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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

PROJECT VALUATION REPORT



Details of the property under consideration:

Name of Project: "Kalash Greens"

"Kalash Greens", Proposed Residential Building on Land Bearing Survey. No. 99 / 2 & 99 / 3,
Village – Giravale, Taluka – Panvel, District – Raigad, Pin Code – 410 221, State - Maharashtra, Country – India.

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

Valuation Done for:
State Bank of India
Panvel Branch

278/1, Safiya Terrace, Mulla Park, M. G. Road, Panvel, Navi Mumbai,
Pin Code – 410 206, State - Maharashtra, Country – India

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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

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Vastu/SBI/Mumbai/06/2024/8292/2306792
17/15-236-SSPPY
Date: 17.06.2024

To,
The Branch Manager,
State Bank of India
Panvel Branch
278/1, Safiya Terrace,
Mulla Park, M. G. Road,
Panvel, Navi Mumbai, Pin Code – 410 206,
State - Maharashtra, Country – India.

Sub: Project Valuation for "**Kalash Greens**" at Giravale, Panvel, Pin Code – 410 221.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Kalash Greens**", Proposed Residential Building on Land Bearing Survey. No. 99 / 2 & 99 / 3, Village – Giravale, Taluka – Panvel, District – Raigad, Pin Code – 410 221, State - Maharashtra, Country – India.

Bhoomi Kalash Group, a subsidiary of Bhoomi Homes and Satpanth Group, boasts a rich legacy of 25 years in the real estate sector. With an extensive track record, they have successfully delivered over 3000 homes and commercial spaces, making them a trusted name in the industry. Their deep-rooted experience reflects in their commitment to quality and innovative design. Bhoomi Kalash Group stands as a testament to their unwavering dedication to urban development. With a strong foundation built on years of experience, they continue to shape the real estate landscape by offering well-crafted and functional spaces that meet the diverse needs of modern homebuyers and businesses.

M/s. Bhoomi Kalash Group is developing a Residential cum building on Land Bearing Survey. No. 99 / 2 & 99 / 3, Village – Giravale, Taluka – Panvel, District – Raigad, Pin Code – 410 221, State - Maharashtra, Country – India. Project is comprising Residential Building.

Residential Building is proposed of Part Ground Floor + Part Stilt+ 1st to 7th Upper Floors Residential Floors with total RERA carpet area of 73,286.96 Sq. Ft. which consists 1 BHK & 2 BHK units with 95 nos. of Sell flats & 59 nos. of Land Owner's Flats, providing with Fitness Centre, Society Office, & Other Amenities.



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In this regard, SBI, Panvel Branch, 278/1, Safiya Terrace, Mulla Park, M. G. Road, Panvel, Navi Mumbai, Pin Code – 410 206, 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 analysed at a broader level by VCIPL while assessing their reasonableness.

Sale Realisation from the Project is ₹ 40.90 Cr. and Net Present Value of the project as on date is ₹ 9.17 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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

Auth. Sign.



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PROJECT VALUATION REPORT OF " Kalash Greens "

**"Kalash Greens", Proposed Residential Building on Land Bearing Survey. No. 99 / 2 & 99 / 3,
Village – Giravale, Taluka – Panvel, District – Raigad, Pin Code – 410 221, State - Maharashtra,
Country – India.**

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

NAME OF DEVELOPER: M/s. Bhoomi Kalash Group

Pursuant to instructions from State Bank of India, Panvel 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 **19th April 2024** for approval of project finance purpose.

1. Location Details:

Proposed Residential Building on Land Bearing Survey. No. 99 / 2 & 99 / 3, Village – Giravale, Taluka – Panvel, District – Raigad. It is about 5.9 Km. travelling distance from Somatne 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 middle class & developing.

2. Developer Details:

Name of builder	M/s. Bhoomi Kalash Group
Project Registration Number	P52000052750
Register office address	M/s. Bhoomi Kalash Group Address: Office at 710, "The Landmark CHSL", Plot No. 26A, Sector 07, Kharghar, Navi Mumbai, Pin – 410 210, State - Maharashtra, Country – India.
Contact Numbers	Contact Person: Mr. Bharat Patel (Owner) Mobile No. 8169744396)
E – mail ID and Website	

3. Boundaries of the Property:

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




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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
Panvel Branch
 278/1, Safiya Terrace,
 Mulla Park, M. G. Road,
 Panvel, Navi Mumbai, Pin Code – 410 206,
 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, Panvel Branch, to assess Fair Market value of the Project for bank loan purpose.
2.	a)	Date of inspection : 19.04.2024
	b)	Date on which the valuation is made : 17.06.2024
3.	List of documents produced for perusal	
	1.	Copy of Supplementary Development Agreement date 26.09.2023 b/w. M/s. Aikyam Buildtech LLP (the Owners) and M/s. Bhoomi Kalash Group (the Developers) through registration Doc. No. PVL2 / 16940 / 2023 dated 03.10.2023.
	2.	Copy of Development Agreement dated 27.07.2023 b/w. M/s. Aikyam Buildtech LLP (the Owners) and M/s. Bhoomi Kalash Group (the Developers) through registration Doc. No. PVL – 3 / 12828 / 2023 dated 27.07.2023.
	3.	Copy of MAHARERA Certificate RERA No. P52000052750 dated 22.09.2023 issued by Maharashtra Real Estate Regulatory Authority.
	4.	Copy of NOC for Height Clearance Certificate No. NAVI / WEST / B / 081421 / 569776 date 01.11.2021 issued by Airports Authority of India. Valid Upto date 31.10.2029
	5.	Copy of CA Certificate (Form 3) dated 31.03.2024 issued by M/s. Dhara Gada Chartered Accountants.
	6.	Copy of General Power of Attorney dated 27.07.2023 b/w. M/s. Aikyam Buildtech LLP. (The Grantors) & M/s. Bhoomi Kalash Group, through registration Doc. No. PVL – 3 / 13629 / 2023 dated 27.07.2023.
	7.	Copy of Commencement Certificate No. MSRDC / SPA / Girvale / BP- 355 / CC / 2023 / 1269 dated 21.07.2023 issued by Maharashtra State Road Development Corporation Ltd.
	Approved Upto: Building No. 1 (Wing A & B): Part Ground Floor + Part Stilt Floor + 1st to 7th Upper Floors. Building No. 2 (Wing C): Part Ground Floor + Part Stilt Floor + 1st to 7th (Part) Upper Floors (Excluding Flat No. 703 & 704).	
	8.	Copy of Approved Plan No. MSRDC / SPA / Giravale / BP- 355 / CC / 2023 / 1269 date 21.07.2023 issued by Maharashtra State Road Development Corporation Ltd.
	Approved Upto: Building No. 1 (Wing A & B): Part Ground Floor + Part Stilt Floor + 1st to 7th Upper Floors. Building No. 2 (Wing C): Part Ground Floor + Part Stilt Floor + 1st to 7th Upper Floors.	
	9.	Copy of N.A. Order No. LandBB /KT-1 /42-B / Girvale / Sunil Paranjape / 2024 6 / 149 dated 25.01.2024 issued by Tahilsdar Panvel.
	10.	Copy of Legal Title Report dated 28.08.2023 issued by Adv. Veena Anil Kulkarni.
	Project Name (With address & phone nos.)	: “Kalash Greens” , Proposed Residential Building on Land Bearing Survey. No. 99 / 2 & 99 / 3, Village – Giravale, Taluka – Panvel, District – Raigad, Pin Code – 410 221, State - Maharashtra, Country –



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			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. Bhoomi Kalash Group Address: Office at 710, "The Landmark CHSL", Plot No. 26A, Sector 07, Kharghar, Navi Mumbai, Pin Code – 410 210, State - Maharashtra, Country – India. Contact Person: Mr. Bharat Patel (Owner) Mobile No. 8169744396											
5.	Brief description of the property (Including Leasehold / freehold etc.): Leasehold land													
	About Project: Bhoomi Kalash Greens is offering property for sale. Check out some Apartment. Available configurations include 1 BHK, 2 BHK formats in Panvel. It is a Under Construction project by Bhoomi Kalash Group. Bhoomi Kalash Greens is set in an area of 1.04 Acres and is complete with various modern-day amenities. Bhoomi Kalash Greens was launched in October 2023 and possession date is Mar, 2028. There are 154 units in Bhoomi Kalash Greens. There are 3 buildings. Bhoomi Kalash Greens is located in Gut No. 99/2 & 99/3at Giravale, Panvel. Bhoomi Kalash Greens is a RERA registered project with ID P52000052750.													
	TYPE OF THE BUILDING: <table border="1"> <thead> <tr> <th>Building No. / Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>1 / A & B</td> <td rowspan="2">Proposed Residential cum Commercial Building of Part Ground Floor + Part Stilt Floor + 1st to 7th Upper Residential Floors as per approved plan and information from developer.</td> </tr> <tr> <td>2 / C</td> </tr> </tbody> </table>			Building No. / Wing	Number of Floors	1 / A & B	Proposed Residential cum Commercial Building of Part Ground Floor + Part Stilt Floor + 1 st to 7 th Upper Residential Floors as per approved plan and information from developer.	2 / C						
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	LEVEL OF COMPLETEION: <table border="1"> <thead> <tr> <th>Building / Wing</th> <th>Present stage of Construction</th> <th>% of work completion</th> <th>% of construction cost incurred till 31.03.2024</th> </tr> </thead> <tbody> <tr> <td>1 / A & B</td> <td>Excavation & Footing work is completed, Plinth work is in progress</td> <td>5%</td> <td rowspan="2">3%</td> </tr> <tr> <td>2 / C</td> <td>Plinth work is completed, Part 1st floors slab work is completed & part 1st floor slab work is in progress.</td> <td>10%</td> </tr> </tbody> </table>			Building / Wing	Present stage of Construction	% of work completion	% of construction cost incurred till 31.03.2024	1 / A & B	Excavation & Footing work is completed, Plinth work is in progress	5%	3%	2 / C	Plinth work is completed, Part 1 st floors slab work is completed & part 1 st floor slab work is in progress.	10%
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2 / C	Plinth work is completed, Part 1 st floors slab work is completed & part 1 st floor slab work is in progress.	10%												
	PROPOSED DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is 31st March 2028 (As per RERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.													
	PROPOSED PROJECT AMENITIES: <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> <tr><td>Laminated wooden flush doors with Safety door</td></tr> <tr><td>Concealed wiring</td></tr> <tr><td>Concealed plumbing</td></tr> <tr><td>Fire Fighting System</td></tr> <tr><td>Car Parking</td></tr> <tr><td>Gymnasium</td></tr> <tr><td>Indoor Games Room</td></tr> </table>			Vitrified flooring tiles 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	Fire Fighting System	Car Parking	Gymnasium	Indoor Games Room	
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6.	Location of property	:												

	a)	Plot No. / Survey No.	:	Survey. No. 99 / 2 & 99 / 3	
	b)	Door No.	:	Not applicable	
	c)	C. T.S. No. / Village	:	Survey. No. 99 / 2 & 99 / 3, Village – Giravale	
	d)	Ward / Taluka	:	Taluka – Panvel	
	e)	Mandal / District	:	District – Raigad	
7.		Postal address of the property	:	“ Kalash Greens ”, Proposed Residential Building on Land Bearing Survey. No. 99 / 2 & 99 / 3, Village – Giravale, Taluka – Panvel, District – Raigad, Pin Code – 410 221, State - Maharashtra, Country – India	
8.		City / Town	:	Village – Giravale	
		Residential area	:	Yes	
		Commercial area	:	No	
		Industrial area	:	No	
9.		Classification of the area	:		
	i)	High / Middle / Poor	:	Middle Class	
	ii)	Urban / Semi Urban / Rural	:	Semi Urban	
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Village – Giravale, Maharashtra State Road Development Corporation Ltd.	
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	Gat No 99/1	Survey No. 99 Hissa No. 1	Open Plot
		South	Gat No 93/3	Survey No. 110 Hissa No.1	Open Plot
		East	Gat No 93/3	Survey No. 101 and 109	Open Plot
		West	Gat No. 47	Survey No. 47 and Village Road	Internal Road
14.1		Dimensions of the site		N. A. as the land is irregular in shape	
				A (As per the Deed)	B (Actuals)
		North	:	-	-
		South	:	-	-
		East	:	-	-
		West	:	-	-
14.2		Latitude, Longitude & Co-ordinates of property	:	18°56'34.5" N 73°08'22.0" E	
14.		Extent of the site	:	Plot area – 4,233.45 Sq. M. (As per Approved Plan) Structure - As per table attached to the report	
15.		Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot area – 4,233.45 Sq. M. (As per Approved Plan) 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	:	Normal	
3.		Possibility of frequent flooding/ sub-merging	:	No	
4.		Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by	

5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. MSRDC / SPA / Giravale / BP- 355 / CC / 2023 / 1269 date 21.07.2023 issued by Maharashtra State Road Development Corporation Ltd. Approved Upto: Building No. 1 (Wing A & B): Part Ground Floor + Part Stilt Floor + 1st to 7th Upper Floors. Building No. 2 (Wing C): Part Ground Floor + Part Stilt Floor + 1st to 7th Upper Floors
10.	Corner plot or intermittent plot?	:	Intermittent
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.	:	9.00 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 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	:	Net Plot area = 4,233.45 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 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 (evidence thereof to be enclosed)	:	₹ 3,950.00 per Sq. M. for Land ₹ 44,800 per Sq. M. for Residential
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
	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 No. / Wing		Number of Floors
	1 / A & B		Proposed Residential cum Commercial Building of Part Ground Floor + Part Stilt Floor + 1 st to 7 th Upper Residential Floors as per approved plan and information from developer.
	2 / C		

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. MSRDC / SPA / Giravale / BP- 355 / CC / 2023 / 1269 date 21.07.2023 issued by Maharashtra State Road Development Corporation Ltd. Approved Upto: Building No. 1 (Wing A & B): Part Ground Floor + Part Stilt Floor + 1st to 7th Upper Floors. Building No. 2 (Wing C): Part Ground Floor + Part Stilt Floor + 1st to 7th Upper Floors 2. Copy of Commencement Certificate No. MSRDC / SPA / Girvale / BP- 355 / CC / 2023 / 1269 dated 21.07.2023 issued by Maharashtra State Road Development Corporation Ltd. Approved Upto: Building No. 1 (Wing A & B): Part Ground Floor + Part Stilt Floor + 1st to 7th Upper Floors. Building No. 2 (Wing C): Part Ground Floor + Part Stilt Floor + 1st to 7th (Part) Upper Floors (Excluding Flat No. 703 & 704).
h)	Approved map / plan issuing authority	:	Maharashtra State Road Development Corporation Ltd. (MSRDC)
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	:	No, 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	:	
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	:	

Area Statement as per Approved Plan

Sr. No.	Particulars	Area Sq. M.
1	Area of Plot (Minimum area of a, b, c to be calculated)	4233.445
a)	As per ownership document (7/12, CTS extract)	4700
b)	As per DYSLR map measurement sheet	4748.344
c)	as per physical site survey	4230.644
2	Deduction for	
a)	Proposed road widening area	0
b)	Proposed Reservation area	0
	(Total a + b)	0
3	Balance area of plot (1-2)	4233.445
4	Amenity Space (If Applicable)	
a)	Required (Clause No 3,5,2 & 5.1.8 - 10% on 3)	423.345
b)	Adjustment of 2(b), if any	0
c)	Balance Proposed	423.345
5	Net Plot Area (3 - 4(c))	3810.1
6	Recreational Open Space	
a)	Required (Clause no. 3.4.1 - 10% on 1)	423.345
b)	Proposed	423.374
7	Internal road Area	930.738
8	Plottable area (if applicable)	
9	Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI 1.10)	4191.11
10	Addition of FSI on payment of premium	
a)	Maximum permissible premium FSI - 0.3	1270.034
b)	Proposed FSI on payment of premium - (0.2817)	1192.561
11	In-situ FSI / TDR loading	
a)	In-Situ area against D.P. Road (2.0 x Sr. No. 2 (A)) if any	0
b)	In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and / or c	0
c)	TDR - area	0
d)	Total IN-situ / TDR loading proposed (11 (a) + (b) + (c))	0
12	Additional FSI area under Chapter No. 7	N.A.
13	Total Entitlement of FSI in the proposal	
a)	(9+10 (a) + 11 (d)) or 12 whichever is applicable	5383.671
b)	Ancillary area FSI up to 60% with payment of charges (13a x 60%)	3230.203
c)	Total Entitlement (a + b)	8613.874
14	Maximum utilization limit of FSI (building potential) permissible {(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8}	2.24
15	Total built-up area in proposal (excluding area at Sr. No. 17b)	
a)	Existing Built-up area	0
b)	Proposed Built-up area (As per 'p-line')	8613.137
c)	Total (a + b)	8613.137

Sr. No.	Particulars	Area Sq. M.
16	FSI Consumed (15/13) (Should not be more than Serial No. 14 above)	1
17	Area of inclusive Housing (applicable only to Municipal Corporation)	N.A.
	a) Required (20% of Sr. No. 5)	0
	b) Proposed	0
18	No of Units Proposed	
	a) Residential	154
	b) Commercial	0
19	Trees to be planted	
	a) Trees to be planted against plot area [(1) -6b) / 100]	34
	b) Trees to be planted against Trees felled [Nos.x 5]	15
	c) Trees to be planted against R.G. open space [(6b) / 100 x 5]	21
	Total Nos. of trees to be planted (19a + 19b + 19c)	70

CA Certificate dated 31.03.2024 cost incurred till 31.03.2024 issued by M/s. Dhara Gada Accountants

Sr. No.	Particulars	Incurred Cost in ₹	Incurred Cost in ₹ Cr.
1.	Land Cost	91,82,100.00	0.92
2.	Approval Cost	1,05,17,500.00	1.05
3.	Construction Cost	57,34,017.00	0.57
4.	Professional Charges	-	-
5.	Admin Cost	-	-
6.	Marketing Cost	-	-
7.	Interest Cost	-	-
	TOTAL	2,54,33,617.00	2.54

Construction Area as per Approved Plan

Sr. No.	Floor	Built Up Area in Sq. M.	Other Area in Sq. M.	Total Construction Area in Sq. M.	Total Construction Area in Sq. Ft.
1	Ground Floor	108.05	1,224.53	1,332.58	14,343.92
2	1st Floor	1,215.01	117.57	1,332.58	14,343.88
3	2nd Floor	1,215.01	117.57	1,332.58	14,343.88
4	3rd Floor	1,215.01	117.57	1,332.58	14,343.88
5	4th Floor	1,215.01	117.57	1,332.58	14,343.88
6	5th Floor	1,215.01	117.57	1,332.58	14,343.88
7	6th Floor	1,215.01	117.57	1,332.58	14,343.88
8	7th Floor	1,215.01	117.57	1,332.58	14,343.88
9	Terrace / OHT	-	250.70	250.70	2,698.52
	TOTAL	8,613.14	2,298.20	10,911.34	1,17,449.61

The floor wise Area Statement of the Project is as table below:**Building No. 1 / Wing A:**

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Sold / Unsold / Land Owner's Inventory
1	Ground Floor			-	-	-	-	Lobby & Parking
2	1st Floor	101	2 BHK	566.62	63.73	630.35	693.00	Land Owner's
3	1st Floor	102	2 BHK	557.04	65.55	622.59	685.00	Land Owner's
4	1st Floor	103	2 BHK	554.56	32.78	587.34	646.00	Unsold
5	1st Floor	104	2 BHK	576.52	65.54	642.06	706.00	Unsold
6	1st Floor	105	1 BHK	360.81	31.00	391.81	431.00	Land Owner's
7	1st Floor	106	1 BHK	359.63	31.08	390.70	430.00	Unsold
8	2nd Floor	201	2 BHK	566.62	63.73	630.35	693.00	Unsold
9	2nd Floor	202	2 BHK	557.04	65.55	622.59	685.00	Unsold
10	2nd Floor	203	2 BHK	554.56	32.78	587.34	646.00	Unsold
11	2nd Floor	204	2 BHK	576.52	65.54	642.06	706.00	Unsold
12	2nd Floor	205	1 BHK	360.81	31.09	391.90	431.00	Unsold
13	2nd Floor	206	1 BHK	359.63	31.08	390.70	430.00	Unsold
14	3rd Floor	301	2 BHK	566.62	63.73	630.35	693.00	Land Owner's
15	3rd Floor	302	2 BHK	557.04	65.55	622.59	685.00	Land Owner's
16	3rd Floor	303	2 BHK	554.56	32.78	587.34	646.00	Land Owner's
17	3rd Floor	304	2 BHK	576.52	65.54	642.06	706.00	Land Owner's
18	3rd Floor	305	1 BHK	360.81	31.00	391.81	431.00	Land Owner's
19	3rd Floor	306	1 BHK	359.63	31.08	390.70	430.00	Land Owner's
20	4th Floor	401	2 BHK	566.62	63.73	630.35	693.00	Unsold
21	4th Floor	402	2 BHK	557.04	65.55	622.59	685.00	Unsold
22	4th Floor	403	2 BHK	554.56	32.78	587.34	646.00	Unsold
23	4th Floor	404	2 BHK	576.52	65.54	642.06	706.00	Unsold
24	4th Floor	405	1 BHK	360.81	31.09	391.90	431.00	Unsold
25	4th Floor	406	1 BHK	359.63	31.08	390.70	430.00	Unsold
26	5th Floor	501	2 BHK	566.62	63.73	630.35	693.00	Unsold
27	5th Floor	502	2 BHK	557.04	65.55	622.59	685.00	Unsold
28	5th Floor	503	2 BHK	554.56	32.78	587.34	646.00	Unsold
29	5th Floor	504	2 BHK	576.52	65.54	642.06	706.00	Unsold
30	5th Floor	505	1 BHK	360.81	31.09	391.90	431.00	Unsold
31	5th Floor	506	1 BHK	359.63	31.08	390.70	430.00	Unsold
32	6th Floor	601	2 BHK	566.62	63.73	630.35	693.00	Land Owner's
33	6th Floor	602	2 BHK	557.04	65.55	622.59	685.00	Land Owner's
34	6th Floor	603	2 BHK	554.56	32.78	587.34	646.00	Land Owner's
35	6th Floor	604	2 BHK	576.52	65.54	642.06	706.00	Land Owner's
36	6th Floor	605	1 BHK	360.81	31.09	391.90	431.00	Land Owner's
37	6th Floor	606	1 BHK	359.63	31.08	390.70	430.00	Land Owner's
38	7th Floor	701	2 BHK	566.62	63.73	630.35	693.00	Unsold
39	7th Floor	702	2 BHK	557.04	65.55	622.59	685.00	Unsold
40	7th Floor	703	2 BHK	554.56	32.78	587.34	646.00	Unsold
41	7th Floor	704	2 BHK	576.52	65.54	642.06	706.00	Unsold
42	7th Floor	705	1 BHK	360.81	31.09	391.90	431.00	Unsold
43	7th Floor	706	1 BHK	359.63	31.08	390.70	430.00	Unsold
TOTAL				20,826.19	2,028.20	22,854.38	25,137.00	

Building No. 1 / Wing B:

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Sold / Unsold / Land Owner's Inventory
1	Ground Floor			-	-	-	-	Lobby & Parking
2	1st Floor	101	1 BHK	361.78	29.60	391.38	431.00	Land Owner's
3	1st Floor	102	1 BHK	338.74	29.60	368.34	405.00	Land Owner's
4	1st Floor	103	2 BHK	555.64	32.82	588.46	647.00	Land Owner's
5	1st Floor	104	1 BHK	360.27	29.60	389.87	429.00	Land Owner's
6	1st Floor	105	1 BHK	359.63	29.60	389.23	428.00	Land Owner's
7	1st Floor	106	1 BHK	360.81	31.09	391.90	431.00	Land Owner's
8	1st Floor	107	1 BHK	360.27	31.09	391.36	430.00	Land Owner's
9	2nd Floor	201	1 BHK	361.78	29.60	391.38	431.00	Unsold
10	2nd Floor	202	1 BHK	338.74	29.60	368.34	405.00	Unsold
11	2nd Floor	203	2 BHK	555.64	32.82	588.46	647.00	Unsold
12	2nd Floor	204	1 BHK	360.27	29.60	389.87	429.00	Unsold
13	2nd Floor	205	1 BHK	359.63	29.60	389.23	428.00	Unsold
14	2nd Floor	206	1 BHK	360.81	31.09	391.90	431.00	Unsold
15	2nd Floor	207	1 BHK	360.27	31.09	391.36	430.00	Unsold
16	3rd Floor	301	1 BHK	361.78	29.60	391.38	431.00	Land Owner's
17	3rd Floor	302	1 BHK	338.74	29.60	368.34	405.00	Land Owner's
18	3rd Floor	303	2 BHK	555.64	32.82	588.46	647.00	Land Owner's
19	3rd Floor	304	1 BHK	360.27	29.60	389.87	429.00	Land Owner's
20	3rd Floor	305	1 BHK	359.63	29.60	389.23	428.00	Land Owner's
21	3rd Floor	306	1 BHK	360.81	31.09	391.90	431.00	Land Owner's
22	3rd Floor	307	1 BHK	360.27	31.09	391.36	430.00	Land Owner's
23	4th Floor	401	1 BHK	361.78	29.60	391.38	431.00	Unsold
24	4th Floor	402	1 BHK	338.74	29.60	368.34	405.00	Unsold
25	4th Floor	403	2 BHK	555.64	32.82	588.46	647.00	Unsold
26	4th Floor	404	1 BHK	360.27	29.60	389.87	429.00	Unsold
27	4th Floor	405	1 BHK	359.63	29.60	389.23	428.00	Unsold
28	4th Floor	406	1 BHK	360.81	31.09	391.90	431.00	Unsold
29	4th Floor	407	1 BHK	360.27	31.09	391.36	430.00	Unsold
30	5th Floor	501	1 BHK	361.78	29.60	391.38	431.00	Land Owner's
31	5th Floor	502	1 BHK	338.74	29.60	368.34	405.00	Land Owner's
32	5th Floor	503	2 BHK	555.64	32.82	588.46	647.00	Land Owner's
33	5th Floor	504	1 BHK	360.27	29.60	389.87	429.00	Unsold
34	5th Floor	505	1 BHK	359.63	29.60	389.23	428.00	Land Owner's
35	5th Floor	506	1 BHK	360.81	31.09	391.90	431.00	Land Owner's
36	5th Floor	507	1 BHK	360.27	31.09	391.36	430.00	Land Owner's
37	6th Floor	601	1 BHK	361.78	29.60	391.38	431.00	Unsold
38	6th Floor	602	1 BHK	338.74	29.60	368.34	405.00	Unsold
39	6th Floor	603	2 BHK	555.64	32.82	588.46	647.00	Unsold
40	6th Floor	604	1 BHK	360.27	29.60	389.87	429.00	Unsold
41	6th Floor	605	1 BHK	359.63	29.60	389.23	428.00	Unsold
42	6th Floor	606	1 BHK	360.81	31.09	391.90	431.00	Unsold
43	6th Floor	607	1 BHK	360.27	31.09	391.36	430.00	Unsold
44	7th Floor	701	1 BHK	361.78	29.60	391.38	431.00	Unsold
45	7th Floor	702	1 BHK	338.74	29.60	368.34	405.00	Unsold
46	7th Floor	703	2 BHK	555.64	32.82	588.46	647.00	Unsold
47	7th Floor	704	1 BHK	360.27	29.60	389.87	429.00	Unsold

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Sold / Unsold / Land Owner's Inventory
48	7th Floor	705	1 BHK	359.63	29.60	389.23	428.00	Unsold
49	7th Floor	706	1 BHK	360.81	31.09	391.90	431.00	Unsold
50	7th Floor	707	1 BHK	360.27	31.09	391.36	430.00	Unsold
TOTAL				18,879.95	1,493.77	20,373.72	22,407.00	

Building No. 2 / Wing C:

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Sold / Unsold / Land Owner's Inventory
1	Ground Floor			-	-	-	-	Lobby & Parking
2	1st Floor	101	1 BHK	360.27	31.08	391.35	430.00	Unsold
3	1st Floor	102	1 BHK	360.27	31.09	391.36	430.00	Unsold
4	1st Floor	103	1 BHK	360.27	31.09	391.36	430.00	Unsold
5	1st Floor	104	2 BHK	551.44	32.78	584.22	643.00	Unsold
6	1st Floor	105	2 BHK	551.44	32.78	584.22	643.00	Unsold
7	1st Floor	106	2 BHK	551.44	32.78	584.22	643.00	Unsold
8	1st Floor	107	2 BHK	551.44	32.78	584.22	643.00	Unsold
9	1st Floor	108	1 BHK	360.27	31.09	391.36	430.00	Unsold
10	1st Floor	109	1 BHK	360.27	31.09	391.36	430.00	Unsold
11	2nd Floor	201	1 BHK	360.27	31.08	391.35	430.00	Land Owner's
12	2nd Floor	202	1 BHK	360.27	31.09	391.36	430.00	Land Owner's
13	2nd Floor	203	1 BHK	360.27	31.09	391.36	430.00	Land Owner's
14	2nd Floor	204	2 BHK	551.44	32.78	584.22	643.00	Land Owner's
15	2nd Floor	205	2 BHK	551.44	32.78	584.22	643.00	Land Owner's
16	2nd Floor	206	2 BHK	551.44	32.78	584.22	643.00	Unsold
17	2nd Floor	207	2 BHK	551.44	32.78	584.22	643.00	Unsold
18	2nd Floor	208	1 BHK	360.27	31.09	391.36	430.00	Unsold
19	2nd Floor	209	1 BHK	360.27	31.09	391.36	430.00	Land Owner's
20	3rd Floor	301	1 BHK	360.27	31.08	391.35	430.00	Unsold
21	3rd Floor	302	1 BHK	360.27	31.09	391.36	430.00	Unsold
22	3rd Floor	303	1 BHK	360.27	31.09	391.36	430.00	Unsold
23	3rd Floor	304	2 BHK	551.44	32.78	584.22	643.00	Unsold
24	3rd Floor	305	2 BHK	551.44	32.78	584.22	643.00	Unsold
25	3rd Floor	306	2 BHK	551.44	32.78	584.22	643.00	Unsold
26	3rd Floor	307	2 BHK	551.44	32.78	584.22	643.00	Unsold
27	3rd Floor	308	1 BHK	360.27	31.09	391.36	430.00	Unsold
28	3rd Floor	309	1 BHK	360.27	31.09	391.36	430.00	Unsold
29	4th Floor	401	1 BHK	360.27	31.08	391.35	430.00	Land Owner's
30	4th Floor	402	1 BHK	360.27	31.08	391.35	430.00	Land Owner's
31	4th Floor	403	1 BHK	360.27	31.09	391.36	430.00	Land Owner's
32	4th Floor	404	2 BHK	551.44	32.78	584.22	643.00	Land Owner's
33	4th Floor	405	2 BHK	551.44	32.78	584.22	643.00	Land Owner's
34	4th Floor	406	2 BHK	551.44	32.78	584.22	643.00	Land Owner's
35	4th Floor	407	2 BHK	551.44	32.78	584.22	643.00	Land Owner's
36	4th Floor	408	1 BHK	360.27	31.09	391.36	430.00	Land Owner's
37	4th Floor	409	1 BHK	360.27	31.09	391.36	430.00	Land Owner's
38	5th Floor	501	1 BHK	360.27	31.08	391.35	430.00	Unsold
39	5th Floor	502	1 BHK	360.27	31.09	391.36	430.00	Unsold

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Sold / Unsold / Land Owner's Inventory
40	5th Floor	503	1 BHK	360.27	31.09	391.36	430.00	Unsold
41	5th Floor	504	2 BHK	551.44	32.78	584.22	643.00	Unsold
42	5th Floor	505	2 BHK	551.44	32.78	584.22	643.00	Unsold
43	5th Floor	506	2 BHK	551.44	32.78	584.22	643.00	Unsold
44	5th Floor	507	2 BHK	551.44	32.78	584.22	643.00	Unsold
45	5th Floor	508	1 BHK	360.27	32.78	393.05	432.00	Unsold
46	5th Floor	509	1 BHK	360.27	32.78	393.05	432.00	Unsold
47	6th Floor	601	1 BHK	360.27	31.08	391.35	430.00	Unsold
48	6th Floor	602	1 BHK	360.27	31.09	391.36	430.00	Unsold
49	6th Floor	603	1 BHK	360.27	31.09	391.36	430.00	Unsold
50	6th Floor	604	2 BHK	551.44	32.78	584.22	643.00	Unsold
51	6th Floor	605	2 BHK	551.44	32.78	584.22	643.00	Unsold
52	6th Floor	606	2 BHK	551.44	32.78	584.22	643.00	Unsold
53	6th Floor	607	2 BHK	551.44	32.78	584.22	643.00	Unsold
54	6th Floor	608	1 BHK	360.27	31.09	391.36	430.00	Unsold
55	6th Floor	609	1 BHK	360.27	31.09	391.36	430.00	Unsold
56	7th Floor	701	1 BHK	360.27	31.08	391.35	430.00	Land Owner's
57	7th Floor	702	1 BHK	360.27	31.09	391.36	430.00	Land Owner's
58	7th Floor	703	1 BHK	360.27	31.09	391.36	430.00	Land Owner's
59	7th Floor	704	2 BHK	551.44	32.78	584.22	643.00	Land Owner's
60	7th Floor	705	2 BHK	551.44	32.78	584.22	643.00	Land Owner's
61	7th Floor	706	2 BHK	551.44	32.78	584.22	643.00	Land Owner's
62	7th Floor	707	2 BHK	551.44	32.78	584.22	643.00	Land Owner's
63	7th Floor	708	1 BHK	360.27	31.09	391.36	430.00	Land Owner's
64	7th Floor	709	1 BHK	360.27	31.09	391.36	430.00	Land Owner's
TOTAL				28,049.80	2,009.06	30,058.86	33,058.00	

Land Owner's Flats Inventory

Building No. 1 / Wing A:

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.
1	1st Floor	101	2 BHK	566.62	63.73	630.35	693.00
2	1st Floor	102	2 BHK	557.04	65.55	622.59	685.00
3	1st Floor	105	1 BHK	360.81	31.00	391.81	431.00
4	3rd Floor	301	2 BHK	566.62	63.73	630.35	693.00
5	3rd Floor	302	2 BHK	557.04	65.55	622.59	685.00
6	3rd Floor	303	2 BHK	554.56	32.78	587.34	646.00
7	3rd Floor	304	2 BHK	576.52	65.54	642.06	706.00
8	3rd Floor	305	1 BHK	360.81	31.00	391.81	431.00
9	3rd Floor	306	1 BHK	359.63	31.08	390.70	430.00
10	6th Floor	601	2 BHK	566.62	63.73	630.35	693.00
11	6th Floor	602	2 BHK	557.04	65.55	622.59	685.00
12	6th Floor	603	2 BHK	554.56	32.78	587.34	646.00
13	6th Floor	604	2 BHK	576.52	65.54	642.06	706.00
14	6th Floor	605	1 BHK	360.81	31.09	391.90	431.00
15	6th Floor	606	1 BHK	359.63	31.08	390.70	430.00
TOTAL				7,434.80	739.73	8,174.54	8,991.00

Building No. 1 / Wing B:

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.
1	1st Floor	101	1 BHK	361.78	29.60	391.38	431.00
2	1st Floor	102	1 BHK	338.74	29.60	368.34	405.00
3	1st Floor	103	2 BHK	555.64	32.82	588.46	647.00
4	1st Floor	104	1 BHK	360.27	29.60	389.87	429.00
5	1st Floor	105	1 BHK	359.63	29.60	389.23	428.00
6	1st Floor	106	1 BHK	360.81	31.09	391.90	431.00
7	1st Floor	107	1 BHK	360.27	31.09	391.36	430.00
8	3rd Floor	301	1 BHK	361.78	29.60	391.38	431.00
9	3rd Floor	302	1 BHK	338.74	29.60	368.34	405.00
10	3rd Floor	303	2 BHK	555.64	32.82	588.46	647.00
11	3rd Floor	304	1 BHK	360.27	29.60	389.87	429.00
12	3rd Floor	305	1 BHK	359.63	29.60	389.23	428.00
13	3rd Floor	306	1 BHK	360.81	31.09	391.90	431.00
14	3rd Floor	307	1 BHK	360.27	31.09	391.36	430.00
15	5th Floor	501	1 BHK	361.78	29.60	391.38	431.00
16	5th Floor	502	1 BHK	338.74	29.60	368.34	405.00
17	5th Floor	503	2 BHK	555.64	32.82	588.46	647.00
18	5th Floor	505	1 BHK	359.63	29.60	389.23	428.00
19	5th Floor	506	1 BHK	360.81	31.09	391.90	431.00
20	5th Floor	507	1 BHK	360.27	31.09	391.36	430.00
TOTAL				7,731.14	610.59	8,341.72	9,174.00

Building No. 2 / Wing C:

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.
1	2nd Floor	201	1 BHK	360.27	31.08	391.35	430.00
2	2nd Floor	202	1 BHK	360.27	31.09	391.36	430.00
3	2nd Floor	203	1 BHK	360.27	31.09	391.36	430.00
4	2nd Floor	204	2 BHK	551.44	32.78	584.22	643.00
5	2nd Floor	205	2 BHK	551.44	32.78	584.22	643.00
6	2nd Floor	209	1 BHK	360.27	31.09	391.36	430.00
7	4th Floor	401	1 BHK	360.27	31.08	391.35	430.00
8	4th Floor	402	1 BHK	360.27	31.08	391.35	430.00
9	4th Floor	403	1 BHK	360.27	31.09	391.36	430.00
10	4th Floor	404	2 BHK	551.44	32.78	584.22	643.00
11	4th Floor	405	2 BHK	551.44	32.78	584.22	643.00
12	4th Floor	406	2 BHK	551.44	32.78	584.22	643.00
13	4th Floor	407	2 BHK	551.44	32.78	584.22	643.00
14	4th Floor	408	1 BHK	360.27	31.09	391.36	430.00
15	4th Floor	409	1 BHK	360.27	31.09	391.36	430.00
16	7th Floor	701	1 BHK	360.27	31.08	391.35	430.00
17	7th Floor	702	1 BHK	360.27	31.09	391.36	430.00
18	7th Floor	703	1 BHK	360.27	31.09	391.36	430.00
19	7th Floor	704	2 BHK	551.44	32.78	584.22	643.00
20	7th Floor	705	2 BHK	551.44	32.78	584.22	643.00
21	7th Floor	706	2 BHK	551.44	32.78	584.22	643.00
22	7th Floor	707	2 BHK	551.44	32.78	584.22	643.00
23	7th Floor	708	1 BHK	360.27	31.09	391.36	430.00

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.
24	7th Floor	709	1 BHK	360.27	31.09	391.36	430.00
TOTAL				10,558.19	762.93	11,321.12	12,450.00

Unsold Flats Inventory

Building No. 1 / Wing A:

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	1st Floor	103	2 BHK	554.56	32.78	587.34	646.00	9,000.00	52,86,039.00
2	1st Floor	104	2 BHK	576.52	65.54	642.06	706.00	9,000.00	57,78,557.00
3	1st Floor	106	1 BHK	359.63	31.08	390.70	430.00	9,000.00	35,16,308.00
4	2nd Floor	201	2 BHK	566.62	63.73	630.35	693.00	9,000.00	56,73,155.00
5	2nd Floor	202	2 BHK	557.04	65.55	622.59	685.00	9,000.00	56,03,308.00
6	2nd Floor	203	2 BHK	554.56	32.78	587.34	646.00	9,000.00	52,86,039.00
7	2nd Floor	204	2 BHK	576.52	65.54	642.06	706.00	9,000.00	57,78,557.00
8	2nd Floor	205	1 BHK	360.81	31.09	391.90	431.00	9,000.00	35,27,061.00
9	2nd Floor	206	1 BHK	359.63	31.08	390.70	430.00	9,000.00	35,16,308.00
10	4th Floor	401	2 BHK	566.62	63.73	630.35	693.00	9,000.00	56,73,155.00
11	4th Floor	402	2 BHK	557.04	65.55	622.59	685.00	9,000.00	56,03,308.00
12	4th Floor	403	2 BHK	554.56	32.78	587.34	646.00	9,000.00	52,86,039.00
13	4th Floor	404	2 BHK	576.52	65.54	642.06	706.00	9,000.00	57,78,557.00
14	4th Floor	405	1 BHK	360.81	31.09	391.90	431.00	9,000.00	35,27,061.00
15	4th Floor	406	1 BHK	359.63	31.08	390.70	430.00	9,000.00	35,16,308.00
16	5th Floor	501	2 BHK	566.62	63.73	630.35	693.00	9,000.00	56,73,155.00
17	5th Floor	502	2 BHK	557.04	65.55	622.59	685.00	9,000.00	56,03,308.00
18	5th Floor	503	2 BHK	554.56	32.78	587.34	646.00	9,000.00	52,86,039.00
19	5th Floor	504	2 BHK	576.52	65.54	642.06	706.00	9,000.00	57,78,557.00
20	5th Floor	505	1 BHK	360.81	31.09	391.90	431.00	9,000.00	35,27,061.00
21	5th Floor	506	1 BHK	359.63	31.08	390.70	430.00	9,000.00	35,16,308.00
22	7th Floor	701	2 BHK	566.62	63.73	630.35	693.00	9,000.00	56,73,155.00
23	7th Floor	702	2 BHK	557.04	65.55	622.59	685.00	9,000.00	56,03,308.00
24	7th Floor	703	2 BHK	554.56	32.78	587.34	646.00	9,000.00	52,86,039.00
25	7th Floor	704	2 BHK	576.52	65.54	642.06	706.00	9,000.00	57,78,557.00
26	7th Floor	705	1 BHK	360.81	31.09	391.90	431.00	9,000.00	35,27,061.00
27	7th Floor	706	1 BHK	359.63	31.08	390.70	430.00	9,000.00	35,16,308.00
TOTAL				13,391.38	1,288.46	14,679.85	16,146.00		13,21,18,616.00

Building No. 1 / Wing B:

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	2nd Floor	201	1 BHK	361.78	29.60	391.38	431.00	9,000.00	35,22,411.00
2	2nd Floor	202	1 BHK	338.74	29.60	368.34	405.00	9,000.00	33,15,097.00
3	2nd Floor	203	2 BHK	555.64	32.82	588.46	647.00	9,000.00	52,96,114.00
4	2nd Floor	204	1 BHK	360.27	29.60	389.87	429.00	9,000.00	35,08,849.00
5	2nd Floor	205	1 BHK	359.63	29.60	389.23	428.00	9,000.00	35,03,036.00
6	2nd Floor	206	1 BHK	360.81	31.09	391.90	431.00	9,000.00	35,27,061.00
7	2nd Floor	207	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
8	4th Floor	401	1 BHK	361.78	29.60	391.38	431.00	9,000.00	35,22,411.00
9	4th Floor	402	1 BHK	338.74	29.60	368.34	405.00	9,000.00	33,15,097.00
10	4th Floor	403	2 BHK	555.64	32.82	588.46	647.00	9,000.00	52,96,114.00
11	4th Floor	404	1 BHK	360.27	29.60	389.87	429.00	9,000.00	35,08,849.00
12	4th Floor	405	1 BHK	359.63	29.60	389.23	428.00	9,000.00	35,03,036.00
13	4th Floor	406	1 BHK	360.81	31.09	391.90	431.00	9,000.00	35,27,061.00
14	4th Floor	407	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
15	5th Floor	504	1 BHK	360.27	29.60	389.87	429.00	9,000.00	35,08,849.00
16	6th Floor	601	1 BHK	361.78	29.60	391.38	431.00	9,000.00	35,22,411.00
17	6th Floor	602	1 BHK	338.74	29.60	368.34	405.00	9,000.00	33,15,097.00
18	6th Floor	603	2 BHK	555.64	32.82	588.46	647.00	9,000.00	52,96,114.00
19	6th Floor	604	1 BHK	360.27	29.60	389.87	429.00	9,000.00	35,08,849.00
20	6th Floor	605	1 BHK	359.63	29.60	389.23	428.00	9,000.00	35,03,036.00
21	6th Floor	606	1 BHK	360.81	31.09	391.90	431.00	9,000.00	35,27,061.00
22	6th Floor	607	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
23	7th Floor	701	1 BHK	361.78	29.60	391.38	431.00	9,000.00	35,22,411.00
24	7th Floor	702	1 BHK	338.74	29.60	368.34	405.00	9,000.00	33,15,097.00
25	7th Floor	703	2 BHK	555.64	32.82	588.46	647.00	9,000.00	52,96,114.00
26	7th Floor	704	1 BHK	360.27	29.60	389.87	429.00	9,000.00	35,08,849.00
27	7th Floor	705	1 BHK	359.63	29.60	389.23	428.00	9,000.00	35,03,036.00
28	7th Floor	706	1 BHK	360.81	31.09	391.90	431.00	9,000.00	35,27,061.00
29	7th Floor	707	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
TOTAL				11,148.81	883.19	12,032.00	13,233.00		10,82,87,993.00

Building No. 2 / Wing C:

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Balcony Area in Sq. Ft.	Total Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	1st Floor	101	1 BHK	360.27	31.08	391.35	430.00	9,000.00	35,22,121.00
2	1st Floor	102	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
3	1st Floor	103	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
4	1st Floor	104	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
5	1st Floor	105	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
6	1st Floor	106	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
7	1st Floor	107	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
8	1st Floor	108	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
9	1st Floor	109	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
10	2nd Floor	206	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
11	2nd Floor	207	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
12	2nd Floor	208	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
13	3rd Floor	301	1 BHK	360.27	31.08	391.35	430.00	9,000.00	35,22,121.00
14	3rd Floor	302	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
15	3rd Floor	303	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
16	3rd Floor	304	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
17	3rd Floor	305	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
18	3rd Floor	306	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
19	3rd Floor	307	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
20	3rd Floor	308	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
21	3rd Floor	309	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
22	5th Floor	501	1 BHK	360.27	31.08	391.35	430.00	9,000.00	35,22,121.00
23	5th Floor	502	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
24	5th Floor	503	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
25	5th Floor	504	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
26	5th Floor	505	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
27	5th Floor	506	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
28	5th Floor	507	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
29	5th Floor	508	1 BHK	360.27	32.78	393.05	432.00	9,000.00	35,37,427.00
30	5th Floor	509	1 BHK	360.27	32.78	393.05	432.00	9,000.00	35,37,427.00
31	6th Floor	601	1 BHK	360.27	31.08	391.35	430.00	9,000.00	35,22,121.00
32	6th Floor	602	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
33	6th Floor	603	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
34	6th Floor	604	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
35	6th Floor	605	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
36	6th Floor	606	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
37	6th Floor	607	2 BHK	551.44	32.78	584.22	643.00	9,000.00	52,57,945.00
38	6th Floor	608	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
39	6th Floor	609	1 BHK	360.27	31.09	391.36	430.00	9,000.00	35,22,218.00
TOTAL				17,491.61	1,246.13	18,737.73	20,608.00		16,86,39,618.00

TOTAL SUMMARY

Particulars	Total Carpet Area in Sq. Ft.	No. of Units	Rate / Sq. Ft. on Carpet Area in ₹	Market Value in ₹
Unsold Flat of Wing A	14,679.85	27.00	9,000.00	13,21,18,617.00
Unsold Flat of Wing B	12,032.00	29.00	9,000.00	10,82,87,993.00
Unsold Flat of Wing C	18,737.73	39.00	9,000.00	16,86,39,610.00
Land Owner's Flat of Wing A	8,174.54	15.00		
Land Owner's Flat of Wing B	8,341.72	20.00		-
Land Owner's Flat of Wing C	11,321.12	24.00		-
TOTAL	73,286.96	154.00		40,90,46,220.00
Total Income from Sale in Cr.				40.90

COST OF PROJECT

Project expenses	Incurred Cost in ₹ Cr.	To be Incurred Cost in ₹ Cr.	Total (₹ in Cr.)
Land & Stamp Duty Cost	0.92	-	0.92
Construction Cost of Building	0.57	21.25	21.82
Approval Cost of Fungible Cost & Development charges	1.05	-	1.05
Architect Cost, RCC & other Professional fees	-	0.87	0.87
Administrative Expenses	-	1.09	1.09
Marketing Expenses	-	0.82	0.82
Interest Cost	-	1.44	1.44
Contiguous Cost	-	-	-
TOTAL COST	2.54	25.47	28.01

Land Cost:

As per Present Ready Reckoner rate the Project Land Value is ₹ 1.67 Cr. considering Land Rate @ ₹3,950.00 per Sq. M. & Net Plot Area of 4,233.45 Sq. M.

As per document purchase cost of land & stamp duty cost is ₹ 91,82,100.00 i.e., ₹ 0.92 Cr. which is 3.28% of Total Project Cost.

Sr. No.	Agreement Name	Date	Particulars	Total Cost in ₹	Incurred Cost in ₹
1	Development Agreement	27-07-2023	Non-Refundable Amount	50,00,000.00	50,00,000.00
2			Stamp Duty	41,48,500.00	41,48,500.00
3			Reg. Fees	30,000.00	30,000.00
4				1,280.00	1,280.00
5	Supplementary Development Agreement	26-09-2023	Stamp Duty	500.00	500.00
6			Reg. Fees	560.00	560.00
7			100.00	100.00	
8	General Power of Attorney	27-07-2023	Stamp Duty	500.00	500.00
9			Reg. Fees	560.00	560.00
10			100.00	100.00	
TOTAL				91,82,100.00	91,82,100.00

Building Cost of Construction for Building:

Construction Area of Building = 10,911.34 Sq. M. i.e., 1,17,449.61 Sq. Ft.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹21,82,26,700.00 i.e., ₹21.82 Cr. which comes ₹20,000.00 per Sq. M. on construction area for building.

The total construction area is 10,911.34 Sq. M., projected cost of ₹21.82 Cr is 77.90% of total project cost



Since 1989

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Particulars	Rate per Sq. M.
Excavation Work	1,000.00
RCC Work	10,000.00
Final Finishing Work	5,000.00
Other Work	4,000.00
Cost of Construction	20,000.00

➤ **Approval Charges:**

The Total Approval Cost (Fungible Cost & Development Cess Premium Cost) as per information from developer will be ₹1,05,17,500.00 i.e., ₹1.05. which is 3.75% of Total Project Cost. Builder has paid ₹1.05 Cr.

As per information provided by developer.

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

The total Architect charges of ₹87,29,068.00 i.e., ₹0.87 Cr. is 4% of construction cost of 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 5% of construction cost of building which comes to ₹1,09,11,335.00 i.e., ₹1.09 Cr.

The admin charges which in market is in the range of 4% - 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 2% of total Sale income from the project which comes to ₹81,80,924.00 i.e., ₹0.82 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 ₹1,44,00,000.00 i.e., ₹1.44 Cr., which is 5.14% of total project cost.

As per information provided by the client.

PROFIT FROM THE PROJECT:

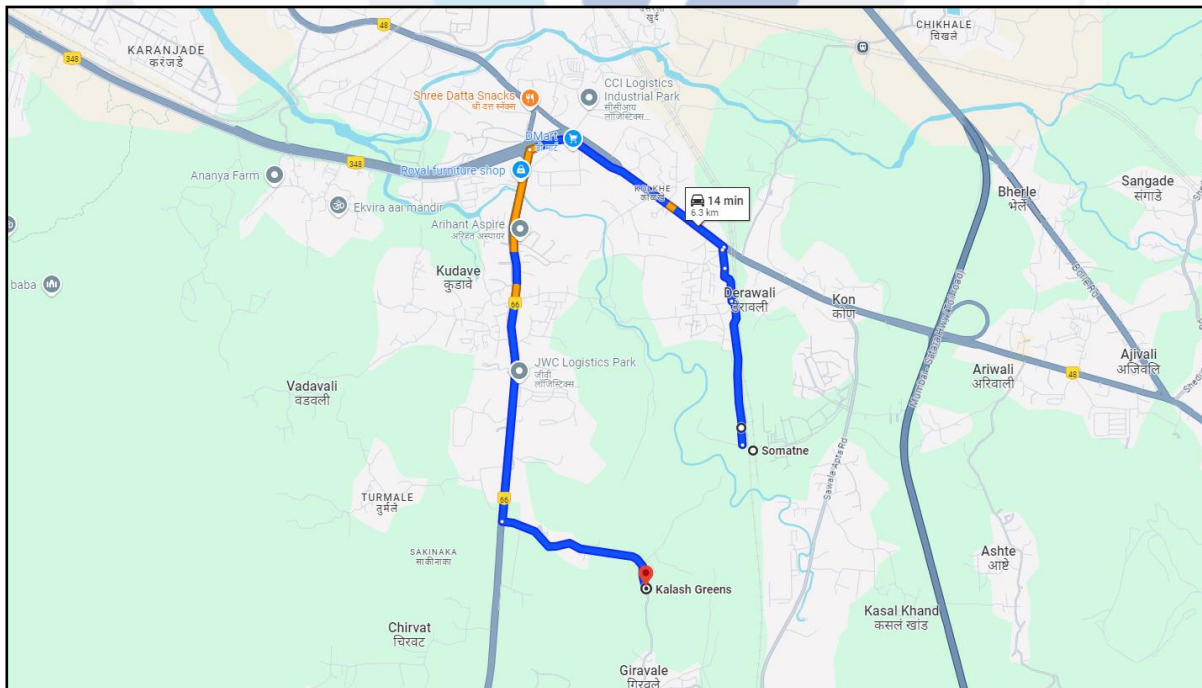
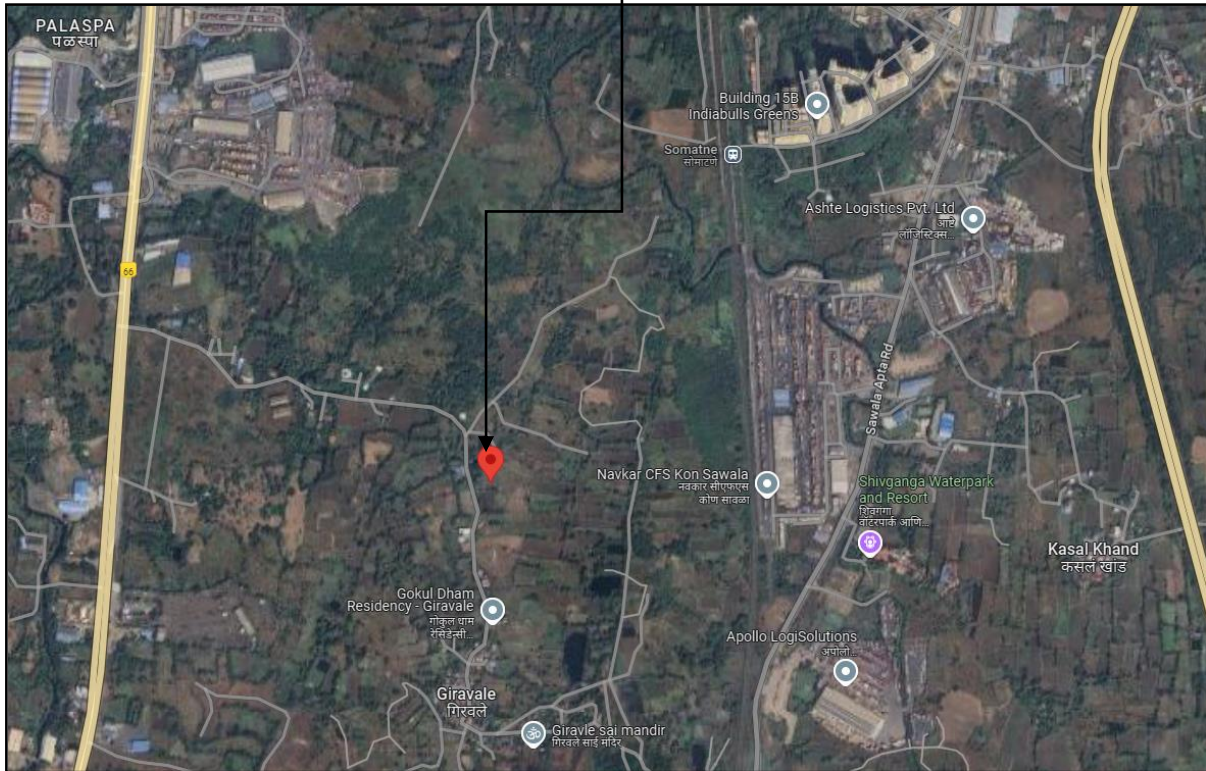
Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	40.90
Less: Total projected Expenses	28.01
Estimated Surplus	12.89
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	3.87
Net Surplus (3-4)	9.02
PV (discounted @ 8% for 4 years)	Rs. 6.63
Add:	
Expenses already incurred as on date (As per the certified Trial Balance Sheet of the project)	2.54
Less:	-
Present Value of the project potential/ Land Value as on Date	(TM) Rs. 9.17
The realizable value of the property	Rs. 8.26
Distress value of the property	Rs. 7.34

Actual Site Photographs



Route Map of the property

Site u/r



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

Note: The Blue line shows the route to site from nearest railway station (Somatne– 5.8 KM.)

Ready Reckoner 2024 – 2025

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)

Home Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: Raigad

Select Taluka: Panvel

Select Village: Giravale

Vibhag Number: 5

Assesment Type	Assesment Range	Rate Rs/-	Unit
जिरायत शेत जमीन	0-1.25	2194400	हेक्टर
जिरायत शेत जमीन	1.26-2.50	2404500	हेक्टर
जिरायत शेत जमीन	2.51-5.00	2649000	हेक्टर
जिरायत शेत जमीन	5.01-7.50	2918900	हेक्टर
जिरायत शेत जमीन	7.51-10.00	3218500	हेक्टर
जिरायत शेत जमीन	10.01-12.50	3621100	हेक्टर
जिरायत शेत जमीन	12.51-15.00	3850200	हेक्टर
निवासी	0-0.00	44800	चौरस मीटर

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Department of Registration and Stamp
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन

Annual Statement of Rates Ver. 2.0
(बाजारमूल्य दर पत्रक आवृत्ती 2.0)

Home Valuation Guidelines | User Manual

Year: 2024-2025 Language: English

Selected District: Raigad

Select Taluka: Panvel

Select Village: Giravale

Vibhag Number: 5

Assesment Type	Assesment Range	Rate Rs/-	Unit
दुकाने	0-0	65800	चौरस मीटर
कार्यालये	0-0	46200	चौरस मीटर
गावठाणातील मिळकती	0-0.00	5510	चौरस मीटर
वायव्यवरील जमिनी	0-0	4500	चौरस मीटर
बिनशेती जमीनी/भूखंड	0-0	3950	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) औद्योगिक	0-0.00	7980	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) निवासी	0-0.00	8800	चौरस मीटर
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC) वाणिज्य	0-0.00	11000	चौरस मीटर

12

Registered Sales Instances

4081398 03-06-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुष्यम निबंधक : सह दु.नि.पनवेल 3 दस्ता क्रमांक : 4081/2024 नोदणी : Regn:83m
गावाचे नाव : गिरवले		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4384000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2679936	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: विभाग क्र. 5 दर 44800/- प्रति चौ.मी. सदनिका नं. 403,चौथा,मजला बी विंग,बिल्डिंग नं.1,कलश ग्रीन्स,सर्वे नं. 99,हिस्सा नं.2,व सर्वे नं. 99,हिस्सा नं.3 मौजे गिरवले ता.पनवेल जि.रायगड क्षेत्र -51.616 चौ.मी कारपेट +3.049 चौ.मी.प्रोजेक्ट ड बाल्कनी((Survey Number : सर्वे नं. 99,हिस्सा नं.2/सर्वे नं. 99,हिस्सा नं.3 ;))	
(5) क्षेत्रफळ	51.616 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. भुमी कलश ग्रुप तर्फे भागीदार भरत नरसिंग पटेल वय:-46 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सर्वे नं. 99/2 व 99/3 गिरवले ता.पनवेल जि.रायगड, महाराष्ट्र, राईगाड:(००). पिन कोड:-410206 पॅन नं:-AAZFB3859M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-रविशंकर पी नायकर वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 305,ए विंग, बिल्डिंग नं.1, कृष्णा पार्क, सीएचएस लि.,पाले,सुर्वे नं.136 1, पडघा हायवे,नवी मुंबई, महाराष्ट्र, राईगाड:(००). पिन कोड:-410208 पॅन नं:-AKJPN5176D 2): नाव:-भाग्यलक्ष्मी रविशंकर नायकर वय:-38; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 305,ए विंग, बिल्डिंग नं.1, कृष्णा पार्क, सीएचएस लि.,पाले,सुर्वे नं.136 1, पडघा हायवे,नवी मुंबई, महाराष्ट्र, राईगाड:(००). पिन कोड:-410208 पॅन नं:-CEJPN3105E	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	04/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	4081/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	263040	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

Registered Sales Instances

3957398 03-08-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 3 दस्त क्रमांक : 3957/2024 नोंदणी : Regn:63m
गावाचे नाव : गिरवले		
(1)विलेखीचा प्रकार	करारनामा	
(2)मोबदला	2962520	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1778515.2	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन :, इतर माहिती: विभाग क्र. 5 दर 44800/- प्रति चौ.मी. सदनिका नं. 302,तिसरा मजला सी विंग,बिल्डिंग नं. 2,कलश ग्रीन्स,सर्वे नं. 99,हिस्सा नं.2,व सर्वे नं. 99,हिस्सा नं.3 मौजे गिरवले ता.पनवेल जि.रायगड क्षेत्र -33.465 चौ.मी कारपेट +2.888 चौ.मी. प्रो.बाल्कनी((Survey Number : 99/2,99/3 ;))	
(5) क्षेत्रफळ	33.465 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. भुमी कलश घुप तर्फे भागीदार भरत नरसिंग पटेल - - वय:-47 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. सर्वे नं. 99/2 व 99/3 गिरवले ता.पनवेल जि.रायगड, महाराष्ट्र, राईगाड(०). पिन कोड:-410206 पॅन नं:-AAZFB3859M	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुनिल धनसिंग चौहान वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 601 ए विंग, शिवशक्ती एस आर ए सीएचएस लि.,व्ही.आर.रोड, निर्माण गॅलॅक्सी बिल्डिंग, अंधेरी ईस्ट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-AKBPC2893E 2): नाव:-जयश्री सुनिल चौहान वय:-25; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. 601 ए विंग, शिवशक्ती एस आर ए सीएचएस लि.,व्ही.आर.रोड, निर्माण गॅलॅक्सी बिल्डिंग, अंधेरी ईस्ट, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400093 पॅन नं:-CGQPC2500K	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	29/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	3957/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	177800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	29700	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.	

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	Viratnagari	Shree Vasturachana Realtors	P52000020422	400.90	39,00,000.00	9,750.00
2	Arihant Aspire Phase I	Arihant Abode Ltd.	P52000014107	575.00	67,00,000.00	11,652.00
3	Sai Proviso County	Proviso Builders and Developers	P521700002042	461.00	41,00,000.00	8,894.00
4	Divine Complex	Divine Builders & Developers	P52000014112	359.81	32,00,000.00	8,894.00

Shree Vasturachana Viratnagari Panvel Mumbai
By Shree Vasturachana Creators

Location
Ariwali, Panvel

Possession Date
December 2024

Project Size
1 Acres, 34 Units

Developer
Shree Vasturachana Creators

Products
1, 2 BHK

REQUEST DETAILS

CONFIGURATIONS FOR SHREE VASTURACHANA VIRATNAGARI

1 BHK 286.53 ft² ₹30.00 L ⓘ
1 living room, kitchen, 1 bedrooms, 1 bathrooms


2 BHK 400.9 ft² ₹39.00 L ⓘ
1 living room, kitchen, 2 bedrooms, 2 bathrooms

Price Indicators

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾


₹ 67.0 Lac [EMI - ₹ 30k](#) | [Can I afford it?](#)

2 BHK Flat For Sale in Arihant Aspire, **Panvel, Navi Mumbai**



2 Beds | 2 Baths | 1 Balcony | Unfurnished

Carpet Area 575 sqft ₹ 11,652/sqft	Developer Arihant Superstructures Ltd.	Project Arihant Aspire
Floor 6 (Out of 44 Floors)	Transaction Type Resale	Furnished Status Unfurnished
Age Of Construction Under Construction		



[+26 Photos](#)

Contact Owner

Get Phone No.


[Last contact made 67 days ago](#)

magicbricks
Buy ▾ Rent ▾ Sell ▾ Home Loans ▾

Home > Property In Navi Mumbai > Panvel > Apartment In Panvel > 1 BHK > 586 Sq-ft

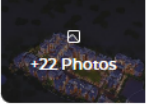
₹ 41.0 Lac [EMI - ₹ 18k](#) | [Get pre-approved loan](#)

1 BHK 586 Sq-ft Flat For Sale **Panvel, Navi Mumbai**



1 Bed | 1 Bath | 1 Balcony | 1 Covered Parking

Carpet Area 461 sqft ₹ 8,894/sqft	Developer Proviso Group	Project Sai Proviso County
Floor 2 (Out of 4 Floors)	Transaction Type New Property	Status Ready to Move
Facing North - East	Lift 1	Furnished Status Unfurnished



[+22 Photos](#)

✔ Newly Constructed Property

Contact Agent

Get Phone No.

[Last contact made 14 days ago](#)

Price Indicators

The screenshot displays the Dwello website interface for the 'Divine Complex' project. At the top, there is a search bar and a 'Select City' dropdown. Below the navigation menu, the project is identified as 'Divine Complex At Chikhale, Panvel By Divine Builders & Developers'. The main content area features a large image of the building facade with ground-floor shops labeled 'JENTS', 'FASHION', 'FEAST', 'WORDROBE', and 'HANDOUT'. To the right, a sidebar lists key project details: 'READY POSSESSION HOMES', 'Location: Chikhale, Panvel', 'Possession Date: February 2023', 'Project Size: 56 Units', 'Developer: Divine Builders & Developers', and 'Products: 1 BHK'. A 'REQUEST DETAILS' button is also present. Below the main image, there are tabs for 'Configurations', 'Floor Plans', 'About', 'Highlights', 'Project Stories', and 'Amenities'. The 'CONFIGURATIONS FOR DIVINE COMPLEX' section shows a '1 BHK' unit with a floor plan icon, a description '1 living room, kitchen, 1 bedrooms, 2 bathrooms', an area of '359.81 ft²', and a price of '₹32.00 L'.

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.

Valuation Report Prepared For: SBI / Panvel Branch / Kalash Greens (8292/2306792) Page 33 of 42
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: 17.06.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

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

Auth. Sign.



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



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001 : 2015 Certified Company



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 17.06.2024 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. // my authorized representative have personally inspected the property on 19.04.2024. 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 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.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is developed by M/s. Bhoomi Kalash Group.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Panvel 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 Rajesh Ghadi – 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 – 19.04.2024 Valuation Date – 17.06.2024 Date of Report – 17.06.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 19.04.2024.
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
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 **17th June 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on 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. Bhoomi Kalash Group**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.

Property Title

Based on our discussion with the Client, we understand that the subject property is owned by **M/s. Bhoomi Kalash Group**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been



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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.

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



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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 **17th June 2024**.

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.**

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

Auth. Sign.



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