 Lac   ₹ 2,77,200 Approx. Registration Charges   ₹ 4 Per sq. Unit Monthly
Booking Amount	₹ 1.0 Lac
RERA ID	P52000053782
Address	Zindagi ke Kareeb, Girvali, Panvel west., Giravale, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Dairy, Beauty Parlour, Banks and ATMs, Supermarket, Stationary etc.

## Price Indicators Projects nearby Locality

magicbricks
Buy
Rent
Sell
Home Loans

**₹ 69.0 Lac** EMI - ₹ 31k | [How much loan can I get?](#)

2 BHK 740 Sq-ft Flat For Sale **Palaspe Phata, Navi Mumbai**



+6 Photos

2 Beds 2 Baths 2 Balconies 1 Covered Parking

Carpet Area <b>840 sqft</b> ₹ 8,214/sqft	Developer <b>Arihant Superstructures Ltd.</b>	Project <b>Arihant Aspire</b>
Floor <b>12 (Out of 42 Floors)</b>	Transaction Type <b>New Property</b>	Facing <b>North - East</b>
Lifts <b>2</b>	Furnished Status <b>Unfurnished</b>	Car Parking <b>1 Covered</b>


Near Palaspe Junction Panvel

Contact Agent
Get Phone No.

magicbricks
Buy
Rent
Sell
Home Loans

**₹ 51.0 Lac** EMI - ₹ 23k | [Can I afford it?](#)

2 BHK 1000 Sq-ft Flat For Sale in **Palaspe Phata, Navi Mumbai**



+8 Photos


2 Beds 2 Baths 2 Balconies Unfurnished

Carpet Area <b>600 sqft</b> ₹ 8,500/sqft	Floor <b>8 (Out of 18 Floors)</b>	Transaction Type <b>New Property</b>
Additional Rooms <b>1 Store Room</b>	Facing <b>East</b>	Lifts <b>2</b>
Furnished Status <b>Unfurnished</b>	Type Of Ownership <b>Freehold</b>	Age Of Construction <b>Under Construction</b>

East Facing Property OFFER Pay 2% on Booking & Rest on Possession

Contact Agent
Get Phone No.

Last contact made 1 day ago




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IITB Consultants  
Licence & Engg. No. 107127  
DATE: 28/01/2016 PTC/1989

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 : 02.04.2024

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: 2024.04.02 17:00:32 +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



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(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 02.04.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 22.03.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the

Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and

- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.



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	<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. Bhoomi Kalash Group</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 Rajesh Ghadi – Valuation Engineer Vinita Surve – Technical Manager Meetali Rasal- 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 - 22.03.2024 Valuation Date - 02.04.2024 Date of Report - 02.04.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 22.03.2024
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 **02<sup>nd</sup> April 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

We are not engaged to carry out all possible investigations in relation to the subject property. Where in our report we identify certain limitations to our investigations, this is to enable the reliant party to instruct further investigations where considered appropriate or where we recommend as necessary prior to reliance. Vastukala Consultants India Pvt. Ltd. (VCIPL) is not liable for any loss occasioned by a decision not to conduct further investigations

### **Assumptions**

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation advice because some matters are not capable of accurate calculations or fall outside the scope of our expertise, or out instructions. The reliant party accepts that the valuation contains certain specific assumptions and acknowledge and accept the risk of that if any of the assumptions adopted in the valuation are incorrect, then this may have an effect on the valuation.

### **Information Supplied by Others**

The appraisal is based on the information provided by the client. The same has been assumed to be correct and has been used for appraisal exercise. Where it is stated in the report that another party has supplied information to VCIPL, this information is believed to be reliable but VCIPL can accept no responsibility if this should prove not to be so.

### **Future Matters**

To the extent that the valuation includes any statement as to a future matter, that statement is provided as an estimate and/or opinion based on the information known to VCIPL at the date of this document. VCIPL does not warrant that such statements are accurate or correct.

### **Map and Plans**

Any sketch, plan or map in this report is included to assist the reader while visualising the property and assume no responsibility in connection with such matters.

### **Site Details**

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Bhoomi Kalash Group**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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### Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Bhoomi Kalash Group**. 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



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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.



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**(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



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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).



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

#### Remuneration and Costs.

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

#### Occupation, employability and restrictions.

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

#### Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**  
Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.04.02 17:00:16 +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



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