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CIN: U74120MH2010PTC207869

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

# PROJECT VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Aventus Heights – Phase 2"**

**"Aventus Heights – Phase 2"**, Proposed Slum Redevelopment Scheme on Plot Bearing C.T.S. No. 1A (Part), Survey No. 93 (Part) Plot No. 49, Road No. 5/6, Shivaji Nagar, Village Deonar, Govandi (East), Mumbai – 400 043, State – Maharashtra, Country – India

**Latitude Longitude: 19°03'44.3"N 72°55'20.7"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

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/04/2024/8366/2306060  
24/01-199-PY  
Date: 27.05.2024

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 "**Aventus Heights – Phase 2**" at Govandi (East) Mumbai, Pin Code – 400 043.

Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Aventus Heights – Phase 2**", Proposed Slum Redevelopment Scheme on Plot Bearing C.T.S. No. 1A (Part), Survey No. 93 (Part) Plot No. 49, Road No. 5/6, Village Deonar, Shivaji Nagar, Govandi (East), Mumbai – 400 043, State – Maharashtra, Country – India.

M/s. Ratnaakar Shelters LLP is proposing Slum redevelopment Scheme on Plot Bearing C.T.S. No. 1A (Part), Survey No. 93 (Part) Plot No. 49, Road No. 5/6, Shivaji Nagar, Village Deonar, Govandi (East), Mumbai – 400 043, State – Maharashtra, Country – India. Project is comprising Sale Building.

Residential of Sale Building is proposed of Basement + Stilt + 1<sup>st</sup> to 3<sup>rd</sup> Podium + 4<sup>th</sup> to 35<sup>th</sup> Upper Floors with total RERA carpet area of 66,932.00 Sq. Ft. which consists 2 BHK, with 116 nos. of Sell flats providing with Fitness Centre, Society Office, & Other Amenities.

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.





### Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
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|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

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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 ₹ 76.15 Cr. and Net Present Value of the project as on date is ₹ 10.44 Cr.

For Vastukala Consultants (I) Pvt. Ltd.

**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



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## PROJECT VALUATION REPORT OF "Aventus Heights – Phase 2"

**"Aventus Heights – Phase 2", Proposed Slum Redevelopment Scheme on Plot Bearing C.T.S. No. 1A (Part), Survey No. 93 (Part) Plot No. 49, Road No. 5/6, Shivaji Nagar, Village Deonar, Govandi (East), Mumbai – 400 043, State – Maharashtra, Country – India**

Latitude Longitude: 19°03'44.3"N 72°55'20.7"E

**NAME OF DEVELOPER: M/s. Ratnaakar Shelters LLP.**

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 **27<sup>th</sup> May 2024** for approval of project finance purpose.

**1. Location Details:**

Proposed Slum Redevelopment Scheme on Plot Bearing C.T.S. No. 1A (Part), Survey No. 93 (Part) Plot No. 49, Road No. 5/6, Shivaji Nagar, Village Deonar, Govandi (East), Mumbai – 400 043. It is about 2.70 Km. travelling distance from Govandi (East) 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:**

<b>Name of builder</b>	<b>M/s. Ratnaakar Shelters LLP.</b>
<b>Project Registration Number</b>	<b>P51800051884</b>
<b>Register office address</b>	<b>M/s. Ratnaakar Shelters LLP.</b>  611, Surya House, Near ONGC Colony, Vidyavihar (East), Mumbai – 400 086, State - Maharashtra, Country – India
<b>Contact Numbers</b>	<u>Contact Person:</u> Mr. Imtiyaz (Consultants) Mobile No. 9870332286 Mr. Kailas Sinari (Consultants) Mobile No. 9820950342 Mr. Narendra Singh (Site Supervisor) Mobile No. 9987004633
<b>E – mail ID and Website</b>	

**3. Boundaries of the Property:**

<b>Direction</b>	<b>Sale Building</b>
On or towards North	Devkrupa Co. Op. HSC
On or towards South	D – Wing Commercial Building & Road
On or towards East	C – Wing & Road No. 6
On or towards West	A – Wing & Road No. 5



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B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

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 : 08.03.2024
	b)	Date on which the valuation is made : 27.05.2024
3.	List of documents produced for perusal	
	1.	Copy of Developer Agreement dated 15.03.2015 between M/s. Devkrupa Co-operative Housing Society Ltd. (The Society) and M/s. Ratnaakar Shelters LLP (The Developers) through registered agreement Notary R No. 001/2015
	2.	Copy of Legal Title Report dated 20.10.2022 issued by Anant Narayan Advocate High Court.
	3.	Copy of Intimation of Approval (IOA) Letter No. SRA/ENG/3834/ME/MCGM/AP dated 03.11.2021 issued by Slum Rehabilitation Authority (SRA).
	4.	Copy of Intimation of Approval (IOA) Letter No. MH / EE / B. P. Cell / GM / MHADA – 61 / 1216 / 2022 dated 23.12.2022 issued by Maharashtra Housing and Area Development Authority (MHADA).
	5.	Copy of Approved Plan No. SRA/ENG/3834/ME/MCGM/AP dated 03.11.2021 issued by Slum Rehabilitation Authority (SRA). <b>Approved upto: Basement + Stilt Floor + 1<sup>st</sup> to 3<sup>rd</sup> Podium floor + 4<sup>th</sup> to 16<sup>th</sup> Upper Floors</b>
	6.	Copy of Commencement Certificate No. SRA/ENG/3834/ME/MCGM/AP dated 03.11.2021 issued by Slum Rehabilitation Authority (SRA). <b>(This CC is endorsed for the work for up to 5 floors as per approved plan dated 03.11.2021)</b>
	7.	Copy of Architect Drawing Plan issued by M/s. Consultants Combined Architects. <b>Approval upto: Basement + Stilt Floor + 1<sup>st</sup> to 3<sup>rd</sup> Podium + 4<sup>th</sup> to 35<sup>th</sup> Upper Floors</b>
	8.	Copy of Fire NOC Certificate No. FB / HRC / R – V / 67 dated 25.10.2019 issued Municipal Corporation of Greater Mumbai, Mumbai Fire Brigade.
	9.	Copy of Engineer's Certificate dated 11.10.2023 issued by optimal Consultancy Services Pvt. Ltd.
	10.	Copy of CA Certificate dated 01.10.2022 issued by M/s. Vinod Sukhraj Mehta.
	11.	Copy of RERA Certificate No. P51800047961 dated 02.12.2022 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).
	12.	Copy of Architect's Certificate dated 20.04.2023 issued by Consultants Combined Architects.
	Project Name (with address & phone nos.)	: <b>"Aventus Heights – Phase 2"</b> , Proposed Slum Redevelopment Scheme on Plot Bearing C.T.S. No. 1A (Part), Survey No. 93 (Part) Plot No. 49, Road No. 5/6, Shivaji Nagar, Village Deonar, Govandi (East), Mumbai – 400 043, 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)	<p><b>M/s. Ratnaakar Shelters LLP.</b></p> <p>611, Surya House, Near ONGC Colony, Vidyavihar (East), Mumbai – 400 086, State - Maharashtra, Country – India</p> <p><b>Contact Person:</b>          Mr. Imtiyaz (Consultants)          Mobile No. 9870332286          Mr. Kailas Sinari (Consultants)          Mobile No. 9820950342          Mr. Narendra Singh (Site Supervisor)          Mobile No. 9987004633</p>																				
5.	<p>Brief description of the property (Including Leasehold / freehold etc.): Freehold land</p> <p><b>About Project:</b>          This project is a well-designed project by Ratnaakar Shelters LLP. It is offering Under Construction units. Project possession is slated for Dec 2027. Ratnaakar Aventus Heights is located in Shivaji Nagar, Road No 5/6, Govandi East, Chembur. They are offering multiple facilities such as Power Backup. There is 24x7 Security. It is a Gated Community. These amenities make this property totally aspirational. Ratnaakar Shelters LLP is a renowned name in the real estate space. Social infrastructure like banks, schools and parks surround Govandi area. It is also very well-connected to various parts of the city by public transport network.</p> <p><b>TYPE OF THE BUILDING:</b></p> <table border="1" data-bbox="284 1041 1444 1243"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>"Aventus Heights – Phase 2"</td> <td>Proposed Commercial cum Residential of Sale Building is proposed of Basement + Stilt Floor + 1st to 3rd Podium floor + 4th to 16th Upper Floors as per approved plan. As per information from developer &amp; architect drawing Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Stilt Floor + 1st to 3rd Podium floor + 4th to 35th Upper Floors.</td> </tr> </tbody> </table> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1" data-bbox="284 1310 1444 1489"> <thead> <tr> <th>Building</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>Sale Building (Wing B)</td> <td>Basement + 1st Podium RCC work Completed, 2nd Podium RCC work is in progress</td> <td>11.00%</td> <td>5.00%</td> </tr> </tbody> </table> <p><b>PROPOSED DATE OF COMPLETION &amp; FUTURE LIFE:</b>            Expected completion date as informed by builder is <b>31.12.2027 (As per RERA Certificate)</b>            Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p> <p><b>PROPOSED PROJECT AMENITIES:</b></p> <table border="1" data-bbox="284 1736 1152 2027"> <tbody> <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> </tbody> </table>		Building	Number of Floors	"Aventus Heights – Phase 2"	Proposed Commercial cum Residential of Sale Building is proposed of Basement + Stilt Floor + 1st to 3rd Podium floor + 4th to 16th Upper Floors as per approved plan. As per information from developer & architect drawing Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Stilt Floor + 1st to 3rd Podium floor + 4th to 35th Upper Floors.	Building	Present stage of Construction	% of work completion	% of construction cost incurred till 31.03.2024	Sale Building (Wing B)	Basement + 1st Podium RCC work Completed, 2nd Podium RCC work is in progress	11.00%	5.00%	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
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Car Parking																						

<b>Gymnasium</b>				
6.	Location of property		:	
	a)	Plot No. / Survey No.	:	Survey No. 93 (Part) Plot No. 49
	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	C.T.S. No. 1A (Part), Village – Deonar
	d)	Ward / Taluka	:	Taluka – Kurla
	e)	Mandal / District	:	District – Mumbai Suburban
7.	Postal address of the property		:	"Aventus Heights – Phase 2", Proposed Slum Redevelopment Scheme on Plot Bearing C.T.S. No. 1A (Part), Survey No. 93 (Part) Plot No. 49, Road No. 5/6, Shivaji Nagar, Village Deonar, Govandi (East), Mumbai – 400 043, State – Maharashtra, Country – India.
8.	City / Town		:	Govandi (East), Mumbai
	Residential area		:	Yes
	Commercial area		:	No
	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		:	Govandi (East), 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.	<b>Boundaries of the property</b>	<b>As per Agreement</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North	Information not available	Plot No. 43A	Devkrupa Co. Op. HSC
	South	Information not available	Bajiprabhu Deshpande Marg	D – Wing Commercial Building & Road
	East	Information not available	Slum On Plot No 50	C – Wing & Road No. 6
	West	Information not available	Slum On Plot No 48	A – Wing & Road No. 5
14.1	Dimensions of the site		N. A. as the land is irregular in shape	
			A (As per the Deed)	B (Actuals)
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property		19°03'44.3"N 72°55'20.7"E	
14.	Extent of the site		Net Plot area = 4,310.00 Sq. M. (As per Approved Plan) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least		Net Plot area = 4,310.00 Sq. M.	

	of 14A& 14B)		(As per Approved Plan)
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
<b>II CHARACTERISTICS OF THE SITE</b>			
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
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. SRA/ENG/3834/ME/MCGM/AP dated 03.11.2021 issued by Slum Rehabilitation Authority (SRA). <b>Approved upto: Basement + Stilt Floor + 1<sup>st</sup> to 3<sup>rd</sup> Podium floor + 4<sup>th</sup> to 16<sup>th</sup> Upper Floors</b>
10.	Corner plot or intermittent plot?	:	Corner 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
<b>Part – A (Valuation of land)</b>			
1	Size of plot	:	Net Plot area = 4,310.00 Sq. M. (As per Approved Plan)
	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)	:	<b>₹ 92,080.00 per Sq. M. for Land</b> <b>₹ 2,07,880.00 per Sq. M. for Residential Flat</b>



5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>
6	<b>Estimated value of land</b>	:	<b>As per table attached to the report</b>
<b>Part – B (Valuation of Building)</b>			
1	Technical details of the building	:	
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	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	:	
	<b>Building</b>		<b>Number of Floors</b>
	<b>"Aventus Heights – Phase 2"</b>		Proposed Commercial cum Residential of Sale Building is proposed of Basement + Stilt Floor + 1st to 3rd Podium floor + 4th to 16th Upper Floors as per approved plan. As per information from developer & architect drawing Proposed Commercial cum Residential of Rehab cum Sale Building is proposed of Basement + Stilt Floor + 1st to 3rd Podium floor + 4th to 35th Upper Floors.
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>
	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. SRA/ENG/3834/ME/MCGM/AP dated 03.11.2021 issued by Slum Rehabilitation Authority (SRA). <b>Approved upto: Basement + Stilt Floor + 1<sup>st</sup> to 3<sup>rd</sup> Podium floor + 4<sup>th</sup> to 16<sup>th</sup> Upper Floors</b> 2. Copy of Architect Drawing Plan issued by M/s. Consultants Combined Architects. <b>Approval upto: Basement + Stilt Floor + 1<sup>st</sup> to 3<sup>rd</sup> Podium + 4<sup>th</sup> to 35<sup>th</sup> Upper Floors</b> 3. Copy of Commencement Certificate No. SRA/ENG/3834/ME/MCGM/AP dated 03.11.2021 issued by Slum Rehabilitation Authority (SRA). <b>(This CC is endorsed for the work for up to 5 floors as per approved plan dated 03.11.2021)</b>
	h) Approved map / plan issuing authority	:	Slum Rehabilitation Authority (SRA)
	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
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	N.A. Building Construction work is in progress
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	N.A. Building Construction work is in progress
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	N.A. Building Construction work is in progress
	Fan points	:	
	Spare plug points	:	
	Any other item	:	-
<b>4.</b>	<b>Plumbing installation</b>	:	
	a) No. of water closets and their type	:	
	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:**

- As per Approved Plan of building is approved upto 16<sup>th</sup> Floor till date and so revised Approved plan upto 35<sup>th</sup> Floor will be approved by the SRA after the payment of premium paid to the SRA authority for the further construction of the building.
- We have referenced Architect Drawing Plan submitted to SRA authority for construction area statement.

Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	N.A. Building Construction work is in progress
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total	:	
Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	
2.	Glazed tiles	:	
3.	Extra sinks and bath tub	:	
4.	Marble / ceramic tiles flooring	:	N.A. Building Construction work is in progress
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

A	AREA STATEMENT	
1	Area of the plot	4423.95
2	Deduction for	
a	Set back area	88.95
b	Proposed Road	-
c	Any reservation	-
	Total (a + b + c)	88.95
3	Net Area of Plot (1 – 2)	4335.00
4	Deduction for	-
a	Recreation Ground	
5	Balance Area of Plot (3 – 4)	4310.00
6	Additions for FSI 2a. Set Back Area	88.95
7	Total Area (5 + 6)	4423.95
8	FSI Permissible	4.00
9	Proposed Rehab BUA	9432.85
10	Proposed Rehab Component Area	14083.09
11	Additional 1.15% Component	2112.46
12	Total Permissible Sale BUA (10+11)	16195.55
13	Proposed Sale BUA	16065.94
14	Total Proposed BUA (9+13)	25498.79
15	F.S.I. Consumed 14/1	5.76
16	Permissible Rehab Fungible Compensatory FSI Rehab BUA 9432.85 X 35% = 3301.50 sq.mt.	3301.50
17	Proposed Rehab Fungible Compensatory FSI	1193.57
18	Permissible Sale Fungible Compensatory FSI Sale BUA 16065.94 X 35% = 5623.08 sq.mt	5623.08
19	Proposed Sale Fungible Compensatory FSI	-----

**Construction Area as per Concession Drawing Plan****Sale Building:**

Sr. No.	Floor	Built Up Area in Sq. M.	Staircase Area in Sq. M.	Other Area in Sq. M.	Total Construction Area in Sq. M.
1	Basement	-	117.97	-	117.97
2	Ground Floor	-	117.97	3.32	121.29
3	1st Floor	-	117.97	3.32	121.29
4	2nd Floor	-	117.97	3.32	121.29
5	3rd Floor	-	117.97	245.03	363.00
6	4th Floor	-	117.97	245.03	363.00
7	5th Floor	241.71	117.97	3.32	363.00
8	6th Floor	241.71	117.97	3.32	363.00
9	7th Floor	241.71	117.97	3.32	363.00
10	8th Floor	178.74	117.97	68.87	365.58
11	9th Floor	241.71	117.97	3.32	363.00
12	10th Floor	241.71	117.97	3.32	363.00
13	11th Floor	241.71	117.97	3.32	363.00
14	12th Floor	241.71	117.97	3.32	363.00
15	13th Floor	241.71	117.97	3.32	363.00
16	14th Floor	241.71	117.97	3.32	363.00
17	15th Floor	178.74	117.97	68.87	365.58
18	16th Floor	241.71	117.97	3.32	363.00
19	17th Floor	241.71	117.97	3.32	363.00
20	18th Floor	241.71	117.97	3.32	363.00
21	19th Floor	241.71	117.97	3.32	363.00
22	20th Floor	241.71	117.97	3.32	363.00
23	21st Floor	241.71	117.97	3.32	363.00
24	22nd Floor	178.74	117.97	68.87	365.58
25	23rd Floor	241.71	117.97	3.32	363.00
26	24th Floor	-	117.97	245.03	363.00
27	25th Floor	241.71	117.97	3.32	363.00
28	26th Floor	241.71	117.97	3.32	363.00
29	27th Floor	241.71	117.97	3.32	363.00
30	28th Floor	241.71	117.97	3.32	363.00
31	29th Floor	178.74	117.97	68.87	365.58
32	30th Floor	241.71	117.97	3.32	363.00
33	31st Floor	241.71	117.97	3.32	363.00
34	32nd Floor	241.71	117.97	3.32	363.00
35	33rd Floor	241.71	117.97	3.32	363.00
36	34th Floor	241.71	117.97	3.32	363.00
37	35th Floor	241.71	117.97	3.32	363.00
38	Terrace / OHT	-	117.97	-	117.97
<b>TOTAL</b>		<b>6,999.42</b>	<b>4,482.86</b>	<b>1,106.85</b>	<b>12,589.13</b>
<b>No. of Stack Parking</b>					<b>96 Nos.</b>

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

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Sold / Unsold Inventory
1	Basement			-	-	-	Tank & Other
2	Ground Floor			-	-	-	Lobby
3	1st Floor			-	-	-	Parking
4	2nd Floor			-	-	-	Parking
5	3rd Floor			-	-	-	Parking
6	4th Floor			-	-	-	Grider
7	5th Floor	501	2 BHK	53.60	577.00	634.70	Unsold
8	5th Floor	502	2 BHK	53.60	577.00	634.70	Unsold
9	5th Floor	503	2 BHK	53.60	577.00	634.70	Unsold
10	5th Floor	504	2 BHK	53.60	577.00	634.70	Unsold
11	6th Floor	601	2 BHK	53.60	577.00	634.70	Unsold
12	6th Floor	602	2 BHK	53.60	577.00	634.70	Unsold
13	6th Floor	603	2 BHK	53.60	577.00	634.70	Unsold
14	6th Floor	604	2 BHK	53.60	577.00	634.70	Unsold
15	7th Floor	701	2 BHK	53.60	577.00	634.70	Unsold
16	7th Floor	702	2 BHK	53.60	577.00	634.70	Unsold
17	7th Floor	703	2 BHK	53.60	577.00	634.70	Unsold
18	7th Floor	704	2 BHK	53.60	577.00	634.70	Unsold
19	8th Floor	801	2 BHK	53.60	577.00	634.70	Unsold
20	8th Floor	802	2 BHK	53.60	577.00	634.70	Unsold
21	8th Floor	803	2 BHK	53.60	577.00	634.70	Unsold
22	8th Floor	804	Refuge	-	-	-	Refuge
23	9th Floor	901	2 BHK	53.60	577.00	634.70	Unsold
24	9th Floor	902	2 BHK	53.60	577.00	634.70	Unsold
25	9th Floor	903	2 BHK	53.60	577.00	634.70	Unsold
26	9th Floor	904	2 BHK	53.60	577.00	634.70	Unsold
27	10th Floor	1001	2 BHK	53.60	577.00	634.70	Unsold
28	10th Floor	1002	2 BHK	53.60	577.00	634.70	Unsold
29	10th Floor	1003	2 BHK	53.60	577.00	634.70	Unsold
30	10th Floor	1004	2 BHK	53.60	577.00	634.70	Unsold
31	11th Floor	1101	2 BHK	53.60	577.00	634.70	Sold
32	11th Floor	1102	2 BHK	53.60	577.00	634.70	Unsold
33	11th Floor	1103	2 BHK	53.60	577.00	634.70	Unsold
34	11th Floor	1104	2 BHK	53.60	577.00	634.70	Unsold
35	12th Floor	1201	2 BHK	53.60	577.00	634.70	Unsold
36	12th Floor	1202	2 BHK	53.60	577.00	634.70	Unsold
37	12th Floor	1203	2 BHK	53.60	577.00	634.70	Unsold
38	12th Floor	1204	2 BHK	53.60	577.00	634.70	Unsold
39	13th Floor	1301	2 BHK	53.60	577.00	634.70	Unsold
40	13th Floor	1302	2 BHK	53.60	577.00	634.70	Unsold
41	13th Floor	1303	2 BHK	53.60	577.00	634.70	Unsold
42	13th Floor	1304	2 BHK	53.60	577.00	634.70	Unsold
43	14th Floor	1401	2 BHK	53.60	577.00	634.70	Sold
44	14th Floor	1402	2 BHK	53.60	577.00	634.70	Unsold
45	14th Floor	1403	2 BHK	53.60	577.00	634.70	Unsold
46	14th Floor	1404	2 BHK	53.60	577.00	634.70	Unsold

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Sold / Unsold Inventory
47	15th Floor	1501	2 BHK	53.60	577.00	634.70	Unsold
48	15th Floor	1502	2 BHK	53.60	577.00	634.70	Unsold
49	15th Floor	1503	2 BHK	53.60	577.00	634.70	Unsold
50	15th Floor	1504	Refuge	-	-	-	Refuge
51	16th Floor	1601	2 BHK	53.60	577.00	634.70	Sold
52	16th Floor	1602	2 BHK	53.60	577.00	634.70	Unsold
53	16th Floor	1603	2 BHK	53.60	577.00	634.70	Unsold
54	16th Floor	1604	2 BHK	53.60	577.00	634.70	Unsold
55	17th Floor	1701	2 BHK	53.60	577.00	634.70	Unsold
56	17th Floor	1702	2 BHK	53.60	577.00	634.70	Unsold
57	17th Floor	1703	2 BHK	53.60	577.00	634.70	Unsold
58	17th Floor	1704	2 BHK	53.60	577.00	634.70	Unsold
59	18th Floor	1801	2 BHK	53.60	577.00	634.70	Sold
60	18th Floor	1802	2 BHK	53.60	577.00	634.70	Unsold
61	18th Floor	1803	2 BHK	53.60	577.00	634.70	Unsold
62	18th Floor	1804	2 BHK	53.60	577.00	634.70	Unsold
63	19th Floor	1901	2 BHK	53.60	577.00	634.70	Sold
64	19th Floor	1902	2 BHK	53.60	577.00	634.70	Unsold
65	19th Floor	1903	2 BHK	53.60	577.00	634.70	Unsold
66	19th Floor	1904	2 BHK	53.60	577.00	634.70	Unsold
67	20th Floor	2001	2 BHK	53.60	577.00	634.70	Sold
68	20th Floor	2002	2 BHK	53.60	577.00	634.70	Unsold
69	20th Floor	2003	2 BHK	53.60	577.00	634.70	Unsold
70	20th Floor	2004	2 BHK	53.60	577.00	634.70	Unsold
71	21st Floor	2101	2 BHK	53.60	577.00	634.70	Sold
72	21st Floor	2102	2 BHK	53.60	577.00	634.70	Sold
73	21st Floor	2103	2 BHK	53.60	577.00	634.70	Unsold
74	21st Floor	2104	2 BHK	53.60	577.00	634.70	Unsold
75	22nd Floor	2201	2 BHK	53.60	577.00	634.70	Sold
76	22nd Floor	2202	2 BHK	53.60	577.00	634.70	Sold
77	22nd Floor	2203	2 BHK	53.60	577.00	634.70	Unsold
78	22nd Floor	2204	Refuge	-	-	-	Refuge
79	23rd Floor	2301	2 BHK	53.60	577.00	634.70	Unsold
80	23rd Floor	2302	2 BHK	53.60	577.00	634.70	Unsold
81	23rd Floor	2303	2 BHK	53.60	577.00	634.70	Unsold
82	23rd Floor	2304	2 BHK	53.60	577.00	634.70	Unsold
87	24th Floor	2401	Fitness Center	-	-	-	Fitness Center
88	24th Floor	2402	Fitness Center	-	-	-	Fitness Center
89	24th Floor	2403	Fitness Center	-	-	-	Fitness Center
90	24th Floor	2404	Fitness Center	-	-	-	Fitness Center
91	25th Floor	2501	2 BHK	53.60	577.00	634.70	Unsold
92	25th Floor	2502	2 BHK	53.60	577.00	634.70	Unsold
93	25th Floor	2503	2 BHK	53.60	577.00	634.70	Unsold
94	25th Floor	2504	2 BHK	53.60	577.00	634.70	Unsold
95	26th Floor	2601	2 BHK	53.60	577.00	634.70	Unsold
96	26th Floor	2602	2 BHK	53.60	577.00	634.70	Unsold

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Sold / Unsold Inventory
97	26th Floor	2603	2 BHK	53.60	577.00	634.70	Unsold
98	26th Floor	2604	2 BHK	53.60	577.00	634.70	Unsold
99	27th Floor	2701	2 BHK	53.60	577.00	634.70	Unsold
100	27th Floor	2702	2 BHK	53.60	577.00	634.70	Unsold
101	27th Floor	2703	2 BHK	53.60	577.00	634.70	Unsold
102	27th Floor	2704	2 BHK	53.60	577.00	634.70	Unsold
103	28th Floor	2801	2 BHK	53.60	577.00	634.70	Unsold
104	28th Floor	2802	2 BHK	53.60	577.00	634.70	Unsold
105	28th Floor	2803	2 BHK	53.60	577.00	634.70	Unsold
106	28th Floor	2804	2 BHK	53.60	577.00	634.70	Unsold
107	29th Floor	2901	2 BHK	53.60	577.00	634.70	Sold
108	29th Floor	2902	2 BHK	53.60	577.00	634.70	Unsold
109	29th Floor	2903	2 BHK	53.60	577.00	634.70	Unsold
110	29th Floor	2904	Refuge	-	-	-	Refuge
111	30th Floor	3001	2 BHK	53.60	577.00	634.70	Unsold
112	30th Floor	3002	2 BHK	53.60	577.00	634.70	Unsold
113	30th Floor	3003	2 BHK	53.60	577.00	634.70	Unsold
114	30th Floor	3004	2 BHK	53.60	577.00	634.70	Unsold
115	31st Floor	3101	2 BHK	53.60	577.00	634.70	Sold
116	31st Floor	3102	2 BHK	53.60	577.00	634.70	Unsold
117	31st Floor	3103	2 BHK	53.60	577.00	634.70	Unsold
118	31st Floor	3104	2 BHK	53.60	577.00	634.70	Unsold
119	32nd Floor	3201	2 BHK	53.60	577.00	634.70	Sold
120	32nd Floor	3202	2 BHK	53.60	577.00	634.70	Unsold
121	32nd Floor	3203	2 BHK	53.60	577.00	634.70	Unsold
122	32nd Floor	3204	2 BHK	53.60	577.00	634.70	Unsold
123	33rd Floor	3301	2 BHK	53.60	577.00	634.70	Unsold
124	33rd Floor	3302	2 BHK	53.60	577.00	634.70	Unsold
125	33rd Floor	3303	2 BHK	53.60	577.00	634.70	Unsold
126	33rd Floor	3304	2 BHK	53.60	577.00	634.70	Unsold
127	34th Floor	3401	2 BHK	53.60	577.00	634.70	Unsold
128	34th Floor	3402	2 BHK	53.60	577.00	634.70	Unsold
129	34th Floor	3403	2 BHK	53.60	577.00	634.70	Unsold
130	34th Floor	3404	2 BHK	53.60	577.00	634.70	Unsold
131	35th Floor	3501	2 BHK	53.60	577.00	634.70	Unsold
132	35th Floor	3502	2 BHK	53.60	577.00	634.70	Unsold
133	35th Floor	3503	2 BHK	53.60	577.00	634.70	Unsold
134	35th Floor	3504	2 BHK	53.60	577.00	634.70	Unsold
<b>TOTAL</b>				<b>6,218.13</b>	<b>66,932.00</b>	<b>73,625.20</b>	

**Approved Unsold Flats Inventory**

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	5th Floor	501	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
2	5th Floor	502	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
3	5th Floor	503	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
4	5th Floor	504	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
5	6th Floor	601	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
6	6th Floor	602	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
7	6th Floor	603	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
8	6th Floor	604	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
9	7th Floor	701	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
10	7th Floor	702	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
11	7th Floor	703	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
12	7th Floor	704	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
13	8th Floor	802	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
14	8th Floor	803	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
15	9th Floor	901	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
16	9th Floor	902	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
17	9th Floor	903	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
18	9th Floor	904	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
19	10th Floor	1001	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
20	10th Floor	1002	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
21	10th Floor	1003	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
22	10th Floor	1004	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
23	11th Floor	1102	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
24	11th Floor	1103	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
25	11th Floor	1104	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
26	12th Floor	1201	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
27	12th Floor	1202	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
28	12th Floor	1203	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
29	12th Floor	1204	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
30	13th Floor	1301	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
31	13th Floor	1302	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
32	13th Floor	1303	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
33	13th Floor	1304	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
34	14th Floor	1402	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
35	14th Floor	1403	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
36	14th Floor	1404	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
37	15th Floor	1502	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
38	15th Floor	1503	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
39	16th Floor	1602	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
40	16th Floor	1603	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
41	16th Floor	1604	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
<b>TOTAL</b>				<b>2,197.79</b>	<b>23,657.00</b>	<b>26,022.70</b>		<b>27,20,55,500.00</b>



**Proposed Unsold Flats Inventory**

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	8th Floor	801	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
2	15th Floor	1501	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
3	17th Floor	1701	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
4	17th Floor	1702	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
5	17th Floor	1703	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
6	17th Floor	1704	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
7	18th Floor	1802	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
8	18th Floor	1803	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
9	18th Floor	1804	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
10	19th Floor	1902	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
11	19th Floor	1903	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
12	19th Floor	1904	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
13	20th Floor	2002	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
14	20th Floor	2003	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
15	20th Floor	2004	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
16	21st Floor	2103	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
17	21st Floor	2104	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
18	22nd Floor	2203	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
19	23rd Floor	2301	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
20	23rd Floor	2302	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
21	23rd Floor	2303	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
22	23rd Floor	2304	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
23	25th Floor	2501	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
24	25th Floor	2502	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
25	25th Floor	2503	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
26	25th Floor	2504	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
27	26th Floor	2601	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
28	26th Floor	2602	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
29	26th Floor	2603	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
30	26th Floor	2604	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
31	27th Floor	2701	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
32	27th Floor	2702	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
33	27th Floor	2703	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
34	27th Floor	2704	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
35	28th Floor	2801	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
36	28th Floor	2802	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
37	28th Floor	2803	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
38	28th Floor	2804	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
39	29th Floor	2902	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
40	29th Floor	2903	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
41	30th Floor	3001	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
42	30th Floor	3002	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
43	30th Floor	3003	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
44	30th Floor	3004	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
45	31st Floor	3102	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
46	31st Floor	3103	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
47	31st Floor	3104	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
48	32nd Floor	3202	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
49	32nd Floor	3203	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
50	32nd Floor	3204	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
51	33rd Floor	3301	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
52	33rd Floor	3302	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
53	33rd Floor	3303	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
54	33rd Floor	3304	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
55	34th Floor	3401	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
56	34th Floor	3402	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
57	34th Floor	3403	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
58	34th Floor	3404	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
59	35th Floor	3501	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
60	35th Floor	3502	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
61	35th Floor	3503	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
62	35th Floor	3504	2 BHK	53.60	577.00	634.70	11,500.00	66,35,500.00
<b>TOTAL</b>				<b>3,323.49</b>	<b>35,774.00</b>	<b>39,351.40</b>		<b>41,14,01,000.00</b>

### Approved Sold Flats Inventory

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Agreement Value in ₹	Received Amount in ₹	Receivable Value in ₹
1	11th Floor	1101	2 BHK	577.00	634.70	60,00,000.00	5,00,000.00	55,00,000.00
2	14th Floor	1401	2 BHK	577.00	634.70	60,00,000.00	8,50,000.00	51,50,000.00
3	16th Floor	1601	2 BHK	577.00	634.70	60,00,000.00	9,97,500.00	50,02,500.00
<b>TOTAL</b>				<b>1,731.00</b>	<b>1,904.10</b>	<b>1,80,00,000.00</b>	<b>23,47,500.00</b>	<b>1,56,52,500.00</b>

### Proposed Sold Flats Inventory

Sr.	Floor No.	Unit No.	Comp.	RERA Carpet Area in Sq. Ft.	Built-Up Area in Sq. Ft.	Agreement Value in ₹	Received Amount in ₹	Receivable Value in ₹
1	18th Floor	1801	2 BHK	577.00	634.70	60,00,000.00	1,00,000.00	59,00,000.00
2	19th Floor	1901	2 BHK	577.00	634.70	60,00,000.00	10,00,000.00	50,00,000.00
3	20th Floor	2001	2 BHK	577.00	634.70	60,00,000.00	4,00,000.00	56,00,000.00
4	21st Floor	2101	2 BHK	577.00	634.70	60,00,000.00	1,00,000.00	59,00,000.00
5	21st Floor	2102	2 BHK	577.00	634.70	60,00,000.00	1,00,000.00	59,00,000.00
6	22nd Floor	2201	2 BHK	577.00	634.70	60,00,000.00	1,00,000.00	59,00,000.00
7	22nd Floor	2202	2 BHK	577.00	634.70	60,00,000.00	1,00,000.00	59,00,000.00
8	29th Floor	2901	2 BHK	577.00	634.70	60,00,000.00	10,00,000.00	50,00,000.00
9	31st Floor	3101	2 BHK	577.00	634.70	60,00,000.00	10,00,000.00	50,00,000.00
10	32nd Floor	3201	2 BHK	577.00	634.70	60,00,000.00	5,00,000.00	55,00,000.00
<b>TOTAL</b>				<b>5,770.00</b>	<b>6,347.00</b>	<b>6,00,00,000.00</b>	<b>44,00,000.00</b>	<b>5,56,00,000.00</b>

**TOTAL SUMMARY**

Particulars	No. of Units	Carpet Area in Sq. Ft.	Rate in ₹	Market Value in ₹	Received Amount in ₹	Balance Amount in ₹
Approved Unsold Flats	41.00	23,657.00	11,500.00	27,20,55,500.00	-	-
Proposed Unsold Flats	62.00	35,774.00	11,500.00	41,14,01,000.00	-	-
Approved Sold Flats	3.00	1,731.00	-	1,80,00,000.00	23,47,500.00	1,56,52,500.00
Proposed Sold Flats	10.00	2,447.73	-	6,00,00,000.00	44,00,000.00	5,56,00,000.00
<b>Total</b>	<b>116.00</b>	<b>92,490.42</b>		<b>76,15,56,500.00</b>	<b>67,47,500.00</b>	<b>7,12,52,500.00</b>
<b>Total Income from Sale in Cr.</b>				<b>76.15</b>	<b>0.67</b>	<b>7.13</b>

**COST OF PROJECT**

Project expenses	Incurred Cost in ₹ Cr.	To be Incurred Cost in ₹ Cr.	Total (₹ in Cr.)
Land & Stamp Duty Cost	-	-	-
Construction Cost of Sale Building	1.83	35.52	37.35
Approval Cost of Fungible Cost & Development charges	-	10.00	10.00
Architect Cost, RCC & other Professional fees	-	1.87	1.87
Administrative Expenses	-	2.24	2.24
Marketing Expenses	-	1.52	1.52
Interest Cost	-	4.00	4.00
Contingency Cost	-	1.12	1.12
<b>TOTAL COST</b>	<b>1.83</b>	<b>56.27</b>	<b>58.10</b>

➤ **Land Cost:**

As per Present Ready Reckoner rate the Project Land Value is ₹ 39.69 Cr. considering Land Rate @ ₹92,080.00 per Sq. M. & Net Plot Area of 4,310 Sq. M.

As per document purchase cost of land & stamp duty cost is ₹ 0.00 i.e., ₹ 0.0 Cr. which is 0% of Total Project Cost.

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

Construction Area of Sale Building = 12,589.13 Sq. M. i.e., 1,35,509.40 Sq. Ft.

No. of Stack Car Parking = 96 Nos.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹33,99,06,510.00 i.e., ₹33.99 Cr. which comes ₹27,000.00 per Sq. M. on construction area for building, and cost for stack parking is ₹ 3,36,00,000.00 i.e., ₹ 3.36 Cr. which comes ₹3,50,000.00 per stack parking.

Hence, total construction cost (Cost of construction of building + Cost of stack parking) (₹ 33,99,06,510.00 + ₹3,36,00,000.00) = ₹37,35,06,510.00 i.e., ₹37.35 Cr.

The total construction area is 12,589.13 Sq. M. i.e., 1,35,509.40 Sq. Ft., projected cost of ₹ 37.35 Cr is 64.28% of total project cost

Particulars	Rate per Sq. Ft.
Excavation Work	1500.00
Total RCC Work	12000.00
Final Finishing Work	7500.00
Other Work	6000.00
Cost of Construction	27000.00
Stack Car Parking Cost	3,50,000.00 per parking

### 1. Approval Charges:

The Total Approval Cost (Fungible Cost & Development Cess Premium & TDR Cost) as per architect letter will be ₹10,00,00,000.00 i.e., ₹10.00 Cr. which is 17.21% of Total Project Cost.

As per information provided by developer.

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

The total Architect charges of ₹1,86,75,326.00 i.e., ₹1.87 Cr. is 5.0% 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 ₹2,24,10,391.00 i.e., ₹2.24Cr.

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 ₹1,52,29,130.00 i.e., ₹1.52 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 ₹4,00,00,000.00 i.e., ₹4.00 Cr., which is 6.88% of total project cost.

As per information provided by the client.

#### ➤ Contingency Costs:

The contingency charges estimated at 3% of total cost of construction which comes to ₹1,12,05,195.00 i.e., ₹1.12 Cr.

**PROFIT FROM THE PROJECT:**

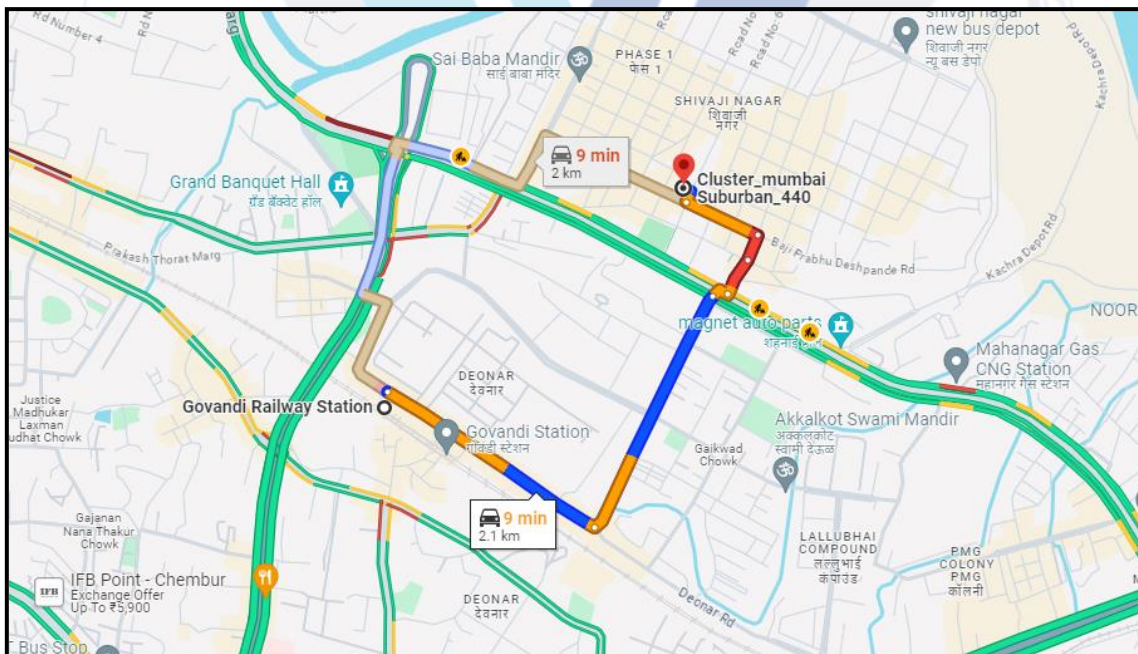
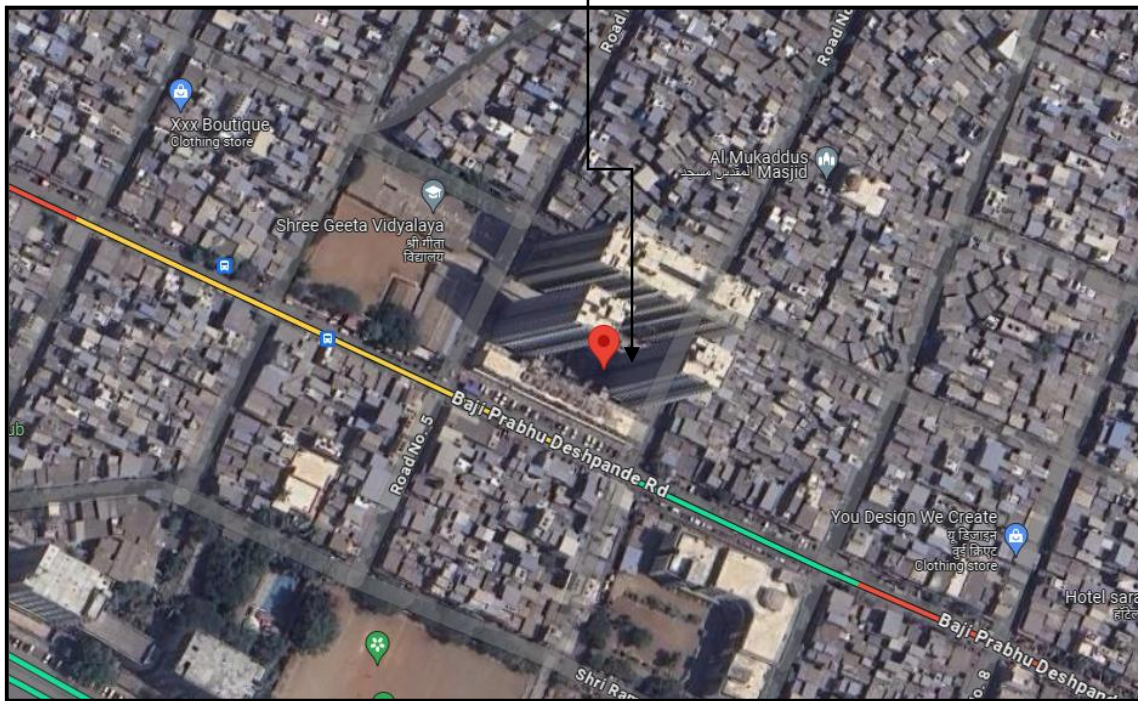
Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	76.15
Less: Total projected Expenses	58.10
Estimated Surplus	18.04
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	5.41
Net Surplus (3-4)	12.63
PV (discounted @ 8% for 4 years)	Rs. 9.29
Add:	
Expenses already incurred as on date	1.83
(As per the certified Trial Balance Sheet of the project)	
Less:	0.67
Present Value of the project potential/ Land Value as on Date	Rs. 10.44
The realizable value of the property	Rs. 9.40
Distress value of the property	Rs. 8.35

## Actual Site Photographs



## Route Map of the property


Site u/r



**Latitude Longitude: 19°03'44.3"N 72°55'20.7"E**


**Note:** The Blue line shows the route to site from nearest railway station (Govandi – 2.1 Km.)

**Ready Reckoner 2023 – 2024**



Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन



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

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[Valuation Guidelines](#) | [User Manual](#)

Year:  Language:

Selected District:

Select Village:

Search By:  Survey No.  Location

Enter Survey No:

उपविभाग	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
100/471 -सुभाग: उत्तरेस हार्बर रेल्वे मार्ग, पुर्वेस 13.40मी,वि.बो.रस्ता, दक्षिणेस व्ही.एन.पुरव मार्ग व पश्चिमेस गावाची सीमा.	92080	207880	239060	259850	207880	चौ. मीटर	सि.टी.एस. नंबर



**Registered Sales Instances**

1991369 19-04-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि. कुर्ला 1 दस्त क्रमांक : 1991/2024 नोंदणी : Regn:63m
<b>गावाचे नाव : देवनार</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4200000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2594848.96	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : इतर माहिती: फ्लॉट नं.603,ए-विंग,सहावा मजला,एव्हेंट्स हाईट्स,प्लॉट नं -49,रोड नं - 5 एन्ड 6.शिवाजी नगर,गोवंडी,मुंबई - 400043,मौजे देवनार,सदनिकेचे एकूण क्षेत्रफळ 380 चौ फूट कारपेट एरिया मोफा प्रमाणे म्हणजे 35.3 चौ मी कारपेट एरिया आणि 396 चौ फूट रेरा कारपेट म्हणजे 36.8 चौ मी रेरा कारपेट..... महाराष्ट्र मुद्रांक अधिनियम 1958 चे अनुच्छेद 5(g)(a)(ii)मूळ दस्त करारनामा निष्पादित दिनांक 30/03/2021,नोंदणी क्रमांक करल 1/6920/2021 दिनांक 19/04/2021 बाजारभाव रु 2254613.13/- व मोबदला रु 4200000/- व भरलेले मु शु रु 125000/- हे सदर दस्तास लागणा-या मु शु मध्ये समायोजित करुन उर्वरित रक्कम रु 127000/- सदर दस्तात वसूल करण्यात आलेली आहे.( ( C.T.S. Number : 1A(Part), Survey No. 93 (Part) ; ) )	
(5) क्षेत्रफळ	40.48 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आयुब मलिक वय:-37 पत्ता:-प्लॉट नं: शॉप नं:32, माळा नं: -, इमारतीचे नाव: स्टार फर्निचर, ब्लॉक नं: चेंबूर, मुंबई, रोड नं: शेल कॉलनी रोड, श्री मुधुमरियम मंदिरा जवळ, महाराष्ट्र, MUMBAI. पिन कोड:-400071 पॅन नं:-ASXPM2806P	
(8)दस्ताऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहम्मद हुसैन मोहम्मद रफीक अन्सारी वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लॉट नं.4, न्यू गौतम नगर, ब्लॉक नं: गोवंडी, मुंबई, रोड नं: सोनापूर रोड, मेहफिल ई वारसी जवळ, महाराष्ट्र, मुंबई. पिन कोड:-400043 पॅन नं:-AHNPA7668N	
(9) दस्ताऐवज करुन दिल्याचा दिनांक	28/01/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	28/01/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	1991/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	127000	
(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**

<b>सूची क्र.2</b>		दुय्यम निबंधक : सह दु.नि.कुर्ला 5
9722520	19-04-2024	दस्त क्रमांक : 9722/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
<b>गावाचे नाव : देवनार</b>		
(1)वितेखाचा प्रकार	करारनामा	
(2)मोबदला	5500000	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4000972.8	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:Mumbai Ma.na.pa. इतर वर्णन : , इतर माहिती: फ्लॉट नं. 1604,16 वा मजला,ए-विंग,एक्वेटस हार्डट्स,प्लॉट नं. 49,रोड नं. 5 आणि 6,शिवाजी नगर,गोवंडी मुंबई-400043,सदनिकेचे क्षेत्रफळ 531 चौ फूट मोफा कारपेट म्हणजे 49.33 चौ मी मोफा कारपेट म्हणजे 552 चौ फूट रेरा कारपेट म्हणजे 51.28 चौ मी रेरा कारपेट,सोबत एक कार पार्किंग स्पेस----- मुंबई मुद्रांक अधिनियम 1958 अनवये(5 जी ए आई आई)नुसार मूळ करारनामा दस्त क्रमांक करल 1/13607/2022 दिनांक 21/07/2022 मध्ये बाजारभाव रु 32,00,778.24/-,मोबदला रु 55,00,000/- भरलेले मुशु 2,75,000/- हे सदर दस्तातील मु शु मध्ये समायोजित करून उर्वरित रक्कम रु 56,000/- सदर दस्तात वसूल करण्यात आलेली आहे.( ( C.T.S. Number : 1A(Part), Survey No. 93 (Part) ; ) )	
(5) क्षेत्रफळ	56.41 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्ताऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शमरीन रियासत शेख वय:-29 पत्ता:-प्लॉट नं: रूम नं. १५५७, प्लॉट नं. २६, माळा नं. -, इमारतीचे नाव: एच ब्लॉक, ब्लॉक नं: शहीद अब्दुल हमीद मार्ग, म्युनिसिपल स्कुल नं. ३ जवळ, रोड नं: लोटस कॉलनी, शिवाजी नगर, गोवंडी, मुंबई, महाराष्ट्र, MUMBAI. पिन कोड:-400043 पॅन नं:-DIYPS5156J	
(8)दस्ताऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बेग मोहम्मद राहील वय:-31; पत्ता:-प्लॉट नं: रूम नं. ४३६, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: गजानन कॉलनी, शिवाजी नगर, गोवंडी मुंबई, रोड नं: -, महाराष्ट्र, MUMBAI. पिन कोड:-400043 पॅन नं:-AZLPB0630M	
(9) दस्ताऐवज करून दिल्याचा दिनांक	12/04/2024	
(10)दस्त नोदणी केल्याचा दिनांक	12/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	9722/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	56000	
(13)बाजारभावाप्रमाणे नोदणी 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	Aventus Heights	Ratnaalar Shelters LLP	P51800000858	529.00	82,00,000.00	15,500.00
2	North Star – 2nd Phase	North Property Developers LLP	P51800034011	310.00	59,00,000.00	19,032.00
3	Dzire	Universal Properties	P51800028812	625.00	1,11,00,000.00	17,760.00
4	Rayan Park	Fatcat Infrastructure Pvt. Ltd.	P51800004135	351.00	80,00,000.00	22,792.00


**HOUSING.COM** Buy In Mumbai Download App

Home / Mumbai / Mumbai Harbour / Shivaji Nagar / Ratnaakar Aventus Heights Last updated: Mar 20, 2024


**Ratnaakar Aventus Heights** ₹58.9 L - 82.0 L | ₹15.50 K/sq.ft  
EMI starts at ₹31,19 K

By RATNAAKAR SHELTERS LLP Price excludes maintenance, floor rise c... See More


Plot No.93 PT, CTS No.1 APT, At Shivaji Nagar, Govandi East, Deonar, Mumbai Harbour, Mumbai [Contact Developer](#)




1, 2 BHK Apartments Configurations



Dec, 2024 Possession Starts



₹15.50 K/sq.ft Avg. Price



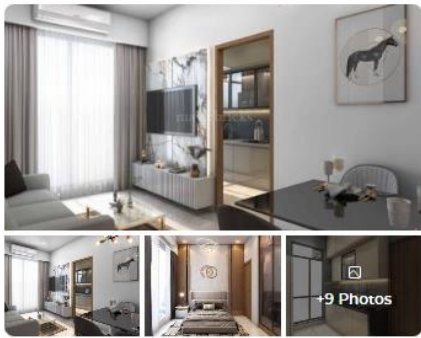
380.00 sq.ft. - 529.00 sq.ft. (Carpet Area) Sizes

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₹59.0 Lac EMI - ₹27k | [Can I afford it?](#)

1 BHK Flat For Sale in North Star, **Govandi, Mumbai**



+9 Photos

1 Bed | 2 Baths | Unfurnished

<p>Carpet Area <b>310 sqft</b> ₹19,032/sqft</p>	<p>Developer <b>North Property Developers LLP</b></p>	<p>Project <b>North Star</b></p>
<p>Floor <b>11 (Out of 21 Floors)</b></p>	<p>Transaction Type <b>Resale</b></p>	<p>Facing <b>North - East</b></p>
<p>Lifts <b>5</b></p>	<p>Furnished Status <b>Unfurnished</b></p>	<p>Type Of Ownership <b>Co-operative Society</b></p>

## Price Indicators for Flats

**Signito Dzire** **Govandi** **Mumbai** **By Signito Group**

**Location:** Municipal Colony, Sector 1, Govandi

**Possession Date:** June 2028

**Project Size:** 1 Acres, 580 Units

**Developer:** Signito Group

**Products:** 1, 2 BHK

**CONFIGURATIONS FOR SIGNITO DZIRE**

<b>1 BHK</b> 1 living room, kitchen, 1 bedrooms, 2 bathrooms	299.98 ft <sup>2</sup>	₹68.00 L
<b>2 BHK</b> 1 living room, kitchen, 2 bedrooms, 2 bathrooms	624.72 ft <sup>2</sup>	₹1.11 Cr

**Roswalt Rayan Park**  
Govandi West, Mumbai

**₹ 80.00 Lac to 1.60 Cr**

Status: Ready to Move

**Project Size:** 185 units • 0.88 Acres

**Configurations:** 1,2 BHK Flat from 351 Sq. Ft. to 702 Sq. Ft. (Carpet)

**Recent Registered Sale:** Apr 2024 ₹ 70.00 L 440 Sq. ft.

**Valuation Report**  
₹-1999-2999

- Estimated Market Value
- Rental Value
- Govt. Value

Get a comprehensive **Valuation Report** of any property  
[View Sample Report](#)

## 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 / SME Chembur Branch / Aventus Heights – Phase 2 (8366/2306060) Page 30 of 39  
As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 27.05.2024

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Director**

**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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**(Annexure-I)****DECLARATION-CUM-UNDERTAKING**

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 27.05.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative has personally inspected the property on 08.03.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for



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- 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.



	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration is developed by M/s. Ratnaakar Shelters LLP.
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
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 – 08.03.2024 Valuation Date – 27.05.2024 Date of Report – 27.05.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 08.03.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
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 **27<sup>th</sup> May 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

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

### **Property Title**

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

### **Environmental Conditions**

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



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**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



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### Property specific assumptions

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

### **ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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



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## 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 **27<sup>th</sup> April 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**

**Auth. Sign.**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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



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