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Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Delta Elite"

"Delta Elite", Proposed Residential Cum Commercial Building on Plot No. 01, Sector – 04, Village – Dapoli, Pushpak Nagar, JNPT Road, Taluka – Panvel, Dist. – Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country – India

Latitude Longitude: 18°58'30.9"N 73°04'40.5"E

Intended User

State Bank of India

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

Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road,
Adgaon, Nashik-422003 (M.S.), INDIA
Email: nashik@vastukala.co.in | Tel : +91 253 4068262/98903 80564

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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**:400072, (M.S), India

📞 **+91 22 47495919**

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: State Bank of India / HLS Branch / Delta Elite / (8710/2306406)

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Vastu/SBI/Mumbai/05/2024/8710/2306406

21/18-266-SSPV

Date: 21.05.2024

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**MASTER VALUATION REPORT
OF
"Delta Elite"**

**"Delta Elite", Proposed Residential Cum Commercial Building on Plot No. 01, Sector – 04,
Village – Dapoli, Pushpak Nagar, JNPT Road, Taluka – Panvel, Dist. – Raigad,
Navi Mumbai, PIN – 410 206, State - Maharashtra, Country – India**

Latitude Longitude: 18°58'30.9"N 73°04'40.5"E

NAME OF DEVELOPER: M/s. Shree Ganesh Enterprises.

Pursuant to instructions from State Bank of India, Home Loan Sales, Project Approval Cell, BKC, Mumbai, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **16th May 2024** for approval of Advance Processing Facility.

1. Location Details:

The property is situated at **"Delta Elite"**, Proposed Residential Cum Commercial Building on Plot No. 01, Sector – 04, Village – Dapoli, Pushpak Nagar, JNPT Road, Taluka – Panvel, Dist. – Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country – India. It is about 5.3 Km. travel distance from Khandeshwar Railway Station of Harbour Railway line. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. The locality is middle class & developing.

2. Developer Details:

Name of builder	M/s. Shree Ganesh Enterprises.	
Project Registration Number	Project Delta Elite	RERA Project Number P52000046549
Register office address	M/s. Shree Ganesh Enterprises. Address: Office No - 1201, 12 th Floor, "V Time Square", Plot No. 03, Sector 15, CBD Belapur, Palm Beach Road, Navi Mumabi, Taluka & Dist. – Thane, PIN – 400 614, State - Maharashtra, Country – India.	
Contact Numbers	Contact Person : Mr. Dharendra (Sales Person – Mobile No. 8169640516) Mr. Tejas (Builder Person – Mobile No. 80072 59949) Mr. Bhavesh Patel (Builder Person – Mobile No. 9428617913 /) 9833327277	
E – mail ID & Website	balaijvtimes2@gmail.com	

3. Boundaries of the Property:

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



Nashik: 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA
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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,

**The Branch Manager,
State Bank of India**Home Loans Sales, Project Approval Cell, Local Head Office, "Synergy",
5th Floor, C-6, 'G' Block,
Bandra Kurla Complex, Bandra (East),
Mumbai – 400 051, State - Maharashtra, Country - India**VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)**

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
2.	a)	Date of inspection : 16.05.2024
	b)	Date on which the valuation is made : 21.05.2024
3.	List of documents produced for Perusal	
	1.	Copy of Legal Title Report & Flow of Title issued by Adv. Shrikant Kherkar dated 26.07.2022.
	2.	Copy of Search Report issued by Adv. Navin V. Dhongadi dated 23.07.2022.
	3.	Copy of Tripartite Agreement b/w City & Industrial Development Corporation (CIDCO) (The Lessor – Part One) AND Smt. Anita Bharat Patil & Family, Partners etc (The Original Licensee - Second Part) AND M/s. Shree Ganesh Enterprises (The New Licensee – Third Part), dated 22.07.2019, Doc. No. PVL/2/9431/2019.
	4.	Copy of Specific Power of Attorney from Mr. Nitin B. Gajipara (Partner of M/s. Shree Ganesh Enterprises) to 1. Mr. Sagar B. Wani, 2. Mr. Rahul D Tharwal, dated 08.07.2022 Doc. No. PVL/4/8831/2022.
	5.	Copy of Irrevocable Power of Attorney From Mrs. Anita B Patil & Others To Mr. Nitin Babubhai Gajipara authorized person of Shree Ganesh Enterprises, dated 08.07.2022, Doc No. PVL/4/8835/2022.
	6.	Copy of Development Agreement b/w Mr. Amit B Patil, Mrs. Anita B Patil & Partners (Licensees – Part one) AND M/s. Shree Ganesh Enterprises (The Developer – Second Part) dated 08.07.2022, Doc. No. PVL/4/8832/2022.
	7.	Copy lease Aggrement b/w City & Industrial development Corporation of Maharashtra (CIDCO) (The Corporation – One Part) AND Mrs. Anita B Patil, Mr. Amit B Patil, Mrs. Kavita S Mhatre, Mr. Baburao P Patil, Mrs. Shilpa Gaikwad, Mrs. Shubhadra Katekar, Mrs. Sushama Patil (The Licensee - Other Part). Dated 18.04.2017, Doc No. PVL/5/3988/2017.
	8.	Copy of NOC of carrying out development dated June 2022, issued by CISCO.
	9.	Copy of Engineer's Certificate dated 16.04.2024 issued by Akshay U. Barakade (As per RERA Certificate)
	10.	Copy of Architect's Certificate dated 31.03.2024 issued by Satish V. Ahuja And Associates (As per RERA Certificate)
	11.	Copy of MAHARERA Registration Certificate of Project No. P52000046549 issued by Maharashtra Real Estate Regulatory Authority date 12.08.2022. Last Modified date 25.04.2024.
	12.	Copy of Height Clearance NOC No. NAVI / WEST / B / 072918 / 323766 date 07.07.2021 issued by Airports Authority of India. Valid Up to : 06.07.2029.



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	13. Copy of Fire protection NOC No. CIDCO / FIRE / HQ / 2021 / E - 87412 date 05.01.2022 issued by Chief Fire Officer CIDCO Fire Service.				
	14. Copy of CA Certificate dated 26.09.2024 issued by Vaishnavi Morajkar & Associates (As per RERA Certificate).				
	15. Copy of Amended Commencement Certificate CIDCO / BP-17923 / TPO (NM & K) / 2021 / 10002 dated 17.11.2022 issued by Associate Planner, CIDCO Ltd. <u>Approved upto:</u>				
	<table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Delta Elite</td> <td>1 Basement + 1 Ground + 2 Parking + 10 Upper floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Delta Elite	1 Basement + 1 Ground + 2 Parking + 10 Upper floors.
Building	Number of Floors				
Delta Elite	1 Basement + 1 Ground + 2 Parking + 10 Upper floors.				
	16. Copy of Approved Plan CIDCO / BP - 17923 / TPO (NM & K) / 2021 / 10002 Dated 18.11.2022 issued by Associate Planner CIDCO (Number of Copies – Ten - Sheet No. 1/10 to 10/10). <u>Approved upto:</u>				
	<table border="1"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Delta Elite</td> <td>1 Basement + Ground (part) + Stilt (part) + 1st Floor (Part Commercial / Part Parking) + 2nd floor (Part Residential / Part Parking) + 3rd Floor (Part Residential / Part Aminites Floor) + 4th to 12th Upper Floors.</td> </tr> </tbody> </table>	Building	Number of Floors	Delta Elite	1 Basement + Ground (part) + Stilt (part) + 1 st Floor (Part Commercial / Part Parking) + 2 nd floor (Part Residential / Part Parking) + 3 rd Floor (Part Residential / Part Aminites Floor) + 4 th to 12 th Upper Floors.
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	Project Name (with address & phone nos.) : "Delta Elite" , Proposed Residential Cum Commercial Building on Plot No. 01, Sector – 04, Village – Dapoli, Pushpak Nagar, JNPT Road, Taluka – Panvel, Dist. – Raigad, Navi Mumbai, PIN – 410 206, State - Maharashtra, Country – India				
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : M/s. Shree Ganesh Enterprises. Address: Office No - 1201, 12 th Floor, "V Time Square" , Plot No. 03, Sector 15, CBD Belapur, Palm Beach Road, Navi Mumabi, Taluka & Dist. – Thane, PIN – 400 614, State - Maharashtra, Country – India. Contact Person : Mr. Dharendra (Sales Person – Mobile No. 8169640516)				
5.	Brief description of the property (Including Leasehold / freehold etc.) :				
	About "Delta Elite" Project: Shree Delta Elite is RERA-compliant and all necessary approvals are in place. Delta Elite is offering property for sale in Pushpak Nagar. It is a Under Construction project by Balaji Group. As per the area plan, units are in the size of 1130.0 sq.ft. Delta Elite is located in Pushpak Nagar, Delta Elite is Best Residential Properties in Pushpak Nagar. 1, 2 & 3 BHK Flats for sale in Delta Elite Pushpak Nagar. Delta Elite is one of the Premium project in Pushpak Nagar. It is Located near to the international airport. G+13 Storeyed Residential cum Commercial complex. Fully Automatic High Speed Elevators. 10 Minutes Drive Distance From Khandeshwar Railway Station. Close To Proposed Sport Complex/Stadium. Close to Proposed 5 & 7 star Hotels. Close To Proposed School/ College/hospitals/Market Area. 24*7 Water & Electricity Supply. Loans Available by major financial Institutions & Banks. Close to Proposed Navi Mumbai International Airport. Close to Mumbai Trans Harbour Link(MTHL). RERA ID is P52000046549.				

TYPE OF THE BUILDING		
Project	Number of Floors	
Delta Elite	1 Basement + Ground (part) + Stilt (part) + 1 st Floor (Part Commercial / Part Parking) + 2 nd floor (Part Residential / Part Parking) + 3 rd Floor (Part Residential / Part Aminites Floor) + 4 th to 12 th Upper Floors.	
LEVEL OF COMPLETEION:		
Project	Present stage of Construction	Percentage of work completion
Delta Elite	RCC work, Block work, Plastering, Partly Door / Windows & Kitchen Platform work is completed.	72%
DATE OF COMPLETION & FUTURE LIFE:		
Expected completion date as informed by builder is August 2026 (As per MAHARERA Certificate)		
Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.		
PROPOSED PROJECT AMENITIES:		
➤ Vitrified tiles flooring in all rooms		
➤ Granite Kitchen platform with Stainless Steel Sink		
➤ Powder coated aluminum sliding windows with M.S. Grills		
➤ Laminated wooden flush doors with Safety door		
➤ Concealed wiring		
➤ Concealed plumbing		
➤ Children Play Area		
➤ Club House		
➤ Terrace Garden above Club House		
➤ Yoga		
➤ Kids Play Area		
➤ Childern Play area		
➤ Multipurpose Area		
➤ Jogging Track		
➤ Seating Area		
➤ Kids Swimming		
6.	Location of property	:
	a) Plot No. / Survey No.	:
	b) Door No.	:
	c) C. T.S. No. / Village	:
	d) Ward / Taluka	:
	e) Mandal / District	:
7.	Postal address of the property	:
		:
8.	City / Town	:
	Residential area	:

	Commercial area	:	Yes
	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	:	CIDCO, Village - Dapoli
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 Documents	As per RERA Certificate	As per Site
	North	Plot Nos. 26 & 27	Open plot
	South	24 Mt. wide Road	Open Plot & Road
	East	Plot No. 02	Open Plot
	West	18 Mt. wide Road	Open Plot & 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°58'30.9"N 73°04'40.5"E
14.	Extent of the site	:	Plot Area – 3210.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
15.	Extent of the site considered for Valuation (least of 14A& 14B)	:	Plot Area – 3210.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	N.A. Building Construction work is in progress
II	CHARACTERSTICS OF THE SITE		
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital,	:	All available near by

	Bus Stop, Market etc.											
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 and Commercial purpose									
8.	Any usage restriction	:	Residential and commercial purpose									
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan CIDCO / BP - 17923 / TPO (NM & K) / 2021 / 10002 Dated 18.11.2022 issued by Associate Planner CIDCO (Number of Copies – Ten - Sheet No. 1/10 to 10/10). Approved upto:									
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10.	Corner plot or intermittent plot?	:	Intermittent									
11.	Road facilities	:	Yes									
12.	Type of road available at present	:	B. T. Road									
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	24 Mtr. Wide Road									
14.	Is it a Land – Locked land?	:	No									
15.	Water potentiality	:	Municipal Water supply									
16.	Underground sewerage system	:	Connected to Municipal sewer									
17.	Is Power supply is available in the site	:	Yes									
18.	Advantages of the site	:	Located in developed area									
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated)	:	No									
Part – A (Valuation of land)												
1	Size of plot	:	Plot area – 3210.00 Sq. M. (As per Approved Plan & RERA Certificate)									
	North & South	:	-									
	East & West	:	-									
2	Total extent of the plot	:	As per table attached to the report									
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.									
4	Guideline rate obtained from the Register's Office (an evidence thereof to be enclosed)	:	₹ 21060.00 per Sq. M. for Land									
5	Assessed / adopted rate of valuation	:	As per table attached to the report									
6	Estimated value of land	:	<table border="1"> <thead> <tr> <th colspan="3">As per RERA Certificate</th> </tr> <tr> <th>Land Area</th> <th>Rate in</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	As per RERA Certificate			Land Area	Rate in	Value in (₹)			
As per RERA Certificate												
Land Area	Rate in	Value in (₹)										

		in Sq. M.	Sq. M.					
		3210	21060	6,76,02,600.00				
Part – B (Valuation of Building)								
1	Technical details of the building	:						
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential					
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	N.A. Building Construction work is in progress					
	c) Year of construction	:	N.A. Building Construction work is in progress					
	d) Number of floors and height of each floor including basement, if any	:						
	Project	Number of Floors						
	Delta Elite	1 Basement + Ground (part) + Stilt (part) + 1st Floor (Part Commercial / Part Parking) + 2nd floor (Part Residential / Part Parking) + 3rd Floor (Part Residential / Part Aminites Floor) + 4th to 12th Upper Floors.						
	e) Plinth area floor-wise	:	As per table attached to the report					
	f) Condition of the building	:						
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress					
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress					
	g) Date of issue and validity of layout of approved map	:	Copy of Approved Plan CIDCO / BP - 17923 / TPO (NM & K) / 2021 / 10002 Dated 18.11.2022 issued by Associate Planner, CIDCO (Number of Copies – Five - Sheet No. 1/10 to 10/10).					
	h) Approved map / plan issuing authority	:	<p>Approved upto:</p> <table border="1"> <thead> <tr> <th>Project</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>Delta Elite</td> <td>1 Basement + Ground (part) + Stilt (part) + 1st Floor (Part Commercial / Part Parking) + 2nd floor (Part Residential / Part Parking) + 3rd Floor (Part Residential / Part Aminites Floor) + 4th to 12th Upper Floors.</td> </tr> </tbody> </table>		Project	Number of Floors	Delta Elite	1 Basement + Ground (part) + Stilt (part) + 1st Floor (Part Commercial / Part Parking) + 2nd floor (Part Residential / Part Parking) + 3rd Floor (Part Residential / Part Aminites Floor) + 4th to 12th Upper Floors.
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	i) Whether genuineness or authenticity of approved map / plan is verified	:	Yes					
	j) Any other comments by our empanelled valuers on authentic of approved plan	:	No.					

Specifications of construction (floor-wise) in respect of

Sr. No.	Description		
1.	Foundation	:	R.C.C. Footing
2.	Basement	:	N.A. Building Construction work is in progress
3.	Superstructure	:	Proposed as per IS Code requirements

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

CONFIGURATION OF PROJECT AS PER DEVELOPER'S INFORMATION:

1) Delta Elite:

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	40% Natural Terrace Area Sq.Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
1	203	2	3 BHK	837	98	935	1029					26,74,100
2	204	2	2 BHK	634	98	732	805					20,93,520
3	205	2	3 BHK	804	235	1039	1143					29,71,540
4	207	2	2 BHK	634	116	750	825	12200	91,50,000	98,82,000	20500	21,45,000
5	208	2	2 BHK	634	116	750	825	12200	91,50,000	98,82,000	20500	21,45,000
6	210	2	3 BHK	831	121	952	1047	12200	1,16,14,400	1,25,43,552	26000	27,22,720
7	303	3	3 BHK	837	0	837	921					23,93,820
8	304	3	2 BHK	634	0	634	697					18,13,240
9	305	3	3 BHK	804	0	804	884					22,99,440
10	307	3	2 BHK	634	0	634	697					18,13,240

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	40% Natural Terrace Area Sq.Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
11	308	3	2 BHK	634	0	634	697					18,13,240
12	310	3	3 BHK	831	0	831	914					23,76,660
13	401	4	1 BHK	411	0	411	452	12250	50,34,750	54,37,530	11500	11,75,460
14	402	4	2 BHK	579	0	579	637	12250	70,92,750	76,60,170	16000	16,55,940
15	403	4	3 BHK	837	0	837	921	12250	1,02,53,250	1,10,73,510	23000	23,93,820
16	404	4	2 BHK	634	0	634	697	12250	77,66,500	83,87,820	17500	18,13,240
17	405	4	3 BHK	804	0	804	884	12250	98,49,000	1,06,36,920	22000	22,99,440
18	406	4	1 BHK	397	0	397	437	12250	48,63,250	52,52,310	11000	11,35,420
19	407	4	2 BHK	634	0	634	697	12250	77,66,500	83,87,820	17500	18,13,240
20	408	4	2 BHK	634	0	634	697	12250	77,66,500	83,87,820	17500	18,13,240
21	409	4	1 BHK	397	0	397	437	12250	48,63,250	52,52,310	11000	11,35,420
22	410	4	3 BHK	831	0	831	914	12250	1,01,79,750	1,09,94,130	23000	23,76,660
23	411	4	1 BHK	392	0	392	431	12250	48,02,000	51,86,160	11000	11,21,120
24	501	5	1 BHK	411	0	411	452					11,75,460
25	502	5	2 BHK	579	0	579	637					16,55,940
26	503	5	3 BHK	837	0	837	921					23,93,820
27	504	5	2 BHK	634	0	634	697					18,13,240
28	505	5	3 BHK	804	0	804	884					22,99,440
29	506	5	1 BHK	397	0	397	437					11,35,420
30	507	5	2 BHK	634	0	634	697					18,13,240
31	508	5	2 BHK	634	0	634	697					18,13,240
32	509	5	1 BHK	397	0	397	437					11,35,420
33	510	5	3 BHK	831	0	831	914					23,76,660
34	511	5	1 BHK	392	0	392	431					11,21,120
35	601	6	1 BHK	411	0	411	452					11,75,460
36	602	6	2 BHK	579	0	579	637					16,55,940
37	603	6	3 BHK	837	0	837	921					23,93,820
38	604	6	2 BHK	634	0	634	697					18,13,240
39	605	6	3 BHK	804	0	804	884					22,99,440
40	606	6	1 BHK	397	0	397	437					11,35,420
41	607	6	2 BHK	634	0	634	697					18,13,240
42	608	6	2 BHK	634	0	634	697	12300	77,98,200	84,22,056	17500	18,13,240
43	609	6	1 BHK	397	0	397	437					11,35,420
44	610	6	3 BHK	831	0	831	914					23,76,660
45	611	6	1 BHK	392	0	392	431	12300	48,21,600	52,07,328	11000	11,21,120

Land Owner's Share

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	40% Natural Terrace Area Sq.Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
46	701	7	1 BHK	411	0	411	452	12325	50,65,575	54,70,821	11500	11,75,460
47	702	7	2 BHK	579	0	579	637	12325	71,36,175	77,07,069	16000	16,55,940
48	703	7	3 BHK	837	0	837	921	12325	1,03,16,025	1,11,41,307	23000	23,93,820
49	704	7	2 BHK	634	0	634	697	12325	78,14,050	84,39,174	17500	18,13,240
50	705	7	3 BHK	804	0	804	884	12325	99,09,300	1,07,02,044	22500	22,99,440
51	706	7	1 BHK	397	0	397	437	12325	48,93,025	52,84,467	11000	11,35,420
52	708	7	2 BHK	634	0	634	697	12325	78,14,050	84,39,174	17500	18,13,240
53	709	7	1 BHK	397	0	397	437	12325	48,93,025	52,84,467	11000	11,35,420
54	710	7	3 BHK	831	0	831	914	12325	1,02,42,075	1,10,61,441	23000	23,76,660
55	711	7	1 BHK	392	0	392	431	12325	48,31,400	52,17,912	11000	11,21,120
56	801	8	1 BHK	411	0	411	452	Land Owner's Share				11,75,460
57	802	8	2 BHK	579	0	579	637					16,55,940
58	803	8	3 BHK	837	0	837	921					23,93,820
59	804	8	2 BHK	634	0	634	697					18,13,240
60	805	8	3 BHK	804	0	804	884					22,99,440
61	806	8	1 BHK	397	0	397	437					11,35,420
62	807	8	2 BHK	634	0	634	697					18,13,240
63	808	8	2 BHK	634	0	634	697					18,13,240
64	809	8	1 BHK	397	0	397	437					11,35,420
65	810	8	3 BHK	831	0	831	914					23,76,660
66	811	8	1 BHK	392	0	392	431					11,21,120
67	901	9	1 BHK	411	0	411	452	12375	50,86,125	54,93,015	11500	11,75,460
68	902	9	2 BHK	579	0	579	637	12375	71,65,125	77,38,335	16000	16,55,940
69	903	9	3 BHK	837	0	837	921	12375	1,03,57,875	1,11,86,505	23500	23,93,820
70	904	9	2 BHK	634	0	634	697	12375	78,45,750	84,73,410	17500	18,13,240
71	905	9	3 BHK	804	0	804	884	12375	99,49,500	1,07,45,460	22500	22,99,440
72	906	9	1 BHK	397	0	397	437	12375	49,12,875	53,05,905	11000	11,35,420
73	907	9	2 BHK	634	0	634	697	12375	78,45,750	84,73,410	17500	18,13,240
74	908	9	2 BHK	634	0	634	697	12375	78,45,750	84,73,410	17500	18,13,240
75	909	9	1 BHK	397	0	397	437	12375	49,12,875	53,05,905	11000	11,35,420
76	910	9	3 BHK	831	0	831	914	12375	1,02,83,625	1,11,06,315	23000	23,76,660
77	911	9	1 BHK	392	0	392	431	12375	48,51,000	52,39,080	11000	11,21,120
78	1001	10	1 BHK	411	0	411	452	12400	50,96,400	55,04,112	11500	11,75,460
79	1002	10	2 BHK	579	0	579	637	12400	71,79,600	77,53,968	16000	16,55,940
80	1003	10	3 BHK	837	0	837	921	Land Owner's Share				23,93,820

Sr. No.	Flat No.	Floor No.	Comp	As per Approved Plan RERA Carpet Area in Sq. Ft.	40% Natural Terrace Area Sq.Ft.	Total Area in Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. ft. on Total Area in ₹	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹	Expected Rent per month (After Completion) in ₹	Cost of Construction in ₹
81	1004	10	2 BHK	634	0	634	697					18,13,240
82	1005	10	3 BHK	804	0	804	884					22,99,440
83	1006	10	1 BHK	397	0	397	437					11,35,420
84	1007	10	2 BHK	634	0	634	697					18,13,240
85	1008	10	2 BHK	634	0	634	697					18,13,240
86	1009	10	1 BHK	397	0	397	437					11,35,420
87	1010	10	3 BHK	831	0	831	914					23,76,660
88	1011	10	1 BHK	392	0	392	431					11,21,120
89	1101	11	1 BHK	411	0	411	452					11,75,460
90	1102	11	2 BHK	579	0	579	637					16,55,940
91	1103	11	3 BHK	837	0	837	921	12425	1,03,99,725	1,12,31,703	23500	23,93,820
92	1104	11	2 BHK	634	0	634	697	12425	78,77,450	85,07,646	17500	18,13,240
93	1105	11	3 BHK	804	0	804	884	12425	99,89,700	1,07,88,876	22500	22,99,440
94	1106	11	1 BHK	397	0	397	437	12425	49,32,725	53,27,343	11000	11,35,420
95	1108	11	2 BHK	634	0	634	697	12425	78,77,450	85,07,646	17500	18,13,240
96	1109	11	1 BHK	397	0	397	437	12425	49,32,725	53,27,343	11000	11,35,420
97	1110	11	3 BHK	831	0	831	914	12425	1,03,25,175	1,11,51,189	23000	23,76,660
98	1111	11	1 BHK	392	0	392	431	12425	48,70,600	52,60,248	11000	11,21,120
99	1201	12	1 RK	308	87	395	435					11,29,700
100	1202	12	2 BHK	579	0	579	637	12450	72,08,550	77,85,234	16000	16,55,940
101	1203	12	3 BHK	837	0	837	921	12450	1,04,20,650	1,12,54,302	23500	23,93,820
102	1204	12	2 BHK	634	0	634	697	12450	78,93,300	85,24,764	18000	18,13,240
103	1205	12	3 BHK	804	0	804	884	12450	1,00,09,800	1,08,10,584	22500	22,99,440
104	1206	12	1 BHK	397	0	397	437					11,35,420
105	1207	12	2 BHK	634	0	634	697					18,13,240
106	1208	12	2 BHK	634	0	634	697					18,13,240
107	1209	12	1 BHK	397	0	397	437	12450	49,42,650	53,38,062	11000	11,35,420
108	1210	12	3 BHK	831	0	831	914	12450	1,03,45,950	1,11,73,626	23500	23,76,660
109	1211	12	1 BHK	392	0	392	431	12450	48,80,400	52,70,832	11000	11,21,120
Total				66327	871	67198	73918		40,59,25,500	43,83,99,540		17,74,02,720

Summary of the Project:

Particulars	Comp.	Total Number of Flats	Carpet Area in Sq. Ft.	Built up Area in Sq. Ft.	Realizable Value / Fair Market Value as on date in ₹	Final Realizable Value After Completion in ₹
Sale Flat	1 BHK - 19 2 BHK - 19 3 BHK - 16	54	32887	36176	40,59,62,100.00	43,84,39,068.00
Land Owner's Share	1 RK - 01 1 BHK - 16 2 BHK - 21 3 BHK - 17	55	34327	37760	-	-
Total		109	67214	73936	40,59,62,100.00	43,84,39,068.00

Particulars	Market Value (₹)
Realizable Value / Fair Market Value as on date in ₹	40,59,62,100.00
Final Realizable Value After Completion in ₹	43,84,39,068.00
Cost of Construction (Total Built up area x Rate) 73936 Sq. Ft. x ₹ 2800.00	19,22,33,600.00

Wing	Percentage of work done as on date	Built up area in Sq. Ft.	Total Cost Of Construction	Cost of construction as of today
Delta Elite	72%	73936	19,22,33,600.00	13,84,08,192.00

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

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

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

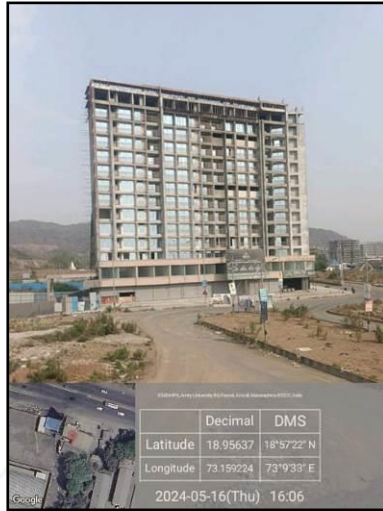
Part – F (Services)		Amount in ₹
1.	Water supply arrangements	N.A. Building Construction work is in progress
2.	Drainage arrangements	
3.	Compound wall	
4.	C.B. deposits, fittings etc.	
5.	Pavement	
Total		

Total abstract of the entire property

Part – A	Land	As per table attached to the report
Part – B	Building	
	Land development	
Part – C	Compound wall	
Part - D	Amenities	
Part – E	Pavement	
Part – F	Services	
Realizable Value / Fair Market Value as on date in ₹		₹ 40,59,62,100.00
Final Realizable Value After Completion in ₹		₹ 43,84,39,068.00

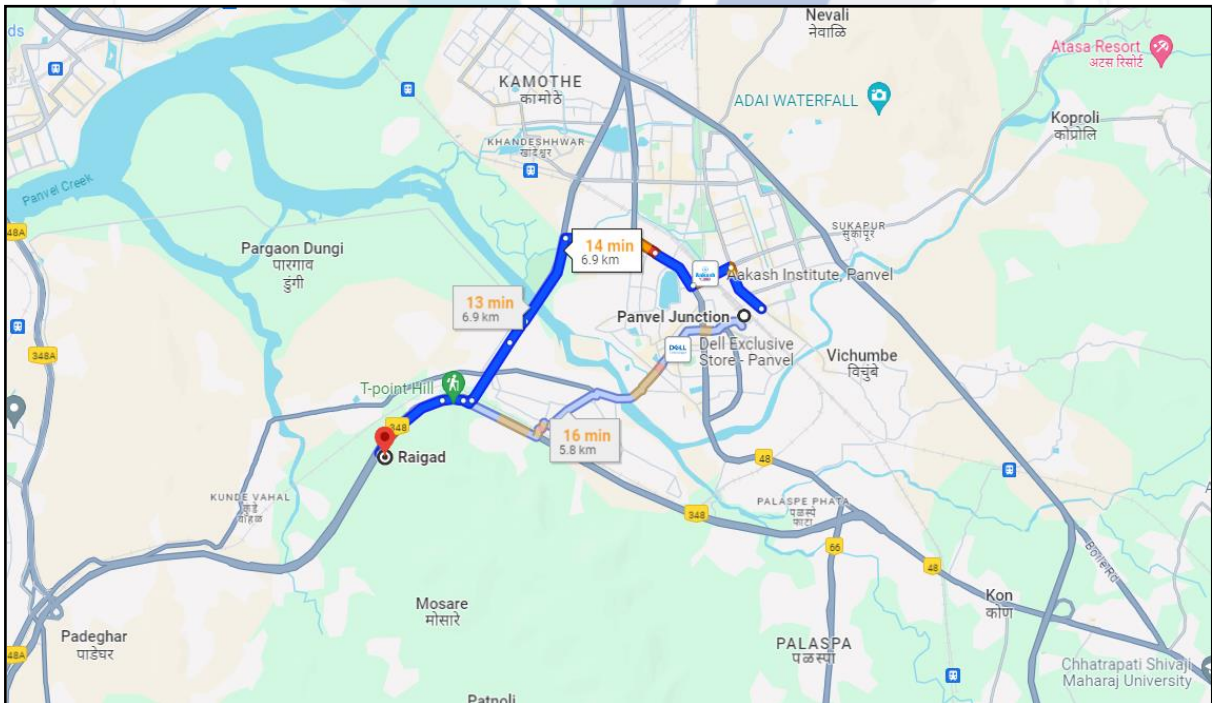
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 11,000.00 to ₹ 13,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 12,200.00 per Sq. Ft. (with floorwise rate) on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 18°58'30.9"N 73°04'40.5"E

Note: The Blue line shows the route to site from nearest railway station (Panvel Junction – 6.9 Km.)





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नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन


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

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Year 2024-2025

Selected District Raigad

Select Taluka Panvel

Select Village Ulve, Gavan, Kharkopar



Search By Survey No. Location

Select Location विनशेती झालेल्या जमिनी

Language English

Select	विभाग नं.	उपविभाग	दर	एकक (Rs. /)
SurveyNo	9/9.5	9.5-सिडको सेक्टर क्र. 5	21060	चौरस मीटर
SurveyNo	9/9.4	9.4-सिडको सेक्टर क्र. 4	21060	चौरस मीटर
SurveyNo	9/9.3	9.3-सिडको सेक्टर क्र. 3	21060	चौरस मीटर
SurveyNo	9/9.2	9.2-सिडको सेक्टर क्र. 2	21060	चौरस मीटर
SurveyNo	9/9.1	9.1-सिडको सेक्टर क्र. 1	21060	चौरस मीटर

1 2 3 4 5 6 7 8


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Year 2024-2025

Selected District Raigad

Select Taluka Panvel

Select Village Dapoli

Vibhag Number 6

Language English

Assesment Type	Assesment Range	Rate Rs/-	Unit
जिरायत शेत जमीन	0-1.25	3124900	हेक्टर
जिरायत शेत जमीन	1.26-2.50	3427900	हेक्टर
जिरायत शेत जमीन	2.51-5.00	3780800	हेक्टर
जिरायत शेत जमीन	5.01-7.50	4167900	हेक्टर
जिरायत शेत जमीन	7.51-10.00	4428800	हेक्टर
जिरायत शेत जमीन	10.01-12.50	4455100	हेक्टर
जिरायत शेत जमीन	12.51-च्या पुढे	4898900	हेक्टर
निवासी	0-0.00	49400	चौरस मीटर

1 2

Sales Instance nearby

5981529 18-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 5 दस्त क्रमांक : 5981/2024 नोंदणी : Regn:63m
गावाचे नाव : दापोली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4450000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3613363	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: सदनिका क्र.1104,अकरावा मजला,डेल्टा ईलाईट,प्लॉट क्र.1,सेक्टर 4,पुष्पक नोड,दापोली,ता.पनवेल,जि.रायगड. क्षेत्र 58.916 चौ.मी.कारपेट + 01 कवर्ड कार पार्किंग स्पेस((SECTOR NUMBER : 4 ;))	
(5) क्षेत्रफळ	58.916 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-.मे. श्री गणेश इंटरप्रायझेस तर्फे भागीदार नितीन बाबुभाई गाजीपरा यांचे कु.मु. म्हणून राहुल राजेंद्र भालेकर - वय:-32 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: १२०१, व्ही टाईम्स स्केअर, प्लॉट क्र.०३, से.१५, सी.बी.डी बेलापूर, नवी मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-AATFB3432A 2): नाव:-अनिता भरत पाटील, अमित भरत पाटील, कविता सुरेश म्हात्रे, बाबुराव पांडुरंग पाटील, शिल्पा भानुदास गायकवाड, सुभद्रा बारीक कटेकर, सुषमा विनोद पाटील, यांचे कु.मु. म्हणून मे. श्री गणेश इंटरप्रायझेस तर्फे भागीदार नितीन बाबुभाई गाजीपरा यांच्या तर्फे राहुल राजेंद्र भालेकर क.जि. देतात वय:-32 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पो.पारगाव, ता.पनवेल, जि.रायगड., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगाड(०). पिन कोड:-410206 पॅन नं:-AATFB3432A	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-शाहफेझल उमर पेटकर - - वय:-48; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ९०२, विष्णु श्रेयस सी.एच.एस.लि., प्लॉट क्र.८७/८७ ए, से.५०-ई न्यू, सीवूड्स, नेरूळ, नवी मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AUXPP4170F 2): नाव:-तसनीम शाहफेझल पेटकर - - वय:-43; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: ९०२, विष्णु श्रेयस सी.एच.एस.लि., प्लॉट क्र.८७/८७ ए, से.५०-ई न्यू, सीवूड्स, नेरूळ, नवी मुंबई., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-AVFPP0567M	
(9) दस्तऐवज करुन दिल्याचा दिनांक	18/04/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	18/04/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	5981/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	267000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Sales Instance nearby

7345529 18-05-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 5 दस्त क्रमांक : 7345/2024 नोदणी : Regn:63m
गावाचे नाव : दापोली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7780000	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3620133.8875	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: सदनिका क्रमांक. 1204,बारावा मजला,ए विंग,"डेल्टा ग्रीन्स",प्लॉट नं. 08,सेक्टर नं. 4,पुष्पक नोड,दापोली,तालुका. पनवेल,जिल्हा. रायगड,क्षेत्रफळ - 59.025 चौ.मी. कारपेट एरिया + 01 कव्हर्ड कार पार्किंग स्पेस नं. 32,बेसमेंट लेव्हल,क्षेत्र. 111 .407 चौ.फूट. एरिया((Plot Number : 8 ; SECTOR NUMBER : 4 ;))	
(5) क्षेत्रफळ	59.025 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. श्रीनाथजी इंटरप्रायझेस तर्फे भागीदार नितिन बाबुभाई गाजीपरा याच्या वतीने कुलमुखत्यारी राहुल भालेकर - - वय:-32 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: १३०२, व्ही टाइम्स स्केवर, प्लॉट नं 3 , सेक्टर नं 15 , सीबीडी बेलापूर नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400614 पॅन नं:-ADQFS2196C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संचित - मोदी वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी -133 , शाहपुर आवास विकास कॉलनी, गीता वाटिका जवळ , गोरखपूर उत्तर प्रदेश, उत्तर प्रदेश, गोरखपुर. पिन कोड:-273006 पॅन नं:-AXJPM9541L 2): नाव:-दिव्या - श्रीवास्तव वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी -133 , शाहपुर आवास विकास कॉलनी, गीता वाटिका जवळ , गोरखपूर उत्तर प्रदेश, उत्तर प्रदेश, गोरखपुर. पिन कोड:-273006 पॅन नं:-ECUPS0258E	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	10/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	7345/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	466800	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Sales Instance nearby

7383529	सूची क्र.2	दुय्यम निबंधक : सह दु.नि.पनवेल 5
18-05-2024		दस्त क्रमांक : 7383/2024
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : दापोली		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	7559500	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3856951.93	
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन ; इतर माहिती: विभाग क्र-6,दर-49400/-प्रती चौ.मी., सदनिका क्रमांक. 1005,दहावा मजला," श्रीजी निळकंठ",प्लॉट नं. 28,सेक्टर नं. 5,दापोली,पुष्पक नोड,तालुका पनवेल,जिल्हा रायगड.,क्षेत्रफळ - 54.706 चौ.मी. कारपेट एरिया + बाल्कणी एरिया 3.600 चौ.मी.+सर्किस छज्जा 2.088 चौ.मी + छज्जा 5.175 चौ.मी.+ 1 कव्हर्ड कारपार्किंग((Plot Number : 28 ; SECTOR NUMBER : 5 ;))	
(5) क्षेत्रफळ	54.706 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-.मे. श्याम बिल्डर्स आणि डेव्हलपर्स तर्फे भागीदार कैलास वत्सा रावत तर्फे कुलमुखत्यारी राहुल थरवळ -- वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. शॉप नं. 02 , प्लॉट नं. 3 सी, सेक्टर नं. 15 , इशा शॉपिंग सेंटर, नेरुळ ठाणे नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ABWFS1868D 2): नाव:-.मे. श्याम बिल्डर्स आणि डेव्हलपर्स तर्फे भागीदार अरविंद भानजी रावरिया तर्फे कुलमुखत्यारी राहुल थरवळ -- वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. शॉप नं. 02 , प्लॉट नं. 3 सी, सेक्टर नं. 15 , इशा शॉपिंग सेंटर, नेरुळ ठाणे नवी मुंबई , महाराष्ट्र, ठाणे. पिन कोड:-400706 पॅन नं:-ABWFS1868D	
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सोनाली बाबुलाल जाधव -- वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट नं ४०२, तुलसी विहार सीएचएस, प्लॉट नं १४, काळुंद्रे पनवेल रायगड , महाराष्ट्र, राईगाड:(:). पिन कोड:-410206 पॅन नं:-BASPJ2767G 2): नाव:-भानुदास पोपट पवार -- वय:-44; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. प्लॉट नं ४०२, तुलसी विहार सीएचएस, प्लॉट नं १४, काळुंद्रे पनवेल रायगड , महाराष्ट्र, राईगाड:(:). पिन कोड:-410206 पॅन नं:-AQIPP7767M	
(9) दस्तऐवज करुन दिल्याचा दिनांक	11/05/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	11/05/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	7383/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	453600	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		

Price Indicators

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Overview

Flat, Residential 🏠 1/2/3 🚿 1/2/3 🚗 1 📄 438-2433.3 📅 12/2026

Property Type Bedroom Bathroom Parking sqft Possession


Home Loan

Home / Shree Delta Elite, Pushpak Nagar

Shree Delta Elite

INR 45.03 Lacs

Onwards


Apartment by **Shree Ganesh Enterprises Mumbai** at Pushpak Nagar, Old Panvel, Panvel, Navi Mumbai, Maharashtra, India

RERA P52000046549

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📄 Brochure
Contact Seller

Zero Brokerage

Best Price Guarantee



Configurations

1 BHK, 2 BHK

Possession Date

Aug 2026

Built up Area


On request

Carpet Area

392 - 837 Sq.ft


Min. Price per Sqft.

INR 11.49 K per Sqft.



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Delta Elite

sector 4, plot no 1


RERA NO	P52000046549
Project Type	Residential
Storey	G+13
Location	Pushpak Nagar
Status	Under Construction
Possession Date	10 Dec 2025

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Location
Pushpak Nagar



Carpet Area
710 Sq. ft.




Cost
70.00 Lac

Price Indicators Projects nearby Locality

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₹ 59.6 Lac | EMI - ₹ 27k | [Can I afford it?](#)

2 BHK 624 Sq-ft Flat For Sale in **Pushpak Nagar, Navi Mumbai**



1 Photos

2 Beds
2 Baths
2 Balconies
1 Covered Parking

Carpet Area 624 sqft ₹ 9,550/sqft	Floor 2 (Out of 12 Floors)	Transaction Type New Property
Lifts 2	Furnished Status Unfurnished	Car Parking 1 Covered
Type Of Ownership Leasehold	Age Of Construction Under Construction	

Contact Agent

Get Phone No.

More Details

Price Breakup	₹ 59.6 Lac ₹ 5 Per sq. Unit Monthly
Booking Amount	₹ 5.0 Lac
RERA ID	P52000054565
Address	Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	International Airport and Sea link.
Furnishing	Unfurnished
Flooring	Granite, Vitrified

Price Indicators Projects nearby Locality

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Last updated: Mar 28, 2024

Vrindavan Chandar Heights

By VRINDAVAN DEVELOPER


Plot No. 73, Sector 3, Pushpak Nagar, Panvel, Navi Mumbai

₹35.0 L - 60.0 L | 5.32 K - ₹5.64 K/sq.ft



EMI starts at ₹18.53 K

Basic Price

Contact Developer



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1. 2 BHK Apartments Configurations

Dec, 2026 Possession Starts


5.32 K - ₹5.64 K/sq.ft Avg. Price

621 sq.ft. - 1127 sq.ft. (Saleable Area) Sizes

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₹ 80.0 Lac | EMI - ₹ 36k | [Can I afford it?](#)

2 BHK 1150 Sq-ft Flat For Sale in **Pushpak Nagar, Navi Mumbai**



2 Beds | 2 Baths | 4 Balconies | 1 Covered Parking

Carpet Area 700 sqft - ₹11,429/sqft	Floor 5 (Out of 13 Floors)	Transaction Type New Property
Facing North - East	Lifts 2	Furnished Status Unfurnished
Car Parking 1 Covered	Type Of Ownership Freehold	Age Of Construction Under Construction

Near By International Airport

Contact Agent
Get Phone No.
Last contact made 28 days ago

More Details

Price Breakup	₹ 80 Lac ₹ 4,00,000 Approx. Registration Charges ₹ 3,500 Monthly
Booking Amount	₹ 1.0 Lac
Address	Puspak nagar, Pushpak Nagar, Navi Mumbai - Central Navi Mumbai, Maharashtra
Landmarks	Near By International Airport

Price Indicators Projects nearby Locality

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Sai Amrut
2 Bedroom 1180 Sq.Ft. Apartment in Sector 4 Pushpak Nagar Navi Mumbai
Listing ID #6322788

₹ 65 L

- 2 Bedrooms
- Unfurnished
- 3 Bathroom
- 1180 Sq.Ft. (Built-up Area)
- Road View

2 Photos | Map | Atharya Realtors Preferred

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204 Views | Compare

Sai Amrut
3 Bedroom 1655 Sq.Ft. Apartment in Sector 4 Pushpak Nagar Navi Mumbai
Listing ID #6322816

₹ 80 L

- 3 Bedrooms
- Unfurnished
- 3 Bathroom
- 1655 Sq.Ft. (Built-up Area)
- Road View

2 Photos | Map | Atharya Realtors Preferred

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₹75 Lac

@ 6,521 per sq.ft.

Estimated EMI ₹59,903

2BHK 2Baths

Flat/Apartment for Sale

in Bhagwati Elysia 2, Pushpak Nagar, Navi Mumbai, Maharashtra

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Registry Record
Society Reviews

Property (0) Society (5)

Area

Built Up area: 1150 sq.ft. (106.84 sq.m.)

Carpet area: 670 sq.ft. (62.25 sq.m.)

Price

₹75 Lac+ Govt Charges & Tax

@ 6,521 per sq.ft. (Negotiable) [View Price Details](#)

Address

Bhagwati Elysia 2, Navi Mumbai

Floor Number

11th of 13 Floors

Facing

North-East

Overlooking

Pool, Park/Garden, Club, Main Road, Others

Possession in

Dec 2024 [View Construction Status](#)

99acres
Buy ▾ All Residential Type Location or Project/Society or Keyword SEARCH

2BHK Flat/Apartment

Shree Hari Priya

Pushpak Nagar, Navi Mumbai, Maharashtra

₹75.02 - 76.88Lac

Base Price: ₹13255 Per Sq.Ft.

566 - 580 sq.ft. (52.58 - 53.88 sq.m.)

Carpet Area

[View Floor Plans](#)

New Launch

Possession: June 2027

NO BROKERAGE
RERA STATUS
REGISTERED
Registration No: P52000054910
Website: <https://maharera.mahaonline.gov.in/>

Floor Plan
Project Details
Society Reviews
Explore Locality
Recommendations
Dealer Details

FLOOR PLAN	INCLUSIONS	AREA DETAILS	PRICE DETAILS
	2 bedrooms	Carpet Area : 566.08 sq.ft. 52.61 sq.m.	Base Price: ₹75.02 Lacs
	2 bedrooms	Carpet Area : 579.86 sq.ft. 53.89 sq.m.	Base Price: ₹76.88 Lacs

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 Architects & Interior Designers
 Chartered Engineers (I)
 TEV Consultants
 Lender's Engineer
 UY 1/20 MH2010 PTC201789

Price Indicators Projects nearby Locality

HOUSING.COM Buy In Navi Mumbai

+ Add

Download App

Home / Navi Mumbai / Pushpak Nagar / Shree Empire Last updated: May 19, 2024


Shree Empire RERA

By SHREE BUILDERS AND DEVELOPERS
Plot No. 36, Sector 3, Pushpak Nagar Dapoli, Panvel, Navi Mumbai

₹42.0 L - 65.0 L | ₹12.92 K/sq.ft
EMI starts at ₹22.24 K


Price excludes maintenance, floor rise c... [See More](#)

Contact Developer



Cover image

SHARE SAVE



View

1, 2 BHK Apartments
Configurations

Dec, 2027
Possession Starts

₹12.92 K/sq.ft
Avg. Price

324 sq.ft. - 505 sq.ft.
(Carpet Area)
Sizes

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Home / Navi Mumbai / Pushpak Nagar / Apartment for Sale in Pushpak Nagar / 2 BHK Flat Last updated: Apr 22, 2024

2 BHK Flat SHARE HEART

By BHAGWATI GROUP
Bhagwati Elysia, Pushpak Nagar, Navi Mumbai


₹75.0 L EMI starts at ₹39.72 K
₹6.82 K/sq.ft

Contact Seller




Project images

SHARE SAVE



View



View

+
4 more

1100 sq.ft
Built Up Area

₹6.82 K/sq.ft
Avg. Price

2 BHK
Configuration

23rd Apr, 2025
Possession
status

Middle
of 12 floors

East facing
Facing

Unfurnished
Furnishing

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 : 21.05.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

The undersigned has inspected the property detailed in the Valuation Report dated _____

on _____. We are satisfied that the fair and reasonable market value of the property is

₹ _____ (Rupees _____

_____ only).

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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

(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 21.05.2024 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 have personally inspected the property on 16.05.2024. 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



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

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

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration was purchased by M/s. Shree Ganesh Enterprises.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Home Loans Sales, Project Approval Cell, BKC to assess fair market value of the property for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Vaibhav Bhagat – Valuation Engineer Saiprasad Patil – Processing Officer Vinita Surve – Processing Manager
4.	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
5.	Date of appointment, valuation date and date of report;	Date of Appointment – 16.05.2024 Valuation Date – 21.05.2024 Date of Report – 21.05.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 16.05.2024
7.	Nature and sources of the information used or relied upon;	Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **21st 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 inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Shree Ganesh Enterprises..** Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

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

Environmental Conditions

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

Town Planning

The permissible land use, zoning, achievable FSI, area statement adopted for purpose of this valuation is based on the information provided by the Client's representative and the same has been adopted for this valuation purpose. VCIPL has assumed the same to be correct and permissible. VCIPL has not validated the same from any authority.

Area

Based on the information provided by the Client's representative, we understand that the subject property is a Building Under Construction work is in progress, contiguous and non-agricultural land parcel admeasuring as per table attached to the report.

Condition & Repair

In the absence of any information to the contrary, we have assumed that there are no abnormal ground conditions, nor archaeological remains present which might adversely affect the current or future occupation, development or value of the property. The property is free from rat, infestation, structural or latent defect. No currently known deleterious or hazardous materials or suspect techniques will be used in the construction of or subsequent alteration or additions to the property and comments made in the property details do not purport to express an opinion about, or advise upon, the condition of uninspected parts and should not be taken as making an implied representation or statement about such parts

Valuation Methodology

For the purpose of this valuation exercise, the valuation methodology used is Direct Comparison Approach Method and proposed Highest and Best Use model is used for analysing development potential.

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar



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properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

In case of inadequate recent transaction activity in the subject micro-market, the appraiser would collate details of older transactions. Subsequently, the appraiser would analyse rental / capital value trends in the subject micro-market in order to calculate the percentage increase / decrease in values since the date of the identified transactions. This percentage would then be adopted to project the current value of the same.

Where reliance has been placed upon external sources of information in applying the valuation methodologies, unless otherwise specifically instructed by Client and/or stated in the valuation, VCIPL has not independently verified that information and VCIPL does not advise nor accept it as reliable. The person or entity to whom the report is addressed acknowledges and accepts the risk that if any of the unverified information in the valuation is incorrect, then this may have an effect on the valuation.

Not a Structural Survey

We state that this is a valuation report and not a structural survey

Other

All measurements, areas and ages quoted in our report are approximate

Legal

We have not made any allowances with respect to any existing or proposed local legislation relating to taxation on realization of the sale value of the subject property. VCIPL is not required to give testimony or to appear in court by reason of this appraisal report, with reference to the property in question, unless arrangement has been made thereof. Further, no legal advice on any aspects has been obtained for the purpose of this appraisal exercise

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

(Annexure - II)**MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.



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14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.



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Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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



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