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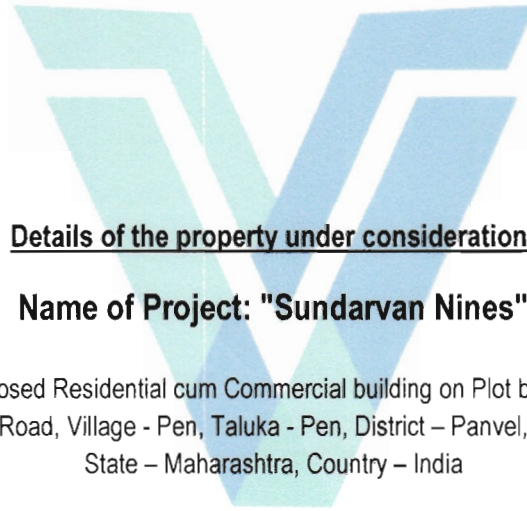
MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

PROJECT VALUATION REPORT



Details of the property under consideration:

Name of Project: "Sundarvan Nines"

"Sundarvan Nines", Proposed Residential cum Commercial building on Plot bearing Final Plot No. 118A & 118B, Chinchpada Road, Village - Pen, Taluka - Pen, District – Panvel, Pin Code – 402 107, State – Maharashtra, Country – India

Latitude Longitude: 18°43'59.2"N 73°05'37.5"E

Valuation Done for:

State Bank of India

Panvel Branch

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



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Regd. Office

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

+91 2247495919

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Vastukala Consultants (I) Pvt. Ltd.

Vastu/SBI/Mumbai/06/2024/8907/2306808

19/2-252-PY

Date: 19.06.2024

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

Sub: Project Valuation for "**Sundarvan Nines**" at Pen, Pin Code – 402 107.

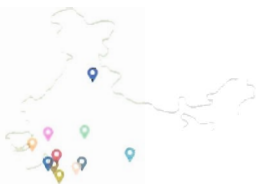
Dear Sir,

In accordance with your letter of engagement as stated above, we enclose our Report on Project Valuation for "**Sundarvan Nines**", Proposed Residential cum Commercial building on Plot bearing Final Plot No. 118A & 118B, Chinchpada Road, Village - Pen, Taluka - Pen, District – Panvel, Pin Code – 402 107, State – Maharashtra, Country – India.

M/s. F ND H Constructions LLP, is a Limited Liability Partnership Firm established on 26th April, 2022. The firm is in operation for over the last 2 years, M/s F ND H Constructions LLP, a Builders & Developers has created a history of success by building a robust portfolio for itself by delivering dream homes to affordable homes in and around Pen area. The firm has established ourselves as one of the most preferred real estate developers.

M/s. F ND H Constructions LLP is developing a Residential cum Commercial building on Plot bearing Final Plot No. 118A & 118B, Chinchpada Road, Village - Pen, Taluka - Pen, District – Panvel, Pin Code – 402 107, State – Maharashtra, Country – India. Project is comprising Commercial cum Residential Building.

Commercial cum Residential Building is proposed of Wing A & B of Ground Floor + Raised Ground Floor + 1st & 2nd Commercial Floor + 3rd Podium Floors + 4th to 14th Upper Residential Floors with total RERA carpet area of 1,06,092.78 Sq. Ft. which consists 2 BHK, 3 BHK, Offices and Departmental Stores units with 122 nos. of Sell flats, 12 nos. of Sell Offices and Departmental Stores providing with Fitness Centre, Jogging Track, Society Office, & Other Amenities.



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In this regard, SBI, Panvel Branch, 278/1, Safiya Terrace, Mulla Park, M. G. Road, Panvel, Navi Mumbai, Pin Code – 410 206, has approached Vastukala Consultants (I) Pvt. Ltd. (VCIPL) to conduct a Project Valuation of the said project.

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

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

Sale Realisation from the Project is ₹ 105.35 Cr. and Net Present Value of the project as on date is ₹ 26.30 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.
**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.19 12:23:08 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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



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**PROJECT VALUATION REPORT
OF
"Sundarvan Nines"**

"Sundarvan Nines", Proposed Residential cum Commercial building on Plot bearing Final Plot No. 118A & 118B, Chinchpada Road, Village - Pen, Taluka - Pen, District - Panvel, Pin Code - 402 107, State - Maharashtra, Country - India

Latitude Longitude: 18°43'59.2"N 73°05'37.5"E

NAME OF DEVELOPER: M/s. F ND H Constructions LLP.

Pursuant to instructions from State Bank of India, Panvel Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **25th May 2024** for approval of project finance purpose.

1. Location Details:

Proposed Residential cum Commercial building on Plot bearing Final Plot No. 118A & 118B, Village - Pen, Taluka - Pen, District - Panvel, Pin Code - 402 107. It is about 450 M. walking distance from Pen Bus station & 1.20 Km. travelling distance from Pen Railway Station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is middle class & developing.

2. Developer Details:

Name of builder	M/s. F ND H Constructions LLP
Project Registration Number	P52000055988
Register office address	M/s. F ND H Constructions LLP House No. 5/78, Mahavir Marg, Bazaar Peth, Mirchi Galli, Pen - Raigad, Maharashtra - 402107, State - Maharashtra, Country - India
Contact Numbers	<u>Contact Person:</u> Mr. Dishank Jain (Owner) Mobile No. 90216 01234 Mr. Subhash Jain (Owner)
E - mail ID and Website	

3. Boundaries of the Property:

Direction	Sale Building
On or towards North	Amrut Complex
On or towards South	Shree Motors & Bungalow
On or towards East	Moti Lake Road
On or towards West	Bungalow



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Vastukala Consultants (I) Pvt. Ltd.

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

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

VALUATION REPORT (IN RESPECT OF PROJECT FINANCE)

I	General	
1.	Purpose for which the valuation is made	: As per request from State Bank of India, Panvel Branch, to assess Fair Market value of the Project for bank loan purpose.
2.	a)	Date of inspection : 25.05.2024
	b)	Date on which the valuation is made : 19.06.2024
3.	List of documents produced for perusal	
	1.	Copy of Sale Deed dated 03.10.2022 between Shree Deepak Popatlal Shah (The Seller) and M/s. F ND H Constructions LLP (The Purchaser) through registered agreement vide No. PVN/2357/2022 dated 03.10.2022. (For Plot No. 118A)
	2.	Copy of Sale Deed dated 29.08.2023 between Shree Pradeep Popatlal Shah (The Seller) and M/s. F ND H Constructions LLP (The Purchaser) through registered agreement vide No. PVN/2044/2023 dated 29.08.2023. (For Plot No. 118B)
	3.	Copy of Property Card dated 22.11.2022 for Plot No. 118A
	4.	Copy of Property Card dated 03.10.2023 for Plot No. 118B
	5.	Copy of Approved Plan No. PNP/K – 4/BV 3456/Building Permission/2023 – 2024/201/2024 dated 16.01.2024 issued by Pen Municipal Council. Approved upto: Ground Floor + Raised Ground Floor + 1st & 2nd Commercial Floor + 3rd Podium Floors + 4th to 14th Upper Residential Floors
	6.	Copy of Commencement Certificate No. PNP/K – 4/BV/Building Permission/3456/2023 – 2024/201/2024 dated 16.01.2024 issued by Pen Municipal Council. (This CC is endorsed for the work for Ground Floor + Raised Ground Floor + 1st & 2nd Commercial Floor + 3rd Podium Floors + 4th to 14th Upper Residential Floors for Net Built – Up Area of 13,686.363 Sq. M.)
	7.	Copy of CA Certificate (Form 3) dated 01.04.2024 issued by M/s. Dhandekar Methwani & Co.
	8.	Copy of CA Certificate dated 18.06.2024 issued by M/s. Dhandekar Methwani & Co.
	9.	Copy of RERA Certificate No. P52000055988 dated 06.05.2024 issued by Maharashtra Real Estate Regulatory Authority (MAHRERA).
	10.	Copy of Legal Title Report dated 04.04.2024 issued by Adv. N. N. Mhatre.
	11.	Copy of Development Charges Letter Ref. No. PNP/K-4/BV/2023/2991 dated 29.12.2023 issued by Pen Municipal Council.
	Project Name (with address & phone nos.)	: "Sundarvan Nines" , Proposed Residential cum Commercial building on Plot bearing Final Plot No. 118A & 118B, Chinchpada Road, Village - Pen, Taluka - Pen, District – Panvel, Pin Code – 402 107, State – Maharashtra, Country – India



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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. F ND H Constructions LLP House No. 5/78, Mahavir Marg, Bazaar Peth, Mirchi Galli, Pen - Raigad, Maharashtra - 402107, State - Maharashtra, Country – India <u>Contact Person:</u> Mr. Dishank Jain (Owner) Mobile No. 90216 01234 Mr. Subhash Jain (Owner)																						
5.	Brief description of the property (Including Leasehold / freehold etc.): Freehold land About Project: F Nd H Constructions LLP, F Nd H Sundarvan Nines is among the newest addresses for homebuyers. This is an under-construction project right now, and is expected to be delivered by Dec, 2027. It has a variety of options to choose from that too in a varied budget range. F Nd H Sundarvan Nines Raigad is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P52000055988. TYPE OF THE BUILDING: <table border="1" data-bbox="300 932 1414 1079"> <thead> <tr> <th>Building</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>"Sundarvan Nines" (Wing A & B)</td> <td>Proposed Residential cum Commercial Building of Ground Floor + Raised Ground Floor + 1st & 2nd Commercial Floor + 3rd Podium Floors + 4th to 14th Upper Residential Floors as per approved plan and information from developer.</td> </tr> </tbody> </table> LEVEL OF COMPLETEION: <table border="1" data-bbox="300 1143 1414 1351"> <thead> <tr> <th>Building</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> <th>Percentage of construction cost incurred till 31.05.2024</th> </tr> </thead> <tbody> <tr> <td>Sundarvan Nines (Wing A & B)</td> <td>Excavation Work is in progress</td> <td>0.00%</td> <td>2.00%</td> </tr> </tbody> </table> PROPOSED DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is 30.12.2027 (As per RERA Certificate) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs. PROPOSED PROJECT AMENITIES: <table border="1" data-bbox="300 1594 1134 1945"> <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> <tr><td>Gymnasium</td></tr> <tr><td>Indoor Games Room</td></tr> </tbody> </table>		Building	Number of Floors	"Sundarvan Nines" (Wing A & B)	Proposed Residential cum Commercial Building of Ground Floor + Raised Ground Floor + 1 st & 2 nd Commercial Floor + 3 rd Podium Floors + 4 th to 14 th Upper Residential Floors as per approved plan and information from developer.	Building	Present stage of Construction	Percentage of work completion	Percentage of construction cost incurred till 31.05.2024	Sundarvan Nines (Wing A & B)	Excavation Work is in progress	0.00%	2.00%	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	Gymnasium	Indoor Games Room
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6.	Location of property																							
	a) Plot No. / Survey No.	Final Plot No. 118A & 118B																						

	b)	Door No.	:	Not applicable
	c)	C. T.S. No. / Village	:	Village – Pen
	d)	Ward / Taluka	:	Taluka – Pen
	e)	Mandal / District	:	District – Panvel
7.		Postal address of the property	:	"Sundarvan Nines", Proposed Residential cum Commercial building on Plot bearing Final Plot No. 118A & 118B, Chinchpada Road, Village - Pen, Taluka - Pen, District – Panvel, Pin Code – 402 107, State – Maharashtra, Country – India
8.		City / Town	:	Pen
		Residential area	:	Yes
		Commercial area	:	Yes
		Industrial area	:	No
9.		Classification of the area	:	
	i)	High / Middle / Poor	:	Middle Class
	ii)	Urban / Semi Urban / Rural	:	Urban
10.		Coming under Corporation limit / Village Panchayat / Municipality	:	Pen Pen Municipal Council
11.		Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.		In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.		Boundaries of the property		
		As per Agreement	As per RERA Certificate	As per Site
		North	Survey No. 116, 117	Amrut Complex
		South	Survey No. 62	Shree Motors & Bungalow
		East	Public Road	Moti Lake Road
		West	Survey No. 64, 61B	Bungalow
		Boundaries as per Agreement:		
			Plot No. 118A	Plot No. 118B
		North	Pen Under Final Plot No. 116 & 117	Pen Under Final Plot No. 118A
		South	Pen Under Final Plot No. 118B	Survey No. 62
		East	Public Road	Public Road
		West	Pen Survey No. 64	Survey No. 61B
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°43'59.2"N 73°05'37.5"E	
14.		Extent of the site	Net Plot area = 3,922.70 Sq. M. Structure - As per table attached to the report	
15.		Extent of the site considered for Valuation (least	Net Plot area = 3,922.70 Sq. M.	

	of 14A& 14B)		
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 CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Middle class
2.	Development of surrounding areas	:	Good
3.	Possibility of frequent flooding/ sub-merging	:	No
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All available near by
5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Irregular
7.	Type of use to which it can be put	:	For residential purpose
8.	Any usage restriction	:	Residential
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan No. PNP/K – 4/BV 3456/Building Permission/2023 – 2024/201/2024 dated 16.01.2024 issued by Pen Municipal Council. Approved upto: Ground Floor + Raised Ground Floor + 1st & 2nd Commercial Floor + 3rd Podium Floors + 4th to 14th Upper Residential Floors
10.	Corner plot or intermittent plot?	:	Intermittent Plot
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Bituminous Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Proposed 18 M wide road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Municipal Water supply
16.	Underground sewerage system	:	Connected to Municipal sewer
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site	:	Located in developing area
19.	Special remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Net Plot area = 3,922.70 Sq. M.
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	As per table attached to the report
3	Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	:	As per table attached to the report Details of recent transactions/online listings are attached with the report.
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	₹ 12,300.00 per Sq. M. for Land ₹ 45,000.00 per Sq. M. for Residential Flat



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		₹ 56,600.00 per Sq. M. for Commercial Shop ₹ 51,700.00 per Sq. M. for Commercial Office
5	Assessed / adopted rate of valuation	: As per table attached to the report
6	Estimated value of land	: As per table attached to the report
Part – B (Valuation of Building)		
1	Technical details of the building	:
	a) Type of Building (Residential / Commercial / Industrial)	: Residential cum Commercial
	b) Type of construction (Load bearing / RCC / Steel Framed)	: R.C.C. Framed structure
	c) Year of construction	: Building Construction work is in progress
	d) Number of floors and height of each floor including basement, if any	:
	Building	Number of Floors
	"Sundarvan Nines" (Wing A & B)	Proposed Residential cum Commercial Building of Ground Floor + Raised Ground Floor + 1 st & 2 nd Commercial Floor + 3 rd Podium Floors + 4 th to 14 th Upper Residential Floors as per approved plan and information from developer.
	e) Plinth area floor-wise	: As per table attached to the report
	f) Condition of the building	:
	i) Exterior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress
	ii) Interior – Excellent, Good, Normal, Poor	: N.A. Building Construction work is in progress
	g) Date of issue and validity of layout of approved map	: 1. Copy of Approved Plan No. PNP/K – 4/BV 3456/Building Permission/2023 – 2024/201/2024 dated 16.01.2024 issued by Pen Municipal Council. Approved upto: Ground Floor + Raised Ground Floor + 1st & 2nd Commercial Floor + 3rd Podium Floors + 4th to 14th Upper Residential Floors 2. Copy of Commencement Certificate No. PNP/K – 4/BV/Building Permission/3456/2023 – 2024/201/2024 dated 16.01.2024 issued by Pen Municipal Council. (This CC is endorsed for the work for Ground Floor + Raised Ground Floor + 1st & 2nd Commercial Floor + 3rd Podium Floors + 4th to 14th Upper Residential Floors for Net Built – Up Area of 13,686.363 Sq. M.)
	h) Approved map / plan issuing authority	: Pen Municipal Council
	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	: Proposed

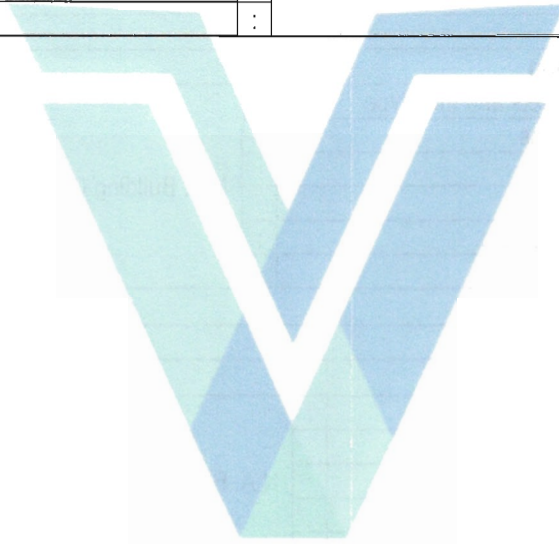
	details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	
5.	RCC Works	: N.A. Building Construction work is in progress
6.	Plastering	: N.A. Building Construction work is in progress
7.	Flooring, Skirting, dado	: N.A. Building Construction work is in progress
8.	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	:
Remarks:		

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	:
5.	Interior decorations	: N.A. Building Construction work is in progress
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	:
2.	Separate lumber room	: N.A. Building Construction work is in progress
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

AREA STATEMENT			
1	Area of Plot (Minimum area of a, b, c, to be considered)	4,046.70	Sq. M.
	a. As per Ownership document (7/12, CTS extract)	4,046.70	Sq. M.
	b. As per measurement sheet	4,046.70	Sq. M.
	c. As per site	4,046.70	Sq. M.
2	Deduction For		
	a. Proposed 18.0 M. D.P. Road widening Area	124.00	Sq. M.
	b. Town Plaza Reservation Area	-	Sq. M.
	c. Area not in possession	-	Sq. M.
	Total (a + b + c) =	124.00	Sq. M.
3	Balance Area of plot (1-2) = 4046.70 - 124.00 =	3,922.70	Sq. M.
4	Amenity Space (If Applicable)		
	a. Required	-	Sq. M.
	b. Proposed	-	Sq. M.
5	Net Plot Area (3-4 (c))	3,922.70	Sq. M.
6	Recreational open space (if applicable)		
	a. Required	-	Sq. M.
	b. Proposed	-	Sq. M.
7	Internal Road Area	-	Sq. M.
8	Pro Data Plotable area	-	Sq. M.
9	B.U.A. with reference of basic F.S.I. as per front road width (Sr. No. 8 x basic FSI) = 3922.70 x 1.1 =	4,314.97	Sq. M.
10	Additional of FSI on payment of Premium		
	a. Maximum permissible premium FSI based on road width / TOD zone =	0.30	
	b. Proposed FSI on payment of premium = 4046.70 x 0.3 =	1,214.01	Sq. M.
11	In-Situ FSI/TDR Loading		
	a. In-Situ area against D. P. Road (2.0 x 124.00), Balanced area = 248.00 Sq. M.	-	Sq. M.
	b. In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and/or (c))	-	Sq. M.
	c. TDR area To Be Utilized in this proposal. [(Max. Permissible = 0.7 x 4046.70) = 2832.69] TDR utilised in this proposal =	2,832.69	Sq. M.
	d. Total In-Situ/TDR loading proposal [11 (a) + (b) + (c)]	2,832.69	Sq. M.
12	Additional FSI area under chapter No. 7	-	Sq. M.
13	Total Entitlement of permissible FSI in the proposal		
	a. [9+10(b) + 11(d) = 4314.97 + 1214.010 + 2832.690 =	8,361.69	Sq. M.
	b. Residential Ancillary area FSI upto 60% with payment charges = 60% of 6789.92 = (Refer Table Z)	4,073.95	Sq. M.
	c. Commercial Ancillary area FSI upto 80% with payment of charges = 80% of 1571.7494 = (Refer Table - Z)	1,257.40	Sq. M.
	d. Total Entitlement (a + b + c)	13,693.02	Sq. M.
14	Proposed Utilization of FSI, Permissible as per road width (refer table - Z)	3.46	
15	Total Built up Area in Proposal		
	a. Existing Built up Area	-	Sq. M.
	b. Proposed Built up area (As per P-Line)	13,686.36	Sq. M.
	c. Total (a + b)	13,686.36	Sq. M.
16	FSI Consumed (15/13) (Should not be more than serial no. 14 above)	1.00	Sq. M.
17	Area For Inclusive Housing, if any		
	a. Required (20% of Sr. No. 5)	-	Sq. M.
	b. Proposed	-	Sq. M.

**CA Certificate dated 18.06.2024 cost incurred till 31.05.2024 issued by
M/s. Dhandekar Methwani & Co.**

Particulars	Total Cost in ₹ Cr.	Amount incurred till 31.05.2024 in ₹ Cr.	Amount to be incurred in ₹ Cr.
Land Cost & TDR	6.08	6.08	-
Approval Cost	2.26	1.34	0.92
Construction Cost	49.68	0.94	48.74
Marketing and Admin Cost	3.87	0.15	3.72
Contingency and Escalation	1.00	-	1.00
SBI Finance Cost (Interest During Construction)	5.77	-	5.77
TOTAL	68.66	8.51	60.15

Construction Area as per Approved Plan

Sr. No.	Floor	Built Up Area in Sq. M.	Other Area in Sq. M.	Stilt Area in Sq. M.	Total Construction Area in Sq. M.
1	Ground Floor	956.67	364.90	564.35	1,885.92
2	Raised Ground Floor	-	99.76	693.22	792.98
3	1st Floor	937.41	141.97	682.47	1,761.85
4	2nd Floor	935.07	141.77	684.92	1,761.76
5	3rd Floor	55.87	1,036.29	589.60	1,681.76
6	4th Floor	759.06	80.13	-	839.19
7	5th Floor	985.16	123.50	-	1,108.66
8	6th Floor	1,035.71	110.34	-	1,146.05
9	7th Floor	961.22	111.91	-	1,073.13
10	8th Floor	985.16	123.50	-	1,108.66
11	9th Floor	1,058.79	84.75	-	1,143.54
12	10th Floor	985.16	118.20	-	1,103.36
13	11th Floor	985.16	123.50	-	1,108.66
14	12th Floor	1,002.01	71.13	-	1,073.14
15	13th Floor	1,058.79	84.75	-	1,143.54
16	14th Floor	985.16	118.20	-	1,103.36
17	OHT / LMR	-	195.13	-	195.13
Total Area in Sq. M.		13,686.36	3,129.73	3,214.56	20,030.65

The floor wise Area Statement of the Project is as table below:**Wing A: -**

Sr. No.	Flat No	Floor	Comp	Carpet Area in Sq. M.	Enclosed Balc. Area Sq. M.	Open Balc. Area Sq. M.	Other Useable Area Sq. M.	Total Carpet Area Sq. M.	Total Carpet Area Sq. Ft.	Built up Area in Sq. Ft.	Sold / Unsold Inventory
1	Departmental Store 1	Ground Floor	Store	488.67	-	-	-	488.67	5,260.04	5,786.05	Unsold
2	Departmental Store 2	Ground Floor	Store	423.36	-	-	-	423.36	4,557.05	5,012.75	Unsold
3	Departmental Store 1	1st Floor	Store	486.62	-	-	-	486.62	5,237.98	5,761.78	Unsold
4	Departmental Store 2	1st Floor	Store	392.05	-	-	-	392.05	4,220.03	4,642.03	Unsold
5	Departmental Store 1	2nd Floor	Store	486.62	-	-	-	486.62	5,237.98	5,761.78	Unsold
6	Office 1	2nd Floor	Office	53.86	-	-	-	53.86	579.75	637.72	Unsold
7	Office 2	2nd Floor	Office	46.17	-	-	-	46.17	496.97	546.67	Unsold
8	Office 3	2nd Floor	Office	51.56	-	-	-	51.56	554.99	610.49	Unsold
9	Office 4	2nd Floor	Office	58.34	-	-	-	58.34	627.97	690.77	Unsold
10	Office 5	2nd Floor	Office	47.19	-	-	-	47.19	507.95	558.75	Unsold
11	Office 6	2nd Floor	Office	47.47	-	-	-	47.47	510.97	562.06	Unsold
12	Office 7	2nd Floor	Office	38.09	-	-	-	38.09	410.00	451.00	Unsold
13		3rd Floor	Parking	-	-	-	-	-	-	-	Parking
14	401	4th Floor	3 BHK	91.79	12.08	-	5.85	109.72	1,181.03	1,299.13	Unsold
15	402	4th Floor	2 BHK	72.84	-	-	2.04	74.88	806.01	886.61	Unsold
16	403	4th Floor	2 BHK	79.06	12.08	-	2.23	93.37	1,005.03	1,105.54	Unsold
17	404	4th Floor	2 BHK	56.58	3.34	3.99	4.65	68.56	737.98	811.78	Unsold
18	405	4th Floor	Open Area	-	-	-	-	-	-	-	Open Area
19	406	4th Floor	Open Area	-	-	-	-	-	-	-	Open Area
20	407	4th Floor	2 BHK	51.47	10.59	-	6.78	68.84	740.99	815.09	Unsold
21	501	5th Floor	3 BHK	84.63	12.08	6.97	5.85	109.53	1,178.98	1,296.88	Unsold
22	502	5th Floor	2 BHK	64.10	-	8.73	2.04	74.87	805.90	886.49	Unsold

Sr. No.	Flat No	Floor	Comp	Carpet Area in Sq. M.	Enclosed Balc. Area Sq. M.	Open Balc. Area Sq. M.	Other Useable Area Sq. M.	Total Carpet Area Sq. M.	Total Carpet Area Sq. Ft.	Built up Area in Sq. Ft.	Sold / Unsold Inventory
23	503	5th Floor	2 BHK	73.58	12.08	5.48	2.23	93.37	1,005.03	1,105.54	Unsold
24	504	5th Floor	2 BHK	56.58	3.34	3.99	4.65	68.56	737.98	811.78	Unsold
25	505	5th Floor	2 BHK	54.44	-	4.27	3.99	62.70	674.90	742.39	Unsold
26	506	5th Floor	2 BHK	54.44	-	4.27	3.99	62.70	674.90	742.39	Unsold
27	507	5th Floor	2 BHK	51.47	10.59	-	6.78	68.84	740.99	815.09	Unsold
28	601	6th Floor	3 BHK	84.63	12.08	6.97	5.85	109.53	1,178.98	1,296.88	Unsold
29	602	6th Floor	2 BHK	94.85	-	-	2.04	96.89	1,042.92	1,147.22	Unsold
30	603	6th Floor	2 BHK	73.58	12.08	5.30	2.23	93.19	1,003.10	1,103.41	Unsold
31	604	6th Floor	2 BHK	56.58	3.34	3.99	4.65	68.56	737.98	811.78	Unsold
32	605	6th Floor	2 BHK	60.57	-	4.27	2.04	66.88	719.90	791.89	Unsold
33	606	6th Floor	2 BHK	60.57	-	4.27	2.04	66.88	719.90	791.89	Unsold
34	607	6th Floor	2 BHK	51.47	10.59	-	6.78	68.84	740.99	815.09	Unsold
35	701	7th Floor	3 BHK	84.63	12.08	6.97	5.85	109.53	1,178.98	1,296.88	Unsold
36	702	7th Floor	2 BHK	72.84	-	-	2.04	74.88	806.01	886.61	Unsold
37	703	7th Floor	2 BHK	73.58	12.08	5.30	2.23	93.19	1,003.10	1,103.41	Unsold
38	704	7th Floor	2 BHK	56.58	3.34	3.99	4.65	68.56	737.98	811.78	Unsold
39	705	7th Floor	2 BHK	56.67	-	4.27	2.04	62.98	677.92	745.71	Unsold
40	706	7th Floor	2.5 BHK	80.17	-	-	2.04	82.21	884.91	973.40	Unsold
41	707	7th Floor	2 BHK	51.47	10.59	-	6.78	68.84	740.99	815.09	Unsold
42	801	8th Floor	3 BHK	84.63	12.08	6.97	5.85	109.53	1,178.98	1,296.88	Unsold
43	802	8th Floor	2 BHK	64.10	-	8.73	2.04	74.87	805.90	886.49	Unsold
44	803	8th Floor	2 BHK	73.58	12.08	5.48	2.23	93.37	1,005.03	1,105.54	Unsold
45	804	8th Floor	2 BHK	56.58	3.34	3.99	4.65	68.56	737.98	811.78	Unsold
46	805	8th Floor	2 BHK	54.44	-	4.27	3.99	62.70	674.90	742.39	Unsold
47	806	8th Floor	2 BHK	54.44	-	4.27	3.99	62.70	674.90	742.39	Unsold
48	807	8th Floor	2 BHK	51.47	10.59	-	6.78	68.84	740.99	815.09	Unsold
49	901	9th Floor	4 BHK	336.21	25.83	-	4.55	366.59	3,945.97	4,340.57	Unsold
50	904	9th Floor	2 BHK	56.58	3.34	3.99	4.65	68.56	737.98	811.78	Unsold
51	905	9th Floor	2 BHK	54.44	-	4.27	4.09	62.80	675.98	743.58	Unsold
52	906	9th Floor	2 BHK	54.44	-	4.27	4.09	62.80	675.98	743.58	Unsold

Sr. No.	Flat No	Floor	Comp	Carpet Area in Sq. M.	Enclosed Balc. Area Sq. M.	Open Balc. Area Sq. M.	Other Useable Area Sq. M.	Total Carpet Area Sq. M.	Total Carpet Area Sq. Ft.	Built up Area in Sq. Ft.	Sold / Unsold Inventory
83	1404	14th Floor	2 BHK	56.58	3.34	3.99	4.85	68.76	740.13	814.15	Unsold
84	1405	14th Floor	2 BHK	54.44	-	4.27	3.99	62.70	674.90	742.39	Unsold
85	1406	14th Floor	2 BHK	54.44	-	4.27	3.99	62.70	674.90	742.39	Unsold
86	1407	14th Floor	2 BHK	51.47	10.59	-	6.78	68.84	740.99	815.09	Unsold
TOTAL				7,750.93	422.33	221.10	294.81	8,689.17	93,530.23	1,02,883.25	

Wing B: -

Sr. No.	Flat No	Floor	Comp	Carpet Area in Sq. M.	Enclosed Balc. Area Sq. M.	Open Balc. Area Sq. M.	Other Useable Area Sq. M.	Total Carpet Area Sq. M.	Total Carpet Area Sq. Ft.	Built up Area in Sq. Ft.	Sold / Unsold Inventory
1		Ground Floor	Parking	-	-	-	-	-	-	-	Parking
2		1st Floor	Parking	-	-	-	-	-	-	-	Parking
3		2nd Floor	Parking	-	-	-	-	-	-	-	Parking
4		3rd Floor	Parking	-	-	-	-	-	-	-	Parking
5	401	4th Floor	Open Area	-	-	-	-	-	-	-	Open Area
6	402	4th Floor	Open Area	-	-	-	-	-	-	-	Open Area
7	403	4th Floor	2 BHK	56.48	3.25	3.34	1.95	65.02	699.88	769.86	Unsold
8	404	4th Floor	2 BHK	45.52	6.22	-	2.04	53.78	578.89	636.78	Unsold
9	405	4th Floor	2 BHK	53.98	3.34	-	3.53	60.85	654.99	720.49	Unsold
10	501	5th Floor	2 BHK	47.01	-	-	6.13	53.14	572.00	629.20	Unsold
11	502	5th Floor	2 BHK	47.01	-	-	6.13	53.14	572.00	629.20	Unsold
12	503	5th Floor	2 BHK	56.48	3.25	3.34	1.95	65.02	699.88	769.86	Unsold
13	504	5th Floor	2 BHK	43.57	6.22	1.95	2.04	53.78	578.89	636.78	Unsold
14	505	5th Floor	2 BHK	50.63	3.34	3.34	3.53	60.84	654.88	720.37	Unsold
15	601	6th Floor	2 BHK	53.23	-	-	4.09	57.32	616.99	678.69	Unsold
16	602	6th Floor	2 BHK	53.23	-	-	4.09	57.32	616.99	678.69	Unsold
17	603	6th Floor	2 BHK	56.48	3.25	3.34	1.95	65.02	699.88	769.86	Unsold
18	604	6th Floor	2 BHK	43.57	6.22	1.95	2.04	53.78	578.89	636.78	Unsold
19	605	6th Floor	2 BHK	50.63	3.34	3.34	3.53	60.84	654.88	720.37	Unsold
20	701	7th Floor	Refuge	-	-	-	-	-	-	-	Refuge

Sr. No.	Flat No	Floor	Comp	Carpet Area in Sq. M.	Enclosed Balc. Area Sq. M.	Open Balc. Area Sq. M.	Other Useable Area Sq. M.	Total Carpet Area Sq. M.	Total Carpet Area Sq. Ft.	Built up Area in Sq. Ft.	Sold / Unsold Inventory
21	702	7th Floor	2 BHK	49.24	-	-	4.09	53.33	574.04	631.45	Unsold
22	703	7th Floor	2 BHK	56.48	3.25	3.34	1.95	65.02	699.88	769.86	Unsold
23	704	7th Floor	2 BHK	43.57	6.22	1.95	2.04	53.78	578.89	636.78	Unsold
24	705	7th Floor	2 BHK	50.63	3.34	3.34	3.53	60.84	654.88	720.37	Unsold
25	801	8th Floor	2 BHK	47.01	-	-	6.13	53.14	572.00	629.20	Unsold
26	802	8th Floor	2 BHK	47.01	-	-	6.13	53.14	572.00	629.20	Unsold
27	803	8th Floor	2 BHK	56.48	3.25	3.34	1.95	65.02	699.88	769.86	Unsold
28	804	8th Floor	2 BHK	43.57	6.22	1.95	2.04	53.78	578.89	636.78	Unsold
29	805	8th Floor	2 BHK	50.63	3.34	3.34	3.53	60.84	654.88	720.37	Unsold
30	901	9th Floor	2 BHK	47.01	-	-	6.13	53.14	572.00	629.20	Unsold
31	902	9th Floor	2 BHK	47.01	-	-	6.13	53.14	572.00	629.20	Unsold
32	903	9th Floor	2 BHK	56.48	3.25	3.34	1.95	65.02	699.88	769.86	Unsold
33	904	9th Floor	2 BHK	43.57	6.22	1.95	2.04	53.78	578.89	636.78	Unsold
34	905	9th Floor	2 BHK	50.63	3.34	3.34	3.53	60.84	654.88	720.37	Unsold
35	1001	10th Floor	2 BHK	47.01	-	-	6.13	53.14	572.00	629.20	Unsold
36	1002	10th Floor	2 BHK	47.01	-	-	6.13	53.14	572.00	629.20	Unsold
37	1003	10th Floor	2 BHK	56.48	3.25	3.34	1.95	65.02	699.88	769.86	Unsold
38	1004	10th Floor	2 BHK	43.57	6.22	1.95	2.04	53.78	578.89	636.78	Unsold
39	1005	10th Floor	2 BHK	50.63	3.34	3.34	3.53	60.84	654.88	720.37	Unsold
40	1101	11th Floor	2 BHK	47.01	-	-	6.13	53.14	572.00	629.20	Unsold
41	1102	11th Floor	2 BHK	47.01	-	-	6.13	53.14	572.00	629.20	Unsold
42	1103	11th Floor	2 BHK	56.48	3.25	3.34	1.95	65.02	699.88	769.86	Unsold
43	1104	11th Floor	2 BHK	43.57	6.22	1.95	2.04	53.78	578.89	636.78	Unsold
44	1105	11th Floor	2 BHK	50.63	3.34	3.34	3.53	60.84	654.88	720.37	Unsold
45	1201	12th Floor	Refuge	-	-	-	-	-	-	-	Refuge
46	1202	12th Floor	2 BHK	49.24	-	-	4.09	53.33	574.04	631.45	Unsold
47	1203	12th Floor	2 BHK	56.48	3.25	3.34	1.95	65.02	699.88	769.86	Unsold
48	1204	12th Floor	2 BHK	43.57	6.22	1.95	2.04	53.78	578.89	636.78	Unsold
49	1205	12th Floor	2 BHK	50.63	3.34	3.34	3.53	60.84	654.88	720.37	Unsold
50	1301	13th Floor	2 BHK	47.01	-	-	6.13	53.14	572.00	629.20	Unsold

Sr. No.	Flat No	Floor	Comp	Carpet Area in Sq. M.	Enclosed Balc. Area Sq. M.	Open Balc. Area Sq. M.	Other Useable Area Sq. M.	Total Carpet Area Sq. M.	Total Carpet Area Sq. Ft.	Built up Area in Sq. Ft.	Sold / Unsold Inventory
51	1302	13th Floor	2 BHK	47.01	-	-	6.13	53.14	572.00	629.20	Unsold
52	1303	13th Floor	2 BHK	56.48	3.25	3.34	1.95	65.02	699.88	769.86	Unsold
53	1304	13th Floor	2 BHK	43.57	6.22	1.95	2.04	53.78	578.89	636.78	Unsold
54	1305	13th Floor	2 BHK	50.63	3.34	3.34	3.53	60.84	654.88	720.37	Unsold
55	1401	14th Floor	2 BHK	47.01	-	-	6.13	53.14	572.00	629.20	Unsold
56	1402	14th Floor	2 BHK	47.01	-	-	6.13	53.14	572.00	629.20	Unsold
57	1403	14th Floor	2 BHK	56.48	3.25	3.34	1.95	65.02	699.88	769.86	Unsold
58	1404	14th Floor	2 BHK	43.57	6.22	1.95	2.04	53.78	578.89	636.78	Unsold
59	1405	14th Floor	2 BHK	50.63	3.34	3.34	3.53	60.84	654.88	720.37	Unsold
TOTAL				2,525.86	140.91	89.64	184.90	2,941.31	31,660.26	34,826.29	



Since 1989

Vastukala Consultants (I) Pvt. Ltd.

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Unsold Flats Inventory**Wing A: -**

Sr. No.	Flat No	Floor	Comp	Total Carpet Area Sq. M.	Total Carpet Area Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	401	4th Floor	3 BHK	109.72	1,181.03	1,299.13	6,500.00	76,76,670.00
2	402	4th Floor	2 BHK	74.88	806.01	886.61	6,500.00	52,39,054.00
3	403	4th Floor	2 BHK	93.37	1,005.03	1,105.54	6,500.00	65,32,725.00
4	404	4th Floor	2 BHK	68.56	737.98	811.78	6,500.00	47,96,869.00
5	407	4th Floor	2 BHK	68.84	740.99	815.09	6,500.00	48,16,459.00
6	501	5th Floor	3 BHK	109.53	1,178.98	1,296.88	6,500.00	76,63,376.00
7	502	5th Floor	2 BHK	74.87	805.90	886.49	6,500.00	52,38,354.00
8	503	5th Floor	2 BHK	93.37	1,005.03	1,105.54	6,500.00	65,32,725.00
9	504	5th Floor	2 BHK	68.56	737.98	811.78	6,500.00	47,96,869.00
10	505	5th Floor	2 BHK	62.70	674.90	742.39	6,500.00	43,86,868.00
11	506	5th Floor	2 BHK	62.70	674.90	742.39	6,500.00	43,86,868.00
12	507	5th Floor	2 BHK	68.84	740.99	815.09	6,500.00	48,16,459.00
13	601	6th Floor	3 BHK	109.53	1,178.98	1,296.88	6,500.00	76,63,376.00
14	602	6th Floor	2 BHK	96.89	1,042.92	1,147.22	6,500.00	67,79,006.00
15	603	6th Floor	2 BHK	93.19	1,003.10	1,103.41	6,500.00	65,20,132.00
16	604	6th Floor	2 BHK	68.56	737.98	811.78	6,500.00	47,96,869.00
17	605	6th Floor	2 BHK	66.88	719.90	791.89	6,500.00	46,79,326.00
18	606	6th Floor	2 BHK	66.88	719.90	791.89	6,500.00	46,79,326.00
19	607	6th Floor	2 BHK	68.84	740.99	815.09	6,500.00	48,16,459.00
20	701	7th Floor	3 BHK	109.53	1,178.98	1,296.88	6,500.00	76,63,376.00
21	702	7th Floor	2 BHK	74.88	806.01	886.61	6,500.00	52,39,054.00
22	703	7th Floor	2 BHK	93.19	1,003.10	1,103.41	6,500.00	65,20,132.00
23	704	7th Floor	2 BHK	68.56	737.98	811.78	6,500.00	47,96,869.00
24	705	7th Floor	2 BHK	62.98	677.92	745.71	6,500.00	44,06,459.00
25	706	7th Floor	2.5 BHK	82.21	884.91	973.40	6,500.00	57,51,905.00
26	707	7th Floor	2 BHK	68.84	740.99	815.09	6,500.00	48,16,459.00
27	801	8th Floor	3 BHK	109.53	1,178.98	1,296.88	6,500.00	76,63,376.00
28	802	8th Floor	2 BHK	74.87	805.90	886.49	6,500.00	52,38,354.00
29	803	8th Floor	2 BHK	93.37	1,005.03	1,105.54	6,500.00	65,32,725.00
30	804	8th Floor	2 BHK	68.56	737.98	811.78	6,500.00	47,96,869.00
31	805	8th Floor	2 BHK	62.70	674.90	742.39	6,500.00	43,86,868.00
32	806	8th Floor	2 BHK	62.70	674.90	742.39	6,500.00	43,86,868.00
33	807	8th Floor	2 BHK	68.84	740.99	815.09	6,500.00	48,16,459.00
34	901	9th Floor	4 BHK	366.59	3,945.97	4,340.57	6,500.00	2,56,48,836.00
35	904	9th Floor	2 BHK	68.56	737.98	811.78	6,500.00	47,96,869.00
36	905	9th Floor	2 BHK	62.80	675.98	743.58	6,500.00	43,93,865.00
37	906	9th Floor	2 BHK	62.80	675.98	743.58	6,500.00	43,93,865.00
38	907	9th Floor	2 BHK	68.84	740.99	815.09	6,500.00	48,16,459.00
39	1001	10th Floor	3 BHK	109.72	1,181.03	1,299.13	6,500.00	76,76,670.00
40	1002	10th Floor	2 BHK	74.88	806.01	886.61	6,500.00	52,39,054.00
41	1003	10th Floor	2 BHK	93.28	1,004.07	1,104.47	6,500.00	65,26,428.00
42	1004	10th Floor	2 BHK	68.76	740.13	814.15	6,500.00	48,10,862.00
43	1005	10th Floor	2 BHK	62.70	674.90	742.39	6,500.00	43,86,868.00
44	1006	10th Floor	2 BHK	62.70	674.90	742.39	6,500.00	43,86,868.00
45	1007	10th Floor	2 BHK	68.84	740.99	815.09	6,500.00	48,16,459.00

Sr. No.	Flat No	Floor	Comp	Total Carpet Area Sq. M.	Total Carpet Area Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
46	1101	11th Floor	3 BHK	109.53	1,178.98	1,296.88	6,500.00	76,63,376.00
47	1102	11th Floor	2 BHK	74.87	805.90	886.49	6,500.00	52,38,354.00
48	1103	11th Floor	2 BHK	93.37	1,005.03	1,105.54	6,500.00	65,32,725.00
49	1104	11th Floor	2 BHK	68.56	737.98	811.78	6,500.00	47,96,869.00
50	1105	11th Floor	2 BHK	62.70	674.90	742.39	6,500.00	43,86,868.00
51	1106	11th Floor	2 BHK	62.70	674.90	742.39	6,500.00	43,86,868.00
52	1107	11th Floor	2 BHK	68.84	740.99	815.09	6,500.00	48,16,459.00
53	1201	12th Floor	3 BHK	109.53	1,178.98	1,296.88	6,500.00	76,63,376.00
54	1202	12th Floor	2 BHK	74.88	806.01	886.61	6,500.00	52,39,054.00
55	1203	12th Floor	2 BHK	93.19	1,003.10	1,103.41	6,500.00	65,20,132.00
56	1204	12th Floor	2 BHK	68.56	737.98	811.78	6,500.00	47,96,869.00
57	1205	12th Floor	2 BHK	62.98	677.92	745.71	6,500.00	44,06,459.00
58	1206	12th Floor	2.5 BHK	82.21	884.91	973.40	6,500.00	57,51,905.00
59	1207	12th Floor	2 BHK	68.84	740.99	815.09	6,500.00	48,16,459.00
60	1301	13th Floor	4 BHK	366.59	3,945.97	4,340.57	6,500.00	2,56,48,836.00
61	1304	13th Floor	2 BHK	68.56	737.98	811.78	6,500.00	47,96,869.00
62	1305	13th Floor	2 BHK	62.80	675.98	743.58	6,500.00	43,93,865.00
63	1306	13th Floor	2 BHK	62.80	675.98	743.58	6,500.00	43,93,865.00
64	1307	13th Floor	2 BHK	68.84	740.99	815.09	6,500.00	48,16,459.00
65	1401	14th Floor	3 BHK	109.72	1,181.03	1,299.13	6,500.00	76,76,670.00
66	1402	14th Floor	2 BHK	74.88	806.01	886.61	6,500.00	52,39,054.00
67	1403	14th Floor	2 BHK	93.28	1,004.07	1,104.47	6,500.00	65,26,428.00
68	1404	14th Floor	2 BHK	68.76	740.13	814.15	6,500.00	48,10,862.00
69	1405	14th Floor	2 BHK	62.70	674.90	742.39	6,500.00	43,86,868.00
70	1406	14th Floor	2 BHK	62.70	674.90	742.39	6,500.00	43,86,868.00
71	1407	14th Floor	2 BHK	68.84	740.99	815.09	6,500.00	48,16,459.00
TOTAL				6,069.17	65,328.55	71,861.40		42,46,35,542.00

Wing B: -

Sr. No.	Flat No	Floor	Comp	Total Carpet Area Sq. M.	Total Carpet Area Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	403	4th Floor	2 BHK	65.02	699.88	769.86	6,500.00	45,49,189.00
2	404	4th Floor	2 BHK	53.78	578.89	636.78	6,500.00	37,62,771.00
3	405	4th Floor	2 BHK	60.85	654.99	720.49	6,500.00	42,57,431.00
4	501	5th Floor	2 BHK	53.14	572.00	629.20	6,500.00	37,17,993.00
5	502	5th Floor	2 BHK	53.14	572.00	629.20	6,500.00	37,17,993.00
6	503	5th Floor	2 BHK	65.02	699.88	769.86	6,500.00	45,49,189.00
7	504	5th Floor	2 BHK	53.78	578.89	636.78	6,500.00	37,62,771.00
8	505	5th Floor	2 BHK	60.84	654.88	720.37	6,500.00	42,56,731.00
9	601	6th Floor	2 BHK	57.32	616.99	678.69	6,500.00	40,10,451.00
10	602	6th Floor	2 BHK	57.32	616.99	678.69	6,500.00	40,10,451.00
11	603	6th Floor	2 BHK	65.02	699.88	769.86	6,500.00	45,49,189.00
12	604	6th Floor	2 BHK	53.78	578.89	636.78	6,500.00	37,62,771.00
13	605	6th Floor	2 BHK	60.84	654.88	720.37	6,500.00	42,56,731.00
14	702	7th Floor	2 BHK	53.33	574.04	631.45	6,500.00	37,31,287.00

Sr. No.	Flat No	Floor	Comp	Total Carpet Area Sq. M.	Total Carpet Area Sq. Ft.	Built up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
15	703	7th Floor	2 BHK	65.02	699.88	769.86	6,500.00	45,49,189.00
16	704	7th Floor	2 BHK	53.78	578.89	636.78	6,500.00	37,62,771.00
17	705	7th Floor	2 BHK	60.84	654.88	720.37	6,500.00	42,56,731.00
18	801	8th Floor	2 BHK	53.14	572.00	629.20	6,500.00	37,17,993.00
19	802	8th Floor	2 BHK	53.14	572.00	629.20	6,500.00	37,17,993.00
20	803	8th Floor	2 BHK	65.02	699.88	769.86	6,500.00	45,49,189.00
21	804	8th Floor	2 BHK	53.78	578.89	636.78	6,500.00	37,62,771.00
22	805	8th Floor	2 BHK	60.84	654.88	720.37	6,500.00	42,56,731.00
23	901	9th Floor	2 BHK	53.14	572.00	629.20	6,500.00	37,17,993.00
24	902	9th Floor	2 BHK	53.14	572.00	629.20	6,500.00	37,17,993.00
25	903	9th Floor	2 BHK	65.02	699.88	769.86	6,500.00	45,49,189.00
26	904	9th Floor	2 BHK	53.78	578.89	636.78	6,500.00	37,62,771.00
27	905	9th Floor	2 BHK	60.84	654.88	720.37	6,500.00	42,56,731.00
28	1001	10th Floor	2 BHK	53.14	572.00	629.20	6,500.00	37,17,993.00
29	1002	10th Floor	2 BHK	53.14	572.00	629.20	6,500.00	37,17,993.00
30	1003	10th Floor	2 BHK	65.02	699.88	769.86	6,500.00	45,49,189.00
31	1004	10th Floor	2 BHK	53.78	578.89	636.78	6,500.00	37,62,771.00
32	1005	10th Floor	2 BHK	60.84	654.88	720.37	6,500.00	42,56,731.00
33	1101	11th Floor	2 BHK	53.14	572.00	629.20	6,500.00	37,17,993.00
34	1102	11th Floor	2 BHK	53.14	572.00	629.20	6,500.00	37,17,993.00
35	1103	11th Floor	2 BHK	65.02	699.88	769.86	6,500.00	45,49,189.00
36	1104	11th Floor	2 BHK	53.78	578.89	636.78	6,500.00	37,62,771.00
37	1105	11th Floor	2 BHK	60.84	654.88	720.37	6,500.00	42,56,731.00
38	1202	12th Floor	2 BHK	53.33	574.04	631.45	6,500.00	37,31,287.00
39	1203	12th Floor	2 BHK	65.02	699.88	769.86	6,500.00	45,49,189.00
40	1204	12th Floor	2 BHK	53.78	578.89	636.78	6,500.00	37,62,771.00
41	1205	12th Floor	2 BHK	60.84	654.88	720.37	6,500.00	42,56,731.00
42	1301	13th Floor	2 BHK	53.14	572.00	629.20	6,500.00	37,17,993.00
43	1302	13th Floor	2 BHK	53.14	572.00	629.20	6,500.00	37,17,993.00
44	1303	13th Floor	2 BHK	65.02	699.88	769.86	6,500.00	45,49,189.00
45	1304	13th Floor	2 BHK	53.78	578.89	636.78	6,500.00	37,62,771.00
46	1305	13th Floor	2 BHK	60.84	654.88	720.37	6,500.00	42,56,731.00
47	1401	14th Floor	2 BHK	53.14	572.00	629.20	6,500.00	37,17,993.00
48	1402	14th Floor	2 BHK	53.14	572.00	629.20	6,500.00	37,17,993.00
49	1403	14th Floor	2 BHK	65.02	699.88	769.86	6,500.00	45,49,189.00
50	1404	14th Floor	2 BHK	53.78	578.89	636.78	6,500.00	37,62,771.00
51	1405	14th Floor	2 BHK	60.84	654.88	720.37	6,500.00	42,56,731.00
TOTAL				2,941.31	31,660.26	34,826.29		20,57,91,679.00

Unsold Commercial Inventory**Wing A: -**

Sr. No.	Flat No	Floor	Comp	Carpet Area in Sq. M.	Carpet Area in Sq.Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	Departmental Store 1	Ground Floor	Store	488.67	5,260.04	5,786.05	15,000.00	7,89,00,658.00
2	Departmental Store 2	Ground Floor	Store	423.36	4,557.05	5,012.75	15,000.00	6,83,55,706.00
3	Departmental Store 1	1st Floor	Store	486.62	5,237.98	5,761.78	15,000.00	7,85,69,665.00
4	Departmental Store 2	1st Floor	Store	392.05	4,220.03	4,642.03	15,000.00	6,33,00,393.00
5	Departmental Store 1	2nd Floor	Store	486.62	5,237.98	5,761.78	15,000.00	7,85,69,665.00
6	Office 1	2nd Floor	Office	53.86	579.75	637.72	15,000.00	86,96,236.00
7	Office 2	2nd Floor	Office	46.17	496.97	546.67	15,000.00	74,54,608.00
8	Office 3	2nd Floor	Office	51.56	554.99	610.49	15,000.00	83,24,878.00
9	Office 4	2nd Floor	Office	58.34	627.97	690.77	15,000.00	94,19,576.00
10	Office 5	2nd Floor	Office	47.19	507.95	558.75	15,000.00	76,19,297.00
11	Office 6	2nd Floor	Office	47.47	510.97	562.06	15,000.00	76,64,506.00
12	Office 7	2nd Floor	Office	38.09	410.00	451.00	15,000.00	61,50,011.00
TOTAL				2,620.00	28,201.68	31,021.85		42,30,25,199.00

TOTAL SUMMARY

Particulars	No. of Units	Carpet Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area in ₹	Market Value in ₹
Unsold Flats in Wing A	71.00	65,328.55	6,500.00	42,46,35,5484.00
Unsold Flats in Wing B	51.00	31,660.26	6,500.00	20,57,91,695.00
Unsold Commercial Units	12.00	28,201.68	15,000.00	42,30,25,200.00
Total	134.00	1,25,190.49		105,34,52,443.00
Total Income from Sale in Cr.				105.35

COST OF PROJECT

Project expenses	Incurred Cost in ₹ Cr.	To be Incurred Cost in ₹ Cr.	Total (₹ in Cr.)
Land & Stamp Duty Cost	6.08	0.51	6.59
Construction Cost of Building	0.94	49.14	50.08
Approval Cost of Fungible Cost & Development charges	1.34	0.92	2.26
Professional Charges			1.50
Administrative Cost	0.15	4.94	2.00
Marketing Cost			1.58
Interest Cost	-	5.75	5.75
Contingency Cost	-	1.00	1.00
TOTAL COST	8.51	62.26	70.77

➤ **Land Cost:**

As per Present Ready Reckoner rate the Project Land Value is ₹ 4.82 Cr. considering Land Rate @ ₹12,300.00 per Sq. M. & Net Plot Area of 3,922.70 Sq. M.

As per document purchase cost of land & stamp duty cost is ₹ 6,58,87,920.00 i.e., ₹ 6.59 Cr. which is 9.31% of Total Project Cost.

Sr. No.	Agreement Name	Date	Survey No.	Area in Sq. M.	Particulars	Total Cost in ₹	Incurred Amount in ₹
1	Sale Deed	03.10.2022	118 / A	2,236.00	Purchase Cost	3,24,00,000.00	2,74,00,000.00
2					Reg. Fees	30,000.00	30,000.00
3					Stamp Duty	920.00	920.00
4					Purchase Cost	19,44,000.00	19,44,000.00
5	Sale Deed	29.08.2023	118 / B	1,810.00	Purchase Cost	2,97,00,000.00	2,97,00,000.00
6					Reg. Fees	30,000.00	30,000.00
7					Stamp Duty	1,000.00	1,000.00
8					Purchase Cost	17,82,000.00	17,82,000.00
TOTAL				4,046.00		6,58,87,920.00	6,08,87,920.00

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

Construction Area of Building = 20,030.65 Sq. M. i.e., 2,15,609.95 Sq. Ft.

Total estimated cost for construction of Building (includes cost of RCC work, manpower, lift, material, painting, finishing work, site development, etc.) is ₹ 50,07,66,325.00 i.e., ₹ 50.08 Cr. which comes ₹ 25,000.00 per Sq. M. on construction area for building.

The total construction area is 20,030.65 Sq. M., projected cost of ₹ 50.08 Cr is 70.76% of total project cost VCIPL opinion the construction cost of 25,000/- Per Sq. M. which is in line with Market-Trend.

Particulars	Rate per Sq. M.
Excavation Work	1,500.00
RCC Work	14,000.00
Final Finishing Work	5,000.00
Other Work	4,500.00
Cost of Construction	25,000.00

➤ **Approval Charges:**

The Total Approval Cost (Fungible Cost & Development Cess Premium & TDR Cost) as per municipal council letter is ₹ 2,26,38,149.00 i.e., ₹ 2.26 Cr. which is 3.20% of Total Project Cost. Builder has paid ₹ 1.34 Cr.

Sr. No.	Particulars	Projected Cost in ₹
1	Scrutiny Fees	27,373.00
2	Development Charges for Commercial	13,91,941.00
3	Development Charges for Residential	26,70,875.00
4	Premium Fees	52,26,313.00
5	Ancillary Charges	65,54,486.00
6	Cess Fees	40,39,696.00
7	Parking Fees	9,68,625.00
8	Fire Protection Fees	17,58,840.00
TOTAL		2,26,38,149.00

As per Municipal Council Letter submitted to developer.



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

The total Architect charges of ₹1,50,22,990.00 i.e., ₹1.50 Cr. is 3% of construction cost of building & it is line up with Market trend.

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

➤ **Administrative Expenses:**

Salaries, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, layout roads etc.), cost of machineries and equipment including its hire and maintenance cost, consumables etc. All costs directly incurred to complete the construction of the entire phase of the project registered is estimated 4% of construction cost of building which comes to ₹2,00,30,653.00 i.e., ₹2.00 Cr.

The admin charges which in market is in the range of 4% - 6% of Total Construction cost of the project.

➤ **Marketing Expenses:**

Marketing costs directly incurred to complete the construction of the entire phase of the project registered is estimated at 1.50% of total Sale income from the project which comes to ₹1,58,01,787.00 i.e., ₹1.58 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 ₹5,75,00,000.00 i.e., ₹5.75 Cr., which is 8.13% of total project cost. As per information provided by the client.

➤ **Contingency Costs:**

The contingency charges estimated at 2% construction cost of building which comes to ₹1,00,15,327.00 i.e., ₹1.00 Cr.

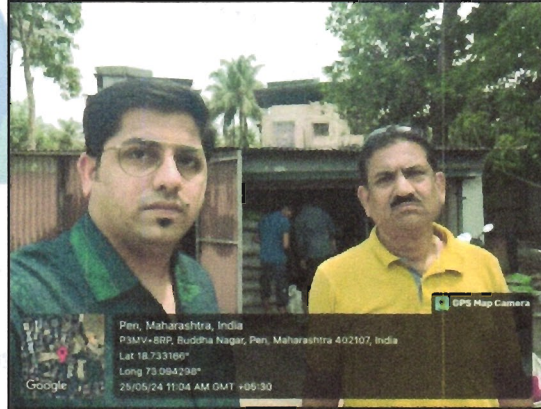
PROFIT FROM THE PROJECT:

Particulars	Amount (₹ in Cr.)
Gross Estimated Revenue	105.35
Less: Total projected Expenses	70.77
Estimated Surplus	34.58
Project Cost and Developer Profit	
Developer Profit @ 30% of estimated surplus	10.37
Net Surplus (3-4)	24.21
PV (discounted @ 8% for 4 years)	Rs. 17.79
Add:	
Expenses already incurred as on date (As per the certified Trial Balance Sheet of the project)	8.51
Less:	-
Present Value of the project potential/ Land Value as on Date	Rs. 26.30
The realizable value of the property	Rs. 23.67
Distress value of the property	Rs. 21.04

Actual Site Photographs



Actual Site Photographs



Route Map of the property


Site u/r



Latitude Longitude: 18°43'59.2"N 73°05'37.5"E


Note: The Blue line shows the route to site from nearest bus station (Pen – 450 M.)

Ready Reckoner 2024 – 2025



Department of Registration & Stamps
Government of Maharashtra

नोंदणी व मुद्रांक विभाग
महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

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Annual Statement of Rates

Selected District रायगड

Select Taluka पेण

Select Village मीजे : पेण पेण नगरपालिका

Search By Survey No Location

Enter Survey No 118

उपविभाग	बूली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs.)	Attribute
1/21-नगर पालीका हद्दीबाहेरील क्षेत्र-2 ना विकास विभाग	1860	0	0	0	0	चौ. मीटर	अंतीम प्लॉट नंबर
1/3-मीजे - पेण क्रं 1 मुख्यमुल्यदर विभाग उपमुख्यदर विभाग 1 क भु विभाग हद्दी - पुर्वेस शिवाजी रोड व पश्चिम, दक्षिण व उत्तरेस गावठाण हद्दी	9250	34400	41000	52700	41000	चौ. मीटर	सि.टी.एस. नंबर
1/4-मीजे - पेण क्रं 1 मुख्यमुल्यदर विभाग उपमुख्यदर विभाग 2 अ भु विभाग - हद्दी उत्तरेस महात्मा गांधी रोड,पुर्वेस शिवाजी चौकापासून दक्षिणेस हायस्कूल पर्यंतचा रस्ता व पुढे म्युनिसिपल वाईड क्र. 5 ची पश्चित हद्द दक्षिणेस म्युनिसिपल दक्षिण हद्द व पश्चीमेस रेल्वे लाईन यामध्ये सर्व मिळकती (विभाग सी मधील मिळकती वगळून)	12300	45000	51700	58600	51700	चौ. मीटर	सर्व्हे नंबर
1/4-मीजे - पेण क्रं 1 मुख्यमुल्यदर विभाग उपमुख्यदर विभाग 2 अ भु विभाग - हद्दी उत्तरेस महात्मा गांधी रोड,पुर्वेस शिवाजी चौकापासून दक्षिणेस हायस्कूल पर्यंतचा रस्ता व पुढे म्युनिसिपल वाईड क्र. 5 ची पश्चित हद्द दक्षिणेस म्युनिसिपल दक्षिण हद्द व पश्चीमेस रेल्वे लाईन यामध्ये सर्व मिळकती (विभाग सी मधील मिळकती वगळून)	12300	45000	51700	58600	51700	चौ. मीटर	अंतीम प्लॉट नंबर

Registered Sales Instances of Flat

35991	सूची क्र.2	दुयम निबंधक : दु.नि. पेण
11-06-2024		दस्त क्रमांक : 359/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : पेण		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2336400	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1488500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पेणइतर वर्णन :. इतर माहिती: वि.क्र.1/16,दर 38,500/-,पेण नगरपरिषदेच्या हद्दीतील मौजे पेण,ता.पेण,जि.रायगड येथील सर्व्हे नं.371 अ 4/366/4ब/1/4,371 अ 4/366/4अ/3,या मिळकतीवर उभ्या असलेल्या प्राईड सिटी फेज -2 या नावाने ओळखल्या जाणा-या इमारतीमधील सी- विंग मधील पाचव्या मजल्यावरील निवासी सदनिका नं. सी-503,त्याचे रेरा कारपेट क्षेत्र 33.47 चौ.मी. या वर्णनाची निवासी सदनिका हा या करारनाम्याचा विषय आहे.(Block Number : सी-503 ;)	
(5) क्षेत्रफळ	33.47 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.साठे स्किम्स तर्फे श्री.उदय विष्णू साठे .रा.साठेवाडा ,देव आळी पेण,ता.पेण,जि.रायगड तर्फे कबुलीजबाब देणार असल्याची अनुराधा आनंद बिवलकर वय:-37 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा.गणेश कृपा,चावडी नाका ,हनुमान आळी,ता.पेण,जि.रायगड, महाराष्ट्र, राईगाड() . पिन कोड:-402107 पॅन नं.-ACDPS5103K	
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव.-भाय्यश्री जयेश साळुंके वय:-29; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा.नवीन वसाहत, बौद्ध वाडा पेण,ता.पेण,जि.रायगड, महाराष्ट्र, . पिन कोड:-402107 पॅन नं.-DMCPP8674J 2): नाव.-जयेश कैलास साळुंके वय:-29; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा.नवीन वसाहत, बौद्ध वाडा पेण,ता.पेण,जि.रायगड, महाराष्ट्र, राईगाड() . पिन कोड:-402107 पॅन नं.-IGKPS4552K	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	08/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	359/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	140200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	23400	

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
259/2024	30.01.2024	40,04,000.00	53.84	579.53	6,909.00



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Registered Sales Instances of Flat

गावाचे नाव : पेण	
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2306400
(3) बाजारभावाभाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1417500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पेणइतर वर्णन : इतर माहिती: वि.क्र.1/16,दर 38,500/-,पेण नगरपरिषदेच्या हद्दीतील मौजे पेण,ता.पेण,जि.रायगड येथील सर्व्हे नं.371 अ 4/366/4ब/1/4,371 अ 4/366/4अ/3,या मिळकतीवर उभ्या असलेल्या प्राईड सिटी फेज -2 या नावाने ओळखल्या जाणा-या इमारतीमधील सी-विंग मधील दुस-या मजल्यावरील निवासी सदनिका नं. सी-203,त्याचे रेरा कारपेट क्षेत्र 33.47 चौ.मी. या वर्णनाची निवासी सदनिका हा या करारनाम्याचा विषय आहे.((Block Number : सी-203 ;))
(5) क्षेत्रफळ	33.47 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.साठे स्किम्स तर्फे श्री.उदय विष्णू साठे ,रा.साठेवाडा ,देव आळी पेण,ता.पेण,जि.रायगड तर्फे कबुलीजबाब देणार अखत्यारी अनुराधा आनंद बिलकर वय:-37 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा.गणेश कृपा,चावडी नाका ,हनुमान आळी,ता.पेण,जि.रायगड, महाराष्ट्र, राईगड(ं). पिन कोड:-402107 पॅन नं:-ACDPS5103K
(8)दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सागर दत्तात्रेय म्हात्रे वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा.प्राथमिक शाळेजवळ,मु.शिर्की चाळ नं.1,पो.शिर्की,ता.पेण,जि.रायगड, महाराष्ट्र, राईगड(ं). पिन कोड:-402107 पॅन नं:-DGTPM7693P 2): नाव:-रूपाली सागर म्हात्रे वय:-26; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं. रा.प्राथमिक शाळेजवळ,मु.शिर्की चाळ नं.1,पो.शिर्की,ता.पेण,जि.रायगड, महाराष्ट्र, राईगड(ं). पिन कोड:-402107 पॅन नं:-HCXPM1076G
(9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2024
(10)दस्त नोंदणी केल्याचा दिनांक	29/01/2024
(11)अनुक्रमांक,खंड व पृष्ठ	242/2024
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	138400
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	23100

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
242/2024	29.01.2024	23,06,400.00	33.47	360.27	6,402.00

Registered Sales Instances of Flat

28491 11-06-2024 Note:-Generated Through eSearch Module.For original report please contact concern SRO office.	सूची क्र.2	दुय्यम निबंधक : दु.नि. पेण दस्त क्रमांक : 284/2024 नोदणी : Regn:63m
गावाचे नाव : पेण		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3013950	
(3) बाजारभाव भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2074500	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पेणइतर वर्णन : इतर माहिती: वि.क्र.1/16,दर 38,500/-,पेण नगरपरिषदेच्या हद्दीतील मौजे पेण,ता.पेण,जि.रायगड येथील सर्व्हे नं.371 अ 4/366/4ब/1/4,371 अ 4/366/4अ/3,या मिळकतीवर उभ्या असलेल्या प्राईड सिटी फेज -2 या नावाने ओळखल्या जाणा-या इमारतीमधील सी विंग मधील सातव्या मजल्यावरील निवासी सदनिका नं. सी-709,त्याचे रेरा कारपेट क्षेत्र 46.65 चौ.मी. या वर्णनाची निवासी सदनिका हा या करारनाम्याचा विषय आहे.((Block Number : सी-709 :))	
(5) क्षेत्रफळ	46.65 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.साठे स्किम्स तर्फे श्री.उदय विष्णू साठे ,रा.साठेवाडा ,देव आळी पेण,ता.पेण,जि.रायगड तर्फे कबुलीजबाब देणार अखत्यारी अनुराधा आनंद बिवलकर वय:-37 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: रा.गणेश कृपा,चावडी नाका ,हनुमान आळी,ता.पेण,जि.रायगड, महाराष्ट्र, राईगाड:(ं). पिन कोड:-402107 पॅन नं:-ACDPS5103K	
(8)दस्तऐवज करुन देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अनिल गणपत नाईक वय:-41; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पानेड,पो.कामाली,ता.पेण,जि.रायगड, महाराष्ट्र, राईगाड:(ं). पिन कोड:-402107 पॅन नं:-AJGPN3661H 2): नाव:-भारती अनिल नाईक वय:-40; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा.मु.पानेड,पो.कामाली,ता.पेण,जि.रायगड, महाराष्ट्र, राईगाड:(ं). पिन कोड:-402107 पॅन नं:-AXYPN5882E	
(9) दस्तऐवज करुन दिल्याचा दिनांक	01/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	01/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	284/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	180900	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
284/2024	01.02.2024	30,13,950.00	46.65	502.14	6,002.00



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Registered Sales Instances of Flat

सूची क्र.2		दुव्यम निबंधक : दु.नि. पेण
35991		दस्त क्रमांक : 359/2024
11-06-2024		नोदणी :
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		Regn:63m
गावाचे नाव : पेण		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	2336400	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1488500	
(4) भू.मापन,पोटहिस्सा व धरक्रमांक(असल्यास)	1) पालिकेचे नाव:पेणइतर वर्णन :- इतर माहिती: वि.क्र.1/16,दर 38,500/-,पेण नगरपरिषदेच्या हद्दीतील मौजे पेण,ता.पेण,जि.रायगड येथील सर्व्हे नं.371 अ 4/366/4ब/1/4,371 अ 4/366/4अ/3,या मिळकतीवर उभ्या असलेल्या प्राईड सिटी फेज -2 या नावाने ओळखल्या जाणा-या इमारतीमधील सी. विंग मधील पाचव्या मजल्यावरील निवासी सदनिका नं. सी-503,त्याचे रेरा कारपेट क्षेत्र 33.47 चौ.मी. या वर्णनाची निवासी सदनिका हा या करारनाम्याचा विषय आहे.(Block Number : सी-503 ;)	
(5) क्षेत्रफळ	33.47 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/सिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.साठे स्क्रिम्स तर्फे श्री.उदय विष्णू साठे ,रा.साठेवाडा ,देव आळी पेण,ता.पेण,जि.रायगड तर्फे कबुलीजबाब देणार अखत्यारी अनुराधा आनंद विवलकर वय:-37 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, बॉक नं. -, रोड नं. रा.गणेश कृपा,चावडी नाका ,हनुमान आळी,ता.पेण,जि.रायगड, महाराष्ट्र, राईगाड() . पिन कोड:-402107 पॅन नं:-ACDPS5103K	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भाय्यश्री जयेश साल्के वय:-29; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, बॉक नं. -, रोड नं. रा.नवीन वसाहत, बौद्ध वाडा पेण,ता.पेण,जि.रायगड, महाराष्ट्र. पिन कोड:-402107 पॅन नं:-DMCPP8674J 2): नाव:-जयेश कैलास साल्के वय:-29; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, बॉक नं. -, रोड नं. रा.नवीन वसाहत, बौद्ध वाडा पेण,ता.पेण,जि.रायगड, महाराष्ट्र, राईगाड() . पिन कोड:-402107 पॅन नं:-IGKPS4552K	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/02/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	08/02/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	359/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	140200	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	23400	

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
359/2024	08.02.2024	23,36,400.00	33.47	360.27	6,485.00

Registered Sales Instances of Commercial Units

89891	सूची क्र.2	दुय्यम निबंधक : दु.नि. पेण
29-03-2024		दस्त क्रमांक : 898/2024
Note:-Generated Through eSearch Module.For original report please contact concern SRO office.		नोदणी : Regn:63m
गावाचे नाव : पेण		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	3000000	
(3) बाजारभाव/भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	905000	
(4) भू-मापन,पोटहिस्ता व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:रायगडइतर वर्णन : इतर माहिती: वि.क्र./1/7, दर 45600/- मोजे पेण,ता. पेण,जि. रायगड येथील सर्व्हे नं. 15अ/2ब/1,15अ/4,15अ/5अ,15अ/6अ,18/1 ते 3,19/1 ते 2,20/1 ते 4,21अ ते 4,358/1अ व 358/2 या मिळकतीमधील डेक्कन स्केअर या नावाने ओळखल्या जाणाऱ्या इमारत क्र. 27 बि विंग मधील तळ मजल्यावरील मागील बाजूचा 40 नंबरचा व्यापारी गाळा ज्याचे एकूण चटई क्षेत्र 194.00 चौ.फुट(18.02 चौ.मी.)असलेला व्यापारी गाळा या करारनाम्याचा विषय आहे.((MILKAT NUMBER : सर्व्हे नं. 15अ/2ब/1, 15अ/4, 15अ/5अ, 15अ/6अ, 18/1 ते 3, 19/1 ते 2, 20/1 ते 4, 21अ ते 4, 358/1अ व 358/2, SHOP NO. 40 ;))	
(5) क्षेत्रफळ	194.00 चौ.फूट	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून घेणा-या शिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-संजय रामचंद्र निग्रे -- वय:-65 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. बी 303, गुडविल अपार्टमेंट, प्लॉट नं. 3/4, सेक्टर 28 नेरुळ जिमखाना जवळ नेरुळ पश्चिम, नवी मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं.-:ABVFN3955F 2): नाव:-संजिवनी संजय निग्रे -- वय:-63 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. बी 303, गुडविल अपार्टमेंट, प्लॉट नं. 3/4, सेक्टर 28 नेरुळ जिमखाना जवळ नेरुळ पश्चिम, नवी मुंबई , ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं.-:AEVFN6569C	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संदिपकुमार वरसांगभाई देसाई -- वय:-28, पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: रा. ब्लॉक नं. बी 204, सुखवास्तु अपार्टमेंट, दातार आळी पेण, ता. पेण, जि. रायगड . ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, राईगड(ः). पिन कोड:-402107 पॅन नं.-:ELSPD8989N	
(9) दस्तऐवज करून दिल्याचा दिनांक	28/03/2024	
(10)दस्त नोंदणी केल्याचा दिनांक	28/03/2024	
(11)अनुक्रमांक,खंड व पृष्ठ	898/2024	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	180000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	

Regd. Doc. No.	Date	Agreement Value in ₹	Carpet Area in Sq. M.	Carpet Area in Sq. Ft.	Rate / Sq. Ft. on Carpet Area
898/2024	28.03.2024	30,00,000.00	18.02	194.00	15,464.00



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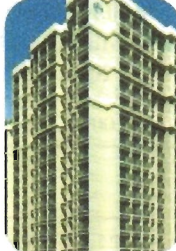
Price Indicators for Flats

Sr. No.	Project Name	Developer Name	RERA No.	Carpet Area in Sq. Ft.	Value in ₹	Rate / Sq. Ft. on Carpet Area
1	Sky Villas – B Wing	K N Developers and Engineers LLP	P52000028114	603.20	43,22,000.00	7,165.00
2	Mango Homes	Ashrivad Projects	P52000006969	546.00	37,23,000.00	6,819.00
3	Oscar Heights	Oscar Builders	P52000029513	583.08	41,00,000.00	7,032.00
4	Pride City	Sathe Schemes	P52000031480	632.00	45,78,000.00	7,244.00
5	Palm Garden Tower - 01	A and G Group	P52000046754	604.00	43,02,000.00	7,123.00


Select City ~
Search
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Homes in Mumbai >
Homes in Navi Mumbai >
K N Sky Villas At Chinchpada, Pen By K N Developers And Engineers LLP

K N Sky Villas
Pen
Mumbai
By K N Developers And Engineers LLP

Location
Chinchpada, Pen

Possession Date
July 2024

Project Size
3 Acres, 180 Units


Developer
K N Developers And Engineers LLP

Products
1, 2 BHK


REQUEST DETAILS

Configurations
Floor Plans
About
Highlights
Project Stories
Amenities

CONFIGURATIONS FOR K N SKY VILLAS

 **1 BHK** 414.08 ft² **₹30.42 L**

1 living room, kitchen, 1 bedrooms, 2 bathrooms

 **2 BHK** 603.2 ft² **₹43.22 L**

1 living room, kitchen, 2 bedrooms, 2 bathrooms

Price Indicators for Flats

Mango Homes REERA

By MANGO HOMES

Shankar Nagar, Behind RTD Office, Pen, Raigad

₹19.99 L - 37.23 L | ₹6.19 K - 6.82 K/sq.ft
EMI starts at ₹10.59 K
All inclusive

Home / Mango Homes Last updated: Oct 20, 2021

1.2 BHK Apartments Configurations

Jun. 2021 Possession Starts

₹6.19 K - 6.82 K/sq.ft Avg. Price

323 sq.ft. - 546 sq.ft. (Carpet Area) Sizes

Oscar Heights Pen Mumbai By Oscar Builders

Location: Dev Aali, Pen

Possession Date: December 2027

Project Size: 1 Acres, 245 Units

Developer: Oscar Builders

Products: 1, 2 BHK

CONFIGURATIONS FOR OSCAR HEIGHTS

1 BHK	400.37 sq.ft	₹28.00 L
1 living room, kitchen, 1 bedrooms, 2 bathrooms		
2 BHK	583.08 sq.ft	₹41.00 L
1 living room, kitchen, 2 bedrooms, 2 bathrooms		



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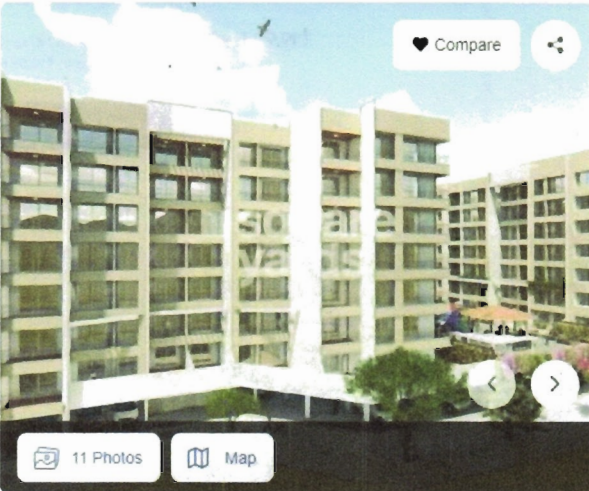
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Price Indicators for Flats

square yards
Navi Mumbai
Buy
Rent
Projects
Agents
Services
Resources
Sell or Rent
Intelligent
Login



11 Photos
Map

RERA Update

Taxer Wise Inventory

Construction Status

Valuation Report

Download Sample

Estimated Market Value

Rental Value

Cost Value

Sathre Pride City

Pen, Navi Mumbai

₹ 24.12 Lac to 45.78 Lac

Status: **Mid Stage Construction**

Project Size
236 units · 1.55 Acres

Configurations: Flat, Retail Shop from 200 Sq Ft to 632 Sq Ft (Carpet)

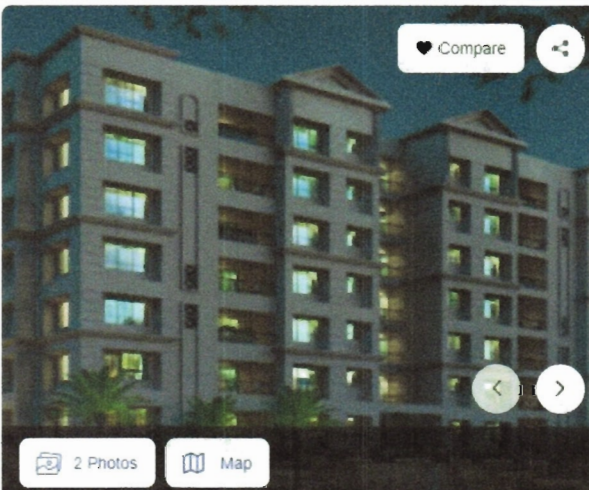
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100% Service, 0% Brokerage
- Full Service Support**
Our sales personnel are accountable for every step
- Lowest Price Guaranteed**
If you find a lower price anywhere, tell us and we will match it.

Overview
Regulatory Information
Floor Plans
Price List
Amenities
Specifications
Commute Time
Location & Landmarks

square yards
Navi Mumbai
Buy
Rent
Projects
Agents
Services
Resources
Sell or Rent
Intelligent
Login



2 Photos
Map

RERA Update

Taxer Wise Inventory

Construction Status

Valuation Report

Download Sample

Estimated Market Value

Rental Value

Cost Value

A And G Palm Garden Towers

Pen, Navi Mumbai

₹ 25.00 Lac to 43.02 Lac

Status: **Mid Stage Construction**


Project Size
70 units · 0.49 Acres

Configurations: 1.2 BHK Flat from 351 Sq Ft to 604 Sq Ft (Carpet)

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100% Service, 0% Brokerage
- Full Service Support**
Our sales personnel are accountable for every step
- Lowest Price Guaranteed**
If you find a lower price anywhere, tell us and we will match it.




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Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (CI)
Tax Practitioners
London
107/FB/MH2010/PTC/01189

Justification for price /rate

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

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

We hope this will satisfy your requirements.



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As a result of my appraisal and analysis, it is my considered opinion that the realizable Value of the above property in the prevailing condition with aforesaid specification is **(As per table attached to the report)**

Place: Mumbai

Date: 19.06.2024

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.19 12:23:42 +05'30'

Auth. Sign.

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

- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am Chairman & Managing Director of the company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.
- y. Further, I hereby provide the following information.

	Particulars	Valuer comment
1.	Background information of the asset being valued;	The property under consideration is developed by M/s. F ND H Constructions LLP.
2.	Purpose of valuation and appointing authority	As per request from State Bank of India, Panvel Branch to assess Fair Market value of the Project for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Umang Ashwin Patel – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer
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 – 24.05.2024 Valuation Date – 19.06.2024 Date of Report – 19.06.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 25.05.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> • Market Survey at the time of site visit • Ready Reckoner rates / Circle rates • Online search for Registered Transactions • Online Price Indicators on real estate portals • Enquiries with Real estate consultants • Existing data of Valuation assignments carried out by us
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation;	Current market conditions, demand and supply position, residential land size, location, sustained demand for residential land, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **19th June 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

Assumptions are a necessary part of undertaking valuations. VCIPL adopts assumptions for the purpose of providing valuation 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. F ND H Constructions 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. F ND H Constructions 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



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Valuation Report Prepared For: SBI / Panvel Branch / Sundarvan Nines (8907/2306808) Page 44 of 48
obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

The Direct Comparison Approach involves a comparison of the property being valued to similar properties that have actually been sold in arms - length transactions or are offered for sale. This approach demonstrates what buyers have historically been willing to pay (and sellers willing to accept) for similar properties in an open and competitive market and is particularly useful in estimating the value of the land and properties that are typically traded on a unit basis.

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

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



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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.



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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 **19th June 2024**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

DECLARATION OF PROFESSIONAL FEES CHARGED

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

VALUATION OF THE PROPERTY PREMISES

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

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

**Manoj
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Date: 2024.06.19 12:24:00 +05'30'


Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. IBBI / RV / 07/2018/10366
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3



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