

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Sairaj Heights"

"Sairaj Heights", Building No. 2, Proposed Residential Building on Land Bearing Survey No. 4, Hissa No. 4/2/4/4/4/5/4/6 at Village – Temghar, Temghar Road / Bhiwandi Kalyan Road, Taluka – Bhiwandi, Dist – Thane, Pin Code – 421 308, State - Maharashtra, Country – India.

Latitude Longitude: 19°16'41.6"N 73°04'22.1"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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|  Thane |  Nanded |  Indore |  Raipur |
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-  **Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
-  TeleFAX : +91 22 28371325/24
-  mumbai@vastukala.org

MASTER VALUATION REPORT OF "Sairaj Heights"

"Sairaj Heights", Building No. 2, Proposed Residential Building on Land Bearing Survey No. 4, Hissa No. 4/2/4/4/4/5/4/6 at Village – Temghar, Temghar Road / Bhiwandi Kalyan Road, Taluka – Bhiwandi, Dist – Thane, Pin Code – 421 308, State - Maharashtra, Country – India.

Latitude Longitude: 19°16'41.6"N 73°04'22.1"E

NAME OF DEVELOPER: M/s. VPM Jairaj Developers.

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 **22nd March 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at "Sairaj Heights", Building No. 2, Proposed Residential Building on Land Bearing Survey No. 4, Hissa No. 4/2/4/4/4/5/4/6 at Village – Temghar, Temghar Road / Bhiwandi Kalyan Road, Taluka – Bhiwandi, Dist – Thane, Pin Code – 421 308, State - Maharashtra, Country – India. It is about 3.8 Km. travel distance from Bhiwandi Railway Station of Central Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. VPM Jairaj Developers.	
Project Registration Number	Project	RERA Project Number
	Sairaj Heights	P51700034679
Register office address	M/s. VPM Jairaj Developers. Address: Office No. 108, 1 st Floor, D - Wing, "Sonam Ganga CHSL", Pahase – 6, Golden Nest, Mira Bhayander Road, Bhayander (East), Dist - Thane – 401 107, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Amit Kumar Jain (Builder's Person – Mobile No. 8828118121)	
E – mail ID	vpmjrd@gmail.com	

3. Boundaries of the Property:

Direction	Particulars
On or towards North	Yogesh Electrical Shop
On or towards South	Siddhivinayak Residency & Temghar Road
On or towards East	Temghar Road
On or towards West	Internal Road & Laabh Enclave Building



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- Mumbai
- Thane
- Delhi NCR
- Aurangabad
- Nanded
- Nashik
- Pune
- Indore
- Ahmedabad
- Rajkot
- Raipur
- 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 : 27.03.2024
3.	List of documents produced for Perusal	
	1.	Copy of Report of Investigation of Title issued by Adv. V. S. Legal Associates dated 10.01.2024.
	2.	Copy of Title Investigation Report issued by Adv. R. J. Mishra dated 17.06.2023.
	3.	Copy of Search Report issued by Adv. MS Legal Advocate & Solicitors (UK) dated 06.03.2024.
	4.	Copy of Building completion work certificate date 14.03.2023 issued by HK Design Consultants
	5.	Copy of Affidavit-Cum- Declaration of Mr. Amit Kumar Jain & Mr. Ashit R. Shah, Partner of M/s. VPM Jairaj Developers date 22.06.2023
	6.	Copy of Architect's Certificate date 31.03.2023 issued by Ar. HK Design Consultants (As per RERA Certificate)
	7.	Copy of Engineer's Certificate date 31.03.2023 issued by Mr. Jiten Patel (B.E. Civil) (As per RERA Certificate)
	8.	Copy of CA Certificate date 26.09.2023 issued by CA. Umang Dedhia & Co. (As per RERA Certificate)
	9.	Copy of MAHARERA Registration Certificate of Project No. P51700034679 issued by Maharashtra Real Estate Regulatory Authority date 20.04.2022. Latest Modified date 23.01.2024.
	10.	Copy of Fire protection NOC No. BNSMNP / Fire / 458 / 2022 date 08.07.2022 issued by Bhiwandi Nizampur City Municipal Corporation, Bhiwandi.
	11.	Copy of Deed of Reconstitution of Partnership b/w Shri. Ashit Shah (The Continuing Partner) & Shri. Kaushik Kirtikumar Shah (The Retiring Partner) & Shri. Amit Kumar Jain (The New Partner) on the date of 19.04.2022.
	12.	Copy of Development Deed b/w Janabai Mhatre, Mangalabai Choudhari, Kishor Choudhari, Sadhana Madhavi & others (First Part – Land Owners) & M/s. VPM Jairaj Developers (Second Part - Developers), date – 05.06.2015. Document No. BVD / 1 / 3912 / 2015.
	13.	Copy of N.A. Order date 13.06.2012 issued by District Collector Thane
	14.	Copy of 7/12 extract
	15.	Copy of Commencement Certificate B.P. No / 18 / 2022-2023 / NRV / 2127, Date 12.07.2022, issued by Bhiwandi Nizampur City Municipal Corporation. Proposed Ground (part) + Stilt (part) + 1 st to 24 th upper floors.
	16.	Copy of Approved Plan BP No. 18 / 2022-2023 / NRV / 2127, date 12.07.2022 issued by Bhiwandi Nizampur City Municipal Corporation.

Approved upto:											
Building No. / Wing	Number of Floors										
2 / C	Ground (part) + Stilt (part) + 1st to 24th upper floors.										
Project Name (with address & phone nos.)	: "Sairaj Heights" , Building No. 2, Proposed Residential Building on Land Bearing Survey No. 4, Hissa No. 4/2/4/4/4/5/4/6 at Village – Temghar, Temghar Road / Bhiwandi Kalyan Road, Taluka – Bhiwandi, Dist – Thane, Pin Code – 421 308, 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. VPM Jairaj Developers. Address: Office No. 108, 1 st Floor, D - Wing, "Sonam Ganga CHSL" , Pahase – 6, Golden Nest, Mira Bhayander Road, Bhayander (East), Dist – Thane – 401 107, State - Maharashtra, Country – India. Contact Person : Mr. Amit Kumar Jain (Builder's Person – Mobile No. 8828118121)										
5. Brief description of the property (Including Leasehold / freehold etc.)	:										
<p>About "Sairaj Heights" Project: VPM Sai Raj Heights is a project by VPM Jairaj Developers in Thane. It is a Under Construction project. VPM Sai Raj Heights offers some of the most conveniently designed Apartment. Located in Bhiwandi, it is a residential project. The project is spread over 0.89 Acres . It has 76 units. There are 2 buildings in this project. VPM Sai Raj Heights offers some of the most exclusive 1 BHK, 2 BHK. As per the area plan. The project is RERA approved. For details, check RERA ID P51700034679.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / C</td> <td>Proposed Ground (part) + Stilt (part) + 1st to 24th upper floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>2 / C</td> <td>RCC work upto 3rd floor slab is completed.</td> <td>15%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is March 2026 (As per MAHARERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p>		Building No. / Wing	Number of Floors	2 / C	Proposed Ground (part) + Stilt (part) + 1st to 24th upper floors.	Building No. / Wing	Present stage of Construction	Percentage of work completion	2 / C	RCC work upto 3rd floor slab is completed.	15%
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PROPOSED PROJECT AMENITIES:		
➤	Vitrified tiles flooring in all rooms	
➤	Granite Kitchen platform with Stainless Steel Sink	
➤	Powder coated aluminum sliding windows with M.S. Grills	
➤	Laminated wooden flush doors with Safety door	
➤	Concealed wiring	
➤	Concealed plumbing	
➤	Children Play Area	
➤	Club House	
➤	Swimming Pool	
➤	Gymnasium	
➤	Kids Play Area	
➤	Multipurpose Hall	
➤	Volley Ball	
➤	Badminton	
➤	Banquet Hall	
➤	Basketball Court	
➤	Meditation Hall / Yoga	
➤	Jogging Track	
6.	Location of property	:
a)	Plot No. / Survey No.	:
b)	Door No.	:
c)	C. T.S. No. / Village	:
d)	Ward / Taluka	:
e)	Mandal / District	:
7.	Postal address of the property	:
8.	City / Town	:
	Residential area	:
	Commercial area	:
	Industrial area	:
9.	Classification of the area	:
	i) High / Middle / Poor	:
	ii) Urban / Semi Urban / Rural	:
10.	Coming under Corporation limit / Village Panchayat / Municipality	:
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:

12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	Boundaries of the property	As per Documents	As per RERA Certificate	As per Site
	North	Bungalow	Bungalow	Yogesh Electrical Shop
	South	Residential Building	Residential Building	Siddhivinayak Residency & Temghar Road
	East	18 Mtr. DP Road	18 Mtr. DP Road	Temghar Road
	West	Residential Tower	Residential Tower	Internal Road & Laabh Enclave Building
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape	
			A As per the Deed	B Actuals
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°16'41.6"N 73°04'22.1"E	
14.	Extent of the site	:	Total Plot area – 3820.00 Sq. M. (As per Approved Plan) Plot area – 3602.97 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Total Plot area – 3820.00 Sq. M. (As per Approved Plan) Plot area – 3602.97 Sq. M. (As per RERA Certificate) Structure - As per table attached to the report	
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress	
II	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Middle class	
2.	Development of surrounding areas	:	Good	
3.	Possibility of frequent flooding/ sub-merging	:	No	
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	
5.	Level of land with topographical conditions	:	Plain	
6.	Shape of land	:	Irregular	
7.	Type of use to which it can be put	:	For Residential purpose	
8.	Any usage restriction	:	Residential purpose	

9.	Is plot in town planning approved layout?	:	Copy of Approved Plan BP No. 18 / 2022-2023 / NRV / 2127, date 12.07.2022 issued by Bhiwandi Nizampur City Municipal Corporation. Approved upto:																		
			<table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / C</td> <td>Ground (part) + Stilt (part) + 1st to 24th upper floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	2 / C	Ground (part) + Stilt (part) + 1 st to 24 th upper floors.														
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10.	Corner plot or intermittent plot?	:	Intermittent																		
11.	Road facilities	:	Yes																		
12.	Type of road available at present	:	B. T. Road																		
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	18 Mtr. Wide DP 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.	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	:	Total Plot area – 3820.00 Sq. M. (As per Approved Plan) Plot area – 3602.97 Sq. M. (As per 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)	:	₹ 45,500.00 per Sq. M. for Residential ₹ 10,200.00 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>3820.00</td> <td>10200</td> <td>3,89,64,000.00</td> </tr> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> <tr> <td>3602.97</td> <td>10200</td> <td>3,67,50,294.00</td> </tr> </tbody> </table>	As per Approved Plan			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3820.00	10200	3,89,64,000.00	As per RERA Certificate			Land Area in Sq. M.	Rate in Sq. M.	Value in (₹)	3602.97	10200	3,67,50,294.00
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3602.97	10200	3,67,50,294.00																			
Part – B (Valuation of Building)																					

1	Technical details of the building	:					
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential				
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress				
	c) Year of construction	:	N.A. Building Construction work is in progress				
	d) Number of floors and height of each floor including basement, if any	:					
	Building No. / Wing		Number of Floors				
	2 / C		Proposed Ground (part) + Stilt (part) + 1st to 24th 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 is in progress				
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress				
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan BP No. 18 / 2022-2023 / NRV / 2127, date 12.07.2022 issued by Bhiwandi Nizampur City Municipal Corporation.				
	h) Approved map / plan issuing authority	:	Approved upto: <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>2 / C</td> <td>Ground (part) + Stilt (part) + 1st to 24th upper floors.</td> </tr> </tbody> </table>	Building No. / Wing	Number of Floors	2 / C	Ground (part) + Stilt (part) + 1 st to 24 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 empanelled valuers on authentic of approved plan	:	No.				

Specifications of construction (floor-wise) in respect of

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

2.	Compound Wall	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
3.	Electrical installation	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	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. 2, Wing - C:

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
1	101	1	1 BHK	383	41	424	466	8500	36,04,000	38,92,320	8000	12,12,640
2	102	1	1 BHK	348	43	391	430	8500	33,23,500	35,89,380	7500	11,18,260
3	103	1	2 BHK	527	45	572	629	8500	48,62,000	52,50,960	11000	16,35,920
4	104	1	2 BHK	527	45	572	629	8500	48,62,000	52,50,960	11000	16,35,920
5	105	1	1 BHK	370	39	409	450	8500	34,76,500	37,54,620	8000	11,69,740
6	106	1	1 BHK	365	39	404	444	8500	34,34,000	37,08,720	7500	11,55,440
7	201	2	1 BHK	383	41	424	466	8500	36,04,000	38,92,320	8000	12,12,640
8	202	2	1 BHK	348	43	391	430	8500	33,23,500	35,89,380	7500	11,18,260
9	203	2	2 BHK	527	45	572	629	8500	48,62,000	52,50,960	11000	16,35,920
10	204	2	2 BHK	527	45	572	629	8500	48,62,000	52,50,960	11000	16,35,920
11	205	2	1 BHK	370	39	409	450	8500	34,76,500	37,54,620	8000	11,69,740
12	206	2	1 BHK	365	39	404	444	8500	34,34,000	37,08,720	7500	11,55,440
13	301	3	1 BHK	383	41	424	466	8500	36,04,000	38,92,320	8000	12,12,640
14	302	3	1 BHK	348	43	391	430	8500	33,23,500	35,89,380	7500	11,18,260
15	303	3	2 BHK	527	45	572	629	8500	48,62,000	52,50,960	11000	16,35,920
16	304	3	2 BHK	527	45	572	629	8500	48,62,000	52,50,960	11000	16,35,920
17	305	3	1 BHK	370	39	409	450	8500	34,76,500	37,54,620	8000	11,69,740
18	306	3	1 BHK	365	39	404	444	8500	34,34,000	37,08,720	7500	11,55,440

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
19	401	4	1 BHK	383	41	424	466	8500	36,04,000	38,92,320	8000	12,12,640
20	402	4	1 BHK	348	43	391	430	8500	33,23,500	35,89,380	7500	11,18,260
21	403	4	2 BHK	527	45	572	629	8500	48,62,000	52,50,960	11000	16,35,920
22	404	4	2 BHK	527	45	572	629	8500	48,62,000	52,50,960	11000	16,35,920
23	405	4	1 BHK	370	39	409	450	8500	34,76,500	37,54,620	8000	11,69,740
24	406	4	1 BHK	365	39	404	444	8500	34,34,000	37,08,720	7500	11,55,440
25	501	5	1 BHK	383	41	424	466	8500	36,04,000	38,92,320	8000	12,12,640
26	502	5	1 BHK	348	43	391	430	8500	33,23,500	35,89,380	7500	11,18,260
27	503	5	2 BHK	527	45	572	629	8500	48,62,000	52,50,960	11000	16,35,920
28	504	5	2 BHK	527	45	572	629	8500	48,62,000	52,50,960	11000	16,35,920
29	505	5	1 BHK	370	39	409	450	8500	34,76,500	37,54,620	8000	11,69,740
30	506	5	1 BHK	365	39	404	444	8500	34,34,000	37,08,720	7500	11,55,440
31	601	6	1 BHK	383	41	424	466	8550	36,25,200	39,15,216	8000	12,12,640
32	602	6	1 BHK	348	43	391	430	8550	33,43,050	36,10,494	7500	11,18,260
33	603	6	2 BHK	527	45	572	629	8550	48,90,600	52,81,848	11000	16,35,920
34	604	6	2 BHK	527	45	572	629	8550	48,90,600	52,81,848	11000	16,35,920
35	605	6	1 BHK	370	39	409	450	8550	34,96,950	37,76,706	8000	11,69,740
36	606	6	1 BHK	365	39	404	444	8550	34,54,200	37,30,536	8000	11,55,440
37	701	7	1 BHK	383	41	424	466	8550	36,25,200	39,15,216	8000	12,12,640
38	703	7	2 BHK	527	45	572	629	8550	48,90,600	52,81,848	11000	16,35,920
39	704	7	2 BHK	527	45	572	629	8550	48,90,600	52,81,848	11000	16,35,920
40	705	7	1 BHK	370	39	409	450	8550	34,96,950	37,76,706	8000	11,69,740
41	706	7	1 BHK	365	39	404	444	8550	34,54,200	37,30,536	8000	11,55,440
42	801	8	1 BHK	383	41	424	466	8550	36,25,200	39,15,216	8000	12,12,640
43	802	8	1 BHK	348	43	391	430	8550	33,43,050	36,10,494	7500	11,18,260
44	803	8	2 BHK	527	45	572	629	8550	48,90,600	52,81,848	11000	16,35,920
45	804	8	2 BHK	527	45	572	629	8550	48,90,600	52,81,848	11000	16,35,920
46	805	8	1 BHK	370	39	409	450	8550	34,96,950	37,76,706	8000	11,69,740
47	806	8	1 BHK	365	39	404	444	8550	34,54,200	37,30,536	8000	11,55,440
48	901	9	1 BHK	383	41	424	466					12,12,640
49	902	9	1 BHK	348	43	391	430					11,18,260
50	903	9	2 BHK	527	45	572	629					16,35,920
51	904	9	2 BHK	527	45	572	629					16,35,920
52	905	9	1 BHK	370	39	409	450					11,69,740
53	906	9	1 BHK	365	39	404	444					11,55,440

Land Owner's Share

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
54	1001	10	1 BHK	383	41	424	466	8550	36,25,200	39,15,216	8000	12,12,640
55	1002	10	1 BHK	348	43	391	430	8550	33,43,050	36,10,494	7500	11,18,260
56	1003	10	2 BHK	527	45	572	629	8550	48,90,600	52,81,848	11000	16,35,920
57	1004	10	2 BHK	527	45	572	629	8550	48,90,600	52,81,848	11000	16,35,920
58	1005	10	1 BHK	370	39	409	450	8550	34,96,950	37,76,706	8000	11,69,740
59	1006	10	1 BHK	365	39	404	444	8550	34,54,200	37,30,536	8000	11,55,440
60	1101	11	1 BHK	383	41	424	466	8600	36,46,400	39,38,112	8000	12,12,640
61	1102	11	1 BHK	348	43	391	430	8600	33,62,600	36,31,608	7500	11,18,260
62	1103	11	2 BHK	527	45	572	629	8600	49,19,200	53,12,736	11000	16,35,920
63	1104	11	2 BHK	527	45	572	629	8600	49,19,200	53,12,736	11000	16,35,920
64	1105	11	1 BHK	370	39	409	450	8600	35,17,400	37,98,792	8000	11,69,740
65	1106	11	1 BHK	365	39	404	444	8600	34,74,400	37,52,352	8000	11,55,440
66	1201	12	1 BHK	383	41	424	466	8600	36,46,400	39,38,112	8000	12,12,640
67	1203	12	2 BHK	527	45	572	629	8600	49,19,200	53,12,736	11000	16,35,920
68	1204	12	2 BHK	527	45	572	629	8600	49,19,200	53,12,736	11000	16,35,920
69	1205	12	1 BHK	370	39	409	450	8600	35,17,400	37,98,792	8000	11,69,740
70	1206	12	1 BHK	365	39	404	444	8600	34,74,400	37,52,352	8000	11,55,440
71	1301	13	1 BHK	383	41	424	466	8600	36,46,400	39,38,112	8000	12,12,640
72	1302	13	1 BHK	348	43	391	430	8600	33,62,600	36,31,608	7500	11,18,260
73	1303	13	2 BHK	527	45	572	629	8600	49,19,200	53,12,736	11000	16,35,920
74	1304	13	2 BHK	527	45	572	629	8600	49,19,200	53,12,736	11000	16,35,920
75	1305	13	1 BHK	370	39	409	450	8600	35,17,400	37,98,792	8000	11,69,740
76	1306	13	1 BHK	365	39	404	444	8600	34,74,400	37,52,352	8000	11,55,440
77	1401	14	1 BHK	383	41	424	466	8600	36,46,400	39,38,112	8000	12,12,640
78	1402	14	1 BHK	348	43	391	430	8600	33,62,600	36,31,608	7500	11,18,260
79	1403	14	2 BHK	527	45	572	629	8600	49,19,200	53,12,736	11000	16,35,920
80	1404	14	2 BHK	527	45	572	629	8600	49,19,200	53,12,736	11000	16,35,920
81	1405	14	1 BHK	370	39	409	450	8600	35,17,400	37,98,792	8000	11,69,740
82	1406	14	1 BHK	365	39	404	444	8600	34,74,400	37,52,352	8000	11,55,440
83	1501	15	1 BHK	383	41	424	466	8600	36,46,400	39,38,112	8000	12,12,640
84	1502	15	1 BHK	348	43	391	430	8600	33,62,600	36,31,608	7500	11,18,260
85	1503	15	2 BHK	527	45	572	629	8600	49,19,200	53,12,736	11000	16,35,920
86	1504	15	2 BHK	527	45	572	629	8600	49,19,200	53,12,736	11000	16,35,920
87	1505	15	1 BHK	370	39	409	450	8600	35,17,400	37,98,792	8000	11,69,740
88	1506	15	1 BHK	365	39	404	444	8600	34,74,400	37,52,352	8000	11,55,440

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
89	1601	16	1 BHK	383	41	424	466	8650	36,67,600	39,61,008	8500	12,12,640
90	1602	16	1 BHK	348	43	391	430	8650	33,82,150	36,52,722	7500	11,18,260
91	1603	16	2 BHK	527	45	572	629	8650	49,47,800	53,43,624	11000	16,35,920
92	1604	16	2 BHK	527	45	572	629	8650	49,47,800	53,43,624	11000	16,35,920
93	1605	16	1 BHK	370	39	409	450	8650	35,37,850	38,20,878	8000	11,69,740
94	1606	16	1 BHK	365	39	404	444	8650	34,94,600	37,74,168	8000	11,55,440
95	1701	17	1 BHK	383	41	424	466	8650	36,67,600	39,61,008	8500	12,12,640
96	1703	17	2 BHK	527	45	572	629	8650	49,47,800	53,43,624	11000	16,35,920
97	1704	17	2 BHK	527	45	572	629	8650	49,47,800	53,43,624	11000	16,35,920
98	1705	17	1 BHK	370	39	409	450	8650	35,37,850	38,20,878	8000	11,69,740
99	1706	17	1 BHK	365	39	404	444	8650	34,94,600	37,74,168	8000	11,55,440
100	1801	18	1 BHK	383	41	424	466	8650	36,67,600	39,61,008	8500	12,12,640
101	1802	18	1 BHK	348	43	391	430	8650	33,82,150	36,52,722	7500	11,18,260
102	1803	18	2 BHK	527	45	572	629	8650	49,47,800	53,43,624	11000	16,35,920
103	1804	18	2 BHK	527	45	572	629	8650	49,47,800	53,43,624	11000	16,35,920
104	1805	18	1 BHK	370	39	409	450	8650	35,37,850	38,20,878	8000	11,69,740
105	1806	18	1 BHK	365	39	404	444	8650	34,94,600	37,74,168	8000	11,55,440
106	1901	19	1 BHK	327	54	381	419	8650	32,95,650	35,59,302	7500	10,89,660
107	1902	19	1 BHK	339	49	388	427	8650	33,56,200	36,24,696	7500	11,09,680
108	1903	19	2 BHK	527	45	572	629	8650	49,47,800	53,43,624	11000	16,35,920
109	1904	19	2 BHK	527	45	572	629	8650	49,47,800	53,43,624	11000	16,35,920
110	1905	19	1 BHK	370	39	409	450	8650	35,37,850	38,20,878	8000	11,69,740
111	1906	19	1 BHK	365	39	404	444	8650	34,94,600	37,74,168	8000	11,55,440
112	2001	20	1 BHK	327	54	381	419	8650	32,95,650	35,59,302	7500	10,89,660
113	2002	20	1 BHK	339	49	388	427	8650	33,56,200	36,24,696	7500	11,09,680
114	2003	20	2 BHK	527	45	572	629	8650	49,47,800	53,43,624	11000	16,35,920
115	2004	20	2 BHK	527	45	572	629	8650	49,47,800	53,43,624	11000	16,35,920
116	2005	20	1 BHK	370	39	409	450	8650	35,37,850	38,20,878	8000	11,69,740
117	2006	20	1 BHK	365	39	404	444	8650	34,94,600	37,74,168	8000	11,55,440
118	2101	21	1 BHK	327	54	381	419	8700	33,14,700	35,79,876	7500	10,89,660
119	2102	21	1 BHK	339	49	388	427	8700	33,75,600	36,45,648	7500	11,09,680
120	2103	21	2 BHK	527	45	572	629	8700	49,76,400	53,74,512	11000	16,35,920
121	2104	21	2 BHK	527	45	572	629	8700	49,76,400	53,74,512	11000	16,35,920
122	2105	21	1 BHK	370	39	409	450	8700	35,58,300	38,42,964	8000	11,69,740
123	2106	21	1 BHK	365	39	404	444	8700	35,14,800	37,95,984	8000	11,55,440

Sr. No.	Flat No.	Floor No.	Comp.	As per Approved Plan		Total Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total 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 ₹
				Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.							
124	2201	22	1 BHK	327	54	381	419	8700	33,14,700	35,79,876	7500	10,89,660
125	2202	22	1 BHK	339	49	388	427	8700	33,75,600	36,45,648	7500	11,09,680
126	2203	22	2 BHK	527	45	572	629	8700	49,76,400	53,74,512	11000	16,35,920
127	2204	22	2 BHK	527	45	572	629	8700	49,76,400	53,74,512	11000	16,35,920
128	2205	22	1 BHK	370	39	409	450	8700	35,58,300	38,42,964	8000	11,69,740
129	2206	22	1 BHK	365	39	404	444	8700	35,14,800	37,95,984	8000	11,55,440
130	2301	23	1 BHK	327	54	381	419	8700	33,14,700	35,79,876	7500	10,89,660
131	2303	23	2 BHK	527	45	572	629	8700	49,76,400	53,74,512	11000	16,35,920
132	2304	23	2 BHK	527	45	572	629	8700	49,76,400	53,74,512	11000	16,35,920
133	2305	23	1 BHK	370	39	409	450	8700	35,58,300	38,42,964	8000	11,69,740
134	2306	23	1 BHK	365	39	404	444	8700	35,14,800	37,95,984	8000	11,55,440
135	2401	24	1 BHK	327	54	381	419	8700	33,14,700	35,79,876	7500	10,89,660
136	2402	24	1 BHK	339	49	388	427	8700	33,75,600	36,45,648	7500	11,09,680
137	2403	24	2 BHK	527	45	572	629	8700	49,76,400	53,74,512	11000	16,35,920
138	2404	24	2 BHK	527	45	572	629	8700	49,76,400	53,74,512	11000	16,35,920
139	2405	24	1 BHK	370	39	409	450	8700	35,58,300	38,42,964	8000	11,69,740
140	2406	24	1 BHK	365	39	404	444	8700	35,14,800	37,95,984	8000	11,55,440
Total				58707	5984	64691	71160		53,23,03,000	57,48,87,240		18,50,16,260

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 ₹
Sale Flat	1 BHK - 88 2 BHK - 46	134	61919	68111	53,23,03,000.00	57,48,87,240.00
Land Owner's Share	1 BHK - 04 2 BHK - 02	06	2772	3049	-	-
Total		140	64691	71160	53,23,03,000.00	57,48,87,240.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	53,23,03,000.00
Final Realizable Value After Completion in ₹	57,48,87,240.00
Cost of Construction (Total Built up area x Rate) 71160 Sq. Ft. x ₹ 2600.00	18,50,16,000.00

Building / Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
2 / C	15	71160	18,50,16,000.00	2,77,52,000.00

Part – C (Extra Items)	:	Amount in ₹
1. Portico	:	N.A. Building Construction work is in progress
2. Ornamental front door	:	
3. Sit out / Verandah with steel grills	:	
4. Overhead water tank	:	
5. Extra steel / collapsible gates	:	
Total	:	

Part – D (Amenities)	:	Amount in ₹
1. Wardrobes	:	N.A. Building Construction work is in progress
2. Glazed tiles	:	
3. Extra sinks and bath tub	:	
4. Marble / ceramic tiles flooring	:	
5. Interior decorations	:	
6. Architectural elevation works	:	
7. Paneling works	:	
8. Aluminum works	:	
9. Aluminum hand rails	:	
10. False ceiling	:	
Total	:	

Part – E (Miscellaneous)	:	Amount in ₹
1. Separate toilet room	:	N.A. Building Construction work is in progress
2. Separate lumber room	:	
3. Separate water tank / sump	:	
4. Trees, gardening	:	
Total	:	

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

Total abstract of the entire property

Part – A	Land	:	As per table attached to the report
Part – B	Building	:	
	Land development		
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	
Realizable Value / Fair Market Value as on date in ₹		:	₹ 53,23,03,000.00
Final Realizable Value After Completion in ₹		:	₹ 57,48,87,240.00

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 ₹ 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 ₹ 8,500.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

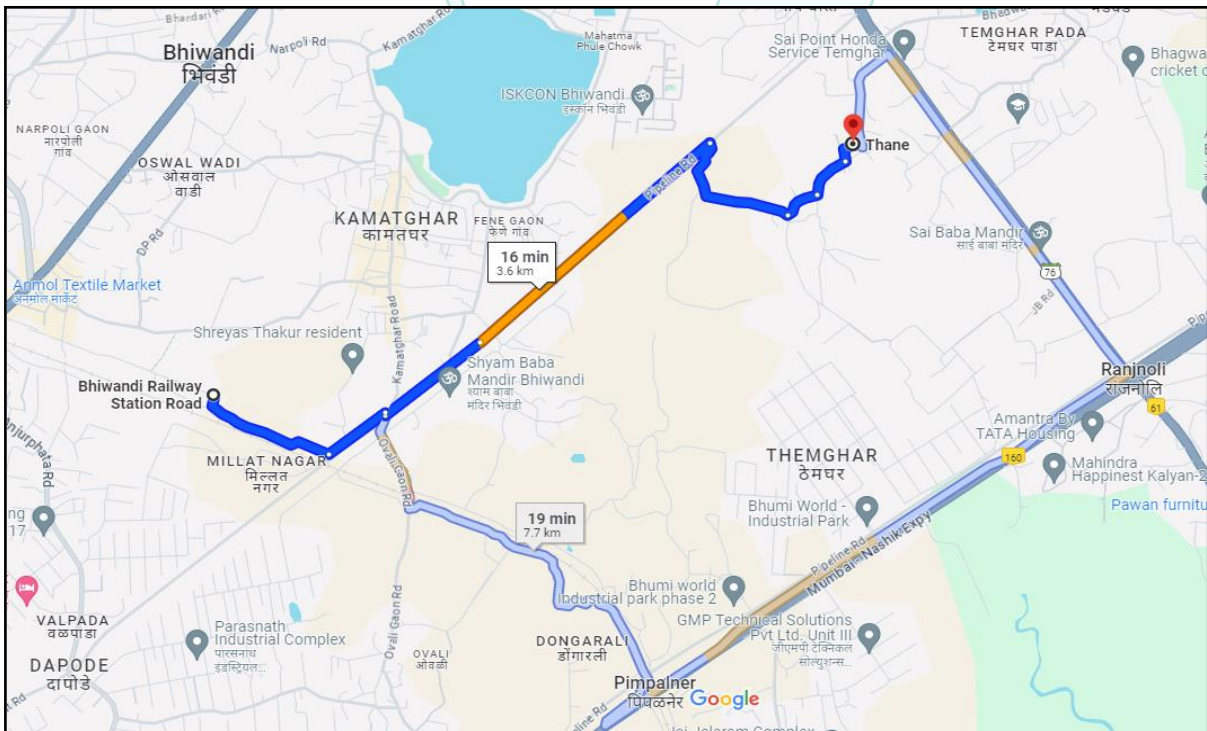
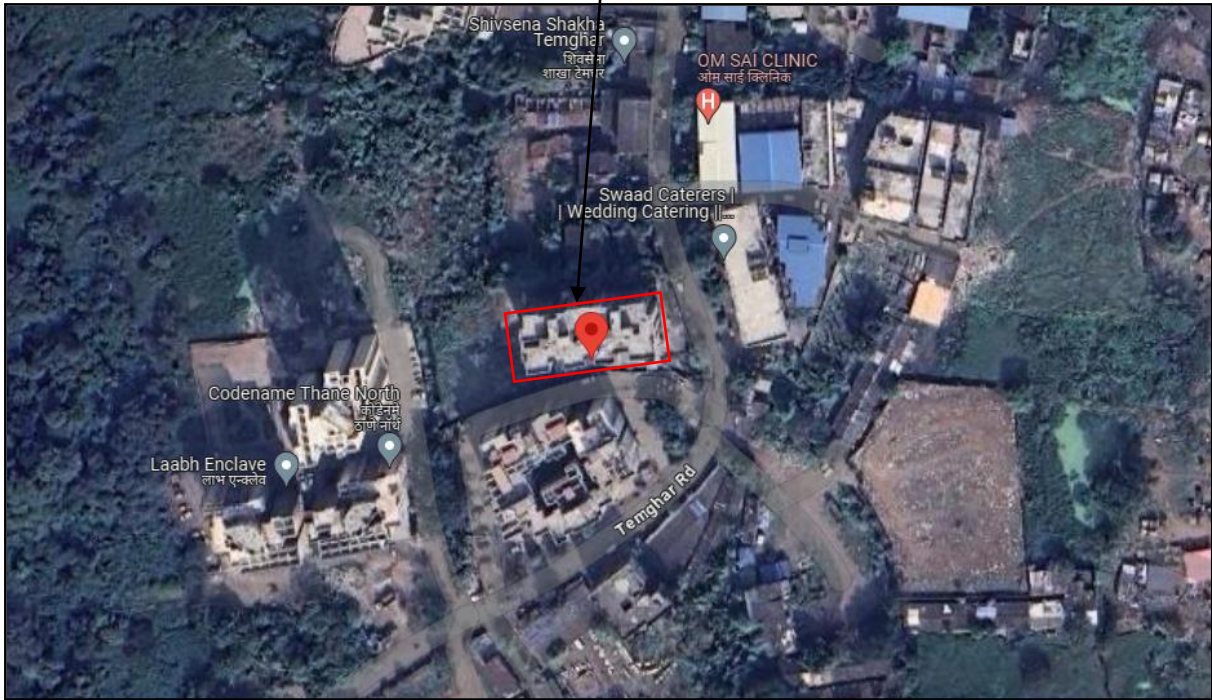
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Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 19°14'35.4"N 72°58'14.8"E


Note: The Blue line shows the route to site from nearest railway station (Bhiwandi Road – 3.6 Km.)

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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Selected District:

Select Taluka:

Select Village:

Search By: Survey No. Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
6/66-बॉर्ड क्र. 13/2) टेमघर, सर्वे क्रमांक.	10200	45500	52300	56800	52300	चौ. मीटर	सर्वेक्षण नंबर

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Price Indicators

square yards Thane Buy Rent Projects Agents Services Resources Data Intelligence Prime Member

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VPM Sairaj Heights
Themghar, Thane

₹ 34.40 Lac to 54.73 Lac

Status: Mid Stage Construction

- Project Size: 200 units • 0.89 Acres
- Configurations: 1,2 BHK Flat from 381 Sq. Ft. to 590 Sq. Ft. (Carpet)

5 Photos Map

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Home > Thane > Mumbai Beyond Thane > Bhiwandi > Ongoing Projects > Sairaj Heights

Sairaj Heights
By: VPM Jairaj Developers in Bhiwandi

₹36 L onwards

OVERVIEW LOCATION BUY RENT

Gallery

BHK: 1, 2 BHK
Area: 332 - 610 sq.ft. (30.84 - 56.67 sq.m)
Possession: Mar-2026 (Ongoing)
Price Range: ₹ 36 L - 66.14 L
Property Type: Apartment
Launched Date: Apr-2022
RERA ID: P51700034679

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour	
1 BHK Apartment Availability*: Yes	NA	332 sq.ft (30.84 sq.m)	₹ 36 L	NA	NA
2 BHK Apartment Availability*: Yes	NA	610 sq.ft (56.67 sq.m)	₹ 66.14 L	NA	NA

Price Indicators

blox

Home > Properties in Thane > Properties in Bhiwandi > Vpm Jairaj Developers >

V.P.M. JAIRAJ DEVELOPERS

VPM Sai Raj Heights

Sai Raj Heights, Village- Dist, Kalyan - Bhiwandi Road, Themghar, Bhiwandi, Maharashtra 421308

₹36 L - 66.14 L

Overview Amenities Price & Floor Plan Locality Developer FAQs

Overview We proudly present VPM Sai Raj Heights, a stunning development that offers well-designed living quarters at affordable costs. With its stunning residences in Themgh... read more

Configuration 1 BHK, 2 BHK	RERA Carpet Area 332 - 610 sqft	<ul style="list-style-type: none"> ■ Three homes with open sides for spacious living. ■ Ample space for children to play, enhancing the quality of living.
Ready to possess 31 Mar, 2026	Avg. Price per sq ft ₹10,843	<ul style="list-style-type: none"> ■ Convenient access to key landmarks. ■ Proximity to schools, hospitals, educational institutions, restaurants, banks, and movie theaters for added convenience.
RERA ID P51700034679		

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Sales Instance nearby

271881 27-03-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. भिवंडी 1 दस्त क्रमांक : 2718/2024 नोदणी : Regn:63m
गावाचे नाव : टेमघर		
(1)विलेखाचा प्रकार	विक्री करारनामा	
(2)मोबदला	3425000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2061536.4	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनपइतर वर्णन : इतर माहिती: मौजे टेमघर,तालुका भिवंडी,जिल्हा ठाणे येथील सर्व्हे नं.120/2 पैकी,120/2 पैकी,120/2 पैकी,120/3पैकी,123/1/ब,123/1/क,123/1पैकी व 123/1/ड या जागेवरील ऑरनेट कॅलिस्टो फेज 4 मधील बिल्डींग/विंग ए मधील दहाव्या मजल्यावरील सदनिका नं.1011(1 बीएचके टाईप),क्षेत्र 37.57 चौ.मीटर कारपेट(रेरा)व अतिरिक्त टेरेस व बालकनी क्षेत्र 2.63 चौ.मीटर सह((Survey Number : 120/2पैकी व इतर :))	
(5) क्षेत्रफळ	40.20 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. ऑरनेट बिल्डकॉन डेव्हलपर्स तर्फे भागीदार मे. ऑरनेट इंफ्रा होल्डिंग प्रा.लि. तर्फे डायरेक्टर सुनील गुप्ता यांचे तर्फे क. ज. देणार ललित त्रिवेदी वय:-46 पत्ता:-प्लॉट नं: -, माळा नं: 2 रा मजला , इमारतीचे नाव: युनिट नं. 203, बी विंग, प्रमुख प्लाझा प्रिमायसेस, ब्लॉक नं: चकाला, अंधेरी पूर्व, मुंबई, रोड नं: कार्डीनल ग्रासियस रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-AAEFO1972D	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सिद्धार्थ अंबादास अम्बाडे वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 313/3ए, एस.बी.आय कॉलनी, ब्लॉक नं: उखारी पॉवर हाऊस, विवेकानंद वर्ड, जबलपूर, मध्य प्रदेश , रोड नं: -, ंआर्द्वीा प्रदेश, जबलपूर. पिन कोड:-482001 पॅन नं:-AQSPA9268L 2): नाव:-कुमुदिनी सिद्धार्थ अंबादे वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 313/3ए, एस.बी.आय कॉलनी, ब्लॉक नं: उखारी पॉवर हाऊस, विवेकानंद वर्ड, जबलपूर, मध्य प्रदेश, रोड नं: -, ंआर्द्वीा प्रदेश, जबलपूर. पिन कोड:-482001 पॅन नं:-BPQPA7131C	
(9) दस्तऐवज करून दिल्याचा दिनांक	16/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	16/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	2718/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	239750	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Sales Instance nearby

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सूची क्र.2

दुय्यम निबंधक : दु.नि. भिवंडी 1

दस्त क्रमांक : 1433/2024

नोंदणी :

Regn:63m

गावाचे नाव : टेमघर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	5100000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3374396.025
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनपइतर वर्णन : इतर माहिती: मौजे टेमघर ता भिवंडी जि ठाणे येथील सर्व्हेनंबर 116/1 पैकी,2 पैकी 118/7,9,11 पैकी,119/1 पैकी 2 पैकी 4,8 पैकी,या जागेवरील अरिहंत सिटी फेस 1 बिल्डींग नं डी सदनिका क्रमांक 603 साहवा मजला 691 चौ फुट म्हणजे 64.21 चौ मीटर अशी कारपेट मिळकत((Survey Number : 116/1 पैकी, 2 पैकी 118/7, 9 , 11 पैकी, 119/1 पैकी 2 पैकी 4, 8 पैकी116/1 P 2] ;))
(5) क्षेत्रफळ	691 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आशानंद एफ जैसवाल वय:-46 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वीर संभाजी नगर एल बी एस मार्ग बॉबे ओक्सिजनच्या समोर मुलुंड वेस्ट , महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-AGCPJ1725B 2): नाव:-नीलम आशानंद जैसवाल वय:-36 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: वीर संभाजी नगर एल बी एस मार्ग बॉबे ओक्सिजनच्या समोर मुलुंड वेस्ट , महाराष्ट्र, मुम्बई. पिन कोड:-400080 पॅन नं:-ANLPJ9092R
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सोवम्य प्रशांत राय वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: घर नं 102 एच विंग अरिहंत सिटी नियर साई बाबा मंदीर टेमघर ता भिवंडी , महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-FNKPR9453Q 2): नाव:-प्रशांत श्रीधरा राय वय:-42; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: घर नं 102 एच विंग अरिहंत सिटी नियर साई बाबा मंदीर टेमघर ता भिवंडी , महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-CGJPR0040N
(9) दस्तऐवज करुन दिल्याचा दिनांक	25/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	25/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	1433/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	357000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000



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148981	सूची क्र.2	दुय्यम निबंधक : दु.नि. भिवंडी 1	
27-03-2024		दस्त क्रमांक : 1489/2024	
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		Regn:63m	
गावाचे नाव : टेमघर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	4750000		
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3374868.9975		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनपइतर वर्णन : इतर माहिती: मौजे टेमघर ता. भिवंडी जी. ठाणे या जागेवरील सर्व्हे न.116/1 पै,2 पै,118/7,9,11पै,119/1पै,2पै,4,8पै या जागेवरील अरिहंत सिटी फेस 1,बिल्डिंग न. डी-1 मधील माळा न. आठवा सदनिका न. 803 क्षेत्र 691 चौ. फूट कार्पेट((Survey Number : 116/1 P,2 P,118/7,9,11P,119/1P,2P,4,8P ;))		
(5) क्षेत्रफळ	691 चौ.फूट		
(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:-अरिहंत इन्टरप्राईसेस तर्फे भागिदार पारसकुमार केसुलाल जैन - वय:-61 पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: अरिहंत सिटी , ब्लॉक नं: साई बाबा मंदिर जवळ , रोड नं: कल्याण भिवंडी रोड, टेमघर, महाराष्ट्र, THANE. पिन कोड:-421302 पॅन नं:-AAOFA9463H 2): नाव:-अरिहंत इन्टरप्राईसेस तर्फे भागिदार दानसिंह शेरसिंह मावरी - वय:-50 पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: अरिहंत सिटी , ब्लॉक नं: साई बाबा मंदिर जवळ , रोड नं: कल्याण भिवंडी रोड, टेमघर, महाराष्ट्र, THANE. पिन कोड:-421302 पॅन नं:-AAOFA9463H		
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नवीन जया अमीन वय:-32; पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: जीवन ज्योति बिल्डिंग,पहिला मजला,शिवाजी चौक, शिवाजी पुतळा समोर,भिवंडी,ठाणे , ब्लॉक नं: .. रोड नं: .. महाराष्ट्र, THANE. पिन कोड:-421302 पॅन नं:-ARVPA4096N 2): नाव:-दिव्या महाबळ पुजारी उर्फ दिव्या नवीन अमीन वय:-28; पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: जीवन ज्योति बिल्डिंग,पहिला मजला,शिवाजी चौक, शिवाजी पुतळा समोर,भिवंडी,ठाणे , ब्लॉक नं: .. रोड नं: .. महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-CKBPP4202L		
(9) दस्तऐवज करून दिल्याचा दिनांक	12/12/2023		
(10)दस्त नोंदणी केल्याचा दिनांक	29/01/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	1489/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	332500		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		

Sales Instance nearby

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4024351	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.भिवंडी 2	
27-03-2024		दस्त क्रमांक : 4024/2024	
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गावाचे नाव : टेमघर			
(1)विलेखाचा प्रकार	करारनामा		
(2)मोबदला	3169310		
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1893391.5		
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनपइतर वर्णन ; इतर माहिती: , इतर माहिती: मौजे टेमघर तालुका भिवंडी जिल्हा ठाणे येथील सर्व्हे नं. 107/1 व इतर या जागेवरील सर्वोदय ग्रीनस फेज 2 बिल्डिंग नं. 2 मधील 4 था मजल्यावरील सदनिका क्रमांक 410 चे क्षेत्र 407 चौरस फुट म्हणजेच 37.83 चौरस मिटर कारपेट(रेरा)((Survey Number : 107/1 व इतर ;))		
(5) क्षेत्रफळ	407 चौ.फूट		
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. गिरीराज रिप्लिटर्स तर्फे भागीदार जेनिश एम. शाह तर्फे क. ज. देणार मयूर अरविंद भानुशाली वय:-32 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 103, मारोतराव भवन, डॉ. मुसे रोड, तलाव पाली, ठाणे,, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAKFG6503C		
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नेत्रा ज्ञानेश्वर मनोरे वय:-49; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 218, जानकी निवास, विठ्ठल मंदिर च्या मागे, वाणी आळी, भिवंडी., रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421308 पॅन नं:-CBGPM2381H 2): नाव:-प्रणव ज्ञानेश्वर मनोरे वय:-21; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: 218, जानकी निवास, विठ्ठल मंदिर च्या मागे, वाणी आळी, भिवंडी., रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421308 पॅन नं:-GGKPM3545Q		
(9) दस्तऐवज करुन दिल्याचा दिनांक	20/03/2024		
(10)दस्त नोंदणी केल्याचा दिनांक	20/03/2024		
(11)अनुक्रमांक,खंड व पृष्ठ	4024/2024		
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	221900		
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000		
(14)शेरा			

Price Indicators Projects nearby Locality

HOUSING.COM Buy In Thane ▾

+ Add

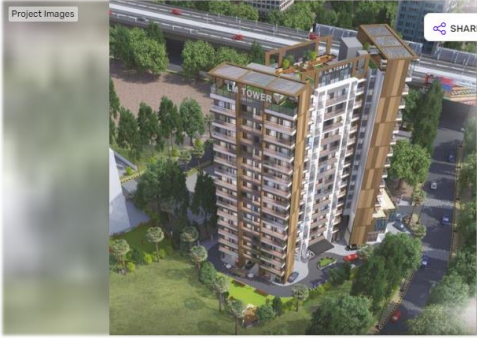
Download App

Home / Thane / Beyond Thane / Bhiwandi / L M Tower Last updated: Mar 20, 2024 ⓘ


L M Tower RERA

By L M REALTY
Bhiwandi, Beyond Thane, Thane


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Project Images



Project Images



Project Images

1, 2 BHK Apartments
Configurations

Aug, 2023
Possession Starts

₹8.50 K/sq.ft
Avg. Price

420.00 sq.ft. - 590.00 sq.ft.
(Carpet Area)
Sizes ⓘ

HOUSING.COM Buy In Thane ▾

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Home / Thane / Beyond Thane / Bhiwandi / Yogi Belleza Last updated: Mar 23, 2024 ⓘ


Yogi Belleza RERA

By YOGI ENTERPRISES
Bhiwandi, Beyond Thane, Thane


[Contact Sellers](#)



Project Images



Project Images



Project Images

1, 2 BHK Apartments
Configurations

Dec, 2027
Possession Starts

₹9.16 K/sq.ft
Avg. Price

310.00 sq.ft. - 542.00 sq.ft.
(Carpet Area)
Sizes ⓘ

Price Indicators Projects nearby Locality

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Home / Thane / Beyond Thane / Bhiwandi / Squarefeet Regal Square Phase 4 Tower 8 And 1 Last updated: Mar 26, 2024

Squarefeet Regal Square Phase 4 Tower 8 And 1 RERA

By SQUARE FEET GROUP
Bhadwad Sonale Road, Near Chhatrapati Shivaji Maharaj Stadium, Bhiwandi, Beyond Thane, Thane

Project Images

SHARE SAVE

Project Images

+
11 more

₹28.28 L - 42.81 L | ₹7.21 K/sq.ft

EMI starts at ₹14.98 K

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

Contact Seller

1, 2 BHK Apartments
Configurations

Dec, 2026
Possession Starts

₹7.21 K/sq.ft
Avg. Price

402.00 sq.ft. - 580.00 sq.ft.
(Carpet Area)
Sizes

HOUSING.COM Buy In Mumbai

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Home / Thane / Beyond Thane / Bhiwandi / Happy Home Sarvoday Greens Phase 2 Tower No 2 Last updated: Mar 20, 2024

Happy Home Sarvoday Greens Phase 2 Tower No 2 RERA

By HAPPY HOME GROUP
Bhiwandi, Beyond Thane, Thane

Project Images

SHARE SAVE

Project Images

+
1 more

₹37.46 L - 56.47 L | ₹9.43 K - 9.92 K/sq.ft

EMI starts at ₹19.83 K

All Inclusive Price

Contact Developer

1, 2 BHK Apartments
Configurations

Dec, 2025
Possession Starts

₹9.43 K - 9.92 K/sq.ft
Avg. Price

397.00 sq.ft. - 569.00 sq.ft.
(Carpet Area)
Sizes

Price Indicators Projects nearby Locality

HOUSING.COM Buy In Thane

Bhiwandi

Home / Thane / Bhiwandi / Apartment for Sale in Bhiwandi / 2 BHK Flat

2 BHK Flat

By L M REALTY

L M Tower, Saravali, Bhiwandi, Thane

OFFERS Zero brokerage Know More

₹45.0 L EMI starts at ₹23.83 K

₹4.21 K/sq.ft

Contact Seller

Others

1070 sq.ft Built Up Area

₹4.21 K/sq.ft Avg. Price

2 BHK Configuration

31st Dec. 2025 Possession status

Higher of 14 floors

West facing Facing

Unfurnished Furnishing

99 acres

Buy Thane Outskirts

All Photos

Outdoors

Home > Projects in Thane Outskirts > Kalyan > Kalyan West > Mahadev Belpatra

Mahadev Belpatra

Kalyan West, Thane

View Number

REERA No Brokerage +10 Top Facilities

CONSTRUCTION STATUS

New Launch

Completion in May, 2026

Download Brochure

₹ 28.43 - 39.17 L + Charges


PRICE RANGE

1, 2 BHK Apartment


1 BHK Apartment	2 BHK Apartment
Carpet Area 457 - 482 sq.ft. (42.46 - 44.78 sq.m.)	Carpet Area 589 - 629 sq.ft. (54.72 - 58.44 sq.m.)
₹ 28.43 - 30 L + Charges	₹ 36.73 - 39.17 L + Charges

Price Indicators Projects nearby Locality

NOBROKER
Pay Rent Post Your Property Sign up



1 BHK Flat In Siddhi Sai Apartment For Sale In Bhiwandi
Temghar / Near S.K.Wheels Maruti Showroom Bhiwandi



Loan Verified


₹ 35 Lacs
Negotiable









₹ 20,060/Month
Estimated EMI

685
Sq.Ft.


Home / Flats for Sale in Mumbai / Flats for Sale in Temghar / 1bhk Flat for Sale in Temghar / Property Details

Photos Location
Shortlist




 1 Bedroom <small>No. of Bedroom</small>	 Mar 16, 2024 <small>Posted On</small>
 1 Bathroom <small>No. of Bathroom</small>	 Immediately <small>Possession</small>
 2 <small>Balcony</small>	 Siddhi Sai Apartment <small>Apartment</small>
 Bike and Car <small>Parking</small>	 Full <small>Power Backup</small>


[Get Owner Details](#)

 Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

 Price trends by NBEstimate

NOBROKER
Pay Rent Post Your Property Sign up



2 BHK Flat In Labbh Encalve For Sale In Temghar
Temghar/ bhiwandi near shiv sena sakhra

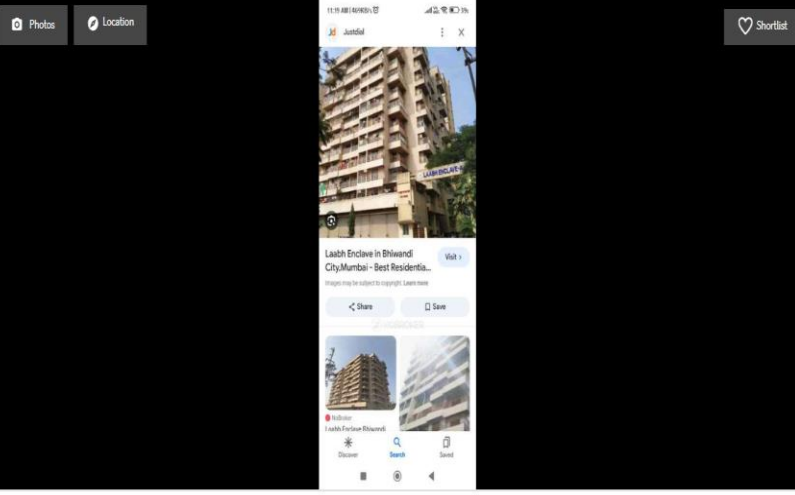
₹ 52 Lacs
Negotiable









₹ 29,803/Month
Estimated EMI

920
Sq.Ft.


Home / Flats for Sale in Mumbai / Flats for Sale in Temghar / 2bkh Flat for Sale in Temghar / Property Details

Photos Location
Shortlist




 2 Bedroom <small>No. of Bedroom</small>	 Dec 7, 2023 <small>Posted On</small>
 2 Bathroom <small>No. of Bathroom</small>	 Immediately <small>Possession</small>
 3 <small>Balcony</small>	 Labbh Encalve <small>Apartment</small>
 Car <small>Parking</small>	 Full <small>Power Backup</small>

[Get Owner Details](#)

 Report what was not correct in this property

Listed by Broker
Sold Out
Wrong Info

 Price trends by NBEstimate

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 : 27.03.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director


Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Auth. Sign. 

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)

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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 27.03.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 22.03.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. VPM Jairaj Developers.
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 Suraj Zore – 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 – 22.03.2024 Valuation Date – 27.03.2024 Date of Report – 27.03.2024
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 **27th 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. VPM Jairaj Developers**. 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. VPM Jairaj Developers..** 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.

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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