

PROJECT VALUATION REPORT



Details of the property under consideration:

Name of Project: "Shreeji Heights"

"Shreeji Heights", Proposed Redevelopment of existing building known as Ram Niwas, Nath Niwas, & Gool Sorab on Plot bearing CTS. No. 802, 803 & 804, Khetwadi 7th Lane, Girgaon Division, Girgaon, Mumbai – 400 004, State – Maharashtra, Country – India

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Latitude Longitude: 18°57'31.2"N 72°49'23.5"E

Valuation Done for:

State Bank of India

SME Chembur Branch

Unit No. 11, Building No. 11, Ground Floor, Corporate Park, Sion Trombay Road, Chembur, Mumbai, Pin Code – 400 071, State - Maharashtra, Country – India.



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



Vastu/SBI/Mumbai/12/2023/5775/2304131
22/15-360-PY
Date: 15.12.2023

To,
The Branch Manager,
State Bank of India
SME Chembur Branch
Unit No. 11, Building No. 11,
Ground Floor, Corporate Park,
Sion Trombay Road, Chembur,
Mumbai, Pin Code – 400 071,
State - Maharashtra, Country – India.

Sub: Project Valuation for "**Shreeji Heights**" at Girgaon, Mumbai, Pin Code – 400 004.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Shreeji Heights**", Proposed Redevelopment of existing building known as Ram Niwas, Nath Niwas, & Gool Sorab on Plot bearing CTS. No. 802, 803 & 804, Khetwadi 7th Lane, Girgaon Division, Girgaon, Mumbai – 400 004, State – Maharashtra, Country – India.

M/s. Anupam Creation, a Partnership Firm. The firm is in operation for over the last 10 to 15 years, M/s. Anupam Creation, a Builders & Developers has created a history of success by building a robust portfolio for itself by delivering dream homes to affordable homes in and around Mumbai area.

M/s. Anupam Creation is Proposed Redevelopment of existing building known as Ram Niwas, Nath Niwas, & Gool Sorab on Plot bearing CTS. No. 802, 803 & 804, Khetwadi 7th Lane, Girgaon Division, Girgaon, Mumbai – 400 004, State – Maharashtra, Country – India. Project is comprising Commercial cum Residential of Rehab cum Sale Building.

Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1st to 22nd Upper Floors with total RERA carpet area of 61,243.72 Sq. Ft. which consists 1 BHK, 2 BHK, 3 BHK, 4 BHK, Store rooms and Shops units with 26 nos. of Sell flats, 50 Tenant Flats, 2 Land Owner Flats, 4 Tenant Shops & 1 Store Room providing with Society Office, & Other Amenities.



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In this regard, SBI, SME Chembur Branch, Unit No. 11, Building No. 11, Ground Floor, Corporate Park, Sion Trombay Road, Chembur, Mumbai, Pin Code – 400 071, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Project Valuation of the said project.

Our analysis of the project valuation is enclosed in this report. This Report forms an integral whole and cannot be split in parts. The outcome of the report/ study can only lead to proper conclusions if the Report as a whole is taken into account.

The information used by Vastukala Consultants (I) Pvt. Ltd. (VCIPL) in preparing this report has been obtained from a variety of sources and other relevant documents provided by the client & bank. As agreed, we have performed our project valuation exercise with the data available related to the business, considering the market prospects and projections. Our results are dependent on documents provided by client & bank, the underlying assumptions, which has been analyzed at a broader level by VCIPL while assessing their reasonableness.

Sale Realisation from the Project is ₹ 116.68 Cr. and Net Present Value of the project as on date is ₹ 38.74 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj
Chalikwar
DN: cn=Manoj Chalikwar,
o=Vastukala Consultants (I) Pvt.
Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.23 14:31:37 +0530

Auth. Sign.

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PROJECT VALUATION REPORT OF "Shreeji Heights"

"Shreeji Heights", Proposed Redevelopment of existing building known as Ram Niwas, Nath Niwas, & Gool Sorab on Plot bearing CTS. No. 802, 803 & 804, Khetwadi 7th Lane, Girgaon Division, Girgaon, Mumbai – 400 004, State – Maharashtra, Country – India

Latitude Longitude: 18°57'31.2"N 72°49'23.5"E

NAME OF DEVELOPER: M/s. Anupam Creation

Pursuant to instructions from State Bank of India, SME Chembur Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **04th December 2023** for approval of project finance purpose.

1. Location Details:

Proposed Redevelopment of existing building known as Ram Niwas, Nath Niwas, & Gool Sorab on Plot bearing CTS. No. 802, 803 & 804, Khetwadi 7th Lane, Girgaon Division, Girgaon, Mumbai – 400 004. It is about 1.20 Km. travelling distance from Charni Road Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

2. Developer Details:

Name of builder	M/s. Anupam Creation
Project Registration Number	P51900052017
Register office address	M/s. Anupam Creation 2 nd Floor, Anupam Residency Building, V. P. Road, Prathna Samaj, Girgaon, Mumbai – 400 004, State - Maharashtra, Country – India
Contact Numbers	Contact Person: Mr. Yogesh (Accountant) Mobile No. +91 9920825249 Mr. Deepak Agarwal (Consultants) Mobile No. +91 88986 49465
E – mail ID and Website	

3. Boundaries of the Property:

Direction	Sale Building
On or towards North	Golawala Building
On or towards South	7 th Lane Road
On or towards East	Khatri Mansion
On or towards West	Shree Ganesh Apartment



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Thane Nanded Indore Raipur
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Vastukala Consultants (I) Pvt. Ltd.121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

To,
The Branch Manager,
State Bank of India
SME Chembur Branch
 Unit No. 11, Building No. 11, Ground Floor,
 Corporate Park, Sion Trombay Road,
 Chembur, Mumbai – 400 071,
 State - Maharashtra, Country – India.

VALUATION REPORT (IN RESPECT OF PROJECT FINANCE)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, SME Chembur Branch, to assess Fair Market value of the Project for bank loan purpose.
2.	a)	Date of inspection : 04.12.2023
	b)	Date on which the valuation is made : 15.12.2023
3.	List of documents produced for perusal	
	1. Copy of Indenture Agreement dated 29.11.1990 between Jamila Syed Rehman Khan and Smt. Vasu Manjeshwar (The Vendors) and Dhirajlal Amichand Shah & Others (The Purchasers).	
	2. Copy of Conveyance Deed dated 10.05.2001 between Bhaskar Bapulal Shah & Other (The Vendors) and Rafia Mohamed Iqbal Jumani & 4 Others (The Purchasers).	
	3. Copy of Conveyance Deed dated 28.01.2021 Mrs. Rafia Mohamed Iqbal Jumani & 2 Others (The Vendors) and M/s. Anupam Creation (The Purchasers) through registered agreement vide No. BBE-4-1460/2021 dated 28.01.2021	
	4. Copy of Conveyance Deed dated 07.12.2021 between Mr. Bharat Dhirajlal Shah & 2 Others (The Vendors) and M/s. Anupam Creation (The Purchasers) through registered agreement vide No. BBE – 4 - 16805/2021 dated 07.12.2021	
	5. Copy of Conveyance Deed dated 07.12.2021 between Mr. Bharat Dhirajlal Shah & 2 Others (The Vendors) and M/s. Anupam Creation (The Purchasers) through registered agreement vide No. BBE – 4 - 16803/2021 dated 07.12.2021	
	6. Copy of Indemnity Deed dated 10.12.2018 between Mr. Bharat Dhirajlal Shah & 2 Others (The Obligors) and The Collector of Mumbai/City survey and Superintendent of Land Records of Mumbai and Sub Registrar Office of Assurances at Mumbai (The Obligees) through registered agreement vide No. BBE – 4 –11032/2018 dated 10.12.2018	
	7. Copy of Approved Plan No. P-12578/2022/(802 And Other)/D Ward/GIRGAUM/1/New dated 16.11.2022 issued by Municipal Corporation of Greater Mumbai (MCGM). Approved Upto: Basement + Ground Floor + 1st to 22nd Upper Floors	
	8. Copy of 1 st Commencement Certificate No. P-12578/2022/(802 And Other)/D Ward/GIRGAUM/CC/1/New dated 11.04.2023 valid upto 10.04.2024 issued by Municipal Corporation of Greater Mumbai (MCGM). (This CC is endorsed for the work up to Plinth Level only as per IOD issued dated 16.11.2022).	
	9. Copy of 2 nd Commencement Certificate No. P-12578/2022/(802 And Other)/D Ward/GIRGAUM/FCC/1/New dated 08.12.2023 valid upto 10.04.2024 issued by Municipal Corporation of Greater Mumbai (MCGM). (This CC is endorsed for the work up to top of 22nd Floor + LMR + OHT i.e., CC for entire work as per IOD issued dated 16.11.2022).	
	10. Copy of No Objection Certificate NO. R/NOC/F-2811/4478/MBR &R Board-2022 dated 14.06.2022	



	issued by Maharashtra Housing and Area Development Authority (MHADA).																	
	11. Copy of CA Certificate dated 15.11.2023 issued by SC Vora & Co.																	
	12. Copy of RERA Certificate RERA No. P51900052017 dated 19.07.2023 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).																	
	13. Copy of Title Report dated 27.04.2023 issued by Sunil S. Vichare.																	
	Project Name (with address & phone nos.)	:	"Shreeji Heights", Proposed Redevelopment of existing building known as Ram Niwas, Nath Niwas, & Gool Sorab on Plot bearing CTS. No. 802, 803 & 804, Khetwadi 7th Lane, Girgaon Division, Girgaon, Mumbai – 400 004, 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. Anupam Creation 2nd Floor, Anupam Residency Building, V. P. Road, Prathna Samaj, Girgaon, Mumbai – 400 004, State - Maharashtra, Country – India <u>Contact Person:</u> Mr. Yogesh (Accountant) Mobile No. +91 99208 25249 Mr. Deepak Agarwal (Consultants) Mobile No. +91 88986 49465															
5.	Brief description of the property (Including Leasehold / freehold etc.): Freehold land																	
	<p>About Project: Anupam Shreeji Heights is among the newest addresses for homebuyers. This is an under – construction project right now, and is expected to be delivered by Dec, 2030. It has a variety of options to choose from that too in a varied budget range. Anupam Shreeji Heights South Mumbai is a RERA registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P51900052017.</p> <p>TYPE OF THE BUILDING:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>"Shreeji Heights"</td> <td>Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1st to 22nd Upper Floors as per approved plan.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETEION:</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> <th>Percentage of construction cost incurred till 30.11.2023</th> </tr> </thead> <tbody> <tr> <td>Rehab cum Sale Building</td> <td>Plinth work is completed</td> <td>10.00%</td> <td>9.00%</td> </tr> </tbody> </table> <p>PROPOSED DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is 31.12.2030 (As per RERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> <p>PROPOSED PROJECT AMENITIES:</p> <table border="1"> <tr> <td>Vitrified flooring tiles in all rooms</td> </tr> <tr> <td>Granite Kitchen platform with Stainless Steel Sink</td> </tr> <tr> <td>Powder coated aluminum sliding windows with M.S. Grills</td> </tr> </table>			Building	Number of Floors	"Shreeji Heights"	Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1 st to 22 nd Upper Floors as per approved plan.	Building	Present stage of Construction	Percentage of work completion	Percentage of construction cost incurred till 30.11.2023	Rehab cum Sale Building	Plinth work is completed	10.00%	9.00%	Vitrified flooring tiles in all rooms	Granite Kitchen platform with Stainless Steel Sink	Powder coated aluminum sliding windows with M.S. Grills
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"Shreeji Heights"	Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1 st to 22 nd Upper Floors as per approved plan.																	
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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			
	Fire Fighting System			
	Car Parking			
	Indoor Games Room			
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	-
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	CTS. No. 802, 803 & 804
	d)	Ward / Taluka	:	Girgaon Division, Taluka – Mumbai
	e)	Mandal / District	:	District – Mumbai
7.	Postal address of the property		:	"Shreeji Heights", Proposed Redevelopment of existing building known as Ram Niwas, Nath Niwas, & Gool Sorab on Plot bearing CTS. No. 802, 803 & 804, Khetwadi 7th Lane, Girgaon Division, Girgaon, Mumbai – 400 004, State – Maharashtra, Country – India
8.	City / Town		:	Girgaon, Mumbai
	Residential area		:	Yes
	Commercial area		:	Yes
	Industrial area		:	No
9.	Classification of the area		:	
	i) High / Middle / Poor		:	Higher Middle Class
	ii) Urban / Semi Urban / Rural		:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality		:	Girgaon, Mumbai Municipal Corporation of Greater Mumbai (MCGM)
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area		:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated		:	N.A.
13.	Boundaries of the property	As per Agreement	As per RERA Certificate	As per Site
	North	Information not available	CS No. 805	Golawala Building
	South	Information not available	CS No. 806	Khetwadi 7 th Lane Road
	East	Information not available	797 to 1800	Khatri Mansion
	West	Information not available	Khetwadi 7 th Lane	Shree Ganesh Apartment
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°57'31.2"N 72°49'23.5"E

14.	Extent of the site	:	Net Plot area = 649.34 Sq. M. Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Net Plot area = 649.34 Sq. M.
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	:	Higher 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 cum Commercial
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. P-12578/2022/(802 And Other)/D Ward/GIRGAUM/1/New dated 16.11.2022 issued by Municipal Corporation of Greater Mumbai (MCGM). Approved Upto: Basement + Ground Floor + 1st to 22nd Upper Floors
10.	Corner plot or intermittent plot?	:	Intermittent Plot
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Bituminous Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Road of 12 M wide road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	:	Connected to Municipal sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developed area
19.	Special remarks, if any like threat of acquisition of land for publics 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	:	Net Plot area = 649.34 Sq. M.
	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	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.

	in the areas)	
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	: ₹ 81,720.00 per Sq. M. for Land ₹ 1,82,330.00 per Sq. M. for Residential Flat ₹ 2,41,000.00 per Sq. M. for Commercial Shop
5	Assessed / adopted rate of valuation	: As per table attached to the report
6	Estimated value of land	: As per table attached to the report
Part – B (Valuation of Building)		
1	Technical details of the building	:
	a) Type of Building (Residential / Commercial / Industrial)	: Residential cum Commercial
	b) Type of construction (Load bearing / RCC / Steel Framed)	: R.C.C. Framed structure
	c) Year of construction	: Building Construction work is in progress
	d) Number of floors and height of each floor including basement, if any	:
	Building	Number of Floors
	"Shreeji Heights"	Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Ground Floor + 1 st to 22 nd Upper Floors as per approved plan.
	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	: 1. Copy of Approved Plan No. P-12578/2022/(802 And Other)/D Ward/GIRGAUM/1/New dated 16.11.2022 issued by Municipal Corporation of Greater Mumbai (MCGM). Approved Upto: Basement + Ground Floor + 1st to 22nd Upper Floors 2. Copy of 1 st Commencement Certificate No. P-12578/2022/(802 And Other)/D Ward/GIRGAUM/CC/1/New dated 11.04.2023 valid upto 10.04.2024 issued by Municipal Corporation of Greater Mumbai (MCGM). (This CC is endorsed for the work up to Plinth Level only as per IOD issued dated 16.11.2022). 3. Copy of 2 nd Commencement Certificate No. P-12578/2022/(802 And Other)/D Ward/GIRGAUM/FCC/1/New dated 08.12.2023 valid upto 10.04.2024 issued by Municipal Corporation of Greater Mumbai (MCGM). (This CC is endorsed for the work up to top of 22nd Floor + LMR + OHT i.e., CC for entire work as per IOD issued dated 16.11.2022).
	h) Approved map / plan issuing authority	: Municipal Corporation of Greater Mumbai (MCGM)
	i) Whether genuineness or authenticity of approved map / plan is verified	: Verified
	j) Any other comments by our empanelled valuers on authentic of approved plan	: N.A.



Specifications of construction (floor-wise) in respect of

Sr. No.	Description	
1.	Foundation	: Proposed R.C.C. Footing
2.	Basement	: Yes, Building Construction work is in progress
3.	Superstructure	: Proposed as per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	: Proposed
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	Special finish as marble, granite, wooden paneling, grills etc.	: N.A. Building Construction work is in progress
9.	Roofing including weather proof course	: N.A. Building Construction work is in progress
10.	Drainage	: Proposed
2.	Compound Wall	:
	Height	: N.A. Building Construction work is in progress
	Length	:
	Type of construction	:
3.	Electrical installation	: N.A. Building Construction work is in progress
	Type of wiring	:
	Class of fittings (superior / ordinary / poor)	:
	Number of light points	: N.A. Building Construction work is in progress
	Fan points	:
	Spare plug points	:
	Any other item	: -
4.	Plumbing installation	:
	a) No. of water closets and their type	:
	b) No. of wash basins	:
	c) No. of urinals	: N.A. Building Construction work is in progress
	d) No. of bath tubs	:
	e) Water meters, taps etc.	:
	f) Any other fixtures	:

Remarks:

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 below table attached in the report
Part – B	Building	:	
	Land development	:	
Part – C	Compound wall	:	
Part - D	Amenities	:	
Part – E	Pavement	:	
Part – F	Services	:	

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Area Statement as per Approved Plan

A	AREA STATEMENT	In Sq. M.		
1	Area of Plot (Plot Area of CS No. 802 = 306.02 Sq. M. + Plot Area of CS No. 803 = 239.97 Sq. M. + Plot Area of CS No. 804 = 139.63 Sq. M.)	685.62		
a	Area of Reservation in plot	-		
b	Area of Road Set back	36.28		
c	Any Reservation	-		
2	Deduction for	-		
A	For Reservation / Road Area	-		
a	Road Setback Area to be handed over (100%) (Regulation No. 16)	-		
b	Proposed DP Road to be handed over (100%) (Regulation No. 16)	-		
c i)	Reservation area to be handed over (100%) (Regulation No. 17)	-		
c ii)	Reservation area to be handed over as per AP (Regulation No. 17)	-		
B	For Amenity area	-		
a	Area of amenity plot / plots to be handed over as per DCPR 14(A)	-		
b	Area of amenity plot / plots to be handed over as per DCPR 14(B)	-		
c	Area of amenity plot / plots to be handed over as per DCPR 35 (abeyance)	-		
C	Deductions for existing BUA to be retained if any / land component of existing BUA / existing BUA as per regulation under which the development was allowed	-		
3	Total deductions: $[2(A) + 2(B)] + (C)$ as and when applicable]	36.28		
4	Balance area of plot (1 - 3)	649.34		
5	Additions for Floor Space Index	-		
2a	100%	36.28		
2b	100%	-		
	Plot area under development after areas to be handed over to MCGM / appropriate authority as per Sr. No. 4 above	-		
6	Total Area (4 + 5)	685.62		
7	Zonal basic FSI (0.50 or 0.75 or 1 or 1.33 or 3 or incentive as per DCPR 33 (7)) (As per Table - III) appropriate authority as per Sr. No. 4 above	INCENTIVE		
8	Floor Space Index Permissible as per DCPR 33 97) (As per Table III)	4,910.43		
9	Built Up equal to area of land handed over as per Regulation 30(A)	-		
i	As per 2(A) and 2(B) except 2 (A) (c) (ii) above with in cap of "Admissible TDR" as column 6 of table - 12 on remaining / balance plot.)	-		
ii	In case of 2 (A) (c) ii permissible over and above permissible BUA on remaining / balance plot	-		
10	Built up area in lieu of cost of construction of built-up area amenity to be handed over (within the limit of permissible BUA on remaining plot)	-		
11	Built up area due to Additional FSI on payment premium as per Table No. 12 of regulations no. 30(A) on remaining /balance plot	-		
12	Built up area due to admissible TDR as per Table No. 12 of regulations no. 30(A) and 32 on remaining /balance plot	-		
13	Permissible BUA as per Incentive FSI	4,910.43		
14	Proposed BUA	4,910.43		
14A	Existing Floor Area	-		
14B	Purely residential built-up area	4,792.88		
14C	Remaining non - residential built-up area	117.55		
15	Fungible compensatory area as per regulation no. 31 (3)	Permissible	Proposed	
a	Permissible / proposed fungible compensatory area for rehab component without charging premium	REHAB RESI.	863.41	677.31
		REHAB N. R.	41.14	38.48
		TOTAL	904.55	715.79
b	Permissible / proposed fungible compensatory area by	SALE RESI.	814.10	810.98

	charging premium	SALE N. R.	-	-
		TOTAL	814.10	810.98
	Total fungible built-up area vides dcr 33(3) = (15a + 15b)		1,718.65	1,526.77
16	Total Built – up area proposed including fungible compensatory area (14 + 15)		6,629.08	6,437.20
	Rehab Deficit Area			188.76
	Sale Balance Area			3.12
17	FSI consumed on Gross Plot [14/1]			7.16
(II)	Other requirements			-
(A)	Reservation / Designation			-
a)	Name of reservation			-
b)	Area of reservation affecting the plot			-
c)	Area of reservation land to be handed / handed over as per regulation no. 17			-
d)	Built-up area of amenity to be handed over as per regulation no. 17			-
e)	Area / Built-up area of designation			-
(B)	Plot area / built-up amenity to be handed over as per regulation no.			-
i)	14 (A)			-
ii)	14 (B)			-
iii)	15			-
(C)	Requirement of recreational open space in layout / plot as per regulation no. 27			As per Statement
(D)	Tenement Statement			
i)	Proposed built – up area			
ii)	Less deduction of non – residential area (shop, etc.)			
iii)	Area available for tenements [(i) minus (ii)]			
iv)	Tenements permissible (Density of tenements / hectare)			
v)	Total number of tenements proposed on the plot			
(E)	Parking Statement			
i)	Parking required by regulations for Car Scooter / Motor cycle outsiders (visitors)			
ii)	Covered garage permissible			
iii)	Covered garages proposed Car / Scooter / Motor Cycle Outsiders (visitors)			
iv)	Total parking provided			
(F)	Transport Vehicles Parking			
i)	Spaces for transport vehicles parking required by regulations			
ii)	Total no. of transport vehicles parking spaces provided			

CA Certificate dated 15.12.2023 cost incurred till 30.11.2023 issued by

M/s. S C Vora & Co.

Cost of Project	Project Cost (Amount in ₹ Cr.)	Incurred till Nov - 23 (Amount in ₹ Cr.)	To be Incurred Cost (Amount in ₹ Cr.)
Land Cost	1.48	1.48	-
Rent and Corpus Cost	5.87	2.24	3.63
Approval & Statutory Cost	9.69	7.83	1.86
Construction Cost	33.72	3.10	30.62
Professional & Legal Fees	1.76	0.42	1.34
Admin & Other Cost	2.40	0.03	2.40
Sales & Marketing Cost	3.00	-	2.97
Interest on loan (IDC)	4.03	-	4.03
Total	61.95	15.10	46.85

Construction Area as per Approved Plan**Rehab cum Sale Building:**

Sr. No.	Floor	Built Up Area in Sq. M.	Free FSI / Premium FSI Area in Sq. M.						Total Construction Area in Sq. M.
			Staircase / Lift / Lobby Area	Refuge Area	Parking Tower	Other Area	Duct Area	Amenities Area	
1	Basement	-	79.48	-	69.70	87.71	-	128.75	365.64
2	Ground Floor	176.04	79.48	-	69.70	18.88	0.36	21.18	365.64
3	1st Floor	232.42	60.97	-	69.59	27.62	2.66	-	393.26
4	2nd Floor	231.04	60.97	-	69.59	27.62	2.66	-	391.88
5	3rd Floor	231.04	60.97	-	69.59	27.62	2.66	-	391.88
6	4th Floor	231.04	60.97	-	69.59	27.62	2.66	-	391.88
7	5th Floor	231.04	60.97	-	69.59	27.62	2.66	-	391.88
8	6th Floor	231.04	60.97	-	69.59	27.62	2.66	-	391.88
9	7th Floor	231.04	60.97	-	69.59	27.62	2.66	-	391.88
10	8th Floor	171.82	55.95	84.55	69.59	23.95	2.66	-	408.52
11	9th Floor	251.35	60.97	-	69.59	23.95	2.66	-	408.52
12	10th Floor	255.30	60.97	-	69.59	23.95	2.66	-	412.47
13	11th Floor	334.77	51.09	-	-	27.01	2.66	-	415.53
14	12th Floor	334.77	51.09	-	-	27.01	2.66	-	415.53
15	13th Floor	334.77	51.09	-	-	27.01	2.66	-	415.53
16	14th Floor	342.27	43.89	-	-	27.01	2.66	-	415.83
17	15th Floor	243.38	43.89	106.55	-	27.01	1.44	-	422.27
18	16th Floor	348.71	43.87	-	-	27.01	2.66	-	422.25
19	17th Floor	337.56	43.87	-	-	27.01	2.66	-	411.10
20	18th Floor	337.56	43.87	-	-	27.01	2.66	-	411.10
21	19th Floor	337.56	43.87	-	-	27.01	2.66	-	411.10
22	20th Floor	337.56	43.87	-	-	27.01	2.66	-	411.10
23	21st Floor	337.56	43.87	-	-	27.01	2.66	-	411.10
24	22nd Floor	337.56	43.87	-	-	27.01	2.66	-	411.10
25	OHT / LMR	-	43.87	-	-	-	-	-	43.87
Total Area in Sq. M.		6,437.20	1,355.65	191.10	835.30	695.96	57.66	149.93	9,722.80
			STACK PARKING Nos.						49.00

The floor wise Area Statement of the Project is as table below:**Rehab Cum Sale Building:**

Sr. No.	Floor No	Flat No. / Shop No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Sold / Unsold / Tenant
1	Ground	1	Shop	55.00	592.02	651.22	Tenant
2	Ground	2	Shop	61.15	658.22	724.04	Tenant
3	Ground	3	Shop	11.58	124.65	137.11	Tenant
4	Ground	4	Shop	11.50	123.79	136.16	Tenant
5	Ground	5	Store Room	9.15	98.49	108.34	Society
6	1st Floor	101	1 BHK	40.20	432.71	475.98	Tenant
7	1st Floor	102	1 BHK	40.60	437.02	480.72	Tenant
8	1st Floor	103 & 104	3 BHK	78.40	843.90	928.29	Tenant
9	1st Floor	105	1 BHK	38.40	413.34	454.67	Tenant
10	2nd Floor	201	1 BHK	40.20	432.71	475.98	Tenant
11	2nd Floor	202	1 BHK	40.60	437.02	480.72	Tenant
12	2nd Floor	203 & 204	3 BHK	78.40	843.90	928.29	Tenant
13	2nd Floor	205	1 BHK	38.40	413.34	454.67	Tenant
14	3rd Floor	301 & 302	3 BHK	81.55	877.80	965.58	Tenant
15	3rd Floor	303 & 304	3 BHK	78.40	843.90	928.29	Tenant
16	3rd Floor	305	1 BHK	38.40	413.34	454.67	Tenant
17	4th Floor	401	1 BHK	40.20	432.71	-	Tenant
18	4th Floor	402	1 BHK	40.60	437.02	480.72	Tenant
19	4th Floor	403	1 BHK	38.80	417.64	459.41	Tenant
20	4th Floor	404	1 BHK	38.90	418.72	460.59	Tenant
21	4th Floor	405	1 BHK	38.40	413.34	454.67	Tenant
22	5th Floor	501	1 BHK	40.20	432.71	475.98	Tenant
23	5th Floor	502	1 BHK	40.60	437.02	480.72	Tenant
24	5th Floor	503	1 BHK	38.80	417.64	459.41	Tenant
25	5th Floor	504	1 BHK	38.90	418.72	460.59	Tenant
26	5th Floor	505	1 BHK	38.40	413.34	454.67	Tenant
27	6th Floor	601	1 BHK	40.20	432.71	475.98	Tenant
28	6th Floor	602	1 BHK	40.60	437.02	480.72	Tenant
29	6th Floor	603 & 604	1 BHK	55.40	596.33	655.96	Tenant
30	6th Floor	605	3 BHK	60.70	653.37	718.71	Tenant
31	7th Floor	701	1 BHK	40.20	432.71	475.98	Tenant
32	7th Floor	702	1 BHK	40.60	437.02	480.72	Tenant
33	7th Floor	703 & 704	1 BHK	55.40	596.33	655.96	Tenant
34	7th Floor	705	3 BHK	60.70	653.37	718.71	Tenant
35	8th Floor	801	1 BHK	52.25	562.42	618.66	Tenant
36	8th Floor	802 & 803	Refuge	-	-	-	Refuge
37	8th Floor	804	2 BHK	55.20	594.17	653.59	Tenant
38	8th Floor	805	1 BHK	38.40	413.34	454.67	Tenant
39	9th Floor	901	1 BHK	52.30	562.96	619.25	Tenant
40	9th Floor	902	1 BHK	46.70	502.68	552.95	Tenant
41	9th Floor	903 & 904	3 BHK	78.40	843.90	928.29	Tenant
42	9th Floor	905	1 BHK	38.40	413.34	454.67	Tenant
43	10th Floor	1001 & 1002	3 BHK	102.90	1,107.62	1,218.38	Tenant
44	10th Floor	1003 & 1004	2 BHK	65.20	701.81	771.99	Tenant
45	10th Floor	1005	2 BHK	51.70	556.50	612.15	Tenant

Sr. No.	Floor No	Flat No. / Shop No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.	Sold / Unsold / Tenant
46	11th Floor	1101 & 1102	3 BHK	102.90	1,107.62	1,218.38	Tenant
47	11th Floor	1103 & 1104	3 BHK	78.40	843.90	928.29	Tenant
48	11th Floor	1105	1 BHK	38.90	418.72	460.59	Tenant
49	11th Floor	1106	2 BHK	71.20	766.40	843.04	Tenant
50	12th Floor	1201	1 BHK	57.05	614.09	675.49	Tenant
51	12th Floor	1202	1 BHK	46.80	503.76	554.13	Tenant
52	12th Floor	1203 & 1204	3 BHK	78.40	843.90	928.29	Tenant
53	12th Floor	1205	1 BHK	38.90	418.72	460.59	Tenant
54	12th Floor	1206	2 BHK	74.29	799.66	879.62	Unsold
55	13th Floor	1301 & 1302	3 BHK	102.90	1,107.62	1,218.38	Tenant
56	13th Floor	1303 & 1304	3 BHK	78.40	843.90	928.29	Tenant
57	13th Floor	1305	1 BHK	38.90	418.72	460.59	Tenant
58	13th Floor	1306	2 BHK	74.29	799.66	879.62	Unsold
59	14th Floor	1401 & 1402	3 BHK	108.72	1,170.26	1,287.29	Unsold
60	14th Floor	1403 & 1404	2 BHK	68.59	738.30	812.13	Unsold
61	14th Floor	1405 & 1406	4 BHK	132.20	1,423.00	1,565.30	Unsold
62	15th Floor	1501 & 1502	2 BHK	88.38	951.32	1,046.45	Unsold
63	15th Floor	1503 & 1504	Refuge	-	-	-	Refuge
64	15th Floor	1505 & 1506	4 BHK	132.91	1,430.64	1,573.71	Land Owner
65	16th Floor	1601 & 1602	3 BHK	108.72	1,170.26	1,287.29	Unsold
66	16th Floor	1603 & 1604	2 BHK	68.59	738.30	812.13	Unsold
67	16th Floor	1605 & 1606	4 BHK	132.20	1,423.00	1,565.30	Land Owner
68	17th Floor	1701 & 1702	3 BHK	108.72	1,170.26	1,287.29	Unsold
69	17th Floor	1703 & 1704	2 BHK	68.59	738.30	812.13	Unsold
70	17th Floor	1705 & 1706	4 BHK	132.20	1,423.00	1,565.30	Unsold
71	18th Floor	1801 & 1802	3 BHK	108.72	1,170.26	1,287.29	Unsold
72	18th Floor	1803 & 1804	2 BHK	68.59	738.30	812.13	Unsold
73	18th Floor	1805 & 1806	4 BHK	132.20	1,423.00	1,565.30	Unsold
74	19th Floor	1901 & 1902	3 BHK	108.72	1,170.26	1,287.29	Unsold
75	19th Floor	1903 & 1904	2 BHK	68.59	738.30	812.13	Unsold
76	19th Floor	1905 & 1906	4 BHK	132.20	1,423.00	1,565.30	Unsold
77	20th Floor	2001 & 2002	3 BHK	108.72	1,170.26	1,287.29	Unsold
78	20th Floor	2003 & 2004	2 BHK	68.59	738.30	812.13	Unsold
79	20th Floor	2005 & 2006	4 BHK	132.20	1,423.00	1,565.30	Unsold
80	21st Floor	2101 & 2102	3 BHK	108.72	1,170.26	1,287.29	Unsold
81	21st Floor	2103 & 2104	2 BHK	68.59	738.30	812.13	Unsold
82	21st Floor	2105 & 2106	4 BHK	132.20	1,423.00	1,565.30	Unsold
83	22nd Floor	2201 & 2202	3 BHK	108.72	1,170.26	1,287.29	Unsold
84	22nd Floor	2203 & 2204	2 BHK	68.59	738.30	812.13	Unsold
85	22nd Floor	2205 & 2206	4 BHK	132.20	1,423.00	1,565.30	Unsold
TOTAL				5,689.68	61,243.72	66,892.10	

Tenant's Flats Inventory List

Sr. No.	Floor No	Flat No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
1	1st Floor	101	1 BHK	40.20	432.71	475.98
2	1st Floor	102	1 BHK	40.60	437.02	480.72
3	1st Floor	103 & 104	3 BHK	78.40	843.90	928.29
4	1st Floor	105	1 BHK	38.40	413.34	454.67
5	2nd Floor	201	1 BHK	40.20	432.71	475.98
6	2nd Floor	202	1 BHK	40.60	437.02	480.72
7	2nd Floor	203 & 204	3 BHK	78.40	843.90	928.29
8	2nd Floor	205	1 BHK	38.40	413.34	454.67
9	3rd Floor	301 & 302	3 BHK	81.55	877.80	965.58
10	3rd Floor	303 & 304	3 BHK	78.40	843.90	928.29
11	3rd Floor	305	1 BHK	38.40	413.34	454.67
12	4th Floor	401	1 BHK	40.20	432.71	-
13	4th Floor	402	1 BHK	40.60	437.02	480.72
14	4th Floor	403	1 BHK	38.80	417.64	459.41
15	4th Floor	404	1 BHK	38.90	418.72	460.59
16	4th Floor	405	1 BHK	38.40	413.34	454.67
17	5th Floor	501	1 BHK	40.20	432.71	475.98
18	5th Floor	502	1 BHK	40.60	437.02	480.72
19	5th Floor	503	1 BHK	38.80	417.64	459.41
20	5th Floor	504	1 BHK	38.90	418.72	460.59
21	5th Floor	505	1 BHK	38.40	413.34	454.67
22	6th Floor	601	1 BHK	40.20	432.71	475.98
23	6th Floor	602	1 BHK	40.60	437.02	480.72
24	6th Floor	603 & 604	1 BHK	55.40	596.33	655.96
25	6th Floor	605	3 BHK	60.70	653.37	718.71
26	7th Floor	701	1 BHK	40.20	432.71	475.98
27	7th Floor	702	1 BHK	40.60	437.02	480.72
28	7th Floor	703 & 704	1 BHK	55.40	596.33	655.96
29	7th Floor	705	3 BHK	60.70	653.37	718.71
30	8th Floor	801	1 BHK	52.25	562.42	618.66
31	8th Floor	804	2 BHK	55.20	594.17	653.59
32	8th Floor	805	1 BHK	38.40	413.34	454.67
33	9th Floor	901	1 BHK	52.30	562.96	619.25
34	9th Floor	902	1 BHK	46.70	502.68	552.95
35	9th Floor	903 & 904	3 BHK	78.40	843.90	928.29
36	9th Floor	905	1 BHK	38.40	413.34	454.67
37	10th Floor	1001 & 1002	3 BHK	102.90	1,107.62	1,218.38
38	10th Floor	1003 & 1004	2 BHK	65.20	701.81	771.99
39	10th Floor	1005	2 BHK	51.70	556.50	612.15
40	11th Floor	1101 & 1102	3 BHK	102.90	1,107.62	1,218.38
41	11th Floor	1103 & 1104	3 BHK	78.40	843.90	928.29
42	11th Floor	1105	1 BHK	38.90	418.72	460.59
43	11th Floor	1106	2 BHK	71.20	766.40	843.04
44	12th Floor	1201	1 BHK	57.05	614.09	675.49
45	12th Floor	1202	1 BHK	46.80	503.76	554.13
46	12th Floor	1203 & 1204	3 BHK	78.40	843.90	928.29
47	12th Floor	1205	1 BHK	38.90	418.72	460.59
48	13th Floor	1301 & 1302	3 BHK	102.90	1,107.62	1,218.38
49	13th Floor	1303 & 1304	3 BHK	78.40	843.90	928.29



Sr. No.	Floor No	Flat No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
50	13th Floor	1305	1 BHK	38.90	418.72	460.59
TOTAL				2,695.35	29,012.75	31,438.04

Tenant's Shop Inventory List

Sr. No.	Floor No	Shop No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
1	Ground	1	Shop	55.00	592.02	651.22
2	Ground	2	Shop	61.15	658.22	724.04
3	Ground	3	Shop	11.58	124.65	137.11
4	Ground	4	Shop	11.50	123.79	136.16
TOTAL				139.23	1,498.67	1,648.54

Land Owner's Flats Inventory List

Sr. No.	Floor No	Flat No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
1	15th Floor	1505 & 1506	4 BHK	132.91	1,430.64	1,573.71
2	16th Floor	1605 & 1606	4 BHK	132.20	1,423.00	1,565.30
TOTAL				265.11	2,853.64	3,139.01

Society Store Room Unit

Sr. No.	Floor No	Unit No.	Comp	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-up Area in Sq. Ft.
1	Ground	5	Store Room	9.15	98.49	108.34
TOTAL				9.15	98.49	108.34

Unsold Flats Inventory

Sr. No.	Floor No	Flat No.	Comp	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	12th Floor	1206	2 BHK	799.66	879.62	42,000.00	3,35,85,618.00
2	13th Floor	1306	2 BHK	799.66	879.62	42,000.00	3,35,85,618.00
3	14th Floor	1401 & 1402	3 BHK	1,170.26	1,287.29	42,000.00	4,91,51,007.00
4	14th Floor	1403 & 1404	3 BHK	738.30	812.13	42,000.00	3,10,08,716.00
5	14th Floor	1405 & 1406	4 BHK	1,423.00	1,565.30	42,000.00	5,97,66,034.00
6	15th Floor	1501 & 1502	2 BHK	951.32	1,046.45	42,000.00	3,99,55,537.00
7	16th Floor	1601 & 1602	3 BHK	1,170.26	1,287.29	42,000.00	4,91,51,007.00
8	16th Floor	1603 & 1604	2 BHK	738.30	812.13	42,000.00	3,10,08,716.00
9	17th Floor	1701 & 1702	3 BHK	1,170.26	1,287.29	42,000.00	4,91,51,007.00
10	17th Floor	1703 & 1704	2 BHK	738.30	812.13	42,000.00	3,10,08,716.00
11	17th Floor	1705 & 1706	4 BHK	1,423.00	1,565.30	42,000.00	5,97,66,034.00
12	18th Floor	1801 & 1802	3 BHK	1,170.26	1,287.29	42,000.00	4,91,51,007.00
13	18th Floor	1803 & 1804	2 BHK	738.30	812.13	42,000.00	3,10,08,716.00
14	18th Floor	1805 & 1806	4 BHK	1,423.00	1,565.30	42,000.00	5,97,66,034.00
15	19th Floor	1901 & 1902	3 BHK	1,170.26	1,287.29	42,000.00	4,91,51,007.00
16	19th Floor	1903 & 1904	2 BHK	738.30	812.13	42,000.00	3,10,08,716.00
17	19th Floor	1905 & 1906	4 BHK	1,423.00	1,565.30	42,000.00	5,97,66,034.00
18	20th Floor	2001 & 2002	3 BHK	1,170.26	1,287.29	42,000.00	4,91,51,007.00
19	20th Floor	2003 & 2004	2 BHK	738.30	812.13	42,000.00	3,10,08,716.00

Sr. No.	Floor No	Flat No.	Comp	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
20	20th Floor	2005 & 2006	4 BHK	1,423.00	1,565.30	42,000.00	5,97,66,034.00
21	21st Floor	2101 & 2102	3 BHK	1,170.26	1,287.29	42,000.00	4,91,51,007.00
22	21st Floor	2103 & 2104	2 BHK	738.30	812.13	42,000.00	3,10,08,716.00
23	21st Floor	2105 & 2106	4 BHK	1,423.00	1,565.30	42,000.00	5,97,66,034.00
24	22nd Floor	2201 & 2202	3 BHK	1,170.26	1,287.29	42,000.00	4,91,51,007.00
25	22nd Floor	2203 & 2204	2 BHK	738.30	812.13	42,000.00	3,10,08,716.00
26	22nd Floor	2205 & 2206	4 BHK	1,423.00	1,565.30	42,000.00	5,97,66,034.00
TOTAL				27,780.16	30,558.18		1,16,67,66,795.00

TOTAL SUMMARY

Particulars	No. of Units	Carpet Area in Sq. Ft.	Rate in ₹	Market Value in ₹
Unsold Flats	26.00	27,780.16	42,000.00	116,67,66,794.00
Tenant Flats Inventory	50.00	29,012.75	-	-
Tenant Shop Inventory	4.00	1,498.67	-	-
Land Owner Flat Inventory	2.00	2,853.64	-	-
Store Room for Society	1.00	98.49	-	-
Total	83.00	61,243.72		116,67,66,794.00
Total Income from Sale in Cr.				116.68

COST OF PROJECT

Project expenses	Incurred Cost in ₹ Cr.	To be Incurred Cost in ₹ Cr.	Total (₹ in Cr.)
Land & Stamp Duty Cost	1.48	-	1.48
Payment payable to Rehab Tenants (Rent Cost)	2.24	3.63	5.87
Construction Cost of Rehab cum Sale Building	3.10	30.70	33.80
Approval Cost of Fungible Cost & Development charges	7.83	1.86	9.69
Architect Cost, RCC & other Professional fees	0.42	1.27	1.69
Administrative Expenses	0.03	2.00	2.03
Marketing Expenses	-	3.50	3.50
Interest Cost	-	4.03	4.03
Other Overheads Cost	-	1.01	1.01
TOTAL COST	15.10	48.00	63.10

➤ **Land Cost:**

As per Present Ready Reckoner rate the Project Land Value is ₹ 5.31 Cr. considering Land Rate @ ₹ 81,720.00 per Sq. M. & Net Plot Area of 649.34 Sq. M.

As per document purchase cost of land & stamp duty cost is ₹ 1,48,40,340.00 i.e., ₹ 1.48 Cr. which is 2.39% of Total Project Cost.

Sr. No.	Agreement Name	Date	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Conveyance Deed	07.12.2021	Stamp Duty	13,97,300.00	13,97,300.00
2			Reg. Fees	30,000.00	30,000.00
3				2,840.00	2,840.00
4	Conveyance Deed	07.12.2021	Stamp Duty	13,97,300.00	13,97,300.00
5			Reg. Fees	30,000.00	30,000.00
6				3,300.00	3,300.00
7	Conveyance Deed	28.01.2021	Purchase Cost	1,16,00,000.00	1,16,00,000.00
8			Stamp Duty	3,48,000.00	3,48,000.00
9			Reg. Fees	30,000.00	30,000.00
10				1,600.00	1,600.00
TOTAL				1,48,40,340.00	1,48,40,340.00

➤ **Payment Payable to Rehab Tenants (Rent Cost):**

Since it is a having some redevelopment flat from the date of shifting of 47 Tenants till handing over their respective new flats as per the Tenant Agreement. Further the rent keeps on increasing as per agreement. The existing Tenants has to be given total rental of ₹ 5,87,17,348.00 i.e., ₹ 5.87 Cr. Builder has paid ₹ 2.24 Cr. which is 9.45 % of Total Project Cost.

Existing Tenants Carpet Area & Rent per month for Flat as per Annexure – I attached

➤ **Building Cost of Construction for Rehab cum Sale Building:**

Construction Area of Rehab cum Sale Building = 9,722.80 Sq. M. i.e., 1,04,656.21 Sq. Ft.

No. of Stack Car Parking = 49 Nos.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 29,16,83,985.00 i.e., ₹ 29.17 Cr. which comes ₹ 30,000.00 per Sq. M. on construction area for building, cost for deep excavation & shore piling is ₹ 2,91,68,399.00 i.e., ₹ 2.92 Cr. which comes 10% of cost of construction of building and cost for stack parking is ₹ 1,71,50,000.00 i.e., ₹ 1.72 Cr. which comes ₹ 3,50,000.00 per stack parking.

Hence, total construction cost (Cost of construction of building + Cost of deep excavation & shore piling + Cost of stack parking) (₹ 29,16,83,985.00 + ₹ 2,91,68,399.00 + ₹ 1,71,50,000.00) = ₹ 33,80,02,384.00 i.e., ₹ 33.80 Cr.

The total construction area is 9,722.80 Sq. M. i.e., 1,04,656.21 Sq. Ft., projected cost of ₹ 33.80 Cr is 54.42% of total project cost

VCIPL opinion the construction cost of 30,000/- Per Sq. M. which is in line with Market-Trend.

Particulars	Rate per Sq. Ft.
Excavation Work	1500.00
Total RCC Work	15000.00
Final Finishing Work	7500.00
Other Work	6000.00
Cost of Construction	30,000.00
Deep Excavation & Shore Piling Cost	10% of construction cost of building
Stack Car Parking Cost	3,50,000.00 per parking

➤ **Approval Charges:**

The Total Approval Cost (Fungible Cost & Development Cess Premium & TDR Cost) as per architect letter will be ₹9,68,57,817.00 i.e., ₹9.69 Cr. which is 15.60% of Total Project Cost. Builder has paid ₹7.69 Cr.

Sr. No.	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	MBB & R Board	50,000.00	50,000.00
2	Scrutiny Fees	6,40,857.00	6,40,857.00
3	CFO NOC Charges & Fire Services Fees	8,14,800.00	8,14,800.00
4	Development Charges	4,27,21,611.80	4,27,21,611.80
5	Open Space Deficiency	54,215.00	54,215.00
6	Fungible Charges	2,72,08,275.00	2,72,08,275.00
7	Sewerage Charges	6,171.00	6,171.00
8	Storm Water Drainage Charges	10,285.00	10,285.00
9	Hydraulic Engineering Charges	18,280.00	18,280.00
10	Pest Control Charges	2,51,099.00	2,51,099.00
11	Cutting Charges	43,80,003.00	43,80,003.00
12	Royalty Charges	6,53,220.00	6,53,220.00
13	Tree Cutting Charges	25,000.00	25,000.00
14	Amalgamation Demarcation Fees	24,000.00	24,000.00
15	Occupancy Charges	2,00,00,000.00	-
Total		9,68,57,816.80	7,68,57,816.80

As per information & challan provided by developer.

➤ **Architect Cost, RCC & Other Professional Charges:**

The total Architect charges of ₹1,69,00,119.00 i.e., ₹1.69 Cr. is 5% of total construction cost building & it is line up with Market trend.

The professional charge consists of Architect & Legal which in market is in the range of 2% - 5% of Total Construction cost of the project.

➤ **Administrative Expenses:**

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 6% of total construction cost Building which comes to ₹2,02,80,143.00 i.e., ₹2.03 Cr.

The admin charges which in market is in the range of 3% - 6% of Total Construction cost of the project.

➤ **Marketing Expenses:**

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 3% of total Sale income from the project which comes to ₹3,50,03,004.00 i.e., ₹3.50 Cr.

The marketing charge consists of brokerage & commission which in market is in the range of 1% - 3% of Total Sale income of the property.

➤ **Interest Costs:**

The Interest cost for the term loan is ₹4,03,00,000.00 i.e., ₹4.03 Cr., which is 6.49% of total project cost.

As per information provided by the client.

➤ **Other Overheads Costs:**

The contingency charges estimated at 3% total construction cost of building which comes to ₹1,01,40,072.00 i.e., ₹1.01 Cr.

PROFIT FROM THE PROJECT:

Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	116.68
Less: Total projected Expenses	63.10
Estimated Surplus	53.57
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	16.07
Net Surplus (3-4)	37.50
PV (discounted @ 8% for 6 years)	Rs. 23.63
Add:	
Expenses already incurred as on date (As per the certified Trial Balance Sheet of the project)	15.10
Less:	-
Present Value of the project potential/ Land Value as on Date	Rs. 38.74
The realizable value of the property	Rs. 34.86
Distress value of the property	Rs. 30.99

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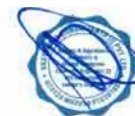
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Annexure – I

Sr.	Name of Tenant	Old Building Name	Flat No. / Shop No.	Floor	Resi / Non - Resi.	Area in Sq. Ft.	Rate / Sq. Ft.	Rent per Month	Rent per month considered as agreement	Rent per Year	Rent for Period of 01.11.2022 to 31.10.2025	Rent per month Escalate by 5%	Rent per year for 01.11.2025 to 31.10.2026	Total Rent
1	M/s. Shah & Telambe Impex Pvt. Ltd.	Nath Niwas	1	Gr. Flr	NR	348.54	60.00	20,912.00	20,912.00	2,50,944.00	7,52,832.00	21,958.00	2,63,496.00	10,16,328.00
2	Mrs. Ratanben Rameshkumar Sakaria	Nath Niwas	2	Gr. Flr	NR	326.47	60.00	19,588.00	25,000.00	3,00,000.00	9,00,000.00	26,250.00	3,15,000.00	12,15,000.00
3	M/s. Vinay Construction	Nath Niwas	3(1)	Gr. Flr	NR	372.33	60.00	22,340.00	22,340.00	2,68,080.00	8,04,240.00	23,457.00	2,81,484.00	10,85,724.00
	M/s. Vivek Associates		3(2)											
4	Rajni Manji Gada	Nath Niwas	4	Gr. Flr	R	348.43	60.00	20,906.00	20,906.00	2,50,872.00	7,52,616.00	21,951.00	2,63,412.00	10,16,028.00
5	Bharat Dhirajlal Shah	Nath Niwas	5	1st. Flr	R	503.11	60.00	30,187.00	30,187.00	3,62,244.00	10,86,732.00	31,696.00	3,80,352.00	14,67,084.00
	Suresh Dhirajlal Shah	Nath Niwas	6(1)											
6	Usha Mahendra Yadav	Nath Niwas	6(2)	1st. Flr	R	262.75	60.00	15,765.00	15,765.00	1,89,180.00	5,67,540.00	16,553.00	1,98,636.00	7,66,176.00
7	Tushar R. Mehta	Nath Niwas	7	1st. Flr	R	243.27	60.00	14,596.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
8	Anish J. Dalal	Nath Niwas	8	1st. Flr	R	413.88	60.00	24,833.00	24,833.00	2,97,996.00	8,93,988.00	26,075.00	3,12,900.00	12,06,888.00
9	Jay Bhavin Trading Co. Pvt Ltd.	Nath Niwas	9	2nd. Flr	R	355.86	60.00	21,352.00	21,352.00	2,56,224.00	7,68,672.00	22,420.00	2,69,040.00	10,37,712.00
10	Usha B. Shah	Nath Niwas	10	2nd. Flr	R	366.62	60.00	21,997.00	21,997.00	2,63,964.00	7,91,892.00	23,097.00	2,77,164.00	10,69,056.00
11	Ramnik Premji Dedhia	Nath Niwas	11	2nd. Flr	R	251.23	60.00	15,074.00	15,074.00	1,80,888.00	5,42,664.00	15,828.00	1,89,936.00	7,32,600.00
12	Nitin Dhirajlal Shah	Nath Niwas	12	2nd. Flr	R	422.81	60.00	25,369.00	25,369.00	3,04,428.00	9,13,284.00	26,637.00	3,19,644.00	12,32,928.00
13	Suresh Bhurmal Jain	Nath Niwas	13	3rd. Flr	R	358.98	60.00	21,539.00	21,539.00	2,58,468.00	7,75,404.00	22,616.00	2,71,392.00	10,46,796.00
14	Sonal Sunil Mehta	Nath Niwas	14	3rd. Flr	R	370.07	60.00	22,204.00	22,204.00	2,66,448.00	7,99,344.00	23,314.00	2,79,768.00	10,79,112.00
15	(Late) Ratilal G. Mehta	Nath Niwas	15	3rd. Flr	R	249.40	60.00	14,964.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
16	Bharat P. Shah	Nath Niwas	16	3rd. Flr	R	418.50	60.00	25,110.00	25,110.00	3,01,320.00	9,03,960.00	26,366.00	3,16,392.00	12,20,352.00
17	Shrenik Praful Sanghavi	Nath Niwas	17	4th. Flr	R	1,072.31	60.00	64,339.00	64,339.00	7,72,068.00	23,16,204.00	67,556.00	8,10,672.00	31,26,876.00
	Rahul Praful		18											



Sr.	Name of Tenant	Old Building Name	Flat No. / Shop No.	Floor	Resi / Non - Resi.	Area in Sq. Ft.	Rate / Sq. Ft.	Rent per Month	Rent per month considered as agreement	Rent per Year	Rent for Period of 01.11.2022 to 31.10.2025	Rent per month Escalate by 5%	Rent per year for 01.11.2025 to 31.10.2026	Total Rent
	Sanghavi													
18	(Late) Premji Bhagwan	Ram Niwas	1	Gr. Flr	R	144.45	60.00	8,667.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
19	Raman Makwana & Pankaj Makwana	Ram Niwas	2	Gr. Flr	NR	132.29	60.00	7,937.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
20	Nitin Dhirajlal Shah	Ram Niwas	3&4	Gr. Flr	NR	279.11	60.00	16,747.00	16,747.00	2,00,964.00	6,02,892.00	17,584.00	2,11,008.00	8,13,900.00
21	Nayana Suresh Chauhan	Ram Niwas	5	Gr. Flr	R	136.60	60.00	8,196.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
22	Shrikant Ramchandra Salvi	Ram Niwas	6	Gr. Flr	R	136.49	60.00	8,189.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
23	Rajendra Dattaram Sakpal	Ram Niwas	7	Gr. Flr	R	137.03	60.00	8,222.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
24	Vithaldas Kevalbhai Parmar	Ram Niwas	8	Gr. Flr	R	127.77	60.00	7,666.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
25	Pareshkumar Vithaldas Parmar	Ram Niwas	9	Gr. Flr	R	131.32	60.00	7,879.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
26	Anupam Land & Housing Co. Pvt Ltd	Ram Niwas	10	Gr. Flr	R	131.86	60.00	7,912.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
27	(Late) Daulat Shripat	Ram Niwas	11	Gr. Flr	R	133.47	60.00	8,008.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
28	(Late) Champalal Chunilal Jain	Ram Niwas	12 to 15	1st. Flr	R	636.80	60.00	38,208.00	38,208.00	4,58,496.00	13,75,488.00	40,118.00	4,81,416.00	18,56,904.00
29	Harshad Babubhai Rathod	Ram Niwas	16	1st. Flr	R	132.29	60.00	7,937.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
30	Rakshaben Rajendrakumar Shah	Ram Niwas	17,18	1st. Flr	R	658.54	60.00	39,512.00	39,512.00	4,74,144.00	14,22,432.00	41,488.00	4,97,856.00	19,20,288.00
	(Late) Chunilal Mansukhlal Shah	Ram Niwas	19,20	1st. Flr	R									
31	Sushma Sharad	Ram Niwas	21	2nd. Flr	R	262.00	60.00	15,720.00	15,720.00	1,88,640.00	5,65,920.00	16,506.00	1,98,072.00	7,63,992.00

Sr.	Name of Tenant	Old Building Name	Flat No. / Shop No.	Floor	Resi / Non - Resi.	Area in Sq. Ft.	Rate / Sq. Ft.	Rent per Month	Rent per month considered as agreement	Rent per Year	Rent for Period of 01.11.2022 to 31.10.2025	Rent per month Escalate by 5%	Rent per year for 01.11.2025 to 31.10.2026	Total Rent
	Jain & Sharad B. Jain													
32	Mohanlal Punamji Paramar	Ram Niwas	22	2nd. Flr	R	138.75	60.00	8,325.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
33	Mohanlal P. Paramar	Ram Niwas	23	2nd. Flr	R	134.87	60.00	8,092.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
34	Bachubhai Devabhai	Ram Niwas	24	2nd. Flr	R	135.30	60.00	8,118.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
35	Pushpaben Mukesh Shah	Ram Niwas	25	2nd. Flr	R	134.23	60.00	8,054.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
36	(Late) Jivraj Hirji	Ram Niwas	26-27	2nd. Flr	R	414.74	60.00	24,884.00	24,884.00	2,98,608.00	8,95,824.00	26,128.00	3,13,536.00	12,09,360.00
37	Kokilaben Babubhai	Ram Niwas	28	2nd. Flr	R	137.99	60.00	8,279.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
38	Babubhai C. Shah	Ram Niwas	29	2nd. Flr	R	142.73	60.00	8,564.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
39	Jayesh Maneklal Chawda	Ram Niwas	30,31,32	3rd. Flr	R	441.32	60.00	26,479.00	26,479.00	3,17,748.00	9,53,244.00	27,803.00	3,33,636.00	12,86,880.00
40	Ashaben Mukesh Doshi	Ram Niwas	33,34	3rd. Flr	R	211.73	60.00	12,704.00	15,000.00	1,80,000.00	5,40,000.00	15,750.00	1,89,000.00	7,29,000.00
41	Tejas Jayantilal Adani	Ram Niwas	35,36	3rd. Flr	R	310.43	60.00	18,626.00	18,626.00	2,23,512.00	6,70,536.00	19,557.00	2,34,684.00	9,05,220.00
42	Surendra Dipchand Dassani	Ram Niwas	37 to 40	4th Flr	R	765.00	60.00	45,900.00	45,900.00	5,50,800.00	16,52,400.00	48,195.00	5,78,340.00	22,30,740.00
43	Mani Yezdi Dumasia	Gul Sorab	1	Gr. Flr	R	532.06	60.00	31,924.00	31,924.00	3,83,088.00	11,49,264.00	33,520.00	4,02,240.00	15,51,504.00
44	Mrs. Dhun Jehanbux Tavadia	Gul Sorab	2	1st Flr	R	794.49	60.00	47,669.00	47,669.00	5,72,028.00	17,16,084.00	50,052.00	6,00,624.00	23,16,708.00
45	Erach D. Bacha	Gul Sorab	3	2nd Flr	R	801.16	60.00	48,070.00	48,070.00	5,76,840.00	17,30,520.00	50,474.00	6,05,688.00	23,36,208.00
46	Surajmal Bachraj Burad	Gul Sorab	4A	3rd Flr	R	258.77	60.00	15,526.00	15,526.00	1,86,312.00	5,58,936.00	16,302.00	1,95,624.00	7,54,560.00
47	Manohar Pukhraj Sanghvi	Gul Sorab	4B	3rd Flr	R	549.18	60.00	32,951.00	32,951.00	3,95,412.00	11,86,236.00	34,599.00	4,15,188.00	16,01,424.00
TOTAL						15,767.33		9,46,040.00	10,64,143.00	1,27,69,716.00	3,83,09,148.00	11,17,350.00	1,34,08,200.00	5,17,17,348.00
Corpus Fund														70,00,000.00
TOTAL RENT COST														5,87,17,348.00



Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 18°57'31.2"N 72°49'23.5"E

Note: The Blue line shows the route to site from nearest railway station (Charni Road – 1.20 Km.)

Ready Reckoner 2023 – 2024


Department of Registration & Stamps
 Government of Maharashtra

नोंदणी व मुद्रांक विभाग
 महाराष्ट्र शासन

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
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Search By: <input checked="" type="radio"/> Survey No <input type="radio"/> Location							
Enter Survey No: 802 <input type="button" value="Search"/>							
उपविभाग	खुली जमीन	निवासी सदनिका	बॉझिस	दुकाने	शेडोपिच	एकक (Rs./)	Attribute
6/58-धुभाग : पश्चिमेस राजा राममोहन राव मार्ग, दक्षिणेस सरदार वल्लभ भाई पटेल,उत्तरेस शीकत अली रोड व पूर्वेस शंबक स्ट्रीट वामधील धुभाग	81720	182330	209680	241000	182330	चौरस मीटर	सि.टी.एस. नंबर

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Registered Sales Instances

5539318 21-12-2023 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि.मुंबई शहर । दस्त क्रमांक : 5539/2023 नोंदणी : Regn:63m
गावाचे नाव : गिरगाव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	31968000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	20953476.48	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 2706, माळा नं: 27 वा मजला, इमारतीचे नाव: लाईफस्केपस् शुभम, ब्लॉक नं: प्रार्थना समाज, रोड : व्ही.पी. रोड, इतर माहिती: सी.एस.क्र. 585,588 व 589,गिरगाव विभाग,मुंबई 400 004,सदनिका एरिया 865 चौ. फुट सहित 23 चौ. फुट युटिलिटी एरिया एकूण एरिया 888 चौ. फुट कारपेट((C.T.S. Number : 585, 588 and 589 ;))	
(5) क्षेत्रफळ	888 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:-मेसर्स रोहन डेव्हलपर्स प्रा. लि. तर्फे संचालक श्री. मानव एच. मेहता तर्फे मुखत्यार श्री. राजेश बी. गांधी वय:-49 पत्ता:-प्लॉट नं: .. माळा नं: 2 रा मजला, इमारतीचे नाव: गोर्धन बिल्डिंग नं. 2, ब्लॉक नं: प्रार्थना समाज, गिरगाव, रोड नं: 12/14 डॉ. परिख स्ट्रीट, महाराष्ट्र, मुंबई. पिन कोड:-400004 पॅन नं:-AACCA7661A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-तृप्तीबेन किरणकुमार गोहिल वय:-30; पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: 123 महाकाली वास, ब्लॉक नं: उडान, गांधीनगर, , रोड नं: उडान गुजरात , गुजरात, अहमदाबाद. पिन कोड:-382315 पॅन नं:-BYNPG4734K 2): नाव:-किरण कुमार रमनभाई गोहिल वय:-32; पत्ता:-प्लॉट नं: .. माळा नं: .. इमारतीचे नाव: 123 महाकाली वास , ब्लॉक नं: उडान, गांधीनगर, रोड नं: उडान गुजरात , गुजरात, अहमदाबाद. पिन कोड:-382315 पॅन नं:-AZEPEG7290F	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/08/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	10/08/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	5539/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1918100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Registered Sales Instances

3211318	सूची क्र.2	दुयम निबंधक : दु.नि.मुंबई शहर ।
21-12-2023		दस्त क्रमांक : 3211/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
गावाचे नाव : गिरगाव		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	44857300	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	28797870.8	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :सदनिका नं: 1802, माळा नं: 18 वा मजला, इमारतीचे नाव: लाईफस्केपस् शुभम, ब्लॉक नं: प्रार्थना समाज, रोड : व्ही.पी. रोड, इतर माहिती: सी.एस.क्र. 585,588 व 589,गिरगाव विभाग,मुंबई 400 004,सदनिका एरिया 1144 चौ. फुट सहित 70 चौ. फुट युटिलिटी एरिया एकूण एरिया 1214 चौ. फुट कारपेट दोन कार पार्किंग सहीत((C.T.S. Number : 585, 588 and 589 ;))	
(5) क्षेत्रफळ	1214 चौ.फुट	
(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:-मेसर्स रोहन डेव्हलपर्स प्रा. लि. तर्फे संचालक श्री. मानव एच. मेहता तर्फे मुखत्यार श्री. राजेश बी. गांधी वय:-49 पत्ता:-प्लॉट नं. . माळा नं: 2 रा मजला, इमारतीचे नाव: गोर्धन बिल्डिंग नं. 2, ब्लॉक नं: प्रार्थना समाज, गिरगाव, रोड नं: 12/14 डॉ. पारेख स्ट्रीट, महाराष्ट्र, मुंबई. पिन कोड:-400004 पॅन नं:-AACCA7661A	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कुणाल बाबुलाल छाजेड वय:-38; पत्ता:-प्लॉट नं: रुम नं. 1, माळा नं: 2 रा मजला, इमारतीचे नाव: 141, शामला भुवन, ब्लॉक नं: डॉ. देशमुख लेन, रोड नं: अलंकार सिनेमा जवळ, गिरगाव, महाराष्ट्र, मुंबई. पिन कोड:-400004 पॅन नं:-AEOPC3581N 2): नाव:-बाबुलाल भीमराज छाजेड वय:-69; पत्ता:-प्लॉट नं: रुम नं. 1, माळा नं: 2 रा मजला, इमारतीचे नाव: 141, शामला भुवन, ब्लॉक नं: डॉ. देशमुख लेन, रोड नं: अलंकार सिनेमा जवळ, गिरगाव, महाराष्ट्र, मुंबई. पिन कोड:-400004 पॅन नं:-AADPS7031E 3): नाव:-रेखा कुणाल छाजेड वय:-39; पत्ता:-प्लॉट नं: रुम नं. 1, माळा नं: 2 रा मजला, इमारतीचे नाव: 141, शामला भुवन, ब्लॉक नं: डॉ. देशमुख लेन, रोड नं: अलंकार सिनेमा जवळ, गिरगाव, महाराष्ट्र, मुंबई. पिन कोड:-400004 पॅन नं:-AKVPM8838M	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/05/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	09/05/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	3211/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	2691500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

Price Indicators for Flats

Sr. No.	Project Name	Developer Name	RERA No.	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1	Shreepati Castle	Shreepati Castle	P51900002235	765.00	4,14,00,000.00	54,118.00
2	Mehta Heights	Chandulal Jorawarmal Mehta	P51900004764	1,051.00	5,37,00,000.00	51,094.00
3	Sugee Renaissance	Sugee Two Developers LLP	P51900051597	675.00	3,30,00,000.00	48,889.00
4	Atlas Royal A	Atlas Infratech Pvt. Ltd.	P51900013134	485.00	2,08,00,000.00	42,887.00
5	Atlas Royal B	Atlas Infratech Pvt. Ltd.	P51900015871	485.00	2,35,00,000.00	48,454.00

magicbricks
Buy
Rent
Sell
Home Loans

Home > Property for sale in Mumbai > Flats for sale in Mumbai > Flats for sale in Khetwadi > 2 BHK Flats for sale in Khetwadi > 1090 sq.ft.

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2 BHK Flat For Sale in Shreepati Castle, [Khetwadi, Mumbai](#)

2 Beds
 2 Baths
 3 Balconies
 Furnished

Carpet Area
765 sqft

₹ 58.824/sqft

Developer
[Shreepati Group](#)

Project
[Shreepati Castle](#)

Floor
14 (Out of 36 Floors)

Transaction Type
Resale

Status
Ready to Move

Facing
North - East

Furnished Status
Furnished

✔ Near Reliance Hospital

Price Indicators for Flats

The screenshot shows the 'square yards' website interface. The main header includes navigation options like 'Buy', 'Rent', 'Projects', 'Agents', 'Services', and 'Resources'. The featured project is 'Mehta Sunshine Heights' located in 'Girgaon, Mumbai'. The price range is listed as '₹ 1.89 Cr to 5.37 Cr'. The status is 'Near Possession'. Key details include 'Project Size: 52.47 bhi - 5.89 Acres' and 'Configurations: 1, 2, 3 BHK Flat from 170 Sq Ft to 1051 Sq Ft (Carpet)'. A 'GET A CALL BACK' button is visible. Below the main image, there are 'Decision Drivers' with progress bars for 'Connectivity', 'Lifestyle', 'Usability', and 'Value for Money', each with a score of 6.7.

The screenshot shows the 'magicbricks' website interface. The main header includes navigation options like 'Buy', 'Rent', 'Sell', and 'Home Loans'. The featured listing is for a '2 BHK, 675 Sq-ft Flat For Sale' in 'Girgaon, Mumbai'. The price is '₹ 3.30 Cr' with an 'EMI - ₹ 1.49L'. It is labeled as a 'PREMIUM PROJECT'. The listing includes a 'Request Photos' button and details such as '2 Beds', '2 Baths', and 'Semi-Furnished'. A table below provides further specifications:

Carpet Area 675 sqft ~ ₹ 48,889/sqft	Developer Sugee Developers	Project Sugee Renaissance	Floor 19 (Out of 22 Floors)
Transaction Type New Property	Status Ready to Move	Facing East	Furnished Status Semi-Furnished

Price Indicators for Flats

Atlas Royal A
By Atlas Infratech Pvt Ltd in Gurgaon

₹ 1.26 Cr onwards

OVERVIEW LOCATION BUY RENT

Gallery

1, 2 BHK
Area: 295 - 680 sq ft.
(27.43 - 63.17 sq m)

Possession: Mar-2022 (Ready to move)
Price Range: ₹ 1.26 Cr - 2.91 Cr

Property Type: Apartment
Launched Date: Sep-2017

RERA ID: P51900013134

Unit Configuration

Unit Types	Super Built-Up Area	Carpet Area	Price	Floor Plans Live-in Tour	
1 BHK Apartment Availability: Sold out	NA	295 - 431 sq ft (27.43 - 40.04 sq m)	₹ 1.26 Cr - 1.85 Cr	NA	NA
2 BHK Apartment Availability: Sold out	NA	485 - 680 sq ft (45.06 - 63.17 sq m)	₹ 2.08 Cr - 2.91 Cr	NA	NA

Atlas Royal B | 1.2 BHK
By ATLAS INFRA TECH

₹ 1.7 Cr - 2.35 Cr | ₹ 45.00 K/sq.ft
EMI starts at ₹ 8440 K.

Possession: Nov-2022
Avg. Price: ₹ 45.00 K/sq.ft
Carpet Area: 295.00 sq.ft. - 485.00 sq.ft.



Justification for price /rate

The Market Value of the property is based on facts of markets discovered by us during our enquiries, however the government rate value in this case is less than the market value arrived by us. We are of the opinion that the value arrive by us will prove to be correct if an Auction of the subject property is carried out. As far as Market Value in Index II is concerned, it is not possible to comment on same, may be government rates are fixed by sampling during same point of time in part and whereas, Market values change every month.

In most of the cases the actual deal amount or Transaction value is not reflected in Index II because of various Market practices. As Valuer, we always try to give a value which is correct reflection of actual transaction value irrespective of any factors in market.

We hope this will satisfy your requirements.

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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: 15.12.2023

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: 2023.12.23 14:31:51 +05'30'


Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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

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

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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 15.12.2023 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 04.12.2023. 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 Chairman & Managing 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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	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is developed by M/s. Anupam Creation
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, SME Chembur Branch to assess Fair Market value of the Project for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Ashwin Patel – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Bhavika Chavan – Valuation Engineer
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 – 04.12.2023 Valuation Date – 15.12.2023 Date of Report – 15.12.2023
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 04.12.2023
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • 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 & Residual 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, residential land size, location, sustained demand for residential land, all round development of commercial and residential 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 **15th December 2023** 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 documents / information 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 of **M/s. Anupam Creation**. 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. Anupam Creation**. 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 documents / 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 document 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.

Think.Innovate.Create

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

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.
26. 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).
27. 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.

28. 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.
29. 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.

30. 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.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

32. 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.
33. A valuer shall follow this code as amended or revised from time to time.

DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Master Valuation** of the property under reference as on **15th December 2023**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are: ®

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for this particular purpose as per the details provided.

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: 2023.12.23 14:31:58 +0530

Adm. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

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