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Vastukala Consultants (I) Pvt. Ltd.

MASTER VALUATION REPORT



Details of the property under consideration:

Name of Project: "Seema Vidhi Palace"

"Seema Vidhi Palace", Proposed Residential Building on Survey No. 977/8, Hissa No. 1 & 2, Village – Achole, Near Talathi Office Station, Nallasopara (East), Taluka – Vasai, Dist. – Palghar, Pin - 401 209, State - Maharashtra, Country – India.

Latitude Longitude: 19°25'03.5"N 72°49'10.7"E

Intended User:

Bank Of India

RBC Virar Branch

Yashwant Sanklap Tower, 1st Floor,
Old Viva Collage Road, Near Vartak Ward Lake, Virar (West),
Taluka – Vasai, Dist. – Palghar, PIN – 401303,
State - Maharashtra, Country – India.

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- | | | | |
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| Mumbai | Nashik | Rajkot | Raipur |
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Regd. Office

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

+91 2247495919

mumbai@vastukala.co.in

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Bank of India / RBC Virar Branch / Seema Vidhi Palace / (9439/2306966)

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Vastu/BOI/Mumbai/06/2024/9439/2306966

28/17-410-SSPV

Date: 28.06.2024

**MASTER VALUATION REPORT
OF
"Seema Vidhi Palace"**

"Seema Vidhi Palace", Proposed Residential Building on Survey No. 97/7/8, Hissa No. 1 & 2, Village – Achole, Near Talathi Office Station, Nallasopara (East), Taluka – Vasai, Dist. – Palghar, Pin - 401 209, State - Maharashtra, Country – India.

Latitude Longitude: 19°25'03.5"N 72°49'10.7"E

NAME OF DEVELOPER: M/s. Seema Vidhi Realtors.

Pursuant to instructions from Bank of India, RBC Virar 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 **22nd June 2024** for approval of Advance Processing Facility.

2. Location Details:

The property is situated "**Seema Vidhi Palace**", Proposed Residential Building on Survey No. 97/7/8, Hissa No. 1 & 2, Village – Achole, Near Talathi Office Station, Nallasopara (East), Taluka – Vasai, Dist. – Palghar, Pin - 401 209, State - Maharashtra, Country – India. It is about 290 Mtr. walking distance from Nallasopara Railway Station on Western Railway route. Surface transport to the property is by buses, Auto, taxis & private vehicles. The property is in developing locality. All the amenities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The locality is Middle class & developing.

2. Developer Details:

| | | |
|------------------------------------|---|----------------------------|
| Name of builder | M/s. Seema Vidhi Realtors | |
| Project Registration Number | Project | RERA Project Number |
| | Seema Vidhi Palace | P99000054178 |
| Register office address | M/s. Seema Vidhi Realtors Address: Office at A-005, " Seema Niwas ", Ambawadi, Keshri Park, Nallasopara (East), Taluka – Vasai, Dist. – Palghar, Pin -401 209, State – Maharashtra, Country – India. | |
| Contact Numbers | Contact Person: Mr. Chetan Pawar (Builder Person – Mobile No – 8485898242 / 9960066778) | |
| E – mail ID and Website | seemavidhi7@gmail.com | |

3. Boundaries of the Property:

| Direction | Particulars |
|---------------------|--|
| On or towards North | Water Tank & Internal Road |
| On or towards South | Akanksha Apartment 2 & Road |
| On or towards East | Bazar Post Office & Road |
| On or towards West | Maha E Seva Kendra & Nalasopara Station Road |



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Vastukala Consultants (I) Pvt. Ltd.B1-001, U/B Floor, **Boomerang**, Chandivali Farm Road, Powai, Andheri (East), Mumbai – 400 072

To,
The Branch Manager,
Bank of India

RBC Virar Branch

Yashwant Sanklap Tower, 1st Floor, Old Viva Collage Road,
Near Vartak Ward Lake, Virar (West),

Taluka – Vasai, Dist. – Palghar, PIN – 401303,

State - Maharashtra, Country – India

VALUATION REPORT (IN RESPECT OF MASTER VALUATION REPORT)

| I | General | | | | | | | | | | | | | |
|---------|--|--|---------------|----------------------|----------------------------|---------------|--------------|----------------------------|----|-------------------|---|---------|----|---------------|
| 1. | Purpose for which the valuation is made | : As per request from Bank of India, RBC Virar Branch to assess fair market value of the property for bank loan purpose. | | | | | | | | | | | | |
| 2. | a) | Date of inspection : 22.06.2024 | | | | | | | | | | | | |
| | b) | Date on which the valuation is made : 28.06.2024 | | | | | | | | | | | | |
| 3. | List of documents produced for perusal | | | | | | | | | | | | | |
| | 1. Copy of MAHARERA Registration Certificate of Project No. P99000054178 issued by Maharashtra Real Estate Regulatory Authority date 03.01.2024. | | | | | | | | | | | | | |
| | 2. Copy of Title Certificate issued by Tushar R. Patil Advocate High Court Mumbai dated 08.11.2023. | | | | | | | | | | | | | |
| | 3. Copy of Affidavit Cum Declaration from Mr. Mohd Irfan Idrisi Secretary of Saheli Milan co-operative housing society, dated 11.11.2023. | | | | | | | | | | | | | |
| | 4. Copy of Development Agreement dated 15.03.2018 with Sub Registrar No. Vasai – 2 / 2544 / 2018, between Saheli Milan Co-operative housing society limited (the Society) & M/s. Seema Vidhi Realtors (The Developers) | | | | | | | | | | | | | |
| | 5. Copy of Retirement Cum Admission deed between Mrs. Kavita Sandeep Gudur (The retiring partner), Mr. Siddharth G Tambe, Mr. Chetan C Pawar, Mr. Rushikesh V Pawar (The Continuing Partner) AND Mr. Vijay Baban Gaikwad (The New Partner), dated 30.09.2019. | | | | | | | | | | | | | |
| | 6. Copy of Partnership Deed between Mr. Siddharth G Tambe (First Part), Mr. Chetan Chandrakant Pawar (Second Part), Mr. Rushikesh Vishwanath Pawar (Third Part) & Mrs. Kavita Sandeep Gudur. Dated 21.03.2017. | | | | | | | | | | | | | |
| | 7. Copy of Deed of Conveyance between Phool Mohammed Bahadur Kazi (First Part - The Assignor), M/s. Saheli Enterprises (Second Part - The Confirming property) AND Saheli Milan Co-operative housing society limited (Third Part - The Assignee), dated 06.04.2017, Doc. No. Vasai – 2 / 2516 / 2017. | | | | | | | | | | | | | |
| | 8. Copy of Engineer's Certificate date 07.11.2023 issued by GR Consultants (As per RERA Certificate). | | | | | | | | | | | | | |
| | 9. Copy of Architect Certificate date 07.11.2023 issued by Kuldeep Patil Architect (As per RERA Certificate). | | | | | | | | | | | | | |
| | 10. Copy of Commencement Certificate No. VVCMC / TP / CC / VP - 6704 / 118 / 2023-24 date 31.08.2023 issued by Vasai-Virar City Municipal Corporation. | | | | | | | | | | | | | |
| | <p>The details of the Buildings is given below:</p> <table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Predominant Building</th> <th>No of Bldg</th> <th>No. of Floors</th> <th>No. of flats</th> <th>Built Up Area (in sq. mt.)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Residential bldg1</td> <td>1</td> <td>Gr+St+7</td> <td>74</td> <td>3199.82 sq.mt</td> </tr> </tbody> </table> | | Sr. No. | Predominant Building | No of Bldg | No. of Floors | No. of flats | Built Up Area (in sq. mt.) | 1. | Residential bldg1 | 1 | Gr+St+7 | 74 | 3199.82 sq.mt |
| Sr. No. | Predominant Building | No of Bldg | No. of Floors | No. of flats | Built Up Area (in sq. mt.) | | | | | | | | | |
| 1. | Residential bldg1 | 1 | Gr+St+7 | 74 | 3199.82 sq.mt | | | | | | | | | |
| | 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (Clause 2.7.1 of Unified Development Control and Promotion Regulations-2020). | | | | | | | | | | | | | |
| | 11. Copy of Approved Plan No. VVCMC / TP / CC / VP / 6704 / 118 / 2023-24 dated 31.08.2023 issued by Vasai- | | | | | | | | | | | | | |

| | Virar City Municipal Corporation. Approved Up to: | | | | | | | | | | | | | |
|---|--|---|------|------------------|----------|--|----------|---|------|-------------------------------|-------------------------------|------------------|----------------------------------|------------|
| | Wing | Number of Floors | | | | | | | | | | | | |
| | A | Stilt + 1st to 7th Upper Floors. | | | | | | | | | | | | |
| | B | Ground + 1st to 7th Upper Floors. | | | | | | | | | | | | |
| | Project Name (With address & phone nos.) | : "Seema Vidhi Palace" , Proposed Residential Building on Survey No. 97/7/8, Hissa No. 1 & 2, Village – Achole, Near Talathi Office Station, Nallasopara (East), Taluka – Vasai, Dist. – Palghar, Pin - 401 209, State - Maharashtra, Country – India | | | | | | | | | | | | |
| 4. | Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) | : M/s. Seema Vidhi Realtors Address: Office at A-005, "Seema Niwas" , Ambawadi, Keshri Park, Nallasopara (East), Taluka – Vasai, Dist. – Palghar, Pin -401 209, State – Maharashtra, Country – India. Contact Person: Mr. Chetan Pawar (Builder Person – Mobile No – 8485898242 / 9960066778) | | | | | | | | | | | | |
| 5. | Brief description of the property (Including Leasehold / freehold etc.) | : | | | | | | | | | | | | |
| <p>About " Seema Vidhi Palace " Project: For those looking to buy a residential property, here comes one of the choicest offerings in Beyond Mira Road, at Nallasopara East. Brought to you by Seema Vidhi Realtors, Seema Vidhi Palace is among the newest addresses for homebuyers. This is an under-construction project right now, and is expected to be delivered by May, 2028. It has a variety of options to choose from that too in a varied budget range. Seema Vidhi Palace Beyond Mira Road is a RERA-registered housing society, which means all projects details are also available on state RERA website for end-users and investors. The RERA registration number of this project is P99000054178.</p> <p>TYPE OF THE BUILDING</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Number of Floors</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Proposed Stilt + 1st to 7th Upper Floors.</td> </tr> <tr> <td>B</td> <td>Proposed Ground + 1st to 7th Upper Floors.</td> </tr> </tbody> </table> <p>LEVEL OF COMPLETION:</p> <table border="1"> <thead> <tr> <th>Wing</th> <th>Present stage of Construction</th> <th>Percentage of work completion</th> </tr> </thead> <tbody> <tr> <td>A & B</td> <td>Plinth work is completed.</td> <td>10%</td> </tr> </tbody> </table> <p>DATE OF COMPLETION & FUTURE LIFE: Expected completion date as informed by builder is May - 2028 (As per MAHARERA Certificate – Wing A & B) Future estimated life of the Structure is 60 years (after completion) Subject to proper, preventive periodic maintenance & Structural repairs.</p> | | | Wing | Number of Floors | A | Proposed Stilt + 1st to 7th Upper Floors. | B | Proposed Ground + 1st to 7th Upper Floors. | Wing | Present stage of Construction | Percentage of work completion | A & B | Plinth work is completed. | 10% |
| Wing | Number of Floors | | | | | | | | | | | | | |
| A | Proposed Stilt + 1st to 7th Upper Floors. | | | | | | | | | | | | | |
| B | Proposed Ground + 1st to 7th Upper Floors. | | | | | | | | | | | | | |
| Wing | Present stage of Construction | Percentage of work completion | | | | | | | | | | | | |
| A & B | Plinth work is completed. | 10% | | | | | | | | | | | | |

| PROPOSED PROJECT AMENITIES: | | | |
|------------------------------------|---|---|--|
| ➤ | Vitrified flooring for living, dining, bedrooms and kitchen. | | |
| ➤ | Granite Kitchen platform with Stainless Steel Sink | | |
| ➤ | Powder coated aluminum sliding windows with M.S. Grills | | |
| ➤ | Laminated wooden flush doors with Safety door | | |
| ➤ | Concealed wiring | | |
| ➤ | Concealed plumbing | | |
| ➤ | Kids' Play Areas | | |
| ➤ | Indoor Games | | |
| ➤ | Power Back Up | | |
| ➤ | Park | | |
| ➤ | Reserved Parking | | |
| ➤ | Visitor Parking | | |
| ➤ | Children's Play Area | | |
| ➤ | Indoor Games Room | | |
| ➤ | Intercom | | |
| ➤ | Cafeteria | | |
| ➤ | Senior Citizen Corner Area | | |
| ➤ | Yoga Area | | |
| 6. | Location of property | : | |
| a) | Plot No. / Survey No. | : | Survey No. 97/7/8, Hissa No. 1 & 2, |
| b) | Door No. | : | Not applicable |
| c) | C. T.S. No. / Village | : | Survey No. 97/7/8, Hissa No. 1 & 2, Village – Achole |
| d) | Ward / Taluka | : | Taluka - Vasai |
| e) | Mandal / District | : | District - Palghar |
| 7. | Postal address of the property | : | "Seema Vidhi Palace" , Proposed Residential Building on Survey No. 97/7/8, Hissa No. 1 & 2, Village – Achole, Near Talathi Office Station, Nallasopara (East), Taluka – Vasai, Dist. – Palghar, Pin - 401 209, State - Maharashtra, Country – India |
| 8. | City / Town | : | Nallasopara (East), Palghar |
| | Residential area | : | Yes |
| | Commercial area | : | No |
| | Industrial area | : | No |
| 9. | Classification of the area | : | |
| | i) High / Middle / Poor | : | Middle Class |
| | ii) Urban / Semi Urban / Rural | : | Urban |
| 10. | Coming under Corporation limit / Village Panchayat / Municipality | : | Vasai-Virar City Municipal Corporation, Village - Achole |
| 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 | : | N.A. |

| | | | | |
|-----------|--|-------------------------|--|--|
| | plots is contemplated | | | |
| 13. | Boundaries of the property | As per Documents | As per MAHARERA | As per Site |
| | North | Talathi Office | Talathi Office | Water Tank & Internal Road |
| | South | Akansha Building | Akansha Building | Akanksha Apartment 2 & Road |
| | East | Akansha Building | Akansha Building | Bazar Post Office & Road |
| | West | Railway Station | Railway Station | Maha E Seva Kendra & Nalasopara Station Road |
| 14.1 | Dimensions of the site | | N. A. as the land is irregular in shape | |
| | | | A As per the Deed | B Actuals |
| | North | : | - | - |
| | South | : | - | - |
| | East | : | - | - |
| | West | : | - | - |
| 14.2 | Latitude, Longitude & Co-ordinates of property | | : 19°25'03.5"N 72°49'10.7"E | |
| 14. | Extent of the site | | : Plot area – 1000.00 Sq. M. (As per Approved Plan & RERA Certificate) Structure - As per table attached to the report | |
| 15. | Extent of the site considered for Valuation (least of 14A& 14B) | | : Plot area – 1000.00 Sq. M. (As per Approved Plan & RERA Certificate) | |
| 16 | Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. | | : N.A. Building Construction work is in progress | |
| II | CHARACTERSTICS OF THE SITE | | | |
| 1. | Classification of locality | | : Middle Class | |
| 2. | Development of surrounding areas | | : Good | |
| 3. | Possibility of frequent flooding/ sub-merging | | : No | |
| 4. | Feasibility to the Civic amenities like School, Hospital, 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 | |
| | Is plot in town planning approved layout? | | : Copy of Approved Plan No. VVCMC / TP / CC / VP / 6704 / 118 / 2023-24 dated 31.08.2023 issued by Vasai-Virar City Municipal Corporation. Approved Up to: | |
| | | | Wing | Number of Floors |
| | | | A | Stilt + 1st to 7th Upper Floors. |
| | | | B | Ground + 1st to 7th Upper Floors. |
| 9. | Corner plot or intermittent plot? | | : Intermittent | |

| 10. | Road facilities | : | Yes | | | | | | | | | |
|---|---|----------------|--|----------------------|--|--|---------------------|----------------|--------------|---------|--------|----------------|
| 11. | Type of road available at present | : | B. T. Road | | | | | | | | | |
| 12. | Width of road – is it below 20 ft. or more than 20 ft. | : | Existing Road | | | | | | | | | |
| 13. | Is it a Land – Locked land? | : | No | | | | | | | | | |
| 14. | Water potentiality | : | Municipal Water supply | | | | | | | | | |
| 15. | Underground sewerage system | : | Connected to Municipal sewer | | | | | | | | | |
| 16. | Is Power supply is available in the site | : | Yes | | | | | | | | | |
| 17. | Advantages of the site | : | Located in Developing area | | | | | | | | | |
| 18. | Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.(Distance from sea-cost / tidal level must be incorporated) | : | No | | | | | | | | | |
| Part – A (Valuation of land) | | | | | | | | | | | | |
| 1 | Size of plot | : | Plot area – 1000.00 Sq. M. (As per Approved Plan & as per RERA Certificate) | | | | | | | | | |
| | North & South | : | - | | | | | | | | | |
| | East & West | : | - | | | | | | | | | |
| 2 | Total extent of the plot | : | As per table attached to the report | | | | | | | | | |
| 3 | Prevailing market rate (Along With details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas) | : | As per table attached to the report Details of recent transactions/online listings are attached with the report. | | | | | | | | | |
| 4 | Guideline rate obtained from the Register's Office (evidence thereof to be enclosed) | : | ₹ 60,400.00 per Sq. M. for Residential ₹ 20,000.00 per Sq. M. for Land | | | | | | | | | |
| 5 | Assessed / adopted rate of valuation | : | As per table attached to the report | | | | | | | | | |
| 6 | Estimated value of land | : | <table border="1"> <thead> <tr> <th colspan="3">As per Approved Plan</th> </tr> <tr> <th>Land Area in Sq. M.</th> <th>Rate in Sq. M.</th> <th>Value in (₹)</th> </tr> </thead> <tbody> <tr> <td>1000.00</td> <td>20,000</td> <td>2,00,00,000.00</td> </tr> </tbody> </table> | As per Approved Plan | | | Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | 1000.00 | 20,000 | 2,00,00,000.00 |
| As per Approved Plan | | | | | | | | | | | | |
| Land Area in Sq. M. | Rate in Sq. M. | Value in (₹) | | | | | | | | | | |
| 1000.00 | 20,000 | 2,00,00,000.00 | | | | | | | | | | |
| Part – B (Valuation of Building) | | | | | | | | | | | | |
| 1 | Technical details of the building | : | | | | | | | | | | |
| | a) Type of Building (Residential / Commercial / Industrial) | : | Residential | | | | | | | | | |
| | b) Type of construction (Load bearing / RCC / Steel Framed) | : | N.A. Building Construction work is in progress | | | | | | | | | |
| | c) Year of construction | : | N.A. Building Construction work is in progress | | | | | | | | | |
| | d) Number of floors and height of each floor including basement, if any | : | | | | | | | | | | |
| | Wing | | Number of Floors | | | | | | | | | |
| | A | | Proposed Stilt + 1st to 7th Upper Floors. | | | | | | | | | |
| | B | | Proposed Ground + 1st to 7th Upper Floors. | | | | | | | | | |
| | e) Plinth area floor-wise | : | As per table attached to the report | | | | | | | | | |
| | f) Condition of the building | : | | | | | | | | | | |
| | i) Exterior – Excellent, Good, Normal, Poor | : | N.A. Building Construction work is in progress | | | | | | | | | |
| | ii) Interior – Excellent, Good, Normal, Poor | : | N.A. Building Construction work is in progress | | | | | | | | | |

| | | | |
|----|---|---|-----|
| g) | Date of issue and validity of layout of approved map | : | |
| h) | Approved map / plan issuing authority | : | |
| i) | Whether genuineness or authenticity of approved map / plan is verified | : | Yes |
| j) | Any other comments by our empaneled valuers on authentic of approved plan | : | No. |

Specifications of construction (floor-wise) in respect of

| Sr. No. | Description | : | |
|-----------|---|---|--|
| 1. | Foundation | : | Proposed R.C.C. Footing |
| 2. | Basement | : | N.A. Building Construction work is in progress |
| 3. | Superstructure | : | Proposed as per IS Code requirements |
| 4. | Joinery / Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber | : | Proposed |
| 5. | RCC Works | : | N.A. Building Construction work is in progress |
| 6. | Plastering | : | N.A. Building Construction work is in progress |
| 7. | Flooring, Skirting, dado | : | N.A. Building Construction work is in progress |
| 8. | Special finish as marble, granite, wooden paneling, grills etc. | : | N.A. Building Construction work is in progress |
| 9. | Roofing including weather proof course | : | N.A. Building Construction work is in progress |
| 10. | Drainage | : | Proposed |
| 2. | Compound Wall | : | |
| | Height | : | N.A. Building Construction work is in progress |
| | Length | : | |
| | Type of construction | : | |
| 3. | Electrical installation | : | N.A. Building Construction work is in progress |
| | Type of wiring | : | |
| | Class of fittings (superior / ordinary / poor) | : | |
| | Number of light points | : | N.A. Building Construction work is in progress |
| | Fan points | : | |
| | Spare plug points | : | |
| | Any other item | : | - |
| 4. | Plumbing installation | : | |
| a) | No. of water closets and their type | : | |
| b) | No. of wash basins | : | |
| c) | No. of urinals | : | |
| d) | No. of bath tubs | : | |
| e) | Water meters, taps etc. | : | |
| f) | Any other fixtures | : | N.A. Building Construction work is in progress |

Configuration Of Project As Per Developer's Information & Copy of Approved Plan No. VVCMC / TP / CC / VP / 6704 / 118 / 2023-24 dated 31.08.2023 issued by Vasai-Virar City Municipal Corporation

1) A- Wing:

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / RERA Carpet Area in Sq. Ft. | As per Builder Encl. Balcony + Flowerbed Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total Area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ₹ | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 1 | 101 | 1 | 2 BHK | 416 | 67 | 483 | 531 | Land Owner's Share | | | | 13,81,380 |
| 2 | 102 | 1 | 1 BHK | 305 | 44 | 349 | 384 | | | | | 9,98,140 |
| 3 | 103 | 1 | 1 BHK | 363 | 64 | 427 | 470 | | | | | 12,21,220 |
| 4 | 104 | 1 | 1 BHK | 300 | 44 | 344 | 378 | | | | | 9,83,840 |
| 5 | 105 | 1 | 2 BHK | 422 | 67 | 489 | 538 | | | | | 13,98,540 |
| 6 | 201 | 2 | 2 BHK | 416 | 67 | 483 | 531 | | | | | 13,81,380 |
| 7 | 202 | 2 | 1 BHK | 305 | 44 | 349 | 384 | | | | | 9,98,140 |
| 8 | 203 | 2 | 1 BHK | 363 | 64 | 427 | 470 | 14000 | 59,78,000 | 69,94,260 | 14,500.00 | 12,21,220 |
| 9 | 204 | 2 | 1 BHK | 300 | 44 | 344 | 378 | Land Owner's Share | | | | 9,83,840 |
| 10 | 205 | 2 | 2 BHK | 422 | 67 | 489 | 538 | 14000 | 68,46,000 | 80,09,820 | 16,500.00 | 13,98,540 |
| 11 | 301 | 3 | 2 BHK | 416 | 67 | 483 | 531 | Land Owner's Share | | | | 13,81,380 |
| 12 | 302 | 3 | 1 BHK | 305 | 44 | 349 | 384 | Land Owner's Share | | | | 9,98,140 |
| 13 | 303 | 3 | 1 BHK | 363 | 64 | 427 | 470 | 14000 | 59,78,000 | 69,94,260 | 14,500.00 | 12,21,220 |
| 14 | 304 | 3 | 1 BHK | 300 | 44 | 344 | 378 | Land Owner's Share | | | | 9,83,840 |
| 15 | 305 | 3 | 2 BHK | 422 | 67 | 489 | 538 | 14000 | 68,46,000 | 80,09,820 | 16,500.00 | 13,98,540 |
| 16 | 401 | 4 | 2 BHK | 416 | 67 | 483 | 531 | Land Owner's Share | | | | 13,81,380 |
| 17 | 402 | 4 | 1 BHK | 305 | 44 | 349 | 384 | Land Owner's Share | | | | 9,98,140 |
| 18 | 403 | 4 | 1 BHK | 363 | 64 | 427 | 470 | Land Owner's Share | | | | 12,21,220 |
| 19 | 404 | 4 | 1 BHK | 300 | 44 | 344 | 378 | 14000 | 48,16,000 | 56,34,720 | 11,500.00 | 9,83,840 |
| 20 | 405 | 4 | 2 BHK | 422 | 67 | 489 | 538 | Land Owner's Share | | | | 13,98,540 |
| 21 | 501 | 5 | 2 BHK | 416 | 67 | 483 | 531 | Land Owner's Share | | | | 13,81,380 |
| 22 | 502 | 5 | 1 BHK | 305 | 44 | 349 | 384 | Land Owner's Share | | | | 9,98,140 |
| 23 | 503 | 5 | 1 BHK | 363 | 64 | 427 | 470 | Land Owner's Share | | | | 12,21,220 |
| 24 | 504 | 5 | 1 BHK | 300 | 44 | 344 | 378 | Land Owner's Share | | | | 9,83,840 |
| 25 | 505 | 5 | 2 BHK | 422 | 67 | 489 | 538 | Land Owner's Share | | | | 13,98,540 |
| 26 | 601 | 6 | 2 BHK | 416 | 67 | 483 | 531 | 14000 | 67,62,000 | 79,11,540 | 16,500.00 | 13,81,380 |
| 27 | 602 | 6 | 1 BHK | 305 | 44 | 349 | 384 | 14000 | 48,86,000 | 57,16,620 | 12,000.00 | 9,98,140 |
| 28 | 603 | 6 | 1 BHK | 363 | 64 | 427 | 470 | 14000 | 59,78,000 | 69,94,260 | 14,500.00 | 12,21,220 |
| 29 | 604 | 6 | 1 BHK | 300 | 44 | 344 | 378 | 14000 | 48,16,000 | 56,34,720 | 11,500.00 | 9,83,840 |
| 30 | 605 | 6 | 2 BHK | 422 | 67 | 489 | 538 | 14000 | 68,46,000 | 80,09,820 | 16,500.00 | 13,98,540 |
| 31 | 701 | 7 | 2 BHK | 416 | 67 | 483 | 531 | 14000 | 67,62,000 | 79,11,540 | 16,500.00 | 13,81,380 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / RERA Carpet Area in Sq. Ft. | As per Builder Encl. Balcony + Flowerbed Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total Area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ` | Cost of Construction in ₹ |
|--------------|----------|-----------|-------|--|--|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 32 | 702 | 7 | 1 BHK | 305 | 44 | 349 | 384 | 14000 | 48,86,000 | 57,16,620 | 12,000.00 | 9,98,140 |
| 33 | 703 | 7 | 1 BHK | 363 | 64 | 427 | 470 | 14000 | 59,78,000 | 69,94,260 | 14,500.00 | 12,21,220 |
| 34 | 704 | 7 | 1 BHK | 300 | 44 | 344 | 378 | 14000 | 48,16,000 | 56,34,720 | 11,500.00 | 9,83,840 |
| 35 | 705 | 7 | 2 BHK | 422 | 67 | 489 | 538 | 14000 | 68,46,000 | 80,09,820 | 16,500.00 | 13,98,540 |
| Total | | | | 12642 | 2002 | 14644 | 16108 | | 8,90,40,000 | 10,41,76,800 | | 4,18,81,840 |

2) B – Wing:

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / RERA Carpet Area in Sq. Ft. | As per Builder Encl. Balcony + Flowerbed Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total Area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ` | Cost of Construction in ₹ |
|---------|----------|-----------|-------|--|--|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 1 | 1 | Gr. | 1 BHK | 317 | 0 | 317 | 349 | 14000 | 44,38,000 | 51,92,460 | 11,000.00 | 9,06,620 |
| 2 | 2 | Gr. | 1 BHK | 338 | 0 | 338 | 372 | 14000 | 47,32,000 | 55,36,440 | 11,500.00 | 9,66,680 |
| 3 | 3 | Gr. | 1 BHK | 335 | 0 | 335 | 369 | 14000 | 46,90,000 | 54,87,300 | 11,500.00 | 9,58,100 |
| 4 | 4 | Gr. | 1 BHK | 317 | 0 | 317 | 349 | 14000 | 44,38,000 | 51,92,460 | 11,000.00 | 9,06,620 |
| 5 | 101 | 1 | 2 BHK | 416 | 67 | 483 | 531 | Land Owner's Share | | | | 13,81,380 |
| 6 | 102 | 1 | 1 BHK | 307 | 69 | 376 | 414 | | | | | 10,75,360 |
| 7 | 103 | 1 | 1 BHK | 368 | 64 | 432 | 475 | 14000 | 60,48,000 | 70,76,160 | 14,500.00 | 12,35,520 |
| 8 | 104 | 1 | 1 BHK | 304 | 69 | 373 | 410 | Land Owner's Share | | | | 10,66,780 |
| 9 | 105 | 1 | 2 BHK | 416 | 67 | 483 | 531 | | | | | 13,81,380 |
| 10 | 201 | 2 | 2 BHK | 416 | 67 | 483 | 531 | Land Owner's Share | | | | 13,81,380 |
| 11 | 202 | 2 | 1 BHK | 307 | 69 | 376 | 414 | | | | | 10,75,360 |
| 12 | 203 | 2 | 1 BHK | 368 | 64 | 432 | 475 | Land Owner's Share | | | | 12,35,520 |
| 13 | 204 | 2 | 1 BHK | 304 | 69 | 373 | 410 | | | | | 10,66,780 |
| 14 | 205 | 2 | 2 BHK | 416 | 67 | 483 | 531 | Land Owner's Share | | | | 13,81,380 |
| 15 | 301 | 3 | 2 BHK | 416 | 67 | 483 | 531 | | | | | 13,81,380 |
| 16 | 302 | 3 | 1 BHK | 307 | 69 | 376 | 414 | Land Owner's Share | | | | 10,75,360 |
| 17 | 303 | 3 | 1 BHK | 368 | 64 | 432 | 475 | | | | | 12,35,520 |
| 18 | 304 | 3 | 1 BHK | 304 | 69 | 373 | 410 | Land Owner's Share | | | | 10,66,780 |
| 19 | 305 | 3 | 2 BHK | 416 | 67 | 483 | 531 | | | | | 13,81,380 |
| 20 | 401 | 4 | 2 BHK | 416 | 67 | 483 | 531 | Land Owner's Share | | | | 13,81,380 |
| 21 | 402 | 4 | 1 BHK | 307 | 69 | 376 | 414 | | | | | 10,75,360 |
| 22 | 403 | 4 | 1 BHK | 368 | 64 | 432 | 475 | Land Owner's Share | | | | 12,35,520 |
| 23 | 404 | 4 | 1 BHK | 304 | 69 | 373 | 410 | | | | | 10,66,780 |
| 24 | 405 | 4 | 2 BHK | 416 | 67 | 483 | 531 | 14000 | 67,62,000 | 79,11,540 | 16,500.00 | 13,81,380 |

| Sr. No. | Flat No. | Floor No. | Comp. | As per Approved Plan / RERA Carpet Area in Sq. Ft. | As per Builder Encl. Balcony + Flowerbed Area in Sq. Ft. | Total Area in Sq. Ft. | Built up Area in Sq. Ft. | Rate per Sq. ft. on Total Area in ₹ | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value after completion of flat (Including Car parking, GST & Other Charges) in ₹ | Expected Rent per month (After Completion) in ` | Cost of Construction in ₹ |
|--------------|----------|-----------|-------|--|--|-----------------------|--------------------------|-------------------------------------|--|---|---|---------------------------|
| 25 | 501 | 5 | 2 BHK | 416 | 67 | 483 | 531 | 14000 | 67,62,000 | 79,11,540 | 16,500.00 | 13,81,380 |
| 26 | 502 | 5 | 1 BHK | 307 | 69 | 376 | 414 | 14000 | 52,64,000 | 61,58,880 | 13,000.00 | 10,75,360 |
| 27 | 503 | 5 | 1 BHK | 368 | 64 | 432 | 475 | 14000 | 60,48,000 | 70,76,160 | 14,500.00 | 12,35,520 |
| 28 | 504 | 5 | 1 BHK | 304 | 69 | 373 | 410 | 14000 | 52,22,000 | 61,09,740 | 12,500.00 | 10,66,780 |
| 29 | 505 | 5 | 2 BHK | 416 | 67 | 483 | 531 | 14000 | 67,62,000 | 79,11,540 | 16,500.00 | 13,81,380 |
| 30 | 601 | 6 | 2 BHK | 416 | 67 | 483 | 531 | 14000 | 67,62,000 | 79,11,540 | 16,500.00 | 13,81,380 |
| 31 | 602 | 6 | 1 BHK | 307 | 69 | 376 | 414 | 14000 | 52,64,000 | 61,58,880 | 13,000.00 | 10,75,360 |
| 32 | 603 | 6 | 1 BHK | 368 | 64 | 432 | 475 | 14000 | 60,48,000 | 70,76,160 | 14,500.00 | 12,35,520 |
| 33 | 604 | 6 | 1 BHK | 304 | 69 | 373 | 410 | Land Owner's Share | | | | 10,66,780 |
| 34 | 605 | 6 | 2 BHK | 416 | 67 | 483 | 531 | | | | | 13,81,380 |
| 35 | 701 | 7 | 2 BHK | 416 | 67 | 483 | 531 | 14000 | 67,62,000 | 79,11,540 | 16,500.00 | 13,81,380 |
| 36 | 702 | 7 | 1 BHK | 307 | 69 | 376 | 414 | 14000 | 52,64,000 | 61,58,880 | 13,000.00 | 10,75,360 |
| 37 | 703 | 7 | 1 BHK | 368 | 64 | 432 | 475 | 14000 | 60,48,000 | 70,76,160 | 14,500.00 | 12,35,520 |
| 38 | 704 | 7 | 1 BHK | 304 | 69 | 373 | 410 | 14000 | 52,22,000 | 61,09,740 | 12,500.00 | 10,66,780 |
| 39 | 705 | 7 | 2 BHK | 416 | 67 | 483 | 531 | 14000 | 67,62,000 | 79,11,540 | 16,500.00 | 13,81,380 |
| Total | | | | 13984 | 2352 | 16336 | 17970 | | 10,92,98,000 | 12,78,78,660 | | 4,67,20,960 |

Summary of the Project:

| Wing | Comp. | Total Number of Flats | Carpet Area in Sq. Ft. | Built up Area in Sq. Ft. | Realizable Value / Fair Market Value as on date in ₹ | Final Realizable Value After Completion in ₹ |
|------------------------|--------------------------|-----------------------|------------------------|--------------------------|--|--|
| A – Sale Flat | 1 BHK - 09 2 BHK - 06 | 15 | 6360 | 6996 | 8,90,40,000.00 | 10,41,76,800.00 |
| A - Land Owner's Share | 1 BHK - 12 2 BHK - 08 | 20 | 8284 | 9112 | - | - |
| Total (a) | | 35 | 14644 | 16108 | 8,90,40,000.00 | 10,41,76,800.00 |
| B – Sale Flat | 1 BHK - 13 2 BHK - 06 | 19 | 7807 | 8588 | 10,92,98,000.00 | 12,78,78,660.00 |
| B - Land Owner's Share | 1 BHK - 12 2 BHK - 08 | 20 | 8529 | 9382 | - | - |
| Total (b) | | 39 | 16336 | 17970 | 10,92,98,000.00 | 12,78,78,660.00 |
| Total (a + b) | | 74 | 30980 | 34078 | 19,83,38,000.00 | 23,20,55,460.00 |

| Particulars | Market Value (₹) |
|--|------------------------|
| Realizable Value / Fair Market Value as on date in ₹ | 19,83,38,000.00 |
| Final Realizable Value After Completion in ₹ | 23,20,55,460.00 |
| Cost of Construction (Total Built up area x Rate) 34078 Sq. Ft. x ₹ 2600.00 | 8,86,02,800.00 |

| Wing | Percentage of work done as on date | Built up area in Sq. Ft. | Total Cost Of Construction | Cost of construction as of today |
|------------------|---------------------------------------|-----------------------------|-------------------------------|-------------------------------------|
| A & B | 10% | 8,86,02,800.00 | 8,86,02,800.00 | 88,60,280.00 |

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

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

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

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

Total abstract of the entire property

| | | | |
|---|------------------|---|--|
| Part – A | Land | : | As per table attached to the report |
| Part – B | Building | : | |
| | Land development | : | |
| Part – C | Compound wall | : | |
| Part - D | Amenities | : | |
| Part – E | Pavement | : | |
| Part – F | Services | : | |
| Realizable Value / Fair Market Value as on date in ₹ | | : | ₹ 19,83,38,000.00 |
| Final Realizable Value After Completion in ₹ | | : | ₹ 23,20,55,460.00 |

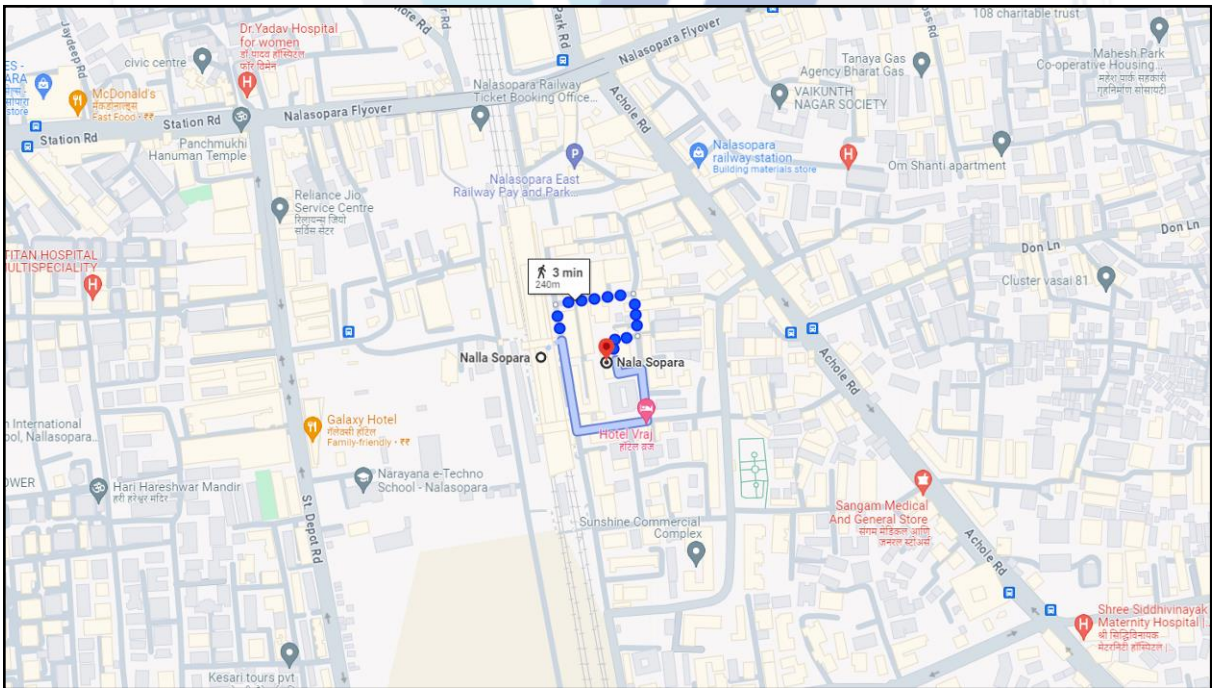
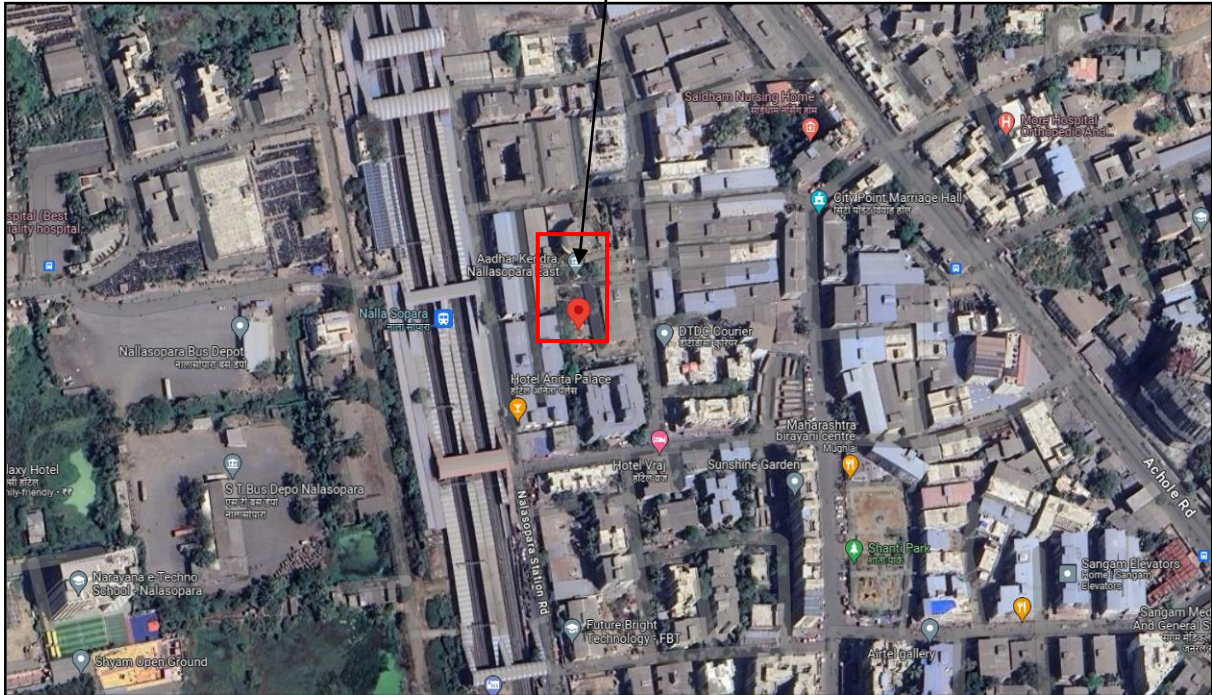
The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparable, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a residential flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 12,500.00 to ₹ 14,500.00 per Sq. Ft. on Carpet area Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and residential application in the locality etc. We estimate ₹ 14,000.00 per Sq. Ft. on Carpet Area for valuation.

Actual Site Photographs



Route Map of the property

Site u/r



Latitude Longitude: 19°25'03.5"N 72°49'10.7"E

Note: The Blue line shows the route to site from nearest Railway Station (Nallasopara – 290 Mtr.)




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Government of Maharashtra

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महाराष्ट्र शासन



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

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Year: Language:

Selected District:

Select Taluka:

Select Village:

Search By: Survey No. SubZones

Enter Survey No:

| उपविभाग | खली जमीन | निवासी सदनिका | ऑफीस | दुकाने | औद्योगिक | एकक (Rs./) | Attribute |
|------------------------------|----------|---------------|-------|--------|----------|------------|----------------|
| 5- सभाध्य त्रिनशेतीच्या जमिन | 20000 | 60400 | 69300 | 81000 | 69300 | चौ. मीटर | सर्वेक्षण नंबर |

Price Indicators Projects nearby Locality

| Comp. | Source | Carpet Area in Sq. Ft. | Value in ₹ | Rate / Sq. Ft. on Carpet Area |
|-------|-------------|------------------------|--------------|-------------------------------|
| 1 BHK | housing.com | 346.00 | 45,00,000.00 | 13,000.00 |
| 2 BHK | housing.com | 777.00 | 78,00,000.00 | 10,000.00 |

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Last updated: May 14, 2024

Sai Mldc Yashwant Orchid Phase II ✓ RERA


By SAI RYDAM REALTORS PVT. LTD.

Plot No. 1 To 4 S. No 7 To 11, 15 To 17, 19 To 25 At Vasai, Mira Road and Beyond, Mumbai



₹45.0 L - 78.0 L | 10.04 K - ₹13.01 K/sc
EMI starts at ₹23.8

Price includes everything except stamp d... [See More](#)

Contact Seller



SHARE
SAVE

1, 2, 3 BHK Apartments Configurations

Dec, 2029 Possession Starts

10.04 K - ₹13.01 K/sq.ft Avg. Price

346 sq.ft. - 777 sq.ft. (Carpet Area) Sizes [i](#)

Price Indicators Projects nearby Locality

| Comp. | Source | Carpet Area in Sq. Ft. | Value in ₹ | Rate / Sq. Ft. on Carpet Area |
|-------|-------------|------------------------|--------------|-------------------------------|
| 2 BHK | housing.com | 616.00 | 67,17,000.00 | 10,900.00 |
| 1 RK | housing.com | 209.00 | 27,25,000.00 | 13,000.00 |

HOUSING.COM Buy In Mumbai Nalasopara East + Add

Home / Mumbai / Mira Road and Beyond / Nalasopara East / AV Crystal Last updated: Jun 21, 2024


AV Crystal ✓ RERA

By AV GROUP

Survey No. 123, Hissa No. 6B, At Vasai Virar City, Nala Sopara, Mira Road and Beyond, Mumbai

Become the first to Rate


Contact Sellers



1, 2 BHK Apartments Configurations

Apr, 2024 Possession Starts

Price on request Avg. Price



385 sq.ft. - 616 sq.ft. (Carpet Area) Sizes

HOUSING.COM Buy In Mumbai Nalasopara East + Add


Home / Mumbai / Mira Road and Beyond / Nalasopara East / Shree Chandresh Vaibhav Last updated: Apr 9, 2024

Shree Chandresh Vaibhav ✓ RERA

By SHREE ASHOKA BUILDCON

Achole Road, Alkapuri, Nala Sopara, Mira Road and Beyond, Mumbai


Contact Developer



1 RK, 1, 2 BHK Apartments Configurations

Dec, 2025 Possession Starts

11.54 K - ₹13.04 K/sq.ft Avg. Price



209 sq.ft. - 492 sq.ft. (Carpet Area) Sizes

Price Indicators Projects nearby Locality

| Comp. | Floor | Source | Carpet Area in Sq. Ft. | Value in ₹ | Rate / Sq. Ft. on Carpet Area |
|-------|-------|-------------|------------------------|--------------|-------------------------------|
| 1 BHK | - | housing.com | 289.00 | 36,00,000.00 | 12,457.00 |
| 2 BHK | - | housing.com | 550.00 | 56,03,000.00 | 10,100.00 |

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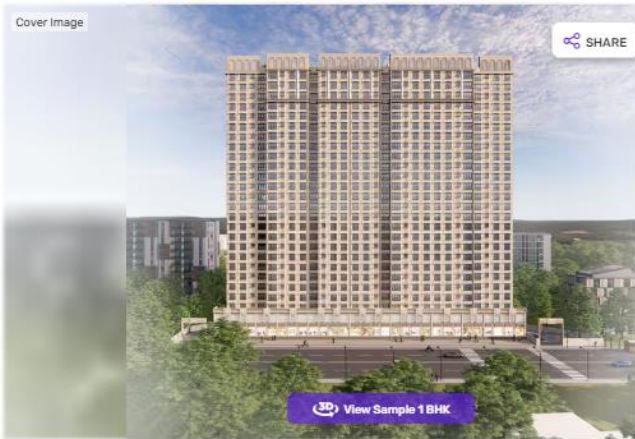
Home / Mumbai / Mira Road and Beyond / Nalasopara East / Reliable Prestige 2 Last updated: Jun 20, 2024

Reliable Prestige 2 RERA

By RELIABLE HOUSING INDIA

Vasai, Palghar, Nala Sopara, Mira Road and Beyond, Mumbai

★ 3.2 Write a Review



1, 2 BHK Apartments Configurations

Feb, 2023 Possession Starts



7.69 K - ₹12.46 K/sq.ft Avg. Price

289 sq.ft. - 774 sq.ft. (Carpet Area) Sizes

₹36.0 L - 59.5 L

7.69 K - ₹12.46 K/sq.ft
EMI starts at ₹19.06 K
Basic Price

Contact Sellers

+ 11 more

SHARE SAVE


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Home / Mumbai / Mira Road and Beyond / Nalasopara East / Sanskruti Sapphire Last updated: Jun 1, 2024

Sanskruti Sapphire RERA

By SANSKRUTI BUILDERS & DEVELOPERS

Nala Sopara East, Mira Road and Beyond, Mumbai



1, 2 BHK Apartments Configurations

Dec, 2027 Possession Starts

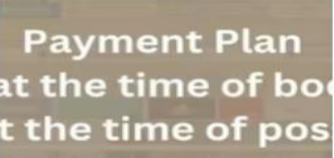

₹10.19 K/sq.ft Avg. Price

450 sq.ft. - 550 sq.ft. (Carpet Area) Sizes

₹45.84 L - 56.03 L

₹10.19 K/sq.ft
EMI starts at ₹24.28 K
Price excludes maintenance, floor rise c... See More

Contact Developer

+ 2 more


SHARE SAVE

Price Indicators Projects nearby Locality

| Comp. | Floor | Source | Carpet Area in Sq. Ft. | Value in ₹ | Rate / Sq. Ft. on Carpet Area |
|-------|-------|--------------|------------------------|--------------|-------------------------------|
| 1 BHK | - | nobroker.com | 650.00 | 85,00,000.00 | 13,000.00 |

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2 BHK Flat In Durvas Chs For Sale In Nalasopar...
nalasopara east

₹ 85 Lacs
Negotiable




₹ 48,717/Month
Estimated EMI

815
Sq.Ft

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Photos
Location

Shortlist

LIVE

2 Bedroom
No. of Bedroom

2 Bathroom
No. of Bathroom

NA
Balcony

None
Parking

May 17, 2024
Posted On

Immediately
Possession

Durvas Chs
Apartment

None
Power Backup

Contact
Schedule Visit

Report what was not correct in this property

Listed by Broker
Sold Out

Wrong Info

Price trends by NBEstimate Check Now

Nearby: DMart Carnival Cinemas Dwarka Veg Delight Panchvati Bar And Restaurant
Brindavan Gardens

Overview

| | | | |
|---------------------|---|----------------|-----------------|
| Age of Building | 5-10 Years | Ownership Type | Self Owned |
| Maintenance Charges | NA | Flooring | Vitrified Tiles |
| Builtup Area | 815 Sq.Ft | Carpet Area | 650 Sq.Ft |
| Furnishing Status | Unfurnished Furnish Now | Facing | East |

Activity On This Property


55
Unique Views

0
Shortlists

1
Contacted

Powered By: NBEstimate

Similar Properties



2 BHK Flat In Raibane

Price Indicators Projects nearby Locality

| Comp. | Source | Super Built up Area in Sq. Ft. | Value in ₹ | Rate / Sq. Ft. on Super Built up Area |
|-------|-------------|--------------------------------|--------------|---------------------------------------|
| 2 BHK | Housing.com | 616.00 | 59,00,000.00 | 9,578.00 |

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2 BHK Flat ₹59.0 L EMI starts at ₹31.24 K
₹7.38 K/sq.ft

By AV GROUP
AV Crystal, Ambawadi, Nalasopara East, Mumbai Contact Seller

Hall SHARE SAVE

800 sq.ft Built Up Area | ₹7.38 K/sq.ft Avg. Price | 2 BHK Configuration | 1st Dec, 2026 Possession status | Lower of 27 floors | North-East facing Facing | Semi Furnished Furnishing

OVERVIEW POPULAR PROPERTIES NEARBY FURNISHINGS PRICE ESTIMATE AMENITIES RATINGS AND REVIEWS PRICE TRENDS

Property Location: AV Crystal, Ambawadi, Nalasopara East, Mumbai

Around This Property:
 School: Willy Kids (3 mins / 2 km)
 Hospital: Om Sai Hospital (2 mins / 0.7 km)

View more on Maps

Property Overview

| | |
|--------------------------|---|
| Project Name: AV Crystal | Brokerage: No Charge Access Zero Brokerage Properties > |
| Price: ₹59.0 L | Carpet Area: 616 sq.ft |

Contact Seller
 Ninety Nine Homes
 Agent
 +9182628.....
 Please share your contact
 Name: _____
 +91 Phone: _____
 Email: _____
 I agree to be contacted by Housing and other agents via WhatsApp, SMS, phone, email etc
 I am interested in Home Loans
 Get Contact Details

Still deciding?
Check this property for sale & price range

Price Indicators Projects nearby Locality

| Comp. | Floor | Source | Carpet Area in Sq. Ft. | Value in ₹ | Rate / Sq. Ft. on Carpet Area |
|-------|-----------------|------------|------------------------|--------------|-------------------------------|
| 1 BHK | 2 nd | 99acrs.com | 414.00 | 40,90,000.00 | 9,879.00 |
| 2 BHK | 2 nd | 99acrs.com | 583.00 | 55,90,000.00 | 9,588.00 |

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Beyond Mira Road > Flats in Beyond Mira Road > Flats in Nalasopara > Flats in Nalasopara East > 1 BHK Flats in Nalasopara East > 35 to 40 Lakh

Posted on May 19, 2024 | Under Construction

₹40.9 Lac

@ 9,879 per sq.ft.

Estimated EMI ₹ 32,667


1BHK 2Baths

Flat/Apartment for Sale
in Armaan Lotus, Nalasopara East, Mumbai

RERA STATUS
NOT AVAILABLE
Website: <https://maharera.mahaonline.gov.in/>

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomn >

Videos (1)
Property (2)



Area

Carpet area: 414 sq.ft. (38.46 sq.m.)

Price

₹ 40.9 Lac+ Govt Charges & Tax @ 9,879 per sq.ft.

Floor Number

2nd of 21 Floors

Overlooking

Park/Garden,Pool,Club,Main Road

Configuration

1 Bedroom , 2 Bathrooms, 2 Balconies

Address

Armaan Lotus
Nalasopara East, Mumbai

Facing

East

Possession in

Dec 2025

99acres
Buy ▾ Enter Locality / Project / Society / Landmark

Home > Property in Beyond Mira Road > Flats in Beyond Mira Road > Flats in Nalasopara > Flats in Nalasopara East > 2 BHK Flats in Nalasopara East

Posted on May 19, 2024 | Under Construction

₹55.9 Lac

@ 9,588 per sq.ft.

Estimated EMI ₹ 44,648


2BHK 2Baths

Flat/Apartment for Sale
in Armaan Lotus Nalasopara East, Nalasopara East, Mumbai

RERA STATUS
NOT AVAILABLE
Website: <https://maharera.mahaonline.gov.in/>

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomn >

Videos (1)
Property (1)



Area

Carpet area: 583 sq.ft. (54.16 sq.m.)

Price

₹ 55.9 Lac+ Govt Charges & Tax @ 9,588 per sq.ft. (Negotiable)

Floor Number

2nd of 21 Floors

Overlooking

Park/Garden,Club,Main Road,Pool

Configuration

2 Bedrooms , 2 Bathrooms, 2 Balconies

Address


Armaan Lotus Nalasopara East
Nalasopara East, Mumbai

Facing

East

Possession in

Dec 2025




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VASTUKALA CONSULTANTS (I) PVT. LTD.
Valuers & Appraisers
Architects & Interior Designers
Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/1720 MH2010 PTC201789

Price Indicators Projects nearby Locality

| Comp. | Floor | Source | Carpet Area in Sq. Ft. | Value in ₹ | Rate / Sq. Ft. on Carpet Area |
|-------|------------------|------------|------------------------|--------------|-------------------------------|
| 2 BHK | 13 th | 99acrs.com | 753.00 | 67,80,000.00 | 9,000.00 |
| 2 BHK | - | 99acrs.com | 616.00 | 62,33,000.00 | 10,100.00 |

99acres

🔍

Home > Property in Beyond Mira Road > Flats in Beyond Mira Road > Flats in Nalasopara > Flats in Nalasopara East > 2 BHK Flats in Nalasopara East
Posted on May 10, 2024 | Under Construction

₹67.8 Lac @ 9,003 per sq.ft.

Estimated EMI ₹54,152

2BHK 3Baths


Flat/Apartment for Sale

in Crystal Tower, Nalasopara East, Mumbai

RERA STATUS NOT AVAILABLE | Website: <https://maharera.mahaonline.gov.in/>

Overview
Dealer Details
Price Trends
Registry Record
Explore Locality
Recomm >

Videos (1) | **Property (4)**



Area

Carpet area: 753 sq.ft. (69.96 sq.m.)

Configuration

2 Bedrooms, 3 Bathrooms, 3 Balconies

Price

₹ 67.8 Lac+ Govt Charges & Tax @ 9,003 per sq.ft. (Negotiable)

Address

Crystal Tower
Nalasopara East, Mumbai

Floor Number

13th of 17 Floors

Facing

East

Overlooking

Main Road

Possession in

Dec 2024

HOUSING.COM
Buy In Mumbai

🔍

+ Add
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Home / Mumbai / Mira Road and Beyond / Nalasopara East / Velankani Royal Dreams Pride
Last updated: Mar 20, 2024

Velankani Royal Dreams Pride RERA

by VELANKANI BUILDERS AND DEVELOPERS


chhole Road, Nala Sopara, Mira Road and Beyond, Mumbai

₹33.84 L - 62.33 L | ₹10.11 K/sq

EMI starts at ₹179.

Price excludes maintenance, floor rise cos... See More

Contact Developer



No Property Images Available

Request Photos

1, 2, 3 BHK Apartments Configurations

Jun, 2024 Possession Starts

₹10.11 K/sq.ft Avg. Price

335 sq.ft. - 616 sq.ft. (Carpet Area) Sizes



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Price Indicators Projects nearby Locality

| Comp. | Floor | Source | Carpet Area in Sq. Ft. | Value in ₹ | Rate / Sq. Ft. on Carpet Area |
|-------|-------|--------------|------------------------|--------------|-------------------------------|
| 1 BHK | - | Nobroker.com | 390.00 | 52,00,000.00 | 13,300.00 |

[Pay Rent](#)
[Post Your Property](#)
[Sign up](#)
[Log in](#)

1 BHK Flat In Imperial Heritage, Nalasopara East, Mu...

Vasai Nalasopara Link Rd, Opp Union Bank, Nalasopara East, Nala Sop...

₹ 52 Lacs

Negotiable

₹ 29,803/Month

Estimated EMI

437

Sq.Ft

Need Home Loan ?

[Apply Loan](#)

Home / Flats for Sale in Mumbai / Flats for Sale in Nalasopara east / 1bhk Flat for Sale in Nalasopara east / Property ...

Photos

Location

Shortlist

| | |
|---|---|
| 1 Bedroom <small>No. of Bedroom</small> | Jun 23, 2024 <small>Posted On</small> |
| 2 Bathroom <small>No. of Bathroom</small> | Immediately <small>Possession</small> |
| 3 <small>Balcony</small> | Imperial Heritage, ... <small>Apartment</small> |
| Car <small>Parking</small> | Partial <small>Power Backup</small> |

[Get Owner Details](#)

Report what was not correct in this property

Price trends by NBEstimate [Check Now](#)

Nearby: [DMart - Vasai East](#) [RAJHANS DREAMS EMERALD TOPAZ](#) [D Mart](#) [Miraj Cinemas Fun Fiesta](#)

[KT VISION Carnival Cinemas](#)

Overview

| | | | |
|---------------------|-------------------|----------------|------------|
| Age of Building | Newly Constructed | Ownership Type | Self Owned |
| Maintenance Charges | ₹2.7 Per Sq.Ft/M | Flooring | Wooden |
| Builtup Area | 437 Sq.Ft | Carpet Area | 390 Sq.Ft |

Activity On This Property

7
Unique Views

0
Shortlists

0
Contacted

Powered By: NBEstimate

Similar Properties

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Chartered Engineers (I)
TEV Consultants
Lender's Engineer
U/120 MH2010 PTC2017/89

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: 28.06.2024

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

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113



The undersigned has inspected the property detailed in the Valuation Report dated _____
on _____. We are satisfied that the fair and reasonable market value of the property is
₹ _____ (Rupees _____
_____ only).

Date

Signature
(Name & Designation of the Inspecting Official/s)

Countersigned
(BRANCH MANAGER)

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



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(Annexure-I)

DECLARATION-CUM-UNDERTAKING

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

- a. I am a citizen of India.
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 22.06.2024 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 27.02.2024. The work is not sub - contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the bank.
- f. I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed / dismissed from service / employment earlier.
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in my professional capacity.
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent.
- m. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty

- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number as applicable is AERPC9086P
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part - B of the above handbook to the best of my ability.
- s. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable. The valuation report is submitted in the prescribed format of the bank.
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V - A signed copy of same to be taken and kept along with this declaration)
- u. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- v. I am the Director of the company, who is competent to sign this valuation report.
- w. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS / LOS) only.
- x. Further, I hereby provide the following information.

| | Particulars | Valuer comment |
|-----|---|---|
| 1. | Background information of the asset being valued; | The property under consideration was purchased by M/s. Seema Vidhi Realtors |
| 2. | Purpose of valuation and appointing authority | As per request from Bank of India, RBC Virar Branch to assess fair market value of the property for bank loan purpose. |
| 3. | Identity of the Valuer and any other experts involved in the valuation; | Manoj B. Chalikwar – Regd. Valuer Anwar Shaikh – Valuation Engineer Vinita Surve – Technical Manager Saiprasad Patil - Technical Officer |
| 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 – 22.06.2024 Valuation Date – 28.06.2024 Date of Report – 28.06.2024 |
| 6. | Inspections and/or investigations undertaken; | Physical Inspection done on date 22.06.2024 |
| 7. | Nature and sources of the information used or relied upon; | Market Survey at the time of site visit Ready Reckoner rates / Circle rates Online search for Registered Transactions Online Price Indicators on real estate portals Enquiries with Real estate consultants Existing data of Valuation assignments carried out by us |
| 8. | Procedures adopted in carrying out the valuation and valuation standards followed; | Sales Comparative Method |
| 9. | Restrictions on use of the report, if any; | This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The valuer has no pecuniary interest that would conflict with the proper valuation of the property. |
| 10. | Major factors that were taken into account during the valuation; | Current market conditions, demand and supply position, industrial land size, location, sustained demand for industrial land, all round development of commercial and industrial application in the locality etc. |
| 11. | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Attached |

Assumptions, Disclaimers, Limitations & Qualifications

Value Subject to Change

The subject appraisal exercise is based on prevailing market dynamics as on **28th June 2024** and does not take into account any unforeseeable developments which could impact the same in the future.

Our Investigations

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

Assumptions

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

Information Supplied by Others

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

Future Matters

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

Map and Plans

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

Site Details

Based on inputs received from Client's representative and site visit conducted, we understand that the subject property is currently a Building Under Construction work is in progress contiguous and non-agricultural land parcel admeasuring as per table attached to the report and in the name **M/s. Seema Vidhi Realtors**. Further, VCIPL has assumed that the subject property is free from any encroachment and is available as on the date of the appraisal.



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Property Title

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

Environmental Conditions

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

Town Planning

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

Area

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

Condition & Repair

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

Valuation Methodology

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

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



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

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

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

Not a Structural Survey

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

Other

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

Legal

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

Property specific assumptions

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

ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

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

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

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

Professional Competence and Due Care

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

Independence and Disclosure of Interest

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



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

Confidentiality

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

Information Management

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

Gifts and hospitality:

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

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

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

Remuneration and Costs.

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

Occupation, employability and restrictions.

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

Miscellaneous

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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113



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