



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

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

# PROJECT VALUATION REPORT



## Details of the property under consideration:

**Name of Project: "Dev Drashti Empire Phase 1"**

"Dev Drashti Empire Phase 1", Proposed Residential cum Commercial building on plot bearing Survey No.107/2, 107/2/A, 108/5, 108/6/1, 108/6/2, 177/7/B & 177/7/C, Village – Kamatghar, Taluka – Bhiwandi, District – Thane, Pin Code – 421 302, State – Maharashtra, Country – India

**Latitude Longitude: 19°16'17.5"N 73°02'59.5"E**

## Intended User:

**State Bank of India  
SME Chembur**

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

## Our Pan India Presence at :

- |            |        |           |           |
|------------|--------|-----------|-----------|
| Nanded     | Thane  | Ahmedabad | Delhi NCR |
| Mumbai     | Nashik | Rajkot    | Raipur    |
| Aurangabad | Pune   | Indore    | Jaipur    |

## Regd. Office

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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)



To,  
**State Bank of India**

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

**Sub:** Project Valuation for "**Dev Drashti Empire Phase 1**" at Kamatghar, Thane, Pin Code – 421 302

Dear Sir,

In accordance with your Mail as stated above, we enclose our Report on Project Valuation "**Dev Drashti Empire Phase 1**", Proposed Residential cum Commercial building on plot bearing Survey No.107/2, 107/2/A, 108/5, 108/6/1, 108/6/2, 177/7/B & 177/7/C, Village – Kamatghar, Taluka – Bhiwandi, District – Thane, Pin Code – 421 302, State – Maharashtra, Country – India.

The project is being developed by M/s. Shri Hari Realty. They are developing a Residential cum Commercial building on plot bearing Survey No.107/2, 107/2/A, 108/5, 108/6/1, 108/6/2, 177/7/B & 177/7/C, Village – Kamatghar, Taluka – Bhiwandi, District – Thane, Pin Code – 421 302, State – Maharashtra, Country – India. Project is comprising of Five Residential Sale Building.

Sale Residential Building is proposed of Ground Floor + 1<sup>st</sup> to 18<sup>th</sup> Upper Residential Floor with total Sale RERA carpet area of 1,40,022.96 Sq. Ft. which consists of 1 BHK, 2 BHK Flat units and 163 nos. Sell flats, 12 nos. of Sell Shops, 12 nos. of Sell Offices, 46 nos. land owner's flats, 1 no. of land owner's office and 1 no. of land owner's shop along with Fitness Centre, Society Office & Other Amenities.

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

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



## Our Pan India Presence at :

- |  |  |   |   |
|--|--|---|---|
|  Nanded     |  Thane  |  Ahmedabad |  Delhi NCR |
|  Mumbai     |  Nashik |  Rajkot    |  Raipur    |
|  Aurangabad |  Pune   |  Indore    |  Jaipur    |

## Regd. Office

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

 +91 2247495919

 [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

 [www.vastukala.co.in](http://www.vastukala.co.in)



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

Sale Realisation from the Project is ₹ 90.95 Cr.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

Auth. Sign.



Since 1989

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

An ISO 9001 : 2015 Certified Company





**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Page 4 of 44

# PROJECT VALUATION REPORT OF " Dev Drashti Empire Phase 1"

" Dev Drashti Empire Phase 1", Proposed Residential cum Commercial building on plot bearing Survey No.107/2, 107/2/A, 108/5, 108/6/1, 108/6/2, 177/7/B & 177/7/C, Village – Kamatghar, Taluka – Bhiwandi, District – Thane, Pin Code – 421 302, State – Maharashtra, Country – India.

Latitude Longitude: 19°16'17.5"N 73°02'59.5"E

**NAME OF DEVELOPER: M/S. Shri Hari Realty.**

Pursuant to instructions from State Bank of India, SME Chembur Branch, we have duly visited, inspected, surveyed & assessed the above said property to determine the fair & reasonable market value of the said property as on **05<sup>th</sup> June 2024** for approval of project finance purpose.

### 1. Location Details:

Proposed Residential cum Commercial building on plot bearing Survey No.107/2, 107/2/A, 108/5, 108/6/1, 108/6/2, 177/7/B & 177/7/C. At Village: Kamatghar, Taluka – Bhiwandi, Dist. – Thane, Pin Code – 421 302. It is about 450 M. walking distance from Bhiwandi Road Railway station. Surface transport to the property is by buses, taxis & private vehicles. The property is in developed locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The area is higher middle class & developed.

### 2. Developer Details:

<b>Name of builder</b>	<b>M/s. Shri Hari Realty</b>
<b>Project Registration Number</b>	<b>P51700030837</b>
<b>Register office address</b>	<b>M/s. Shri Hari Realty</b> Office No. 30/004, Harsh Vihar Building No. 28,29,30 CHSL, Sector – 1, Shanti Nagar, Mira Road East, Thane – 401 107
<b>Contact Numbers</b>	<b>Contact Person:</b> Lija (Sales Person) Mobile No. +91 7021757191
<b>E – mail ID and Website</b>	

### 3. Boundaries of the Property:

Direction	Particulars
On or towards North	Open Land
On or towards South	Kamatghar – Anjurphata Road
On or towards East	Open Land
On or towards West	Open Land



### Our Pan India Presence at :

- Nanded
- Thane
- Ahmedabad
- Delhi NCR
- Mumbai
- Nashik
- Rajkot
- Raipur
- Aurangabad
- Pune
- Indore
- Jaipur

### Regd. Office

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

+91 2247495919

[mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

[www.vastukala.co.in](http://www.vastukala.co.in)



**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**

SME Chembur

Unit No. 11, Building No. 11, Ground Floor,

Corporate Park, Sion Trombay Road,

Chembur, Mumbai, Pin Code – 400 071,

State - Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF PROJECT FINANCE)**

I	General	
1.	Purpose for which the valuation is made	: As per the request from State Bank of India, SME Chembur Branch to assess fair market value of the Project for bank loan purpose.
2.	a)	Date of inspection : 05.06.2024
	b)	Date on which the valuation is made : 20.06.2024
3.	List of documents produced for perusal	
	1. Copy of Memorandum of Understanding (MOU) between M/s. Shri Hari Realty (The Developers) AND Shri. Chatrapati Ramu Choudhari & Partners (The Land Owners), dated 20.07.2019, Doc. No. 6810/19.	
	2. Copy of Memorandum of Understanding (MOU) between Shri. Gurudayal Singh Revasingh Heera (One Part) AND M/s. Shri Hari Realty (The Developers) dated 05.07.2019, Doc. No. 5276/19.	
	3. Copy of Title Report issued by Adv. Parineet A. Saratkar, dated 27.12.2022.	
	4. Copy of Partnership Deed, dated 01.04.2008.	
	5. Copy of Partnership Deed, dated 25.06.2013.	
	6. Copy of Partnership Deed, dated 11.01.2018.	
	7. Copy of Partnership Deed, dated 16.02.2018.	
	8. Copy of Partnership Deed, dated 22.03.2018.	
	9. Copy of Approved Plan No. CHE/CTY/1229/F/N/337(NEW) dated 31.08.2022 issued by Municipal Corporation of Greater Mumbai <b>Approved Upto:</b>	
	<b>Building Type</b>	<b>Wing</b>
	<b>Description</b>	
	A	A & B
	Ground (Part Parking) + Ground (Part Commercial) + 1 <sup>st</sup> Floor (Part Commercial) + 1 <sup>st</sup> Floor (Part Residential) + 2 <sup>nd</sup> Floor to 18 <sup>th</sup> upper Residential Floor.	
	B	-
	Ground Floor + 1 <sup>st</sup> to 9 <sup>th</sup> Upper Residential Floor.	
	C	-
	Ground Floor + 1 <sup>st</sup> Residential Floor	
	D	-
	Ground Floor + 1 <sup>st</sup> Residential Floor	
	10. Copy of Commencement Certificate No. Outward No. City Planning Department – 937, dated 29.03.2022, issued by Bhiwandi Nijampur City Municipal Corporation. <b>Approved Upto:</b>	
	<b>Building Type</b>	<b>Wing</b>
	<b>Description</b>	
	A	A & B
	Ground (Part Parking) + Ground (Part Commercial) + 1 <sup>st</sup> Floor (Part Commercial) + 1 <sup>st</sup> Floor (Part Residential) + 2 <sup>nd</sup> Floor to 18 <sup>th</sup> upper Residential Floor.	
	B	-
	Ground Floor + 1 <sup>st</sup> to 9 <sup>th</sup> Upper Residential Floor.	
	C	-
	Ground Floor + 1 <sup>st</sup> Residential Floor	
	D	-
	Ground Floor + 1 <sup>st</sup> Residential Floor	
	11. Copy of CA Certificate dated 13.01.2024 issued by Ca. Nikita Khemka	
	12. Copy of RERA Certificate No. P51700020837 dated 08.09.2021 issued by Maharashtra Real Estate	



Since 1989

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

An ISO 9001 : 2015 Certified Company



	Regulatory Authority.																													
	13. Copy of Title Investigation Report Ref. No. PAS/SHR/5955 dated 27.12.2022 issued by Adv. Parineet A. Saratkar																													
	Project Name (With address & phone nos.)	:	"Dev Drashti Empire Phase 1", Proposed Residential cum Commercial building on plot bearing Survey No.107/2, 107/2/A, 108/5, 108/6/1, 108/6/2, 177/7/B & 177/7/C, Village – Kamatghar, Taluka – Bhiwandi, District – Thane, Pin Code – 421 302, State – Maharashtra, Country – India.																											
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>M/S. Shri Hari Realty.</b>  Office No. 30/004, Harsh Vihar Building No. 28,29,30 CHSL, Sector – 1, Shanti Nagar, Mira Road East, Thane – 401 107  <u>Contact Person:</u> Lija (Sales Person) Mobile No. +91 7021757191																											
5.	Brief description of the property (Including Leasehold / freehold etc.):																													
	<p><b>About Project:</b>  The apartment contains all the modern amenities like power backup, closed car parking facility, landscaped gardens, water conservation, community building, private footpaths and internal roads, and many more. Dev Drashti Empire Phase 1 is connected efficiently with the city of Mumbai. So, one can find the different essential utilities near the complex like schools, colleges, markets, hospitals, etc. making the lives much comfortable. Area comes under Bhiwandi Municipal Corporation so it is Well developed with concerted road with the proper drainage system</p> <p><b>TYPE OF THE BUILDING</b></p> <table border="1"> <thead> <tr> <th>Building Type</th> <th>Wing</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>A &amp; B</td> <td>Ground (Part Parking) + Ground (Part Commercial) + 1<sup>st</sup> Floor (Part Commercial) + 1<sup>st</sup> Floor (Part Residential) + 2<sup>nd</sup> Floor to 18<sup>th</sup> upper Residential Floor.</td> </tr> <tr> <td>B</td> <td>-</td> <td>Ground Floor + 1<sup>st</sup> to 9<sup>th</sup> Upper Residential Floor.</td> </tr> <tr> <td>C</td> <td>-</td> <td>Ground Floor + 1<sup>st</sup> Residential Floor</td> </tr> <tr> <td>D</td> <td>-</td> <td>Ground Floor + 1<sup>st</sup> Residential Floor</td> </tr> </tbody> </table> <p><b>Note:</b>  For Valuation purpose, we have to considered only Building Type A (Wing A &amp; B)</p> <p><b>LEVEL OF COMPLETEION:</b></p> <table border="1"> <thead> <tr> <th>Building Type</th> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>A &amp; B</td> <td>Building is 95% Work Completed</td> <td>95%</td> </tr> </tbody> </table> <p><b>PROPOSED DATE OF COMPLETION &amp; FUTURE LIFE:</b>  Expected completion date as informed by builder is <b>30.04.2024 (As per RERA Certificate)</b>  Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance &amp; Structural repairs.</p> <p><b>PROPOSED PROJECT AMENITIES:</b></p> <table border="1"> <tr> <td>Italian tiles flooring 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> </table>			Building Type	Wing	Description	A	A & B	Ground (Part Parking) + Ground (Part Commercial) + 1 <sup>st</sup> Floor (Part Commercial) + 1 <sup>st</sup> Floor (Part Residential) + 2 <sup>nd</sup> Floor to 18 <sup>th</sup> upper Residential Floor.	B	-	Ground Floor + 1 <sup>st</sup> to 9 <sup>th</sup> Upper Residential Floor.	C	-	Ground Floor + 1 <sup>st</sup> Residential Floor	D	-	Ground Floor + 1 <sup>st</sup> Residential Floor	Building Type	Wing	Present stage of Construction	Percentage of work completion	A	A & B	Building is 95% Work Completed	95%	Italian tiles flooring in all rooms	Granite Kitchen platform with Stainless Steel Sink	Powder coated aluminum sliding windows with M.S. Grills	Laminated wooden flush doors with Safety door
Building Type	Wing	Description																												
A	A & B	Ground (Part Parking) + Ground (Part Commercial) + 1 <sup>st</sup> Floor (Part Commercial) + 1 <sup>st</sup> Floor (Part Residential) + 2 <sup>nd</sup> Floor to 18 <sup>th</sup> upper Residential Floor.																												
B	-	Ground Floor + 1 <sup>st</sup> to 9 <sup>th</sup> Upper Residential Floor.																												
C	-	Ground Floor + 1 <sup>st</sup> Residential Floor																												
D	-	Ground Floor + 1 <sup>st</sup> Residential Floor																												
Building Type	Wing	Present stage of Construction	Percentage of work completion																											
A	A & B	Building is 95% Work Completed	95%																											
Italian tiles flooring in all rooms																														
Granite Kitchen platform with Stainless Steel Sink																														
Powder coated aluminum sliding windows with M.S. Grills																														
Laminated wooden flush doors with Safety door																														

	<b>Concealed wiring</b>			
	<b>Concealed plumbing</b>			
	<b>Fire Fighting System</b>			
	<b>Gymnasium</b>			
	<b>Indoor Games</b>			
	<b>Car Parking</b>			
6.	Location of property	:		
	a) Plot No. / Survey No.	:	Survey No.107/2, 107/2/A, 108/5, 108/6/1, 108/6/2, 177/7/B & 177/7/C	
	b) Door No.	:	Not applicable	
	c) C. T.S. No. / Village	:	Village: Kamatghar	
	d) Ward / Taluka	:	Taluka – Bhiwandi	
	e) Mandal / District	:	District – Thane	
7.	Postal address of the property	:	<b>"Dev Drashti Empire Phase 1"</b> , Proposed Residential cum Commercial building on plot bearing Survey No.107/2, 107/2/A, 108/5, 108/6/1, 108/6/2, 177/7/B & 177/7/C, Village – Kamatghar, Taluka – Bhiwandi, District – Thane, Pin Code – 421 302, State – Maharashtra, Country – India.	
8.	City / Town	:	Bhiwandi, Thane.	
	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	:	Semi Urban	
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village –Kamatghar Bhiwandi Nijampur City Municipal Corporation.	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No	
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.	
13.	<b>Boundaries of the property</b>	<b>As per Agreement</b>	<b>As per RERA Certificate</b>	<b>As per Site</b>
	North	Information not available	Adj S No 3A 3B and 110	Open Land
	South		60 M. Wide DP Road	Kamatghar – Anjurphata Road
	East		ADJ S NO 107 By 2 107 By 5 181 And 108	Open Land
	West		Open Plot and Adj Ameer Dhara Bldg.	Open Land
14.1	Dimensions of the site	:	N. A. as the land is irregular in shape	
		:	A (As per the Deed)	B (Actuals)
	North	:	-	-
	South	:	-	-
	East	:	-	-
	West	:	-	-
14.2	Latitude, Longitude & Co-ordinates of property	:	19°16'17.5"N 73°02'59.5"E	
14.	Extent of the site	:	Net Plot area = 13,750.00 Sq. M. (As per Approved Plan) Structure - As per table attached to the report	
15.	Extent of the site considered for Valuation (least	:	Net Plot area = 13,750.00 Sq. M.	

	of 14A& 14B)	(As per Approved Plan)															
16	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	: Building final finishing work is in progress. Developer is having the possession right now.															
<b>II CHARACTERISTICS OF THE SITE</b>																	
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. CHE/CTY/1229/F/N/337(NEW) dated 31.08.2022 issued by Municipal Corporation of Greater Mumbai.															
		<table border="1"> <thead> <tr> <th>Building Type</th> <th>Wing</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>A &amp; B</td> <td>Ground (Part Parking) + Ground (Part Commercial) + 1<sup>st</sup> Floor (Part Commercial) + 1<sup>st</sup> Floor (Part Residential) + 2<sup>nd</sup> Floor to 18<sup>th</sup> upper Residential Floor.</td> </tr> <tr> <td>B</td> <td>-</td> <td>Ground Floor + 1<sup>st</sup> to 9<sup>th</sup> Upper Residential Floor.</td> </tr> <tr> <td>C</td> <td>-</td> <td>Ground Floor + 1<sup>st</sup> Residential Floor</td> </tr> <tr> <td>D</td> <td>-</td> <td>Ground Floor + 1<sup>st</sup> Residential Floor</td> </tr> </tbody> </table>	Building Type	Wing	Description	A	A & B	Ground (Part Parking) + Ground (Part Commercial) + 1 <sup>st</sup> Floor (Part Commercial) + 1 <sup>st</sup> Floor (Part Residential) + 2 <sup>nd</sup> Floor to 18 <sup>th</sup> upper Residential Floor.	B	-	Ground Floor + 1 <sup>st</sup> to 9 <sup>th</sup> Upper Residential Floor.	C	-	Ground Floor + 1 <sup>st</sup> Residential Floor	D	-	Ground Floor + 1 <sup>st</sup> Residential Floor
Building Type	Wing	Description															
A	A & B	Ground (Part Parking) + Ground (Part Commercial) + 1 <sup>st</sup> Floor (Part Commercial) + 1 <sup>st</sup> Floor (Part Residential) + 2 <sup>nd</sup> Floor to 18 <sup>th</sup> upper Residential Floor.															
B	-	Ground Floor + 1 <sup>st</sup> to 9 <sup>th</sup> Upper Residential Floor.															
C	-	Ground Floor + 1 <sup>st</sup> Residential Floor															
D	-	Ground Floor + 1 <sup>st</sup> Residential Floor															
10.	Corner plot or intermittent plot?	: Intermediate															
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.	: 15 M wide road															
14.	Is it a Land – Locked land?	: No															
15.	Water potentiality	: Municipal Water supply															
16.	Underground sewerage system	: Connected to Municipal sewer															
17.	Is Power supply is available in the site	: Yes															
18.	Advantages of the site	: Located in developing area															
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	: No															
<b>Part – A (Valuation of land)</b>																	
1	Size of plot	: Net Plot area = 13,750.00 Sq. M. (As per Approved Plan)															
	North & South	: -															
	East & West	: -															
2	Total extent of the plot	: As per table attached to the report															
3	Prevailing market rate (Along With details / reference of at least two latest deals /	: As per table attached to the report. Details of recent transactions/online listings are															

	transactions with respect to adjacent properties in the areas)		attached with the report.																					
4	Guideline rate obtained from the Register's Office (evidence thereof to be enclosed)	:	<b>₹ 39,700.00 per Sq. M. for Residential Flat</b> <b>₹ 8,600.00 per Sq. M. for Land</b>																					
5	Assessed / adopted rate of valuation	:	<b>As per table attached to the report</b>																					
6	<b>Estimated value of land</b>	:	<b>As per table attached to the report</b>																					
<b>Part – B (Valuation of Building)</b>																								
1	Technical details of the building	:																						
	a) Type of Building (Residential / Commercial / Industrial)	:	Residential																					
	b) Type of construction (Load bearing / RCC / Steel Framed)	:	R.C.C. Framed structure																					
	c) Year of construction	:	Building Construction work is in progress																					
	d) Number of floors and height of each floor including basement if any	:	<table border="1"> <thead> <tr> <th>Building Type</th> <th>Wing</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>A &amp; B</td> <td>Ground (Part Parking) + Ground (Part Commercial) + 1<sup>st</sup> Floor (Part Commercial) + 1<sup>st</sup> Floor (Part Residential) + 2<sup>nd</sup> Floor to 18<sup>th</sup> upper Residential Floor.</td> </tr> <tr> <td>B</td> <td>-</td> <td>Ground Floor + 1<sup>st</sup> to 9<sup>th</sup> Upper Residential Floor.</td> </tr> <tr> <td>C</td> <td>-</td> <td>Ground Floor + 1<sup>st</sup> Residential Floor</td> </tr> <tr> <td>D</td> <td>-</td> <td>Ground Floor + 1<sup>st</sup> Residential Floor</td> </tr> </tbody> </table>	Building Type	Wing	Description	A	A & B	Ground (Part Parking) + Ground (Part Commercial) + 1 <sup>st</sup> Floor (Part Commercial) + 1 <sup>st</sup> Floor (Part Residential) + 2 <sup>nd</sup> Floor to 18 <sup>th</sup> upper Residential Floor.	B	-	Ground Floor + 1 <sup>st</sup> to 9 <sup>th</sup> Upper Residential Floor.	C	-	Ground Floor + 1 <sup>st</sup> Residential Floor	D	-	Ground Floor + 1 <sup>st</sup> Residential Floor						
Building Type	Wing	Description																						
A	A & B	Ground (Part Parking) + Ground (Part Commercial) + 1 <sup>st</sup> Floor (Part Commercial) + 1 <sup>st</sup> Floor (Part Residential) + 2 <sup>nd</sup> Floor to 18 <sup>th</sup> upper Residential Floor.																						
B	-	Ground Floor + 1 <sup>st</sup> to 9 <sup>th</sup> Upper Residential Floor.																						
C	-	Ground Floor + 1 <sup>st</sup> Residential Floor																						
D	-	Ground Floor + 1 <sup>st</sup> Residential Floor																						
	e) Plinth area floor-wise	:	<b>As per table attached to the report</b>																					
	f) Condition of the building	:																						
	i) Exterior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress																					
	ii) Interior – Excellent, Good, Normal, Poor	:	N.A. Building Construction work is in progress																					
	g) Date of issue and validity of layout of approved map	:	<p>1. Copy of Approved Plan No. CHE/CTY/1229/F/N/337(NEW) dated 31.08.2022 issued by Municipal Corporation of Greater Mumbai</p> <table border="1"> <thead> <tr> <th>Building Type</th> <th>Wing</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>A &amp; B</td> <td>Ground (Part Parking) + Ground (Part Commercial) + 1<sup>st</sup> Floor (Part Commercial) + 1<sup>st</sup> Floor (Part Residential) + 2<sup>nd</sup> Floor to 18<sup>th</sup> upper Residential Floor.</td> </tr> <tr> <td>B</td> <td>-</td> <td>Ground Floor + 1<sup>st</sup> to 9<sup>th</sup> Upper Residential Floor.</td> </tr> <tr> <td>C</td> <td>-</td> <td>Ground Floor + 1<sup>st</sup> Residential Floor</td> </tr> <tr> <td>D</td> <td>-</td> <td>Ground Floor + 1<sup>st</sup> Residential Floor</td> </tr> </tbody> </table> <p>2. Copy of Commencement Certificate No. Outward No. City Planning Department – 937, dated 29.03.2022, issued by Bhiwandi Nijampur City Municipal Corporation.</p> <table border="1"> <thead> <tr> <th>Building Type</th> <th>Wing</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Building Type	Wing	Description	A	A & B	Ground (Part Parking) + Ground (Part Commercial) + 1 <sup>st</sup> Floor (Part Commercial) + 1 <sup>st</sup> Floor (Part Residential) + 2 <sup>nd</sup> Floor to 18 <sup>th</sup> upper Residential Floor.	B	-	Ground Floor + 1 <sup>st</sup> to 9 <sup>th</sup> Upper Residential Floor.	C	-	Ground Floor + 1 <sup>st</sup> Residential Floor	D	-	Ground Floor + 1 <sup>st</sup> Residential Floor	Building Type	Wing	Description			
Building Type	Wing	Description																						
A	A & B	Ground (Part Parking) + Ground (Part Commercial) + 1 <sup>st</sup> Floor (Part Commercial) + 1 <sup>st</sup> Floor (Part Residential) + 2 <sup>nd</sup> Floor to 18 <sup>th</sup> upper Residential Floor.																						
B	-	Ground Floor + 1 <sup>st</sup> to 9 <sup>th</sup> Upper Residential Floor.																						
C	-	Ground Floor + 1 <sup>st</sup> Residential Floor																						
D	-	Ground Floor + 1 <sup>st</sup> Residential Floor																						
Building Type	Wing	Description																						

			A	A & B	Ground (Part Parking) + Ground (Part Commercial) + 1 <sup>st</sup> Floor (Part Commercial) + 1 <sup>st</sup> Floor (Part Residential) + 2 <sup>nd</sup> Floor to 18 <sup>th</sup> upper Residential Floor.
			B	-	Ground Floor + 1 <sup>st</sup> to 9 <sup>th</sup> Upper Residential Floor.
			C	-	Ground Floor + 1 <sup>st</sup> Residential Floor
			D	-	Ground Floor + 1 <sup>st</sup> Residential Floor
	h) Approved map / plan issuing authority	:	Bhiwandi Nijampur City Municipal Corporation.		
	i) Whether genuineness or authenticity of approved map / plan is verified	:	Approved plan provided and we have verified it and construction on site was as per approved plan		
	j) Any other comments by our empaneled valuers on authentic of approved plan	:	N.A.		

### Specifications of construction (floor-wise) in respect of

Sr. No.	Description	:	
1.	Foundation	:	R.C.C. Footing
2.	Basement	:	No
3.	Superstructure	:	As per IS Code requirements
4.	Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber	:	Wooden Doors
5.	RCC Works	:	RCC Slab work
6.	Plastering	:	Cement / Meru plaster finishing
7.	Flooring, Skirting, dado	:	Marble flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.	:	As per requirements
9.	Roofing including weatherproof course	:	Yes
10.	Drainage	:	Connected to Municipal Line
<b>2.</b>	<b>Compound Wall</b>	:	
	Height	:	6ft height of RCC compound wall
	Length	:	
	Type of construction	:	
<b>3.</b>	<b>Electrical installation</b>	:	Concealed wiring with superior fitting and no. of points are provided as per requirements
	Type of wiring	:	
	Class of fittings (superior / ordinary / poor)	:	
	Number of light points	:	
	Fan points	:	
	Spare plug points	:	
	Any other item	:	
<b>4.</b>	<b>Plumbing installation</b>	:	Concealed plumbing and no. of closets, wash basins, urinals, bathtubs are provided as per requirements
	a) No. of water closets and their type	:	
	b) No. of wash basins	:	
	c) No. of urinals	:	
	d) No. of bathtubs	:	
	e) Water meters, taps etc.	:	
	f) Any other fixtures	:	

### Remarks:



Since 1989

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

An ISO 9001 : 2015 Certified Company



Part – C (Extra Items)		:	Amount in ₹
1.	Portico	:	Included in the Cost of Construction
2.	Ornamental front door	:	
3.	Sit out / Verandah with steel grills	:	
4.	Overhead water tank	:	
5.	Extra steel / collapsible gates	:	
	Total		
Part – D (Amenities)		:	Amount in ₹
1.	Wardrobes	:	Included in the Cost of Construction
2.	Glazed tiles	:	
3.	Extra sinks and bathtub	:	
4.	Marble / ceramic tiles flooring	:	
5.	Interior decorations	:	
6.	Architectural elevation works	:	
7.	Paneling works	:	
8.	Aluminum works	:	
9.	Aluminum handrails	:	
10.	False ceiling	:	
	Total		
Part – E (Miscellaneous)		:	Amount in ₹
1.	Separate toilet room	:	Included in the Cost of Construction
2.	Separate lumber room	:	
3.	Separate water tank / sump	:	
4.	Trees, gardening	:	
	Total		
Part – F (Services)		:	Amount in ₹
1.	Water supply arrangements	:	Included in the Cost of Construction
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	:	

**The floor wise Area Statement of the Project is as table below:****Building Type: A (Wing A):**

Sr.	Shop No. / Flat No.	Floor	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Land Owner Inventory
1	Shop - A001	Ground Floor	Shop	43.76	471.03	518.14	Land Owner
2	Shop - A002	Ground Floor	Shop	24.62	265.01	291.51	Sold
3	Shop - A003	Ground Floor	Shop	19.23	206.99	227.69	Sold
4	Shop - A004	Ground Floor	Shop	27.31	293.96	323.36	Sold
5	Shop - A005	Ground Floor	Shop	27.31	293.96	323.36	Sold
6	Shop - A006	Ground Floor	Shop	17.74	190.95	210.05	Sold
7	Shop - A007	Ground Floor	Shop	28.24	303.98	334.37	Sold
8	Shop - A008	Ground Floor	Shop	22.39	241.01	265.11	Sold
9	Shop - A009	Ground Floor	Shop	27.31	293.96	323.36	Unsold
10	Shop - A010	Ground Floor	Shop	27.31	293.96	323.36	Unsold
11	Shop - A011	Ground Floor	Shop	19.23	206.99	227.69	Unsold
12	Shop - A012	Ground Floor	Shop	24.62	265.01	291.51	Sold
13	Shop - A013	Ground Floor	Shop	27.50	296.01	325.61	Sold
14	1	1st Floor	Office	43.76	471.03	518.14	Land Owner
15	2	1st Floor	Office	24.62	265.01	291.51	Unsold
16	3	1st Floor	Office	19.23	206.99	227.69	Unsold
17	4	1st Floor	Office	27.31	293.96	323.36	Unsold
18	5	1st Floor	Office	27.31	293.96	323.36	Unsold
19	6	1st Floor	Office	17.74	190.95	210.05	Unsold
20	7	1st Floor	Office	28.24	303.98	334.37	Unsold
21	8	1st Floor	Office	22.39	241.01	265.11	Unsold
22	9	1st Floor	Office	27.31	293.96	323.36	Unsold
23	10	1st Floor	Office	27.31	293.96	323.36	Unsold
24	11	1st Floor	Office	19.23	206.99	227.69	Unsold
25	12	1st Floor	Office	24.62	265.01	291.51	Unsold
26	13	1st Floor	Office	28.80	310.00	341.00	Unsold
27	A101	1st Floor	1 BHK	50.17	540.03	594.03	Land Owner
28	A102	1st Floor	1 BHK	50.17	540.03	594.03	Unsold
29	A103	1st Floor	2 BHK	67.91	730.98	804.08	Unsold
30	A104	1st Floor	2 BHK	67.91	730.98	804.08	Unsold
31	A201	2nd Floor	1 BHK	50.17	540.03	594.03	Land Owner
32	A202	2nd Floor	1 BHK	50.17	540.03	594.03	Land Owner
33	A203	2nd Floor	2 BHK	67.91	730.98	804.08	Unsold
34	A204	2nd Floor	2 BHK	69.68	750.04	825.04	Sold

Sr.	Shop No. / Flat No.	Floor	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Land Owner Inventory
35	A205	2nd Floor	1 BHK	45.24	486.96	535.66	Sold
36	A206	2nd Floor	1 BHK	45.24	486.96	535.66	Sold
37	A207	2nd Floor	2 BHK	69.68	750.04	825.04	Sold
38	A208	2nd Floor	2 BHK	67.91	730.98	804.08	Unsold
39	A301	3rd Floor	1 BHK	50.17	540.03	594.03	Land Owner
40	A302	3rd Floor	1 BHK	50.17	540.03	594.03	Unsold
41	A303	3rd Floor	2 BHK	67.91	730.98	804.08	Unsold
42	A304	3rd Floor	2 BHK	69.68	750.04	825.04	Land Owner
43	A305	3rd Floor	1 BHK	45.24	486.96	535.66	Sold
44	A306	3rd Floor	1 BHK	45.24	486.96	535.66	Land Owner
45	A307	3rd Floor	2 BHK	69.68	750.04	825.04	Unsold
46	A308	3rd Floor	2 BHK	67.91	730.98	804.08	Land Owner
47	A401	4th Floor	1 BHK	50.17	540.03	594.03	Land Owner
48	A402	4th Floor	1 BHK	50.17	540.03	594.03	Unsold
49	A403	4th Floor	2 BHK	67.91	730.98	804.08	Unsold
50	A404	4th Floor	2 BHK	69.68	750.04	825.04	Land Owner
51	A405	4th Floor	1 BHK	45.24	486.96	535.66	Sold
52	A406	4th Floor	1 BHK	45.24	486.96	535.66	Sold
53	A407	4th Floor	2 BHK	69.68	750.04	825.04	Sold
54	A408	4th Floor	2 BHK	67.91	730.98	804.08	Unsold
55	A501	5th Floor	1 BHK	50.17	540.03	594.03	Land Owner
56	A502	5th Floor	1 BHK	50.17	540.03	594.03	Unsold
57	A503	5th Floor	2 BHK	67.91	730.98	804.08	Unsold
58	A504	5th Floor	2 BHK	69.68	750.04	825.04	Unsold
59	A505	5th Floor	1 BHK	45.24	486.96	535.66	Sold
60	A506	5th Floor	1 BHK	45.24	486.96	535.66	Land Owner
61	A507	5th Floor	2 BHK	69.68	750.04	825.04	Sold
62	A508	5th Floor	2 BHK	67.91	730.98	804.08	Unsold
63	A601	6th Floor	1 BHK	50.17	540.03	594.03	Unsold
64	A602	6th Floor	1 BHK	50.17	540.03	594.03	Unsold
65	A603	6th Floor	2 BHK	67.91	730.98	804.08	Unsold
66	A604	6th Floor	2 BHK	69.68	750.04	825.04	Sold
67	A605	6th Floor	1 BHK	45.24	486.96	535.66	Unsold
68	A606	6th Floor	1 BHK	45.24	486.96	535.66	Land Owner
69	A607	6th Floor	2 BHK	69.68	750.04	825.04	Sold
70	A608	6th Floor	2 BHK	67.91	730.98	804.08	Unsold
71	A701	7th Floor	1 BHK	50.17	540.03	594.03	Land Owner
72	A702	7th Floor	1 BHK	50.17	540.03	594.03	Unsold
73	A703	7th Floor	2 BHK	67.91	730.98	804.08	Unsold
74	A704	7th Floor	2 BHK	69.68	750.04	825.04	Sold
75	A705	7th Floor	1 BHK	45.24	486.96	535.66	Sold
76	A706	7th Floor	1 BHK	45.24	486.96	535.66	Land Owner
77	A707	7th Floor	2 BHK	69.68	750.04	825.04	Sold
78	A708	7th Floor	2 BHK	67.91	730.98	804.08	Sold
79	A801	8th Floor	1 BHK	50.17	540.03	594.03	Unsold
80	A802	8th Floor	1 BHK	50.17	540.03	594.03	Unsold
81	A803	8th Floor	2 BHK	67.91	730.98	804.08	Unsold
82	A804	8th Floor	2 BHK	69.68	750.04	825.04	Land Owner
83	A805	8th Floor	1 BHK	45.24	486.96	535.66	Sold
84	A806	8th Floor	1 BHK	45.24	486.96	535.66	Sold

Sr.	Shop No. / Flat No.	Floor	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Land Owner Inventory
85	A807	8th Floor	2 BHK	69.68	750.04	825.04	Sold
86	A808	8th Floor	2 BHK	67.91	730.98	804.08	Unsold
87	A901	9th Floor	1 BHK	50.17	540.03	594.03	Land Owner
88	A902	9th Floor	1 BHK	50.17	540.03	594.03	Land Owner
89	A903	9th Floor	2 BHK	67.91	730.98	804.08	Unsold
90	A904	9th Floor	2 BHK	69.68	750.04	825.04	Sold
91	A905	9th Floor	1 BHK	45.24	486.96	535.66	Sold
92	A906	9th Floor	1 BHK	45.24	486.96	535.66	Sold
93	A907	9th Floor	2 BHK	69.68	750.04	825.04	Sold
94	A908	9th Floor	2 BHK	67.91	730.98	804.08	Unsold
95	A1001	10th Floor	1 BHK	50.17	540.03	594.03	Unsold
96	A1002	10th Floor	1 BHK	50.17	540.03	594.03	Unsold
97	A1003	10th Floor	2 BHK	67.91	730.98	804.08	Land Owner
98	A1004	10th Floor	2 BHK	69.68	750.04	825.04	Land Owner
99	A1005	10th Floor	1 BHK	45.24	486.96	535.66	Sold
100	A1006	10th Floor	1 BHK	45.24	486.96	535.66	Sold
101	A1007	10th Floor	2 BHK	69.68	750.04	825.04	Sold
102	A1008	10th Floor	2 BHK	67.91	730.98	804.08	Sold
103	A1101	11th Floor	1 BHK	50.17	540.03	594.03	Sold
104	A1102	11th Floor	1 BHK	50.17	540.03	594.03	Unsold
105	A1103	11th Floor	2 BHK	67.91	730.98	804.08	Unsold
106	A1104	11th Floor	2 BHK	69.68	750.04	825.04	Sold
107	A1105	11th Floor	1 BHK	45.24	486.96	535.66	Sold
108	A1106	11th Floor	1 BHK	45.24	486.96	535.66	Land Owner
109	A1107	11th Floor	2 BHK	69.68	750.04	825.04	Sold
110	A1108	11th Floor	2 BHK	67.91	730.98	804.08	Sold
111	A1201	12th Floor	1 BHK	50.17	540.03	594.03	Sold
112	A1202	12th Floor	1 BHK	50.17	540.03	594.03	Sold
113	A1203	12th Floor	2 BHK	67.91	730.98	804.08	Unsold
114	A1204	12th Floor	2 BHK	69.68	750.04	825.04	Sold
115	A1205	12th Floor	1 BHK	45.24	486.96	535.66	Sold
116	A1206	12th Floor	1 BHK	45.24	486.96	535.66	Unsold
117	A1207	12th Floor	2 BHK	69.68	750.04	825.04	Sold
118	A1208	12th Floor	2 BHK	67.91	730.98	804.08	Unsold
119	A1301	13th Floor	1 BHK	50.17	540.03	594.03	Unsold
120	A1302	13th Floor	1 BHK	50.17	540.03	594.03	Unsold
121	A1303	13th Floor	2 BHK	67.91	730.98	804.08	Unsold
122	A1304	13th Floor	2 BHK	69.68	750.04	825.04	Sold
123	A1305	13th Floor	1 BHK	45.24	486.96	535.66	Sold
124	A1306	13th Floor	1 BHK	45.24	486.96	535.66	Land Owner
125	A1307	13th Floor	2 BHK	69.68	750.04	825.04	Sold
126	A1308	13th Floor	2 BHK	67.91	730.98	804.08	Unsold
127	A1401	14th Floor	1 BHK	50.17	540.03	594.03	Land Owner
128	A1402	14th Floor	1 BHK	50.17	540.03	594.03	Unsold
129	A1403	14th Floor	2 BHK	67.91	730.98	804.08	Unsold
130	A1404	14th Floor	2 BHK	69.68	750.04	825.04	Land Owner
131	A1405	14th Floor	1 BHK	45.24	486.96	535.66	Unsold
132	A1406	14th Floor	1 BHK	45.24	486.96	535.66	Land Owner
133	A1407	14th Floor	2 BHK	69.68	750.04	825.04	Sold
134	A1408	14th Floor	2 BHK	67.91	730.98	804.08	Sold



Since 1989

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

An ISO 9001 : 2015 Certified Company



Sr.	Shop No. / Flat No.	Floor	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Land Owner Inventory
135	A1501	15th Floor	1 BHK	50.17	540.03	594.03	Land Owner
136	A1502	15th Floor	1 BHK	50.17	540.03	594.03	Land Owner
137	A1503	15th Floor	2 BHK	67.91	730.98	804.08	Unsold
138	A1504	15th Floor	2 BHK	69.68	750.04	825.04	Land Owner
139	A1505	15th Floor	1 BHK	45.24	486.96	535.66	Sold
140	A1506	15th Floor	1 BHK	45.24	486.96	535.66	Land Owner
141	A1507	15th Floor	2 BHK	69.68	750.04	825.04	Sold
142	A1508	15th Floor	2 BHK	67.91	730.98	804.08	Unsold
143	A1601	16th Floor	1 BHK	50.17	540.03	594.03	Unsold
144	A1602	16th Floor	1 BHK	50.17	540.03	594.03	Unsold
145	A1603	16th Floor	2 BHK	67.91	730.98	804.08	Land Owner
146	A1604	16th Floor	2 BHK	69.68	750.04	825.04	Land Owner
147	A1605	16th Floor	1 BHK	45.24	486.96	535.66	Sold
148	A1606	16th Floor	1 BHK	45.24	486.96	535.66	Unsold
149	A1607	16th Floor	2 BHK	69.68	750.04	825.04	Sold
150	A1608	16th Floor	2 BHK	67.91	730.98	804.08	Unsold
151	A1701	17th Floor	1 BHK	50.17	540.03	594.03	Unsold
152	A1702	17th Floor	1 BHK	50.17	540.03	594.03	Unsold
153	A1703	17th Floor	2 BHK	67.91	730.98	804.08	Unsold
154	A1704	17th Floor	2 BHK	69.68	750.04	825.04	Sold
155	A1705	17th Floor	1 BHK	45.24	486.96	535.66	Sold
156	A1706	17th Floor	1 BHK	45.24	486.96	535.66	Unsold
157	A1707	17th Floor	2 BHK	69.68	750.04	825.04	Sold
158	A1708	17th Floor	2 BHK	67.91	730.98	804.08	Unsold
159	A1801	18th Floor	1 BHK	50.17	540.03	594.03	Unsold
160	A1802	18th Floor	1 BHK	50.17	540.03	594.03	Unsold
161	A1803	18th Floor	2 BHK	67.91	730.98	804.08	Sold
162	A1804	18th Floor	2 BHK	69.68	750.04	825.04	Unsold
163	A1805	18th Floor	1 BHK	45.24	486.96	535.66	Unsold
164	A1806	18th Floor	1 BHK	45.24	486.96	535.66	Sold
165	A1807	18th Floor	2 BHK	69.68	750.04	825.04	Sold
166	A1808	18th Floor	2 BHK	67.91	730.98	804.08	Unsold
<b>TOTAL</b>				<b>8,832.60</b>	<b>95,074.11</b>	<b>1,04,581.52</b>	

**Building Type: A (Wing B):**

Sr.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Land Owner Inventory
1		Ground Floor	Parking	-	-	-	Parking
2	B101	1st Floor	2 BHK	68.65	738.95	812.84	Land Owner
3	B102	1st Floor	2 BHK	68.65	738.95	812.84	Land Owner
4	B103	1st Floor	1 BHK	51.65	555.96	611.56	Unsold
5	B104	1st Floor	1 BHK	51.65	555.96	611.56	Unsold
6	B201	2nd Floor	2 BHK	68.65	738.95	812.84	Unsold
7	B202	2nd Floor	2 BHK	68.65	738.95	812.84	Unsold
8	B203	2nd Floor	1 BHK	51.65	555.96	611.56	Unsold
9	B204	2nd Floor	1 BHK	51.65	555.96	611.56	Unsold
10	B301	3rd Floor	2 BHK	68.65	738.95	812.84	Land Owner
11	B302	3rd Floor	2 BHK	68.65	738.95	812.84	Unsold

Sr.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Land Owner Inventory
12	B303	3rd Floor	1 BHK	51.65	555.96	611.56	Unsold
13	B304	3rd Floor	1 BHK	51.65	555.96	611.56	Unsold
14	B401	4th Floor	2 BHK	68.65	738.95	812.84	Land Owner
15	B402	4th Floor	2 BHK	68.65	738.95	812.84	Sold
16	B403	4th Floor	1 BHK	51.65	555.96	611.56	Sold
17	B404	4th Floor	1 BHK	51.65	555.96	611.56	Land Owner
18	B501	5th Floor	2 BHK	68.65	738.95	812.84	Sold
19	B502	5th Floor	2 BHK	68.65	738.95	812.84	Sold
20	B503	5th Floor	1 BHK	51.65	555.96	611.56	Land Owner
21	B504	5th Floor	1 BHK	51.65	555.96	611.56	Sold
22	B601	6th Floor	2 BHK	68.65	738.95	812.84	Sold
23	B602	6th Floor	2 BHK	68.65	738.95	812.84	Unsold
24	B603	6th Floor	1 BHK	51.65	555.96	611.56	Land Owner
25	B604	6th Floor	1 BHK	51.65	555.96	611.56	Sold
26	B701	7th Floor	2 BHK	68.65	738.95	812.84	Sold
27	B702	7th Floor	2 BHK	68.65	738.95	812.84	Sold
28	B703	7th Floor	1 BHK	51.65	555.96	611.56	Land Owner
29	B704	7th Floor	1 BHK	51.65	555.96	611.56	Sold
30	B801	8th Floor	2 BHK	68.65	738.95	812.84	Land Owner
31	B802	8th Floor	2 BHK	68.65	738.95	812.84	Unsold
32	B803	8th Floor	Refuge		-	-	Refuge
33	B804	8th Floor	1 BHK	51.65	555.96	611.56	Sold
34	B901	9th Floor	2 BHK	68.65	738.95	812.84	Sold
35	B902	9th Floor	2 BHK	68.65	738.95	812.84	Sold
36	B903	9th Floor	1 BHK	51.65	555.96	611.56	Sold
37	B904	9th Floor	1 BHK	51.65	555.96	611.56	Sold
38	B1001	10th Floor	2 BHK	68.65	738.95	812.84	Sold
39	B1002	10th Floor	2 BHK	68.65	738.95	812.84	Unsold
40	B1003	10th Floor	1 BHK	51.65	555.96	611.56	Sold
41	B1004	10th Floor	1 BHK	51.65	555.96	611.56	Sold
42	B1101	11th Floor	2 BHK	68.65	738.95	812.84	Sold
43	B1102	11th Floor	2 BHK	68.65	738.95	812.84	Sold
44	B1103	11th Floor	1 BHK	51.65	555.96	611.56	Sold
45	B1104	11th Floor	1 BHK	51.65	555.96	611.56	Land Owner
46	B1201	12th Floor	2 BHK	68.65	738.95	812.84	Sold
47	B1202	12th Floor	2 BHK	68.65	738.95	812.84	Sold
48	B1203	12th Floor	1 BHK	51.65	555.96	611.56	Sold
49	B1204	12th Floor	1 BHK	51.65	555.96	611.56	Sold
50	B1301	13th Floor	2 BHK	68.65	738.95	812.84	Land Owner
51	B1302	13th Floor	2 BHK	68.65	738.95	812.84	Land Owner
52	B1303	13th Floor	Refuge		-	-	Refuge
53	B1304	13th Floor	1 BHK	51.65	555.96	611.56	Sold
54	B1401	14th Floor	2 BHK	68.65	738.95	812.84	Land Owner
55	B1402	14th Floor	2 BHK	68.65	738.95	812.84	Unsold
56	B1403	14th Floor	1 BHK	51.65	555.96	611.56	Sold
57	B1404	14th Floor	1 BHK	51.65	555.96	611.56	Land Owner
58	B1501	15th Floor	2 BHK	68.65	738.95	812.84	Land Owner
59	B1502	15th Floor	2 BHK	68.65	738.95	812.84	Sold
60	B1503	15th Floor	1 BHK	51.65	555.96	611.56	Sold
61	B1504	15th Floor	1 BHK	51.65	555.96	611.56	Sold

Sr.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Sold / Unsold / Land Owner Inventory
62	B1601	16th Floor	2 BHK	68.65	738.95	812.84	Land Owner
63	B1602	16th Floor	2 BHK	68.65	738.95	812.84	Sold
64	B1603	16th Floor	1 BHK	51.65	555.96	611.56	Sold
65	B1604	16th Floor	1 BHK	51.65	555.96	611.56	Sold
66	B1701	17th Floor	2 BHK	68.65	738.95	812.84	Sold
67	B1702	17th Floor	2 BHK	68.65	738.95	812.84	Sold
68	B1703	17th Floor	1 BHK	51.65	555.96	611.56	Sold
69	B1704	17th Floor	1 BHK	51.65	555.96	611.56	Sold
70	B1801	18th Floor	2 BHK	68.65	738.95	812.84	Unsold
71	B1802	18th Floor	2 BHK	68.65	738.95	812.84	Unsold
72	B1803	18th Floor	Refuge	-	-	-	Refuge
73	B1804	18th Floor	1 BHK	51.65	555.96	611.56	Unsold
<b>TOTAL</b>				<b>4,175.85</b>	<b>44,948.85</b>	<b>49,443.73</b>	

### Land Owner's Flats Inventory

#### Building Type: A (Wing A):

Sr.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.
1	A101	1st Floor	1 BHK	50.17	540.03	594.03
2	A201	2nd Floor	1 BHK	50.17	540.03	594.03
3	A202	2nd Floor	1 BHK	50.17	540.03	594.03
4	A301	3rd Floor	1 BHK	50.17	540.03	594.03
5	A304	3rd Floor	2 BHK	69.68	750.04	825.04
6	A306	3rd Floor	1 BHK	45.24	486.96	535.66
7	A308	3rd Floor	2 BHK	67.91	730.98	804.08
8	A401	4th Floor	1 BHK	50.17	540.03	594.03
9	A404	4th Floor	2 BHK	69.68	750.04	825.04
10	A501	5th Floor	1 BHK	50.17	540.03	594.03
11	A506	5th Floor	1 BHK	45.24	486.96	535.66
12	A606	6th Floor	1 BHK	45.24	486.96	535.66
13	A701	7th Floor	1 BHK	50.17	540.03	594.03
14	A706	7th Floor	1 BHK	45.24	486.96	535.66
15	A804	8th Floor	2 BHK	69.68	750.04	825.04
16	A901	9th Floor	1 BHK	50.17	540.03	594.03
17	A902	9th Floor	1 BHK	50.17	540.03	594.03
18	A1003	10th Floor	2 BHK	67.91	730.98	804.08
19	A1004	10th Floor	2 BHK	69.68	750.04	825.04
20	A1106	11th Floor	1 BHK	45.24	486.96	535.66
21	A1306	13th Floor	1 BHK	45.24	486.96	535.66
22	A1401	14th Floor	1 BHK	50.17	540.03	594.03
23	A1404	14th Floor	2 BHK	69.68	750.04	825.04
24	A1406	14th Floor	1 BHK	45.24	486.96	535.66
25	A1501	15th Floor	1 BHK	50.17	540.03	594.03
26	A1502	15th Floor	1 BHK	50.17	540.03	594.03
27	A1504	15th Floor	2 BHK	69.68	750.04	825.04
28	A1506	15th Floor	1 BHK	45.24	486.96	535.66
29	A1603	16th Floor	2 BHK	67.91	730.98	804.08
30	A1604	16th Floor	2 BHK	69.68	750.04	825.04
<b>TOTAL</b>				<b>1,655.45</b>	<b>17,819.26</b>	<b>19,601.19</b>

**Building Type: A (Wing B):**

Sr.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.
1	B101	1st Floor	2 BHK	68.65	738.95	812.84
2	B102	1st Floor	2 BHK	68.65	738.95	812.84
3	B301	3rd Floor	2 BHK	68.65	738.95	812.84
4	B401	4th Floor	2 BHK	68.65	738.95	812.84
5	B404	4th Floor	1 BHK	51.65	555.96	611.56
6	B503	5th Floor	1 BHK	51.65	555.96	611.56
7	B603	6th Floor	1 BHK	51.65	555.96	611.56
8	B703	7th Floor	1 BHK	51.65	555.96	611.56
9	B801	8th Floor	2 BHK	68.65	738.95	812.84
10	B1104	11th Floor	1 BHK	51.65	555.96	611.56
11	B1301	13th Floor	2 BHK	68.65	738.95	812.84
12	B1302	13th Floor	2 BHK	68.65	738.95	812.84
13	B1401	14th Floor	2 BHK	68.65	738.95	812.84
14	B1404	14th Floor	1 BHK	51.65	555.96	611.56
15	B1501	15th Floor	2 BHK	68.65	738.95	812.84
16	B1601	16th Floor	2 BHK	68.65	738.95	812.84
<b>TOTAL</b>				<b>996.40</b>	<b>10,725.25</b>	<b>11,797.77</b>

**Land Owner's Office Inventory**

Sr.	Shop No.	Floor	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.
1	1	1st Floor	Office	43.76	471.03	518.14
<b>TOTAL</b>				<b>43.76</b>	<b>471.03</b>	<b>518.14</b>

**Land Owner's Shop Inventory**

Sr.	Shop No.	Floor	Comp.	RERA Carpet Area in Sq. M.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.
1	Shop - A001	Ground Floor	Shop	43.76	471.03	518.14
<b>TOTAL</b>				<b>43.76</b>	<b>471.03</b>	<b>518.14</b>

**Sold Flats Inventory****Building Type: A (Wing A):**

Sr.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
1	A204	2nd Floor	2 BHK	750.04	825.04	57,24,471.00	99,010.00	56,25,461.00
2	A205	2nd Floor	1 BHK	486.96	535.66	45,55,000.00	38,07,624.00	7,47,376.00
3	A206	2nd Floor	1 BHK	486.96	535.66	42,15,290.00	37,93,761.00	4,21,529.00
4	A207	2nd Floor	2 BHK	750.04	825.04	42,00,000.00	40,91,226.00	1,08,774.00
5	A305	3rd Floor	1 BHK	486.96	535.66	30,00,000.00	30,00,000.00	-
6	A405	4th Floor	1 BHK	486.96	535.66	36,00,000.00	29,31,684.00	6,68,316.00
7	A406	4th	1 BHK	486.96	535.66	30,00,000.00	27,02,970.00	2,97,030.00

Sr.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
		Floor						
8	A407	4th Floor	2 BHK	750.04	825.04	45,95,000.00	36,64,357.00	9,30,643.00
9	A505	5th Floor	1 BHK	486.96	535.66	30,00,000.00	28,01,981.00	1,98,019.00
10	A507	5th Floor	2 BHK	750.04	825.04	44,95,000.00	36,93,542.00	8,01,458.00
11	A604	6th Floor	2 BHK	750.04	825.04	42,00,000.00	34,63,467.00	7,36,533.00
12	A607	6th Floor	2 BHK	750.04	825.04	39,00,000.00	36,20,792.00	2,79,208.00
13	A704	7th Floor	2 BHK	750.04	825.04	62,38,840.00	62,38,840.00	-
14	A705	7th Floor	1 BHK	486.96	535.66	35,85,710.00	35,06,745.00	78,965.00
15	A707	7th Floor	2 BHK	750.04	825.04	55,43,165.00	51,00,260.00	4,42,905.00
16	A708	7th Floor	2 BHK	730.98	804.08	44,95,000.00	36,93,541.00	8,01,459.00
17	A805	8th Floor	1 BHK	486.96	535.66	30,69,120.00	28,12,990.00	2,56,130.00
18	A806	8th Floor	1 BHK	486.96	535.66	35,78,810.00	35,08,482.00	70,328.00
19	A807	8th Floor	2 BHK	750.04	825.04	55,10,235.00	53,71,260.00	1,38,975.00
20	A904	9th Floor	2 BHK	750.04	825.04	53,32,540.00	2,48,517.00	50,84,023.00
21	A905	9th Floor	1 BHK	486.96	535.66	38,50,000.00	33,04,359.00	5,45,641.00
22	A906	9th Floor	1 BHK	486.96	535.66	32,00,000.00	3,96,040.00	28,03,960.00
23	A907	9th Floor	2 BHK	750.04	825.04	57,87,805.00	51,34,402.00	6,53,403.00
24	A1005	10th Floor	1 BHK	486.96	535.66	33,41,840.00	30,07,656.00	3,34,184.00
25	A1006	10th Floor	1 BHK	486.96	535.66	35,00,000.00	50,497.00	34,49,503.00
26	A1007	10th Floor	2 BHK	750.04	825.04	56,81,665.00	54,55,207.00	2,26,458.00
27	A1008	10th Floor	2 BHK	730.98	804.08	39,83,500.00	36,13,862.00	3,69,638.00
28	A1101	11th Floor	1 BHK	540.03	594.03	38,63,088.00	31,48,729.00	7,14,359.00
29	A1104	11th Floor	2 BHK	750.04	825.04	56,01,920.00	51,68,131.00	4,33,789.00
30	A1105	11th Floor	1 BHK	486.96	535.66	35,78,810.00	31,94,907.00	3,83,903.00
31	A1107	11th Floor	2 BHK	750.04	825.04	44,95,000.00	36,93,542.00	8,01,458.00
32	A1108	11th	2 BHK	730.98	804.08	46,01,250.00	46,01,250.00	-



Since 1989

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

An ISO 9001 : 2015 Certified Company



Sr.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
		Floor						
33	A1201	12th Floor	1 BHK	540.03	594.03	38,02,000.00	32,59,288.00	5,42,712.00
34	A1202	12th Floor	1 BHK	540.03	594.03	38,02,000.00	35,10,734.00	2,91,266.00
35	A1204	12th Floor	2 BHK	750.04	825.04	42,00,000.00	40,46,537.00	1,53,463.00
36	A1205	12th Floor	1 BHK	486.96	535.66	33,41,840.00	30,07,656.00	3,34,184.00
37	A1207	12th Floor	2 BHK	750.04	825.04	58,25,000.00	55,33,158.00	2,91,842.00
38	A1304	13th Floor	2 BHK	750.04	825.04	52,00,000.00	2,07,930.00	49,92,070.00
39	A1305	13th Floor	1 BHK	486.96	535.66	28,00,000.00	3,50,495.00	24,49,505.00
40	A1307	13th Floor	2 BHK	750.04	825.04	42,00,000.00	40,75,246.00	1,24,754.00
41	A1407	14th Floor	2 BHK	750.04	825.04	55,00,000.00	45,19,802.00	9,80,198.00
42	A1408	14th Floor	2 BHK	730.98	804.08	49,23,205.00	48,24,741.00	98,464.00
43	A1505	15th Floor	1 BHK	486.96	535.66	32,00,000.00	29,53,120.00	2,46,880.00
44	A1507	15th Floor	2 BHK	750.04	825.04	50,72,325.00	48,06,381.00	2,65,944.00
45	A1605	16th Floor	1 BHK	486.96	535.66	33,00,000.00	4,95,050.00	28,04,950.00
46	A1607	16th Floor	2 BHK	750.04	825.04	54,00,000.00	52,74,780.00	1,25,220.00
47	A1704	17th Floor	2 BHK	750.04	825.04	42,00,000.00	38,37,624.00	3,62,376.00
48	A1705	17th Floor	1 BHK	486.96	535.66	26,00,000.00	13,00,990.00	12,99,010.00
49	A1707	17th Floor	2 BHK	750.04	825.04	52,00,000.00	50,81,077.00	1,18,923.00
50	A1803	18th Floor	2 BHK	730.98	804.08	63,00,210.00	54,84,144.00	8,16,066.00
51	A1806	18th Floor	1 BHK	486.96	535.66	26,00,000.00	6,07,922.00	19,92,078.00
52	A1807	18th Floor	2 BHK	750.04	825.04	46,29,705.00	46,29,705.00	-
<b>TOTAL</b>				<b>33,015.13</b>	<b>36,316.64</b>	<b>22,34,19,344.00</b>	<b>17,67,26,011.00</b>	<b>4,66,93,333.00</b>

**Building Type: A (Wing B):**

Sr.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
1	B402	4th Floor	2 BHK	738.95	812.84	55,98,520.00	51,70,396.00	4,28,124.00
2	B403	4th Floor	1 BHK	555.96	611.56	30,00,000.00	27,00,000.00	3,00,000.00
3	B501	5th Floor	2 BHK	738.95	812.84	57,88,500.00	52,43,002.00	5,45,498.00
4	B502	5th Floor	2 BHK	738.95	812.84	54,72,380.00	50,60,418.00	4,11,962.00
5	B504	5th Floor	1 BHK	555.96	611.56	39,52,245.00	35,66,579.00	3,85,666.00
6	B601	6th Floor	2 BHK	738.95	812.84	53,21,366.00	47,89,229.00	5,32,137.00
7	B604	6th Floor	1 BHK	555.96	611.56	41,88,455.00	38,05,546.00	3,82,909.00
8	B701	7th Floor	2 BHK	738.95	812.84	54,69,000.00	50,35,550.00	4,33,450.00
9	B702	7th Floor	2 BHK	738.95	812.84	42,00,000.00	37,67,940.00	4,32,060.00
10	B704	7th Floor	1 BHK	555.96	611.56	40,00,000.00	38,01,980.00	1,98,020.00
11	B804	8th Floor	1 BHK	555.96	611.56	41,40,755.00	36,48,642.00	4,92,113.00
12	B901	9th Floor	2 BHK	738.95	812.84	55,10,500.00	48,85,411.00	6,25,089.00
13	B902	9th Floor	2 BHK	738.95	812.84	56,72,000.00	47,82,852.00	8,89,148.00
14	B903	9th Floor	1 BHK	555.96	611.56	30,00,000.00	24,35,400.00	5,64,600.00
15	B904	9th Floor	1 BHK	555.96	611.56	40,98,075.00	36,34,582.00	4,63,493.00
16	B1001	10th Floor	2 BHK	738.95	812.84	52,30,380.00	45,23,000.00	7,07,380.00
17	B1003	10th Floor	1 BHK	555.96	611.56	41,00,000.00	38,09,413.00	2,90,587.00
18	B1004	10th Floor	1 BHK	555.96	611.56	41,00,000.00	38,09,413.00	2,90,587.00
19	B1101	11th Floor	2 BHK	738.95	812.84	55,52,940.00	50,27,623.00	5,25,317.00
20	B1102	11th Floor	2 BHK	738.95	812.84	55,20,080.00	53,73,887.00	1,46,193.00
21	B1103	11th Floor	1 BHK	555.96	611.56	38,00,705.00	33,68,635.00	4,32,070.00
22	B1201	12th Floor	2 BHK	738.95	812.84	54,17,060.00	50,17,060.00	4,00,000.00
23	B1202	12th Floor	2 BHK	738.95	812.84	55,17,957.00	5,50,055.00	49,67,902.00
24	B1203	12th Floor	1 BHK	555.96	611.56	36,08,955.00	32,47,191.00	3,61,764.00
25	B1204	12th Floor	1 BHK	555.96	611.56	38,79,675.00	35,42,574.00	3,37,101.00
26	B1304	13th Floor	1 BHK	555.96	611.56	41,87,657.00	50,496.00	41,37,161.00
27	B1403	14th Floor	1 BHK	555.96	611.56	32,75,000.00	27,57,923.00	5,17,077.00
28	B1502	15th Floor	2 BHK	738.95	812.84	56,43,460.00	48,13,263.00	8,30,197.00
29	B1503	15th Floor	1 BHK	555.96	611.56	36,08,955.00	32,47,191.00	3,61,764.00
30	B1504	15th Floor	1 BHK	555.96	611.56	34,62,225.00	32,59,008.00	2,03,217.00
31	B1602	16th Floor	2 BHK	738.95	812.84	42,00,000.00	41,14,441.00	85,559.00
32	B1603	16th Floor	1 BHK	555.96	611.56	38,26,980.00	33,00,000.00	5,26,980.00
33	B1604	16th Floor	1 BHK	555.96	611.56	38,26,980.00	33,00,000.00	5,26,980.00
34	B1701	17th Floor	2 BHK	738.95	812.84	35,00,000.00	99,011.00	34,00,989.00
35	B1702	17th Floor	2 BHK	738.95	812.84	51,70,260.00	47,01,265.00	4,68,995.00
36	B1703	17th Floor	1 BHK	555.96	611.56	36,08,955.00	33,83,242.00	2,25,713.00
37	B1704	17th Floor	1 BHK	555.96	611.56	42,00,000.00	37,38,570.00	4,61,430.00
<b>TOTAL</b>				<b>23,681.34</b>	<b>26,049.47</b>	<b>16,46,50,020.00</b>	<b>13,73,60,788.00</b>	<b>2,72,89,232.00</b>

**Sold Shops Inventory****Building Type: A (Wing A):**

Sr.	Shop No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Agreement Value in ₹	Received Amount in ₹	Receivable Amount in ₹
1	Shop - A002	Ground Floor	Shop	265.01	291.51	37,64,000.00	30,39,430.00	7,24,570.00
2	Shop - A003	Ground Floor	Shop	206.99	227.69	42,00,000.00	35,77,985.00	6,22,015.00
3	Shop - A004	Ground Floor	Shop	293.96	323.36	44,95,000.00	40,21,697.00	4,73,303.00
4	Shop - A005	Ground Floor	Shop	293.96	323.36	30,50,001.00	29,04,763.00	1,45,238.00
5	Shop - A006	Ground Floor	Shop	190.95	210.05	22,50,000.00	15,67,500.00	6,82,500.00
6	Shop - A007	Ground Floor	Shop	303.98	334.37	44,95,000.00	39,84,000.00	5,11,000.00
7	Shop - A008	Ground Floor	Shop	241.01	265.11	34,00,000.00	27,93,000.00	6,07,000.00
8	Shop - A012	Ground Floor	Shop	265.01	291.51	22,00,000.00	-	22,00,000.00
9	Shop - A013	Ground Floor	Shop	296.01	325.61	25,00,000.00	17,09,524.00	7,90,476.00
<b>TOTAL</b>				<b>2,356.89</b>	<b>2,592.57</b>	<b>3,03,54,001.00</b>	<b>2,35,97,899.00</b>	<b>67,56,102.00</b>

**Unsold Flats Inventory****Building Type: A (Wing A):**

Sr.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	A102	1st Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
2	A103	1st Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
3	A104	1st Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
4	A203	2nd Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
5	A208	2nd Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
6	A302	3rd Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
7	A303	3rd Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
8	A307	3rd Floor	2 BHK	750.04	825.04	9,000.00	67,50,320.00
9	A402	4th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
10	A403	4th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
11	A408	4th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
12	A502	5th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
13	A503	5th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
14	A504	5th Floor	2 BHK	750.04	825.04	9,000.00	67,50,320.00
15	A508	5th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
16	A601	6th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
17	A602	6th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
18	A603	6th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
19	A605	6th Floor	1 BHK	486.96	535.66	9,000.00	43,82,670.00
20	A608	6th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
21	A702	7th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
22	A703	7th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
23	A801	8th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00

Sr.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
24	A802	8th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
25	A803	8th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
26	A808	8th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
27	A903	9th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
28	A908	9th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
29	A1001	10th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
30	A1002	10th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
31	A1102	11th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
32	A1103	11th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
33	A1203	12th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
34	A1206	12th Floor	1 BHK	486.96	535.66	9,000.00	43,82,670.00
35	A1208	12th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
36	A1301	13th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
37	A1302	13th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
38	A1303	13th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
39	A1308	13th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
40	A1402	14th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
41	A1403	14th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
42	A1405	14th Floor	1 BHK	486.96	535.66	9,000.00	43,82,670.00
43	A1503	15th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
44	A1508	15th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
45	A1601	16th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
46	A1602	16th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
47	A1606	16th Floor	1 BHK	486.96	535.66	9,000.00	43,82,670.00
48	A1608	16th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
49	A1701	17th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
50	A1702	17th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
51	A1703	17th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
52	A1706	17th Floor	1 BHK	486.96	535.66	9,000.00	43,82,670.00
53	A1708	17th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
54	A1801	18th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
55	A1802	18th Floor	1 BHK	540.03	594.03	9,000.00	48,60,269.00
56	A1804	18th Floor	2 BHK	750.04	825.04	9,000.00	67,50,320.00
57	A1805	18th Floor	1 BHK	486.96	535.66	9,000.00	43,82,670.00
58	A1808	18th Floor	2 BHK	730.98	804.08	9,000.00	65,78,849.00
<b>TOTAL</b>				<b>36,980.04</b>	<b>40,678.05</b>		<b>33,28,20,401.00</b>

**Building Type: A (Wing B):**

Sr.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	B103	1st Floor	1 BHK	555.96	611.56	9,000.00	50,03,645.00
2	B104	1st Floor	1 BHK	555.96	611.56	9,000.00	50,03,645.00
3	B201	2nd Floor	2 BHK	738.95	812.84	9,000.00	66,50,537.00
4	B202	2nd Floor	2 BHK	738.95	812.84	9,000.00	66,50,537.00
5	B203	2nd Floor	1 BHK	555.96	611.56	9,000.00	50,03,645.00
6	B204	2nd Floor	1 BHK	555.96	611.56	9,000.00	50,03,645.00
7	B302	3rd Floor	2 BHK	738.95	812.84	9,000.00	66,50,537.00
8	B303	3rd Floor	1 BHK	555.96	611.56	9,000.00	50,03,645.00
9	B304	3rd Floor	1 BHK	555.96	611.56	9,000.00	50,03,645.00
10	B602	6th Floor	2 BHK	738.95	812.84	9,000.00	66,50,537.00
11	B802	8th Floor	2 BHK	738.95	812.84	9,000.00	66,50,537.00

Sr.	Flat No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
12	B1002	10th Floor	2 BHK	738.95	812.84	9,000.00	66,50,537.00
13	B1402	14th Floor	2 BHK	738.95	812.84	9,000.00	66,50,537.00
14	B1801	18th Floor	2 BHK	738.95	812.84	9,000.00	66,50,537.00
15	B1802	18th Floor	2 BHK	738.95	812.84	9,000.00	66,50,537.00
16	B1804	18th Floor	1 BHK	555.96	611.56	9,000.00	50,03,645.00
<b>TOTAL</b>				<b>10,542.26</b>	<b>11,596.49</b>		<b>9,48,80,348.00</b>

**Unsold Offices Inventory:****Building Type: A (Wing A):**

Sr.	Unit No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	2	1st Floor	Office	265.01	291.51	15,000.00	39,75,145.00
2	3	1st Floor	Office	206.99	227.69	15,000.00	31,04,876.00
3	4	1st Floor	Office	293.96	323.36	15,000.00	44,09,473.00
4	5	1st Floor	Office	293.96	323.36	15,000.00	44,09,473.00
5	6	1st Floor	Office	190.95	210.05	15,000.00	28,64,300.00
6	7	1st Floor	Office	303.98	334.37	15,000.00	45,59,630.00
7	8	1st Floor	Office	241.01	265.11	15,000.00	36,15,089.00
8	9	1st Floor	Office	293.96	323.36	15,000.00	44,09,473.00
9	10	1st Floor	Office	293.96	323.36	15,000.00	44,09,473.00
10	11	1st Floor	Office	206.99	227.69	15,000.00	31,04,876.00
11	12	1st Floor	Office	265.01	291.51	15,000.00	39,75,145.00
12	13	1st Floor	Office	310.00	341.00	15,000.00	46,50,048.00
<b>TOTAL</b>				<b>3,165.80</b>	<b>3,482.38</b>		<b>4,74,87,001.00</b>

**Unsold Shops Inventory:****Building Type: A (Wing A):**

Sr.	Shop No.	Floor	Comp.	RERA Carpet Area in Sq. Ft.	Built Up Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹
1	Shop - A009	Ground Floor	Shop	293.96	323.36	20,000.00	58,79,297.00
2	Shop - A010	Ground Floor	Shop	293.96	323.36	20,000.00	58,79,297.00
3	Shop - A011	Ground Floor	Shop	206.99	227.69	20,000.00	41,39,834.00
<b>TOTAL</b>				<b>794.92</b>	<b>874.41</b>		<b>1,58,98,428.00</b>

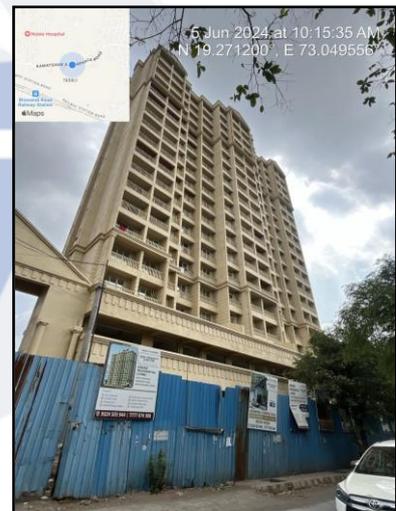
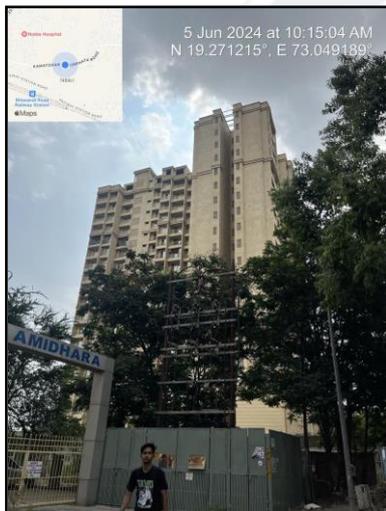
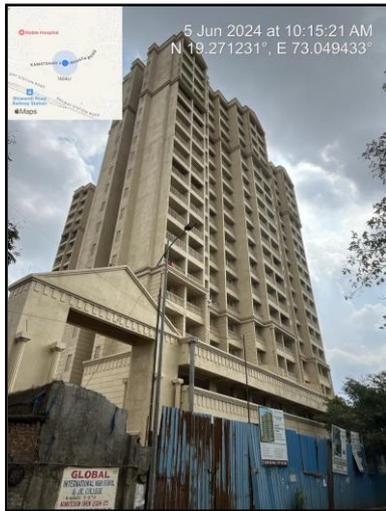
**TOTAL SUMMARY**

Sr.	Particulars	No. of Units	RERA Carpet Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹	Received Value in ₹	Receivable Value in ₹
1	Unsold Flats in Wing A	58	36,980.04	9,000.00	33,28,20,404.00	-	-
2	Unsold Flats in Wing B	16	10,542.26	9,000.00	9,48,80,354.00	-	-
3	Unsold Offices in Wing A	12	3,165.80	15,000.00	4,74,87,001.00	-	-
4	Unsold Shops in Wing A	3	794.92	20,000.00	1,58,98,428.00	-	-
5	Sold Flats in Wing A	52	33,015.13		22,34,19,344.00	17,67,26,011.00	4,66,93,333.00
6	Sold Flats in Wing B	37	23,681.34		16,46,50,020.00	13,73,60,788.00	2,72,89,232.00
7	Sold Shops in Wing A	9	2,356.89		3,03,54,001.00	2,35,97,899.00	67,56,102.00
8	Land Owner's Flats in Wing A	30	17,819.26		-	-	-
9	Land Owner's Flats in Wing B	16	10,725.25		-	-	-
10	Land Owner's Offices	1	471.03		-	-	-
11	Land Owner's Shops	1	471.03		-	-	-
<b>TOTAL</b>		<b>235</b>	<b>1,40,022.96</b>		<b>90,95,09,552.00</b>	<b>33,76,84,698.00</b>	<b>8,07,38,667.00</b>

**Project Value as on Date**

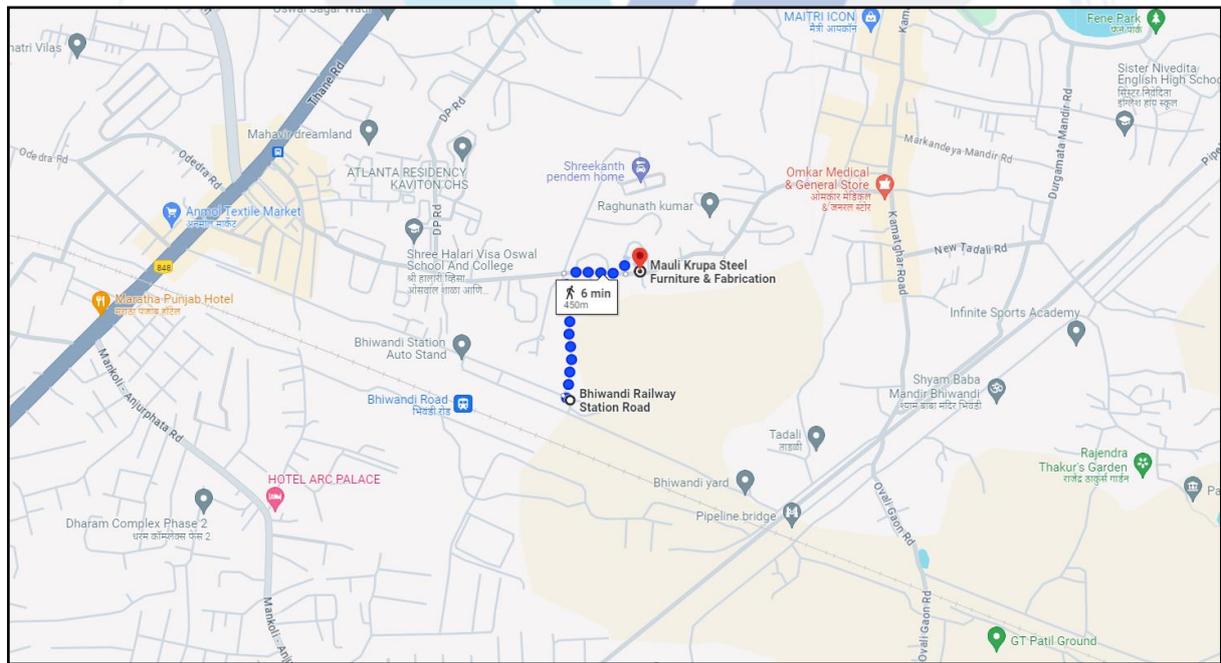
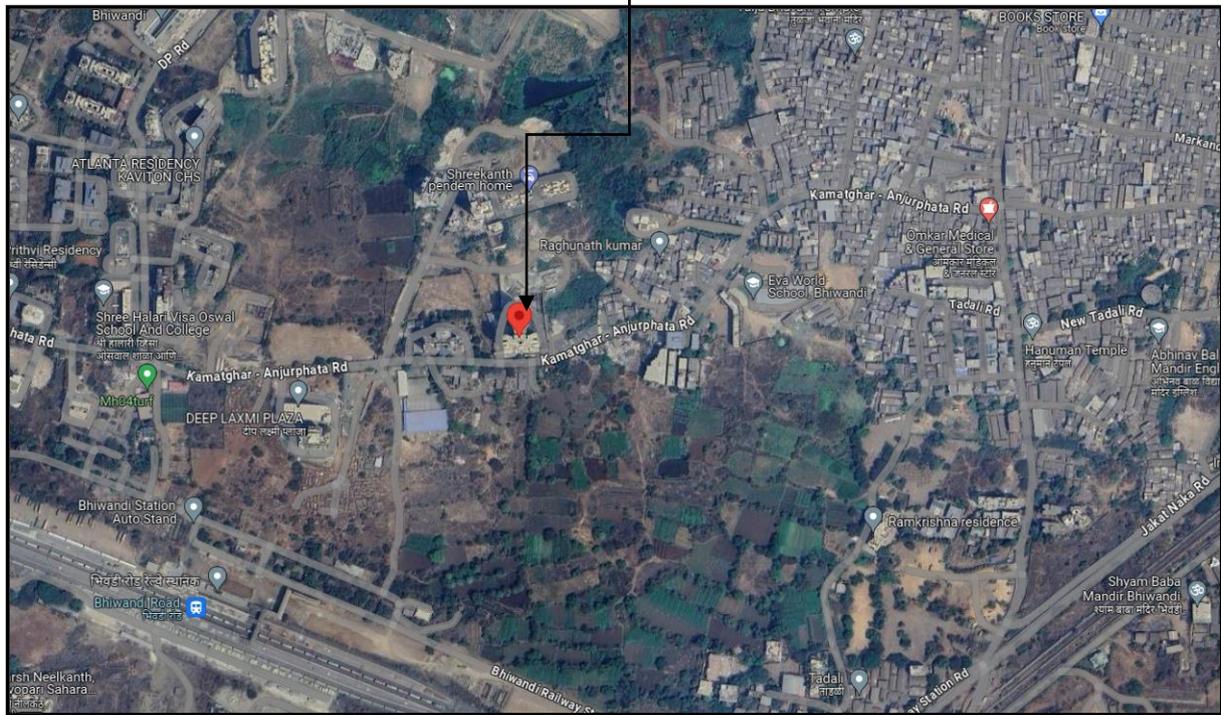
Sr.	Particulars	No. of Units	RERA Carpet Area in Sq. Ft.	Rate per Sq. Ft. on Carpet Area	Value in ₹	% Of Work Completed	Value in ₹ as on Date
1	Unsold Flats in Wing A	58	36,980.04	9,000.00	33,28,20,404.00	95%	31,61,79,384.00
2	Unsold Flats in Wing B	16	10,542.26	9,000.00	9,48,80,354.00	95%	9,01,36,336.00
3	Unsold Offices in Wing A	12	3,165.80	15,000.00	3,95,72,501.00	95%	3,75,93,876.00
4	Unsold Shops in Wing A	3	794.92	20,000.00	1,58,98,428.00	95%	1,51,03,507.00
<b>SUB TOTAL (A)</b>		<b>89.00</b>	<b>51,483.03</b>		<b>48,31,71,687.00</b>		<b>45,90,13,103.00</b>
5	Receivable Value from Sold Flats in Wing B	52	33,015.13				4,66,93,333.00
6	Receivable Value from Sold Flats in Wing B	37	23,681.34				2,72,89,232.00
7	Receivable Value from Sold Shops in Wing A	9	2,356.89				67,56,102.00
<b>SUB TOTAL (B)</b>		<b>98.00</b>	<b>59,053.35</b>				<b>8,07,38,667.00</b>
<b>Property Value as on Date (A + B)</b>							<b>53,97,51,770.00</b>
<b>Fair Market Value as on Date</b>							<b>53,97,51,770.00</b>
<b>Realizable Value as on Date</b>							<b>48,57,76,593.00</b>
<b>Distress Value as on Date</b>							<b>43,18,01,416.00</b>

## Actual Site Photographs



## Route Map of the property

Site u/r



**Latitude Longitude: 19°16'17.5"N 73°02'59.5"E**

**Note: The Blue line shows the route to site from nearest railway station (Bhiwandi Road – 400 M.)**

## Ready Reckoner 2024 – 2025

Department of Registration and Stamp  
Government of Maharashtra

नोंदणी व मुद्रांक विभाग  
महाराष्ट्र शासन

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

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

Year: 2024-2025 Language: English

Selected District: Thane

Select Taluka: Bhivandi

Select Village: Gavache Nav : Kamatghar (Bhiwandi Niz:

Search By:  Survey No.  SubZones

Enter Survey No: 107

दाखलिये	खुली जमीन	निवासी सदनिका	ऑफिस	दुकाने	औद्योगिक	एकक (Rs./)	Attribute
9/78-वॉर्ड क्र. 6/25) कामतघर सर्वे क्रमांक	8600	39700	45700	49600	45700	चौ. मीटर	सर्वेक्षण नंबर

**Sales Instances**

318581	<b>सूची क्र.2</b>	दुय्यम निबंधक : दु.नि. भिवंडी 1
04-05-2024		दस्त क्रमांक : 3185/2022
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : कामतघर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	4215290	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1726452	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनपइतर वर्णन : इतर माहिती: मौजे कामतघर,तालुका भिवंडी,जिल्हा ठाणे येथील सर्व्हेनंबर 107/2,107/2अ,108/5,108/6/1,108/6/2,177/7/ब व 177/7क,या जमिनीवरील देव दृष्टी एम्पायर या बिल्लिंग मधील बिल्लिंग टाईप - ए.ए.विंग,दुसऱ्या मजल्यावरील सदनिका क्र. 206,क्षेत्र 464.00 चौरस फूट म्हणजेच 43.12 चौरस मीटर(कारपेट क्षेत्र)प्लस टेरस क्षेत्र 385.00 चौरस फूट (( Survey Number : सर्व्हेनंबर 107/2 व इतर ; ))	
(5) क्षेत्रफळ	43.12 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. श्री हरी रियल्टी तर्फे भागीदार निमेश एस. ठक्कर वय:-39 पत्ता:-प्लॉट नं: 30/004 , माळा नं: , इमारतीचे नाव: हर्ष विहार बिल्लिंग नंबर 28,29,30 को.ऑप.हौसिंग सोसायटी लि. , ब्लॉक नं: , रोड नं: शांतीनगर, सेक्टर-1, शांती शॉपिंग सेंटर समोर, मीरा रोड रेल्वे स्टेशन ईस्ट, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ACLF55572J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरज दयानंद भागवत वय:-30; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: रूम नंबर 1157/124, ए विंग , रोड नं: हिरा नगर, राहनाळ, भिवंडी, जिल्हा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421312 पॅन नं:-BDUPB4478B 2): नाव:-नेहा सुरज भागवत वय:-27; पत्ता:-प्लॉट नं: , माळा नं: , इमारतीचे नाव: , ब्लॉक नं: रूम नंबर 1157/124, ए विंग , रोड नं: हिरा नगर, राहनाळ, भिवंडी, जिल्हा ठाणे , महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AUEPN1812H	
(9) दस्तऐवज करून दिल्याचा दिनांक	08/03/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	08/03/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	3185/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	253000	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)भेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील :-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

**Sales Instances**

2198351	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.भिवंडी 2
01-02-2024		दस्त क्रमांक : 2198/2023
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.		नोंदणी : Regn:63m
<b>गावाचे नाव : कामतघर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	5794620	
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3084106.41	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनपइतर वर्णन : इतर माहिती: मौजे कामतघर तालुका भिवंडी जिल्हा ठाणे येथील सर्व्हे नं.107/2, 107/2अ, 108/5, 108/6/1, 108/6/2, 177/7/ब, 177/7क या जागेवरील देव दृष्टी एम्पायर बिल्डिंग टाईप-ए मधील ए-विंग या आर.सी.सी.इमारतीमधील सातव्या मजल्याची निवासी सदनिका नं.704 क्षेत्र 724.0 चौ.फूट कारपेट म्हणजेच 67.26 चौ.मी.कारपेट(रेरा) Mudrank-2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area( ( Survey Number : 107/2,107/2अ,108/5,108/6/1,108/6/2,177/7/ ब,177/7क ; ) )	
(5) क्षेत्रफळ	67.26 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या लिनून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.श्री हरी रियल्टी तर्फे भागीदार निमेश एस. ठक्कर वय:-40 पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. हर्ष विहार बिल्डिंग नं.28,29,30 को.ऑप.हो.सोसायटी ली, शांती नगर, सेक्टर-1, शांती शॉपिंग सेंटर समोर, मीरा रोड, रेल्वे स्टेशन पु. ठाणे, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ACLF5572J	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-आरती धर्मद्रकुमार चौहान वय:-36; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. रूम नं.845, आदर्श नगर, न्यू लिक रोड, ओशिवारा, जोगेश्वरी प, मुंबई, रोड नं. -, महाराष्ट्र, मुम्बई. पिन कोड:-400102 पॅन नं:-ANIPC0515H 2): नाव:-भारती धर्मद्र चौहान वय:-47; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. आंबेडकर नगर, पुखरायण (देहात), कानपुर देहात, उत्तर प्रदेश, रोड नं. -, उत्तर प्रदेश, कानपुर देहात. पिन कोड:-209111 पॅन नं:-	
(9) दस्तऐवज करून दिल्याचा दिनांक	15/02/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	15/02/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	2198/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	347700	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

**Sales Instances**

15952351 01-02-2024 Note:-Generated Through eSearch Module,For original report please contact concern SRO office.	<b>सूची क्र.2</b>	दुय्यम निबंधक : सह दु.नि.भिवंडी 2 दस्त क्रमांक : 15952/2023 नोंदणी : Regn:83m
<b>गावाचे नाव : कामतघर</b>		
(1)विलेखाचा प्रकार	करारनामा	
(2)मोबदला	6300210	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3188089.278	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:भिवंडी-निजामपूर मनपइतर वर्णन : इतर माहिती: , इतर माहिती: मौजे कामतघर तालुका भिवंडी जिल्हा ठाणे येथील सर्व्हे नं.107/2,107/2अ,108/5,108/6/1,108/6/2,177/7/ब,177/7क या जागेवरील देव दृष्टी एम्पायर बिल्डींग टाईप-ए मधील ए-विंग या आर.सी.सी.इमारतीमधील आठराव्या मजल्याची निवासी सदनिका नं.1803 क्षेत्र 731.0 चौ.फूट कारपेट म्हणजेच 67.91 चौ.मी.कारपेट(रेरा)( ( Survey Number : 107/2, 107/2अ, 108/5, 108/6/1, 108/6/2, 177/7/ब, 177/7क. ; ) )	
(5) क्षेत्रफळ	67.91 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.श्री हरी रियल्टी तर्फे भागीदार निमेश एस. ठक्कर वय:-40 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- हर्ष विहार बिल्डींग नं.28,29,30 को.ऑप.हौ.सोसायटी ली. शांती नगर, सेक्टर-1, शांती शॉपिंग सेंटर समोर, मीरा रोड, रेल्वे स्टेशन पु. ठाणे, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ACLP55572J	
(8)दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-जितेंद्र कुमार शंकर झा वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- घर नं.4535, शिवाजी नगर, फेणे गांव रोड, हनुमान मंदिर जवळ, कामतघर,भिवंडी, ठाणे, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421305 पॅन नं:-ALAPJ0209K	
(9) दस्तावेज करून दिल्याचा दिनांक	01/12/2023	
(10)दस्त नोंदणी केल्याचा दिनांक	01/12/2023	
(11)अनुक्रमांक,खंड व पृष्ठ	15952/2023	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	441100	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14)शेरा		
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.	

## Price Indicators for Flats

HOUSING.COM
Buy In Thane

Bhiwandi

+ Add
Download App
List Property Free
Saved

Home / Thane / Beyond Thane / Bhiwandi / Drashti Empire Phase 1 Last updated: Jun 1, 2024

### Drashti Empire Phase 1 ✓ RERA

By DEV DRASHTI GROUP

DEV DRASHTI EMPIRE, PHASE-1,200 FT. Ring Road, Near Oswal school,Next to Amidhara Chs. Ltd, Railway Station Thane, Thane Rd, Kamatghar, Bhiwandi, Beyond Thane, Thane

Become the first to Rate

**₹37.95 L - 59.68 L** | ₹5.50 K/sq.ft

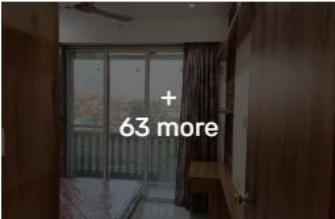
EMI starts at ₹20.10 K

Basic Price Onwards

Contact Developer



SHARE
SAVE

+  
63 more

1, 2 BHK Apartments Configurations

Ready to Move Possession Status

₹5.50 K/sq.ft Avg. Price

690 sq.ft. - 1085 sq.ft. (Saleable Area) Sizes

square yards
Thane
Buy
Rent
Projects
Agents
Services
Resources

Home > New Projects in Thane > Projects in Ashok Nagar > Shri Hari Dev Drashti Empire Phase 1 > Shri Hari Dev Drashti Empire Phase 1

## Shri Hari Dev Drashti Empire Phase 1 Floor Plans

View More Details →

1 BHK

2 BHK

1 BHK 464 Sq. Ft. Apartment

1 Bedroom

Carpet	Price
464 Sq. Ft.	33.81 Lac

📞 Get a Call Back

1 BHK 497 Sq. Ft. Apartment

1 Bedroom

Carpet	Price
497 Sq. Ft.	36.21 Lac

📞 Get a Call Back

## Price Indicators for Flats

**blox**

Home > Properties in Thane > Properties in Kalher > Shri Hari Realty >

←

←

**SHREE HARI REALTY**

# Dev Drashti Empire

Dev Drashti Empire, Ring Road, Near Oswal school, Next to Amidhara Chs. Ltd, Railway Station Thane, Thane Rd, Kamatghar, Bhiwandi, Maharashtra 421302

**₹36.57 L - 56.18 L**

Overview Amenities Price & Floor Plan Locality Developer FAQs

### Overview

Dev Drashti Empire Phase 1, a promising project by Dev Drashti Group ... read more

Configuration	RERA Carpet Area
1 BHK, 2 BHK	690 - 1060 sqft
Ready to possess	Avg. Price per sq.ft
01 Dec 2022	₹5,300
RERA ID	
P51700020837	

## **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.



Since 1989

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

An ISO 9001 : 2015 Certified Company



Valuation Report Prepared For: SBI / SME Chembur Branch / Dev Drashti Empire Phase 1 (9396/2306825) Page 35 of 44  
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: 20.06.2024

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

Auth. Sign.



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



Since 1989

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

An ISO 9001 : 2015 Certified Company



(Annexure-I)

## DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 20.06.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I/ my authorized representative have personally inspected the property on 05.06.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure



Since 1989

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

An ISO 9001 : 2015 Certified Company



- 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.

	<b>Particulars</b>	<b>Valuer comment</b>
1.	Background information of the asset being valued;	The property under consideration is owned by M/S. Shri Hari Realty
2.	Purpose of valuation and appointing authority	As per the request from State Bank of India, SME Chembur Branch to assess fair market value of the Project for bank loan purpose.
3.	Identity of the Valuer and any other experts involved in the valuation;	Manoj B. Chalikwar – Regd. Valuer Prayush P. Parekh – Senior Valuation Engineer Saiprasad S. Patil – Valuation Engineer Nikhil Sonawane – 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 – 20.03.2024 Valuation Date – 20.06.2024 Date of Report – 20.06.2024
6.	Inspections and/or investigations undertaken;	Physical Inspection done on date 05.06.2024
7.	Nature and sources of the information used or relied upon;	<ul style="list-style-type: none"> <li>• Market Survey at the time of site visit</li> <li>• Ready Reckoner rates / Circle rates</li> <li>• Online search for Registered Transactions</li> <li>• Online Price Indicators on real estate portals</li> <li>• Enquiries with Real estate consultants</li> <li>• Existing data of Valuation assignments carried out by us</li> </ul>
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Sales Comparative Method
9.	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property.
10.	Major factors that were taken into account during the valuation.	Current market conditions, demand and supply position, residential land size, location, sustained demand for residential land, all round development of commercial and residential application in the locality etc.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Attached

## **Assumptions, Disclaimers, Limitations & Qualifications**

### **Value Subject to Change**

The subject appraisal exercise is based on prevailing market dynamics as on **20<sup>th</sup> June 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

### **Our Investigations**

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

### **Assumptions**

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

### **Information Supplied by Others**

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

### **Future Matters**

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

### **Map and Plans**

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

### **Site Details**

Based on documents / information received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name of **M/s. Shri Hari Realty**. 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. Shri Hari Realty**. For the purpose of this appraisal exercise, we have assumed that the subject property has a clear title and is free from any encumbrances, disputes and claims. VCIPL has made no further enquiries with the relevant local authorities in this regard and does not certify the property as having a clear and marketable title. Further, no legal advice regarding the title and ownership of the subject property has been obtained for the purpose of this appraisal exercise. It has been assumed that the title deeds are clear and marketable.

### **Environmental Conditions**

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



Since 1989

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

An ISO 9001 : 2015 Certified Company



## **Town Planning**

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

## **Area**

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

## **Condition & Repair**

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

## **Valuation Methodology**

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

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

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

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

## **Not a Structural Survey**

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

## **Other**

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

## **Legal**

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

## **Property specific assumptions**

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



Since 1989

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

An ISO 9001 : 2015 Certified Company



**ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS**

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



## MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

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

### Professional Competence and Due Care

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

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.



Since 1989

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

An ISO 9001 : 2015 Certified Company



### **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 **20<sup>th</sup> June 2024**.

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

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

Fundamental assumptions and conditions presumed in this definition are:

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

**DECLARATION OF PROFESSIONAL FEES CHARGED**

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

**VALUATION OF THE PROPERTY PREMISES**

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

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

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

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

**Auth. Sign.**



Since 1989

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

An ISO 9001 : 2015 Certified Company

